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**From:** [REDACTED]  
**Sent:** Sunday, June 06, 2021 10:09 PM  
**To:** Clerks@vaughan.ca; Council@vaughan.ca  
**Subject:** [External] Jand/Teston Development Resident Concern Letter June 6th 2021

Please find my attached letter of concern to the Proposed Jane/Teston Rd. Development Application

Feel free to call or update me at any time.

Much Appreciated,  
Daniele Messina

[REDACTED] Giotto Crescent  
Maple, On [REDACTED]  
[REDACTED]



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Dear Sir or Madam,

This email is in response of an "Email Notice" I have received  
Re: JANE TESTON HOLDINGS INC

To start off, in March of 2017 I was extremely disappointed and upset with "Jane Teston Holding Inc." who showed a lack of care & consideration to the residents of Maple in the Jane/Teston Rd Community when they tried to get a mid-rise building application approved. At which point, they proposed a major re-development application that would affect several people who live in this "expected master planned community" for years to come. Jane Teston Inc. and their Representatives showed no care or thought to the neighbouring community. They did not notify the residents of their intentions and failed to seek any community feedback or suggestions. Fortunately, we were given the opportunity to attend Vaughan City Hall and voice our concerns. In the second meeting at City Hall, **ALL The Councilors including Mayor Maurizio Bevilacqua were in agreement with the residents concerns and voted against the Land Development Proposal.** There was even a member of the current LPAT Panel who was in the auditorium at City Hall with the residents, who was opposed to the development. I would like to REMIND the City Council, myself and others in this community are extremely opposed to the proposed development at Jane/Teston Rd.

Now, almost four years later, in the same disrespectful manner, Jane Teston Holding Inc is trying to Bully their development again onto a united community who have much more important things to worry about during these stressful times. Shame on them once again. Hopefully, this will show the Vaughan City Councilors and LPAT Panel what type of "corner cutting" and "slimy" developer we are dealing with.

There are several reasons for our concerns. Aside from any personal reasons, this development will have a negative impact on the character of our neighbourhood and will ultimately compromise the integrity of our infrastructure. Overall, this proposed development does not appear to improve to the character and quality of our existing area or the way it functions. Having a development of this size in a subdivision not originally designed for this magnitude, the area will not likely be able to support the huge increase to our Public Services needed to support our neighbourhood. As for the original proposed "11-Storey Residential Condominium," or any new Mid-Rise Development, it would be against the neighbourhood and planned community I originally bought into and raised my family in since 2008. If anything other than a "Single Family Residential Freehold" was in the master planned community, I would have not bought the home I currently live at. Any other development; Mid-rise Condo's, 3-Storey Towns and All Non-Freehold Properties would be over shadowing many homes, greatly reducing privacy and overlooking all nearby properties. The development itself will stick out "like a sore thumb" in a neighbourhood that is an established area, featuring mostly detached residential dwellings consisting of 2-Storey and Bungalow homes.

Another important concern is the proposed full access from Giotto Crescent to Teston Rd. When I purchased my home, I made a choice to purchase a home where my kids can play outside and be safe from busy streets and thru-traffic. I now have two young boys and if

the road access is granted from Teston Rd. not only is the safety of my children compromised but, the safety of the members of our community will be at risk. The opening of this roadway will cause; a high increase to traffic flow, an increase to the noise level (in and outside of our homes) and will disrupt our quiet enjoyment of our neighbourhood. People who bought on a "Crescent," didn't buy on a "Road," "St.," etc.... we bought on Giotto "Crescent!" To open this road would be contrary to what is normally expected and accepted when purchasing a home in any Planned Community.

Lastly, but not the least, it is to my knowledge that this land (or a big portion of the proposed build) is designated to be "Agricultural Lands." The original plans of the subdivision were for Detached Homes. However, building was brought to a halt in 2005 due to the discovery of what was proven to be the burial remains from the Huron-Wendat Group. Ultimately, members of the "First Nations" were notified, Teston Rd. was re-adjusted to accommodate the burial grounds and the development of the land was settled in an appropriate manner. Something that was held sacred and relevant then should stand true today. The purchaser of this land was well aware of what they had purchased. It is clear to me, in this situation, greed and profit is the only thing this developer has in their mind.

In closing, as a member and long supporter of this Maple Community I hope these concerns are heard and valued by all of those who have a say this matter. I trust that the right decision will be made and there will NOT be ANY Approved Multi-Level Condominium Development today or in the future within this Proposed Site Area.

Best Regards,  
Daniele and Emilia Messina  
[REDACTED] Giotto Crescent  
Maple, On [REDACTED]  
[REDACTED]