

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Development Plans for 2863, 2889, and 2901 Teston Road
Date: November-13-23 11:56:27 AM
Attachments: [Nov 1, 2023 Address to Council Members .pdf](#)

From: Anna Cavaliere [REDACTED]
Sent: Monday, November 13, 2023 11:41 AM
To: Clerks@vaughan.ca
Subject: [External] Development Plans for 2863, 2889, and 2901 Teston Road

Good day,

Further to my address to Council Members at the meeting on November 1, 2023 (written copy of which is attached), please be advised that my husband Richard Thomson and I, remain very strongly opposed to the development plans as proposed by the developer.

We wish to stress our opposition to both the excessive density proposed by the developer, which will create a number of issues and problems for the residents of the neighbourhood and the general area, as well, as the type of housing proposed by the developer, which is completely uncharacteristic of the houses in the existing neighbourhood.

Moreover, as an immediate neighbour of the subject lands (being a resident of Queensberry Crescent), a plan for anything less than the type of housing on our street, is most offensive to us.

To even entertain a proposal by the developer to not at least continue appropriately-characteristic housing on the west side of Queensberry Crescent is extremely upsetting to all the residents currently residing on the east side of Queensberry. The mere consideration of having the said residents potentially have to look out upon a development consisting of the side construction of high density housing, with all the unsightly results and parking garage access, is absolutely mind-boggling to us.

Again, as I stressed in my address to Council Members on November 1, 2023, the land in question is an infill land piece which should remain consistent with the surrounding development and area. However, if this is not entirely possible, at the very, very least, the development should include the continuation of Queensberry Crescent, characteristic of the current homes on Queensberry Crescent.

Please consider the existing residents of this neighbourhood, in any further consideration and/or decisions relating to any further proposals put forth by the developer.

I am once again appealing to the Council Members to please consider how each of you would feel if this was happening in your neighbourhood, or worse, on your street. Please do not be swayed by the guise that any high density, uncharacteristic housing is in the best interests of any citizens, existing Vaughan residents or future, when it is abundantly clear that any such proposals by the developer is strictly for more profit.

Thank you kindly for your consideration.

Sincerely,

Anna Cavaliere and Richard Thomson

■ Queensberry Crescent

Good evening Council Members

My name is Anna Cavaliere and my residence is ■■■ Queensberry Crescent, which is directly east of the lands for which the said application has been put forth.

My husband Richard Thomson and I, along with our daughters, and many friends and neighbours, many of which are here this evening, have enjoyed living in our neighbourhood for the past 20 years, ALWAYS knowing full well that the lands in question would one day be developed.

Therefore, we gather here this evening not to oppose the development of the subject land, but rather to oppose the application/proposal to build 380 townhomes.

What is being proposed by the developer/applicant is NOT what was the intended plan for the subject property.

Moreover, the developer/applicant was aware of this when they purchased the property.

Our neighbourhood has a distinct low density, large, single-detached housing character, and the subject property has always been intended to be part of that character.

This application is about a 'wholesale' change to negatively alter that character.

The proposal is extremely too dense and completely inconsistent and contrary to the existing character of our neighbourhood.

As an immediate neighbour to the subject lands and the proposed development, I vehemently oppose this proposal by the developer/applicant.

Yes, the Province wishes to build more housing for Ontarians, BUT they have also maintained that such development must be at the right locations. The said lands is absolutely the WRONG location for the type of housing being proposed by the developer/applicant. I would like to emphasize that this is an infill land piece which should remain consistent with the surrounding development and area.

We are all very aware of the housing shortfall in this province, however it is simply not true that allowing this proposal for high density housing in an already established neighbourhood, and perhaps setting a precedent for similar proposals in the future, are the only options, when it is clear that there are vacant lands available elsewhere for such high density developments.

What is abundantly clear is that such a proposal/application serves the applicant/builder to build a high density development STRICTLY for more profit, and with complete disregard for the existing neighbourhood and community, as such a high density development would create a host of problems for the existing neighbouring residents.

Should this proposal go forward it will call for the serious scrutiny of the decision and it will undoubtably call into question the integrity of this process as well as the intentions of this council.

I am appealing to you all, Council Members, to please consider ending this proposal/application outright at this time. Please consider how each of you would feel if such a development was occurring in your neighbourhood?

Thank you kindly Council Members for your time.