

**C22**

**Communication**

**Council – November 14, 2023**

**CW(PM) – Report No. 45 Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Teston Road Development Proposal  
**Date:** November-13-23 10:54:11 AM

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**From:** Quyen Do [REDACTED]  
**Sent:** Monday, November 13, 2023 10:31 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Teston Road Development Proposal

Good morning,

We understand that The Teston Road Landowners Group Inc. intends to develop 380 townhouse units in the southeast quadrant of Teston Road and Jane Street. Despite the information provided during the public council meeting on November 1, 2023, we are still deeply concerned about the effects of this development on the surrounding neighborhood.

380 townhouse units would mean an increase of approximately 750 cars and 1200 people in the condensed living area. We are worried that the proposed underground parking area will not be sufficient leading to the overflow of cars parked on the surrounding streets of the development. We already have an issue with cars driving above the speed limit in the area. With the opening of Ashton Road as a result of the development and the increase in volume of through traffic in the area, this will increase the risks for pedestrians in the neighborhood. Also, the proposed roadway entrance from Teston road seems too small to accommodate entry from a major arterial road which will likely result in congestion along Teston or an increase of traffic along other roads like Ashton as a result of re-direction.

Lastly, we do not believe that the traffic and noise study reflects the true impact of the area and its anticipated developments: opening of Ashton road, the anticipated infill or Block 27 (on the other side of Teston), truck traffic associated with the Walmart distribution centre, the future development of Jane as a priority transit network, etc.

We hope that the developers will be able to address these concerns before proceeding further.

Sincerely,

Quyen & Derek Bradley  
[REDACTED] Cooper Creek Court