

C12

Communication

Council – September 24, 2024

CW(PM) – Report No. 28 Item No. 2

**From:** [Assunta Ferrante](#)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] 9222 Keele Street Plaza re development propos  
Transit Area) and Zoning Amendments being requested  
**Date:** September-11-24 9:28:42 AM

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**From:** Caroline David [REDACTED]  
**Sent:** Monday, September 09, 2024 9:11 PM  
**To:** Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] 9222 Keele Street Plaza re development proposal and expansion in the (PMTSA - Protected Major Transit Area) and Zoning Amendments being requested

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## **Attention: Office of the City Clerk**

**Re: ITEM NO: 4 – 2 – COW – PUBLIC MEETING  
September 10<sup>th</sup>, 2024 more specifically ITEM 4  
-2 (City Wide Zoning By-Law Amendments  
Comprehensive Zoning By -Law 001-2021 Zoning By-  
Law 1-88 Protected Major Transit Station Areas File  
No.: Z.024.011**

**To whom it may concern – Including all City of  
Vaughan Council Members, including the  
Honourable Mayor Del Duca and members of staff  
providing consultation to this matter.**

**I am a resident of the Sherwood Park community and I strongly oppose any Planning amendment including this Zoning Bylaw Amendment expanding the boundaries (PMTSA) to allow for high density development located at 9222 Keele Street.**

**By allowing high density development, our infrastructure cannot accommodate more vehicles travelling through our small streets. We are currently dealing with traffic congestion and cut through traffic on a daily basis and having more vehicles utilizing our streets will exacerbate the current problem.**

**Our streets cannot sustain street parking as the roads are narrow. I can barely get in and out of my driveway as it is. I am blocked almost all the time during rush hour.**

**In allowing for a high density development, our community will no longer be a small, quiet, quaint neighborhood which will be in close proximity to a large building and with that comes more density, pollution, noise and will also affect the aesthetics of our neighborhood.**

**We urge City Council to oppose and exclude this location from the Protected Major Transit Station Areas (PMTSA) so as NOT allow for high density development as it considers approving the city-wide Zoning Bylaw Amendment Z.24.011.**

**Sincerely,  
Caroline David  
■ Sherwood Park Drive  
Concord, Ontario  
Cell: ■■■■■■■■■■**