

From: 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 20, 2023 9:32:20 AM

From: Lazarovic LAZAROVIC [REDACTED] >

Sent: Monday, March 20, 2023 8:15 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

Cc: Sam Lazarovic <[REDACTED]>

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

To Whom It May Concern,

We live within 150 meters of - and are strongly opposed 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 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.

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 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 very small area is designated as Neighbourhood Commercial, and we strongly believe that it should remain this way because it is much needed. *For example, our walk score for groceries, shopping, walkability (and even high-schools) is only 2-3 out of 10. Instead of providing access for the large, current community, this proposal suggests adding hundreds of residents who will all need to exit the area at Queen Filomena (increasing congestion) just for their essentials too.*

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 accordingly, with community design plans that included a neighbourhood commercial area.

- **Increased traffic:** The traffic going in and out of the subdivision from Queen Filomena 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, Queen Filomena 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 buildings 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.
- **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.

- Without driving, our high school students living in this subdivision - using the current transit structure, have to walk 15 minutes (in our case) plus 2 city buses just to get to Alexander Mackenzie S.S. (our closest high school just a couple of kms away). Additionally, public transportation options and congestion in our area already make the commute to any of our major post secondary campuses a nightmare (1.5-2 hours each way).

- **Environmental impact:** The construction of a high-rise condo building would also have negative environmental impacts, including increased carbon emissions from construction and transportation.
- How does this impact McNair Creek conservation area just opposite to the site?
- **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. 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. We look forward to your response.

Sincerely,

Sam and Rachel Lazarovic
Residents since 2007