
From: [REDACTED]
Sent: Sunday, June 06, 2021 5:40 PM
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] Petition by Giotto Residents - Firm Opposition to Jane/Teston Mid-rise Building
JANE TESTON HOLDINGS INC. OP.17.002

From: Residents of [REDACTED] Giotto Crescent, the Hu family
Re: Petition by Giotto Residents - Firm Opposition to Jane/Teston Mid-rise Building

To whom it may concern,

We are writing to express our concerns and firm opposition to mid-rise building development at Jane/Teston, which raises the following issues:

- Indigenous concerns
 - Indigenous grave sites were discovered on the properties in question and generally in the Jane/Teston corridor a number of years ago, and it would be disrespectful to relocate them solely for the developer's interest in digging an underground parking garage supporting the mid-rise building. The recent discovery of the remains of 215 children in BC is a reminder, at the very least, that Canada's shameful history is not so distant in the past. We would be very concerned with any attempt to develop the area, without adequate traditional land use studies being done to fully validate these artifacts and the area's historical usage and potential cultural significance to First Nations. Just because we cannot trace these unmarked gravesites to present day descendants doesn't mean we should turn a blind eye to the area's potential spiritual and cultural significance. (See the link for more info on the indigenous burial ground discovery https://en.wikipedia.org/wiki/Teston,_Vaughan)

- Public safety concerns
 - The Jane/Teston Mid-rise Development involves directing traffic from the condo to Giotto Crescent and open up the street to access from Teston Road. Traffic from Teston has steadily increased in the last 10 years. Although residents don't have the resources to commission traffic studies, subjectively where we used to

encounter less than 10 cars on our walks on Teston Road, now there is a steady stream with both lanes filled with cars and industrial trucks zooming by constantly. Opening up Giotto Crescent to road access from Teston will for sure present a traffic safety concern.

- Given Giotto Cres is not designed to open up to densely trafficked street like Teston, with wide lanes and side-walks on both sides similar to another turn-in point at Cranston Park Ave, the risk of car accidents (from drivers turning into Giotto at high speed, colliding with residents backing out of their driveways) would be substantially increased and the city would not have met its duty to re-design the roadways consistent with the risk to public safety. Other existing infrastructure, such as the location of the community mailbox on Giotto, would also necessitate relocation as it would be too close to the turn-in point from Teston and it's natural for neighbors to park temporarily to collect mail.
- Deprive current residents of quiet enjoyment of our sub-division
 - Giotto Crescent is a quiet subdivision, where children are able to play ball games in their front lawn or on the street, and elders sit on their front lawns to enjoy the afternoon sun. Dense traffic from Teston would materially interfere with residents' quiet enjoyment of our sub-division.
- Nuisance to nearby houses, obstructing sunlight from the west
 - The mid-rise building is also expected to cast large shadows over the neighboring single-family homes, interfering with existing residents' use and enjoyment.
- I am also enclosing the previous letters written to City's Planning Department with respect to the condo's negative impact to the neighborhood: traffic, safety, noise and dust, and prolonged interference with quality of life for the neighboring families.

Process:

- This is not the first time the developer has faced firm opposition from the local residents of Giotto Crescent about this project. They first approached the residents years ago, but they were clearly not interested in addressing any of the resident's concerns and are only focused on their pursuit of profit in maximizing their property investment, by squeezing in as many condo units as possible on the current location of 3 single-family homes.
- The zoning change sought by the Jane/Teston Midrise is also inconsistent with surrounding land use – there is no apartment building nearby, and the area is populated with low-density residential housing plus one gas station at the intersection. The zoning change requested by Jane/Teston Midrise also has the potential of driving down the property value of the surrounding area – residents (my family included) purchased this

house because it's on a quiet street at the end of a subdivision crescent, with lots of afternoon sunlight exposure, which will all be permanently changed if the Jane/Teston Midrise project is allowed to proceed.

- I also find it curious that the developer made a filing on a Friday afternoon, and expected a Closed Session meeting of Council to take place on Tuesday June 8th. It's as if they are trying to "sneak by" procedurally and deny the residents an opportunity to voice our objections or hope current councillors would not be made aware of strong local oppositions. I would note that when this matter was previously heard in an open city council meeting, the residents turned up in droves to voice our opposition irrespective the cost to us personally to arrange time-off, because we feel very strongly about protecting the safety and quiet enjoyment of all residents at Giotto Cres.

As residents we don't have the resources to develop fancy arguments on why the LPAT Appeal by Jane Teston Holdings Inc. OP.17.002 should be dismissed based on the law, and we are entrusting our Councilors to represent the interest of local residents, because it's the right thing to do. Developers should not be permitted to obtain re-zoning inconsistent with surrounding uses, for the purpose of pursuing profit at the expense of neighboring properties.

Sincerely,

The Hu family at [REDACTED] Giotto Cres.

Concerns for the Proposed Development by Jane Teston Holdings Inc.

[REDACTED]

Wed 2017-03-15 4:51 PM

To: marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>

Hi Marilyn,

I am emailing you in regards to a planning proposal submitted by Jane Teston Holdings Inc., at the corner of Jane and Teston, I have spoken extensively with my neighbours and we all agree that the projects will affect the the entire look of our community and raises many concerns for myself and adjoining neighbours.

We have every intention and desire to block this plan from moving forward and as concerned citizens would like to know where we stand in this process and what steps are to be taken.

I look forward to hearing from you.

Sincerely,

Ann Hu, Nancy Chang, Peter Hu, Amy Hu

Residents of [REDACTED] Giotto Cres., Maple, Ontario

Stop High Rise@Jane/Testing - File # OP.17.002 and Z.17.003

[REDACTED]
Tue 2017-09-19 6:43 PM

To: marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>

Dear Councillor Iafrate,

I am writing as a concerned home owner seeking your help blocking the development of a high rise condo that will negatively impact my neighbourhood from traffic, safety, noise and dust perspectives. If the city allows this project to proceed, it will be doing so for the financial benefit of the developers, at the expense of all of the neighbouring houses - not only will our property depreciate in value, the elders and children in our neighbourhood will no longer be able to play in our front yards or sit in the sun. For the various reasons I've cited in the letter below to the City's Development Planning Department, the proposed condo will have a prolonged adverse impact on the quality of life for the neighbouring families and should be stopped.

Please answer this cry for help from your constituents.

Regards,

Ann Hu

[REDACTED] Giotto Cres., Maple
[REDACTED]

Dear Development Planning Department,

I am writing as a concerned home owner for the re-zoning and high rise condo construction being proposed in my neighbourhood. The high rise condo being proposed for Jane and Teston will not only have a negative impact on my property value, but also severely affect the use and enjoyment of my property.

Traffic and Noise:

- Since the widening of Teston road several years back to 4 lanes (it was single lane each way when my family moved to [REDACTED] Giotto in 2005), there is already greater noise impact that not even the ravines in my backyard can shield us from. We've decreased usage of our backyard and stopped opening our windows facing the back. The cars simply travel at too fast a speed and generates a lot of noise, especially given the increased population in nearby area and increased usage of that road (overflow from congestion in nearby major roads and highways) in recent years. It's one thing to put up with increased development and houses going up everywhere in our community, but simply too much to bear now that we are expected to have our front yards impacted as well, by turning our quiet residential street into a major side street connected to the condominium complex off of Teston. The increased traffic means the kids in the neighbourhood can no longer safely play in the front yard and the street. The noise impact can't be discounted either. Has the condo builder submitted any traffic impact studies projecting the burden put on the neighbourhood, and any proposed mitigation of the impact? My neighbours and I firmly oppose having our street, Giotto Cres., opened up and connected to Teston road - this will greatly increase the traffic flow in our front yards, adding noise and safety impact that is not easy to mitigate.

Visual Impact:

- Another major concern of the high rise condo is the visual impact. The neighbourhood currently only has 2 story houses or bungalows, and now we are expected to put up with a high rise condo which will cast huge shadowing on neighbouring residences and block off our access to sunlight. When I look out my front windows, seeing a 11 story building shadowing my front lawn instead of the blue skies will severely impact the use and enjoyment of my front yard and the rooms in the front of my house. Needless to say, this will also negatively impact my property value.

Construction Impact:

- The noise, dust and other impact of constructing a high rise building with deep excavation should also not be discounted. I wouldn't be surprised if during the 2-3 years of construction, all the neighbours won't be able to open our windows without construction dust polluting our air quality, and dealing with constant construction noise.

For all the above reasons, I firmly oppose the construction of the high rise building right in my front yard.

Regards,

Ann Hu

Giott Cres., Maple