

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. █

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