

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 ongoing support.

Kindly
Mirjana and Nebojsa Krsmanovic

Respectfully submitted to:

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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.