

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Re: File numbers OP.23.008, Z.23.016, and 19T-23V003  
**Date:** November-13-23 11:56:53 AM  
**Attachments:** [Letter to the City of Vaughan.pdf](#)

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**From:** Mary Battaglia [REDACTED]  
**Sent:** Monday, November 13, 2023 11:46 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Re: File numbers OP.23.008, Z.23.016, and 19T-23V003

Dear Mayor Steven Del Duca, Council Members, and City Officials,

Attached please find a formal written submission for file numbers OP.23.008, Z.23.016, and 19T-23V003 owned by The Teston Road Landowners Group Inc.

Kindly confirm receipt of this email and attached letter.

Thank you,  
Mary Battaglia

To: City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

RE: NOTICE OF OFFICIAL PLAN AMENDMENT, REZONING AND DRAFT PLAN FOR  
SUBDIVISION

Dear Mayor Steven Del Duca, Council Members, and City Officials:

Please accept this letter as a formal written submission for file numbers OP.23.008, Z.23.016, and 19T-23V003. On October 11, 2023, a notice board was posted on Queesberry Crescent to inform residents of an official plan amendment, rezoning, and draft plan for a proposed subdivision. The notice board indicated that The Teston Road Landowners Group Inc. is seeking approval to build 347 stacked back-to-back units and 33 street townhouse units for a total of 380 townhouse units spread across four blocks.

We understand that the City of Vaughan, the province, and the country at large are currently in a housing supply crisis where the need to build has never been more dire. Many Ontarians are unable to afford a home due to housing prices and rising interest rates. We are also aware that the City of Vaughan is under significant pressure from both the provincial and federal governments to get shovels in the ground and build more homes as fast as possible, however, this does not mean the City of Vaughan should override where certain types of units are built. The mandate to build, endorsed by other levels of government, does not mean municipalities across the province should build as many units as possible on all parcels of land that are shovel ready. The City of Vaughan needs to be prudent and diligent when selecting parcels of land to develop.

The most important factor to consider is that the proposed development is situated in between existing neighbourhoods that contain single-detached homes. This property is considered an infill land piece and should be subject to conforming to what is already built in the surrounding area. The application is extremely dense and completely inconsistent with the existing character of our neighbourhood. The original official plans designated these lands to contain single-detached homes not stacked townhouses which the developer was aware of when the company purchased the land. If the town would like to increase the number of units in the surrounding area, the concession on the north side of Teston Road offers acres of developable land that can accommodate these types of units.

We are also concerned about the significant increase in traffic and parked cars that come with high-density proposals like this one. It is fair to assume that each unit will have multiple vehicles that will need parking space somewhere close to home and will likely resort to parking on the street. We have seen what this type of development does to communities across Ontario and it does not match what is existing in the surrounding area.

We strongly oppose these applications to make an official plan amendment, rezoning change, and proposal for a high-density draft plan. We hope that the City of Vaughan takes the concerns outlined above into consideration when making a decision on the proposed applications put forward by The Teston Road Landowners Group Inc.

Sincerely,

The Battaglia Family

■ Ashton Drive

Maple, ON ■

Mary Battaglia - ■