

April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Official plan amendment file OP.22.022 and Zoning By-Law Amendment File Z.22.043  
**Date:** Monday, March 20, 2023 9:31:00 AM

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**From:** Elena Arsen <[REDACTED]>  
**Sent:** Sunday, March 19, 2023 12:11 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official plan amendment file OP.22.022 and Zoning By-Law Amendment File Z.22.043

Dear City of Vaughan,

My name is Elena Arsen, and my family lives in Thornhill Estates, the neighbourhood where the owner of 87 Keatley Dr. Maple is proposing to build 15-storey apartment building containing 296 units.

Please register this letter as an official objection to the above mentioned amendment file as well as any by-law changes that would allow for development of either a high-rise condo or an apartment building at that address.

Firstly, this is a low-rise, low density, neighbourhood that has a vast majority of home owners paying similar property taxes. Those tax contributions are responsible for maintaining an overall level of education which is already stretched to the limit. Introducing an apartment building into the area will bring 296 families who will not be contributing to the neighbourhood through their property taxes but will still be enjoying its benefits, stretching our schools even further.

Secondly, the traffic and speeding at this intersection is already very high. With this building, there will be 300-500 more cars on the roads further increasing both traffic congestion and air pollution. Most kids walk to and from schools, and with added cars on the roads, it will become a real road safety concern for the neighbourhood.

Thirdly, there will be a significant value reduction in the real estate in Thornhill Estates. We have been promised a low-density, single family residential sub-division that was advertised by all builders and was designated as such in all Vaughan's prospectuses. This is what City of Vaughan has promised us to begin with. So calling this meeting a few years later is a huge misappropriation of our property taxes. The neighbourhood it is called Thornhill **Estates** for a reason. It is a high income, single family area with high property taxes and it should stay as such! It is the City's obligation to make sure that its citizens continue to not only receive enjoyment from their properties but more importantly, the City has to ensure that its citizens property enjoyment is **never** endangered which is what these plan amendment and by-law change would directly be responsible for if ever approved by the City of Vaughan.

Please email me back to confirm your official registration.

Kindest Regards,

Elena Arsen

Sent from my iPhone