

**C1  
COMMUNICATION  
COUNCIL – March 21, 2023  
CW (1) - Report No. 11, Item 3**

**From:** Clerks@vaughan.ca  
**To:** Adelina Bellisario  
**Subject:** FW: [External] 3911 Teston Rd.  
**Date:** February-28-23 1:30:03 PM

**From:** IRENE FORD [REDACTED]  
**Sent:** Tuesday, February 28, 2023 1:14 PM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** Council@vaughan.ca  
**Subject:** [External] 3911 Teston Rd

Mr. Coles,

Please add my communications for when his item goes to Council and share below questions for consideration by staff.

I recall the last time this development came up expressing concern for all of the heritage buildings along Teston Road that have...Purpleville Post Office...a fire...with little to no consequence as far as I can tell.

Was there any consequence for the demolition of the James Calhoun house that occurred some time between 2012-2015? Staff indicated that it collapsed but the Cultural Impact Assessment report indicates it was demolished between a set time period...perhaps it was both, but regardless even if it collapsed it was likely due to neglect and now miraculously the development can proceed w/o concern for the heritage status of this building?

<https://pub-vaughan.escrimetings.com/filestream.ashx?DocumentId=115783>

2. The property has historical value or associative value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	No	The property at 3911 Teston Road is not known to meet this criterion. The property is associated with James Calhoun, who built the original house on the property. As the house was recently <b>demolished</b> , the connection between James Calhoun and the property has been diminished. Furthermore, no information confirming the significance of James Calhoun to the community could be found.



Figure 10: 2012 aerial photo (Google)



Figure 11: 2015 aerial photo (Google)

Should Council be proceeding to approve this development today if you don't have servicing capacity? The staff communication removed recommendation 6 from the staff report that would have allocated capacity for 125 units?

<https://pub-vaughan.escrimetings.com/filestream.ashx?DocumentId=133074>

The Development Engineering Department recently identified a city-wide capacity issue as it concerns the allocation of water and sewage servicing capacity. As such, the Development Engineering Department has requested that Recommendation #6 be removed from the report and the allocation of water and sewage servicing capacity to be allocated at the Site Development stage of the Applications, should they be approved by Vaughan Council.

This development is adjacent to redbreasted nuthatch habitat as identified on the DFO's aquatic species at risk map. Will any species benefit permit be required to build the development as currently proposed? If so has the applicant consulted with the MEC/DFO, have the informed City staff of this and if a species benefit permit is required is the development compliant with the PPS? O. Reg. 832/21 quite clearly identifies that redbreasted nuthatch habitat includes vegetative/agricultural buffers 30m from the tributary/stream, for anywhere the redbreasted nuthatch lived in the last 20 years. It is not clear to me if a 30m buffer has been allotted for based on the site plans, I see only a 10m buffer and am not sure what this is in reference to.

<https://www.ontario.ca/laws/regulation/210832#BK28>

[Aquatic species at risk map](#)

