

C1
COMMUNICATION
COUNCIL – April 25, 2023
CW (PM) - Report No. 17, Item 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Re: Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 9:33:35 AM

From: a b [REDACTED]
Sent: Tuesday, April 04, 2023 10:38 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 Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; [REDACTED]
Subject: [External] Re: Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

Please add the following to the concerns about the development.

- 1) Assuming 296 units are rented out. That is equivalent to 296 more homes in our area. This is perhaps as many as almost 600 more cars, assuming two people per unit with a car each. That is almost 600 more vehicles trying to turn right onto Bathurst during rush hour. Or turn left onto queen philomena during evening rush hour.
- 2) Can the system support 600 more children assuming each of these renters has the standard 2 child family.
- 3) What about the dynamics of his having renters in a residential area vs home owners. You will have people that are not as connected to the community as an owner.
- 4) There was no consulting by the builders with the residents of this neighbourhood. It was purely about making as much money as possible without a care for the area.

Thank you

Sent from Happyland, Oh

On Mar 26, 2023, at 3:58 PM, a b <[REDACTED]> wrote:

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

Sent from Happyland, Oh

C2
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 9:33:27 AM

From: Catherine [REDACTED]
Sent: Tuesday, April 04, 2023 9:20 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>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Catherine Paoletta

Sent from my iPhone

C3
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 9:31:38 AM

From: Ginger Hotmail [REDACTED]
Sent: Tuesday, April 04, 2023 4:56 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>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Donna Lee

■ Lady Fenyrose Avenue, Vaughan, ON

C4
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 9:30:01 AM

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

From: Yan Zhao [REDACTED]
Sent: Tuesday, April 04, 2023 4:17 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>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Yan Zhao
■ Lady Veronica Lane
Maple, ■

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

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

From: Cathy Liu [REDACTED]
Sent: Tuesday, April 04, 2023 3:53 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

The proposed 15-storey high rise condo development that is being considered for construction is not compatible with the detached family homes in our low-rise, low-density neighborhood. As a resident of this community, I am deeply concerned about the impact this development will **Kill the livability** in our neighborhood.

The current land use zoning for this area is designated as Neighborhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building will be a very unsuitable solution that undermines the character, livability, social fabric and even the public health of the community. It would fundamentally alter the character of our neighborhood and bring numerous negative impacts, including:

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a low-rise, low-density community. This subdivision was introduced and sold with a vision of low-rise, low-density homes. When buying our homes and moving to Vaughan, we were sold on the vision and promise of a low-

density community.

- **High-rises=gentrification and inequality; Low/Mid-rises=resiliency and affordability:** the construction industry is a powerful engine for fueling economic development. Tall buildings offer increased profits for developers for sure. However, the higher a building rises, the more expensive is the construction. Tall buildings inflate the price of adjacent land, thus making the protection of affordable housing less achievable. In this way, they increase inequality and inflation.
- **High-rise Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **High-rise Overcrowding and Safety issues:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **Strain on local services and infrastructure:** The addition of a high-rise condo would place an undue strain on local services and infrastructure, including schools, public transportation, water, electricity, sewer allocation and public recreation services. The local schools are already stretched for resources and classes are at capacity.
- **High-rise affect quality of life:** A high-rise condo development in a low-density, residential area would drastically alter the quality of life for residents in the surrounding area. It would increase noise pollution and obstruct views, creating a sense of claustrophobia for those living in the area.
- **High-rise affect our health:** Psychologist [Daniel Cappon writes in the *Canadian Journal of*](#)

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

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

In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant negative impacts it would have on our neighborhood. I respectfully request that the land be preserved as 4-5 stories low-rise Neighborhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

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

Sincerely,

Cathy Liu

FYI

STATEMENT OF CONFIDENTIALITY The information contained in this email message and any attachments may be confidential and legally privileged and is intended for the use of the addressee(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments.

C6
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:51:02 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, April 3, 2023 2:02 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Campisi Family <[REDACTED]>
Sent: Monday, April 03, 2023 1:58 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](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Giuseppe Campisi

■ Little Nataiie Court

C7
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:50:23 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, April 3, 2023 1:59 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Anna Campisi <[REDACTED]>
Sent: Monday, April 03, 2023 1:54 PM
To: [DevelopmentPlanning@vaughan.ca](#); [Clerks@vaughan.ca](#); Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](#)>; Cindy Furfaro <[Cindy.Furfaro@vaughan.ca](#)>; Steven Del Duca <[Steven.DelDuca@vaughan.ca](#)>; Linda Jackson <[Linda.Jackson@vaughan.ca](#)>; Mario Ferri <[Mario.Ferri@vaughan.ca](#)>; Gino Rosati <[Gino.Rosati@vaughan.ca](#)>; Mario G. Racco <[MarioG.Racco@vaughan.ca](#)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](#)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](#)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](#)>; Gila Martow <[Gila.Martow@vaughan.ca](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Lucy Anna Campisi

■ **Little Natalie Court**

C8
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:51:35 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, April 3, 2023 2:09 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Ashley Gould <[a.gould@vaughan.ca](#)>
Sent: Monday, April 03, 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 lafrate <[Marilyn.lafrate@vaughan.ca](#)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](#)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](#)>; Gila Martow <[Gila.Martow@vaughan.ca](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Ashley Gould



Little Natalie Court

C9
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:52:10 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, April 3, 2023 2:19 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Jeff Gould [REDACTED]
Sent: Monday, April 03, 2023 2:13 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](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Jeffrey Gould
[REDACTED] Little Natalie Court
Maple, Ontario
[REDACTED]

C10
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 LocaLon: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:52:42 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, April 3, 2023 2:22 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 LocaLon: Block 279, 65M-4491, 87 Keatley Drive

From: Altaf Kara [REDACTED]
Sent: Monday, April 03, 2023 2:21 PM
To: [DevelopmentPlanning@vaughan.ca](#); [Clerks@vaughan.ca](#); Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](#)>; Cindy Furfaro <[Cindy.Furfaro@vaughan.ca](#)>; [steven.deluca@vaughan.ca](#); Linda Jackson <[Linda.Jackson@vaughan.ca](#)>; [mario.ferri@vaughan.ca](#); Gino Rosati <[Gino.Rosati@vaughan.ca](#)>; Mario G. Racco <[MarioG.Racco@vaughan.ca](#)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](#)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](#)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](#)>; Gila Martow <[Gila.Martow@vaughan.ca](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 LocaLon: Block 279, 65M-4491, 87 Keatley Drive

dMicrosoft Word - FINAL - PreserveUpperThornhillEstates_OppositionToHighRiseOnQueenFilomena v2.01.docx

1. 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 rezoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to peLLon against this applicaLon. 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,

Altaf Kara

C11
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:53:13 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, April 3, 2023 2:37 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Jennifer Scocco [REDACTED]
Sent: Monday, April 03, 2023 2:36 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](#)>; [REDACTED]
Cc: [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Jennifer & Giorgio Scocco

C12
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:53:44 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, April 3, 2023 4:34 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Samuel Zhang [REDACTED]
Sent: Monday, April 03, 2023 4:21 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](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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,

Kun Zhang

Owner of ■ Little Natalie Crt, Maple

**C13
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4**

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:54:20 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, April 4, 2023 9:12 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Tatiana Sotsenko [REDACTED]
Sent: Monday, April 03, 2023 7:18 PM
To: [DevelopmentPlanning@vaughan.ca](#); [Clerks@vaughan.ca](#); Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](#)>; Cindy Furfaro <[Cindy.Furfaro@vaughan.ca](#)>; Steven Del Duca <[Steven.DelDuca@vaughan.ca](#)>; Linda Jackson <[Linda.Jackson@vaughan.ca](#)>; Mario Ferri <[Mario.Ferri@vaughan.ca](#)>; Gino Rosati <[Gino.Rosati@vaughan.ca](#)>; Mario G. Racco <[MarioG.Racco@vaughan.ca](#)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](#)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](#)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](#)>; Gila Martow <[Gila.Martow@vaughan.ca](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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

Hello,

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 neighborhood. 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 neighborhood.

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

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a low-rise, low-density community. This subdivision was introduced and sold with a vision of low-rise, low-density homes. When buying our homes and moving to Vaughan, we were sold on the vision and promise of a low-density community.
- **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.
- **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 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,

Tatiana Sotsenko

■ Rivermill cres, Maple ,On , ■

C14
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive Email Body
Date: April-05-23 3:54:55 PM

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

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, April 4, 2023 9:12 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive Email Body

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

From: Elena Pachkina [REDACTED]
Sent: Monday, April 03, 2023 7:30 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>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive Email Body

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 the 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,

Elena and Anton Pachkine

■ Rivermill Cres

Maple, On ■

C15
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] High-Rise on Queen Filomena Objection
Date: April-05-23 3:55:30 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, April 4, 2023 9:17 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] High-Rise on Queen Filomena Objection

From: Matthew Shirvan [REDACTED]
Sent: Tuesday, April 04, 2023 9:08 AM
To: Clerks@vaughan.ca
Subject: [External] High-Rise on Queen Filomena Objection

Good Morning,

I'm writing to say that I'm not thrilled about the idea of a high-rise building in our residential area. And by "not thrilled," I mean "totally horrified."

I mean, sure, who doesn't love looking out their window and seeing a giant, faceless building looming over their home? It's like living in the shadow of the Death Star, but without the cool laser beams.

And let's not forget about the traffic. We could all use a little more gridlock in our lives, right? I don't know about you, but there's nothing quite like sitting in your car for hours on end, listening to the sweet sounds of honking horns and exhaust fumes.

Oh, and the environmental impact? Don't even get me started. Because nothing says "I care about the planet" like building a massive structure that will contribute to air pollution and greenhouse gas emissions.

But hey, who needs a peaceful neighborhood anyway? Who needs sunlight or a sense of community? Who needs property values that aren't in the toilet?

So go ahead, City Hall. Build that high-rise. Because nothing says "progress" like destroying everything that makes a community worth living in.

Sincerely,

Matthew Shirvan

C16
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:55:59 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, April 4, 2023 11:16 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Anna Freidin [REDACTED]
Sent: Tuesday, April 04, 2023 11:14 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](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan and am writing to express my strong opposition to Application # OP.22.022 and Z.22.043 submitted to The City of Vaughan Council/Committee for re-zoning and re-amendment of the property at 87 Keatley Drive.

I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

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 Becker and Ilya Becker

■ Abner Miles Drive,

Maple, ON ■

C17
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Neatly Drive
Date: April-05-23 3:56:28 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, April 4, 2023 11:16 AM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Neatly Drive

From: Hyerin Choi [REDACTED]
Sent: Tuesday, April 04, 2023 11:10 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](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Neatly 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 2,300 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,

[Insert Your Name and Address]

Hyerin

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: Official Plan Amendment File OP.22.022/Zoning By-Law Amendment File Z.22.043/Public Meeting 4th April
Date: April-06-23 9:05:02 AM

From: Farooq Bhura [REDACTED]
Sent: Wednesday, April 05, 2023 10:37 PM
To: Clerks@vaughan.ca
Subject: [External] Re: Official Plan Amendment File OP.22.022/Zoning By-Law Amendment File Z.22.043/Public Meeting 4th April

To The City of Vaughan,

This is referrance to the above file and public meeting held at city hall on 4th April 2023 at 7:00 pm

I was in attendance at the meeting with my son Hasan Bhura.

As per the Chair to voice our concern in writing if we did not speak on the forum.

This application should not be entertained as it holds no merit.

First the applicant bough this parcel just few months ago knowing that it has been zoned for a commercial community plaza and paid the price of approximately \$ 4.5 million not \$ 100 million which would be the price had this been zoned for an apartment building hypothetically speaking. This is sheer speculation, profiteering and racketeering and to ridicule the neighborhoods whose life savings have gone into purchasing a home as well as the city itself by the applicant Does he expect that in that price he can get away

with a monstrous 15 Storey apartment building with 296 units which cost \$ 13,000 per unit . I'm not a mathematician or an accountant but everyone knows that a unit cost for apartment does not cost \$13,000

The applicant failed to call for a community meeting nor did he even attend the public hearing. My opinion is that the city should pass a law that if an original community plan has been approved with a commercial plaza on those lands the developers involved should build the commercial plaza at the same time as they developed the community houses and not leave it undeveloped. This should be a mandatory condition attached as its done with Public schooling , parks etc etc.

I again write that this application should not be given any importance and rejected at first instance.

I hope the city staff can input my concerns

Thanking you

Farooq Bhura

On Sunday, March 26, 2023 at 12:44:23 p.m. EDT, Farooq Bhura [REDACTED] wrote:

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

Starw cutter Gate
Maple
ON 

C19
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:58:54 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, April 4, 2023 2:25 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Zee P [REDACTED]
Sent: Tuesday, April 04, 2023 2:23 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 Iafrate <[Marilyn.Iafrate@vaughan.ca](#)>; Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](#)>; Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](#)>; Gila Martow <[Gila.Martow@vaughan.ca](#)>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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 2000 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,

Zahra Pardhan

A solid black rectangular box used to redact the signature of Zahra Pardhan.

C20
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: QF developments
Date: April-06-23 8:52:41 AM

From: Olga Shafro [REDACTED]
Sent: Wednesday, April 05, 2023 9:07 PM
To: Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] Re: QF developments

Further to yesterday's public meeting.

Please note that the speakers on the public meeting brought up a number of major problems, so I shall not repeat them. Need to bring forth another important problem – Bell Cell tower covering the area is totally overwhelmed, per Bell. Service became problematic, and that's the standard response from their customer service – too many people, not enough towers in the area.

My neighbours tell me that the same thing is happening with Rogers and Telus...

Please have the QF developments bring signed statement from cell phone providers, that they will be able to service such an increased population. And if they, somehow, do, we need to hear about it right away.

Thanks for your kind assistance,

Olga Shafro
[REDACTED] Abner Miles Drive
Maple, [REDACTED]
[REDACTED]

C21
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Jacquelyn Gillis](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-05-23 3:59:00 PM

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Tuesday, April 4, 2023 2:33 PM
To: Jacquelyn Gillis <Jacquelyn.Gillis@vaughan.ca>
Subject: FW: [External] Re: Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

From: Zahra P <[REDACTED]>
Sent: Tuesday, April 04, 2023 2:27 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](#)>; [REDACTED]
Subject: [External] Re: 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 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 2000 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,

Zahra P

A solid black rectangular box used to redact the signature of Zahra P.

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] QF Development Group (BT) Inc. - Item 4 - Ward 4
Date: April-11-23 9:09:27 AM

From: Kornit Young [REDACTED]
Sent: Friday, April 07, 2023 2:44 PM
To: Clerks@vaughan.ca
Subject: [External] QF Development Group (BT) Inc. - Item 4 - Ward 4

Good Afternoon,

This past week I joined the in-person meeting regarding 87 Keatley Drive (Bathurst & Queen Filomena).

I did not speak in person because everyone who came to the microphone covered all my points but I would like for Council & anyone involved in this process from the City of Vaughan, to note that the planner/representative of QF Development Group (BT) Inc. mentioned a development on Lebovic Drive as an example of a high-rise building on Bathurst.

As mentioned at the meeting, on Lebovic Drive there is a high-rise building that is a retirement home (hardly any traffic from that) and on the other side of the street is a JCC (not a high-rise and not a residential building with a huge green area behind it, and not more residences).

What I would like to point out is that this area has many entrances and exits to Bathurst, Rutherford, Major Mackenzie and Dufferin Street (covers North, East, South and West). Drivers have many options, can take a number of different routes and traffic is usually reasonable there.

On the other hand, Bathurst and Queen Filomena have no entrances or exits West of the proposed development. There is a forest and dead-end streets. There are very very limited options for drivers.

As Council could see and sense in the meeting, homeowners would like the current zoning to stay as is. No one has any issue with a commercial zoning, but a high-rise needs to be off the table.

Thank you for your time, and I hope that you will consider that there are no high-rises in the Bathurst corridor in the area (even in intersections where it might be more feasible). Traffic is already very heavy during peak times.

Please let me know the Council's decision.

Thank you,

Kornit Young (concerned homeowner on Queen Filomena)

C24
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: April-12-23 3:57:30 PM

From: Michael Salerno [REDACTED]
Sent: Wednesday, April 12, 2023 3:48 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; [REDACTED]
Subject: [External] Objection to Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

To Whom It May Concern,

I am a resident of Vaughan (Upper Thornhill Estates) 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.

Again, please strongly consider that we purchased our homes with the expectation there would be a small commercial plaza at this location, which

would blend nicely into our neighbourhood, NOT the proposed condo development. Further, we have no desire to negotiate down to a 4-10 storey concept either.

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

Sincerely,

Michael Salerno

■ Lady Valentina Ave.

Vaughan, Ontario

■

C25
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 4

From: [Keren Winer](#)
To: [Daniela DeGasperi](#); DevelopmentPlanning@vaughan.ca
Cc: Clerks@vaughan.ca
Subject: [External] File OP.22.022
Date: April-14-23 7:23:02 AM

Please provide me with the decision to this building request.
I would like to take this opportunity to emphasize my objection to a residential apartment building on Keatley Drive.

Thank you,
Keren - neighbourhood resident

Keren Winer
Registered Physiotherapist
Clinic Director
Health & Knowledge Rehabilitation Services Inc.
416-670-0352