

**Communication: C101**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:17:49 AM

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**From:** Matilda Attalla <[REDACTED]>

**Sent:** Sunday, March 26, 2023 7:27 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Matilda Attalla

■ Little Natalie Court

■, Vaughan, Ontario

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:17:56 AM

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**From:** Ming <[REDACTED]>  
**Sent:** Sunday, March 26, 2023 7:47 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  
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Sincerely,

Ming-Yu Kuo  
■ Abner Miles Dr.  
Maple Ontario  
■



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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:18:03 AM

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**From:** Hayley Brunswick <[REDACTED]>

**Sent:** Sunday, March 26, 2023 7:59 PM

**To:** Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca;  
DevelopmentPlanning@vaughan.ca; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Mario G. Racco  
<MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila  
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Sincerely,

Hayley Brunswick

Mill River Drive, Vaughan

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:18:09 AM

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**From:** Yishan Wan <[REDACTED]>

**Sent:** Sunday, March 26, 2023 9:59 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  
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Yingzhi Zhang

Add: [REDACTED] Mower Ave. Vaughan, ON [REDACTED]

**Communication: C105**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:18:16 AM

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**From:** derek85@gmail.com <[REDACTED]>  
**Sent:** Sunday, March 26, 2023 10:27 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  
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Sincerely,

Yu Zhou (Derek)

■ Israel Zilber Dr, Maple ON ■



April 4, 2023

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**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:18:28 AM

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**From:** Masooma Baqueri <[REDACTED]>  
**Sent:** Sunday, March 26, 2023 10:29 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  
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Sincerely,

Mrs. Masooma Baqueri

█ Gladue Street

Vaughan, Ontario █

Sent from my iPhone

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**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 9:18:34 AM

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**From:** Mark Tsepelevich [REDACTED] >

**Sent:** Monday, March 27, 2023 12:27 AM

**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>  
**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am Mark Tsepelevich, a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**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

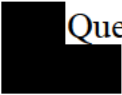
claustrophobia for those living in the area.

In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Mark Tsepelevich

 Queen Filomena ave, Maple

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Concerns Regarding Proposed Development at Keatley Drive/Queen Filomena  
**Date:** Monday, March 27, 2023 9:55:01 AM

---

**From:** Angelina Li <[REDACTED]>

**Sent:** Monday, March 27, 2023 9:54 AM

**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] Concerns Regarding Proposed Development at Keatley Drive/Queen Filomena

To whom it may concern,

As a resident of Vaughan, living within the Upper Thornhill Estates (UTE) subdivision, I object to Application # OP.22.022 and Z.22.043 for the re-zoning and re-amendment of 87 Keatley Drive. [I join over 1,400 community members](#) in petitioning against the proposed 15-storey high-rise condominium development.

The 15-storey high-rise condominium development is inconsistent with the large detached family homes that make up the core of our neighbourhood in UTE. As a resident of this community, I am deeply troubled by the potential impact this development could have on our neighbourhood's character, the overall quality of life and our property values.

The current land use zoning for this area is Neighbourhood Commercial, and I firmly believe it should remain as such, as initially set out in the planning by the City when we purchased our homes. The introduction of a high-rise condominium would drastically change the fabric of our neighbourhood and lead to numerous negative consequences, including:

**Incompatibility with the large detached homes in Upper Thornhill Estates:** The proposed development is fundamentally at odds with the vision of our community. When we purchased our homes and settled in Upper Thornhill Estates, we were promised an exclusive neighbourhood of large detached homes, which has a direct impact on the value of our properties.

**Diminished property values:** The construction of a high-rise condominium in our community of predominantly low-rise, low-density, and large detached homes would negatively affect our property values. Current homeowners, who have invested significantly in their homes, would suffer financial losses as a result of this development. Permitting this sizable development harms Vaughan by devaluing properties in a key tax-contributing neighborhood, while increasing population strain on infrastructure and ultimately reducing home values.

**Increasing strain on infrastructure & safety:** According to a study by the Urban Land Institute (ULI), high-rise condominium developments in low-density neighborhoods result in increased traffic, reduced green spaces, and added pressure on local infrastructure and services (ULI, 2018). Introducing a large residential complex would only exacerbate the traffic volume situations on main thoroughfares in the neighborhood like Via Romano and Fitzmaurice, which are already high traffic streets and have been raised concerns consistently by the neighborhood. Under no circumstance would adding a high-rise development ameliorate the current traffic / safety issues.

Given the considerable concerns and the detrimental impact on property values, I strongly urge the City Planning Department to reconsider the proposed 15-storey high-rise condo development. I respectfully request that the land remains designated as low-rise Neighbourhood Commercial, to protect the character, quality of life, and the original vision of Upper Thornhill Estates, as well as preserve the value of our homes.

Thank you for reviewing my concern. Look forward to hearing from you.

Thanks,  
Angelina

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 11:23:47 AM

---

**From:** Lindsay Shienfield [REDACTED] >

**Sent:** Monday, March 27, 2023 10:25 AM

**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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**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 strongly urge the City Planning Department to reconsider the



proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,  
Lindsay Shienfield

Sent from my iPhone

**Communication: C110**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 11:55:11 AM

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**From:** Keren Yun <[REDACTED]>

**Sent:** Monday, March 27, 2023 11:44 AM

**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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Keren Yun  
Resident of Vaughan

■ Sir Modesto Court  
Vaughan, ON ■

**Communication: C111**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 12:34:22 PM

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**From:** Yura Kim <[REDACTED]>

**Sent:** Monday, March 27, 2023 12:34 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a low-density community.
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- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed

15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

- **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.
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In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high-rise condo development considering the significant negative impacts it would have on our neighbourhood. I respectfully request that the land be preserved as a low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

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

Sincerely,

Yura Kim

■ Ferretti St. Vaughan Ontario ■

**Communication: C112  
Committee of the Whole (PM)**

**April 4, 2023**

**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 12:57:38 PM  
**Attachments:** [image935965.png](#)  
[image524834.png](#)  
[image550342.png](#)  
[image163098.png](#)  
[image051256.png](#)  
[image077482.png](#)  
[image104739.png](#)

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**From:** Vafa Nematy [REDACTED] >

**Sent:** Monday, March 27, 2023 12:53 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] Objection to Proposed Development: z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

- Overcrowding and Safety: I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

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- 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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Vafa Nematy

## Vafa Nematy

E [nematy@gluckstein.com](mailto:nematy@gluckstein.com) | T 416-408-4252 EXT 269



301-595 Bay Street, P.O. Box 53, Toronto, Ontario, M5G 2C2

T 416.408.4252 | F 416.408.4235 | Toll Free 1.866.308.7722 | Niagara 905.228.6169

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**Communication: C113  
Committee of the Whole (PM)**

**April 4, 2023**

**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 1:07:26 PM

---

**From:** rzrashedi@gmail.com <[REDACTED]>

**Sent:** Monday, March 27, 2023 1:03 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and **more than 1,700 local community members** have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via

Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high-rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,  
Roozbeh Rashedi, P.Eng., Ph.D.

■ Hurst Ave., Maple, ON, ■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, March 27, 2023 4:19:16 PM

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**From:** Leibin Weng <[REDACTED]>

**Sent:** Monday, March 27, 2023 3:31 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  
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- Increased traffic: The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice

are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

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Thank you for your attention to this matter. I look forward to your response!

Best Regards,

Leibin Weng, CFA

■ Aspy Court,  
Maple, ON, L6A 4X8

April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:14:41 AM

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**From:** Michelle Green <[REDACTED]>

**Sent:** Monday, March 27, 2023 8:30 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

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

Sincerely,

Olivia

Horse Rake Road, Vaughan

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:14:52 AM

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**From:** queenie li <[REDACTED]>  
**Sent:** Monday, March 27, 2023 8:25 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  
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Queenie Li

■ Horse Rake Road

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:14:58 AM

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**From:** Wayne Lin [REDACTED] >

**Sent:** Monday, March 27, 2023 8:21 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  
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Sincerely,  
Wayne Lin  
■ Horse Rake Rd.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:15:06 AM

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**From:** Scout Dan <[REDACTED]>

**Sent:** Monday, March 27, 2023 8:17 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  
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Sincerely,

Carmen Lin

■ Horse Rake Rd, Vaughan ON ■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:15:14 AM

---

**From:** Jodie Brown [REDACTED] >

**Sent:** Monday, March 27, 2023 7:56 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  
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I live on Keatley and I have been closely watching the area for traffic.

Did you know there will only be 355 parking spots and 296 units. If most families have 2 vehicles, where will the other 237 vehicles park? Where will all the visitors park?

A neighbour was hosting a party and it only took 13 cars to take over the entire street. Please review the picture attached. The proposed development would be on this street, which means the street (Keatley) and Queen Filomena will become parking lots.

How is this fair to this community. How will garbage and snow trucks get by with all these parked cars. Home owners will not even be able to park on the street because the condo owners/ visitors will take over. Children will not be safe to play outside with all these cars coming and going.

Bathurst as well cannot support an influx of traffic - this stretch is already highly congested. There is no rapid transit available.



I and more than 1,800 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic

perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

Thank you for your attention to this matter. I look forward to your response.  
Sincerely,

Jodie

■ Keatley Drive

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:15:52 AM

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**From:** Athena [REDACTED] >

**Sent:** Monday, March 27, 2023 7:20 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 <preserve.ute@gmail.com>  
**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- Plan incompatibility with low-rise, low-density community: The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
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**In conclusion, I strongly urge the City Planning Department to reconsider the**

proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Kevin Mo, [REDACTED] Hurst Ave.

发自我的iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:35:28 AM

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**From:** Athena <[REDACTED]>

**Sent:** Monday, March 27, 2023 7:18 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

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**Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**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.

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In conclusion, I strongly urge the City Planning Department to reconsider the



proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Athena Huang, ■ Hurst Ave.

Athena H.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 9:35:34 AM

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**From:** cherry(陈小姐) <[REDACTED]>

**Sent:** Monday, March 27, 2023 6:51 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 <preserve.ute@gmail.com>  
**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Whom It May Concern,

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The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

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In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

LI FANG CHEN

my home address: ■ conger street, Vaughan, Ontario, ■

**Communication: C123**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 11:22:52 AM

---

**From:** Jiyeon Yoo [REDACTED] >

**Sent:** Tuesday, March 28, 2023 11:14 AM

**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>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com

**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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.

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The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

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this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

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In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Jiyeon Yoo

■ Queen Filomena Ave

■, ON

April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 1:09:04 PM

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**From:** Keith Foot <[REDACTED]>  
**Sent:** Tuesday, March 28, 2023 12:38 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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.

More than 1,300 local community members and I have come together to petition against this application. I would appreciate it if you could visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high-rise condo development being considered for construction is incompatible with the detached family homes in our low-rise, low-density neighbourhood.

As a resident of this community, living very close to the proposed site, I am deeply concerned about the impact this development will have on the character and quality of life of my neighbourhood.

This area's current land use zoning is designated as **Neighbourhood Commercial** and should remain this way.

The addition of a high-rise condo building would fundamentally alter the character of my neighbourhood, and I feel it would bring numerous negative impacts, including:

- Plan incompatibility with the low-rise, low-density community:
  - The proposed plan is incompatible with Vaughan's **original plan** of a low-rise, low-density community.
  - This subdivision was introduced and sold with a vision of low-rise, low-density homes. When buying my home and moving to Vaughan, I was drawn by the vision and promise of a low-density community.
- Increased traffic:
  - The traffic going in and out of the subdivision is already heavy; my street, Fitzmaurice Drive, is already inundated with commuters cutting through

the subdivision at **great speed**, every day disturbing the peaceful enjoyment of the area.

- Furthermore, this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor.
  - As mentioned above, my street, Fitzmaurice Drive, and additionally Via Romano are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- Overcrowding and Safety: I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street
    - Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street all day and night.
    - This is a street in which children play freely outside will become dangerous.
    - This plan has too many proposed residences, and I do not feel safe adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access.
- The strain on local services and infrastructure:
    - Adding 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.
    - The construction noise, mess and added traffic due to the construction would cause a loss of enjoyment for the duration of the construction, which is not conducive to the original low-rise plan.

In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high-rise condo development considering its significant negative impacts on our neighbourhood.

I'd like to ask that the land be preserved as a low-rise Neighbourhood Commercial to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

Thank you for your attention to this matter. I look forward to hearing back from you.

Sincerely,

Keith M. Foot, CEB

█ Fitzmaurice Drive.

Vaughan, ON. █

This message is intended solely for the individual or entity it addresses. It contains privileged and confidential information which is not to be disclosed without the sender's express consent. If you are not the intended recipient of this message or an authorized representative thereof, please notify the sender by email and then destroy this message as well as all other existing copies.

Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

Ce message est destiné uniquement à la personne ou l'entité à qui il est adressé. Il contient des informations privilégiées et confidentielles qui ne doivent pas être divulguées sans le consentement exprès de l'expéditeur. Si vous n'êtes pas le destinataire visé de ce message ou un représentant autorisé de celui-ci, veuillez avertir l'expéditeur par courriel, puis détruire le message ainsi que toutes autres copies existantes.

Veillez remarquer que les idées et opinions présentées dans ce message sont celles de l'auteur et ne représentent pas nécessairement celles de l'entreprise. Enfin, le destinataire devrait vérifier ce courriel et les pièces jointes à la recherche d'éventuels virus. La société ne peut être tenue responsable d'aucun dommage causé par un virus transmis par ce courriel.



April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development for (OP.22.022 / Z.22.043 / Applicant: QF Development Group (BT) Inc.  
**Date:** Tuesday, March 28, 2023 1:15:48 PM

---

**From:** Hyungshin Cho <[REDACTED]>  
**Sent:** Tuesday, March 28, 2023 1:14 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Objection to Proposed Development for (OP.22.022 / Z.22.043 / Applicant: QF Development Group (BT) Inc.

**City of Vaughan**

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

To Whom It May Concern,

This is to submit my written comments as a resident of Vaughan regarding the re-zoning and re-amendment of the property at 87 Keatley Drive (File # OP.22.022 and Z.22.043)

This is my formal objection to the proposed development submitted by the applicant, QF Development Group (BT) Inc.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit [this link](http://www.change.org/preserveupperthornhillestates) and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

**Hyungshin Cho**

■ Queen Filomena Ave

Maple, ON, ■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 4:21:30 PM

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**From:** Victoria Zibert <[REDACTED]>  
**Sent:** Tuesday, March 28, 2023 3:35 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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**Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

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*VICTORIA ZIBERT*

Cell: [REDACTED]

[REDACTED] *Hurst Ave. Maple*

**Communication: C127**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 4:22:24 PM

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**From:** Lisa Gu [REDACTED] >

**Sent:** Tuesday, March 28, 2023 3:16 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  
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Lisa Gu

■ Straw Cutter Gate

Maple, ON ■



April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Tuesday, March 28, 2023 4:22:35 PM

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**From:** Tracy Gu <[REDACTED]>

**Sent:** Tuesday, March 28, 2023 3:09 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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

Sincerely,

Tracy Gu  
[REDACTED] Straw Cutter Gate  
Maple, ON [REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] NO HIGHRISE BUILDINGS !  
**Date:** Wednesday, March 29, 2023 9:15:23 AM

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**From:** Tatiana Nakhimova <[REDACTED]>  
**Sent:** Tuesday, March 28, 2023 8:28 PM  
**To:** DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>  
**Subject:** [External] NO HIGHRISE BUILDINGS !

To Whom It May Concern,

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

Sincerely,

Tatiana Nakhimova

■ Baldry Ave,  
Maple  
■

**Communication: C130**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Wednesday, March 29, 2023 9:16:19 AM

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**From:** Andrey Zibert <[REDACTED]>

**Sent:** Tuesday, March 28, 2023 9:11 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  
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Sincerely,

Andrey Zibert

Cell: [REDACTED]

[REDACTED] Hurst Ave. Maple, ON, [REDACTED]

**Communication: C131**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Wednesday, March 29, 2023 9:17:23 AM

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**From:** Andy Yu <[REDACTED]>

**Sent:** Tuesday, March 28, 2023 9:49 PM

**To:** Beautiful Wife <j2hyunc@gmail.com>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Mario G. Racco <MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>

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plan is incompatible with Vaughan's original plan of a 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 a low-density community.

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- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Andy Yu

Yates Ave owner

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Wednesday, March 29, 2023 10:15:38 AM

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**From:** Astro M <[REDACTED]>

**Sent:** Wednesday, March 29, 2023 10:15 AM

**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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit

corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Ying Wah Man

■ Lady Fenyrose Avenue, Vaughan, ON

**Communication: C133**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Wednesday, March 29, 2023 11:52:00 AM

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**From:** Kelly Yang <[REDACTED]>

**Sent:** Wednesday, March 29, 2023 11:38 AM

**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 Iafrate <Marilyn.Iafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Dear Sir or Madam,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward.  
[www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction is not compatible with the detached family homes in our low-rise, low-density neighbourhood. THE COMMUNITY IS CALLED UPPER THRONHILL ESTATES. THIS IS ONE OF REASONS WE MOVED TO THIS 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.

including:

- **Plan incompatibility with low-rise, low-density community**
- **Increased traffic**
- **Overcrowding and Safety**
- **Strain on local services and infrastructure**
- **Environmental impact**
- **Quality of life**

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

Sincerely,

Chen Yang@ Abner miles Dr.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Wednesday, March 29, 2023 3:29:51 PM

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**From:** Vadim Zibert [REDACTED] >  
**Sent:** Wednesday, March 29, 2023 12:45 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

Thank you for your attention to this matter. I look forward to your response.  
Sincerely,

Vadim,

■ Hurst Avenue

**Communication: C135**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Filomena Keatley deveopment  
**Date:** Wednesday, March 29, 2023 3:46:05 PM

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-----Original Message-----

From: ANTHONY BICKOF [REDACTED] >  
Sent: Wednesday, March 29, 2023 2:54 PM  
To: Clerks@vaughan.ca  
Cc: Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>  
Subject: [External] Filomena Keatley deveopment

I'm a parent of a teenager with Down syndrome. Like most children with Down syndrome he is unable to properly assess danger. He is registered with York Regional Police as he has left the home on occasion and was once picked up by YRP walking on our road. He has been allocated a Disability Parking permit so that we are able to park as close to the store or destination as possible to minimize the chance of him running into the traffic.

I chose to live on a street like Keatley because it is a quiet residential street so that if he were to get out, it would minimize the risks of him running out into traffic.

I am very concerned for his safety if a large condo development were to proceed on our street due to the exponential increase in the amount of traffic in our street.

Thank you  
Anthony Bickof  
[REDACTED] Keatley Drive  
[REDACTED]

Sent from my iPhone

**Communication: C136**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Thursday, March 30, 2023 9:38:26 AM

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**From:** Joe Belinsky [REDACTED] >  
**Sent:** Thursday, March 30, 2023 9:18 AM  
**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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
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- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Joe Belinsky

■ Farrell Road

Maple, ON ■

Canada

**Communication: C137**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Thursday, March 30, 2023 9:38:59 AM

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**From:** Joe Belinsky [REDACTED] >  
**Sent:** Thursday, March 30, 2023 9:12 AM  
**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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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The proposed 15-storey high rise condo development that is being considered for construction 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.

I appreciate the city of Vaughan's review process and look forward to a decision to oppose this zoning change...

--joe b.

---

Joe Belinsky  
[REDACTED]  
[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491,87 Keatly Drive  
**Date:** Thursday, March 30, 2023 9:42:42 AM  
**Importance:** High

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**From:** Filomena Maietta <[REDACTED]>

**Sent:** Wednesday, March 29, 2023 7:59 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491,87 Keatly Drive

**Importance:** High

To Whom It May Concern,

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it 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:

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

Sincerely,

Filomena Maietta

■ Little Hannah Lane, Maple ON

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Thursday, March 30, 2023 9:43:20 AM

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**From:** kstephensonc21@gmail.com <[REDACTED]>

**Sent:** Wednesday, March 29, 2023 4:30 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 Iafrate <Marilyn.Iafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and have been a property owner in The Vaughan Upper Thornhill Estates Neighbourhood since 2007 for 16 years. 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street



will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Kimberley Stephenson

■ Torvista Lane, Vaughan

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491,87 Keatly Drive  
**Date:** Friday, March 31, 2023 9:12:52 AM

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**From:** stefan santobuono <[REDACTED]>

**Sent:** Thursday, March 30, 2023 6:35 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491,87 Keatly Drive

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it 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:

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too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

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In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Stefan Santobuono

■ Little Hannah Lane, Maple ON

April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Friday, March 31, 2023 9:13:08 AM

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**From:** Mirjana Krsmanovic <[REDACTED]>  
**Sent:** Thursday, March 30, 2023 7:41 PM  
**To:** developmentplanning@vaughn.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.racco@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; rosanna.defranco@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; gilamartow@vaughan.ca; preserve.ute@gmail.com  
**Cc:** Nebojsa Krsmanovic <[REDACTED]>; Mirjana Krsmanovic <[REDACTED]>  
**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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were sold on the vision and promise of a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

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

Please show that you can make the difference!

Sincerely,

Mirjana & Nebojsa

Krsmanovic

█ Fitzmaurice Drive

Maple, On

█

[Sent from Yahoo Mail for iPad](#)

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

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Friday, March 31, 2023 2:09:19 PM

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**From:** J Ye <[REDACTED]>

**Sent:** Friday, March 31, 2023 2:00 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  
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I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, <http://www.change.org/preserveupperthornhillestates>.

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a low-density community.
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- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars

coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

- 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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Jianning (the resident of Abner Miles Drive in Vaughan)

**From:** [Clerks@vaughan.ca](mailto: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

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**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



**Committee of the Whole (Public Meeting)**

**April 4, 2023**

**RE:**

**Item 4 – QF DEVELOPMENT GROUP (BT) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.22.022  
ZONING BY-LAW AMENDMENT FILE Z.22.043  
87 KEATLEY DRIVE  
VICINITY OF BATHURST STREET AND QUEEN FILOMENA AVENUE**

The Office of the City Clerk has received a petition from Hass Mamdani, Resident, Preserve Upper Thornhill Estates, on behalf of various individuals and concerned area residents.

The total number of signatures on the petition is: 1,210

Their concerns are outlined as follows:

***An official plan amendment and rezoning application has been submitted to the City of Vaughan on December 21, 2022 to build a monstrous 15-story apartment building comprising of 296 units at the corner of Queen Filomena and Bathurst Street.***

***As we all joined this community this land was confirmed and proposed to be a commercial development only. Low rise - potentially a small plaza. This was the message.***

***This was promised by the many builders and is confirmed across many community maps. This concept was used as a selling strategy. Something to look forward to. A small plaza that the community can walk to and enjoy.***

***We understand the need for housing however this proposed change is unacceptable. A quiet and safe community will be completely destroyed.***

***What is at stake?***

***Air Quality, Pollution, Noise, Traffic, Safety, School and Road capacity are at risk.***

***Can you imagine the construction and the increase in traffic congestion. There will be an additional daily 300-500 cars using residential side streets like a highway. Trying to enter or exit from this intersection will become a nightmare. This will impact Fitzmaurice Drive and Via Romano Blvd which already have enough traffic and speeding concerns.***

***Children will no longer be able to ride their bikes or play outside safely. The neighbourhood public schools will be further stretched for resources as most class rooms are already at capacity.***

***There will be a significant reduction in value to homes across the Upper Thornhill Estates and the Mill Pond Community.***

***Upper Thornhill Estates is a low-density residential neighbourhood in Vaughan, Ontario north of Major Mackenzie and west of Bathurst Street.***

***Our mission is to unite and represent the residents of Upper Thornhill Estates and the surrounding neighbourhoods against changes to bylaws or zoning that negatively impact our community.***

***We wish to preserve the unique characteristics and attributes of our community, especially its uniformly low rise and low-density construction.***

***Please sign our petition in hopes to take back our community and end this proposed development.***

A copy of the entire petition document containing a total of 19 pages is on file in the Office of the City Clerk.



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Stop developing condo on Filomena drive  
**Date:** Monday, April 3, 2023 9:17:15 AM

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**From:** Raisa Lenskis <[REDACTED]>

**Sent:** Friday, March 31, 2023 6:58 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] Stop developing condo on Filomena drive

279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

Thank you for your attention to this matter.

Raya and Sam Lenskis

April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:17:22 AM

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**From:** Leon Miao <[REDACTED]>

**Sent:** Friday, March 31, 2023 7:25 PM

**To:** Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca;  
DevelopmentPlanning@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>;  
Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati  
<Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate  
<Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com;  
Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca  
<Steven.DelDuca@vaughan.ca>

**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

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- Increased traffic: The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
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- 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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Guoliang Miao

Aspy Court, Maple, ON

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:24:19 AM

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**From:** Mengyuan Zhou <[REDACTED]>  
**Sent:** Friday, March 31, 2023 11:02 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>; 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; Gino Rosati <Gino.Rosati@vaughan.ca>  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

## To Whom It May Concern,

We are the residents of Vaughan and we are writing to express our 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.

Our family and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction is not compatible with the detached family homes in our low-rise, low-density neighbourhood. As the residents of this community, we are 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, and we strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The

proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** We are shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and we do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and we are very concerned for our family's safety.

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**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, we strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant negative impacts it would have on our neighbourhood. We respectfully request that the land be preserved as low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

Thank you very much for your attention to this matter. we look forward to your response.

Sincerely,

Xiaoli Meng ( Sally )  
Yishan Zhou ( Jason)  
Amanda Zhou (Daughter)  
Orlando Zhou ( Son)

■ Aspy Court  
Vaughan ■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:25:02 AM

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**From:** Lena Sadovnichiy- Selenium Consulting Inc. [REDACTED] >  
**Sent:** Saturday, April 01, 2023 6:00 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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

Sincerely,

Lena & Sergey Sadovnichiy

■ Croley st, Maple

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:25:19 AM

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**From:** Eugenie Chan <[REDACTED]>  
**Sent:** Saturday, April 01, 2023 10:28 PM  
**To:** DevelopmentPlanning@vaughan.ca  
**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

We are residents of Vaughan and are writing to express our 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.

We and more than 2,000 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction is not compatible with the detached family homes in our low-rise, low-density neighbourhood. As a resident of this community, we are deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

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- **Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
  
- **Overcrowding and Safety:** We are shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and we do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and we are very concerned for our family's safety.

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- **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, we strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant negative impacts it would have on our neighbourhood. We respectfully request that the land be preserved as low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

Eugenie Chan and Calvin Cahatol

■ Donzi Lane  
Vaughan, Ontario



**Communication: C151  
Committee of the Whole (PM)  
April 4, 2023  
Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Official Written Opposition to Official Plan Amendment File OP.22.022 and Zoning by-law amendment file Z.22.043  
**Date:** Monday, April 3, 2023 9:26:34 AM

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**From:** sucharita mishra <[REDACTED]>  
**Sent:** Sunday, April 02, 2023 12:50 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Written Opposition to Official Plan Amendment File OP.22.022 and Zoning by-law amendment file Z.22.043

Greetings.

**Please note this as my official opposition on the aforementioned file and include it as part of the written communication for the upcoming Notice of Public Meeting Committee of the Whole on April 4<sup>th</sup> at 7pm Agenda item #4**

I am writing to you to today to express my opposition to the aforementioned 15 floor residential development proposal on Bathurst and Queen Filomena.

The whole neighborhood is extremely disturbed by this proposal and are finding different ways of expressing their opposition including a petition being signed by over 1400 people.

The community has created a website where you can get additional information.

<http://www.change.org/preserveupperthornhillestates>.

While I have tried to maintain a balanced view on this proposal, I am finding it very difficult to see any positives arising from it.

For starters, I will say that this neighborhood seems like the completely wrong place to propose such a dwelling. This is Upper Thornhill **Estates (UTE)**, and to put a high rise/high density building in such an area makes no sense whatsoever. High rises are normally seen in high density areas that are close to shopping/transit/amenities etc. such as those seen on Yonge street.

When we bought our house, the builder had assured us (this is also supported by the community maps) that there was a small commercial plaza coming in the development site and that was false advertising. Had we known that a condo was coming there we would have never purchased our property.

For many of us, buying a place in UTE has been a life long dream, we have toiled hard to save money and have taken on large mortgages to live in this neighborhood, and we cannot imagine our life's work going to waste by putting a Condo/apartment here that will definitely **reduce the Real estate values/dampen buyer interest** in this area while negatively impacting our daily lives and experiences.

Here are some of the other clearly visible potential disadvantages of this proposal:

1. Traffic Congestion: at 300 units with say an average of 4 people per family we will be looking at an additional 300 cars and 1200 people fighting for all resources including the roads/outdoor spaces
2. School congestion and declining quality of education: Our home school- Viola Desmond is already stretched to capacity – where will the additional ~600 kids go?
3. Safety: with so many new people/high traffic in the neighborhood, I will not feel safe about my child playing alone outside or commuting to school unsupervised
4. Visually unappealing: The large building will definitely block sunlight and look like an eyesore to what is otherwise a beautiful detached home neighborhood.
5. Renters not Owners: such dwellings usually attract renters not owners – and we know that renters seldom share the same pride of ownership and care and attention to the property/neighborhood. Additionally, there is no way to “know” your Condo neighbors.
6. Construction nightmares – This will be the beginning of the pain with noise and dust/ health issues that will prevail for years to come esp. For those living close to the construction site such as me
7. Environmental Issues – increased pollution, high carbon emissions, endangering the bird/wildlife population, poor air quality and overall resource scarcity

I understand this is a vacant lot that needs to be developed and I am open to even a low rise residential such as stacked townhomes, but a 15 storey condo is something that only the City of Vaughan can stop from progressing.

Please understand our pain and logic, and work with your team to reject this proposal.

Thanks in advance for your consideration and looking forward to hearing from you.

Sucharita Mishra  
Baldry Avenue

Sent from [Mail](#) for Windows



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Fw: Official Written Opposition to Official Plan Amendment File OP.22.022 and Zoning by-law amendment file Z.22.043  
**Date:** Monday, April 3, 2023 9:26:41 AM

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**From:** martin chinnappan <[REDACTED]>  
**Sent:** Sunday, April 02, 2023 1:49 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Fw: Official Written Opposition to Official Plan Amendment File OP.22.022 and Zoning by-law amendment file Z.22.043

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5. Renters not Owners: such dwellings usually attract renters not owners – and we know that renters seldom share the same pride of ownership and care and attention to the property/neighborhood. Additionally, there is no way to “know” your Condo neighbors.
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I understand this is a vacant lot that needs to be developed and I am open to even a low rise residential such as stacked townhomes, but a 15 storey condo is something that only the City of Vaughan can stop from progressing.

Please understand our pain and logic, and work with your team to reject this proposal.

Thanks in advance for your consideration and looking forward to hearing from you.

Martin Chinnappan

Baldry Avenue

Sent from [Mail](#) for Windows

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:26:48 AM

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**From:** Seko Beko [REDACTED] >  
**Sent:** Sunday, April 02, 2023 3:21 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Mag

Maranatha



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Official Plan Amendment File OP.22.022 / Zoning By-Law Amendment File Z.22.043  
**Date:** Monday, April 3, 2023 9:26:58 AM

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**From:** paula critikos <[REDACTED]>  
**Sent:** Sunday, April 02, 2023 3:37 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Official Plan Amendment File OP.22.022 / Zoning By-Law Amendment File Z.22.043

TO: NANCY TUCKETT, Director of Development Planning and

TODD COLES, City Clerk and

TO ALL IT MAY CONSERN

I am writing to express my strong opposition to the proposed construction of a high-rise building in our residential home area. As a concerned resident, I believe that the construction of such a building would have a significant negative impact on our community, and I urge you to reconsider this proposal.

First and foremost, the construction of a high-rise building would drastically change the character of our neighborhood. The area is currently comprised of single-family homes, which provide a sense of community and a peaceful atmosphere. A high-rise building would tower over the surrounding homes, casting long shadows and blocking out the sun for those homes that are in the near vicinity. This would not only be unsightly but would also have a HUGE negative impact on property values and quality of life for residents.

Additionally, the proposed building will definitely lead to traffic congestion and noise pollution. Have any of you taken a drive on Bathurst Street and Queen Filomena/Via Romano in morning and evening rush hour? If not, you should!!! It's a disaster!!!! Our neighborhood is already heavily congested, and adding a large building to the area would only exacerbate this problem. The resulting traffic and noise would make it more difficult for residents to access their homes and would diminish the overall quality of life in the area.

The construction process itself would also generate a significant amount of waste and pollution, further damaging our environment.

When builders were promoting these homes for sale, the main focus of advertising was on how there would be no high rise development in the area only single family homes and or church/plazas which was a the main determining factor of sales.

For these reasons, I urge you to reconsider the proposed construction of a high-rise building in our residential home area. Instead, I would ask that you focus on promoting the development of sustainable and community-friendly homes and or stick to the previous plan that will enhance



our neighborhood's character and support the well-being of its residents.

DO NOT LET THIS HAPPEN!!!!!!!!!!

STICK TO THE PLAN!!!

PAULA CRITIKOS

From: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
Date: Monday, April 3, 2023 9:27:05 AM

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From: Cora Ruscica [REDACTED] >

Sent: Sunday, April 02, 2023 3:53 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates)

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
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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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

Please, do what is right for the community and oppose/reject/stop this high-rise development!

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

Sincerely,

Cora Ruscica

■ Mower Avenue, Vaughan ON ■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:27:10 AM

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**From:** Irene Vilinsky [REDACTED] >

**Sent:** Sunday, April 02, 2023 5:31 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; Daniela DeGasperis <Daniela.DeGasperis@vaughan.ca>

**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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.

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The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

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**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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

Irene Vilinsky  
■ Ferretti street



**Communication: C157**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] Building at Bathurst and Queen Filomina  
**Date:** Monday, April 3, 2023 9:27:19 AM

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**From:** Sonia Grimman <[REDACTED]>  
**Sent:** Sunday, April 02, 2023 6:32 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Raya Lenskis <[REDACTED]>; Sonia Grimman <[REDACTED]>  
**Subject:** [External] Building at Bathurst and Queen Filomina

Hello,

We are writing to you to express our deepest concern about the proposed 15 storey building in our low density, quiet , suburban neighbourhood.

This is the worst decision that you can do, to allow this building to be built. We are already at the highest capacity on our roads, schools, so adding another 500 cars to the neighbourhood is not only irresponsible but borderline criminal.

We moved to the suburbs to avoid being in congested downtown Toronto and we would appreciate it very much if the City of Vaughan keeps it this way :SUBURBS.

We all know that the moment you allow one building , they will grow like mushrooms after rain and our neighbourhood will change for ever.

We would like to keep our area as :LOW DENSITY, SUBURBIAN NEIGHBOURHOOD .

We, the people who elected you, strongly oppose to the change of the official plan .

We really hope that you WILL LISTEN to the voices of people who live and raise their children here and would like to have a safe and quiet environment .

VAUGHAN IS THE CITY ABOVE TORONTO!!!! AND WE WOULD LIKE TO KEEP IT THIS WAY.

SO ,NO, ABSOLUTELY , NO TO ANY HIGHRISE BUILDINGS IN OUR NEIGHBOURHOOD.

Sonia and Naum Grimman

Aizick and Jennifer Grimman

Vicky and Fred Dubrovsky

Moran Schecter

Raya and Sam Lenskis

Michael and Julie

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:27:25 AM

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**From:** Lawrence Gu [REDACTED] >  
**Sent:** Sunday, April 02, 2023 6:43 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it 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:

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- **Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Lawrence Gu

■ Straw Cutter Gate

Maple, ON ■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:27:43 AM

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**From:** Harpaul Cheema <[REDACTED]>

**Sent:** Sunday, April 02, 2023 9:01 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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

Sincerely,

Dr. Harpaul and Mrs. Jeanny Cheema

■ Baldry Avenue

Maple, ON

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:27:50 AM

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**From:** Eric Mogilner <[REDACTED]>

**Sent:** Sunday, April 02, 2023 9:47 PM

**To:** Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Mario G. Racco <MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>

**Subject:** [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

**Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

**Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

**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 strongly urge the City Planning Department to reconsider the

proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,  
Eric Mogilner

--

Eric Mogilner  
Schulich School of Business - York University (Class of 2022)

T: [REDACTED]

April 4, 2023  
Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:27:58 AM

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**From:** Harvey Jia [REDACTED] >

**Sent:** Sunday, April 02, 2023 11:28 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

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Thank you for your attention to this matter. I look forward to your response.  
Sincerely,

Harvey Jia, [REDACTED] Fitzmaurice Dr, Vaughan, ON [REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 9:28:33 AM

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**From:** [REDACTED] <[REDACTED]>

**Sent:** Monday, April 03, 2023 3:17 AM

**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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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

Sincerely,

Tony Weng

■ Keatley Drive  
Vaughan ■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Comments on files OP.22.022 and Z.22.043  
**Date:** Monday, April 3, 2023 9:30:59 AM

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-----Original Message-----

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Monday, April 03, 2023 9:28 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Comments on files OP.22.022 and Z.22.043

To City of Vaughan:

As a home owner and resident of Upper Thornhill Estate, my family and I do not want high rise buildings on Queen Filomena Ave. Our reasons are as below:

1. The proposed high rise will change the area from low density to medium/high density, changing the area become more traffic, more noisy, more pollution. The walking trails and the parks would become more crowded. We have been living in the same house for 16 years and we never expected any condo building in the area, the high rise was not in the original plan and it should not be changed.
2. The condo high rise will have negative impact to our investment, i.e. our principal home value. The area is named Upper Thornhill Estate so it should be an area of estate homes, not high rise. Although the houses in the area are not huge lots, the average price is over 2 million, many houses are over 3 million. The Condo units will bring down the average price. Who will compensate our loss?
3. Our quality of living in Upper Thornhill Estate will drop. My family and I agreed with what my neighbours are saying no high rise on Queen Filomena: increased traffic; overcrowding; reduced safety; strain on local services.

Thank you for your attention.

Bill  
Sir Stevens Drive home owner

Sent from my iPhone



**Communication: C164**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](#)  
**Subject:** FW: [External] About 87 Keatley Drive apartment building project  
**Date:** Monday, April 3, 2023 9:31:22 AM

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**From:** lin lin [REDACTED] >  
**Sent:** Monday, April 03, 2023 9:18 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] About 87 Keatley Drive apartment building project

Hi,

This is Lin Lin. I live in Upper Thornhill Estate (UTE) community. I received the "Notice of public meeting" for 87 Keatley Drive apartment building project. I couldn't attend in person meeting, but would like to speak out my opinion: I STRONGLY AGAINST this project, as it will bring safety issues to the community, damage the privacy of people living here, and drag down the value of properties.

Thanks,  
Lin Lin

**Communication: C165  
Committee of the Whole (PM)  
April 4, 2023  
Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] About 87 Keatley Drive apartment building project  
**Date:** Monday, April 3, 2023 9:31:30 AM

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**From:** Daniel X [REDACTED] >  
**Sent:** Monday, April 03, 2023 9:08 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] About 87 Keatley Drive apartment building project

Hi,

This is Dong Xiang. I live in Upper Thornhill Estate (UTE) community. I received the "Notice of public meeting" for 87 Keatley Drive apartment building project. I couldn't attend in person meeting, but would like to speak out my opinion: I STRONGLY AGAINST this project, as it will bring safety issues to the community, damage the privacy of people living here, and drag down the value of properties.

Thanks,  
Dong Xiang



Communication: C166  
Committee of the Whole (PM)  
April 4, 2023  
Item #4



# 87 Keatley Drive, Vaughan

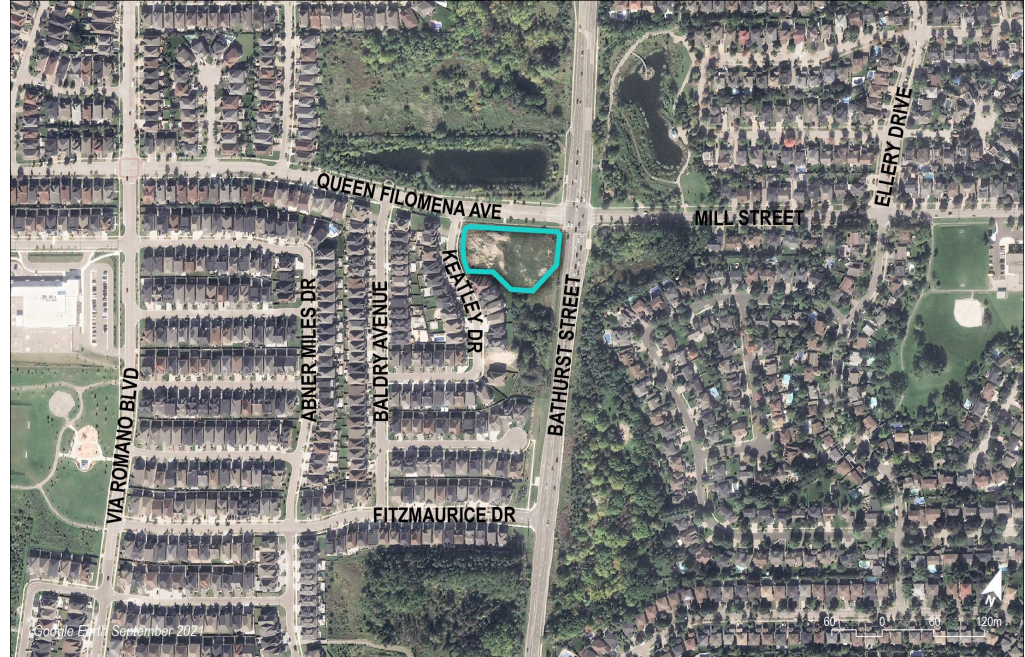
QF Development (BT) Inc.  
Official Plan and Zoning By-law Amendment Applications

PUBLIC MEETING  
April 4<sup>th</sup>, 2023



# Queen Filomena Lands

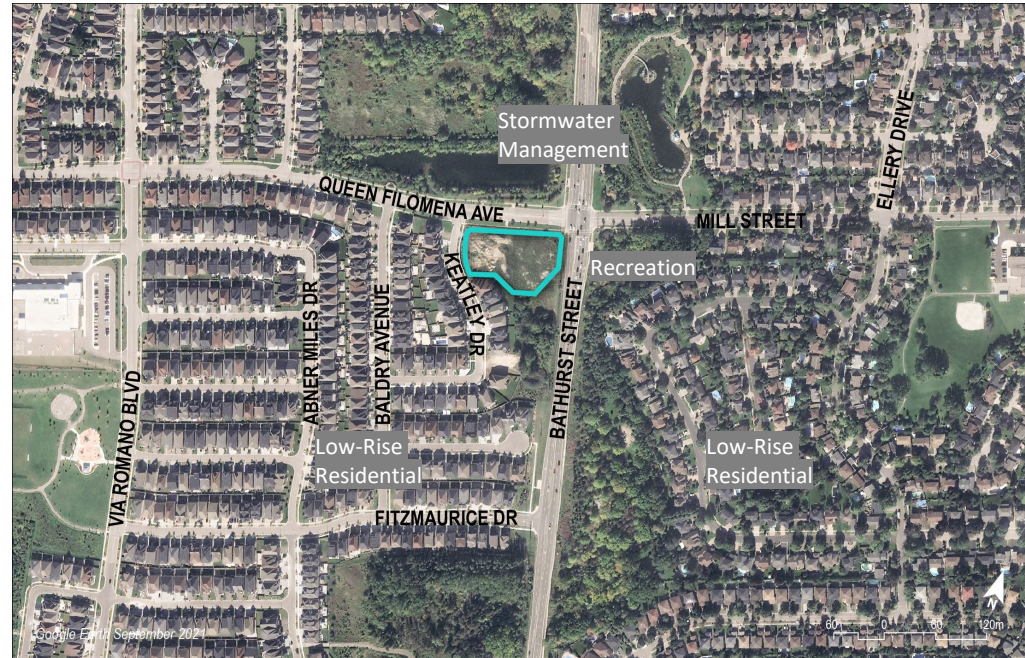
- Subject Lands are located on the southwest corner of Queen Filomena Avenue and Bathurst Street intersection.
- 0.65 hectares (1.62 acres) gross area
- Direct frontage on:
  - Queen Filomena Avenue (+/- 101 m)
  - Bathurst Street (+/- 46 m)
  - Keatley Drive (+/- 50 m)



 Subject Lands

# Site Context

- **North/Northwest:** Stormwater management ponds
- **South:** Toronto and Region Conservation Authority, low density residential
- **East:** Bathurst Street (City of Richmond Hill, Rumble Park Pond and low-density residential uses
- **West/Southwest:** Low-density residential uses



Subject Lands



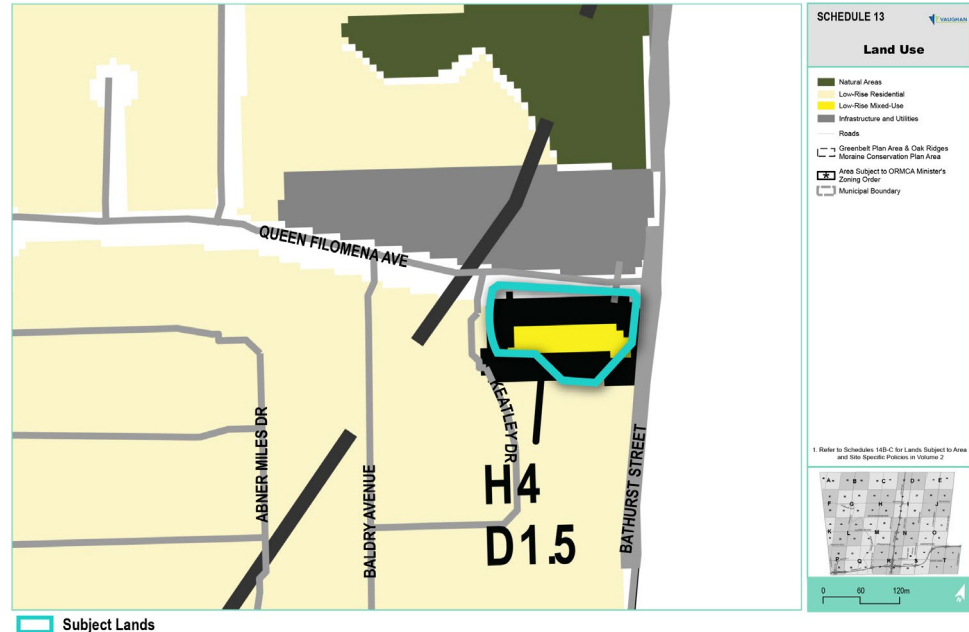
# Proposed Concept

- Height: 15 storeys
- Density: 3.68 FSI
- Units: 296
- GFA: 24,077 sq. m.
- Parking Spaces: 355

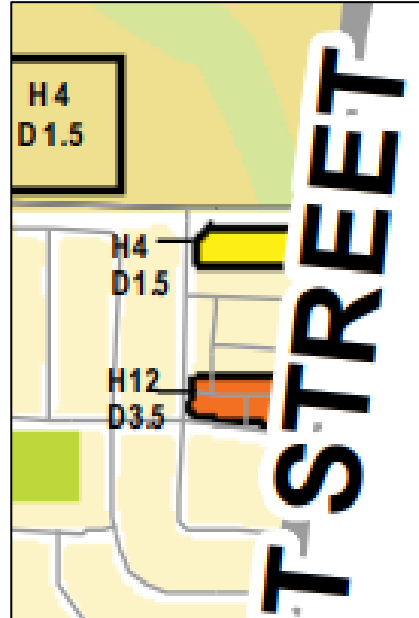
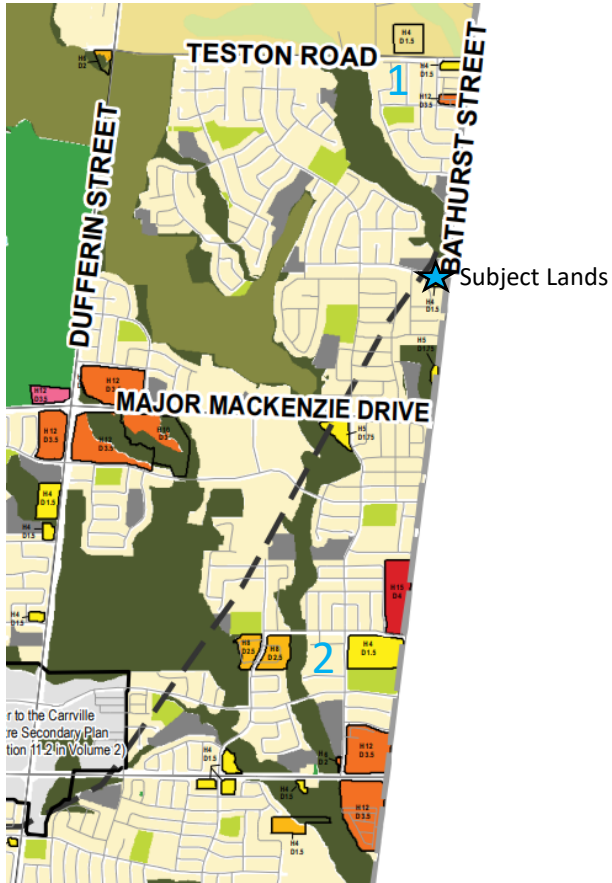


# Vaughan Official Plan

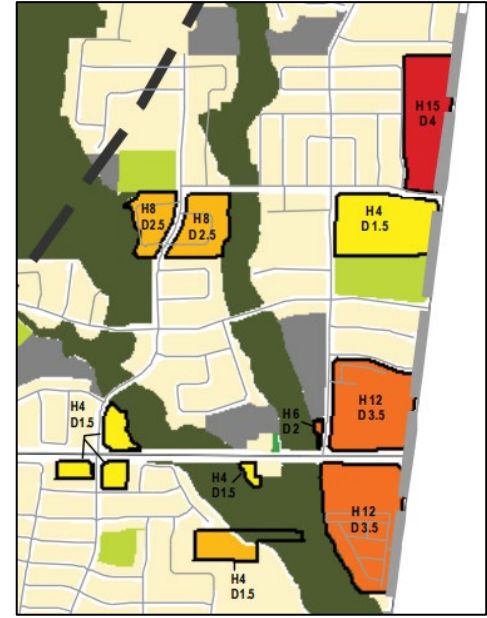
- Designated Low-Rise Mixed-Use in the Official Plan
- Permitted Density: 1.5 FSI
- Maximum Height: 4 storeys
- Low-Rise Mixed-Use permits:
  - Townhouses;
  - Stacked Townhouses;
  - Low-Rise buildings;
  - Public & Private Institutional Buildings
- Proposed Official Plan Amendment to redesignate to High-Rise Residential



# Height



1. Bathurst Street at Lady Dolores Avenue

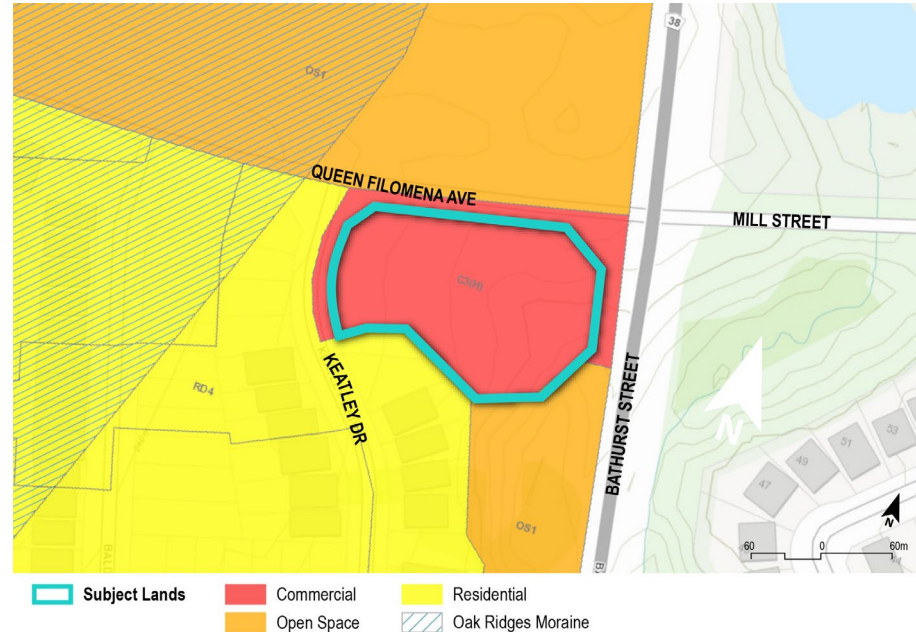


2. Bathurst Street at Lebovic Campus Drive and at Rutherford Road



# Zoning

- Current:
  - C3(H)-1385 in ZBL 1-88
  - NC(H)-1014 in ZBL 001-2021
- Both zones permit a range of commercial uses
- Amendment to rezone from Commercial to Residential and provide site-specific exceptions:
  - Reduced setbacks
  - Permit a maximum height of 60m
  - Removal of (H) Provision



# Public Comments

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- Traffic congestion and pedestrian/neighbourhood safety
- Height and land use
- Air and noise pollution and bird safety
- School capacity
- Property values



**ANY QUESTIONS?**

**Communication: C167**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] OBJECTION TO PROPOSED DEVELOPMENT: z22.043 location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 11:40:20 AM

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**From:** andery wong <[REDACTED]>

**Sent:** Monday, April 03, 2023 11:33 AM

**To:** Clerks@vaughan.ca

**Subject:** [External] OBJECTION TO PROPOSED DEVELOPMENT: z22.043 location: Block 279, 65M-4491, 87 Keatley Drive

TO WHOM IT MAY CONCERN

I am a resident of Vaughan ([REDACTED] Sir Stevens Drive, Vaughan) and am writing to express my strong opposition to the 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.

As a resident living in this area for more than 12 years, now, I found the local traffic is very heavy and living density is very high already, It is not a good idea to building condominium building to create more problem for traffic and living density. Please check the traffic at Bathurst Street, it is always jam at Major Mackenzie intersection.

The current land use zoning for this area is designated as Neighbourhood Commerical, it should be remained as the same that will help local residents for living requirement but not overcrowd the now peaceful area.

I cannot attend the April 4 meeting but I will on-line to check the status.

PLEASE TAKE THIS EMAIL AS OBJECTION/AGAINST THE PROPOSED DEVELOPMENT FOR HIGH-RISE CONDOMINIUM BUILDING.

Thank you.

Name: Andery Wong  
Address: [REDACTED] Sir Stevens Drive, Vaughan  
Phone: [REDACTED]

Andery Wong

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 12:32:40 PM

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**From:** David Chen [REDACTED] >

**Sent:** Monday, April 03, 2023 12:25 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department.

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

Sincerely,

**David**  
█ **Gladue Street, Maple**

April 4, 2023

Item #4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** Monday, April 3, 2023 12:32:45 PM

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**From:** Helen S. <[REDACTED]>

**Sent:** Monday, April 03, 2023 12:28 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and 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 and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, [www.change.org/preserveupperthornhillestates](http://www.change.org/preserveupperthornhillestates).

The proposed 15-storey high rise condo development that is being considered for construction 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, and I strongly believe that it 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:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a 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 a 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 transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the



city previously.

- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **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 strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant 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 created by the Vaughan planning department. Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Helen, █ *Gladue Street, Maple, ON*

**Communication: C170**  
**Committee of the Whole (PM)**  
**April 4, 2023**  
**Item #3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)  
**Subject:** FW: [External] Delegation Request - April 4th - Committee of the Whole - Item 3.3  
**Date:** Monday, April 3, 2023 10:49:54 AM  
**Attachments:** [York Major Holdings Inc. Z.22.044.pdf](#)  
[Delegation Request.pdf](#)  
[Public Meeting Presentation - April 4th, 2023.pdf](#)

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**From:** Lucy Pronk <LPronk@klmplanning.com>  
**Sent:** Monday, April 03, 2023 10:41 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Kemi Apanisile <Kemi.Apanisile@vaughan.ca>; Ryan Mino <RMino@KLMPlanning.com>; Duane Aubie <daubie@yorkmajor.com>  
**Subject:** [External] Delegation Request - April 4th - Committee of the Whole - Item 3.3

Good morning,

Please see the attached request for delegation that was submitted moments ago via the City's online forum. I've also attached a pdf of the presentation slides I plan to share. Given that I will be joining via teams, can you please confirm whether I will be controlling the screenshare or if Clerks will be?

Lastly, I want to flag one item with respect to the attached Staff Report. I simply want to note that there have been a number of approved minor variances that have varied the parking requirements for some of the specific buildings on-site, see below:

Lowes: 5.1 spaces per 100 square metres of gross floor area  
Walmart: 4.9 spaces per 100 square metres of gross floor area  
Commercial/Service Uses: 3.8 spaces per 100 square metres of gross floor area  
Marshall's Pet Smart: 4.2 spaces per 100 square metres of gross floor area

Accordingly, the 'total parking required' noted on pages 4 & 6 of the Staff Report which does the calculation based solely on the requirements of the parent by-laws (1-88 & 001-21, respectively) is not accurate. The intention with the proposed blended parking rate is to have a unified rate across the Subject Lands that is based on observed actual parking demand in the commercial plaza. I will speak to this further in my presentation to ensure Council is aware.

Kind regards,

**Lucy Pronk** M.Sc., MCIP, RPP  
INTERMEDIATE PLANNER

**KLM PLANNING PARTNERS INC.**

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

**C** 705.341.9605 **T** 905.669.4055 (ext. 226) **F** 905.669.0097 **E** [lppronk@klmplanning.com](mailto:lppronk@klmplanning.com)



Please consider the environment before printing this email



Communication: C171  
Committee of the Whole (PM)  
April 4, 2023  
Item #3

## Zoning By-law Amendment Z.22.044

1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and  
150, 170, 190 and 200 McNaughton Road East  
City of Vaughan

York Major Holdings Inc.

April 4<sup>th</sup>, 2023



# Subject Lands

- Bound by Major Mackenzie Drive West , McNaughton Road East, Troon Avenue
- 18.39 hectares (45.44 acres)
- Two (2) existing anchor commercial uses (Walmart and Lowes) and a number of single-use and multi-use buildings
- Contains further commercial developments that have either been approved or are currently going through the site plan approval process



 Subject Lands

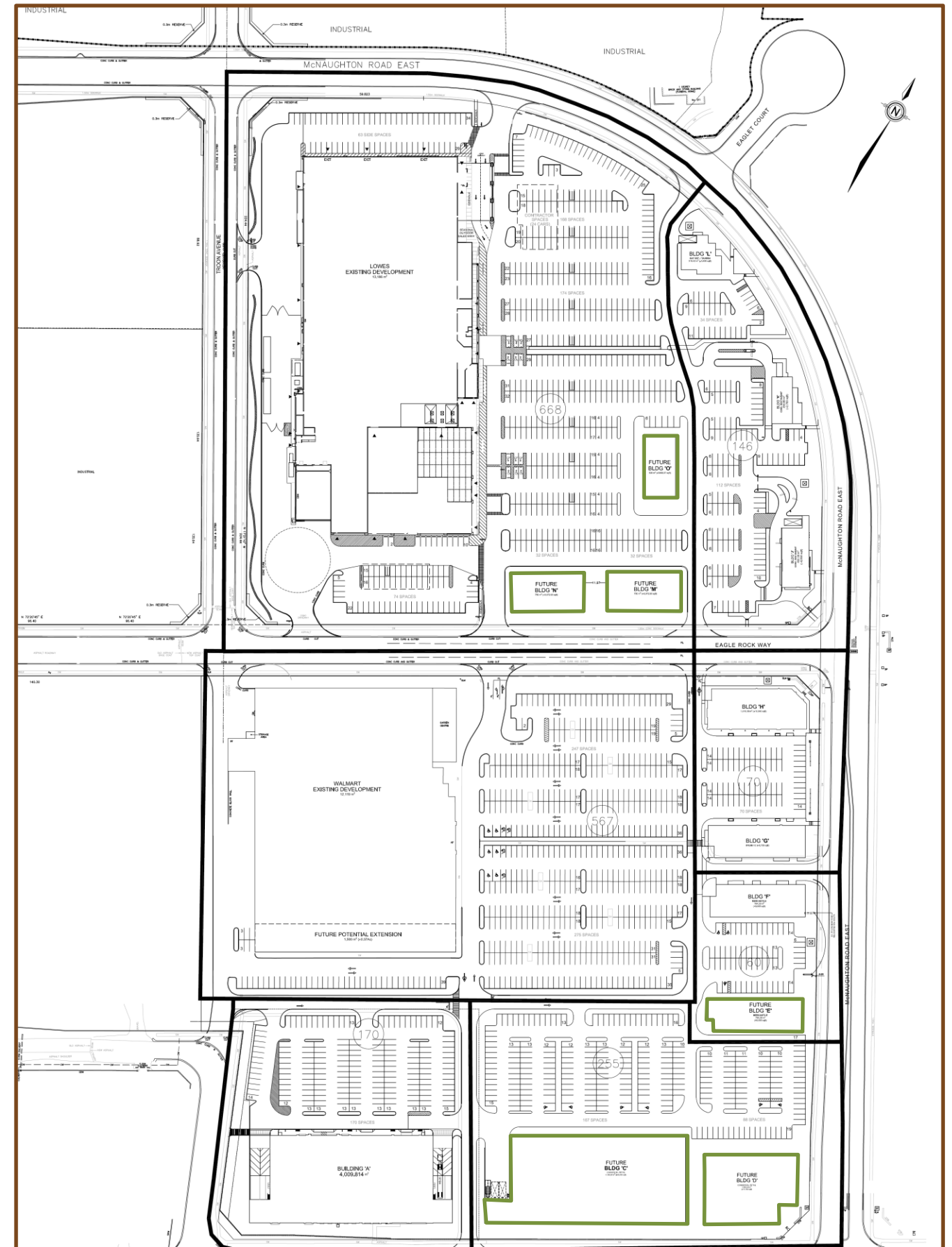


# Concept Plan

## Site Statistics:

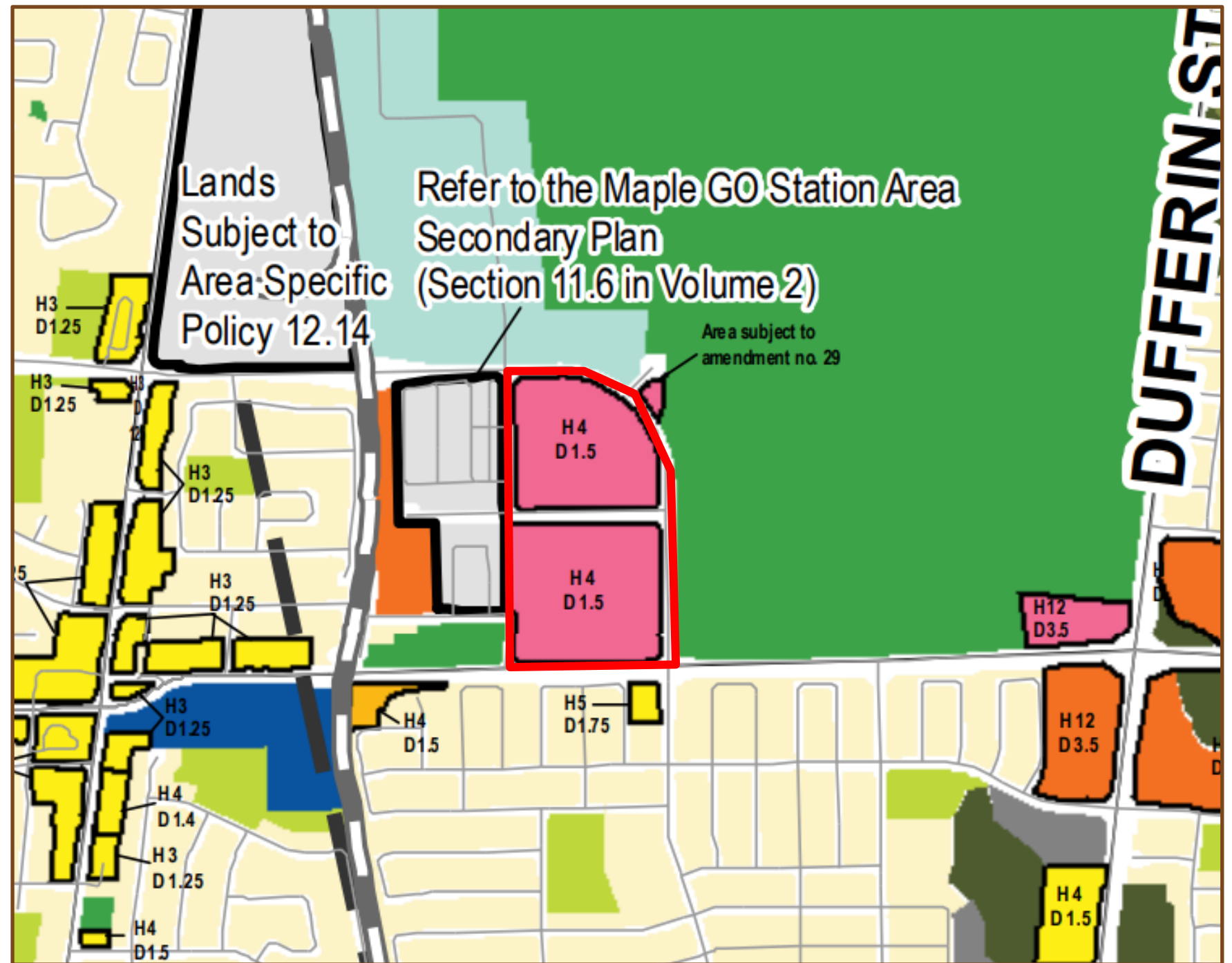
- **No proposed development.**
- Application required to bring existing zoning into compliance with the LPAT (currently known as OLT) Decision which increased the commercial GFA from **25,000 sm** to **29,850 sm**
- **Total GFA of Subject Lands 29,850 sm**
- **Proposed Parking of 1,380**  
(@ rate of 3.0 spaces / 100 sm)
- **Provided Parking of 1,936**

 **Future Development**



# Vaughan Official Plan (2010)

- Designated 'Community Commercial Mixed Use'
- Appeal was to Section 12.3 – Area Specific Policies (Keele Valley Landfill Area) of VOP 2010.
- Provisions to increase GFA for retail use from **25,000 sm** to **29,850 sm** by the LPAT (now known as OLT) on January 17, 2020.
- The proposed ZBA is therefore intended to bring the zoning regulations into conformity with existing and approved VOP 2010 policies.



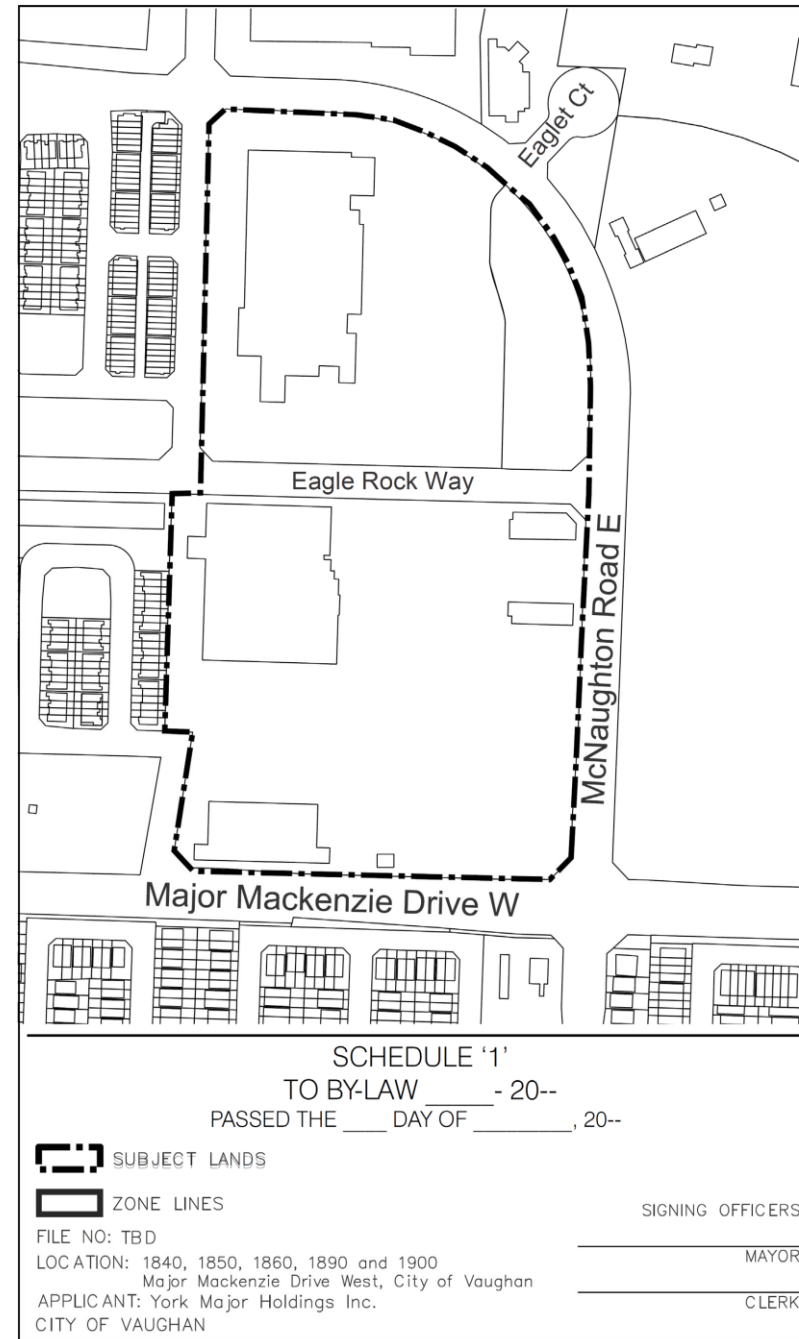
 Subject Lands



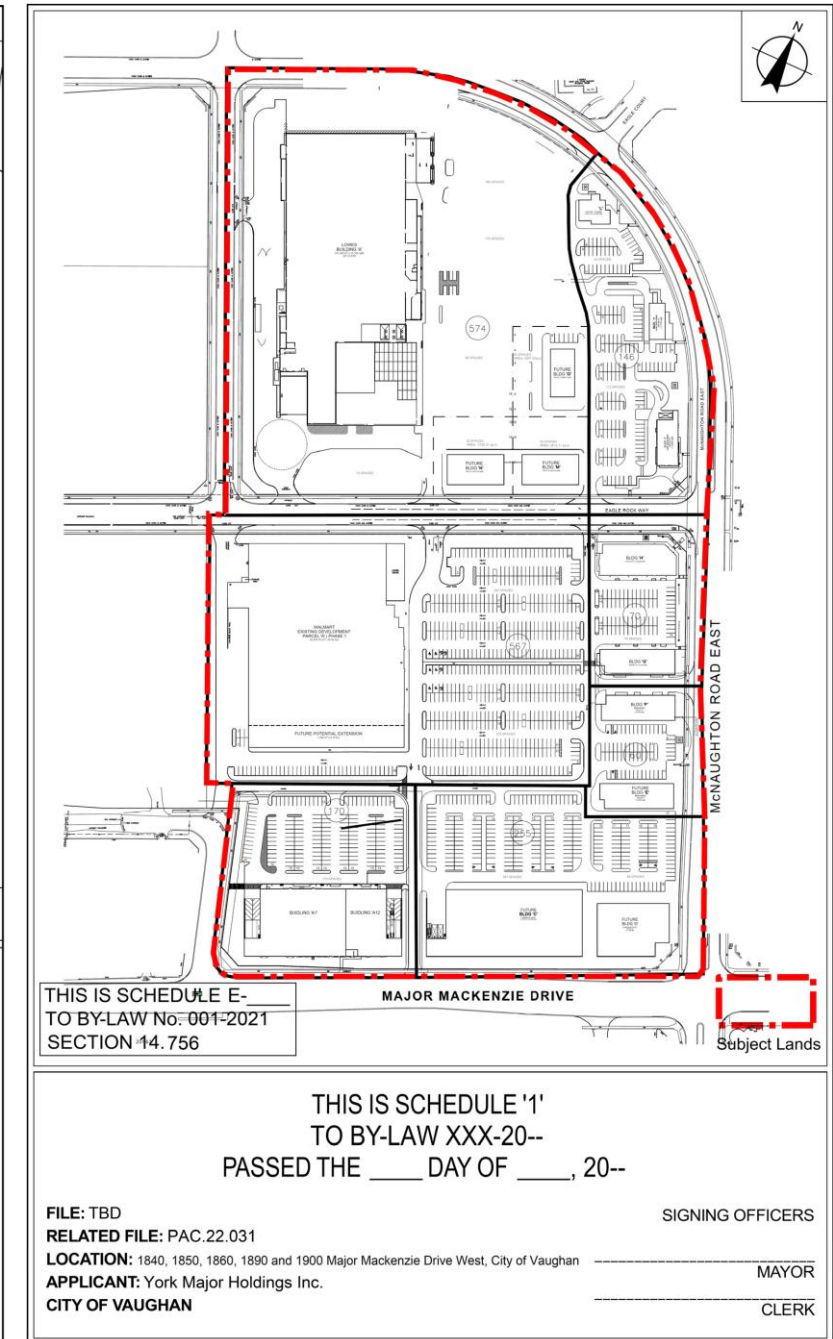
# Zoning By-law Amendment

- Increase permitted maximum GFA of commercial uses (excluding retail warehouses) to **29,850 sm**
- Introduce a blended parking rate of **3.0 spaces / 100 sm**

By-law 1-88



By-law 001-21



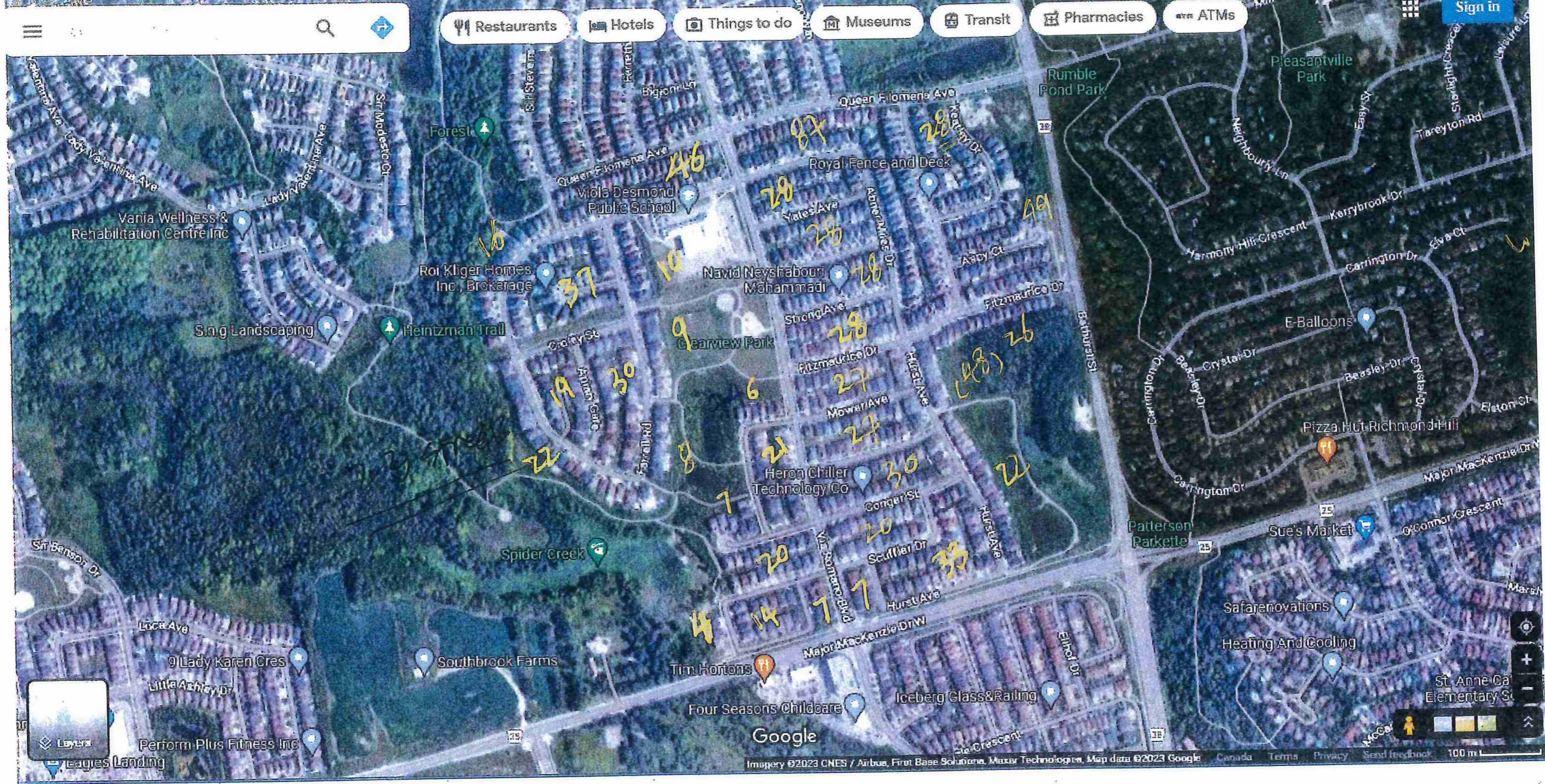




## Questions?

Lucy Pronk, M.Sc., MCIP, RPP  
[lpronk@klmplanning.com](mailto:lpronk@klmplanning.com)





Communication: C172  
Committee of the Whole (PM)  
April 4, 2023  
Item #4



PRESERVE UPPER THORNHILL ESTATES

**NO HIGH-RISE  
ON QUEEN  
FILOMENA**

Communication: C173  
Committee of the Whole (PM)  
April 4, 2023  
Item #4





# **AGENDA**

PETITION

PLAN INCOMPATIBILITY

SHADOWS AND PRIVACY

INCREASED TRAFFIC

MUNICIPAL HOUSING TARGET

SUMMARY

# PETITION

- Online petition included over 1,200 signatures from residents of Vaughan and Richmond Hill
- Over 160 emails sent to the council opposing the rezoning application

# HIGH-RISE CONCERNS

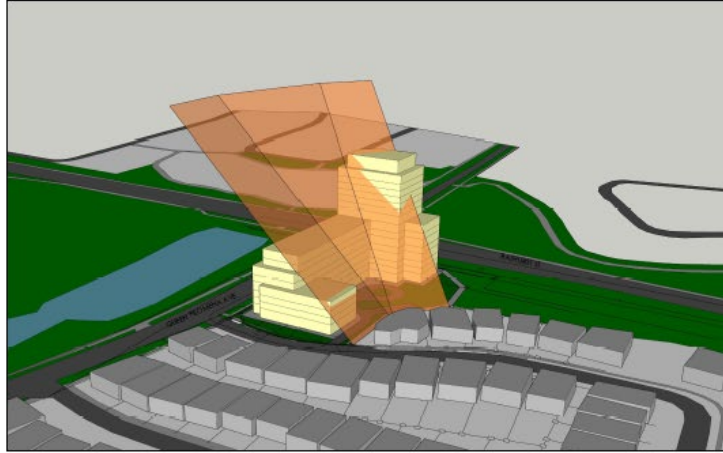
- The proposed plan is incompatible with Vaughan's original plan of a low-rise, low-density community
- Increased traffic
- Pedestrian Safety
- Strain on local services and infrastructure including road network, water and wastewater systems
- Shadows and Privacy



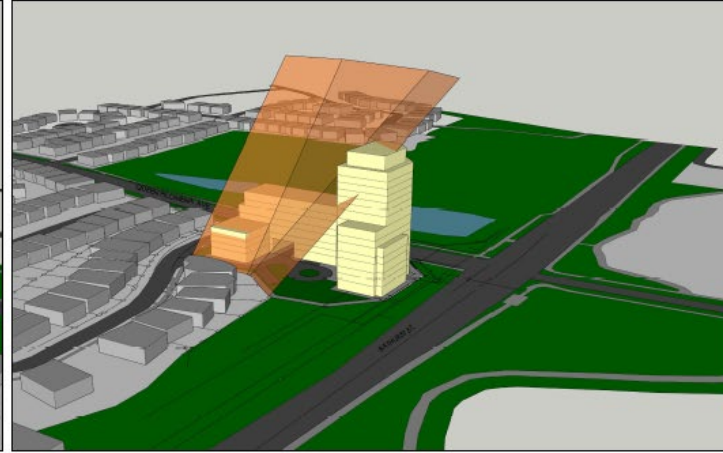
# PLAN INCOMPATIBILITY

- Upper Thornhill Estates was planned and sold as
  - low-rise
  - low-density
- The land is currently designated a “low-rise, mixed use” with a maximum permitted height of 4-storeys
- Neighbourhood character - no high-rise building

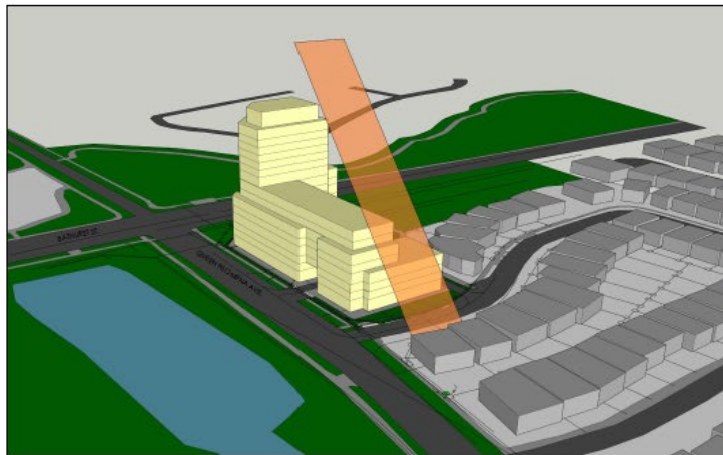
# SHADOWS AND PRIVACY



ANGULAR PLANE LOOKING NORTH EAST



ANGULAR PLANE LOOKING NORTH WEST



ANGULAR PLANE LOOKING SOUTH EAST



ANGULAR PLANE LOOKING SOUTH WEST

# SHADOWS AND PRIVACY



MARCH 21 - 9:18 A.M



MARCH 21 - 11:18 A.M



MARCH 21 - 2:18 P.M

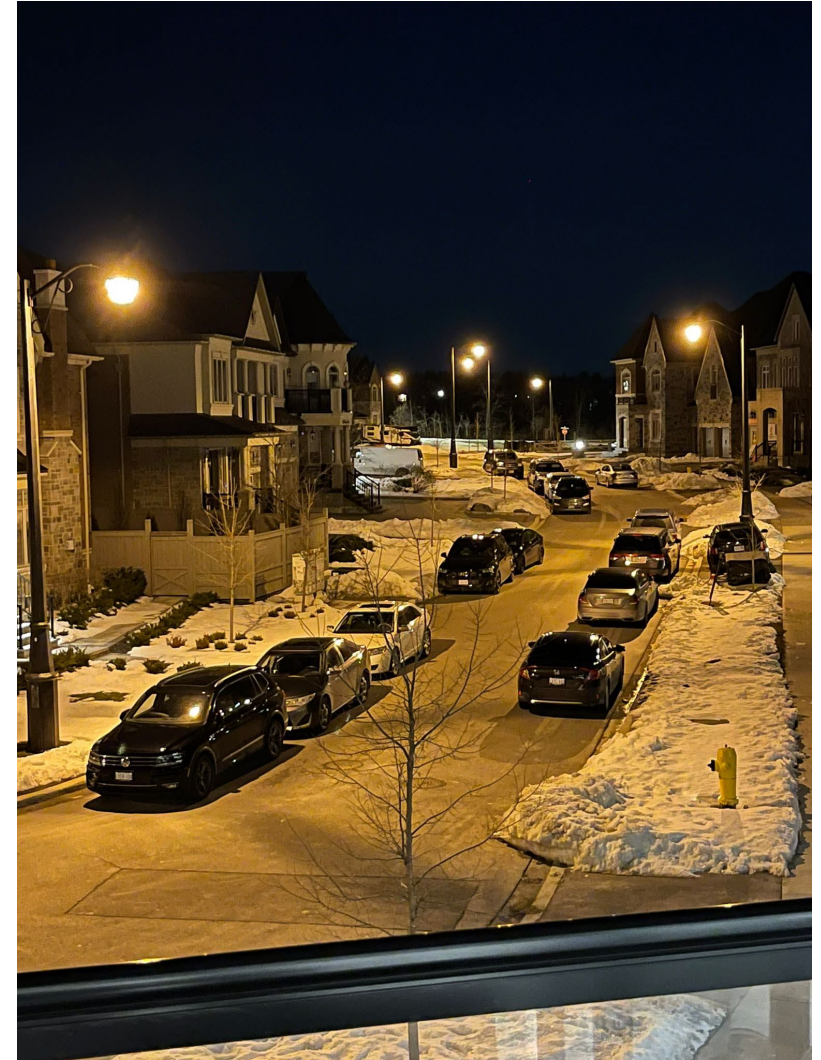


MARCH 21 - 4:18 P.M



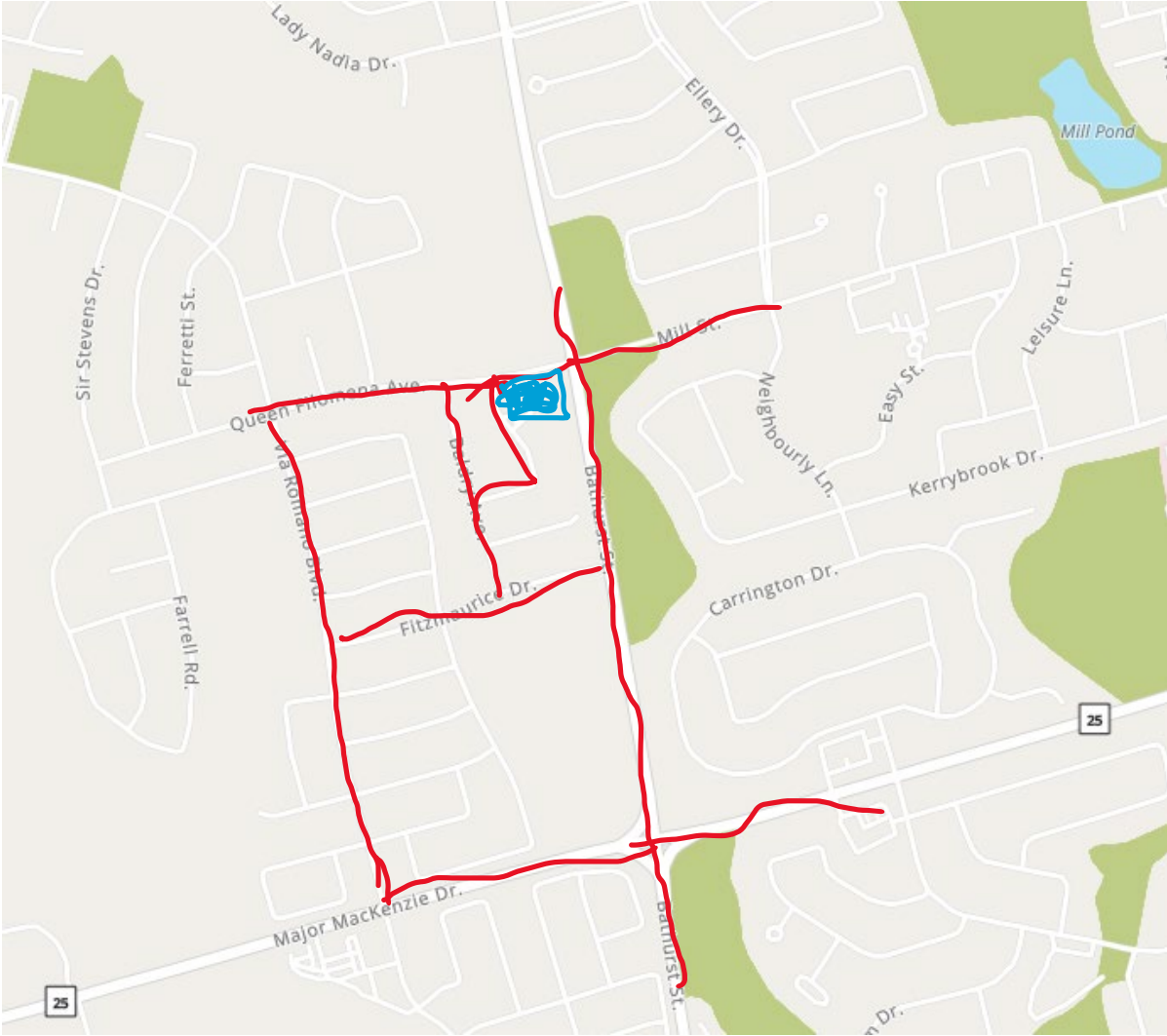
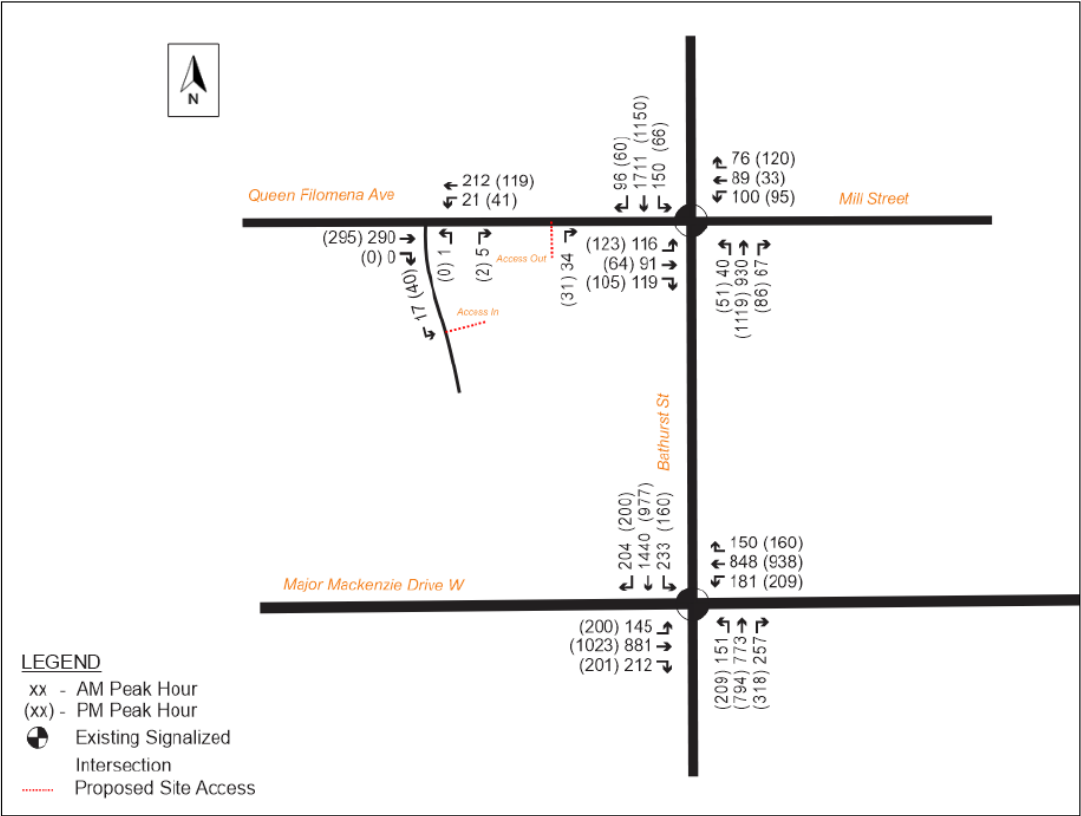
# INCREASED TRAFFIC

- Increased traffic exiting the subdivision
- Not a rapid transit corridor
- No subway
- No GO bus routes



# INCREASED TRAFFIC

Figure 9 – Future Total Traffic Volumes



# MUNICIPAL HOUSING TARGET

- “Plans to develop new residential units in prominent areas throughout the city, like the Vaughan Metropolitan Centre (VMC), Weston Road and Highway 7, Yonge Street and Steeles Avenue, Vaughan Mills and the Promenade Centre. These new developments will be enhanced with access to critical transit opportunities such as the current TTC Subway service into the VMC downtown core, existing and expanded Bus Rapid Transit service across Highway 7 and the proposed Yonge North Subway Extension. Building homes in neighbourhoods with access to transit is a key part of the solution to tackling gridlock in Vaughan.”

Geographic Area	No. of Units Under Review
Vaughan Metropolitan Centre (VMC)	19,281
Yonge and Steeles	14,916
Weston / 7	21,505
<b>Total</b>	<b>55,702</b>

SOURCE: <https://www.vaughan.ca/news/vaughan-commits-provinces-housing-pledge>



# SUMMARY

- “The Development represents a significant increase in height and density and will have cumulative impacts on York Region’s road network and water and wastewater systems and appear not to conform with the planned urban structure and intensification hierarchy. **Therefore, exemption of the proposed Official Plan Amendment Application has been denied by York Region at this time.**”

# THANK YOU

[preserve.ute@gmail.com](mailto:preserve.ute@gmail.com)

[www.preserveupperthornhillestates.com](http://www.preserveupperthornhillestates.com)

