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COMMUNICATION
CW (PH) - FEB 25/14
ITEM - 1

**From:** Ekaterina S. [mailto:ekaterina\_sitnikova@hotmail.com]

**Sent:** Tuesday, February 25, 2014 2:48 PM

**To:** Antoine, Mark; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Racco, Sandra

**Cc:** Ekaterina S.; PrimeTech

**Subject:** Official Plan Amendment File OP.13.015; Zoning by-law amendment file Z.13.043; Draft Plan of Subdivision File 19T-13V010; Nine-Ten West Limited; Ward 4 – Vicinity of Dufferin Street and Rutherford Road

**Importance:** High

Dear Sirs/Mesdames:

**Re: Official Plan Amendment File OP.13.015; Zoning by-law amendment file Z.13.043; Draft Plan of Subdivision File 19T-13V010; Nine-Ten West Limited; Ward 4 – Vicinity of Dufferin Street and Rutherford Road**

This letter is written with respect to a Notice of Public Meeting for Committee of the Whole (Public Hearing) on February 25, 2014 at 7 p.m. This notice was sent to the community members **only 3 business days before** the Public Hearing. This is unacceptable as it does not give the community members enough time to learn about the proposal and to allow individuals to book the evening off to attend the meeting.

I, Ekaterina Sitnikova, a resident of Thornhill Woods, personally **oppose and object** to the suggested amendments 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). This objection letter is also written **on behalf of my husband, Artur Krzywiecki, and my parents, Alexander Sitnikov and Larisa Sitnikova**, who all reside with me at **23 Santa Amato Crescent** and our residence is within close proximity to the proposed development.

The reasons for our opposition and objection are as follows:

1. New development proposes 7 high-rise buildings as high as 20-25 floors and other commercial business and services, which are of extreme capacity compared to the current low-density area.
2. As a result, the development will result in increased traffic, on-street parking and congestion noise and air pollution. Already Dufferin Street gets extremely busy between 7:30 a.m. and 6:30 p.m. and traffic congestion is already heavy enough during rush hour.
3. The existing and proposed loading will bring larger trucks to the area and surrounding streets, and the community will suffer from 24-hour deliveries to the commercial businesses that will be added by this development.
4. This will result in adding approximately 3,000 to 5,000 cars and approximately 2,500 new families added to the community and using the main Dufferin/Rutherford intersection, surrounding streets and amenities.
5. The increase in the number of residents and traffic will hinder community safety. Our community have already seen a number of traffic accidents involving pedestrians and overloading congestion will only perpetuate this problem.

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6. The proposed building height will result in a loss of privacy for the abutting residents and will cause shadows on the existing residential development resulting in reduced exposure to sunlight.
7. The development will negatively impact the quality of life of the surrounding residents and community.
8. Construction of a high-rise building requires 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 of our families.
9. There are insufficient amenities in the area to cope with the increased number of families.
10. The proposed residential apartment buildings are not appropriate or compatible with the surrounding community that is developed with low-density residential uses, and the existing commercial development.
11. The proposal represents an over-development and overload on the infrastructure of the side and the surrounding community.
12. The surrounding property values will decrease as a result of this development.
13. The suggested playground are is out of proportion and extremely small compared to the exaggerated high-rise buildings and commercial businesses proposed, indicating that the development is geared more towards profiting than servicing the community.
14. Existing residents in the area bought their properties for a reason – to live in suburbs with a lot of green space, access to sunlight, and quiet and safe low-density residential neighbourhood. My husband and I moved to Thornhill Woods three and a half years ago from Etobicoke, and decided to settle in this are for that particular reason. We do not want to see our area to become downtown Toronto and the value of our house to drop significantly as a result of this development.
15. This development does not take into consideration another development proposed by Jafarri Community Centre at 9000 Bathurst Street.

Sincerely,

Ekaterina Sitnikova,  
Artur Krzywiecki, Larisa Sitnikova, and Alexander Sitnikov  
23 Santa Amato Crescent  
Vaughan, ON L4J 0C4