

**C3.**  
**Communication**  
**CW(PM) – November 1, 2023**  
**Item No. 2**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Memo re Panning Application 2863, 2889, &2901 Teston  
**Date:** Thursday, October 26, 2023 9:18:55 AM  
**Attachments:** [Teston Road Development Letter to Council 2.docx](#)

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**From:** Cliff Nordal [REDACTED]  
**Sent:** Wednesday, October 25, 2023 3:43 PM  
**To:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Clerks@vaughan.ca; Christina Ciccone <Christina.Ciccone@vaughan.ca>  
**Subject:** [External] Memo re Panning Application 2863, 2889, &2901 Teston Road

This memo is for the Public Meeting Committee of the Whole occurring November 1st, 2023 at 7:00pm. If you have any questions you can reach me at [REDACTED]

Thank you for your consideration of our concerns about the proposed development application.

Cliff Nordal

To: Office of the City Clerk, City of Vaughan

Re: Proposed Zoning and Site Plan for 2863,2889, and 2901 Teston Road

My wife Patty and I live at [REDACTED] Queensberry Crescent and moved to this home in July 2021. As part of our consideration in buying the property, we made informal inquiries to the selling Real Estate Agent and others about the future development of the park-like land to the west of Queensberry Crescent. We learned that while there was no application currently before the city, the expectation was that a development would occur at some point but that it would be consistent with the current adjacent developments or potentially a development with a smaller number of larger homes. Therefore, we were stunned to see this application of primarily densely packed double stacked townhomes in RM1.

We are opposed this application on several grounds including:

- 1) The high density of the proposal and the likely 3-4 times as many units as would be the case for the continuation of the existing development to the east, is not a reasonable number to squeeze into the existing residential community.
- 2) Using 2021 Census data for York Region, where the average household size is 3.3 people with 1.3 children, this represents approximately 1250 people including 490 children in this development. Given our recent experience in housing two separate and larger Ukrainian refugee families over the past two years (6 and 4 months respectively), we are aware of the overall demand, availability, and cost for housing throughout the GTA, and suggest these occupancy estimates are likely low. There are practical issues with the plan, for example, it does not appear there is adequate close at hand play space for children so the default will be to use the roadways including our street. This creates unnecessary safety risks along with traffic flow issues.
- 3) The construction of a necessary sidewalk on the west side of Queensberry is not identified in the proposal. Many of the children will be walking to school and need to have a sidewalk not a road to walk on.
- 4) There will likely be at least 2 cars per unit, and more as the development matures. This will add over 760 cars, plus visitor cars and delivery vehicles, into our local area. Of significant concern is that one of the ramps to the proposed underground parking is right next to the north end of Queensberry Crescent. This will add 300-400 cars leaving and re-entering the designated parking area in this location. There will also be school buses, visitors, service, and delivery vehicles passing through Queensberry Crescent on top of that! Is there another location in north Maple where the City has allowed this unacceptable situation to occur??
- 5) Snow plowing and disposal is already an issue for us. There are now at least 3-4 major snowfalls each year that make driveway clearing a problem. Space between our existing properties gets filled up to a capacity of 3-4 feet high, making it necessary to move snow onto the west side of Queensberry. The municipal snowplows also use the west side of the road to deposit the snow. This application is remiss in dealing with the reality of winter.
- 6) It appears that virtually all the beautiful full-grown trees will be destroyed. Without the

obvious benefits of having trees and grass, this overdeveloped area has the potential to turn into a heat sink in the summer.

7) There are local area residents who have been in their homes since the development was formed and believe that the existing pond, before it was modified, was actually a smaller natural pond. This needs to be determined by an independent process as this could impact the development. Also, what is the impact of digging a huge hole to create an underground concrete walled parking lot on the natural flow of groundwater? This cannot be ignored as it may have an impact on existing basements. Again, an independent process should assess this as no one will be comfortable with any assertions about these two issues from the developer.

8) While this is not identified, we have a strong preference that the external design and materials used in the building construction will be compatible with the existing neighbourhood and that the resulting homes in this development project reflect the existing upscale design in both buildings and landscape.

In summary, we would request that significant changes be made to this proposal before it is presented to Council for approval. I would be happy to discuss these matters with the City's Planning Department if requested.

Sincerely,

Cliff Nordal