

C17.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Complaint letter - Against proposal 19t-25v002  
**Date:** Tuesday, May 27, 2025 11:34:48 AM

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**From:** Saleem T [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:33 AM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Complaint letter - Against proposal 19t-25v002

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Dear Councillor Rosanna DeFrancesca,

As a long-standing, tax-paying resident of Klein Estates at Pine Valley and Teston, I am writing to express my strong opposition to development proposal 19T-25V002, which seeks to introduce two high-density condominium towers and additional housing units into our established low-density neighborhood.

This proposal is fundamentally incompatible with the character, infrastructure, and planning vision of our community. Klein Estates was thoughtfully designed as a family-oriented neighborhood, with infrastructure built to support a limited number of homes—not nearly 500 additional units. The proposed 10- and 12-storey condo towers would impose an abrupt and inappropriate scale that is entirely out of place in this setting.

There are no precedents for such dense, vertical developments embedded within the interior of Vaughan's newer residential neighborhoods. In fact, the City has historically directed these types of developments to main

corridors and transit hubs—not quiet, family neighborhoods. This deviation from responsible planning raises serious concerns among residents, many of whom, like myself, are raising families here and chose this area specifically for its safe, community-focused design.

Approving this application would set a dangerous precedent that rewards developer overreach and disregards the voices of the very people who live and invest in this city. We understand the need for diverse housing options in Vaughan, and we are not opposed to condominium developments in appropriate locations—but this is not one of them.

The proposal will dramatically strain local resources. Our schools, clinics, community centers, and essential services are already working near capacity. Adding such a significant population influx will overburden doctors, labs, dentists, and recreational programs. Traffic congestion will increase, street parking will become more difficult, and local roads will be less safe for children. Essential systems like sewage, utilities, and waste management will also face additional pressure

This is not responsible growth. It is not aligned with Vaughan's Official Plan or the broader vision of thoughtful urban development in Ontario and Canada. This is an example of unchecked developer ambition being placed ahead of sound planning and resident well-being.

As our elected representative, we are counting on you to uphold the integrity of our community and resist the pressure from developers like CountryWide Homes. I urge you, on behalf of myself and many of my concerned neighbors, to reject the Official Plan Amendment OP.25.003 and Zoning By-law Amendment File Z.25.004, and to deny application 19T-25V002 in its entirety.

This is your opportunity to show that community voices matter more than developer profits.

Sincerely,

Saleem Tahir

■ Wainfleet Cres  
Woodbridge ON