

**Communication: C1
Committee of the Whole (PM)**

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:05:21 PM

From: Zaheed Alibhai <[REDACTED]>

Sent: Thursday, March 16, 2023 7:55 PM

To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris.Ainsorth@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] 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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.

- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Zaheed Alibhai

■ Fanning Mills Circle

Communication: C2
Committee of the Whole (PM)
April 18, 2023
Item #4

From: 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: Friday, March 17, 2023 1:13:54 PM

From: mister sir <[REDACTED]>

Sent: Thursday, March 16, 2023 8:31 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>; preserve.ute@gmail.com
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 Richmond Hill and I 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.

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

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- **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.

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Sam Dorfman

■ Harmony Hill Crescent

Richmond Hill

Communication: C3
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Friday, March 17, 2023 1:14:00 PM

From: Irina Sanson <[REDACTED]>
Sent: Thursday, March 16, 2023 9:00 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>; preserve.ute@gmail.com
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Irina Sanson

Sent from my iPhone

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:14:06 PM

From: Daniel Liu <[REDACTED]>

Sent: Thursday, March 16, 2023 9:01 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>; preserve.ute@gmail.com

Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Sincerely,

Daniel and family, ■■■ Yates Ave, Vaughan

From: 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: Friday, March 17, 2023 1:14:12 PM

From: Irina Sanson <[REDACTED]>
Sent: Thursday, March 16, 2023 9:01 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>; preserve.ute@gmail.com
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Sebastien Sanson

Sent from my iPhone

Communication: C6
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 1:14:27 PM

From: Eduardo Nunez <[REDACTED]>

Sent: Thursday, March 16, 2023 11:05 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 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

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Eduardo Nunez

■ Keatley Drive

Maple, ON ■■■■■

Communication: C7
Committee of the Whole (PM)
April 4, 2023
Item # 4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 1:14:36 PM

From: Chao L <[REDACTED]>
Sent: Friday, March 17, 2023 12:06 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 lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
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Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Chao Lang, [REDACTED] Rimivermill Crescent, Vaughan, Ontario

From: 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: Friday, March 17, 2023 1:14:43 PM

From: Helen Kotsopoulos <[REDACTED]>
Sent: Friday, March 17, 2023 4:45 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 lafrate <Marilyn.lafrate@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] 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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

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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 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.

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Helen Kotsopoulos

█ Lady Loretta Lane

Vaughan, █

Communication: C9
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 1:14:50 PM

-----Original Message-----

From: connie p <[REDACTED]>
Sent: Friday, March 17, 2023 6:19 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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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/preserveupperthomhillestates.

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Connie

█ aspy court, Maple, Ontario

Sent from my iPhone

Communication: C10
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 1:14:56 PM

-----Original Message-----

From: Sam Brisk <[REDACTED]>
Sent: Friday, March 17, 2023 7:37 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] 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.

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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,
Sam B.

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:15:02 PM

From: Aileen Zhang <[REDACTED]>
Sent: Friday, March 17, 2023 8:05 AM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>;
Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati
<Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate
<Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com;
Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca
<Steven.DelDuca@vaughan.ca>
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87
Keatley Drive

To Whom It May Concern,

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

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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.

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

LIRONG (Aileen) Zhang

Aspy Court, Maple, ON

--

Aileen Zhang MTax CPA

From: 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: Friday, March 17, 2023 1:15:10 PM

From: wang <[REDACTED]>
Sent: Friday, March 17, 2023 9:08 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Yadi Wang

A solid black rectangular redaction box covering the signature area.

From: 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: Friday, March 17, 2023 1:15:15 PM

From: Yuji Gao <[REDACTED]>
Sent: Friday, March 17, 2023 9:11 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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- 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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Yuji Gao 

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:15:20 PM

From: Li Qian <[REDACTED]>

Sent: Friday, March 17, 2023 9:22 AM

To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>;
Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Mario G. Racco

<MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila
Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson

<Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri
<Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com; Rosanna DeFrancesca

<Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca <Steven.DelDuca@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 I 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

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

- **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 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.

- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Rachel and Jay Lin

■ Sir Francesco St, ■

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:15:26 PM

From: alma <[REDACTED]>

Sent: Friday, March 17, 2023 9:28 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Alma Yuan

Communication: C16
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Re: OP.22.022 & Z.22.043 - 87 Keatley Drive
Date: Friday, March 17, 2023 1:15:38 PM

From: Jon Cheng <[REDACTED]>

Sent: Friday, March 17, 2023 9:53 AM

To: Daniela DeGasperis <Daniela.DeGasperis@vaughan.ca>; preserve.ute@gmail.com; Gila Martow <Gila.Martow@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca

Subject: [External] Re: OP.22.022 & Z.22.043 - 87 Keatley Drive

Daniela and all,

I may not be able to make to the April 4 meeting, but I just borrow the following content to show my objection.

I am a resident of Vaughan and I 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 1,400 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

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Jon CHENG

On Mon, Mar 13, 2023, 12:53 Jon Cheng [REDACTED] > wrote:

Daniela,
Thank you very much for the detailed information.
i believe most resident won't like the idea to have this building in the location.

FYI, <https://www.change.org/p/preserve-upper-thornhill-estates>
1400 people already signed this petition.

On Mon, Mar 13, 2023, 09:30 Daniela DeGasperis <Daniela.DeGasperis@vaughan.ca> wrote:

Hello,

I was forwarded your contact information by Service Vaughan. Please note that I am the City Planner managing the above referenced file.

I have attached our Planning Brochure which provides greater detail regarding the processing of a Development Application. Please note that the next step in this process will a public meeting held on April 4 2023 at 7pm. You will be notified of this meeting via a public notice in the mail if you are within the radius of the proposal. I have also attached a copy of the notice here for your reference. The purpose of the Public Meeting will be hear and receive input on the applications from both the Public and the Committee of the Whole. No decision will be made on the applications at the Public Meeting.

If you would like to speak at the meeting or submit written correspondence please review the notice for further instructions.

If you are interested in viewing the 1st submission materials provided by the applicant, you can visit the following website: <https://maps.vaughan.ca/planit/> and input the following:

- Input “Z.22.043” in the search bar
- On the left hand side of the screen click “documents”
- From there you will see a list of all the submission materials available to download

Should you have any questions please feel free to contact me.

Thank you,
Daniela

Daniela DeGasperis, RPP, MCIP

Planner

905-832-8585 ext. 8382 | daniela.degasperis@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:15:43 PM

From: Isaac Zhang <[REDACTED]>
Sent: Friday, March 17, 2023 10:02 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 lafrate <Marilyn.lafrate@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] 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 I 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

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as

Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.
- 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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Sincerely,

Isaac Zhang

Resident at UTE community, Strong Ave. Vaughan

**Communication: C18
Committee of the Whole (PM)**

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:15:50 PM

From: [REDACTED] <[REDACTED]>

Sent: Friday, March 17, 2023 10:11 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 lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com

Cc: gong.jack@yahoo.com

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.

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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 would fundamentally alter the character of our neighborhood and bring numerous negative impacts, that includes but not limited to the following:

- 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.
- 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.

- **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 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 neighborhood 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.
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I can keep going on and on, but to conclude, I strongly urge the City Planning Department to listen and hear the people who live in this neighborhood, and our objection on 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 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

Jack Gong

■ Abner Miles Drive, Vaughan, ON ■

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 1:15:55 PM

From: Barbara Reich <[REDACTED]>
Sent: Friday, March 17, 2023 10:16 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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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.

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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.

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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Barbara Reich
■ Lander Crescent

Sent from my iPhone

Communication: C20
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Friday, March 17, 2023 1:16:05 PM

From: Aaron Ding <[REDACTED]>

Sent: Friday, March 17, 2023 11:46 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 lafrate <Marilyn.lafrate@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] 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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.

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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Aaron Ding

Abner Miles Dr.

Maple [REDACTED]

Communication: C21
Committee of the Whole (PM)

April 4, 2023

Item #4

From: Clerks@vaughan.ca
To: Jacquelyn Gillis
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 1:16:13 PM

From: Qi, Brian <[REDACTED]>

Sent: Friday, March 17, 2023 12:01 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>
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Brian Qi

■ Sweet Anna Crt, Maple

**Communication: C22
Committee of the Whole (PM)**

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:16:19 PM

From: Yan Z <[REDACTED]>

Sent: Friday, March 17, 2023 12:12 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Yan Zhuang

■ **Farrell Rd, Maple**

Tel: ■■■■■■

Email: ■■■■■■■■■■

**Communication: C23
Committee of the Whole (PM)**

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:16:25 PM

From: Yi Shen <[REDACTED]>

Sent: Friday, March 17, 2023 12:16 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Yi Shen

■ Farrell rd Maple ontario

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:16:31 PM

From: Vicky Liu <[REDACTED]>

Sent: Friday, March 17, 2023 12:50 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Thank you for your time and consideration for this matter. I'm looking forward to hear your response.

Sincerely,

Resident of [REDACTED] Keatley Dr

Communication: C25
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Friday, March 17, 2023 1:16:38 PM

From: Kitty CHAI [REDACTED] >

Sent: Friday, March 17, 2023 1:12 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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- **Environmental impact:** The construction of a high-rise condo building would also have negative environmental impacts, including increased carbon emissions from construction and transportation.
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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Yanli Chai

█ Mower Ave. Maple. ON, █

April 4, 2023

Item #4

From: 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: Friday, March 17, 2023 1:17:13 PM

From: Tonya Seltzer <[REDACTED]>
Sent: Friday, March 17, 2023 1:17 PM
To: Tonya Seltzer <[REDACTED]>; 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>;
preserve.ute@gmail.com
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 I 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

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

- **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 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.

- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Tonya and Doron Ferdman

█ Fitzmaurice Drive. Maple. Ontario. █

Communication: C27
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Friday, March 17, 2023 2:06:57 PM

From: Jodie Brown <[REDACTED]>
Sent: Friday, March 17, 2023 1:59 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>; preserve.ute@gmail.com
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 I 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.

My family lives on Keatley Drive. The reason why we moved to this street was because it was calm, quiet and safe for our children to play outside. As you know many children have been killed on their own driveways and we knew we needed to find a very peaceful street.

We knew the risk that a commercial plaza would eventually come. We did our research before we bought on Keatley. The city, neighbours and builders all promised that this land would be a small plaza. As well we were told that the entrance and exit would not be on Keatley.

The idea that a giant apartment complex could potentially be built instead and would have its main entrance and exit on Keatley is criminal.

I really hope that the City of Vaughan does everything in its power to protect this community.

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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,
Jodie Brown

■ Keatley Drive
Maple On
■

Get [Outlook for iOS](#)

Communication: C28
Committee of the Whole (PM)

April 4, 2023

Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 2:10:43 PM

-----Original Message-----

From: CC ZHOU <[REDACTED]>
Sent: Friday, March 17, 2023 2:09 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 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] 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/preserveupperthomhillestates.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.

- 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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Cindy Zhou
Farrell Rd, Maple

Communication: C29
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 2:11:39 PM

From: Hank Liu <[REDACTED]>

Sent: Friday, March 17, 2023 1:33 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>; preserve.ute@gmail.com

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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

- **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 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.
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- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Hank Liu

■ Keatley Drive, Maple ON ■■■■■■

Communication: C30
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Friday, March 17, 2023 3:16:43 PM

From: Anna Gutlin <[REDACTED]>
Sent: Friday, March 17, 2023 3:13 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>; preserve.ute@gmail.com
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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

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.

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 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.

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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Anna Gutlin

Sent from my iPhone

Communication: C31
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] URGENT - Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 17, 2023 3:18:01 PM

From: Greg Svirski [REDACTED]
Sent: Friday, March 17, 2023 3:17 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 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] URGENT - Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From Greg Svirski,

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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Greg Svirski

■ Ferretti St Maple ■

Communication: C32
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Friday, March 17, 2023 3:36:56 PM

From: Idan Firestein <[REDACTED]>

Sent: Friday, March 17, 2023 3:26 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>; preserve.ute@gmail.com
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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

- **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 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.

- **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.

In conclusion, I strongly urge the City Planning Department to reconsider and not allow the proposed 15-storey high rise condo development to move forward considering the significant negative impacts it would have on our neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Idan Firestein

■ Little Natalie Court, Maple, Ontario

From: 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: Monday, March 20, 2023 9:24:21 AM

From: jiangfan shen <[REDACTED]>
Sent: Friday, March 17, 2023 5:15 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>; preserve.ute@gmail.com
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Jiangfan Shen
[REDACTED] Abner Miles Drive
Vaughan, ON [REDACTED]

April 4, 2023

Item #4

From: 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: Monday, March 20, 2023 9:24:32 AM

From: Jodie and Harley <[REDACTED]>
Sent: Friday, March 17, 2023 5:23 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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My family lives on Keatley Drive. The reason why we moved to this street was because it was calm, quiet and safe for our children to play outside. As you know many children have been killed on their own driveways and we knew we needed to find a very peaceful street.

We knew the risk that a commercial plaza would eventually come. We did our research before we bought on Keatley. The city, neighbours and builders all promised that this land would be a small plaza. As well we were told that the entrance and exit would not be on Keatley.

The idea that a giant apartment complex could potentially be built instead and would have its main entrance and exit on Keatley is criminal.

I really hope that the City of Vaughan does everything in its power to protect this community.

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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

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- **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.
- **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 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.

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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,
Harley Schaffer

■ Keatley Drive
Maple On
■

From: 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: Monday, March 20, 2023 9:24:45 AM

From: Carolina Eskenazi [REDACTED]
Sent: Friday, March 17, 2023 5:43 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Sincerely,

Carolina Eskenazi

■■■■ Rivermill Crescent , Maple, Ontario, ■■■■

From: 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: Monday, March 20, 2023 9:25:00 AM

From: Tony.yanwang [REDACTED] >
Sent: Friday, March 17, 2023 7:00 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>; preserve.ute@gmail.com
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Sincerely,

Yan Wang

■ Casavant Crt.

Vaughan, ON [REDACTED]

April 4, 2023

Item #4

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Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 20, 2023 9:25:09 AM

From: Patrick Cheng [REDACTED]
Sent: Saturday, March 18, 2023 8:45 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 lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
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Sincerely,

Patrick Cheng

■ Yates Ave

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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: Monday, March 20, 2023 9:25:20 AM

From: FLORA SOUSA [REDACTED] >
Sent: Saturday, March 18, 2023 9:15 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 lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
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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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

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.

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 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.

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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Flora Sousa

■ Rivermill Crescent

Maple, ON

■

Communication: 39
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Monday, March 20, 2023 9:25:46 AM

From: Chloe Li <[REDACTED]>
Sent: Saturday, March 18, 2023 10:52 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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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.

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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 neighbourhood. I respectfully request that the land be preserved as low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

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Sincerely,

Chloe Li

 Rivermill Crescent, Maple

Nobody plans to fail but often fails to plan!

April 4, 2023

Item #4

From: 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: Monday, March 20, 2023 9:26:16 AM

From: Michelle Di Stasi <[REDACTED]>

Sent: Saturday, March 18, 2023 11:03 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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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.

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Michelle Di Stasi

■ Alysha Way
Maple, ON

■

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 20, 2023 9:26:35 AM

From: janet mifsud [REDACTED] >
Sent: Saturday, March 18, 2023 2:20 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Email Subject:

Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.
Sincerely,

Janet Levi

█ Glenheron Crescent. Maple

Communication: C42
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Against the plan of apartment building at 87 keatley Drive
Date: Monday, March 20, 2023 9:26:45 AM

From: Allan Liu <[REDACTED]>
Sent: Saturday, March 18, 2023 2:22 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Against the plan of apartment building at 87 keatley Drive

To Whom It May Concern,

Me and my family, the undersigned residents living close to the planned area (87 keatley Drive of Vaughan), strongly oppose the proposed construction of an apartment complex in our neighbourhood. We believe that this development will have a significantly negative impact on the quality of life for all those who live here.

I noticed that there is a big down-hill in the Queen Filomena road, it is very risky to build an apartment entrance at the lower end of the slope. Queen Filomena road is very busy in the rush hour, when people turn to drive aggressively. The other concern we have is the existing traffic congestion on our streets. As it is, our roads are already heavily congested during peak hours, leading to worse pollution and dangerous conditions for pedestrians and motorists alike and worsen the pollution.

Furthermore, the proposed development will fundamentally alter the character of our neighbourhood. Our community is composed of single-family homes and small businesses, and we fear that the introduction of a large apartment complex will disrupt the balance and charm that we all cherish. At the moment, neither our area and neighbour area across the Bathurst street have any high rise building at all.

Therefore, we call on the relevant authorities to reject this proposed development and instead focus on improving the existing infrastructure and transportation systems in our neighbourhood. We urge our elected officials to listen to the voices of their constituents and work to preserve the livability of our community.

Sincerely,

Lun Liu
Wenli Zhang and their family members.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 20, 2023 9:27:01 AM

-----Original Message-----

From: [REDACTED] <[REDACTED]>
Sent: Saturday, March 18, 2023 5:08 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 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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Hi :

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. 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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.
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- 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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely

Lei Li , ■ Abner Miles dr, Vaughan ■■■■■

Communication: C44
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Monday, March 20, 2023 9:27:16 AM

From: Mindy Du [REDACTED] >
Sent: Saturday, March 18, 2023 5:12 PM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Mario G. Racco <MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Thank you for your attention to this matter. I look forward to your response.

Sincerely

Mindy , [Abner Miles dr. Vaughan](#)

**Communication: C45
Committee of the Whole (PM)
April 4, 2023
Item #4**

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Re 87 Kearney drive plan 65m-4491
Date: Monday, March 20, 2023 9:30:00 AM

-----Original Message-----

From: Jiaqi <[REDACTED]>
Sent: Saturday, March 18, 2023 7:06 PM
To: Clerks@vaughan.ca
Subject: [External] Re 87 Kearney drive plan 65m-4491

Dear Sir or Madam,

I am the owner of 5 hurst avenue, I am writing to inform you that I totally disagree with this plan , this area belongs low building areas, should be for building houses or Plaza, not for apartment.

Regards
Nick

发自我的iPhone

From: 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: Monday, March 20, 2023 9:30:15 AM

From: Na Young Lee [REDACTED]
Sent: Saturday, March 18, 2023 7:34 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>
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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Na Young Lee

■■ Rivermill Crescent, Maple, ON ■■

April 4, 2023

Item #4

From: 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: Monday, March 20, 2023 9:30:34 AM

From: S Lee [REDACTED] >

Sent: Saturday, March 18, 2023 9:57 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>
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.

- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Stewart Lee

■■ Rivermill Cres., Maple, ON ■■■

April 4, 2023

Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Official plan amendment file OP.22.022 and Zoning By-Law Amendment File Z.22.043
Date: Monday, March 20, 2023 9:31:00 AM

From: Elena Arsen <[REDACTED]>
Sent: Sunday, March 19, 2023 12:11 AM
To: Clerks@vaughan.ca
Subject: [External] Official plan amendment file OP.22.022 and Zoning By-Law Amendment File Z.22.043

Dear City of Vaughan,

My name is Elena Arsen, and my family lives in Thornhill Estates, the neighbourhood where the owner of 87 Keatley Dr. Maple is proposing to build 15-storey apartment building containing 296 units.

Please register this letter as an official objection to the above mentioned amendment file as well as any by-law changes that would allow for development of either a high-rise condo or an apartment building at that address.

Firstly, this is a low-rise, low density, neighbourhood that has a vast majority of home owners paying similar property taxes. Those tax contributions are responsible for maintaining an overall level of education which is already stretched to the limit. Introducing an apartment building into the area will bring 296 families who will not be contributing to the neighbourhood through their property taxes but will still be enjoying its benefits, stretching our schools even further.

Secondly, the traffic and speeding at this intersection is already very high. With this building, there will be 300-500 more cars on the roads further increasing both traffic congestion and air pollution. Most kids walk to and from schools, and with added cars on the roads, it will become a real road safety concern for the neighbourhood.

Thirdly, there will be a significant value reduction in the real estate in Thornhill Estates. We have been promised a low-density, single family residential sub-division that was advertised by all builders and was designated as such in all Vaughan's prospectuses. This is what City of Vaughan has promised us to begin with. So calling this meeting a few years later is a huge misappropriation of our property taxes. The neighbourhood it is called Thornhill **Estates** for a reason. It is a high income, single family area with high property taxes and it should stay as such! It is the City's obligation to make sure that its citizens continue to not only receive enjoyment from their properties but more importantly, the City has to ensure that its citizens property enjoyment is **never** endangered which is what these plan amendment and by-law change would directly be responsible for if ever approved by the City of Vaughan.

Please email me back to confirm your official registration.

Kindest Regards,

Elena Arsen

Sent from my iPhone

April 4, 2023

Item #4

From: 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: Monday, March 20, 2023 9:31:11 AM

From: Vadim Sluzky <[REDACTED]>

Sent: Sunday, March 19, 2023 11:32 AM

To: DevelopmentPlanning@vaughan.ca; Clerks@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>; preserve.ute@gmail.com
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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.

- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Vadim Sluzky

**Communication: C50
Committee of the Whole (PM)**

April 4, 2023

Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Vote against_Proposal for building 15-storey apartment building containing 296 units
Date: Monday, March 20, 2023 9:31:29 AM

From: Leonid Dobkine [REDACTED] >

Sent: Sunday, March 19, 2023 11:47 AM

To: Clerks@vaughan.ca

Subject: [External] Vote against_Proposal for building 15-storey apartment building containing 296 units

Dear City of Vaughan,

My name is Leonid Dobkine and my family lives in Thornhill Estates, the neighbourhood where the owner of 87 Keatley Dr. Maple is proposing to build 15-storey apartment building containing 296 units.

Please register this letter as an official objection to the above mentioned amendment file as well as any by-law changes that would allow for development of either a high-rise condo or an apartment building at that address.

Firstly, this is a low-rise, low density, neighbourhood that has a vast majority of home owners paying similar property taxes. Those tax contributions are responsible for maintaining an overall level of education which is already stretched to the limit. Introducing an apartment building into the area will bring 296 families who will not be contributing to the neighbourhood through their property taxes but will still be enjoying its benefits, stretching our schools even further.

Secondly, the traffic and speeding at this intersection is already very high. With this building, there will be 300-500 more cars on the roads further increasing both traffic congestion and air pollution. Most kids walk to and from schools, and with added cars on the roads, it will become a real road safety concern for the neighbourhood.

Thirdly, there will be a significant value reduction in the real estate in Thornhill Estates. We have been promised a low-density, single family residential sub-division that was advertised by all builders and was designated as such in all Vaughan's prospectuses. This is what City of Vaughan has promised us to begin with. So calling this meeting a few years later is a huge misappropriation of our property taxes. The neighbourhood it is called Thornhill Estates for a reason. It is a high income, single family area with high property taxes and it should stay as such! It is the City's obligation to make sure that its citizens continue to not only receive enjoyment from their properties but more importantly, the City has to ensure that its citizens property enjoyment is never endangered which is what these plan amendment and by-law change would directly be responsible for if ever approved by the City of Vaughan.

Please email me back to confirm official registration of my vote against.

**Regards,
Leon**

Communication: C51
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, Plan 65M-4491, 87 Keatley Drive
Date: Monday, March 20, 2023 9:31:35 AM

From: wxun516@gmail.com <[REDACTED]>
Sent: Sunday, March 19, 2023 4:08 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 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] Objection to Proposed Development: Z.22.043 Location: Block 279, Plan 65M-4491, 87 Keatley Drive

Dear Sir/ Madam,

I am a resident of Vaughan living at the North-West corner of Bathurst & Major Mackenzie. I am writing to express my strong **opposition to Application # OP.22.022 and Z.22.043** submitted by QF Development Group Inc. to The City of Vaughan Council/Committee for the re-zoning and re-amendment of the property at 87 Keatley Drive, Vaughan.

1,500 local community members and I 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.

Should the proposed 15-storey high rise condo be built, it will be a outlier of the whole block (North to Teston Road, West to Dufferin St. South to Major Mackenzie and East to Bathurst St). It would not be compatible with the detached family homes in our low-rise, low-density neighbourhood, and it will have a negative impact to the city landscape. It would further damage the city's positive image and the value of the surrounding estates.

Thank you for your consideration. I look forward to hearing back from the city.

Best regards,

Xun Wang

[REDACTED] Abner Miles Dr, Maple, Ontario [REDACTED]

Communication: C52
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Concerns Regarding Proposed Development at 87 Keatley Drive
Date: Monday, March 20, 2023 9:31:43 AM

From: Karney Li [REDACTED]
Sent: Sunday, March 19, 2023 4:27 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>; preserve.ute@gmail.com
Subject: [External] Concerns Regarding Proposed Development at 87 Keatley Drive

To Whom It May Concern,

As a resident of Vaughan, living at [REDACTED] Straw Cutter Gate, 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 being considered for construction is completely inconsistent with the large detached family homes that make up the core of our neighbourhood in Upper Thornhill Estates. As a resident of this community, I am deeply troubled by the potential impact this development could have on our neighbourhood's distinct 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. Introducing 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. 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 taking the time to review my concerns. I eagerly await your response.

Regards,

Karney Li

Communication: C53
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Monday, March 20, 2023 9:31:51 AM

From: tony ouyang <[REDACTED]>

Sent: Sunday, March 19, 2023 4:37 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>; preserve.ute@gmail.com
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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- 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.

- 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 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.

- 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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

JUN OUYANG

foley cres maple ON

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 20, 2023 9:32:01 AM

From: Yvonne Fang [REDACTED] >
Sent: Sunday, March 19, 2023 5:59 PM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Mario G. Racco <MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca <Steven.DelDuca@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.

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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- 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.

- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Yvonne Fang

■ Via Romano Blvd.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 20, 2023 9:32:20 AM

From: Lazarovic LAZAROVIC [REDACTED] >

Sent: Monday, March 20, 2023 8:15 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 lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com

Cc: Sam Lazarovic <[REDACTED]>

Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

We live within 150 meters of - and are strongly opposed 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.

We 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.

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 neighbourhood. As residents of this community, we are deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this very small area is designated as Neighbourhood Commercial, and we strongly believe that it should remain this way because it is much needed. *For example, our walk score for groceries, shopping, walkability (and even high-schools) is only 2-3 out of 10. Instead of providing access for the large, current community, this proposal suggests adding hundreds of residents who will all need to exit the area at Queen Filomena (increasing congestion) just for their essentials too.*

The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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 accordingly, with community design plans that included a neighbourhood commercial area.
- **Increased traffic:** The traffic going in and out of the subdivision from Queen Filomena 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, Queen Filomena and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

- **Overcrowding and Safety:** We are shocked to see how the main entrance for the proposed 15-storey residential buildings 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.
- **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.

- Without driving, our high school students living in this subdivision - using the current transit structure, have to walk 15 minutes (in our case) plus 2 city buses just to get to Alexander Mackenzie S.S. (our closest high school just a couple of kms away). Additionally, public transportation options and congestion in our area already make the commute to any of our major post secondary campuses a nightmare (1.5-2 hours each way).

- **Environmental impact:** The construction of a high-rise condo building would also have negative environmental impacts, including increased carbon emissions from construction and transportation.
- How does this impact McNair Creek conservation area just opposite to the site?
- **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.

In conclusion, we 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 neighbourhood. I respectfully request that the land be preserved as 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. We look forward to your response.

Sincerely,

Sam and Rachel Lazarovic
Residents since 2007

April 4, 2023

Item #4

From: 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: Monday, March 20, 2023 10:20:56 AM

From: k p <[REDACTED]>

Sent: Monday, March 20, 2023 10:20 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 lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>

Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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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

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Kaushik Parikh

■ Queen Filomena Ave.
Maple, Ontario

████████ CANADA

Cell : ██████████

Home : ██████████

Fax : ██████████

From: 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 21, 2023 9:16:09 AM

From: Danny Oliveira <[REDACTED]>
Sent: Monday, March 20, 2023 4:33 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>; preserve.ute@gmail.com
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.

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

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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.

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 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

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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,
Dan Oliveira
[REDACTED] Rivermill Crescent
Maple, ON
[REDACTED]

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Tuesday, March 21, 2023 9:16:23 AM

From: NARBONNE [REDACTED]
Sent: Monday, March 20, 2023 8:37 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Email Body (Replace your name and address the bottom):

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.

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Nathalie Narbonne

█ Fitzmaurice Dr

Maple ON

█

Sent from my iPhone

April 4, 2023

Item #4

From: 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 21, 2023 9:16:36 AM

From: Andrea Cedenov [REDACTED] >

Sent: Monday, March 20, 2023 9:01 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>; preserve.ute@gmail.com

Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Andrea Cedeno

■ Keatley Drive, ON ■

April 4, 2023

Item #4

From: 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 21, 2023 9:16:48 AM

From: Anne Stober [REDACTED] >

Sent: Monday, March 20, 2023 10:05 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>; preserve.ute@gmail.com

Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

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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 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.

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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Anne stober ([REDACTED] Millhouse crt, maple on [REDACTED])

From: 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 21, 2023 11:35:14 AM

From: Alina Vidoser <[REDACTED]>

Sent: Tuesday, March 21, 2023 10:00 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Sincerely,

Alina Vidoser

April 4, 2023

Item #4

From: 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 21, 2023 12:41:50 PM

From: Ashley Davis [REDACTED] >

Sent: Tuesday, March 21, 2023 12:38 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>; preserve.ute@gmail.com
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Sincerely,

Ashley Firestein
■ Little Natalie Crt
Maple, ON
■

Sent from my iPhone

April 4, 2023

Item #4

From: 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 21, 2023 12:58:48 PM

From: Hass Mamdani <[REDACTED]>

Sent: Tuesday, March 21, 2023 12:49 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>; preserve.ute@gmail.com

Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Sincerely,
Hass Mamdani

■ Keatley Drive, Maple

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Tuesday, March 21, 2023 2:38:19 PM

From: Shirley Lim <[REDACTED]>
Sent: Tuesday, March 21, 2023 2:15 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>
Cc: Sophie Lim <shirleywco@yahoo.com>
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Shirley Lim

■ Farrell Rd Vaughan ON

Sent from my iPhone

Sent from my iPhone

April 4, 2023

Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Wednesday, March 22, 2023 8:59:58 AM

-----Original Message-----

From: bruce gu <[REDACTED]>
Sent: Tuesday, March 21, 2023 5:35 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 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
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Sincerely,

Bruce Wen Gu

Allison Xuan Chen

■ Donzi lane Maple, ON ■

Communication: C66
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Wednesday, March 22, 2023 9:01:13 AM

From: Janet J. Deng <[REDACTED]>
Sent: Tuesday, March 21, 2023 8:14 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>; preserve.ute@gmail.com
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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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Jiang Deng

■ Sir Angelo Way, ■

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Strong Objection to the Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Wednesday, March 22, 2023 9:02:14 AM

From: John Liu <[REDACTED]>
Sent: Tuesday, March 21, 2023 8:24 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>; preserve.ute@gmail.com
Subject: [External] Strong Objection to the Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Dear Madam/Sir,

I am a resident of the concerned community and I 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 strongly oppose to this application for the following 2 reasons:

1. The landowner did not follow the city-required process in the pre-application stage as stated in the Public Meeting Notice.

- The landowner may have consulted others, but definitely not the 1500+ community members who signed the petition against this application at www.change.org/preserveupperthornhillestates, which I urge you to visit and see members' serious concerns.
- The landowner posted a very small sign onsite beside

another much larger existing one which made the sign for this proposed development very hard to be seen; I hope the landowner did not do this on purpose.

So the city should cancel this application due to the above factual violations. If the landowner is still interested in pursuing this application, he/she has to redo the pre-application consultation by involving many more (if not all) community residents.

2. Even worse, the proposed 15-storey high rise condo development is not compatible with the detached family homes in our low-rise, low-density neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, which should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

- **Incompatible Planning:** The proposed 15-story condo is incompatible with Vaughan's original plan of this 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 this low-density community.
- **Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is

not a rapid or high-volume public transit corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through as being raised multiple times to the city.

- **Overcrowding and Safety**: This proposed 15-storey condo and the added population will unavoidably make this used-to-be quiet community much more crowded and less safe; families will not be able to enjoy their homes/properties as they used to due to the noise, congestion, pollution, and overall safety concerns.
- **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.
- **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.

In conclusion, I urge the City Planning Department to reject this

application for the proposed 15-storey high-rise condo due to the above serious negative impacts it would have on our neighbourhood. I respectfully request that the land be preserved as low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan by the City Planning Department.

Thank you for your attention. I look forward to your response.

Sincerely,

John Liu @  Giordano Way

Communication: C68
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Wednesday, March 22, 2023 1:01:02 PM

From: Farnoosh Rahgozar [REDACTED] >

Sent: Wednesday, March 22, 2023 12:36 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>; preserve.ute@gmail.com
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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Farnoosh Rahgozar

■ Rivermill Cres,

Maple, Ontario, ■

April 4, 2023

Item #4

From: 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: Thursday, March 23, 2023 9:52:38 AM

From: Debbie Sinsosky <[REDACTED]>
Sent: Wednesday, March 22, 2023 10:13 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>; preserve.ute@gmail.com
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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 I am writing to you 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. Please visit this link and read the comments from the concerned Taxpayers of Vaughan

www.change.org/preserveupperthornhillestates.

The proposed 15-storey high rise condo development is absolutely not compatible with the low-rise, low-density detached family homes that our neighbourhood is known for. As a 17 year resident of this community, I cannot believe that Vaughan council would even consider such a monstrosity in a housing community such as this. The whole point of living in this area is to

avoid the congested, claustrophobic overbuilt areas such as Downtown Toronto, the Sheppard area, Finch area etc. These areas have become horrible congested concrete jungles. I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.**
- **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. **Queen Filomena, 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.**
- **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 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.
- **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.

In conclusion, I strongly urge the City Planning Department to cancel the proposed 15-storey high rise condo development considering the significant negative impacts it would have on our neighbourhood.

I respectfully request that the land be preserved as low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department and respect the wishes of the taxpayers of the City of Vaughan

Thank you for your attention to this matter. I look forward to your response.

Debbie and Charles Sinsofsky -Tax payers in the city of Vaughan

■ Giordano Way

Maple ON

■

April 4, 2023

Item #4

From: 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: Thursday, March 23, 2023 9:53:07 AM

-----Original Message-----

From: Rachel Huang [REDACTED] >
Sent: Wednesday, March 22, 2023 5:37 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 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] 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 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, along with 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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.

- 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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Rachel Huang

■ Fitzmaurice Dr, Vaughan, ON

Communication: C71
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] 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.
Date: Thursday, March 23, 2023 12:32:52 PM

-----Original Message-----

From: Mike Soares <[REDACTED]>
Sent: Thursday, March 23, 2023 11:22 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] 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.

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. 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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including: Plan incompatibility with low-rise, low-density community: The proposed plan is incompatible with Vaughan 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.

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.

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 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

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 al= location 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.

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 neighbourhood.

I respectfully request that the land be preserved as 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 your response.

Sincerely,
Michael Soares

Sent from my iPhone

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 24, 2023 9:10:50 AM

From: Fari Amirian <[REDACTED]>
Sent: Friday, March 24, 2023 2:18 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 lafrate <Marilyn.lafrate@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] 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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

- **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.

- **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 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. Additionally, are there sufficient government services located nearby for the building, such as schools, churches, medical facilities, and parks? And are emergency services sufficient to handle the vast number of dwellings? Will the police be able to respond in time, same goes for ambulatory and fire departments? Are the existing power grids, water lines, and sewage system equipped to handle the extra load? This area was not initially designed nor intended for a high-rise development.

- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,
Fari amirian
■ Hurst Ave.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 24, 2023 9:10:58 AM

From: Kevin Lin <[REDACTED]>

Sent: Friday, March 24, 2023 12:53 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 lafrate <Marilyn.lafrate@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] 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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.
- **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.
- **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 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.
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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Kevin Lin

■ Yates Ave, Maple, ON ■

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 24, 2023 9:13:05 AM

From: aark n <[REDACTED]>
Sent: Thursday, March 23, 2023 6:56 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>; preserve.ute@gmail.com
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Sincerely,

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To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 24, 2023 10:22:16 AM

From: Adam Ansell <[REDACTED]>

Sent: Friday, March 24, 2023 10:21 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 lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
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Adam Ansell

█ Fitzmaurice Dr., █

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Friday, March 24, 2023 10:49:29 AM

From: Victoria Fooks <[REDACTED]>
Sent: Friday, March 24, 2023 10:46 AM
To: DevelopmentPlanning@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
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From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 27, 2023 9:08:51 AM

From: Irene Seltzer [REDACTED] >

Sent: Friday, March 24, 2023 5:56 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>; preserve.ute@gmail.com

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Irene and Barry Seltzer

■ Torvista Lane

Maple, Ontario

■

Communication: C78
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 27, 2023 9:10:31 AM

From: Mahsa Radmehr <[REDACTED]>
Sent: Friday, March 24, 2023 6:52 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>; preserve.ute@gmail.com
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Mahsa Radmehr

■ Rivermill Cres,

Maple, Ontario, ■

From: 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: Monday, March 27, 2023 9:10:45 AM

From: Irina Mamaeva [REDACTED] >
Sent: Friday, March 24, 2023 10:52 PM
To: DevelopmentPlanning@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Clerks@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>; preserve.ute@gmail.com
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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.

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 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.

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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Irina Mamaeva

■ Casavant Court, Maple ■

Communication: C80
Committee of the Whole (PM)
April 4, 2023
Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 27, 2023 9:10:52 AM

From: John Kratochwil [REDACTED]
Sent: Saturday, March 25, 2023 10:10 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 lafrate <Marilyn.lafrate@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] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

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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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

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Sincerely,

John Kratochwil
■ Foley Crescent
Maple, ON
■

Sent from [Mail](#) for Windows

April 4, 2023

Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] RE: Respond to Notice of Public Meeting _ Official Plan Amendment File OP.22.022 _ 87 Keatley Drive
Date: Monday, March 27, 2023 9:11:03 AM

From: Sina Hojjat <[REDACTED]>
Sent: Saturday, March 25, 2023 10:36 AM
To: Clerks@vaughan.ca
Subject: [External] RE: Respond to Notice of Public Meeting _ Official Plan Amendment File OP.22.022 _ 87 Keatley Drive

Dear City of Vaughan

In accordance with your kind Public Consultation Request regarding the New Development Plan at 87 Keatley Drive, we would like to share the following arguments for your consideration:

- Based on the experience from the failed expansion of many other megacities around the world we strongly recommend against the radical change of suburban neighborhood's architecture, which will result in several negative psychological impacts due to falling apart of the integrity of the neighbourhoods. It is evident that since years ago the peaceful neighbourhoods of the beautiful City of Vaughan have been attracting and tempting many families to move up from Downtown Toronto and reside in this fantastic planned and built city to stay away from the congested areas, although commuting to work can be a daily complicated challenge. Now a new Development has knocked their doors to gift them what they were hoping to avoid for themselves and their families. It is not to mention that we clearly steal the peace of mind of all those houses with a giant building shadowing on top of them, which has absolute ZERO aesthetic attractiveness!
- As an experienced infrastructure expert, I hope that we have sufficiently planned for the additional residents of the 296 units, which can sum up to above one thousand people with their guests, etc. looking at any window of time. This includes water, sanity, transportation, schools, parks, etc. We're well aware that not only both schools are congested in this neighborhood, but also the parks overflow in the summertime, and the maple GO station has reached the maximum capacity (Considering most of the parking spots being rent probably due to a very high demand! And the travelers can barely find a seat early in the morning). It is not a secret that we don't expect any Rail Transit extension to anywhere close to the neighbourhood in any near future, which leaves us with the regional bus transportation. The street capacity at Bathurst and Queen Filomena is very limited, i.e., the right turn and straight move use the same lane, where incredible line up, discomfort and dissatisfaction will be created by the huge number of road users to be added instantly.
- In terms of the geo-structural impacts, we hope that sufficient studies have been performed. Any changes in the ground stress and water regime are strongly dissuaded. The liability remains on the designers and the constructors, however any consequential damages to even

far range structures will be carefully investigated. In addition, by the time that any underground infrastructure, such as rail transits, passes close to this building, with a very high likelihood the structure will be so old that the only news it will have for the City is expensive troubles and much liability for avoiding the potential structural damages.

Finally, this is not a new topic: We all know that the key to solve the lack of Housing production is not in congesting the existing areas BUT to diverse the economy and decentralize. I hope we don't proceed today with something, which we regret ten years later, where people blaming us for the decision.

Kind regards,

Sina Hojjat, *Ph.Dc, P.Eng, PMP*

Communication: C82
Committee of the Whole (PM)

April 4, 2023

Item #4

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Subject Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491
Date: Monday, March 27, 2023 9:11:15 AM

From: Mahboobeh Shahverdi [REDACTED]
Sent: Saturday, March 25, 2023 12:15 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>; preserve.ute@gmail.com
Subject: [External] Subject Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491

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Thank you for your attention to this matter. I look forward to your response.

Sincerely

Mahboobeh Shahverdi

■ Bigioni Lane

Maple, Ontario ■

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 27, 2023 9:11:24 AM

From: Michael Prufer <[REDACTED]>

Sent: Saturday, March 25, 2023 1:12 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>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com <preserve.ute@gmail.com>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>

Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Sincerely,

Karina Sdetski

■ Queen Filomena Ave.

Maple, Ontario

████████ CANADA

Cell ██████████

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 27, 2023 9:11:58 AM

From: Arash Rahgozar <[REDACTED]>
Sent: Saturday, March 25, 2023 3:35 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>; preserve.ute@gmail.com
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Sincerely,

Arash Rahgozar

■ Bigioni Lane,

Maple, Ontario, ■

From: 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: Monday, March 27, 2023 9:12:18 AM

From: Clement Lee <[REDACTED]>
Sent: Sunday, March 26, 2023 12:28 PM
To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Mario G. Racco <MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>
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Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Clement

■ Lady Fenyrose Ave, Vaughan, ON

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] Official Plan Amendment File OP.22.022/Zoning By-Law Amendment File Z.22.043
Date: Monday, March 27, 2023 9:12:26 AM

From: Farooq Bhura <[REDACTED]>
Sent: Sunday, March 26, 2023 12:44 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP.22.022/Zoning By-Law Amendment File Z.22.043

To The City of Vaughan ,

This concerns the above Files submitted at City of Vaughan for an application to build high rise plaza which is not at all acceptable to the residents of Upper Thornhill Estates.

We strongly disagree to allow this happening and oppose it.

There is no justification to create this monster in a quite and peaceful neighborhood

Farooq Bhura
Resident of

tarwcutter Gate
Maple
ON [REDACTED]

April 4, 2023

Item #4

From: 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: Monday, March 27, 2023 9:12:32 AM

From: Michael Rapoport <[REDACTED]>
Sent: Sunday, March 26, 2023 12:47 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>; preserve.ute@gmail.com
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.

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 neighbourhood. As a resident of this community, I am deeply concerned about the impact this development will have on the character and quality of life of our neighbourhood.

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood 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.

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.

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 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.

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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Michael Rapoport

■ Strong Avenue, Maple

Sent from my iPhone

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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: Monday, March 27, 2023 9:12:39 AM

From: Zoe Ngan <[REDACTED]>
Sent: Sunday, March 26, 2023 1:21 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>; preserve.ute@gmail.com
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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.

Medical and Emergency services impact: Increasing the burden of our community hospitals and emergency departments. Shortage of nurses, physician and medical staff already a well known issue across Ontario. A huge increased of people in our community will impact the quality of services people are getting. Traffic-flow, logistic and control from the emergency departments to access in our community already has lots of flaws. Those flaws

have not been looked into or taken care of.

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.

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Sincerely,

Zoe Ngan
Residence from Strong Ave, Vaughan, [REDACTED]

Sent from my iPhone

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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: Monday, March 27, 2023 9:12:47 AM

From: xiaoyang wang <[REDACTED]>

Sent: Sunday, March 26, 2023 1:48 PM

To: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Mario G. Racco <MarioG.Racco@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; preserve.ute@gmail.com; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>
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Sincerely,

Xiaoyang Wang

■ Horse Rake Rd

From: 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: Monday, March 27, 2023 9:12:52 AM

From: a b <[REDACTED]>

Sent: Sunday, March 26, 2023 3:58 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>; preserve.ute@gmail.com
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Sent from Happyland, Oh

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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: Monday, March 27, 2023 9:12:58 AM

From: fred ginger <[REDACTED]>

Sent: Sunday, March 26, 2023 3:59 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>; preserve.ute@gmail.com
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Sent from Happyland, Oh

Sent from my Jerseyshore

**Communication: C92
Committee of the Whole (PM)**

April 4, 2023

Item #4

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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: Monday, March 27, 2023 9:16:29 AM
Attachments: [image004.png](#)
[image005.emz](#)
[image006.png](#)

From: Jason Chung [REDACTED] >

Sent: Saturday, March 25, 2023 3:14 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>; preserve.ute@gmail.com
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Sign the Petition

Preserve Upper Thornhill Estates

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Jason.

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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: Monday, March 27, 2023 9:16:49 AM

From: frank connors <[REDACTED]>
Sent: Sunday, March 26, 2023 3:59 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>; preserve.ute@gmail.com
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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.

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

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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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely

Sent from Happyland, Oh

Hmmmm

Communication: C94
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Monday, March 27, 2023 9:16:54 AM

From: robert rosenzweig <[REDACTED]>
Sent: Sunday, March 26, 2023 3:59 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>; preserve.ute@gmail.com
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April 4, 2023

Item #4

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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: Monday, March 27, 2023 9:17:03 AM

From: Michael Conrad <[REDACTED]>
Sent: Sunday, March 26, 2023 4:08 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com <preserve.ute@gmail.com>
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Sincerely,

Michael Conrad

Maggie Wan

■ Horae Rake Road, Maple, Ontario, ■

Communication: C96
Committee of the Whole (PM)
April 4, 2023
Item #4

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To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis@vaughan.ca)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, March 27, 2023 9:17:10 AM

From: zhengli shen [REDACTED] >

Sent: Sunday, March 26, 2023 4:46 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>
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Sincerely,

Bonnie Zhengli Shen

■ Sofia Olivia cres

From: 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: Monday, March 27, 2023 9:17:14 AM

From: Tatyana Yemelyanova <[REDACTED]>
Sent: Sunday, March 26, 2023 4:55 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>; preserve.ute@gmail.com
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Sincerely,

Tatyana Yemelyanova

█ Lady Valentina ave, Maple, ON

Sent from my iPhone

Communication: C98
Committee of the Whole (PM)
April 4, 2023
Item #4

From: 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: Monday, March 27, 2023 9:17:24 AM

From: Bixi Jian <[REDACTED]>
Sent: Sunday, March 26, 2023 5:43 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>; preserve.ute@gmail.com
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Bixi Jian & Miao Nie

■■■■ Sir Stevens Dr, Vaughan, ■■■■

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](mailto:Jacquelyn.Gillis)
Subject: FW: [External] public meeting on April 4.Official plan ammendment file op.22.022.condo at 87 Keatley drive
Date: Monday, March 27, 2023 9:17:36 AM

From: Mykola Mendrul [REDACTED] >
Sent: Sunday, March 26, 2023 6:01 PM
To: Clerks@vaughan.ca
Subject: [External] public meeting on April 4.Official plan ammendment file op.22.022.condo at 87 Keatley drive

Dear Vaughan City Council

I would like to explain why I completely object new condo building in our community

1.Impact to environment .

new condo will increase traffic and pollution in the area which will affect health of the residents mostly kids a and seniors.

2.impact to health services.

even now it is not easy to find family doctors on the area.With new condo it will be impossible task.Our medical center is already at capacity and with new condo getting your blood work will be very difficult due to increase demand

3.impact to education. both schools in the area already feeling the heat from

growing [community.one](#) of them built temporary classrooms.adding new condo will decrease quality of education for our kids

4.Quality of life .adjusted to condo streets will become parking lot.this will lead to extra pollution and difficulties for residents to get in and out of their houses

5.Decreased services.

we were always promised to have plaza on this lot.if it will go to condo, we will have to drive to supermarket to get bread or milk. it will affect our commitment as a city to fight climate change.

yours truly

Mykoa Mendrul

Get [Outlook for Android](#)

April 4, 2023

Item #4

From: 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: Monday, March 27, 2023 9:17:44 AM

From: Amir Attalla <[REDACTED]>

Sent: Sunday, March 26, 2023 7:24 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>; preserve.ute@gmail.com

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- **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.
- **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 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.
- **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.

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 neighbourhood. I respectfully request that the land be preserved as 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 your response.

Sincerely,

Amir Attalla

■ Little Natalie Court

■ Vaughan, Ontario