

March 30, 2023

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Re: Official Plan Amendment File OP.22.022 & Zoning By-law Amendment File Z.22.043**

Dear Council Members,

I am writing today to share my deep concerns about the proposed 15-storey residential apartment project at 87 Keatley Drive (vicinity of Bathurst Street and Queen Filomena Avenue). Unfortunately, I cannot attend the public meeting on April 4, but I still wish for my concerns to be shared, heard and considered.

I am both a home-owner and resident of the Upper Thornhill Estates neighbourhood where this project has been proposed. I live here with my husband and 4 children. What drew us to the area was the quaint feeling of the neighbourhood, along with its walking trails and forested areas. It is our opinion that the addition of a 15-storey residential apartment building would detrimentally impact the neighbourhood for all the current residents of the area. The 15-storey building would tower over the wooded areas in our subdivision, being seen from almost anywhere within the neighbourhood. It will literally stick out, among the trees, like a sore thumb.

My family loves the neighbourhood the way it is, however the one thing it is lacking is a small neighbourhood commercial area (ie. plaza), as was originally zoned for the 87 Keatley Drive land. A gas station is the only commercial area within the boundaries of our subdivision. It is not only fair and appropriate to keep the zoning in this area to neighbourhood commercial which was promised to the residents of this area when we purchased our homes.

While I appreciate that Vaughan needs to offer various forms of housing, suiting different socio-economic situations, our neighbourhood is not the place for high-density housing. We do offer a range of housing options as there are townhouses all the way through large fully detached homes.

The closest high-rise style buildings are Bathurst & Centre Street, or Jane & Rutherford, where there are multiple high-rise buildings creating a community type setting, in areas which are developed to support high-density living, such as amenities and transit hubs within walking distance.

Traffic in the area would be significantly impacted. While I appreciate that a traffic study has been undertaken, I think it is fair to say that traffic is still in a pandemic flux. Many neighbourhood residents are still working from home, however economic studies have shown that this is not sustainable in the long term. As people return to work, Queen Filomena is the main, and for many, only feasible, way to exit the subdivision to the east. Even during the pandemic, I have had to wait multiple traffic lights to cross Bathurst, or to turn off of Bathurst north onto Queen Filomena. This is before that small piece of road becomes the main artery for the exit of a 296-unit residential building. Furthermore, the traffic situation will be further impacted by cars turning onto Keatley to access the entrance of the building,

and additional cars parked along Queen Filomena or Keatley to serve as overflow parking. The building is proposing to sell 296 units, ranging from one bedroom + den all the way up to 3 bedrooms, but is only planning to offer one spot per unit. I believe it is unreasonable to plan for only one parking spot per unit, especially given that there is nothing within walking distance of the location, and the traffic study suggested that the impact to public transit usage would be minimal. If the families living in this building aren't taking public transit and can't walk anywhere to even pick up a bag of milk, they are going to need cars, or are going to access services such as Uber or Lyft, which will adversely impact an already busy subdivision exit.

If you must deviate from the promised retail zoning, the building must be restricted to an appropriate height and size for the area. This will be the least detrimental for the residents of the area. There is a similar low-rise building in a neighbourhood just south of us off of Bathurst Street that's probably around 6-storeys.

I urge the City of Vaughan to do the right thing and stay with the current plan of a neighbourhood commercial area as promised to the residents.

Sincerely,

Melissa Kline