

**Communication: C16**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Re: OP.22.022 & Z.22.043 - 87 Keatley Drive  
**Date:** Friday, March 17, 2023 1:15:38 PM

---

**From:** Jon Cheng <[REDACTED]>

**Sent:** Friday, March 17, 2023 9:53 AM

**To:** Daniela DeGasperis <Daniela.DeGasperis@vaughan.ca>; preserve.ute@gmail.com; Gila Martow <Gila.Martow@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca

**Subject:** [External] Re: OP.22.022 & Z.22.043 - 87 Keatley Drive

Daniela and all,

I may not be able to make to the April 4 meeting, but I just borrow the following content to show my objection.

I am a resident of Vaughan and I am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,400 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates)

The proposed 15-storey high rise condo development that is being considered for construction is not compatible with the detached family homes in our low-rise, low-density neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a low-rise, low-density community. This subdivision was introduced and sold with a vision of low-rise, low-density homes. When buying our homes and moving to Vaughan, we were sold on the vision and promise of a low-density community.
- **Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **Strain on local services and infrastructure:** The addition of a high-rise condo would place an undue strain on local services and infrastructure, including schools, public transportation, water, electricity, sewer allocation and public recreation services. The local schools are already stretched for resources and classes are at capacity.
- **Environmental impact:** The construction of a high-rise condo building would also have negative environmental impacts, including increased carbon emissions from construction and transportation.

- Quality of life: A high-rise condo development in a low-density, residential area would drastically alter the quality of life for residents in the surrounding area. It would increase noise pollution and obstruct views, creating a sense of claustrophobia for those living in the area.

In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant negative impacts it would have on our neighbourhood. I respectfully request that the land be preserved as low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Jon CHENG

On Mon, Mar 13, 2023, 12:53 Jon Cheng [REDACTED] > wrote:

Daniela,  
Thank you very much for the detailed information.  
i believe most resident won't like the idea to have this building in the location.

FYI, <https://www.change.org/p/preserve-upper-thornhill-estates>  
1400 people already signed this petition.

On Mon, Mar 13, 2023, 09:30 Daniela DeGasperis <[Daniela.DeGasperis@vaughan.ca](mailto:Daniela.DeGasperis@vaughan.ca)> wrote:

Hello,

I was forwarded your contact information by Service Vaughan. Please note that I am the City Planner managing the above referenced file.

I have attached our Planning Brochure which provides greater detail regarding the processing of a Development Application. Please note that the next step in this process will a public meeting held on April 4 2023 at 7pm. You will be notified of this meeting via a public notice in the mail if you are within the radius of the proposal. I have also attached a copy of the notice here for your reference. The purpose of the Public Meeting will be hear and receive input on the applications from both the Public and the Committee of the Whole. No decision will be made on the applications at the Public Meeting.

If you would like to speak at the meeting or submit written correspondence please review the notice for further instructions.

If you are interested in viewing the 1<sup>st</sup> submission materials provided by the applicant, you can visit the following website: <https://maps.vaughan.ca/planit/> and input the following:

- Input “Z.22.043” in the search bar
- On the left hand side of the screen click “documents”
- From there you will see a list of all the submission materials available to download

Should you have any questions please feel free to contact me.

Thank you,  
Daniela

**Daniela DeGasperis, RPP, MCIP**

**Planner**

905-832-8585 ext. 8382 | [daniela.degasperis@vaughan.ca](mailto:daniela.degasperis@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.