



**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.