From:	Clerks@vaughan.ca
To:	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 <███████████████>
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 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] 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 uor 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