

**C18**

**Communication**

**Council – November 14, 2023**

**CW(PM) – Report No. 45 Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Teston Road Development Proposal  
**Date:** November-13-23 9:23:45 AM  
**Attachments:** [To Whom it may concern.pdf](#)

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**From:** Maurizio Ballardin [REDACTED]  
**Sent:** Monday, November 13, 2023 8:29 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Teston Road Development Proposal

To Whom it may concern,

I was not present at the November, 1st, 2023 Public Meeting of the City Council, regarding the Teston Road Development Proposal. I was, however, given details from several neighbors who were in attendance and strongly opposed the proposed development.

My Family and I also **strongly oppose** this project for a number of important reasons. We are immediate neighbors to this proposed project and have lived in this community for over 15 years. We have enjoyed the quiet and non-congested peace and quiet of this mostly single-family residential neighborhood, with few mid-density dwellings nearby. People who have moved to this area appreciate the quiet streets, cul-de-sacs, and ravines that define this community.

Developing "Stacked Townhomes" would drastically change the complexion of this community adversely for a number of reasons, which I'm sure have been voiced...Including over 380 units with approximately 1200 people and 800 cars, causing additional congestion, traffic, and parking issues in our quiet peaceful neighborhood, not to mention the change in demographics as a result of most of these townhomes becoming rentals. These lands are not designated for this type of development in the official plan and should remain reserved for larger lot developments...

We have already been subjected to an increase in traffic and development from The New Walmart Distribution Centre and future 400 North Employment lands and the future proposed opening up of Teston Rd. between Keele and Dufferin...

I believe that these projects are necessary, to help with the housing shortage issues we face, but feel that this particular type of project would be better suited as quoted by federal government (**It will allow for high-density development near public transit, including GO train and subway stations**) which are not be readily available in this area.

Regards,

Maurizio Ballardini

■ Cooper Creek Ct

Maple, ON ■■■■■