

**From:** [pina.serrao](mailto:pina.serrao)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Re: Development plans, for 2863,2889, and 2901 Teston Road  
**Date:** November-11-23 9:23:59 PM

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On Fri, Nov 10, 2023 at 10:35 PM pina.serrao [REDACTED] > wrote:

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**From:** pina.serrao [REDACTED]  
**Date:** Fri, Nov 10, 2023 at 10:35 PM  
**Subject:** Development plans, for 2863,2889, and 2901 Teston Road  
**To:** <[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>

November 10, 2023

To: Office of the City Clerk, City of Vaughan  
Re : Development Plans, for 2863, 2889, and 2901 Teston Road  
Official plan Amendment File OP.23.008  
Zoning By-law Amendment file Z.23.016

My husband Domenic Serrao and I, Pina, live at [REDACTED] Queensberry, cres and moved to this house 22 years ago.

We searched for a bungalow and we wanted to live in Maple . We found it, we are so happy and blessed. We like our community and our family friendly neighbourhood . When we purchased our home we were told that Queensberry Cres was proposed to continue with the same style of homes , single dwelling homes . We hoped that day would never come. The previous owners of that property ,were beautiful people, kept the property immaculate, the pond , (we were told by the previous owners and by the City of Vaughan before we purchased our home that was a small natural pond , that was modified ) it attracts geese, and many beautiful birds,the beautiful mature trees,it sold us and attracted many people to want to move to this street. The previous owners also told us that when they sold their property ,that it was sold with the intentions of continuing the subdivision with the same type homes. When we received the notice of the proposed excessive density by the developer. We were thrown back, to see this application of primarily densely double back to back stacked townhouses, condos.The stacked back to back townhomes in RM1, we haven't seen build , in Maple in the 22yrs . Especially in a small subdivision, these are small condos and don't belong here. The plans for the west side of Queensberry Cres, are egregious and offensive to us.

My husband and I both grew up in the city, after we got married and had our first child we decided to move to a quite, spacious ,not densely populated city.

So , we decided to movie to York Region, we first moved to Concord, then moved to Richmond Hill and then we realized that we liked the city of Vaughan, we moved to Maple and have been ever since. If we wanted to be next to a congested, noisey , polluted ,over built neighborhood, we would have stayed in the City of Toronto. These were the reasons we moved to York Region.

We oppose this application on several grounds including:

1. The proposed building design is not at all consistent with the style of homes of the

neighbourhood.

2. Why is RT1, block D1 and block D2, which is supposed to be a court are only townhomes?

A court that doesn't exist proposed to have just townhomes, no back to back stacked townhouses and our street to be disfigured by these stacked back to back townhouses, where did they get their architect, who obviously has no clue how to design a subdivision. It is obvious that they are condo developers and have no right to build in this small area.

This is the last land of an Existing and Mature neighbourhood, left on the south side of Teston road, we are asking that this be respected and be maintained to the best of your ability, please complete the subdivision properly. They can develop those types of structures on the north side of Teston Rd. that could accommodate such a high density development like this, which is already proposed.

3. The existing natural pond, what is the impact of digging a huge hole to create an underground concrete walled parking lot on the natural flow of groundwater?

It cannot be ignored as it may have an impact on our homes. Our homes sit on a water table, we already have a lot of dampness in our basements. Who will be responsible if we get water back up in our homes?

4. Snow plowing is already an issue for us. With the winters getting worse each year and with major snow falls make driveway clearing a major problem.

We don't have wide front properties, making it necessary to move snow to the west side of the road. The city snowplows also use the west side of the road, to deposit the snow. Every year we have to call City works to come and remove the snow or salt our street. Sometimes it takes a couple of days for them to come and at times only half of the street is completed and again have to call to have it done properly.

Have they considered the reality of our winters and how it will be handled.

5. As mentioned above, the beautiful nature that we are exposed to, the geese birds, mature trees and pond to be destroyed by this overdeveloped area, which will be blocking our natural light to the east side and leaving us the east side residents looking out on a 4 story "Wall" right across the street.

There is a planned parking ramp right in front of our house, which will have ongoing noise, traffic and pollution. The traffic and noise on Teston road is bad, now adding 380 homes and at least 2 cars per family, will make it unbearable. From a quiet and peaceful natured neighbourhood to a noisy, busy, inadequate parking, polluted and overcrowded neighbourhood, is definitely not acceptable.

6. We will be also facing garbage bins, which will smell especially in the summer and attract rotters. Definitely a Very Big Concern. We won't be able to sit outside in the summer due to smell, pollution and noise. Garbage bins don't belong on this subdivision and are not acceptable.

7. Safety, for the children who will be walking to school or waiting for a school bus, need sidewalks. The proposed site doesn't provide any sidewalks.

With the underground parking garage ramps and cars going in and out, garbage trucks and deliveries, CREATE A SERIOUS SAFETY CONCERN, both for children and adults walking.

This proposal, of this building design is totally incompatible with the existing homes on the east side of Queensberry Cres. It is very obvious the builder made no attempt whatsoever to have this fit into the neighborhood .

We were made aware in September, that the street sign was changed from Queensberry Cres. to Queensberry Acres. We were not notified about the change. Way was it changed and why weren't we notified about the change? Do we need to change our addresses.?

Does this change have anything to do with the proposed site, that the City of Vaughan has already passed this proposal and just leading us to believe that we might stand a chance to fight this ridiculous and offensive proposal?

We want the west side of Queensberry Cres to be completed with two story free standing homes that blend with the rest of the street and adjacent neighborhoods.

Sincerely

Pina and Domenic Serrao

P.S. please excuse the previous email send on Friday November 10, 2023.  
It was sent accidentally and it was not complete.

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