

**COUNCIL MEETING – APRIL 25, 2023
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed April 21, 2023</u>			
C1. a b, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C2. Catherine Paoletta, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C3. Donna Lee, Lady Fenytrose Avenue, Vaughan, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C4. Yan Zhao, Lady Veronica Lane, Maple, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C5. Cathy Liu, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C6. Giuseppe Campisi, Little Natalie Court, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C7. Lucy Anna Campisi, Little Natalie Court, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C8. Ashley Gould, Little Natalie Court, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C9. Jeffrey Gould, Little Natalie Court, Maple, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C10. Altaf Kara, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C11. Jennifer & Giorgio Scocco, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C12. Kun Zhang, Little Natalie Court, Maple, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C13. Tatiana Sotsenko, Rivermill Crescent, Maple, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C14. Elena and Anton Pachkine, Rivermill Crescent, Maple, dated April 3, 2023.	17	4	Committee of the Whole (Public Meeting)
C15. Matthew Shirvan, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**COUNCIL MEETING – APRIL 25, 2023
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C16. Anna Becker and Ilya Becker, Abner Miles Drive, Maple, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C17. Hyerin, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C18. Farooq Bhura, Starw cutter Gate, Maple, dated April 5, 2023.	17	4	Committee of the Whole (Public Meeting)
C19. Zahra Pardhan, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C20. Olga Shafro, Abner Miles Drive, Maple, dated April 5, 2023.	17	4	Committee of the Whole (Public Meeting)
C21. Zahra P, dated April 4, 2023.	17	4	Committee of the Whole (Public Meeting)
C22. Irene Ford, dated April 4, 2023.	17	2	Committee of the Whole (Public Meeting)
C23. Kornit Young, dated April 7, 2023.	17	4	Committee of the Whole (Public Meeting)
C24. Michael Salerno, Lady Valentina Ave., Vaughan, dated April 12, 2023.	17	4	Committee of the Whole (Public Meeting)
C25. Keren Winer, dated April 14, 2023.	17	4	Committee of the Whole (Public Meeting)
C26. Memorandum from the Deputy City Manager, Public Works, dated April 20, 2023.	18	18	Committee of the Whole

Distributed April 25, 2023

C27. Confidential memorandum from the Deputy City Manager, Public Works, dated April 25, 2023.	19	4	Committee of the Whole (Closed Session)
C28. Tara L. Piurko, Miller Thomson LLP, King Street West, Toronto, dated April 25, 2023.	16	6	Committee of the Whole
C29. Memorandum from the Deputy City Manager, Planning and Growth Management, dated April 25, 2023.	18	3	Committee of the Whole

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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

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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
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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]
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Sincerely,

Donna Lee

■ Lady Fenytrose Avenue, Vaughan, ON

C4
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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]
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The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

- Plan incompatibility with low-rise, low-density community:
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- Increased traffic: The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- Overcrowding and Safety: I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety

concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

- Strain on local services and infrastructure: The addition of a high-rise condo would place an undue strain on local services and infrastructure, including schools, public transportation, water, electricity, sewer allocation and public recreation services. The local schools are already stretched for resources and classes are at capacity.

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

Sincerely,

Yan Zhao
■ Lady Veronica Lane
Maple, ■

C5
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COUNCIL - April 25, 2023
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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 9:29:10 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]
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I and more than 1,300 local community members have come together to petition against this application. We implore you to visit this link and read the comments put forward, www.change.org/preserveupperthornhillestates.

The proposed 15-storey high rise condo development that is being considered for construction is not compatible with the detached family homes in our low-rise, low-density 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,

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

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

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

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible with Vaughan's original plan of a low-rise, low-density community. This subdivision was introduced and sold with a vision of low-rise, low-density homes. When

buying our homes and moving to Vaughan, we were sold on the vision and promise of a low-density community.

- **Increased traffic:** The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
- **Overcrowding and Safety:** I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.
- **Strain on local services and infrastructure:** The addition of a high-rise condo would place an undue strain on local services and infrastructure, including schools, public transportation, water, electricity, sewer allocation and public recreation services. The local schools are already stretched for resources and classes are at capacity.
- **Environmental impact:** The construction of a high-rise condo building would also have negative environmental impacts, including increased carbon emissions from construction and transportation.
- **Quality of life:** A high-rise condo development in a low-density, residential area would drastically alter the quality of life for residents in the surrounding area. It would increase noise pollution and obstruct views, creating a sense of claustrophobia for those living in the area.

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

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

Sincerely,

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.
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- **Quality of life:** A high-rise condo development in a low-density, residential area would drastically alter the quality of life for residents in the surrounding area. It would increase noise pollution and obstruct views, creating a sense of claustrophobia for those living in the area.

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

planning department.

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

Sincerely,

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,

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

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

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

- **Plan incompatibility with low-rise, low-density community:** The proposed plan is incompatible

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- **Strain on local services and infrastructure:** The addition of a high-rise condo would place an undue strain on local services and infrastructure, including schools, public transportation, water, electricity, sewer allocation and public recreation services. The local schools are already stretched for resources and classes are at capacity.

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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:

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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.

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

The current land use zoning for this area is designated as Neighbourhood Commercial, and I strongly believe that it should remain this

way. The addition of a high-rise condo building would fundamentally alter the character of our neighbourhood and bring numerous negative impacts, including:

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

Increased traffic: The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.

Overcrowding and Safety: I am shocked to see how the main entrance for the proposed 15-storey residential building will be located on a quiet residential street. Families on this street will not be able to enjoy their homes or property due to the noise, congestion, pollution, and overall safety concerns of cars coming in and out using a narrow residential street at all hours of the day and night. A street in which children play freely outside will be destroyed. There are too many proposed residences in this plan, and I do not feel safe with adding hundreds of new residents into the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

Strain on local services and infrastructure: The addition of a high-rise condo would place an undue strain on local services and infrastructure, including schools, public transportation, water, electricity, sewer allocation and public recreation services. The local schools are already stretched for resources and classes are at capacity.

Environmental impact: The construction of a high-rise condo building would

also have negative environmental impacts, including increased carbon emissions from construction and transportation.

Quality of life: A high-rise condo development in a low-density, residential area would drastically alter the quality of life for residents in the surrounding area. It would increase noise pollution and obstruct views, creating a sense of claustrophobia for those living in the area.

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

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

Sincerely,

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,

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

Sincerely,

Kun Zhang

Owner of [REDACTED] 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,

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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

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This subdivision was

introduced and sold with a vision of low-rise, low-density homes. When buying our homes and moving to Vaughan, we were sold on the vision and promise of a low-density community.

- Increased traffic: The traffic going in and out of the subdivision is already heavy, and this stretch of Bathurst is not a rapid transit corridor or a high-volume public transit corridor – there is no subway, no rapid transit bus routes, and no GO bus routes along this corridor. Via Romano and Fitzmaurice are already well known for having a high volume of vehicles speeding through and have been raised with the city previously.
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- Environmental impact: The construction of a high-rise condo building would also have negative environmental impacts, including increased carbon emissions from construction and transportation.
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In conclusion, I strongly urge the City Planning Department to reconsider the proposed 15-storey high rise condo development considering the significant negative impacts it would have on our neighbourhood. I respectfully request that the land be preserved as low-rise Neighbourhood Commercial, to maintain the character, quality of life, and the original plan created by the Vaughan planning department.

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

Sincerely,

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

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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

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- **Environmental impact:** The construction of a high-rise condo building would also have negative environmental impacts, including increased

carbon emissions from construction and transportation.

- Quality of life: A high-rise condo development in a low-density, residential area would drastically alter the quality of life for residents in the surrounding area. It would increase noise pollution and obstruct views, creating a sense of claustrophobia for those living in the area.

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

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

Sincerely,

[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

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the neighbourhood from a traffic perspective, safety services access, and utilities services access. We already have cars whizzing by our house rushing to avoid traffic and I am very concerned for my family's safety.

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

Sincerely,

Zahra P

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

C22
COMMUNICATION
COUNCIL - April 25, 2023
CW (PM) - Report No. 17, Item 2

From: IRENE FORD <[REDACTED]>
Sent: Tuesday, April 04, 2023 1:42 PM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca; John MacKenzie <john.mackenzie@trca.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Wendy Law <Wendy.Law@vaughan.ca>; Paul Bottomley <paul.bottomley@york.ca>; Hosseini, Hossein (MTO) <[hossein.hosseini@ontario.ca](mailto:hosseini.hosseini@ontario.ca)>; project_team@highway413.ca; Ontario Region / Region d'Ontario (IAAC/AEIC) <iaac.ontarioregion-regiondontario.aeic@canada.ca>
Subject: [External] 611428 ONTARIO LIMITED ZONING BY-LAW AMENDMENT FILE Z.14.032 PART OF LOT 9, CONCESSION 9 VICINITY OF RAINBOW CREEK DRIVE AND HIGHWAY 427

Clerks,

This communication is late but I ask that it be considered and forwarded to staff for consideration in review of the Planning file and by Council in the decision making process.

[611428 ONTARIO LIMITED ZONING BY-LAW AMENDMENT FILE Z.14.032 PART OF LOT 9, CONCESSION 9 VICINITY OF RAINBOW CREEK DRIVE AND HIGHWAY 427 - Committee of the Whole \(Public Meeting\) - April 04, 2023](#)

In Nov, 2021 a permit was issued by TRCA to fill and grade the subject lands ahead of any development planning applications being submitted. The land is already altered so I find myself puzzled by what exactly the public is being consulted about today if the site has been graded, servicing connections installed as per the permit issued by the TRCA? How can a site be graded and receive 64,000 tonnes of material ahead of any development planning application being submitted to the City for public consultation, review and approval as well as servicing connections? What City of Vaughan inspector could have inspected and signed off on the servicing connections if there was no approved development application, how is that possible?

I drove to the site after reading the TRCA staff report last Nov, 2021. There were piles of rubble everywhere. It has since miraculously disappeared.

f.	TRCA	<ul style="list-style-type: none">▪ The TRCA must review and provide comments on the Application as the Subject Lands are located within the TRCA's Regulated Area▪ The TRCA has issued Permit No. C-211358 granting the Owner permission for fill placement/compaction and grading to level the Subject Lands, and the installation of servicing connections from Rainbow Creek Drive to the south property limit▪ The Owner is required to submit a Slope Stability Study for review and approval by the TRCA
----	------	---

It would appear the permit was granted by TRCA because the natural heritage features that were present on this site were 'damaged' during the Highway 427 construction.

<https://pub-trca.escribemeetings.com/filestream.ashx?DocumentId=7925>

"In particular, the subject lands and the associated natural features were impacted by the construction of the Highway 427 extension, a portion of which was expropriated by the Ministry of Transportation (MTO). Also, the valley corridor historically had greater flows. Due to significant development in the surrounding landscape since the initial TRCA Fill Permit Application was submitted, the feature no longer has significant flows."

TRCA says they only gave Phase 1 of a 2 Phase permit yet the real estate [Listing](#) reports the site is graded & filled. I asked if they would be conducting a site investigation based on the fact it's being advertised as graded and filled. I have not heard back from them.

The listing is no longer available but if memory serves it was for sale for \$21M worked out to \$5M/acre on land that a portion or all became developable after the Highway 427 expansion resulted in site 'alterations'. I also don't understand how the site no longer has significant flows due to upstream development - where did that flow go and how/when was that approved? Is there a culvert under the 427 here? No answers to these question either....

I did not pursue or formally ask the MTO if there was any consequence for the 'alteration' (destruction?) of these natural heritage features that are now filled over. I did however ask them how they proposed to build a 59km long highway over 85 tributary and waterways - Highway 413- and expect the public to have any faith in their ability to protect Ontario's natural heritage and the free natural asset management services provided as source and store water protection that benefit millions in the GTA and will be increasingly critical as Climate Change risks escalate and worsen? I have not heard back.

As I understand because the MTO is exempt from the CAA there was no consequence for MTO or the applicant, had this been destroyed and was **not** related to the construction of Highway 427 extension, it would have been illegal and TRCA could have pursued legal action or whatever mechanism is permitted under the CAA.

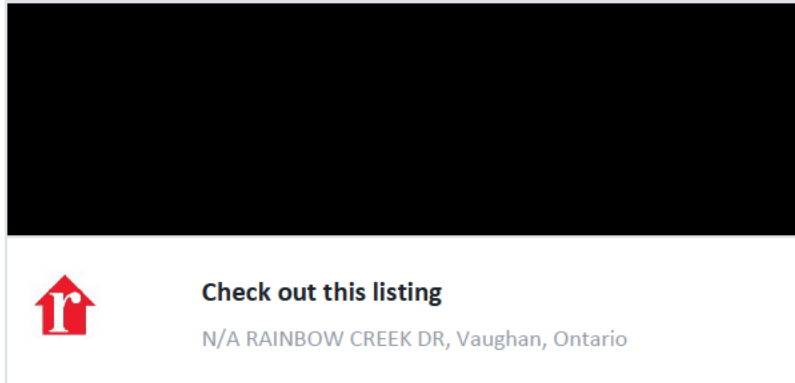
It would appear that the MTO's (or their contractor) damage during the construction of the Highway 427 extension will result in a financial windfall for a landowner who has been trying to develop this land since the 90's and under the current provincial government has achieved this some 30 years later. Land near two streets named Zenway Blvd and Milani Blvd. Approval by Vaughan Council will only further reward the reckless disregard for the protection of Ontario's natural heritage, whether it was intentional or not.

It is troubling that the same lawndowner has already received a Minister's Order for development on the Oak Ridges Moraine under the former government, was documented to have had secret meetings with the current Ontario PC Government in 2019 seeking to remove protections and allow further development on the protected Oak Ridges Moraine, possibly on the same land Vaughan Council somehow entered into an agreement to support development on land that is not within their planning authority to approve. Then at the 11th hour during the public open house on York Region's Official Plan last May, Regional Councillor Jackson chose to bring forward a member's motion to get these same lands approved via York Region's Official Plan. It does not appear to have occurred, but it is not clear to me at all, since the Minister made over 80 changes and a Minister's Order can be issued in the absence of any public notification or documentation under the Oak Ridges Moraine Conservation Act.

2019 Article: [Ford government had 'discussions' on removing Greenbelt land for PC party donor | CBC News](#)

Refer to Motion #6 here: [Draft Regional Official Plan Consultation Update and Statutory Public Meeting - Special Meeting of Committee of the Whole - May 19, 2022](#)

Minutes of Settlement Agreement: <https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=103585>



This is what it looks like during construction; an access point, used by the Contractor that went right through the natural heritage features that were damaged? Like other material migrated off site towards the unevaluated wetland?



I do not know what to request of Council but at the very least I think you should understand the history as perceived by a member of the public concerned about the continual loss of Vaughan's natural heritage and the future proposed Highway 413 that will pass through the Nashville Conservation Reserve the heritage Humber River and it's tributaries.

Thank you,
Irene Ford

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

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

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

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

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

DATE: April 20, 2023

TO: Mayor and Members of Council

FROM: Zoran Postic, Deputy City Manager, Public Works

RE: **COMMUNICATION – Council – April 25, 2023**
Report No. 18, Item No.18

**WARD 2 - ALL-WAY STOP AT JULIA VALENTINA AVENUE AND
NOAH CRESCENT**

Purpose:

To provide information for the Julia Valentina Avenue and Noah Crescent intersection at the direction of Committee of the Whole.

Background:

Residents of Julia Valentina Avenue and Noah Crescent have raised concerns about road safety at the Julia Valentina Avenue and Noah Crescent intersection.

Julia Valentina Avenue, Casa Vista Drive and Noah Crescent are local streets with an 8.0 m pavement width. Julia Valentina Avenue and Noah Crescent and Casa Vista Drive form a four-legged intersection. The intersection currently has stop controls on Casa Vista Drive and Noah Crescent and Julia Valentina Avenue is under free-flow conditions. A sidewalk exists on the north side of Casa Vista Drive. Casa Vista Drive connects to St. Stephen Catholic Elementary School and Sunset Ridge Park. The area is shown in Attachment No. 1.

Residents have expressed concerns with respect to road safety. An all-way stop control exists at the Via Carmine Avenue and Casa Vista Drive intersection.

At the April 18th meeting, Committee of the Whole directed that staff report back with findings at the Council meeting of April 25th, 2023 to provide information on the need for installing an all-way stop control at the Julia Valentina Avenue and Noah Crescent/Casa Vista Drive intersection.

Staff have been directed to bring forward a report on the study findings of the Julia Valentina Avenue and Noah Crescent/Casa Vista Drive intersection and the need for an all-way stop control.

The all-way stop control warrant analysis is generally based on the thresholds established in Book 5 of the Ontario Traffic Manual (January 2022). Based on the analysis, the warrant for all-way stop control is not met.

The study results are summarized in Table 1, based on the City's most recent turning movement counts at the intersection, collected on November 23, 2022.

Table 1: All Way Stop Warrant Analysis at the Julia Valentina Avenue and Casa Vista Drive / Noah Crescent intersection

Warrant Criteria	7-8am	8-9am	3-4pm	4-5pm	Average
All approaches > 200 for each of highest 4 peak hours	44	87	75	60	33%
Minor Street approaches + pedestrians > 75 for same 4 peak hours	16	34	32	23	35%

As shown, at this intersection the criteria of all approaches must be greater than 200 for each of the four highest peak hours, and minor street approaches must be greater than 75 for each of the same four highest peak hours. The criteria for an all-way stop control was not met at this intersection.

A review of collision history did not reveal any reported collisions at this intersection.

Sight visibility was also reviewed as part of the study. Vegetation at the northeast corner of the intersection has been successfully trimmed back to improve sight visibility by the City's Forestry team on December 22, 2022.

Planned traffic measures are underway to improve traffic operations at the intersection and surrounding area.

Understanding the continued concerns of the area residents, staff have developed a pavement marking plan to enhance this intersection and to guide motorists traveling in the area. This plan includes a center line on Julia Valentina Avenue, and an enhanced crosswalk at the Julia Valentina Avenue and Casa Vista Drive intersection. In-road flexible signs are also planned to be implemented on Julia Valentina Avenue. Attachment 2 outlines the pavement markings and signage plan. This work will be prioritized and scheduled as part of the 2023 annual pavement markings program, anticipated to start in May.

St. Stephens Catholic Elementary School and Lorna Jackson Public School are part of the City's Active School Travel pilot project. In-road flexible signs are planned to be re-installed on Napa Valley Avenue as a speed management measure this Spring. Retracing of existing pavement markings in the form of centreline and edge-lines are planned for Napa Valley Avenue as part of the 2023 annual pavement markings program. Staff will continue to monitor traffic conditions at this intersection and surrounding area.

For more information, contact Peter Pilateris, Director of Transportation and Fleet Management Services, ext. 6141.

Attachments:

1. Location Map
2. Pavement Markings and Signage Plan

Respectfully submitted by:

A handwritten signature in blue ink, consisting of a large loop at the top and several smaller, overlapping loops and strokes below it.

Zoran Postic
Deputy City Manager, Public Works

ATTACHMENT No. 1



ALL-WAY STOP CONTROL REVIEW 1. JULIA VALENTINA AVENUE AND NOAH CRESCENT/CASA VISTA DRIVE

LEGEND



PROPOSED ALL-WAY STOP



SCHOOL



NOT TO SCALE

Attachment No. 2



Date: April 17, 2023

Page 1

Notes: All dimensions in metres



Drawn By: A.Bhatia

Proposed Improvements - Julia Valentina Avenue

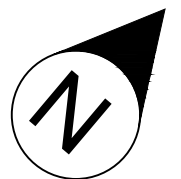
Install Yellow centreline pavement marking from Sunset Ridge to Napa Valley Avenue

Install enhanced ladder crosswalk markings and yellow centreline tail markings at Julia Valentina Avenue and Noah Crescent/Casa Vista Drive

Install Max 40 flexible signs



Proposed flexible sign installation





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C28

COMMUNICATION

COUNCIL – April 25, 2023

CW (1) - Report No. 16, Item 6

April 25, 2023

Delivered Via Email
(c/o clerks@vaughan.ca)

Vaughan Council
City of Vaughan
Vaughan City Hall, Council Chamber
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

Tara L. Piurko
Direct Line: 416.595.2647
Direct Fax: 416.595.8695
tpiurko@millerthomson.com

File: 0232132.0003

Mayor and Members of Council:

Re: Zancor Homes (Steeles) LP (the “Applicant”)
City of Vaughan Files OP.21.028 & Z.21.057
2600 and 2700 Steeles Avenue West

We are counsel for United Parcel Service Canada Ltd. (“**UPS**”), registered owner of the lands municipally known as 2900 Steeles Avenue West in the City of Vaughan (the “**UPS Lands**”) on which it operates the Canadian hub of its global parcel distribution network.

We are writing with respect to an application for a proposed development of the lands located at 2600 & 2700 Steeles Avenue West (the “**Application**”). UPS made previous submissions on the Application to the City of Vaughan on May 17, 2022, July 29, 2022, October 25, 2022, November 18, 2022 and November 25, 2022. A separate letter was sent to Development Planning staff on February 16, 2023 specific to the shortcomings with the Applicant’s Noise & Vibration Feasibility Study and Acoustical Modelling report.

Noise & Vibration Feasibility Study and Acoustical Modelling Remains Incomplete

As set out in our previous correspondence, UPS is concerned that the Application does not adequately address land use compatibility issues with respect to the neighbouring UPS Lands. For instance, and in particular, the Applicant has not conducted an appropriate noise impact study addressing the potential impacts of the Application on the UPS Lands and UPS’ operations.

The noise impact study conducted by the Applicant is based on incomplete data and does not provide an informed analysis of the noise impact of the UPS facility as it exists today nor of the expansion of the industrial facility that is permitted on the UPS Lands. Consequently, the Aeroustics Engineering Ltd. peer review (the “**Aeroustics Peer Review**”) of the Applicant’s noise impact study commissioned by the City is similarly premised on incorrect assumptions. For instance, the assumed operation noted in the Aeroustics Peer Review significantly underestimates the existing truck traffic movements and idling numbers on the UPS Lands.

However, the Aercoustics Peer Review did identify that the Applicant's noise report does not provide a detailed assessment to determine the noise limits, exceedances, and the mitigation required for a Class 4 sensitive land use.

UPS retained Valcoustics Canada Ltd. to peer review the Applicant's acoustical modelling (the "**Valcoustics Peer Review**"). A copy of the Valcoustics Peer Review, dated February 13, 2023, was provided to City staff for its consideration in our correspondence dated February 16, 2023. This correspondence was not to Council but was copied to Councillor Ainsworth and the Senior Manager of Development Planning for the City of Vaughan. A copy of the February 16, 2023 correspondence and the Valcoustics Peer Review is attached hereto as Schedule "A". As with the Aercoustics Peer Review, the Valcoustics Peer Review identified deficiencies in the Applicant's submitted assessment.

Based on the results of those peer reviews, and further to meetings with and correspondence from the City, UPS understood that the Applicant had been directed to provide an updated Noise & Vibration Feasibility Study and Acoustical Modelling. This request from the City was to address the peer review comments and to include an assessment based on operational data from the UPS Lands, as applicable. In an email to the Applicant dated March 22, 2023, City of Vaughan Development Planning staff advised the Applicant that "an updated detailed assessment is required to address the peer review comments and include an assessment based on actual operational data obtained from the UPS and, as applicable, other surrounding stationary facilities." Staff went on to advise that "staff request that these matters be addressed by HGC in an updated Noise & Vibration Feasibility Study and Acoustical Modelling, and note that these studies would have also had to be updated and submitted nonetheless to assist in lifting of the H conditions on the ZBA pertaining to noise."

On behalf of UPS, we can advise that UPS has not been contacted by the Applicant further to Development Planning staff's specific request to obtain actual operational data, nor is UPS aware of, nor has it been provided a copy of, an updated Noise & Vibration Feasibility Study and Acoustical Modelling report. Further to the above, we can advise that, with respect to UPS' current operation (and future expansion) on the UPS Lands, the Transportation Impact Study of the Applicant, like its Noise & Vibration Feasibility Study and Acoustical Modelling report, is not based on actual operational data.

Given the above, on behalf of UPS, we submit that the Application should be considered premature pending the necessary assessment and further review. Development Planning staff do not yet have the information necessary to determine if the Application, as currently configured, is appropriate from a land use planning perspective. The City of Vaughan should not move forward with consideration of the Application until the Applicant's studies are updated and duly reviewed by City staff.

Request for Notice


The concerns raised by UPS are ongoing, and the City's request that the Applicant update its analyses remains unaddressed. If, despite these ongoing concerns, Council determines that it is appropriate to continue advancing the Application based on incomplete and inaccurate information, UPS continues to request notice of Council's decision. We also



request that we be provided notice of when the City forwards the proposed Official Plan Amendment to the Region for approval.

Yours truly,

MILLER THOMSON LLP


Tara L. Piurko
Partner
TLP/

Encl.

cc: Mayor and Members of Council, as follows:
Mayor Steven Del Duca (mayor@vaughan.ca)
Deputy Mayor Linda Jackson (linda.jackson@vaughan.ca)
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Councillor Gino Rosati (gino.rosati@vaughan.ca)
Councillor Mario G. Racco (marioG.racco@vaughan.ca)
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Ward 4 Councillor Chris Ainsworth (chris.ainsworth@vaughan.ca)
Ward 5 Councillor Gila Martow (gila.martow@vaughan.ca)
Haiqing Xu, Deputy City Manager, Planning and Growth Management (Haiqing.xu@vaughan.ca)
Mary Caputo, Senior Manager of Development Planning (mary.caputo@vaughan.ca)
United Parcel Services Canada Ltd.
RDLandPlan Consultants Inc.



SCHEDULE "A"

February 16, 2023 Letter to Development Planning regarding Valcoustics Peer Review





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February 16, 2023

Delivered Via Email
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Haiqing Xu
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File: 0232132.0001

Mr. Xu:

Re: Zancor Homes (Steeles) LP (the "Applicant")
City of Vaughan Files OP.21.028 & Z.21.057 (the "Application")
York Region File No. LOPA.22.V.0007 (the "Application")
2600 and 2700 Steeles Avenue West
Valcoustics Canada Ltd. Peer Review of Acoustical Modelling of UPS Facility

We are counsel for United Parcel Service Canada Ltd. ("UPS"), registered owner of the lands municipally known as 2900 Steeles Avenue West in the City of Vaughan (the "**UPS Lands**").

We are writing further to UPS' Fifth Submission on the Application, dated November 25, 2022 ("**UPS' Fifth Submission**"). We are also writing further to meetings between UPS and the City since November 25, 2022, as well as receipt of the Aercoustics Engineering Ltd. Noise & Vibration Peer Review, dated January 19, 2023, commissioned by the City further to the Application (the "**Aercoustics Peer Review**"). On behalf of UPS we would like to thank the City for providing the Aercoustics Peer Review on February 1, 2023, excerpts of which were quoted in the November 21, 2022 City Communication C7 cited in UPS' Fifth Submission.

Valcoustics Canada Ltd. was retained February 1, 2023 to peer review the Applicant's acoustical modelling submitted in support of the Application and further to UPS' concerns as highlighted in the UPS' Fifth Submission with respect to the UPS Lands. Valcoustics was also able to comment on the Aercoustics Peer Review received the same date. UPS is also in the process of retaining other experts to review other aspects of the Application that are of concern to UPS.

UPS has now received Valcoustics Canada Ltd.'s peer review, dated February 13, 2023, a copy of which is attached as Schedule "A" for the City's consideration in its review of the Application (the "**Valcoustics Peer Review**").

Request for Notice

We continue to request advance notice of when the Application and associated official plan amendment will be tabled at City of Vaughan Council. Lastly, and further to two prior requests through RDLandPlan Consultants Inc., as well as in UPS' Fifth Submission, we request a copy of the draft official plan amendment, in advance of the meeting of Council at which it will be tabled.


UPS will continue its efforts to ensure that the Official Plan policies put in place to protect its use and expansion on the UPS Lands are followed whether through the municipal or appeal process.

Should have you any questions or require further information further to this submission, please do not hesitate to contact the undersigned or, in her absence, Robert Dragicevic at RDLandPlan at 416-575-2512 or rdlandplan@gmail.com.

Please note that Ward 4 Councillor Chris Ainsworth, as well as Augustine Ko, Senior Planner, York Region, have been copied on this correspondence. At this time, we have not copied the whole of the City of Vaughan Council and York Region Council.

Yours truly,

MILLER THOMSON LLP


Tara L. Piurko
Partner
TLP/

Encl.

cc: Ward 4 Councillor Chris Ainsworth (chris.ainsworth@vaughan.ca)
Mary Caputo, Senior Manager of Development Planning (mary.caputo@vaughan.ca)
Augustine Ko, Senior Planner, York Region (augustine.ko@york.ca)
United Parcel Services Canada Ltd.
RDLandPlan Consultants Inc.

67980280.1



67976338.1

Schedule “A”

Valcoustics Canada Ltd. Peer Review, February 13, 2023



MEMORANDUM

TO: Tara Piurko
tpiurko@millერთhompson.com **VIA E-MAIL**

FROM: Al Lightstone

DATE: February 13, 2023

RE: Proposed Development at 2600-2700 Steeles Ave. West
& Potential Noise Impact from UPS, 2900 Steeles Ave. West

FILE: 123-0036

1.0 INTRODUCTION & PURPOSE

A mixed-use residential development is proposed at 2600-2700 Steeles Ave. W. in the form of four blocks each with a four-storey podium, and two 53 storey residential towers; for a total of four (4) podia and eight (8) towers of 53 storeys each. The podia will contain residential suites and indoor and outdoor amenity areas. At least some podia will also contain retail and office spaces.

Valcoustics was retained by Miller Thomson LLP to examine whether the developer's noise reports, prepared by HGC Engineering, adequately address the potential noise impacts from the UPS facility on the proposed development, in order to protect the long-term viability of the UPS facility.

HGC prepared the report "Noise and Vibration Feasibility Study, Proposed Residential Development, 2600 & 2700 Steeles Avenue West, City of Vaughan, November 19, 2021".

Subsequently, HGC prepared a memo, "2600 & 2700 Steeles Avenue West, Official Plan and Zoning By-law Amendment, Acoustic Modelling of UPS Facility", June 27, 2022, specifically dealing with noise from the UPS facility at 2900 Steeles Ave. W. Also reviewed was the peer review of the HGC documents by Aercoustics Engineering in the letter of January 19, 2023 and City Communication C7, November 21, 2022.

2.0 ENVIRONMENTAL NOISE CRITERIA/REQUIREMENTS

2.1 PROVINCIAL POLICY STATEMENT (PPS 2020)

The PPS 2020, in dealing with new development, requires that sensitive uses such as residential and major facilities (industries, infrastructure, etc.) must be designed, buffered, etc. so as not to adversely impact each other, with respect to noise and other factors such as air quality (Section 1.2.6). The long-term viability of major facilities, such as UPS, must be protected.

Land use planning decisions must be made consistent with the PPS policies.

2.2 VAUGHAN OP

In the Vaughan OP, Steeles West Secondary Plan Policy 11.3.18.1.d. (incorporating Policy 5.2.1.2 of Volume 1) reflects the policy in the PPS requiring studies and land use compatibility when introducing new sensitive land uses near manufacturing, industrial and warehousing uses, to protect the employment uses.

2.3 MECP NOISE GUIDELINES

- .1 The MECP provides environmental noise guidelines in publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning", Ontario Ministry of the Environment, Publication NPC-300, October 2013.
- .2 There are basically two main types of sound (noise) sources: transportation, such as road and railway traffic and what are termed stationary sources.
- .3 Industrial facilities, such as UPS at 2900 Steeles Ave. W. are stationary sources. It is the site as a whole, with all of its sources that comprises the stationary source, notwithstanding that individual sound sources, such as trucks, can move on the site.
- .4 For transportation sources, there are indoor sound (noise) criteria/limits, requiring upgrading the sensitive (residential) building facades for compliance, where necessary.
- .5 Stationary sources are treated very differently than transportation sources. For stationary sources there are no indoor noise criteria. The sound limits apply at the outdoor planes of windows.
- .6 NPC-300 defines four (4) classes of receptor, with differing numerical sound limits. The 2600-2700 Steeles Ave. W. development sites would be Class 1 (urban). Class 3 is rural. Class 2 is a hybrid or urban (daytime) and rural (nighttime).
- .7 Class 4 is intended where new sensitive development is proposed within the influence of a stationary source and Class 1 criteria cannot be met. Class 4 has higher (less stringent) sound limits and permits on-receptor noise mitigation not permitted in Class 1.
- .8 NPC-300 Stationary Source Sound Limits:

Sound Limits (dBA)				
Time	Class 1		Class 4	
	Facade	OLA	Facade	OLA
0700-2300	50	50	60	55
2300-0700	45	-	55	-

3.0 ENVIRONMENTAL COMPLIANCE APPROVAL (ECA)

This was previously known as a Certificate of Approval (C of A). Facilities that emit a contaminant defined in the EPA require an ECA. Noise and vibration are defined contaminants. UPS 2900 Steeles Ave. W. operates under C of A No. 4315-7EWQZS, issued June 9, 2008. UPS operates in compliance with its C of A.

4.0 HGC NOISE REPORT OF NOVEMBER 19, 2021

4.1 TRANSPORTATION NOISE

This report, for the proposed residential development, identifies road traffic and a nearby railway corridor as being major noise sources.

The road and rail sources appear to be properly assessed, indicating sufficiently high road and rail sound levels that upgrades to the proposed building envelopes to comply with indoor transportation noise criteria are required.

4.2 STATIONARY SOURCES

A number of stationary sources are identified. UPS is included in the list of stationary sources but is not analyzed because the distance is indicated as 400 m, judged by HGC to be far enough away to not be a concern, without any assessment.

- .1 The industries (stationary sources) with potential for noise impact on the proposed residential development have been identified and listed in HGC Table 9. UPS is included but not analyzed/assessed.
- .2 Sound emission levels (in terms of sound power levels) for various types of sources such as trucks, HVAC units and other equipment, taken from other projects were used for analysis (HGC Table 10). No on-site measurements were done. Specific sound source scenarios were not detailed for each of the industries assessed. Thus, it is not possible to verify the suitability of the stationary source analysis that was done.
- .3 It appears no communications were had with any of the industries to obtain information on, or confirm, source scenarios. For example, it was assumed that Masonite operates only during daytime, possibly in the evening but not at night. The York University Central Utilities Building contains two gas turbine engines for co-generation. This facility was observed to be inaudible even at close distance. However, there is no indication it was confirmed that one or both engines were operating (Section 4.3). UPS was not approached to provide any operational information. On page 21 (Section 4.4), HGC states *"Where possible, the assumptions of the modelling should be verified with representatives of the surrounding facilities to ensure that the assessment reflects realistic equipment and/or operating parameters"*. On page 22 relative to Forest Asphalt Plant, HGC states *"It is not confirmed what the exact equipment and operation procedures are at this plant; this analysis can be further refined if necessary"*. Thus, in my opinion, the current results presented should not be considered definitive. HGC/the developer should have the responsibility to provide a more definitive assessment and conclusions.

- .4 The HGC study concludes that Class 1, NPC-300 noise criteria will be met with some exceptions re impulse noise.
- .5 The HGC report recommends classifying the development site as Class 4, to take advantage of less stringent noise criteria (by 10 dBA on building facades and 5 dBA for OLA's), notwithstanding, that in the main, Class 1 noise criteria are indicated to be met.
- .6 There are some typographical errors in Table 4, giving road/rail noise results in the form (road/rail/total). Several totals are incorrect, being less than the largest of road and rail; e.g., Block 1 podium, north, (60/48/55) should be (60/48/60); south (71/43/41) should be (71/43/71); Tower A, south, (69/43/67) should be (69/43/69).

5.0 HGC MEMO (JUNE 27, 2022) RE UPS

- .1 This memo reports on acoustical modelling of sound levels predicted at the proposed residential development due to UPS, in response to a letter from RD Landplan consultants on behalf of UPS.
- .2 Loading/unloading impulse sounds are also included. The basis for this is not given. Impulse sounds from tractor trailer coupling/uncoupling is not addressed but should have been.
- .3 The HGC modelling used 20 truck movements and 20 idling trucks (hourly), with no details of this scenario being provided, such as travel paths, type of trucks, locations. The assessment was based on night noise criteria. These truck volumes underestimate the current actual number of trucks and activity.
- .4 It is understood that there was no effort by HGC to obtain operational information from UPS. UPS has indicated willingness to provide operational information.
- .5 The HGC modelling does not reflect actual truck volumes at UPS because it includes about 848 tractor trailer movements plus 400 smaller trucks per day, and peak hour volume of some 81 tractor trailer movements (not necessarily at night) plus local delivery trucks. Future expansion plans at UPS are not considered in the HGC work. The Aeroustics peer review of January 19, 2023, as quoted in City Communication C7, dated November 21, 2022, states that *"The operational assumptions outlined in the letter account for both current operations as well as the potential future expansion of the UPS facility"*. This is totally incorrect. In fact, the Aeroustics letter states that the operational assumptions should be confirmed with UPS (Item 2.2 4. A.). City Communication C7 also states that both HGC noise reports, that is, including the original HGC noise report, assessed UPS. This is also not correct. The original HGC noise report was clear that UPS was not assessed but assumed to create no noise impact simply by virtue of setback distance.
- .6 Thus, the HGC assessment is not properly appropriate for the actual current or future UPS operations. NPC-300 requires that a predictable worst-case hour be used.
- .7 Further, the Aeroustics peer review of January 19, 2023 indicates that significant changes have been made to the proposed development at the NW corner that may alter the conclusions of the noise study at stationary sources, potentially including UPS.

6.0 CITY OF VAUGHAN NOISE BYLAW (121-2021)

- .1 UPS is currently in compliance with the Vaughan noise bylaw.
- .2 Section 4.0 gives prohibitions. Section 4.1 (a) requires compliance with the NPC-300 stationary sound limits. Section 4.1 (c) prohibits acts listed in Schedule 2 from being audible in a Residential Area at a prohibited time *unless generated in an Exempted Employment Area and heard in a Class 4 area, and the act is subject to a valid MECP ECA that states the specific acts are permitted*. This has the potential to put UPS in jeopardy re the noise bylaw if the proposed development is implemented.
- .3 The reasons for this are set out below.
 - Prohibited audibility of Item #3 (loading, unloading, handling, etc.) & Item #12 (garbage compactor) relate to UPS operations.
 - Sounds can be audible even if the sound level complies with (is less than) the sound limit. Thus, this inaudibility requirement is much more stringent than the numerical sound (noise) limits of NPC-300, used by MECP to issue ECA's and EASR registration.
 - A stationary source (UPS in this case) can be in full compliance with NPC-300 and its ECA and not comply with the audibility provisions of the noise by-law.
4. Planning decisions that implement new sensitive land uses proximate to an existing facility such that the facility would be made non-compliant with the noise bylaw would not comply with Policy 1.2.6 of the PPS.

7.0 SUMMARY & CONCLUSIONS

- .1 The HGC noise study concludes that the predicted UPS sound levels at the proposed development will comply with the NPC-300 noise criteria for Class 1 receptors. However, the UPS sound source scenario used has significantly less truck activity than is actually the case for both an average and peak hour. Although results for impulse sounds for loading/unloading are shown, no details for these activities are provided. Impulse sounds from tractors and trailers coupling/uncoupling are not assessed. The requirement in NPC-300 to assess a predictable worst case is not met.
- .2 The long term, phase 3, expansion plans of UPS are not addressed.
- .3 With some exceptions, the HGC noise study indicates that Class 1 noise criteria would be met at the proposed development for the stationary sources other than UPS (which was not assessed in the November 19, 2021 noise feasibility study). HGC recommends that the residential development site be classed as Class 4, to benefit from the less stringent noise criteria on the building facades (by +10 dBA). The intent is to allow leeway for the industries to increase noise emissions. This would increase the potential for incompatibility and noise complaints unless a corresponding increase in receptor-based noise mitigation (such as upgraded exterior walls and windows) is included for the residential development. No such upgrades have been proposed.

- .4 We agree with the Aercoustics peer review that the intent of NPC-300 is that Class 4 is to be used when it is not practicable to meet the Class 1 noise criteria and not simply to allow a 10 dBA increase in receptor sound levels. We do not agree with the implied Aercoustics conclusion that the HGC noise study adequately and correctly evaluates the potential noise impact from UPS, both for current and future operations.
- .5 The recent changes to the proposed development concept (which we have not reviewed) may result in increased stationary source noise impact, including from UPS, according to the Aercoustics peer review, but have not been fully addressed in the developer's noise report(s).
- .6 If the residential development site is classed as Class 4, it should be designed assuming that the receptor sound levels are 10 dBA higher than are shown by modelling, (based on proper analysis). Where Class 4 noise criteria limits are exceeded, at-receptor, on-building noise mitigation in accord with NPC-300 should be required. It should be a requirement that the buildings must be designed so that resulting indoor sound (noise) levels with the elevated sound levels do not exceed those which would have resulted from applying Class 1 sound level limits at the outside planes of windows. For the case of UPS, sound (noise) source scenarios should be based on actual operations and planned future expansion.
- .7 Currently UPS operates in conformity with its ECA and the Vaughan noise bylaw. Inappropriate land use planning decisions/approvals/implementation on nearby sites can place UPS off-side of its ECA and/or the Vaughan noise bylaw through no fault of its own. This would be inappropriate and contrary to the PPS and OP policies identified in Section 2.2 above.
- .8 In summary, in our opinion, the current noise analysis of UPS by the developer is not appropriate nor acceptable in that actual and planned operational intensity is not addressed and neither is the potential jeopardy of UPS, related to the noise bylaw addressed. Such a situation does not conform to the PPS nor the OP policies identified above.

If there are any questions, please let us know.

ADL\mv
J:\2023\1230036\000\Memos\W#1 2600-2700 Steeles Ave W-Potential Noise Impact from UPS 2900 Steeles Ave W (Final).docx

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] City of Vaughan File No. OP.21.028 and Z.21.057 - 2600 and 2700 Steeles Ave W - Letter & Submissions from UPS [MTDMS-Legal.FID7501934]
Date: April-25-23 10:40:30 AM
Attachments: [image0f69d0.PNG](#)
[69428338_1_Letter to City of Vaughan Council, UPS Submission re 2600 - 2700 Steeles Ave W, April 25, 2023.PDF](#)

From: White, Jesse <tjwhite@millerthomson.com>

Sent: Tuesday, April 25, 2023 10:37 AM

To: Clerks@vaughan.ca

Cc: mayor@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>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Mary Caputo <Mary.Caputo@vaughan.ca>; augsutine.ko@york.ca; cpodrebarac@ups.com; jlambis@ups.com; alusi@ups.com; tredmond@ups.com; annavictoriabarrera@ups.com; rdlandplan@gmail.com; Piurko, Tara <tpiurko@millerthomson.com>

Subject: [External] City of Vaughan File No. OP.21.028 and Z.21.057 - 2600 and 2700 Steeles Ave W - Letter & Submissions from UPS [MTDMS-Legal.FID7501934]

Good morning,

Please see the attached correspondence submitted on behalf of United Parcel Service of Canada Ltd., owner of lands located at 2900 Steeles Ave W, in respect of the above-noted matter, namely City of Vaughan Files OP.21.028 and Z.21.057. Those Files are in respect of an application by Zancor Homes (Steeles) LP for a development at 2600 and 2700 Steeles Ave W, Vaughan.

We trust that the letter and attachments will be forwarded to the appropriate staff members for review, consideration and reporting. We understand that Council is scheduled to consider Files OP.21.028 and Z.21.057 at the Council meeting scheduled for today, April 25, 2023 at 1:00pm, appearing as Agenda Item 7.1.6.

If there are any questions or if the City would like to schedule a meeting to discuss any of the foregoing, please let us know.

Many Thanks,
Jesse

JESSE WHITE

Associate

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DATE: April 25, 2023

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – Council, April 25, 2023

Report #18, Item #3

**City of Vaughan Development Service Fee Structure Review –
Development Planning, Development Engineering and Building
Standards Fees**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

THAT the following are additions/amendments to the recommendations set out in the April 18, 2023 Committee of the Whole (2) Report No.18 Item #3:

4. THAT the following fees within Attachment #1 of the report on the April 18, 2023 Committee of the Whole (2) agenda be further reviewed and amended to better reflect the City's application process:
 - a. Street naming and numbering fees
 - i. Address change application (per application/property): \$436
 - ii. Street name change (per application/property): \$1,523
 - iii. New street name – proposed (per street name): \$4,922
 - iv. New street name from City's pre-approved list (per street name): \$2,854
 - v. Street number – lot through consent (per address): \$2,109
 - vi. New Street/Unit Address (per address & per Unit): \$2,109
 - b. Design Review Panel fee
 - c. Zoning By-law Surcharge fee

5. THAT the following fees within Attachment #1 of the report on the April 18, 2023 Committee of the Whole (2) agenda be amended for the following:

a. Heritage Review Fee to:

i. Delete "*The Heritage Review (To be paid at Draft Plan of Subdivision or Site)*" and replace with "*The Heritage Review (For Developments that are not subject to review process under Planning Act)*"

ii. Revise the fee from \$0 to \$1,917.

b. Delete "*Sections 37 & 45(9)/Community Benefit or Stratified Title Agreement Surcharge*" in the Zoning By-law Amendment Application section and replace with "*Sections 37 & 45(9)/Community Benefit Agreement Surcharge*"

c. Add a separate category in the Zoning By-law Amendment Application for "*Stratified Title Agreement Surcharge*" with a 2022 fee of \$20,388.

d. Add a Community Infrastructure and Housing Accelerator (CIHA) category with a notation indicating the following: "CIHA request will be equivalent to the combined fees charged for the processing of an Official Plan and Zoning By-law Amendment. Staff retain the ability to determine whether an Official Plan and/or Zoning By-law Amendment is deemed major or minor in nature."

e. That under the Draft Plan of Subdivision "Tree Protection Fee (Agreement)" 2022 fee of \$1,928 be deleted and replaced with \$4,246.

6. THAT Attachment #1 of the report on the April 18, 2023 Committee of the Whole (2) agenda be adjusted to apply the 2023 inflation rate, as applied in By-law 010-2023 as part of the amendment to the Fee by laws.

Background

Upon further review of the proposed fees, City Staff would like to review in detail the fees under recommendation 4 to find opportunities to combine them with or separate them from other fees in order to better reflect the development application process and to provide transparency.

In addition, staff would like to provide minor clarifications in terminology and corrections in the calculation of fees and to ensure that the 2023 inflation rate is captured as the report is based on 2022 fee structure.

Conclusion

The Deputy City Manager, Planning and Growth Management recommends that the fees under recommendation 4 be further reviewed and the administrative amendments per recommendations 5 and 6 be made to the report.

Prepared By

For more information, contact Shahrzad Davoudi-Strike, Manager of Urban Design and Cultural Heritage, ext. 8695

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management