

C18
COMMUNICATION
COUNCIL – October 20, 2021
CW (Cisd) - Report No. 47, Item 3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] FW: Request for Vaughan City Council to oppose the 4101 Rutherford Rd. Application
Date: October-13-21 11:50:09 AM

From: Nick Ciappa [REDACTED] >
Sent: Wednesday, October 13, 2021 11:28 AM
To: Caterina Facciolo <Caterina.Facciolo@vaughan.ca>
Cc: grace.ricci@scotiabank.com; Kevin Doan Office <kevin@injurylawcentre.com>;
Clerks@vaughan.ca
Subject: [External] FW: Request for Vaughan City Council to oppose the 4101 Rutherford Rd. Application

Dear Ms. Facciolo

Please see my request to council below.

Please as soon as you can, let me know council's decision and the your path forward on this 4101 Rutherford Rd file.

This will help me to better formulate my party status request to OLT.

Time is running out for preparing.

Regards, Nick,

Nick Ciappa, P. Eng.
Cell = [REDACTED]

Sent from my Galaxy

----- Original message -----

From: Nick Ciappa <[REDACTED]>
Date: 2021-10-08 5:46 p.m. (GMT-05:00)
To: maurizio.bevilacqua@vaughan.ca, Councillor Rosanna DeFrancesca
<rosanna.defrancesca@vaughan.ca>, mario.ferri@vaughan.ca, Gino Rosati
<gino.rosati@vaughan.ca>, marilyn.iafrate@vaughan.ca, tony.carella@vaughan.ca,
sandra.racco@vaughan.ca, alan.shefman@vaughan.ca, clerks@vaughan.ca, Regional Clerk
<clerkgeneralline@york.ca>
Cc: Grace Ricci <grace.ricci@scotiabank.com>, Kevin Doan <kevin@injurylawcentre.com>, Zander Davidson <[REDACTED]>, Vilma Casola [REDACTED] >

Subject: Request for Vaughan City Council to oppose the 4101 Rutherford Rd. Application

Dear City of Vaughan, Honorable Mayor and Councillors:

I am writing to you once again to respectfully request that you clearly and publicly state your opposition to the 4101 Rutherford Rd Redevelopment Application that will go through the OLT CMC on November 9, 2021.

At the May 12th, 2021 meeting of the Vaughan Council Committee of the Whole, after the many deputations were articulated by very concerned Weston Downs residents opposing this 4101 Rutherford Rd application to Vaughan City Council and Planning Staff, Vaughan City Council said publicly that if OLT-led mediation failed on this application, that Vaughan Council would oppose this application at the OLT.

As you may know, the legal counsel for the Appellant of the 4101 Rutherford Rd application, wrote (by email) to the OLT on August 9, 2021 to advise that he, the Appellant, does not wish to engage in OLT-led mediation and requested that an OLT Case Management Conference ("CMC") be scheduled for as soon as possible. Given the absence of consent among all parties regarding mediation, the OLT proceeded with the scheduling of a CMC. It is set for Nov. 9, 2021.

Based on the fact that OLT-led mediation has failed, Vaughan City Council should now clearly and publicly declare their opposition to this 4101 Rutherford Rd application as was committed to publicly on May 12, 2021.

Also I am appealing to you, individually, Vaughan City Council, to not just take my deputation and the many other deputations at face value, that all opposed this application with facts, given to you by the residents of Weston Downs, but to please do your own review, if you have not already done so, by reading and understanding the following legally recognized and governing documents:

The Ontario Provincial Land Planning Policies:

1. Provincial Policy Statement - 2020
 2. A Place to Grow: Growth Plan for Greater Golden Horseshoe - 2019
- The York Region and Vaughan City Official Plans, that have been approved to meet the intent of the above Provincial Land Planning Policies.
 - The existing C3 designation of the City of Vaughan Zoning Bylaws I-88 and the newer NC Bylaw governing this property, for over 25 yrs, at this 4101 Rutherford Rd property.

In your review of the above documents, you will clearly see that the current 4101 Rutherford Rd Redevelopment application **does not meet** the holistic intent of these governing documents and especially does not meet the stable character, i.e. low rise

residential, of the Weston Downs Community. **You must, therefore, oppose this application.**

I believe, as do the majority of Weston Downs residents that the following development options are better suited for this site:

Option 1:

Do nothing. This existing plaza has served the community extremely well for the past 25 + yrs and still is with no complaints for change from the community. The C3 bylaw designation was originally and purposely designed in by the city and residents to serve the community.

Option 2:

Convert the site into single use residential, luxurious 2 - 3 story townhouses. This would better fit the character of Weston Downs.

Option 3:

Convert site into single use residential, luxurious 3 story maximum height condo building including the roof top mechanical enclosure in this maximum height. This condo development should only include up to approximately 30 larger luxurious condos, ranging in size from 1 to 3 bedrooms. This is better fitting to the character of Weston Downs, to the site size, to the existing infrastructure and not the 135 units, with many at 500 ft² being proposed. Without adequate surface parking any retail at this site is very likely to fail, so I would forgo retail at this site as a community need or demand.

The proposed 6-7 story condo at over 90 + feet, will tower over the Weston Downs community, the adjacent park and likely the St. Clare church steeple. It would likely be the tallest building within a 5 km radius of this site.

This application clearly does NOT meet the stable character of Weston Downs and of the community to the north of it. **Again, Vaughan City Council, please oppose it.**

Unfortunately the Vaughan City Planning Department erred in giving its endorsement to this application. This fact will be proven and come out at the conclusion of the OLT hearing.

I and my family sincerely wish you all and your loved ones a safe and blessed Thanksgiving.

Regards, Nick

Nick Ciappa, P. Eng.