

if you object to the Highrise Development that is proposed at Dufferin & Rutherford North West corner Please send your concerns to
DevelopmentPlanning@vaughan.ca
mark.antoine@vaughan.ca
and also to

Councillor Sandra Yeung Racco
sandra.racco@vaughan.ca
for further details please email me: selgeo@yahoo.com
or join us at facebook:

Preserve Thornberry Woods Community - Say NO to High Rise buildings
<https://www.facebook.com/pages/Preserve-Thornberry-Woods-Community-Say-NO-to-High-Rise-buildings/524204817692409>

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

APPLICANT: Nine-Ten West Limited
FILE NUMBER: OP.13.015, Z.13.043& 19T-13V010

23 Feb 2014

Dear City of Vaughn Representative

I received a Notice of Public Meeting for Committee of The Whole (Public Hearing) for the 25 of February 2014 at 7 pm.

I 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)

I oppose and object for the following reasons:

- 1- The development will result in increased traffic, on-street parking and congestion noise and air pollution. Already Dufferin gets extremely busy between 7:30 am and 6:30 pm
- 2- This will result in adding aprox 3000 to 5000 cars and aprox 2500 new families added to the community and using the main Dufferin Rutherford intersection, surrounding streets and amenities.
- 3-The increase in the number of residents and traffic will hinder community safety
- 4-The existing and proposed loading will bring larger trucks to the area and surrounding streets, and the community will suffer from 24 hours deliveries for the commercial business that will be added by this development
- 5-The proposed building height will result in a loss of privacy for the abutting residents and will case shadows on the existing residential development resulting in reduced exposure to sunlight.
- 6-the development will negatively impact the quality of life of the surrounding residents and community
- 7-There are insufficient amenities in the area to cope with the increased number of families
- 8-The proposed residential apartment is not appropriate or compatible with the surrounding community that is developed with low density residential uses, and the existing commercial development.
- 9-the proposal represents an over development and overload on the infrastructure of the site and the surrounding community
- 10-the surrounding property values will decrease as a result of the development.
- 11- new development proposes 7 high rise buildings as high as 20 to 25 stories and other commercial business and services which extreme capacity compared to the current area density. This will create a lot of traffic in the neighbourhood all day through with trucks delivering merchandise to the stores 24 hours per day.
- 12- the suggested playground area is out of proportion and extremely small when compared to the exaggerated high-rise buildings and commercial businesses proposed; indicating that the development is geared more towards profiting than servicing the community.

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Contact Information.....

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