

To Whom It May Concern,

We are 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.

Let us begin by stating that, while we completely understand the need for progress and for housing developments within our city, we are fundamentally opposed to the proposed 11-storey / 7 building development adjacent to the existing neighbourhood at the corner of Jane and Teston Road.

Our primary residence is situated directly behind the proposed building complex and we are, therefore, are extremely concerned about the impact that this high-rise complex will have on our home, and this neighbourhood as a whole. It is an existing, well-established family-oriented neighbourhood consisting of single family dwellings. When we purchased our home some years ago, we deliberately purchased a home on a dead-end/cul-de-sac type road so to ensure a safe, quiet environment for our family.

This plan also proposes that our local streets be open to through traffic to both Jane and Teston Road. Should the plan be approved as is, we would lose the peace of mind we presently enjoy when allowing our children outside to play.

We also question whether the current infrastructure and existing narrow streets will support the inevitable increased traffic generated by a building of this magnitude, as well as the additional traffic that will most assuredly result when the roads open up. Will this new development also cause additional upheaval and disturbance to the local streets? The additional traffic and construction will also increase the noise level, both inside and outside of our homes.

Furthermore, we are concerned about the safety and privacy currently enjoyed by residents in this neighbourhood. We will now have to be constantly concerned about the visual access to our homes that this 11-storey building will give to the condo dwellers. There is also the issue of the shade that a complex of this size will cast on our homes.

We are aware that there are plans for significant growth proposed for the area north of Teston Road and that it will include a mix of detached, semi-detached, townhouse and multi-level condominium units. We fully support this development as it is much-needed and will help to resolve the housing shortage we are currently experiencing. The difference is that people that purchase homes north of Teston Road will be well aware of what could possibly be built in their backyard as they are purchasing in a new sub-division. We submit that allowing an 11-storey building in an existing area, as is currently proposed in our backyard, is not the same. Condominium buildings should be contained to the north side of Teston Road.

In addition, it is our understanding 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?

In 2010, The City of Vaughan spent \$18 million in taxpayers' dollars on consultation, approval and implementation of the Official Plan. The ink is hardly dry on the approved Plan and it seems counter-productive for Council to be even considering such proposed changes at this time. 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 agriculture use directly to multi-level condominium

development. This would be a significant change in land usage that would not complement the existing housing units in the area.

In conclusion, we are in an established neighbourhood of single family dwellings and when we purchased our home, it was the dead-end street and safe community that attracted us to this area. It now seems unfair to allow a developer to build an 11-storey condominium, literally in our backyard. And while we are opposed to the development itself, it is also the changes to the road access that are also causing our deep concern.

Please confirm you have received this letter and advise if there are any additional steps we can take to have our position considered. We would be happy to further discuss this issue with you.

Thank you for your careful consideration of our letter and our concerns. Please know that we put our trust in you to make the right decision in this matter and reject the proposal.

Thank you,
Rocco and Tanina Di Dio

Giotto Cres