

April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] RE: Respond to Notice of Public Meeting \_ Official Plan Amendment File OP.22.022 \_ 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:11:03 AM

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**From:** Sina Hojjat <[REDACTED]>  
**Sent:** Saturday, March 25, 2023 10:36 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] RE: Respond to Notice of Public Meeting \_ Official Plan Amendment File OP.22.022 \_ 87 Keatley Drive

Dear City of Vaughan

In accordance with your kind Public Consultation Request regarding the New Development Plan at 87 Keatley Drive, we would like to share the following arguments for your consideration:

- Based on the experience from the failed expansion of many other megacities around the world we strongly recommend against the radical change of suburban neighborhood's architecture, which will result in several negative psychological impacts due to falling apart of the integrity of the neighbourhoods. It is evident that since years ago the peaceful neighbourhoods of the beautiful City of Vaughan have been attracting and tempting many families to move up from Downtown Toronto and reside in this fantastic planned and built city to stay away from the congested areas, although commuting to work can be a daily complicated challenge. Now a new Development has knocked their doors to gift them what they were hoping to avoid for themselves and their families. It is not to mention that we clearly steal the peace of mind of all those houses with a giant building shadowing on top of them, which has absolute ZERO aesthetic attractiveness!
- As an experienced infrastructure expert, I hope that we have sufficiently planned for the additional residents of the 296 units, which can sum up to above one thousand people with their guests, etc. looking at any window of time. This includes water, sanity, transportation, schools, parks, etc. We're well aware that not only both schools are congested in this neighborhood, but also the parks overflow in the summertime, and the maple GO station has reached the maximum capacity (Considering most of the parking spots being rent probably due to a very high demand! And the travelers can barely find a seat early in the morning). It is not a secret that we don't expect any Rail Transit extension to anywhere close to the neighbourhood in any near future, which leaves us with the regional bus transportation. The street capacity at Bathurst and Queen Filomena is very limited, i.e., the right turn and straight move use the same lane, where incredible line up, discomfort and dissatisfaction will be created by the huge number of road users to be added instantly.
- In terms of the geo-structural impacts, we hope that sufficient studies have been performed. Any changes in the ground stress and water regime are strongly dissuaded. The liability remains on the designers and the constructors, however any consequential damages to even

far range structures will be carefully investigated. In addition, by the time that any underground infrastructure, such as rail transits, passes close to this building, with a very high likelihood the structure will be so old that the only news it will have for the City is expensive troubles and much liability for avoiding the potential structural damages.

Finally, this is not a new topic: We all know that the key to solve the lack of Housing production is not in congesting the existing areas BUT to diverse the economy and decentralize. I hope we don't proceed today with something, which we regret ten years later, where people blaming us for the decision.

Kind regards,

Sina Hojjat, *Ph.Dc, P.Eng, PMP*