

FROM THE HOME OF THE

# Adorante Family

ASHTON DR., MAPLE, ON

30 October 2023

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

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

**Re: Official Plan Amendment File OP.23.008  
Zoning By-Law Amendment File Z.23.016**

Since 1998 my wife and I, and our 4 children have called this area home. We have watched the area develop into a vibrant mature family area community. Throughout the years, we expected the property in question to complete our neighbourhood with similar family dwellings or supporting community structures (i.e., parks, path access to ravine on other side of Teston, shops or other community amenities) We even dreamed that the pond property which butts onto the ravine may have been donated to the community not to be developed because of its beautiful trees, pond and abundance of wildlife which would act as a legacy to the landowner, who enjoyed and benefitted from that property for many years. This could have been another natural jewel to our community. We have seen this done in smaller communities and have been amazed at the generosity and gratitude of community business owners.

Needless, to say we were shocked to find out that the proposal for the property is a high density development that raises questions of environment, traffic, density, supporting parks and infrastructure, etc. The proposal does not fit or complement our already established neighbourhood. Traffic congestion on Teston Rd. is worsening and will only getting worse with the Walmart distribution centre opening and planned future residential construction on the North side of Teston, where there are presently no homes. This is the present situation without this proposal in the equation.

Succinctly, this is not an appropriate site to rezone to a density of more than R3 and R4 residential. Even with R3 and R4, when Ashton Dr. goes through, it will take on traffic that will become a shortcut from Jane to Teston Rd. or visa versa. This needs to be considered as well. The proposed development does not fit into this mature neighbourhood. The proposed development would be better suited to be within close proximity to a Go Station (proposed Kirby Station?). High density, without some supporting transit makes no sense here.

Our neighbours, Maryann and David Munholland wrote a very detailed and eloquent letter outlining some of their concerns, which are our concerns as well. We will not repeat them here, but we fully support their comments and echo their concerns.

We all understand that minor variances and community needs arise and that our original plans need to be altered. However, considering that there is a lot of yet to be developed land on the North side of Teston Road and along Jane street, where neighbourhoods are yet to be developed, this rezoning and development proposal seems totally out of place and does not address our community needs or respect the plan that was shared with us more than 20 years ago when we moved into the neighbourhood.

We urge the City of Vaughan to carefully consider the concerns of my family and our neighbours and its impact on the city plan.

We thank you for your time.

Sincerely yours,

George and Emilia Adorante

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