

**C5  
COMMUNICATION  
COUNCIL - April 25, 2023  
CW (PM) - Report No. 17, Item 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive  
**Date:** April-05-23 9:29:10 AM

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**From:** Cathy Liu [REDACTED]  
**Sent:** Tuesday, April 04, 2023 3:53 PM  
**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>; [REDACTED]  
**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.

I 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](http://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 neighborhood. As a resident of this community, I am deeply concerned about the impact this development will **Kill the livability** in our neighborhood.

The current land use zoning for this area is designated as Neighborhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building will be a very unsuitable solution that undermines the character, livability, social fabric and even the public health of the community. It would fundamentally alter the character of our neighborhood 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 with a vision of low-rise, low-density homes. When buying our homes and moving to Vaughan, we were sold on the vision and promise of a low-

density community.

- **High-rises=gentrification and inequality; Low/Mid-rises=resiliency and affordability:** the construction industry is a powerful engine for fueling economic development. Tall buildings offer increased profits for developers for sure. However, the higher a building rises, the more expensive is the construction. Tall buildings inflate the price of adjacent land, thus making the protection of affordable housing less achievable. In this way, they increase inequality and inflation.
- **High-rise Increased traffic:** The traffic going in and out of the subdivision 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 and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **High-rise Overcrowding and Safety issues:** 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 at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **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.
- **High-rise affect 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.
- **High-rise affect our health:** Psychologist [Daniel Cappon writes in the \*Canadian Journal of\*](#)

Public Health that high-rises keep children and the elderly from getting the exercise the extra effort it takes to get outside encourages them to stay at home and flip on the TV. High-rises, he says, also deprive people and especially children of “neighborhood peers and activities.” And he believes that the level of alienation and isolation, things that have been proven to negatively impact health and even shorten people’s lives, increase with the height of the building.

- **Environmental impact:** The construction of a high-rise condo building would also have negative environmental impacts, including increased carbon emissions from construction and transportation.
- **High-rise scale is not the human scale:** High-rises are simply so tall that they make no visual sense to a pedestrian at eye-level, and the beauty of our newly built community of low-rise luxury home and details will all disappear with just one high rise alternations. Small footprint shops and apartments in a fine textured urban fabric yield smaller profits, spread out among many individuals and businesses in the community. Over centuries, our human scale urban fabric has proved to be adaptable to changing political and economic times, making the community resilient, and durable.
- **High-rises are vertical sprawl:** With this 15-storey high-rises, they take up too much vertical space (in this case dense housing) in such quiet community that could be achieved with much less height. Therefore, our city must not go on blindly building these vertical coffins for the premature death of our community civilization.

In conclusion, I 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 neighborhood. I respectfully request that the land be preserved as 4-5 stories low-rise Neighborhood 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 your response.

Sincerely,

**Cathy Liu**

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