

**C11.**

**Communication**

**CW(PM) – November 1, 2023**

**Item No. 2**

October 28, 2023

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Ashton Drive  
Maple, ON

To: <<[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>>

My husband and I (and formerly our children, now grown) have been residents at [REDACTED] Ashton Drive for 23 years. We love our community and our very precious family-friendly neighbourhood. In fact, when we purchased our home from the builder years ago, we were especially impressed with the neighbourhood design at the time including the future joining Ashton Drive. So, we had no delusions that some day, the lands between the east and west sides of Ashton Drive would be developed and we would welcome the newcomers to the area.

Dave and I were very disappointed to see and review the more detailed documents included in the link as Nov. 1, 2023 Council Meeting materials.

Amongst many anticipated community-based issues we imagine, of specific note, we would like to draw your attention to the following points:

1. the proposed building design is not at all consistent with the style of homes in the neighbourhood. These stacked AND back-to-back townhomes are of a more modern architecture with no roof-lines and outdoor decor we have been accustomed to on our streets for more than 23 years (longer for others). These proposed townhouse structures are not "like" those built across from Maple High School; at least those blend in with the neighbourhood! These stacked and back to back units will be 4 stories above ground, reaching a height and number of units per building in excess of the what is traditionally seen in Maple. And from the developers drawings, look very similar to the townhomes near the Go-station that did not need to blend with existing buildings as it was undeveloped land with existing retail/box stores. Where else in Vaughan has this type of development design been "dropped" into an existing and mature residential area?
2. With 380 units and likely 3 or more people on average per unit, we are adding an additional +1100 persons in a very condensed area (a number that also exceeds what is traditional density per hectare for Vaughan) that:
  - i) by its design, does not have adequate sidewalks for children and others to walk safely (eg. Queensbury and proposed Street 3 and 4),
  - ii) by its design, does not have adequate green spaces for children to play and pets to be walked/run. By nature, we could expect an average of 1-2 children per home and likely half the homes will have pets. Upwards of 350-700 children and 150-200 pets need outdoor spaces.

- iii) as per the developers proposal, is requesting several exceptions to the current residential building codes for Vaughan (set-backs, number of units per blocks, etc.) to further stress the area in recreational and casual spaces. Further, outdoor waste storage enclosures along “any part of a front yard” will undoubtedly attract rodents that are not prominent in our neighbourhood today and create safety and cleanliness issues for the neighbourhood.
- iv) as per the developers proposal, also requests exceptions is to limit certain parking space requirements; where are the extra cars going to park? As experienced in this neighbourhood (including townhomes on Cranston Park and other areas of Maple, each residence NEEDS a minimum two parking spots (home, townhouse or other). Will this be accommodated in underground and ground level parking? We fear cars will then be forced to park on the streets and possibly spill over onto existing streets further compromising safe traffic and pedestrian flow.
- v) Has the direct access (left and right turn entrance) from Teston been approved by York Region? If it has not or doesn't get approved, how does this proposed plan change as we would imagine +700 cars accessing their homes all via Ashton will bring traffic control issues to our neighbourhood.

We have always fully expected that these lands would be developed at some point in time. We ask that developers properly plan for a lower density of living spaces, respecting Vaughan's building codes and giving adequate green and recreational space to support residents. We further ask that they RESPECT the current building designs of our neighbourhood. These lands currently have a beautiful pond and many mature trees that will be eliminated if this plan is allowed as submitted.

I realize that it is highly unlikely that we, as nearby residents can stop a development with all the changes the Province has made of late, however, this is an **EXISTING** and **MATURE** neighbourhood with quiet and very family friendly streets. We are asking that this be respected and be maintained to best of your ability. Rezoning and/or amending existing Official Plans for these lands may be necessary for a development but we ask that it not be as extreme to allow 380 units in such a small space. There are many other "yet-to-be developed" lands including those on the north side of Teston, that could accommodate such a high density development like this and be incorporated into its neighbourhood without compromising an existing neighbourhood and lifestyle.

Sincerely yours,

Maryann Munholland  
David Munholland

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