

From: [Paula Gennara](mailto:Paula.Gennara@vaughan.ca)
To: Clerks@vaughan.ca
Subject: [External] Teston Road Development Proposal
Date: November-12-23 6:09:58 PM

The lots subject to development are designated as "large lot neighbourhoods" in the Vaughan Official Plan. This designation prohibits the lots from being developed into stacked row townhouses as proposed. The lands have this designation because they add significant value to the landscape of the area. The developer purports that the designation was an administrative error because no other lots in the area have this designation. We disagree.

The traffic and noise study has been inappropriately studied and doesn't reflect the true impact of:

- opening Ashton Drive
- the anticipated infill of Block 27 (on the other side of Teston)
- the current environmental study to open Teston Road between Keele and Dufferin
- the truck traffic associated with the infill of the Hwy 400 North Employment Lands including the new 550,000 sq. ft. Walmart Distribution Centre, and
- the future development of Jane as a priority transit network

There are significant safety and noise concerns.

The development has insufficient parking despite having proposed underground facilities. The consequences will inevitably be an influx of on-street parking on streets nearby the development, eg. Queensberry, Ashton and Cooper Creek.

The proposed roadway entrance from Teston seems too small to accommodate entry from an arterial road like Teston, likely resulting in congestion along Teston or redirection of traffic along other roadways, eg. Ashton. Teston also has a multi-use path along it with the intent of promoting healthy active living activities in accordance with Vaughan's Pedestrian and Bicycle Plan Master Update. The development unnecessarily introduces impediments to that use.

We continue to stress the importance of this topic to City Council.

Regards,

Paula & Walter Gennara

■ Cooper Creek Crt.

Maple, ON ■■■■■■