

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Submission for Public Meeting On April 4 regarding Official Plan Amendment File OP.22.022
Date: Friday, March 31, 2023 2:47:12 PM

From: Gabe Mattacchione <[REDACTED]>
Sent: Friday, March 31, 2023 2:21 PM
To: Clerks@vaughan.ca
Cc: Gabe Mattacchione <[REDACTED]>
Subject: [External] Submission for Public Meeting On April 4 regarding Official Plan Amendment File OP.22.022

Hello,

My name is Gabe Mattacchione and I am writing today to submit my opposition to the application of QF Developments Group (BT) Inc. to allow for the building of a 15-storey residential apartment at 87 Keatley Drive (vicinity of Bathurst Street and Queen Filomena Avenue).

I live at [REDACTED] Giordano Way which is west of the plot of land in question. My home faces Queen Filomena and I feel that the construction of this building will be harmful in a variety of ways to the community that I and many others have chosen to live and raise our families.

I have lived in this area for over 10 years and I have seen what it was and what it has turned into. Many moved into this development from the onset with promises of a quiet community and safe place to raise a family. Upper Thornhill Estates and then Upper Westside were advertised as communities with walking paths and many green spaces. As the developments have been flushed out things have been constantly changing and our area has been sold out to developers and those with deep pockets. Two locations that were originally proposed as schools have been sold off and turned into more homes as our children are bussed to other schools in York Region. The location of this new development was to be used as a community plaza. It was advertised as a future place where you could possibly walk with the family to buy an ice cream in the summer or meet with friends at a coffee shop. It was to offer convenience and add to the lives of those that were choosing to commit to the area. This new development takes that away. It takes a quiet corner plaza and turns it into an overcrowded and congested area that will again subtract from the quality of life that residents were sold and had hoped for.

The homeowners on Queen Filomena have had to also deal with excessive speeding, loud cars and increased traffic due to many drivers using Via Romano and Queen Filomena as shortcuts between Bathurst and Major Mackenzie. The straight and downhill nature of Queen Filomena and its lack of speed controlling measures allows drivers to accelerate to high speeds (which many often do). The addition of 296 units will only add to the traffic and safety concerns that we are already dealing with.

Queen Filomena is used by many school bus routes for pick up and drop off. I can speak from first-hand experience where I have had to step out in front of many speeding cars to stop them from running the school bus as my children were attempting to cross. Allowing this project to proceed will bring more congestion to this street and the surrounding area.

While the applicant may argue that the development is needed to address the high cost of home prices, I would counter that the developers were quite content profiting on those high prices as they advertised the amenities that this new development will now take away. The view of the sunrise as you face east will now be blocked by a tower that was nowhere to be seen on any previous block plans as they sold multi-million-dollar homes. The local shop where one could quickly go buy things of necessity will be taken away by a constant stream of cars that will make getting in and out of the area more frustrating than it already is. Instead of delivering on the promises that brought many to this area and enticed them to take on high mortgages this development will break those promises. I ask this council to please stop this development. This project does not fit in this community and it offers nothing to anyone but the profits to its developers. This project is out of character for its location and is only being proposed because of the current political climate and an opportunistic land owner. It is your job to speak for residents and now is that opportunity.

Thank you. If you wish to ask any further questions I can be reached at [REDACTED]

Kind Regards,
Gabe Mattacchione