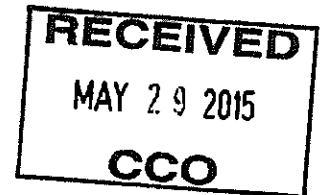


35 Honeywood Road,
Thornhill Woods
Vaughan, L4J 9C2

May 29, 2015

City of Vaughan
Development Planning Department

Dear Sirs/Madams



PROPERTY: 1176 RUTHERFORD ROAD
APPLICANT: NORSTAR GROUP OF COMPANIES
APPLICATION: REZONING FROM AGRICUTURAL TO APARTMENT RESIDENTIAL
FILE NUMBER: Z.15.023
RELATED FILE NO: DA.15.022

Because I am unable to attend the open Council meeting scheduled for June 16 at 7pm I wish to submit my written comments on the abovementioned application to rezone the property located on the corner of Dufferin and Rutherford from agricultural to high rise apartment.

I as a resident of the Thornhill Woods wish to register my concerns that this application has not recognized the following issues that would have an immediate impact on this proposed development:

No information has been provided that the applicant has received exemption from the VOP 2010 long term development plan for the City of Vaughan which restricts any high rise development in agricultural zoned areas.

No evidence has been provided that the existing infrastructure will be able to cope with the increase in density arising from this development.

A road traffic study has not been provided to conclusively provide evidence that the increase in the proposed density will not adversely affect congestion and that sufficient parking has been provided to accommodate this proposed increased population in the area without the risk that it may overflow into the neighbouring streets.

No high rise development has been permitted beyond Highway 7 which I am given to understand has been designated as a high density development area that will be serviced by rapid public transport.

I therefore wish to register my objection to this application for rezoning until the members of the City Council have satisfied themselves that:

The proposal conforms with or has received prior exemption from the City's long term development plan.

The increase in density will not adversely affect the existing infrastructure that would include

- Sewage and storm water drainage
- Arterial road network
- Traffic congestion
- Schooling accommodation
- Parks and Community centres
- Public transport

The surrounding residences will not be cast in shadow by the height of this development and that it will not be aesthetically detrimental to the existing area and the value of these properties.

I trust the City will recognize that there are valid concerns with regard to this application and will direct the applicant to address these issues before permitting the rezoning of this property.

Sincerely

Leon Chonin
Resident

Copies: Sandra Racco
Cindy Furfaro
Preserve Thornhill Woods Association