

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

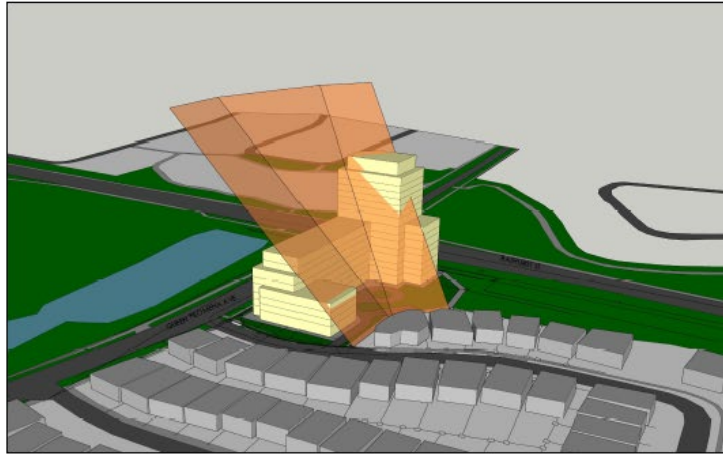
HIGH-RISE CONCERNS

- 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

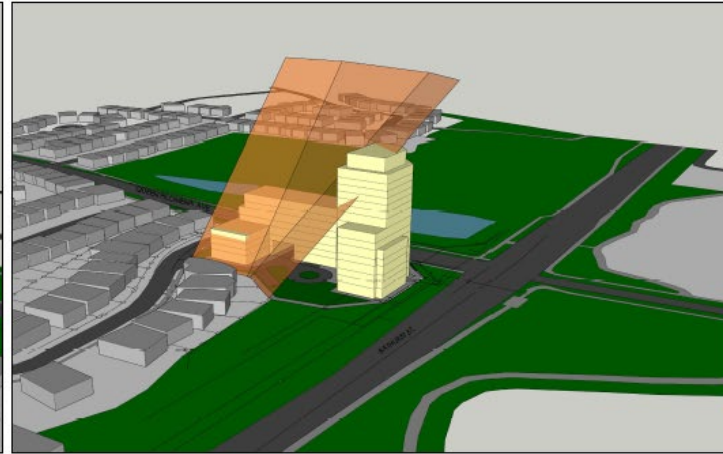
PLAN INCOMPATIBILITY

- 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

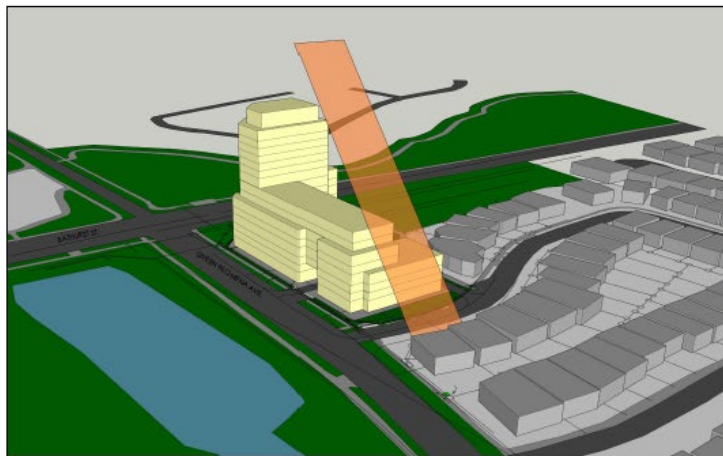
SHADOWS AND PRIVACY



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



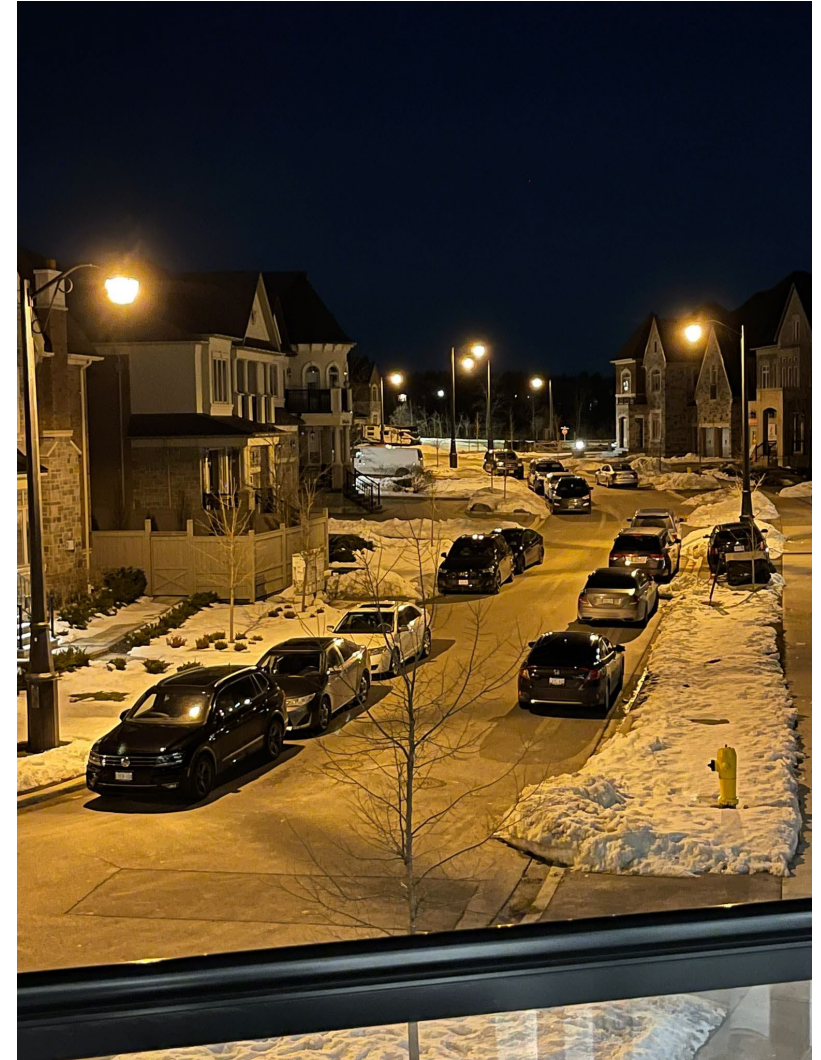
MARCH 21 - 2:18 P.M



MARCH 21 - 4:18 P.M

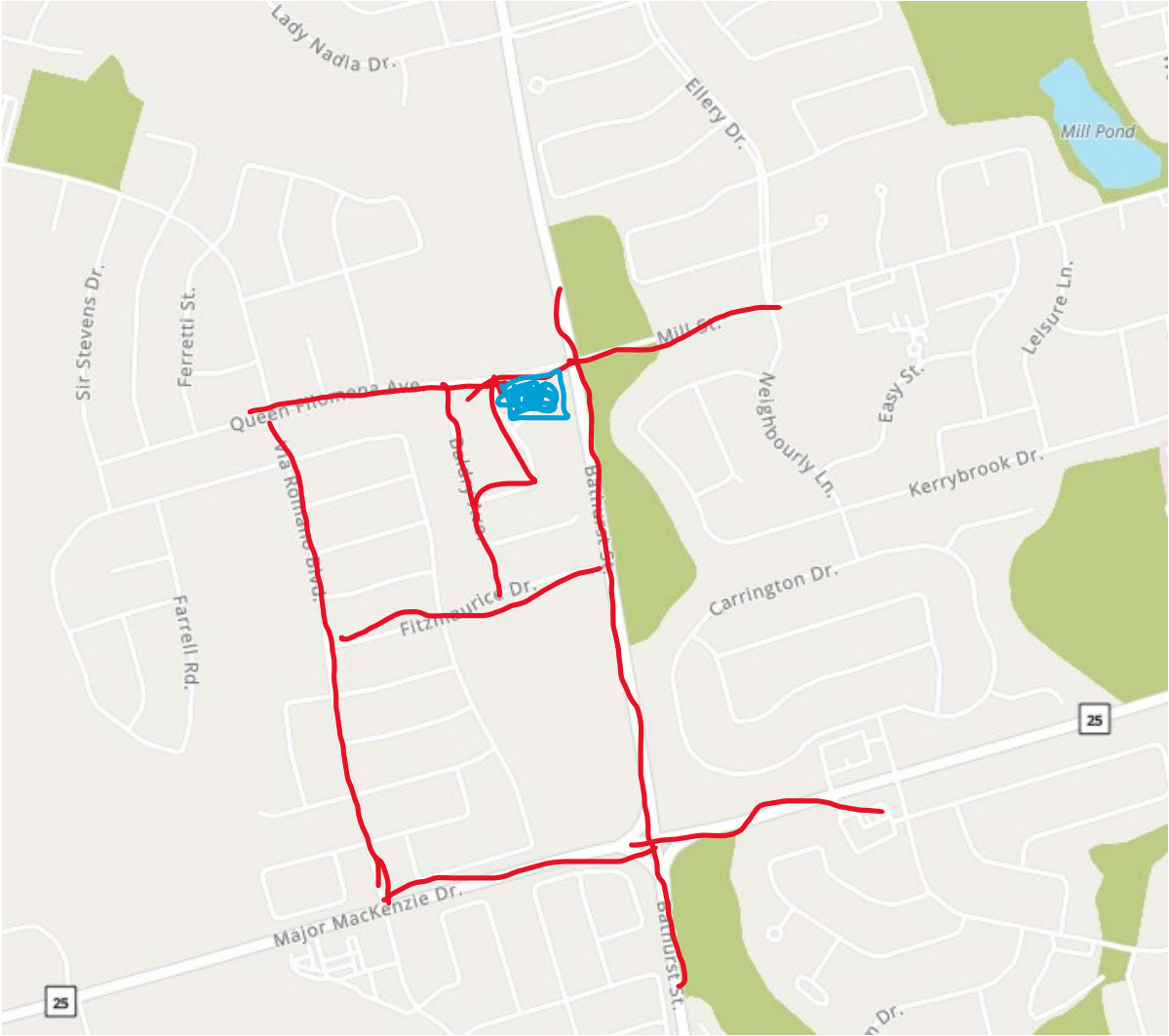
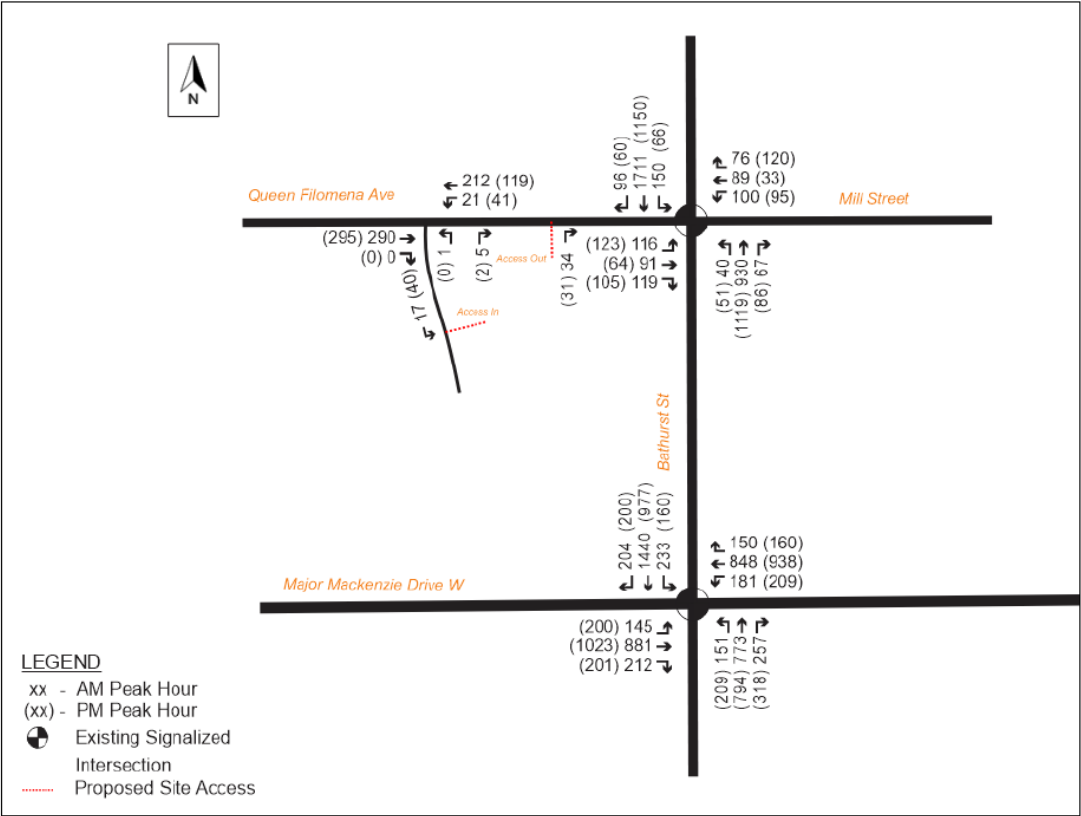
INCREASED TRAFFIC

- 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
Total	55,702

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

www.preserveupperthornhillestates.com

