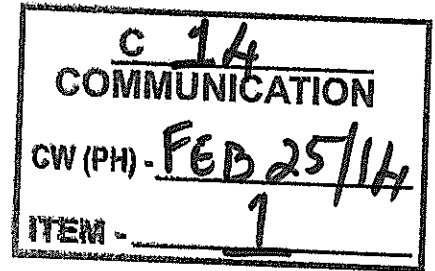


Britto, John

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From: ali karevan <akarevan@yahoo.com>
Sent: Monday, February 24, 2014 10:28 PM
To: Antoine, Mark
Subject: Dufferin & Rutherford Development



Dear Mark Antoine,

I oppose and object to the suggested amendments and changes to amend the City's Official Plan Application (OP.13.015), Zoning By Law Amendment Application (z.13.043) and the Draft Plan Subdivision Application (19T-13V010) for the following reasons:

1. Traffic congestion and safety: Traffic is already heavy on Dufferin street and Rutherford intersection, and the main side roads such as Apple Blossom, Pleasant Ridge Drive and Peter Rupert Ave. There are at least 3 schools in the area and a number of pedestrians use this route to walk to nearby bus stops. Our community has unfortunately already seen two fatalities at Thornhill Woods Drive and at Dufferin and Apple Blossom intersection. We have not seen the City's Councillor or City's representatives take any measures to mitigate these risks. .
The new development will result in adding approx 3000 to 5000. As well, increased traffic in the residential streets will impose undue risk on the families with young children.
Further to the above the proposed development will bring larger trucks to the area and the community will suffer from commercial business deliveries
This main intersection and the surrounding streets gets extremely busy between 7:30 am to 6:30 pm. overloading congestion will only perpetuate this problem.
2. Lack of infrastructure: The proposed plan does not indicate any tangible solutions for supporting the increased number of families in the community. At this point, public transport on Dufferin street (105 Dufferin bus) is heavily congested in the morning. As well, the GO station parking lot is almost at capacity and the morning commute will not be able to support the increased population. In addition, the corner of Dufferin and Rutherford imposes a risk for pedestrians walking to the bus stop on Bathurst, as no appropriate sidewalks have been created. The proposal to build more high-rises, before creating a tangible plan or providing sufficient amenities to support increased demand, signals to us that the project stands to profit the city at the expense of the community and its families.
3. The suggested playground and parks area is dispropotional and extremely small when compared to the size of the proposed development, with 7 high-rise buildings and other commercial buildings and businesses proposed; indicating that the development is geared more towards profiting than servicing the community and its families.
4. Deterioration of the tone and feel of community: Families choose to pay a premium to join the Thornhill Woods area because of its community feel, the natural areas it offers, and safety that has been developed for low density residential uses. High rise condominiums will deteriorate this community feel and revert the area to become a highly dense area that many families sought to escape by moving here in the first place.
- 5 .Impact on housing prices: Construction of a high rise condo building in a residential area will lead to significant depreciation and drop of market value of all houses, where natural landscape and access to sunlight will be deteriorated as a result of huge shadowing from high rise building. Many

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families invested all their savings into these properties as an investment for retirement. In addition, houses near the natural areas have been bought at a premium (\$25,000- \$40,000) on top of the standard selling price which will all be lost as a result of construction.

6. The city also failed to appropriately communicate to us the proposed amendments. We were sent this notice only 3 business days before the Public Hearing. This is unacceptable as it does not give us enough time to learn about the proposal or allow concerned individuals to book the evening off and attend the meeting.

In addition, the circulation we received is not consistent with the information presented on the City of Vaughan's website. The map we received in the mail (see attached) did not show that a key area (South-Eastern Corner of Rutherford and Dufferin) will be affected by the proposed amendments. The map shown on the City of Vaughan's website (Attachment 6 of the February 25 agenda) shows clearly that the South Eastern corner is in fact being considered for a high rise development. This was not communicated to the community appropriately and therefore has led to much confusion and in some cases lack of interest in appearing at the public hearing

7. Impact of construction: Construction of a high rise building will require long term intrusive activities, such as deep excavation, de-watering, piling, concrete pouring etc. This will have a prolonged adverse effect on the environment and quality of life for our families. Initial adverse conditions will have direct impact for at least 2 years of construction cycle and will continue permanently as result of overloading congested area with high density dwelling operation.

Thank you

Ali Karevan
72 Maple Valley Rd
Maple, Ont