

COMMITTEE OF THE WHOLE (CLOSED SESSION) – JUNE 8, 2021**COMMUNICATIONS**

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Disclaimer Respecting External Communications

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Please note there may be further Communications.

From: Tina [REDACTED]
Sent: Sunday, June 06, 2021 1:35 PM
To: Clerks@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Proposed Condo complex on Jane and Teston

Hello,

I am writing about the proposed 11 story complex to be built on the south east corner of Jane and Teston.

I am very concerned about the prospect of this 11 story condominium being built in an area that had otherwise been approved for low rise town homes.

I am also concerned about the opening proposed from Teston Road onto my current street of residence, Giotto Crescent.

The reason that my husband and I purchased our home 10 years ago was because of how quaint and peaceful our street is. You can see children (including my own two young children) outside playing at any given time. It is truly a beautiful sight to see. With Giotto being a dead end, I feel confident that my children can safely play outside (always under my watchful eye).

I am concerned about how this will be affected if the proposed opening from Teston Road onto Giotto Crescent does get passed. This poses a huge safety concern as many cars will be speeding through our otherwise quiet and safe street. I am also concerned about the additional congestion that an 11 story condo will bring to our otherwise peaceful haven (not to mention how horribly the look of our community will be affected by this building). It just does not belong.

Over the years, my husband and I have put money into our home (namely, renovating the interior of our home and most recently putting an in ground pool in our backyard). We happily put money into our home as this is where we intend to spend many years, but also to help increase the property value of our home. This is now in jeopardy if this high rise should be built in our very own backyard. We are concerned about the depreciation in value of our home as a result of this monstrosity being built where it just does not belong.

I have every intention to do everything in my power to stop this proposal from coming to fruition. I can guarantee you that my fellow neighbours share the same sentiments as I do.

It does not belong.

Thank you,

Tina Guglielmi
Giotto Resident

Sent from my iPhone

To Whom It May Concern,

We are writing to you in response to the proposed development by JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

Let us begin by stating that, while we completely understand the need for progress and for housing developments within our city, we are fundamentally opposed to the proposed 11-storey / 7 building development adjacent to the existing neighbourhood at the corner of Jane and Teston Road.

Our primary residence is situated directly behind the proposed building complex and we are, therefore, are extremely concerned about the impact that this high-rise complex will have on our home, and this neighbourhood as a whole. It is an existing, well-established family-oriented neighbourhood consisting of single family dwellings. When we purchased our home some years ago, we deliberately purchased a home on a dead-end/cul-de-sac type road so to ensure a safe, quiet environment for our family.

This plan also proposes that our local streets be open to through traffic to both Jane and Teston Road. Should the plan be approved as is, we would lose the peace of mind we presently enjoy when allowing our children outside to play.

We also question whether the current infrastructure and existing narrow streets will support the inevitable increased traffic generated by a building of this magnitude, as well as the additional traffic that will most assuredly result when the roads open up. Will this new development also cause additional upheaval and disturbance to the local streets? The additional traffic and construction will also increase the noise level, both inside and outside of our homes.

Furthermore, we are concerned about the safety and privacy currently enjoyed by residents in this neighbourhood. We will now have to be constantly concerned about the visual access to our homes that this 11-storey building will give to the condo dwellers. There is also the issue of the shade that a complex of this size will cast on our homes.

We are aware that there are plans for significant growth proposed for the area north of Teston Road and that it will include a mix of detached, semi-detached, townhouse and multi-level condominium units. We fully support this development as it is much-needed and will help to resolve the housing shortage we are currently experiencing. The difference is that people that purchase homes north of Teston Road will be well aware of what could possibly be built in their backyard as they are purchasing in a new sub-division. We submit that allowing an 11-storey building in an existing area, as is currently proposed in our backyard, is not the same. Condominium buildings should be contained to the north side of Teston Road.

In addition, it is our understanding that a previous proposed development on or around this pocket of land was halted and cancelled due to the discovery of burial remains for the Huron-Wendat First Nations Group. Is this still not a valuable piece of our Canadian heritage?

In 2010, The City of Vaughan spent \$18 million in taxpayers' dollars on consultation, approval and implementation of the Official Plan. The ink is hardly dry on the approved Plan and it seems counter-productive for Council to be even considering such proposed changes at this time. With more than 50% of the land currently designated for agricultural use, we cannot see the justification for having this pocket of land transferred from agriculture use directly to multi-level condominium

development. This would be a significant change in land usage that would not complement the existing housing units in the area.

In conclusion, we are in an established neighbourhood of single family dwellings and when we purchased our home, it was the dead-end street and safe community that attracted us to this area. It now seems unfair to allow a developer to build an 11-storey condominium, literally in our backyard. And while we are opposed to the development itself, it is also the changes to the road access that are also causing our deep concern.

Please confirm you have received this letter and advise if there are any additional steps we can take to have our position considered. We would be happy to further discuss this issue with you.

Thank you for your careful consideration of our letter and our concerns. Please know that we put our trust in you to make the right decision in this matter and reject the proposal.

Thank you,
Rocco and Tanina Di Dio
Giotto Cres

From: Angelo Oddi [REDACTED]
Sent: Sunday, June 06, 2021 2:56 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Jane Teston development proposal

Dear members of Vaughan Council and planning departments.

We are residents who live on Giotto Crescent. After years of having the threat of a the Jane and Teston proposed building development in our backyards, it seems that the matter is now in the hands of the provincial government.

We have been residents on Giotto Crescent for 20 years. It is a idyllic, beautiful, peaceful neighbourhood where we enjoy our privacy.

We were shocked to find that a short-sighted developer has the audacity to want to rape the beauty of our neighbourhood AND the privacy that we deserve.

To be clear, the idea of having an 11 storey building casting a literal and figurative shadow over our neighbourhood is repugnant. Especially for the families who's homes directly back on to this monstrosity.

A further insult is that they are asking to use our private, dead end street as access to this building.

Surely there must be some decency left in our representatives. Surely, as a community, we are better than this.

We were told by council that such a building goes against existing building codes. So why are we even having this discussion?

Unfortunately, the reputation of the province of Ontario is such that the builders will almost always get their way... at the cost of the community. A perfect recent example, the high rise built next to an elementary school at Yonge and Eglinton.

Even with the proposed setbacks, It is clear that our privacy will be gone. In addition, The beautiful sunsets we now enjoy will be permanently blocked out.

A side note: I work on Parliament Street in downtown Toronto. A condo has gone up next to my

office and it is limited to 16 storeys. 16 storey limit in Downtown Toronto! By anyone's standards, it's certain that an 11 storey building in suburban Maple would be a ridiculous proposition.

We sincerely hope that this plan is in fact NOT APPROVED. It would be a blight on our neighbourhood and would create great anger and animosity amongst our neighbours.

As voters, as community members, as friends of Vaughan, we cannot stand by and allow this development to go forward.

Sincerely yours

Angelo and Rachele Oddi

■ Giotto Crescent
Maple, Ontario
L6A 3N7
■

From: l.man [REDACTED]
Sent: Sunday, June 06, 2021 3:40 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Teston and Jane development

To whom it may concern,

I am a resident of the Jane and Teston area and I am very concerned not to mention confused and upset at the notion that there is a builder who is still insisting on building a condo of any type at the corner of Jane and Teston. I understand that whenever a party comes forward to ask to rezone, the Council needs to entertain the idea. However, after the community has vehemently argued against having anything built there aside from the townhouses which is what the original zone is for, is beyond my comprehension. The community has done everything that has been asked with respect to fighting this decision of a condo of any kind. For the builder to go behind our backs is cowardly, unethical and just plain greedy. If this goes through even though the law has changed to allow more municipal say in what is built in its jurisdiction, this will show the community that there would be no need for any municipal representation and that would be sad.

The community has spoken loud and clear. We do not want condos of any kind. This goes against the look of the area and the idea of more people in an area that has limited public transit which in turn creates more traffic. .

Just in case this email is not clear....we do NOT want any type eof condo development there. We want what was originally it was zoned for.

Thank you for your attention to this

Should you wish to contact me directly, my name is Lino Mancinella [REDACTED]

Thank you again

Sent from my Bell Samsung device over Canada's largest network.

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

From: BRUNO BRANCATELLA [REDACTED]
Sent: Sunday, June 06, 2021 4:21 PM
To: Clerks@vaughan.ca
Subject: [External] Against development

I'm against the development at Jane and Teston for all the same reasons as 3 years ago.
Thank you
Bruno and Dina Brancatella

Sent from my iPhone

From: Josephine Ricciardella [REDACTED]
Sent: Sunday, June 06, 2021 4:43 PM
To: Clerks@vaughan.ca
Subject: [External] Jane Teston mid rise condo

As a resident of Maple for 30 years now, I have seen our community grow... For the past 20 years I've been a resident on Giotto crescent.

I must say that all of the residents on Giotto NEVER imagined such a nonsensical proposal for a mid rise condo on the corner of Jane and Teston!!

A condo in the backyard of home owners who did NOT sign up for this! Children playing in their backyard with a structure towering over them, outrageous!
Not to mention, garbage disposal bins and a parking lot as your backyard neighbor.

I think it's time to squash the absurd idea of a mid rise.

People of our community did their homework before making what is probably the single most important and expensive purchase of their lives! No where, and no way was there ever going to be a condo!!

This is not far off from being criminal.... It's robbing our community of our homes and neighborhoods as we know it.

All for someone to make the most \$\$\$\$ possible. Sorry, but no!!
Single detach, semi, possibly townhomes...is a consideration.

Josephine

From: [REDACTED]
Sent: Sunday, June 06, 2021 5:40 PM
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Petition by Giotto Residents - Firm Opposition to Jane/Teston Mid-rise Building
JANE TESTON HOLDINGS INC. OP.17.002

From: Residents of [REDACTED] Giotto Crescent, the Hu family
Re: Petition by Giotto Residents - Firm Opposition to Jane/Teston Mid-rise Building

To whom it may concern,

We are writing to express our concerns and firm opposition to mid-rise building development at Jane/Teston, which raises the following issues:

- Indigenous concerns
 - Indigenous grave sites were discovered on the properties in question and generally in the Jane/Teston corridor a number of years ago, and it would be disrespectful to relocate them solely for the developer's interest in digging an underground parking garage supporting the mid-rise building. The recent discovery of the remains of 215 children in BC is a reminder, at the very least, that Canada's shameful history is not so distant in the past. We would be very concerned with any attempt to develop the area, without adequate traditional land use studies being done to fully validate these artifacts and the area's historical usage and potential cultural significance to First Nations. Just because we cannot trace these unmarked gravesites to present day descendants doesn't mean we should turn a blind eye to the area's potential spiritual and cultural significance. (See the link for more info on the indigenous burial ground discovery https://en.wikipedia.org/wiki/Teston,_Vaughan)
- Public safety concerns
 - The Jane/Teston Mid-rise Development involves directing traffic from the condo to Giotto Crescent and open up the street to access from Teston Road. Traffic from Teston has steadily increased in the last 10 years. Although residents don't have the resources to commission traffic studies, subjectively where we used to

encounter less than 10 cars on our walks on Teston Road, now there is a steady stream with both lanes filled with cars and industrial trucks zooming by constantly. Opening up Giotto Crescent to road access from Teston will for sure present a traffic safety concern.

- Given Giotto Cres is not designed to open up to densely trafficked street like Teston, with wide lanes and side-walks on both sides similar to another turn-in point at Cranston Park Ave, the risk of car accidents (from drivers turning into Giotto at high speed, colliding with residents backing out of their driveways) would be substantially increased and the city would not have met its duty to re-design the roadways consistent with the risk to public safety. Other existing infrastructure, such as the location of the community mailbox on Giotto, would also necessitate relocation as it would be too close to the turn-in point from Teston and it's natural for neighbors to park temporarily to collect mail.
- Deprive current residents of quiet enjoyment of our sub-division
 - Giotto Crescent is a quiet subdivision, where children are able to play ball games in their front lawn or on the street, and elders sit on their front lawns to enjoy the afternoon sun. Dense traffic from Teston would materially interfere with residents' quiet enjoyment of our sub-division.
- Nuisance to nearby houses, obstructing sunlight from the west
 - The mid-rise building is also expected to cast large shadows over the neighboring single-family homes, interfering with existing residents' use and enjoyment.
- I am also enclosing the previous letters written to City's Planning Department with respect to the condo's negative impact to the neighborhood: traffic, safety, noise and dust, and prolonged interference with quality of life for the neighboring families.

Process:

- This is not the first time the developer has faced firm opposition from the local residents of Giotto Crescent about this project. They first approached the residents years ago, but they were clearly not interested in addressing any of the resident's concerns and are only focused on their pursuit of profit in maximizing their property investment, by squeezing in as many condo units as possible on the current location of 3 single-family homes.
- The zoning change sought by the Jane/Teston Midrise is also inconsistent with surrounding land use – there is no apartment building nearby, and the area is populated with low-density residential housing plus one gas station at the intersection. The zoning change requested by Jane/Teston Midrise also has the potential of driving down the property value of the surrounding area – residents (my family included) purchased this

house because it's on a quiet street at the end of a subdivision crescent, with lots of afternoon sunlight exposure, which will all be permanently changed if the Jane/Teston Midrise project is allowed to proceed.

- I also find it curious that the developer made a filing on a Friday afternoon, and expected a Closed Session meeting of Council to take place on Tuesday June 8th. It's as if they are trying to "sneak by" procedurally and deny the residents an opportunity to voice our objections or hope current councillors would not be made aware of strong local oppositions. I would note that when this matter was previously heard in an open city council meeting, the residents turned up in droves to voice our opposition irrespective the cost to us personally to arrange time-off, because we feel very strongly about protecting the safety and quiet enjoyment of all residents at Giotto Cres.

As residents we don't have the resources to develop fancy arguments on why the LPAT Appeal by Jane Teston Holdings Inc. OP.17.002 should be dismissed based on the law, and we are entrusting our Councilors to represent the interest of local residents, because it's the right thing to do. Developers should not be permitted to obtain re-zoning inconsistent with surrounding uses, for the purpose of pursuing profit at the expense of neighboring properties.

Sincerely,

The Hu family at  Giotto Cres.

Concerns for the Proposed Development by Jane Teston Holdings Inc.

[REDACTED] [REDACTED]

Wed 2017-03-15 4:51 PM

To: marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>

Hi Marilyn,

I am emailing you in regards to a planning proposal submitted by Jane Teston Holdings Inc., at the corner of Jane and Teston, I have spoken extensively with my neighbours and we all agree that the projects will affect the the entire look of our community and raises many concerns for myself and adjoining neighbours.

We have every intention and desire to block this plan from moving forward and as concerned citizens would like to know where we stand in this process and what steps are to be taken.

I look forward to hearing from you.

Sincerely,

Ann Hu, Nancy Chang, Peter Hu, Amy Hu

Residents of [REDACTED] Giotto Cres., Maple, Ontario

Stop High Rise@Jane/Testing - File # OP.17.002 and Z.17.003[REDACTED]
Tue 2017-09-19 6:43 PM

To: marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>

Dear Councillor Iafrate,

I am writing as a concerned home owner seeking your help blocking the development of a high rise condo that will negatively impact my neighbourhood from traffic, safety, noise and dust perspectives. If the city allows this project to proceed, it will be doing so for the financial benefit of the developers, at the expense of all of the neighbouring houses - not only will our property depreciate in value, the elders and children in our neighbourhood will no longer be able to play in our front yards or sit in the sun. For the various reasons I've cited in the letter below to the City's Development Planning Department, the proposed condo will have a prolonged adverse impact on the quality of life for the neighbouring families and should be stopped.

Please answer this cry for help from your constituents.

Regards,

Ann Hu

[REDACTED] Giotto Cres., Maple
[REDACTED]-----
Dear Development Planning Department,

I am writing as a concerned home owner for the re-zoning and high rise condo construction being proposed in my neighbourhood. The high rise condo being proposed for Jane and Teston will not only have a negative impact on my property value, but also severely affect the use and enjoyment of my property.

Traffic and Noise:

- Since the widening of Teston road several years back to 4 lanes (it was single lane each way when my family moved to [REDACTED] Giotto in 2005), there is already greater noise impact that not even the ravines in my backyard can shield us from. We've decreased usage of our backyard and stopped opening our windows facing the back. The cars simply travel at too fast a speed and generates a lot of noise, especially given the increased population in nearby area and increased usage of that road (overflow from congestion in nearby major roads and highways) in recent years. It's one thing to put up with increased development and houses going up everywhere in our community, but simply too much to bear now that we are expected to have our front yards impacted as well, by turning our quiet residential street into a major side street connected to the condominium complex off of Teston. The increased traffic means the kids in the neighbourhood can no longer safely play in the front yard and the street. The noise impact can't be discounted either. Has the condo builder submitted any traffic impact studies projecting the burden put on the neighbourhood, and any proposed mitigation of the impact? My neighbours and I firmly oppose having our street, Giotto Cres., opened up and connected to Teston road - this will greatly increase the traffic flow in our front yards, adding noise and safety impact that is not easy to mitigate.

Visual Impact:

- Another major concern of the high rise condo is the visual impact. The neighbourhood currently only has 2 story houses or bungalows, and now we are expected to put up with a high rise condo which will cast huge shadowing on neighbouring residences and block off our access to sunlight. When I look out my front windows, seeing a 11 story building shadowing my front lawn instead of the blue skies will severely impact the use and enjoyment of my front yard and the rooms in the front of my house. Needless to say, this will also negatively impact my property value.

Construction Impact:

- The noise, dust and other impact of constructing a high rise building with deep excavation should also not be discounted. I wouldn't be surprised if during the 2-3 years of construction, all the neighbours won't be able to open our windows without construction dust polluting our air quality, and dealing with constant construction noise.

For all the above reasons, I firmly oppose the construction of the high rise building right in my front yard.

Regards,

Ann Hu

Giott Cres., Maple

From: Angela Zanon [REDACTED]
Sent: Sunday, June 06, 2021 5:51 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Objections to Jane/Teston Midrise Development

From: Residents of [REDACTED] Giotto Crescent, the Zanon Family
Re: Petition by Giotto Residents - Firm Opposition to Jane/Teston Mid-rise Building

To whom it may concern,

We are writing to express our concerns and firm opposition to mid-rise building development at Jane/Teston, which raises the following issues:

- Indigenous concerns
 - Indigenous grave sites were discovered on the properties in question and generally in the Jane/Teston corridor a number of years ago, and it would be disrespectful to relocate them solely for the developer's interest in digging an underground parking garage supporting the mid-rise building. The recent discovery of the remains of 215 children in BC is a reminder, at the very least, that Canada's shameful history is not so distant in the past. We would be very concerned with any attempt to develop the area, without adequate traditional land use studies being done to fully validate these artifacts and the area's historical usage and potential cultural significance to First Nations. Just because we cannot trace these unmarked gravesites to present day descendants doesn't mean we should turn a blind eye to the area's potential spiritual and cultural significance. (See the link for more info on the indigenous burial ground discovery https://en.wikipedia.org/wiki/Teston,_Vaughan)
- Public safety concerns
 - The Jane/Teston Mid-rise Development involves directing traffic from the condo to Giotto Crescent and open up the street to access from

Teston Road. Traffic from Teston has steadily increased in the last 10 years. Although residents don't have the resources to commission traffic studies, subjectively where we used to encounter less than 10 cars on our walks on Teston Road, now there is a steady stream with both lanes filled with cars and industrial trucks zooming by constantly. Opening up Giotto Crescent to road access from Teston will for sure present a traffic safety concern.

- Given Giotto Cres is not designed to open up to densely trafficked street like Teston, with wide lanes and side-walks on both sides similar to another turn-in point at Cranston Park Ave, the risk of car accidents (from drivers turning into Giotto at high speed, colliding with residents backing out of their driveways) would be substantially increased and the city would not have met its duty to re-design the roadways consistent with the risk to public safety. Other existing infrastructure, such as the location of the community mailbox on Giotto, would also necessitate relocation as it would be too close to the turn-in point from Teston and it's natural for neighbors to park temporarily to collect mail.
- Deprive current residents of quiet enjoyment of our sub-division
 - Giotto Crescent is a quiet subdivision, where children are able to play ball games in their front lawn or on the street, and elders sit on their front lawns to enjoy the afternoon sun. Dense traffic from Teston would materially interfere with residents' quiet enjoyment of our sub-division.
- Nuisance to nearby houses, obstructing sunlight from the west
 - The mid-rise building is also expected to cast large shadows over the neighboring single-family homes, interfering with existing residents' use and enjoyment.
- I am also enclosing the previous letters written to City's Planning Department with respect to the condo's negative impact to the neighborhood: traffic, safety, noise and dust, and prolonged interference with quality of life for the neighboring families.

Process:

- This is not the first time the developer has faced firm opposition from the local residents of Giotto Crescent about this project. They first approached the residents years ago, but they were clearly not interested in addressing

any of the resident's concerns and are only focused on their pursuit of profit in maximizing their property investment, by squeezing in as many condo units as possible on the current location of 3 single-family homes.

- The zoning change sought by the Jane/Teston Midrise is also inconsistent with surrounding land use – there is no apartment building nearby, and the area is populated with low-density residential housing plus one gas station at the intersection. The zoning change requested by Jane/Teston Midrise also has the potential of driving down the property value of the surrounding area – residents (my family included) purchased this house because it's on a quiet street at the end of a subdivision crescent, with lots of afternoon sunlight exposure, which will all be permanently changed if the Jane/Teston Midrise project is allowed to proceed.
- I also find it curious that the developer made a filing on a Friday afternoon, and expected a Closed Session meeting of Council to take place on Tuesday June 8th. It's as if they are trying to "sneak by" procedurally and deny the residents an opportunity to voice our objections or hope current councillors would not be made aware of strong local oppositions. I would note that when this matter was previously heard in an open city council meeting, the residents turned up in droves to voice our opposition irrespective the cost to us personally to arrange time-off, because we feel very strongly about protecting the safety and quiet enjoyment of all residents at Giotto Cres.

As residents we don't have the resources to develop fancy arguments on why the LPAT Appeal by Jane Teston Holdings Inc. OP.17.002 should be dismissed based on the law, and we are entrusting our Councilors to represent the interest of local residents, because it's the right thing to do. Developers should not be permitted to obtain re-zoning inconsistent with surrounding uses, for the purpose of pursuing profit at the expense of neighboring properties.

Sincerely,

The Zanon Family  Giotto Cres.

From: etpiacentini etpiacentini [REDACTED]
Sent: Monday, June 07, 2021 9:42 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: alidinam [REDACTED] Home Email [REDACTED]
Subject: [External] JANE TESTON HOLDINGS INC. OP.17.002

To Whom It May Concern:

We are writing to you in response to the proposed development by JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

We wish to advise Vaughan City Council that we are vehemently opposed to any mid to high rise residential building development at the corner of Teston Road and Jane Street.

Please consider the following:

- The Vaughan Official plan does not allow for a high rise in the area and after millions spent on the Official Plan, it should be followed.
- This existing neighbourhood is made up of single family detached homes and a condominium development would be out of place.
- The Huron-Wendat First Nations Group burial ground that was discovered several years ago. In light of the current revelation of systemic abuse of Canada's Indigenous peoples, we need to be extra-sensitive at this time and respect and preserve their burial grounds. We would not want the disturbance of an Indigenous burial ground by the City of Vaughan to go public.
- The developer has not reached out to the neighbours as was agreed to three years ago
- Maple already suffers from traffic congestion which will be made worse by the new hospital. The condo development will make the traffic situation worse.

Any one of these reasons should disqualify this proposal. Please consider all five when making this decision to reject this development.

Sincerely,

Blaize & Elena Piacentini

From: Rocco Di Dio [REDACTED]
Sent: Sunday, June 06, 2021 7:39 PM
To: Clerks@vaughan.ca
Subject: [External] Jane Teston Condo

To Whom It May Concern,

Once again, we find ourselves writing to you in response to the proposed development by JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

Once again we need to state that we are fundamentally opposed to any mid to high rise residential building development adjacent to the existing neighbourhood at the corner of Jane and Teston Road.

Once again we need to be reminded that in 2010, The City of Vaughan spent \$18 million in taxpayers' dollars on consultation, approval and implementation of the Official Plan. With more than 50% of the land currently designated for agricultural use, we cannot see the justification for having this pocket of land transferred from agricultural use directly to multi-level condominium development. This would be a significant change in land usage that would not complement the existing single family housing units in the area. Furthermore, where other corners of the intersection may be zoned for high rise buildings - this one is not and these permissions are non-transferable.

Once again we need to discuss that that a previous proposed development on or around this pocket of land was halted and cancelled due to the discovery of burial remains for the Huron-Wendat First Nations Group. Is this still not a valuable piece of our Canadian heritage?

Once again, we question whether the current infrastructure will support the inevitable increased traffic generated by a building of this magnitude. We question the ingress / egress design so close to the Jane / Teston intersection as questioned / spotlighted by Council members.

Once again, we are concerned by the design of the building - tiered or not - the building is an eyesore and completely out of place. This development does not provide any benefits to the

existing community ie. parks or greenspace but rather offers to pay a premium for the absence of such benefits. We are also concerned about parking / garbage areas facing our backyards. The developer offered that some tall trees would appease neighbours concerns - Council members strongly disagreed with this solution.

In a document published for the Committee of the Whole Report , dated Monday, September 17, 2018 by Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management.

It reads:

...the Development Planning Department is of the opinion that the Applications for the proposed Development, consisting of an 11-storey building at a density of 3.45 FSI, are not consistent with the Provincial Policy Statement and do not conform to the Growth Plan, York Region and City of Vaughan Official Plans, and that the Development will result in a level of intensification that is not appropriate in consideration of the applicable policies and the existing surrounding land use context, as outlined in this report. At a meeting with City Staff on March 14, 2017, the Owner was advised of staff's concerns with the Development. It was suggested to the Owner that alternative forms of development be considered for the Subject Lands to better integrate the built form with the existing low-rise residential community. The Owner has not provided the City with alternate design concepts or revised plans to address comments from the circulation of these Applications.

Three years ago, the City Council dismissed this application and asked the developer (among a number of other things) to reach out to the community to engage in conversation - this has not happened for 3 years.

In one of our in person council sessions regarding this matter, Mayor Bevilaqua admitted that sunlight is extremely important for the overall health and wellbeing of all of us. Any type of building of more than 3 stories would essentially eliminate any direct sunlight after 330pm - well before the work day is done. In that same session, Mayor Bevilaqua also went on to advise Weston Consulting that they had done something very wrong to gather that number of residents in one room - that this calibre of community response was unprecedented.

We trust that the right decisions will be made.

Sincerely,
Tanina and Rocco Di Dio

[Sent from Rogers Yahoo Mail on Android](#)

From: PASTORE [REDACTED]
Sent: Sunday, June 06, 2021 8:30 PM
To: Council@vaughan.ca
Cc: Clerks@vaughan.ca
Subject: [External] Fwd: JANE TESTON HOLDINGS INC. OP.17.002

To Whom It May Concern,

Once again, we find ourselves writing to you in response to the proposed development by JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

Once again we need to state that we are fundamentally opposed to any mid to high rise residential building development adjacent to the existing neighbourhood at the corner of Jane and Teston Road.

Once again we need to be reminded that in 2010, The City of Vaughan spent \$18 million in taxpayers' dollars on consultation, approval and implementation of the Official Plan. With more than 50% of the land currently designated for agricultural use, we cannot see the justification for having this pocket of land transferred from agricultural use directly to multi-level condominium development. This would be a significant change in land usage that would not complement the existing single family housing units in the area. Furthermore, where other corners of the intersection may be zoned for high rise buildings - this one is not and these permissions are non-transferable.

Once again we need to discuss that that a previous

proposed development on or around this pocket of land was halted and cancelled due to the discovery of burial remains for the Huron-Wendat First Nations Group. Is this still not a valuable piece of our Canadian heritage?

Once again, we question whether the current infrastructure will support the inevitable increased traffic generated by a building of this magnitude. We question the ingress / egress design so close to the Jane / Teston intersection as questioned / spotlighted by Council members.

Once again, we are concerned by the design of the building - tiered or not - the building is an eyesore and completely out of place. This development does not provide any benefits to the existing community ie. parks or greenspace but rather offers to pay a premium for the absence of such benefits. We are also concerned about parking / garbage areas facing our backyards. The developer offered that some tall trees would appease neighbours concerns - Council members strongly disagreed with this solution.

In a document published for the Committee of the Whole Report , dated Monday, September 17, 2018 by Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management.

It reads:

...the Development Planning Department is of the opinion that the Applications for the proposed Development, consisting of an 11-storey building at a density of 3.45 FSI, are not consistent with the Provincial Policy Statement and do not conform to the Growth Plan, York Region and City of Vaughan Official Plans, and that the Development will result in a level of intensification that is not appropriate in consideration of the applicable policies and the existing surrounding land use context, as outlined in this report. At a meeting with City Staff on March 14, 2017, the Owner was advised of staff's concerns with the Development. It was suggested to the Owner that alternative forms of development be considered for the Subject Lands to better integrate the built form with the existing low-rise residential community. The Owner has not provided

the City with alternate design concepts or revised plans to address comments from the circulation of these Applications.

Three years ago, the city dismissed this application and asked the developer (among a number of other things) to reach out to the community to engage in conversation - this has not happened. This has not happened for 3 years. This a blatant disregard and frankly disrespectful to this Council and to us as residents of Vaughan. In one of our in person council sessions regarding this matter, Mayor Bevilaqua admitted that sunlight is extremely important for the overall health and wellbeing of all of us. Any type of building of more than 3 stores would essentially eliminate any direct sunlight after 330pm - well before the work day is done. Mayor Bevilaqua also went on to advise Weston Consulting that they had done something very wrong to gather that number of residents in one room - that this calibre of community response was unprecedented. The reason being ... this is wrong ... this matter is wrong ... this proposal is wrong.

We trust that the right decisions will be made.

Sincerely,

Maria Anna Bellino-Pastore

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

From: Cathy Bilotta <[REDACTED]>
Sent: Monday, June 07, 2021 1:56 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: Daniel Messina <[REDACTED]> Chris (Musti) Alidina <[REDACTED]>
Subject: [External] Jane Teston Holdings/Giotto Cresc community

We have received recent communication that Jane Teston Holdings is continuing with their application for a 12 story structure right behind where we live.

We are apposed to this. This is a quiet neighborhood. We have live here 19 years. Your approval to this atrocity will take away from this peaceful community environment. This development will have a negative impact on the value of our homes. The height of the building will overshadow my/our homes, create extensive traffic, safety and privacy issues, destroy the feel and integrity of our suburban-like community and again reduce the value of our homes.

As a reminder this parcel of land is designated a sacred burial ground for our First Nation People. A plaque is in place on site. They will be notified?

We realize that the land is prime real estate and we were told that in the future more houses would be built ...hence the name Giotto CRESCENT. Obviously some thought was given to this area to name our street a crescent Anytime type of single family housing is something that the community would approve. Definitely not a high rise.

As a supporter and tax payer your first obligation is to your existing community members. Our concerns should and must come first.

For these reasons and more we appose the 12 story building in our backyards

Regards
Cathy Bilotta
[REDACTED] Giotto Cresc

Sent from my iPhone

From: [REDACTED]
Sent: Sunday, June 06, 2021 10:09 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Jand/Teston Development Resident Concern Letter June 6th 2021

Please find my attached letter of concern to the Proposed Jane/Teston Rd. Development Application

Feel free to call or update me at any time.

Much Appreciated,
Daniele Messina

[REDACTED] Giotto Crescent
Maple, On [REDACTED]
[REDACTED]



Virus-free. www.avast.com

Dear Sir or Madam,

This email is in response of an "Email Notice" I have received

Re: JANE TESTON HOLDINGS INC

To start off, in March of 2017 I was extremely disappointed and upset with "Jane Teston Holding Inc." who showed a lack of care & consideration to the residents of Maple in the Jane/Teston Rd Community when they tried to get a mid-rise building application approved. At which point, they proposed a major re-development application that would affect several people who live in this "expected master planned community" for years to come. Jane Teston Inc. and their Representatives showed no care or thought to the neighbouring community. They did not notify the residents of their intentions and failed to seek any community feedback or suggestions. Fortunately, we were given the opportunity to attend Vaughan City Hall and voice our concerns. In the second meeting at City Hall, **ALL The Councilors including Mayor Maurizio Bevilacqua were in agreement with the residents concerns and voted against the Land Development Proposal.** There was even a member of the current LPAT Panel who was in the auditorium at City Hall with the residents, who was opposed to the development. I would like to REMIND the City Council, myself and others in this community are extremely opposed to the proposed development at Jane/Teston Rd.

Now, almost four years later, in the same disrespectful manner, Jane Teston Holding Inc is trying to Bully their development again onto a united community who have much more important things to worry about during these stressful times. Shame on them once again. Hopefully, this will show the Vaughan City Councilors and LPAT Panel what type of "corner cutting" and "slimy" developer we are dealing with.

There are several reasons for our concerns. Aside from any personal reasons, this development will have a negative impact on the character of our neighbourhood and will ultimately compromise the integrity of our infrastructure. Overall, this proposed development does not appear to improve to the character and quality of our existing area or the way it functions. Having a development of this size in a subdivision not originally designed for this magnitude, the area will not likely be able to support the huge increase to our Public Services needed to support our neighbourhood. As for the original proposed "11-Storey Residential Condominium," or any new Mid-Rise Development, it would be against the neighbourhood and planned community I originally bought into and raised my family in since 2008. If anything other than a "Single Family Residential Freehold" was in the master planned community, I would have not bought the home I currently live at. Any other development; Mid-rise Condo's, 3-Storey Towns and All Non-Freehold Properties would be over shadowing many homes, greatly reducing privacy and overlooking all nearby properties. The development itself will stick out "like a sore thumb" in a neighbourhood that is an established area, featuring mostly detached residential dwellings consisting of 2-Storey and Bungalow homes.

Another important concern is the proposed full access from Giotto Crescent to Teston Rd. When I purchased my home, I made a choice to purchase a home where my kids can play outside and be safe from busy streets and thru-traffic. I now have two young boys and if

the road access is granted from Teston Rd. not only is the safety of my children compromised but, the safety of the members of our community will be at risk. The opening of this roadway will cause; a high increase to traffic flow, an increase to the noise level (in and outside of our homes) and will disrupt our quiet enjoyment of our neighbourhood. People who bought on a "Crescent," didn't buy on a "Road," "St.," etc.... we bought on Giotto "Crescent!" To open this road would be contrary to what is normally expected and accepted when purchasing a home in any Planned Community.

Lastly, but not the least, it is to my knowledge that this land (or a big portion of the proposed build) is designated to be "Agricultural Lands." The original plans of the subdivision were for Detached Homes. However, building was brought to a halt in 2005 due to the discovery of what was proven to be the burial remains from the Huron-Wendat Group. Ultimately, members of the "First Nations" were notified, Teston Rd. was re-adjusted to accommodate the burial grounds and the development of the land was settled in an appropriate manner. Something that was held sacred and relevant then should stand true today. The purchaser of this land was well aware of what they had purchased. It is clear to me, in this situation, greed and profit is the only thing this developer has in their mind.

In closing, as a member and long supporter of this Maple Community I hope these concerns are heard and valued by all of those who have a say this matter. I trust that the right decision will be made and there will NOT be ANY Approved Multi-Level Condominium Development today or in the future within this Proposed Site Area.

Best Regards,
Daniele and Emilia Messina
[REDACTED] Giotto Crescent
Maple, On [REDACTED]
[REDACTED]

From: Mary Agostino [REDACTED]
Sent: Sunday, June 06, 2021 10:19 PM
To: Clerks@vaughan.ca
Subject: [External] Jane Teston holdings CONDOS

To whom it may concern:

I am a resident on Giotto cres.

We have been trying to deal with this for years.

My backyard will face the 12 story condo, yes that will definitely impact my family and my neighbours. I have been living her for 18 yrs.
and I understand there is land for future development.

I don't understand why a condo let alone 12 story. All our Privacy will be gone the street will open and all the family's with small children play on there front property's will be gone.
Pls I pray this will not happen.

[Sent from Rogers Yahoo Mail for iPhone](#)

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

From: Marco [REDACTED]
Sent: Monday, June 07, 2021 12:03 AM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] Jane Teston development proposal

Dear member of Vaughan Council and Planning Department.

We were all shocked to find out on Saturday evening the Jane and Teston development again would propose the 11-storey building in our back yards.

The site does not respect the existing community, the design does not conform to Vaughan official plan (VOP 2010). This development will increase vehicular and pedestrian traffic within the community and specifically on Giotto Crescent.

The residential lots to the south of the development will experience a loss of privacy due to the proposed building height.

There is also an aboriginal burial ground in the immediate vicinity of the development, where the Huronne-Wendat Nation fought for this protection of the archeological resource and burial ground.

Furthermore the subject land is designed for Low Rise residential which permits detached, semi detached and townhouse dwellings in low rise built form, no greater than 3 storeys.
This is a fit design that works with the existing community.

My wife and I purchased home on Giotto crescent approx 11years ago. We fell in love with community and we though it would be a great place to start a family. The community has done everything to STOP this building from going up.

I hope that the elected officials will listen to the community and there concerns and do the right thing and show the community that they are there working for the people of Vaughan and not the developers.

Thank you ,

Marco Guglielmi

From Marco Guglielmi iPhone

From: Mary-Anne Pastore [REDACTED]
Sent: Monday, June 07, 2021 9:09 AM
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] [Newsletter/Marketing] JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

To Whom It May Concern,

We are writing to you in response to the proposed development by JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

We want to advise that in no uncertain terms, we are opposed to any mid to high rise residential building development at the corner of Jane and Teston Road.

Please consider the following:

1. The Huron-Wendat First Nations Group burial ground
2. The Official plan does not allow for a high rise in the area
3. The developer does not appear to have any regard for the residents of the neighborhood or City Council
4. Traffic concerns in an already congested neighbourhood / intersection
5. This existing neighbourhood is made up of single family detached homes - there is no place for a condo complex

Any one of these reasons should disqualify this proposal - please consider all five when making this decision.

Sincerely,

Mary-Anne Pastore

Regards,

Mary-Anne Pastore
[REDACTED]

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: Monday, June 07, 2021 8:48 AM
To: Clerks@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: Fwd: [External] Re: JANE TESTON HOLDINGS INC. OP.17.002

For June 8 Closed

Sent from my iPad

Begin forwarded message:

From: MAURIZIO FAVA <[REDACTED]>
Date: June 7, 2021 at 7:37:54 AM EDT
To: Gina Ciampa <Gina.Ciampa@vaughan.ca>, Gina Ciampa <Gina.Ciampa@vaughan.ca>
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Re: JANE TESTON HOLDINGS INC. OP.17.002

Good Morning,

Thank you for keeping us informed on what is happening with JANE TESTON HOLDINGS INC.

Our family still stands firmly against the initiatives brought forward by Jane Teston Holdings as it relates to its property on the southeast corner of Jane and Teston. I think that putting a mid-rise condo building in that area is not going to maintain or add to the community that is already present on our area. There is no precedence anywhere near us for such a structure and is not in keeping with spirit of our community. We are a community of mostly single family dwellings and would like to keep it that way. I also have concerns about the indigenous graveyard on Teston road and how it has been dealt with their plan. It seems to me like the wishes of our indigenous people are once again being ignored. Even after years of

it being discovered there nothing but a large rock commemorating its existence. Furthermore, I do not want to open up Giotto onto their property. It was designed as a crescent not as a thruway or a way to make traffic work for a new condo development. I have other concerns as well but for now I will just say that we are not in agreement in any way with this project going forward. Thank you for reaching out and making us aware of these developments.

Sincerely,
Maurizio Fava

On Saturday, June 5, 2021, 09:26:36 p.m. EDT, Gina Ciampa <gina.ciampa@vaughan.ca> wrote:

Good afternoon,

Further to Councillor lafrate's letter of January 10, 2021, as you know, the landowners (applicant) appealed the application to the Local Planning Appeal Tribunal (LPAT), which is the Provincial body that makes the final determination on disputed development matters. As this item is subject to litigation, it will be considered in a Closed Session meeting of Council for Tuesday June 8th at 5pm._

Our office received this information late Friday afternoon. Because of this late notice, Councillor lafrate will ask Members of Council to defer any decision on this item to the Council Meeting on June 22nd to allow time for the Giotto residents to provide their comments on the original application for a mid-rise building at Jane and Teston. If you have neighbours that are interested in this development, please share this email with them.

Please send in your comments to clerks@vaughan.ca and to council@vaughan.ca as soon as you are able to.

Respectfully,

Gina Ciampa

Executive Assistant to Councillor Marilyn lafrate

905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1, Maple/Kleinburg

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



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From: Jody McCutcheon [REDACTED]
Sent: Monday, June 07, 2021 9:32 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Fwd: JANE TESTON HOLDINGS INC. OP.17.002

Hello

My wife and I live on Giotto Crescent and have learned about the multi-storey condominium proposed for the south-east corner of Jane and Teston from developer Jane Teston Holdings Inc. We are very concerned about this project for several reasons.

First, such a project would create an expected increase in vehicular traffic. The access road from Teston to Giotto would lead to more vehicles on the formerly dead-end road, which would heighten the danger risks for children in particular. Giotto Crescent is a family-centric street, with many children playing sports in driveways and even occasionally on the street. People sit on their porches and lawns in the afternoon and evening sun to enjoy the peace and tranquility of this quiet neighbourhood. We moved here specifically to reduce traffic risks and enjoy a closed-knit community and quiet family atmosphere. Clearly, a multi-story building does not fit with the current nature of the neighbourhood of detached single homes. There is clearly no role for this kind of monstrosity in our neighbourhood.

In addition to more vehicles, there will also be more human traffic, which presents a risk to small children as well as potential violations of privacy, sanitary conditions and the "feel of the neighbourhood." More people means more garbage, more noise and generally more potential for disturbance. This is not what we expected when we paid a premium price for our home. Also in this regard, a multi-storey highrise would eliminate any west-facing view from our property as well as eliminate any privacy due to highrise inhabitants having a direct view into our backyard, thereby potentially decreasing the property value. Furthermore, the construction of said project would lead to excess noise, dust and debris and an invasion of construction crews and their diesel trucks for the months or years that said project would take to complete. Our historically low-population-density neighbourhood will suddenly become a high-population-density neighbourhood.

Perhaps the most important objection to said project stems from the fact that [indigenous grave sites](#) were discovered on or around the properties proposed for development. Considering our country's current struggle with supporting Indigenous rights, and especially in light of the recent discovery of the remains of 215 children in BC, it would be in quite poor taste if the Jane/Teston Holdings project were green-lighted during National Indigenous History Month. At the very least, before any development is attempted, traditional land use studies should be undertaken to assess the area's

historical usage and potential cultural significance to First Nations people. We are all Canadians and as such we must support Indigenous rights. The Jane/Teston Holdings project seems to completely disregard them.

For these reasons, my wife and I strenuously object to the proposed development of a condo at the corner of Jane and Teston.

Sincerely

The McCutcheon-Sivananthan family.

----- Forwarded message -----

From: **Gina Ciampa** <Gina.Ciampa@vaughan.ca>

Date: Sat, Jun 5, 2021 at 9:26 PM

Subject: JANE TESTON HOLDINGS INC. OP.17.002

To: Gina Ciampa <Gina.Ciampa@vaughan.ca>

Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>

Good afternoon,

Further to Councillor lafrate's letter of January 10, 2021, as you know, the landowners (applicant) appealed the application to the Local Planning Appeal Tribunal (LPAT), which is the Provincial body that makes the final determination on disputed development matters. As this item is subject to litigation, it will be considered in a Closed Session meeting of Council for Tuesday June 8th at 5pm.

Our office received this information late Friday afternoon. Because of this late notice, Councillor lafrate will ask Members of Council to defer any decision on this item to the Council Meeting on June 22nd to allow time for the Giotto residents to provide their comments on the original application for a mid-rise building at Jane and Teston. If you have neighbours that are interested in this development, please share this email with them.

Please send in your comments to clerks@vaughan.ca and to council@vaughan.ca as soon as you are able to.

Respectfully,

Gina Ciampa

Executive Assistant to Councillor Marilyn lafrate

905-832-8585, ext. 8723 | gina.ciampa@vaughan.ca

City of Vaughan | Office of Councillor, Ward 1, Maple/Kleinburg

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

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From: [REDACTED]
Sent: Monday, June 07, 2021 9:25 AM
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: alidinam [REDACTED]
Subject: [External] JANE TESTON HOLDINGS INC. OP.17.002

To Whom It May Concern,

We are writing to you in response to the proposed development by JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

Please accept this email as notification of our **STRONG OPPOSITION** to any mid to high rise residential building development at the corner of Jane Street and Teston Road.

Please consider the following:

1. A burial ground belonging to the Huron-Wendat First Nations Group was found on this property several years ago and must be preserved.
2. The Vaughan Official plan does not allow for a high rise in the area and after millions spent on the Official Plan, it should be followed.
3. The developer does not appear to have any regard for the residents of the neighbourhood as they have not reached out to the neighbours as was agreed to three years ago
4. Traffic concerns in an already congested neighbourhood.
5. This existing neighbourhood is made up of single family detached homes – there is no place for a condo complex

We hope that you will consider all this issues when making your decision to disallow this condo development.

Thank you.

Elena Piacentini