

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] official plan amendment file OP.23.008 zoning By Law amendment file Z.23.016
Date: November-10-23 11:12:37 AM

From: LaMarca account [REDACTED]
Sent: Friday, November 10, 2023 11:02 AM
To: Clerks@vaughan.ca
Subject: [External] official plan amendment file OP.23.008 zoning By Law amendment file Z.23.016

Attention to : City of Vaughan council and city clerks office

My name is Connie LaMarca along with my husband Joe attended the Nov 1 City Council meeting . After listening to the proponents plan, the local residence deputations and local councilors questions, we **strongly oppose** the proposed development plans by the Teston Road Development Group that was presented that night as well as any amendments that would support such a development plan.

We have lived in our Home at [REDACTED] Ashton drive for over 15 years. Like most who buy a home next to vacant lands we did our due diligence and inquired about future zoning and use of that such vacant property. We were told that it was designated residential single units. So we knew that one day Ashton would connect to the other Ashton which is located on the other side of the vacant property. So we are not objecting to the development of these lands rather the exaggerated intensification of homes, types of homes, lack of parking and over all disregard for the community (people) being affected by this proposal.

This proposal is sandwiched between two already existing subdivisions. As such its considered an infill. Infills should match or align with the existing character of the landscape and homes currently in place. This proposal takes none of this in consideration. Imagine you live on Queensberry and you will open your door now to a 45 foot institutional looking stack housing dwelling 8 meters away. Is this good urban planning? On the North Part of Teston where development is planned, it has no existing subdivisions so appropriate intensification makes sense .

Parking and traffic congestion are a main concern for most who live in urban centers. It ranks at the top of most municipal survey from residence to City council as needing the most attention. Cramming over 1200 new residence in this small area will only exacerbate this problem . Ashton will be used as main artery to cross form Jane to Keele st.. You also have at least three elementary schools that will be impacted by this influx of traffic.

Parking is already a an issue with our current state. Adding appromitley 800 vehicles is only going to make this worse. These number don't include visitors particularly during celebratory calendar events. Think of holiday season, long weekend celebrations birthdays sporting events. Where will people park? The underground proposal is not sufficient and will everyone park underground? Will their visitors? What happens when the garage door needs repair or needs maintenance where will they go ?

I was also concerned about the liability to the tax pair ultimately if the storm water retention tanks fail or need repair after the builder leaves the site and the repairs to the undergrounds parking lots who pays for that ?

I would like to be kept aware of all meetings correspondence regarding this file.

I hope the solution for those like me who have contributed to this community and Council is not just "move". I hope to have meaningful dialogue for a reasonable resolution that keeps people at the center.

Thank you

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