

**C16**

**Communication**

**Council – November 14, 2023**

**CW(PM) – Report No. 45 Item No. 2**

**From:** [Luigi Mancini](#)  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [Franca Gullace](#)  
**Subject:** [External] The Teston Rd Development Proposal - Official Plan Amendment File OP.23.008, Zoning Bylaw Amendment File Z.23.016  
**Date:** November-11-23 9:28:36 PM

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Dear Council,

Firstly, thank you for taking the time to review our concerns regarding the The Teston Rd Development Proposal - Official Plan Amendment File OP.23.008, Zoning Bylaw Amendment File Z.23.016

Our names are Lui Mancini and Franca Gullace. We live at ■■■ Queensberry Crescent which directly faces the proposed development. We are writing to vehemently oppose The Teston Rd Development Proposal - Official Plan Amendment File OP.23.008, Zoning Bylaw Amendment File Z.23.016 and request that City Council decline this application and take into account our concerns.

Prior to purchasing our home in March of 2007 we inquired with City of Vaughan about the future development plan for the proposed area. We learned that Teston Rd would be developed through the proposed area and the development was imminent. However the future proposed development was to build low density single family dwellings similar to the ones we live in. Knowing this, we proceeded with the purchase our home as we loved the neighbour hood. This was exactly the place we wanted to raise our daughter. We are a tight community and we all look out for each other. Approving the proposed high density stacked townhomes will greatly compromise the character of our neighborhood and we will lose the comradery of our neighborhood we have come to love over the years.

Some of our concerns with the proposed high density housing plan is in such a small area, where will all these people park, where is the designated play area and leisure area. We need to consider that this will also increase the amount of through traffic. There will be constant incoming and outgoing traffic going in and out of Teston Road which is a major road that lead to Highway 400, Jane Street and Keele Street. Being also located on main intersection there will be more crime. There will be parking violation as there is not enough parking spots for all residence, guest and service vehicles not to mention deliveries coming in and out. The traffic will also generate more noise pollution as the traffic will be driving by our home from Ashton, Queensberry as we live in the corner home. This congestion also worries us with regards to our safety. We also have a concern with the accumulation of garbage being left around the neighbourhood and the large bins that will attract rodents given the limited road access to the stacked townhomes. What is the city's plan to remove snow give the density. Currently the city piles the snow at the end of the street which obstructs the street given the volume of snow. It saddens us that we will be loose the beautiful greenery that exist today Having a low density, quiet and peaceful atmosphere and natural landscaping of the neighbourhood are very important to us all. This proposal will also bring down the value of our home. We also request the city look into the precedence being set with the units being built on top of the water tanks. What are the long term effects and financing impact, safety and financial impact of failure in the future.

We are fully aware of the impact this proposal will have on us because our daughter, son in law and our 1 year old granddaughter just moved in with us. They purchased a stackable town home/condo located in Woodbridge at Pine valley & Hwy 7 area similar to the proposed plan just over 2 years ago and have firsthand experience of all reasons they do not want to raise their daughter in the environment. They have just moved back ith us because they could not live any more in that type of environment. They found it to be very congested, not enough parking for the residence and guests. They found living in their own home with their one year old was not safe as the other residences

would smoke marijuana as well as smoking, and the smoke and the smell of marijuana would travel into their unit. They indicated that the garbage would pile up which was located in a common area of the units and you would here the lid constantly banging open and shut as residences would drop off their garbage. They found there was a lot of noise and pollution. Another issue they had was the high volume of deliveries dropping off parcels, food all hours of the day and late into evenings. There was also a fair amount of crime as the residence cars were being broken into in the underground parking where you require a fob or code to get into. The underground parking would also have flooding and accumulated water just sitting there. Not to mention a lot of these properties are rental properties and renters do not respect the properties like home owners do. I also like to address the dog poop left behind when the dog owners would take their dogs out and would not pick up after their pets. It is very common to see dog poop everywhere. For this reason our granddaughter, daughter and son-in-law are living with us to provide them with safe, clean environment for our granddaughter where they can take. Their home is currently up for sale.

We understand that there is a right to develop as the law permits and that the province of Ontario is encouraging intensification. We are requesting that the character of the area maintain as single family homes, low density. The issue as indicated above is not just character or density, but also the height of the proposed development.

We also ask that council include us on all future correspondence, notices regarding this proposed plan.

Thank you for hearing us.  
The residence of [REDACTED] Queensberry Crescent.