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Communication

Council – November 14, 2023

CW(PM) – Report No. 45 Item No. 2

10 November 2023

To: Office of the City Clerk, City of Vaughan

Re: Development Plans, for 2863, 2889, and 2901 Teston Road

My wife Patty and I submitted an initial response to the Teston Road development plans when the City's notice of the meeting to occur on November 1st was received. We attended that meeting, received, and examined all attachments provided, and have had conversations with neighbours seeking their views. We are aware that many of them are communicating their opinions directly to the city in advance of the Nov 14th Council meeting.

We remain very strongly opposed to the development plans as proposed by the Developer. The most serious problem is the excessive density which is being introduced. That creates most of the other problems that were brought up at the Committee of the Whole from the perspective of the City Planning Department and community representatives who spoke at the meeting or sent in written communications. Those include huge and inevitable traffic issues of both volume and flow, inadequate parking, lack of snow removal plans, front facing garbage bins, little common play or leisure space, significant safety issues for pedestrian movement and unavoidable use of roads for child play.

Beyond our concerns for the development as a whole, the plans for the west side of Queensberry Crescent are most egregious and offensive to us. Here the development hugs the property line on the west side of the street, blocking natural light to the east side and leaving the east side residents looking out on a 4 story "wall" right across the street. There are no trees or greenspace, and outside garbage containers are in front of every unit. There is a parking ramp planned for the north end of Queensberry which will only add to the congestion on this short and narrow road, as well as present significant and ongoing noise pollution, and must be relocated. The building design is totally incompatible with the homes on the east side of the street, and it is obvious the designer made no attempt whatsoever to have this fit into the community or received instructions not to do so.

To be clear, what we want is for the west side of Queensberry Crescent to be completed with two-story free-standing homes that blend with the rest of the street and adjacent neighbourhoods. Each of the properties should be set back from the street with their own driveways, garages, and modest yards with trees. There should be a fence separating this full Crescent from the rest of the development. These new homes should be sold on the open market and not be part of the remaining condo development.

The rest of the condo development then needs to reduce the density by about two thirds. The development should meet all the City's existing requirements and bylaws. The proposed townhouse condos on the north side along Teston Road should not have individual sidewalk access as there is nothing like this allowed elsewhere along Teston Road.

Thank you for your consideration of our requests.

Patty and Cliff Nordal
Queensberry Crescent