

COMMITTEE OF THE WHOLE (1) – JANUARY 21, 2025

COMMUNICATIONS

<u>Distributed January 17, 2025</u>	<u>Item No.</u>
C1. Memorandum from the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 17, 2025.	5
<u>Distributed January 20, 2025</u>	
C2. Anthony Bickof, dated January 19, 2025.	5
C3. Christina Lai, Rivington Ave, Thornhill, dated January 19, 2025.	5
C4. Jodie Brown (Schaffer), Keatley Drive, dated January 19, 2025.	5
C5. Mirjana and Nebojsa Krsmanovic, Fitzmaurice Drive, Maple, dated January 19, 2025.	5
C6. Tony Weng, Keatley Drive, dated January 20, 2025.	5
C7. Helene Chung, Yates Avenue, Maple, dated January 20, 2025.	5
C8. Evan Chong, dated January 20, 2025.	5
C9. Natasha Fagin, Rivermill Crescent, Maple, dated January 20, 2025.	5
C10. Anna Becker, Abner Miles Drive, Maple, dated January 20, 2025.	5
C11. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 20, 2025.	7

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Please note there may be further Communications.



C 1

Communication

CW(1) – January 21, 2025

Item No. 5

DATE: January 17, 2025

TO: Mayor and Members of Council

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

RE: **COMMUNICATION – Committee of the Whole (1), January 21, 2025**

Report #1, Item #5

**QF DEVELOPMENT GROUP (BT) INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.022
ZONING BY-LAW AMENDMENT FILE Z.22.043
87 KEATLEY DRIVE VICINITY OF BATHURST STREET AND QUEEN
FILOMENA AVENUE**

Background

QF DEVELOPMENT GROUP (BT) INC. (the 'Owner') Files OP.22.022 and Z.22.043 (the 'Applications') has put forward a With Prejudice Settlement Offer for Council's consideration through their solicitor to resolve the ongoing matter at the Ontario Land Tribunal. If Council accepts the Offer to Settle by endorsing Staff's recommendation in the forthcoming report to the Committee of the Whole on January 21, 2025, a 4-storey back-to-back stacked townhouse, with 104 units within five blocks with an FSI of 1.71 will be developed on the property instead of the originally proposed 15-storey high rise residential building, consisting of 296 units with an FSI of 4.0.

At a community meeting organized by the ratepayer's association on January 9, 2025, the following two questions were raised. The Owner provided the following in response to those questions, namely regarding traffic and access and whether those concerns could be mediated in advance of accepting the proposed With Prejudice Offer to Settle:

1. Is it possible to avoid the Keatley access by changing the access to Queen Filomena Avenue or Bathurst Street?

The settlement offer aimed to address a myriad of the community's concerns, including reducing the unit count from 296 to 104 representing a reduction of 65% of much-needed housing units, while optimizing the site for the revised built-form being offered. Introducing an access on Queen Filomena will require elimination of additional units, while introducing an access from Bathurst would be counter to the Region's preference to limit direct vehicle access adjacent to Regional roads when local road access is available. The site has very limited frontage on Bathurst too close to the main intersection. Therefore, neither access would work for this proposal.

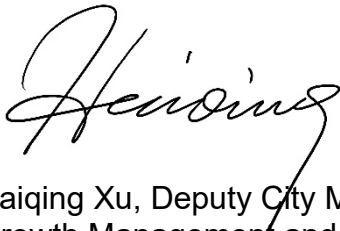
2. Is it possible to have an OLT-supervised mediation?

A settlement offer has been made to address a myriad of the community's concerns.

At the time of drafting this communication, there was no further communication between the ratepayer group, or Staff, to the Owner. At this time, the With Prejudice Offer remains available and will be considered at the Committee of the Whole Meeting on January 21, 2025.

For more information, contact Roberto Simbana, Planner, ext. 8810.

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,
Growth Management and Housing Delivery

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 8:35:55 AM

From: ANTHONY BICKOF [REDACTED]
Sent: Sunday, January 19, 2025 8:53 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; 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>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; preserve.ute@gmail.com
Subject: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Vaughan City Council & City Planning Department.

I am writing to formally express my objection to both the original (again) and amended re-zoning and development applications for the property located at **87 Keatley Drive**.

Thank you for your dedication to listening to the community and taking steps to address our concerns by preventing the construction of the proposed condominium. Your dedication to support the community reflects your commitment to preserving the character of our neighbourhood and ensuring that local voices are heard. However, we urge you to not overlook the key risks that still exist in this community. Increased traffic congestion and inadequate green spaces remain critical concerns that demand immediate attention. As well, this community **NEEDS** more commercial spaces. The area is not accessible and frankly, there is no where to work, walk to or enjoy. We need to build robust communities not just homes on top of homes.

While we are grateful for your efforts, we encourage a more comprehensive approach to addressing these underlying challenges for the long-term well-being of Vaughan.

The developer **ONLY** paid \$4 million dollars for this land. They are purposing 104 stacked townhomes to be sold at \$1 million EACH.

We urge the city to act and negotiate with the developer to move the exit / entrance

on to Queen Filomena or Bathurst Street. Please do not take NO for an answer. This is YOUR city to protect. We have been told that the developer cannot afford to make such an amendment.

The developer CAN afford to lose units. The community CANNOT afford to put their safety at risk. Keatley Drive is only 8 meters wide and only has one sidewalk.

We MUST be proactive with safety and traffic. Putting a no parking sign is not an effective solution.

Key Issues with the Proposals

1. Traffic Congestion

The proposed development (s) will exacerbate existing traffic issues in the area. This community's roadways are already strained during peak hours, the added volume from this project has not been adequately addressed in either the original or revised plans. Furthermore, the amended proposal still includes an entrance on Keatley Dr., which would significantly worsen traffic flow during peak hours. This entrance would create bottlenecks, increase congestion, and compromise safety for residents, pedestrians, and cyclists.

2. Parking Needs

The amended proposal continues to fall short in addressing parking requirements. With the projected increase in density, there is a glaring lack of provision for adequate parking spaces for residents, visitors, and service vehicles. This will inevitably lead to overflow parking on nearby streets, further disrupting traffic flow and creating additional challenges for the community.

3. Impact on Local Schools

The development fails to account for the strain it will place on our local schools. Many schools in the area are already operating at or near capacity, and neither proposal includes a comprehensive plan to address the need for additional school facilities or resources to accommodate the projected population increase.

4. Negative Environmental Impact

The development raises serious environmental concerns for the community. Increased density, traffic, and construction will contribute to higher levels of air and noise pollution. Additionally, the lack of green space and proper environmental considerations in the plans does not align with Vaughan's sustainability goals. A project of this scale should incorporate strategies to minimize its environmental footprint, such as improved stormwater management, tree preservation, and energy-efficient designs, none of which have been adequately addressed in the current proposals.

5. Responsible Development Criteria

Both the original and amended applications fall short of meeting the community's standards for responsible and sustainable development. They lack meaningful consideration for the long-term impact on Vaughan's infrastructure, environment, and overall quality of life for current residents. Responsible development should prioritize balanced growth that enhances the community—not strain it further.

Recommendation

IF the City of Vaughan sees a path forward to re-zone 87 Keatley Dr. from the current commercial zoning to a residential zoning, I strongly recommend that the rezoning be limited to **low-density residential zoning** that has been well planned. This approach would be consistent with the current character and fabric of the community while addressing concerns about infrastructure capacity, traffic, parking e. Low-density residential development is far better aligned with the needs of the neighbourhood and ensures that any new development integrates seamlessly into the community.

Request for Action:

I urge the Council and Mayor's office to:

- Reevaluate the zoning applications with a stronger focus on addressing traffic congestion, including removing any entrance on Keatley Avenue.
- Address parking, school capacity, environmental concerns, and other critical community infrastructure needs.
- Require the developers to propose a plan that aligns with Vaughan's vision for responsible and sustainable growth and respects the low-density character of the surrounding area.
- Continue to facilitate a transparent dialogue with all parties to ensure that the community's concerns are genuinely considered and addressed as the amended proposal does not offer enough time for thorough input.
- When you vote YES on January 21st, please continue to fight for the residents of Vaughan and ask the developer to respect the character of the community and move the entrance.

Our community deserves thoughtful development that prioritizes the well-being of current and future residents. I trust that the Council will take these concerns into account and act in the best interest of OUR community.

Regards,

Anthony Bickof

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 8:36:04 AM

From: Christina Lai [REDACTED]
Sent: Sunday, January 19, 2025 8:34 PM
To: Gila Martow <Gila.Martow@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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WHAT CAN YOU DO IN THE MEANTIME?

To whom it may concern,

I urge the Council and Mayor's office to:

Reevaluate the zoning applications with a stronger focus on addressing traffic congestion, including removing any entrance on Keatley Drive.

Address parking, school capacity, environmental concerns, and other critical community infrastructure needs.

Require the developers to propose a plan that aligns with Vaughan's vision for responsible and sustainable growth and respects the low-density character of the surrounding area.

Continue to facilitate a transparent dialogue with all parties to ensure that the community's concerns are genuinely considered and addressed as the amended proposal does not offer enough time for thorough input.

If you vote YES on January 21st, please continue to fight for the residents of Vaughan and ask the developer to respect the character of the community and relocate the entrance.

Our community deserves thoughtful development that prioritizes the well-being of current and future residents. I trust that the Council will take these concerns into account and act in the best interest of OUR community.

Regards,

Christina Lai

■ Rivington Ave, Thornhill, ON L4J 0B3

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 8:36:17 AM

From: Jodie Brown [REDACTED]
Sent: Sunday, January 19, 2025 2:42 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>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Preserve Upper Thornhill Estates <preserve.ute@gmail.com>
Subject: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Dear Vaughan Council & City Planning Department.

RE: 87 Keatley Drive.

Thank you for your dedication to listening to the community and taking steps to address our concerns by preventing the construction of the proposed condominium. Your dedication to support the community reflects your commitment to preserving the character of our neighbourhood and ensuring that local voices are heard. However, we urge you to not overlook the key risks that still exist in this community. Increased traffic congestion and inadequate green spaces remain critical concerns that demand immediate attention. As well, this community NEEDS more commercial spaces. The area is not accessible and frankly, there is no where to work, walk to or enjoy. We need to build robust communities not just homes on top of homes.

While we are grateful for your efforts, we encourage a more comprehensive approach to addressing these underlying challenges for the long-term well-being of Vaughan.

The developer ONLY paid \$4 million dollars for this land. The current proposal indicates 104 stacked townhomes - assuming they are sold at \$1 million each. The developer will surely make back their investment. The developer CAN afford to lose units to meet the communities

realistic requirements of having the entrance relocated.

We urge the city to act and negotiate with the developer to move the exit / entrance from Keatley Drive to Queen Filomena or Bathurst Street. Please do not take NO for an answer. This is YOUR city to protect. We have been told that the developer cannot afford to make such an amendment.

The community CANNOT afford to put their safety at risk. Keatley Drive is only 8 meters wide and only has one sidewalk.

We MUST be proactive with safety and traffic. Putting a no parking sign is not an effective solution.

Key Issues with the Proposals:

1. Traffic Congestion

The proposed development (s) will exacerbate existing traffic issues in the area. This community's roadways are already strained during peak hours, the added volume from this project has not been adequately addressed in either the original or revised plans. Furthermore, the amended proposal still includes an entrance on Keatley Dr., which would significantly worsen traffic flow during peak hours. This entrance would create bottlenecks, increase congestion, and compromise safety for residents, pedestrians, and cyclists.

2. Parking Needs

The amended proposal continues to fall short in addressing parking requirements. Yes - the developer is meeting the minimum requirements but lets be honest everybody in Vaughan has 2 cars per home. With the projected increase in density, there is a glaring lack of provision for adequate parking spaces for residents, visitors, and service vehicles. This will inevitably lead to overflow parking on nearby streets, further disrupting traffic flow and creating additional challenges for the community.

3. Impact on Local Schools

The development fails to account for the strain it will place on our local schools. Many schools in the area are already operating at or near capacity, and neither proposal includes a comprehensive plan to address the need for additional school facilities or resources to accommodate the projected population increase. The kindergarten program at Viola Desmond Public School is full.

4. Negative Environmental Impact

The development raises serious environmental concerns for the community. Increased density, traffic, and construction will contribute to higher levels of air and noise pollution. Additionally, the lack of green space and proper environmental considerations in the plans does not align with Vaughan's sustainability goals. A project of this scale should incorporate strategies to minimize its environmental footprint, such as improved stormwater management, tree preservation, and energy-efficient designs, none of which have been adequately addressed in the current proposals.

5. Responsible Development Criteria

Both the original and amended applications fall short of meeting the community's standards for responsible and sustainable development. They lack meaningful consideration for the long-term impact on Vaughan's infrastructure, environment, and overall quality of life for current residents. Responsible development should prioritize balanced growth that enhances the community—not strain it further.

Recommendation:

IF the City of Vaughan sees a path forward to re-zone 87 Keatley Dr. from the current commercial zoning to a residential zoning, I strongly recommend that the rezoning be limited to **low-density residential zoning** that has been well planned. Single detached homes or townhomes that are not stacked would be ideal. This approach would be consistent with the current character and fabric of the community while addressing concerns about infrastructure capacity, traffic and parking. Low-density residential development is far better aligned with the needs of the neighbourhood and ensures that any new development integrates seamlessly into the community.

Request for Action:

I urge the Council and Mayor's office to:

- Reevaluate the zoning applications with a stronger focus on addressing traffic congestion, including removing any entrance on Keatley Drive.
- Address parking, school capacity, environmental concerns, and other critical community infrastructure needs.
- Require the developers to propose a plan that aligns with Vaughan's vision for responsible and sustainable growth and respects the low-density character of the surrounding area.
- Continue to facilitate a transparent dialogue with all parties to ensure that the community's concerns are genuinely considered and addressed as the amended proposal does not offer enough time for thorough input.
- When you vote YES on January 21st, please continue to fight for the residents of Vaughan and ask the developer to respect the character of the community and move the entrance.

Our community deserves thoughtful development that prioritizes the well-being of current and future residents. I trust that the Council will take these concerns into account and act in the best interest of OUR community.

Regards,

Jodie Brown (Schaffer)

■ Keatley Drive

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 8:37:00 AM
Attachments: [Jan. 19 2025 - Vaughan City Email Krsmanovic family .docx](#)

From: Mirjana Krsmanovic [REDACTED]
Sent: Sunday, January 19, 2025 4:17 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; 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>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Cc: preserve.ute@gmail.com; Mirjana Krsmanovic <mirjana.krsmanovic@yahoo.com>
Subject: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Dear City of Vaughan Major and Council,

Please find out letter for your review and comments.

We would appreciate if you can kindly respond at your earliest convenience.

Thank you for considering our letter and its content as important and impactful reflection of our position and thoughts as a community.

We appreciate your on going support.

Kindly
Mirjana and Nebojsa Krsmanovic

Respectfully submitted to:

DevelopmentPlanning@vaughan.ca

Clerks@vaughan.ca

Chris.Ainsworth@vaughan.ca

Cindy.Furfaro@vaughan.ca

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Haiqing.Xu@vaughan.ca

preserve.ute@gmail.com

Jan. 19, 2025

Subject:

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

Dear Vaughan City Council & City Planning Department.

I am writing to formally express my objection to both the original (again) and amended re-zoning and development applications for the property located at **87 Keatley Drive**.

Thank you for your dedication to listening to the community and taking steps to address our concerns by preventing the construction of the proposed condominium. Your dedication to support the community reflects your commitment to preserving the character of our neighbourhood and ensuring that local voices are heard.

However, **we urge you** to not overlook the key risks that still exist in this community. Increased traffic congestion and inadequate green spaces remain critical concerns that demand immediate attention. As well, this community **NEEDS** more commercial spaces. The area is not accessible and frankly, there is no where to work, walk to or enjoy. We need to build robust communities not just homes on top of homes.

While we are grateful for your efforts, **we encourage a more comprehensive approach to addressing these underlying challenges for the long-term well-being of Vaughan.**

The developer ONLY paid \$4 million dollars for this land. They are purposing 104 stacked townhomes to be sold at \$1 million EACH, creating very high profit.

We urge the City of Vaughan to act and negotiate with the developer to move the exit / entrance on to Queen Filomena or Bathurst Street.

- Please do not take NO for an answer.
- This is YOUR city to protect.
- We have been told that the developer cannot afford to make such an amendment and we believe that City of Vaughan can support us is asking for it, to make sense of this development and reduce an impact to our community.
- The developer CAN afford to lose units.
- The community CANNOT afford to put their safety at risk. Keatley Drive is only 8 meters wide and only has one sidewalk.
- Other neighbouring streets and their residents' safety will also be affected

We MUST be proactive with safety and traffic. Putting a no parking sign is not an effective solution.

TRAFFICE CALMING MEASURES INQUIRY PRIOR NEW DEVELOPMENT DISSCUSIONS:

If you recall, I have been inquiring about the traffic calming measures on Fitzmaurice Drive for over 1.5 year now with our Councillor and City's Eng. Dept. Numerous e-mails exchanges which were appreciated as acknowledgment, however did not result in permanent solution being presented or implemented.

- A Tree was knocked off in our street last year and also a large concrete light pole. Imagine the speed of theses vehicles....and luckily vehicles did not drive into homes due to these obstacles?
- Traffic calming measure request was also brought up in front of the City Mayor and Councillor during our NO HIGH RISES ON QUEEN FILOMENA meeting last year in Thornhill Community Centre.
- No permanent measures took place to date that I am aware of.
- The only changes made by the City were the replacement of the speed limit sign of 50km to 40km (and should be 30km) at Bathurst entry to Fitzmaurice Drive entrance and seasonal temp. 40 km speed sign was put half way through our street in the middle of the street. It was removed for winter season. So, nothing prevents anyone to continue to speed.
- With the new development in plan, we expect more speeding and short cuts to new development to occur.

- We are urging the City of Vaughan to please seriously consider implementing **physical barriers for the traffic calming in Via Romano, Queen Filomena, Fitzmaurice Drive, Baldry St. and Keatley Dr. to reduce speeding.** This is ALREADY a legitimate concern on Via Romano and Fitzmaurice Drive. It is also obvious that Fitzmaurice Dr. and Baldry St. will become second option to turn from Bathurst and Queen Filomena traffic light.
- Please consider starting planning of the physical traffic barriers now before anything more serious happens. We have kids on our streets and people walking with their family and pets, going to and from the park and we would not want to see anyone being hurt by the speeding vehicles.

Key Issues with the New Development Proposals

1. Traffic Congestion, speeding and short cuts through our streets

The proposed development (s) will exacerbate existing traffic issues in the area. This community's roadways are already strained during peak hours, the added volume from this project has not been adequately addressed in either the original or revised plans. Furthermore, the amended proposal still includes an entrance on Keatley Dr., which would significantly worsen traffic flow during peak hours. This entrance would create bottlenecks, increase congestion, and compromise safety for residents, pedestrians, and cyclists. It will affect traffic and security in neighbouring streets (Via Romano, Baldry and Fitzmaurice Dr. for example as noted above)

2. Parking Needs

The amended proposal continues to fall short in addressing parking requirements. With the projected increase in density, there is a glaring lack of provision for adequate parking spaces for residents, visitors, and service vehicles. This will inevitably lead to overflow parking on nearby streets, further disrupting traffic flow and creating additional challenges for the community.

3. Impact on Local Schools

The development fails to account for the strain it will place on our local schools. Many schools in the area are already operating at or near capacity, and neither proposal includes a comprehensive plan to address the need for additional school facilities or resources to accommodate the projected population increase.

4. Negative Environmental Impact

The development raises serious environmental concerns for the community. Increased density, traffic, and construction will contribute to higher levels of air and

noise pollution. Additionally, the lack of green space and proper environmental considerations in the plans does not align with Vaughan's sustainability goals. A project of this scale should incorporate strategies to minimize its environmental footprint, such as improved stormwater management, tree preservation, and energy-efficient designs, none of which have been adequately addressed in the current proposals.

5. **Responsible Development Criteria**

Both the original and amended applications fall short of meeting the community's standards for responsible and sustainable development. They lack meaningful consideration for the long-term impact on Vaughan's infrastructure, environment, and overall quality of life for current residents. Responsible development should prioritize balanced growth that enhances the community—not strain it further.

Recommendation

IF the City of Vaughan sees a path forward to re-zone 87 Keatley Dr. from the current commercial zoning to a residential zoning, I strongly recommend that the rezoning be limited to **low-density residential zoning** that has been well planned. This approach would be consistent with the current character and fabric of the community while addressing concerns about infrastructure capacity, traffic, parking e. Low-density residential development is far better aligned with the needs of the neighbourhood and ensures that any new development integrates seamlessly into the community.

Please review example of the townhomes' development at another entry to our neighbourhood from Via Romano and Major McKenzie as a good planned development that belongs in oppose to negatively impact it.

Request for Action:

We urge the Council and Mayor's office to:

- Reevaluate the zoning applications with a stronger focus on addressing traffic congestion, including removing any entrance on Keatley Avenue.
- Address parking, school capacity, environmental concerns, and other critical community infrastructure needs.
- Require the developers to propose a plan that aligns with Vaughan's vision for responsible and sustainable growth and respects the low-density character of the surrounding area.

- Continue to facilitate a transparent dialogue with all parties to ensure that the community's concerns are genuinely considered and addressed as the amended proposal does not offer enough time for thorough input.
- When you vote YES on January 21st, please continue to fight for the residents of Vaughan and ask the developer to respect the character of the community and move the entrance.
- We urge the City of Vaughan make a permanent plan for the traffic calming measures implementation. This issue has been brought up for consideration in last 2 years and now more than ever needs to be implemented. Our Councillor lives in Thornhill Woods where there are examples of the physical traffic calming measures. Please consider permanent traffic calming measures, as the seasonal signs do not solve traffic issues. City Eng. Dept. must have many examples of solutions that can be implemented. Cars must be slowed down. Signs will not change speeding behaviour.

Our community deserves thoughtful development that prioritizes the well-being of current and future residents and development that BELONGS. I trust that the Council will take these concerns into account and act in the best interest of OUR community.

Regards,

YOUR FULL NAME: Mirjana and Nebojsa Krsmanovic

YOUR ADDRESS: ■ Fitzmaurice Drive, Maple Ont.

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 8:39:15 AM

From: [REDACTED]
Sent: Monday, January 20, 2025 5:02 AM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
Subject: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Council Members and Mayor's Office,

I respectfully urge you to:

1. **Reassess the zoning applications with a stronger focus on the well-being and interests of the local community.** As we all know, rezoning to RM1 is not in the best interests of the Upper Thornhill Estate community. It is essential that the public interest in maintaining the NC zoning is given thorough and thoughtful consideration. In fact, rezoning to RM1 will have a significant negative impact to the property values of nearby homes.
2. **Reject the development proposal in its current form.** The violations of the official plan and zoning by-laws are deeply concerning (as detailed in Attachments 8 & 9). It is the City's responsibility to uphold and enforce these regulations. Approving the proposal unconditionally would significantly undermine public trust and damage the reputation of the City Council and the Mayor's Office.
3. **If you choose to vote YES on January 21st, please do so with necessary conditions to protect the community.**

In addition to the concerns raised by others--such as parking, school capacity, and traffic--my particular concern is the **minimum interior side-yard setback**. This is because my property is directly adjacent to the proposed Block 04, which includes 12 units facing my home. A reduced setback would severely impact my privacy and increase noise levels, which are significant concerns for me and my family. I strongly urge the Council to enforce the **minimum interior side-yard setback of 7.5 meters**. As a resident of Vaughan, I have the right to oppose any development proposal that fails to adhere to this requirement.

I trust that the Council will take these concerns into account and make decisions that serve the best interests of our community.

Sincerely,

Tony Weng

■ Keatley Drive

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 8:39:22 AM

From: Helene Chung [REDACTED]
Sent: Monday, January 20, 2025 7:21 AM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
Subject: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Request for Action:

I urge the Council and Mayor's office to:

Reevaluate the zoning applications with a stronger focus on addressing traffic congestion, including removing any entrance on Keatley Drive.

Address parking, school capacity, environmental concerns, and other critical community infrastructure needs.

Require the developers to propose a plan that aligns with Vaughan's vision for responsible and sustainable growth and respects the low-density character of the surrounding area.

Continue to facilitate a transparent dialogue with all parties to ensure that the community's concerns are genuinely considered and addressed as the amended proposal does not offer enough time for thorough input.

If you vote YES on January 21st, please continue to fight for the residents of Vaughan and ask the developer to respect the character of the community and relocate the entrance.

Our community deserves thoughtful development that prioritizes the well-being of current and future residents. I trust that the Council will take these concerns into account and act in the best interest of OUR community.

Regards,
Helene Chung
[REDACTED] Yates Ave
Maple, ON
L6A 4X5

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] 87 Keatley Dr. - New Rendering Proposal
Date: Monday, January 20, 2025 8:41:19 AM

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

From: Evan J. Chong [REDACTED]
Sent: Sunday, January 19, 2025 10:09 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; mayor@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Anna Commisso <Anna.Commisso@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com; hassmamdani@gmail.com
Subject: [External] 87 Keatley Dr. - New Rendering Proposal

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Hello,

I would like to submit a rendering of 87 Keatley Dr. in which the entrance to the townhouses can be moved to Queen Filomena Avenue without the loss of ANY units. In fact, with this rendering, I was able to put in small park which I believe would be a very positive impact for the residents. This would also make the town houses more congruent with the rest of Keatley Dr. in which all the houses face East and West making this complex more aesthetically pleasing.

I believe the entrance from Queen Filomena Ave. also benefits the complex as it is shorter and leads directly into the ramp. This also eliminates a right turn into the ramp which increases their safety. Not only that, but it also eliminates 2 extra turns (1 left and 1 right) to get onto Queen Filomena Ave.

Thank you.

Evan Chong

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 9:03:10 AM

From: Natasha Fagin [REDACTED]
Sent: Monday, January 20, 2025 9:01 AM
To: [REDACTED] Gila Martow <Gila.Martow@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
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Our community deserves thoughtful development that prioritizes the well-being of

current and future residents. I trust that the Council will take these concerns into account and act in the best interest of OUR community.

Regards,

Natasha Fagin,

■ Rivermill Cres, Maple

From: Clerks@vaughan.ca
To: John Britto
Subject: FW: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive
Date: Monday, January 20, 2025 12:04:31 PM

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

From: [REDACTED]
Sent: Monday, January 20, 2025 12:04 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; preserve.ute@gmail.com
Subject: [External] Proposed Development: Z.22.043 Location: Block 279, 65M-4491, 87 Keatley Drive

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Regards,

Anna Becker
[REDACTED] Abner Miles Drive,
Maple, ON L6A 4X5



DATE: January 20, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Interim Deputy City Manager,
Planning, Growth Management and Housing Delivery

RE: **COMMUNICATION – Committee of the Whole (1), January 21, 2025
Item No. 7, Report No. 1**

**Rutherford Land Development Corp.
Draft Plan of Condominium (Standard) File 19CDM-24V007
10 Abeja Street, 474 and 498 Caldari Road, and 9093, 9095, 9097 and
9099 Jane Street
Vicinity of Rutherford Road and Jane Street**

Recommendations

1. THAT Attachment 10 of the above-noted technical report, identifying the Proposed Draft Plan of Condominium (Standard) - Underground Parking Levels, be replaced with the updated Attachment 10, attached hereto, to reflect an update to the tenure of seven (7) freehold vehicular parking spaces to condominium tenure, in Level A of the underground parking level
2. THAT any reference in the above-noted technical report to 755 vehicular parking spaces with a condominium tenure be replaced with 762 vehicular parking spaces with a condominium tenure (a difference of an additional seven (7) condominium tenure vehicular parking spaces).

Background

Rutherford Land Development Corp. (the 'Owner'), on January 20, 2025, confirmed and submitted to the Development and Parks Planning Department an updated Level A – Underground Parking Plan for the Draft Plan of Condominium Application, as shown on Attachment 10 (attached). The Owner proposes to convert seven (7) retail vehicular parking spaces with a freehold tenure to seven (7) residential vehicular parking spaces with a condominium tenure. The total number of 907 parking spaces remains the same.

For more information, contact Letizia D'Addario, Senior Planner, Development and Parks Planning, ext. 8213.

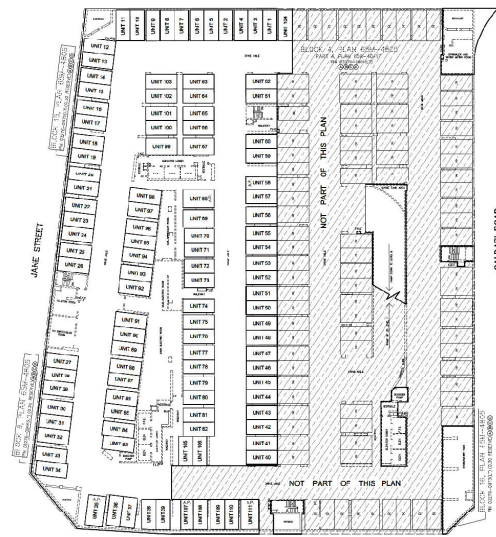
Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a prominent initial "V" and a long, sweeping underline.

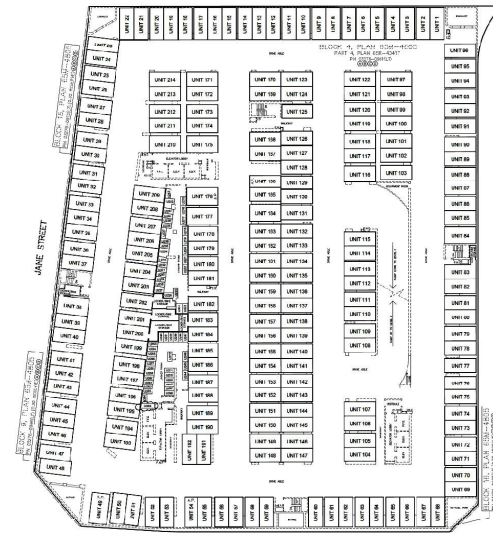
Vince Musacchio, Interim Deputy City Manager,
Planning, Growth Management and Housing Delivery

Attachment

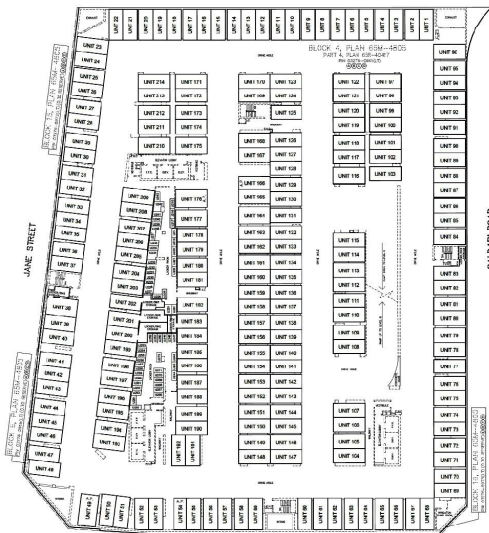
1. Attachment 10 - Proposed Draft Plan of Condominium (Standard) – Underground Parking Levels



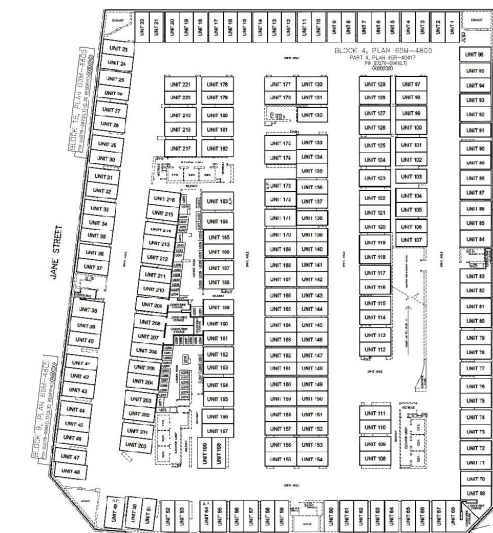
Level A



Level B



Level C



Level D

Not to Scale

Proposed Draft Plan of Condominium (Standard) - Underground Parking Levels

LOCATION: 10 Abeja Street, 474 and 498 Caldari Road, 9093, 9095, 9097, and 9099 Jane Street, Block 4 of Plan 65M-4805

APPLICANT: Rutherford Land Development Corp.



Attachment

FILE: 19CDM-24V007
RELATED FILES: 19T-18V001 AND DA.19.010
DATE: January 21, 2025

10