

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Strong Opposition from resident to OP.25.003, Z.25.003, and associated files.  
**Date:** Monday, June 2, 2025 10:28:59 AM

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**From:** Daniel Vivona [REDACTED]  
**Sent:** Monday, June 2, 2025 10:28 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Strong Opposition from resident to OP.25.003, Z.25.003, and associated files.

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Hello my name is Daniel Vivona,

I live at [REDACTED] Winthrop Crescent in the area affected by the proposed changes to have high density condo's in our estate community.

I grew up in this area - in the estates at Kipling and Teston since 1985. I was next door neighbour to the Mayor of Vaughan Steven Del Duca for many years.

I returned to this area for the lack of high density properties, the rural nature, and the proximity to my aging parents.

I have seen the problems of Teston and pine valley traffic expand over time to the point now that Teston road has become unusable by anything but a motor vehicle. I have lost friends to accidents in this area and this proposal shows a complete lack of understanding of how this area would be affected.

I have seen countless accidents over the years with individuals incapable of driving rural and hilly roads. Most people have no understanding the danger of Pine Valley and Teston Road with dozens of cars sliding off the road every winter.

Adding these building puts my family, my parents, and all families who bought in this area at risk. Anyone who moves here will need a motor vehicle every day. Adding 487 condos and large number of townhouses will lead to a very dangerous situation against the platforms of our elected officials.

The objections to this proposal are as follows:

- 1) No public transit
- 2) Highly dangerous roads especially in winter for motor vehicles
- 3) Traffic increase will be at dangerous levels
- 4) The homeowners in this area purchased estate living not high density living this plan is betrayal to the plan we all bought into.
- 5) Homeowners bought with the intention of having natural views and these buildings block the treeline
- 6) This is very close to indigenous land adding this many people to this area creates a negative impact.

Thank you,

Daniel