

**From:** Rocco Di Dio [REDACTED]  
**Sent:** Sunday, June 06, 2021 7:39 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Jane Teston Condo

To Whom It May Concern,

Once again, we find ourselves writing to you in response to the proposed development by JANE TESTON HOLDINGS INC. Part Lot 25, Con 4 (2975,2985,2993 Teston Rd.) File # : OP.17.002 & Z.17.003.

Once again we need to state that we are fundamentally opposed to any mid to high rise residential building development adjacent to the existing neighbourhood at the corner of Jane and Teston Road.

Once again we need to be reminded that in 2010, The City of Vaughan spent \$18 million in taxpayers' dollars on consultation, approval and implementation of the Official Plan. With more than 50% of the land currently designated for agricultural use, we cannot see the justification for having this pocket of land transferred from agricultural use directly to multi-level condominium development. This would be a significant change in land usage that would not complement the existing single family housing units in the area. Furthermore, where other corners of the intersection may be zoned for high rise buildings - this one is not and these permissions are non-transferable.

Once again we need to discuss that that a previous proposed development on or around this pocket of land was halted and cancelled due to the discovery of burial remains for the Huron-Wendat First Nations Group. Is this still not a valuable piece of our Canadian heritage?

Once again, we question whether the current infrastructure will support the inevitable increased traffic generated by a building of this magnitude. We question the ingress / egress design so close to the Jane / Teston intersection as questioned / spotlighted by Council members.

Once again, we are concerned by the design of the building - tiered or not - the building is an eyesore and completely out of place. This development does not provide any benefits to the

existing community ie. parks or greenspace but rather offers to pay a premium for the absence of such benefits. We are also concerned about parking / garbage areas facing our backyards. The developer offered that some tall trees would appease neighbours concerns - Council members strongly disagreed with this solution.

In a document published for the Committee of the Whole Report , dated Monday, September 17, 2018 by Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management.

It reads:

...the Development Planning Department is of the opinion that the Applications for the proposed Development, consisting of an 11-storey building at a density of 3.45 FSI, are not consistent with the Provincial Policy Statement and do not conform to the Growth Plan, York Region and City of Vaughan Official Plans, and that the Development will result in a level of intensification that is not appropriate in consideration of the applicable policies and the existing surrounding land use context, as outlined in this report. At a meeting with City Staff on March 14, 2017, the Owner was advised of staff's concerns with the Development. It was suggested to the Owner that alternative forms of development be considered for the Subject Lands to better integrate the built form with the existing low-rise residential community. The Owner has not provided the City with alternate design concepts or revised plans to address comments from the circulation of these Applications.

Three years ago, the City Council dismissed this application and asked the developer (among a number of other things) to reach out to the community to engage in conversation - this has not happened for 3 years.

In one of our in person council sessions regarding this matter, Mayor Bevilaqua admitted that sunlight is extremely important for the overall health and wellbeing of all of us. Any type of building of more than 3 stories would essentially eliminate any direct sunlight after 330pm - well before the work day is done. In that same session, Mayor Bevilaqua also went on to advise Weston Consulting that they had done something very wrong to gather that number of residents in one room - that this calibre of community response was unprecedented.

We trust that the right decisions will be made.

Sincerely,  
Tanina and Rocco Di Dio

[Sent from Rogers Yahoo Mail on Android](#)