

C29
COMMUNICATION
COUNCIL – October 20, 2021
CW (CIsd) - Report No. 47, Item 3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: Velmar Ave./Rutherford Rd. - Condominium Development Proposal
Date: October-13-21 10:29:15 AM
Attachments: [image001.png](#)
[image003.png](#)

From: Rosa Pignotti [REDACTED] >
Sent: Tuesday, October 12, 2021 9:12 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca
Cc: info@westondownsra.ca
Subject: [External] Re: Velmar Ave./Rutherford Rd. - Condominium Development Proposal

Dear Councillors,

We understand that a meeting will be held tomorrow to discuss the possibility of the City of Vaughan hiring a lawyer and planners to represent the City and local residents in our opposition to the proposed development by Velmar Centre Property Limited.

We (the local residents and ratepayers) strongly recommend that you, our elected Councillors, vote to hire the required lawyers and planners as necessary to oppose this development. It is clear that the developers (Velmar Centre Property Limited) are doing everything in their power to avoid having to engage with and reach a compromise with the local residents that will be adversely affected by the proposed development as currently proposed.

We are counting on you all, our elected officials, to represent our community and do everything possible so that these developers are forced to engage the local residents and surrounding community.

We trust that you all will make the decision to hire the required representation to oppose this development at the OLT.

Thanks,

Rosa Pignotti | Business Manager



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From: Rosa Pignotti <[REDACTED]>

Date: Thursday, May 6, 2021 at 12:24 PM

To: "maurizio.bevilacqua@vaughan.ca" <maurizio.bevilacqua@vaughan.ca>,
"rosanna.defrancesca@vaughan.ca" <rosanna.defrancesca@vaughan.ca>, "Deputy Mayor,
Local & Regional Councillor, Mario Ferri" <mario.ferri@vaughan.ca>,
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Cc: Nadia Magarelli <[REDACTED]>, "clerks@vaughan.ca" <clerks@vaughan.ca>,
"info@westondownsra.ca" <info@westondownsra.ca>

Subject: Velmar Ave./Rutherford Rd. - Condominium Development Proposal

Hello,

I am a resident of Weston Downs and am writing to express my deep concerns and frustration with the proposed Condominium project at Rutherford & Weston Road.

I believe I echo the sentiments of my Weston Down neighbours when I point out major issues that would affect our community if this ill-conceived development was approved by City of Vaughan Councillors for the following reasons;

1. A cornerstone of the mutually agreed VOP 2010, Section 9.1.2.2 was that any new development in an existing neighbourhood must be designed to respect and re-enforce the character of the existing community. The proposed development is clearly in contravention to

this requirement.

2. The number of stories being proposed for the building greatly exceeds the allowable stipulation in the VOP 2010 of 4 stories. While it is understood that the developer would be within their rights to build up to 4 stories (and this was extensively negotiated in consultations to establish the VOP 2010) provided they were able to meet all other requirements and restrictions, Council should reject any submission to exceed the 4 story requirement as this again is clearly in contravention of VOP 2010. (...and Councillors and the City should stop citing Provincial Guidance as the Housing Minister has clearly indicated that the City has clear jurisdiction.
3. The FSI density being proposed of 2.7 is 80% over that prescribed in the VOP 2010 provisions. This is grossly over anything like the VOP 2010 allowable of 1.5.
4. Traffic – all Weston Downs residents know the terrible traffic problem we have to endure in our community. The lack of proper traffic planning and the eagerness of allowed expansion without proper road infrastructure has made liveability (and driveability) impossible on our neighbourhood streets at certain times of the day and on weekends. This is getting worst with the current development in our area and will become unbearable should this condominium development be approved. In addition, we believe that the increased traffic is causing and will continue to cause significant danger for children and pedestrians in our community. Our streets have essentially become extensions of Weston Road and Rutherford Road with volumes of car traffic that was never intended for our community.

In addition to the serious concerns mentioned above, there are countless other concerns that have been raised in community meetings and that we all know Councillors are very well acquainted with. The choice you (the Councillors) really have to make is should you consider the serious concerns of the Rate Payers in your community – which are driven by real life issues they are having with the liveability of the area or to move forward a project that was ill-conceived and that will significantly decrease quality of life for the residence and continue to increase frustration and discontent.

I truly hope that you will all vote against this proposal and side with your Rate Payers on this very important matter.

Thanks,

Rosa Pignotti | Business Manager



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