

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Strong Objection to the Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Wednesday, March 22, 2023 9:02:14 AM

From: John Liu <[REDACTED]>
Sent: Tuesday, March 21, 2023 8:24 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
Subject: [External] Strong Objection to the Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Dear Madam/Sir,

I am a resident of the concerned community 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 strongly oppose to this application for the following 2 reasons:

1. The landowner did not follow the city-required process in the pre-application stage as stated in the Public Meeting Notice.

- The landowner may have consulted others, but definitely not the 1500+ community members who signed the petition against this application at www.change.org/preserveupperthornhillestates, which I urge you to visit and see members' serious concerns.
- The landowner posted a very small sign onsite beside

another much larger existing one which made the sign for this proposed development very hard to be seen; I hope the landowner did not do this on purpose.

So the city should cancel this application due to the above factual violations. If the landowner is still interested in pursuing this application, he/she has to redo the pre-application consultation by involving many more (if not all) community residents.

2. Even worse, the proposed 15-storey high rise condo development 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, which 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:

- **Incompatible Planning:** The proposed 15-story condo is incompatible with Vaughan's original plan of this 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 this 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 or high-volume public transit corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through as being raised multiple times to the city.

- **Overcrowding and Safety**: This proposed 15-storey condo and the added population will unavoidably make this used-to-be quiet community much more crowded and less safe; families will not be able to enjoy their homes/properties as they used to due to the noise, congestion, pollution, and overall safety concerns.
- **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 urge the City Planning Department to reject this

application for the proposed 15-storey high-rise condo due to the above serious 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 by the City Planning Department.

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

Sincerely,

John Liu @  Giordano Way