

COMMUNICATION C13
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
January 18, 2022

From: [REDACTED]
Sent: Sunday, January 16, 2022 1:59 PM
To: Clerks@vaughan.ca
Subject: [External] Z.21.036_19T-21V007 / 1600 Teston Road Proposed Development

Dear Mayor Bevilacqua and Councillors:

I wish to address the above Subject as a citizen of Vaughan, a Ward 1 resident and a member of Mackenzie Ridge Ratepayers Association residing adjacent to, and dependent upon, Dufferin Street:

Our Association President, Rob Kenedy, has already raised in detail numerous critical concerns with respect to the proposed development. As council members elected by us to manage the affairs of the City of Vaughan in the best interests of its citizens, taxpayers and voters, I implore you to recognize these concerns as indeed critical and to give them your full, objective and thoughtful attention and analysis, consistent with your responsibilities of office.

In summary, these critical concerns include, but may not be limited to:

1. The existing and clear LPAT agreement for 90 residential lots on the 1600 Teston Road property, as well as the meaningful inputs and analyses that led to this agreement, notably the prudent recommendations from the TRCA;
2. The proposed substitution of a standard wastewater management pond with an underground tank of necessarily limited capacity, highly dubious location, seriously questionable efficacy and problematic maintainability;
3. The current lack of public transportation on Dufferin Street to serve this location, combined with the two-lane limitations of traffic flow on Dufferin Street that already create massive traffic jams each workday due in large part to the intersection at Teston Road;

4. The devastating additional impact on Dufferin Street that will result from longer east-west traffic signal duration required to accommodate this development's in-and-out residential vehicles and school buses;
5. The unreasonable lack of a park space within the subject area for use, socializing, exercise and general enjoyment by the residents and their children; and, not least by any means,
6. The potential negative impacts on area schools, utilities and services, notably including freshwater supply and pressure, as well as stormwater and sewage capacity, handling and treatment.

Your process and decisions with respect to each of these issues, plus others that may yet be raised, will send your electors a clear message as to your commitment to, and concern for, defensible and desirable future residential development within our fair city.

Thank you for your time and attention.

Yours very truly,
Douglas E. Carl, MBA, P.Eng.,
[REDACTED] Kootenay Ridge, Maple