
From: Angela Zanon [REDACTED]
Sent: Sunday, June 06, 2021 5:51 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Objections to Jane/Teston Midrise Development

From: Residents of [REDACTED] Giotto Crescent, the Zanon 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 Zanon Family [REDACTED] Giotto Cres.