

C35.

Communication

CW(PM) – June 4, 2025

Item No. 4

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Condo Development - Pine Valley - Concerns
Date: Wednesday, May 28, 2025 2:52:32 PM

-----Original Message-----

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, May 28, 2025 2:52 PM
To: Brian Sookhai [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: RE: [External] Condo Development - Pine Valley - Concerns

Hi Brian,

Thank you for sharing your concerns, I appreciate that!

Looking forward to meeting you on the 2nd.

Warmest regards,

Rosanna

-----Original Message-----

From: Brian Sookhai [REDACTED]
Sent: Wednesday, May 28, 2025 10:38 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Condo Development - Pine Valley - Concerns

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Rosanna,

I am a resident of the Pine Valley and Teston community.

It was recently brought to my attention that a condo development has been recently proposed for the neighbourhood. Myself and others are very concerned about this for several reasons below, and would appreciate it if you could voice our concerns to avoid this development from proceeding.

- when the community was initially designed, it was positioned as a low-density environment with the infrastructure in place to support it. The existing infrastructure is not able to support this development.

- during the weekdays, Pine Valley as a 2x lane road already experiences extensive traffic, and not all of the approved homes have been completed. This will create congestion and make it unsafe for residents

- the school system in the North West part of Vaughan is already constrained and I am concerned about the class sizes and quality of education the students would receive, as well as the impact on teaching staff

- prior to living here, I was a resident in Brampton. I experienced the same situation where a low-density community became exposed to a condo development. It was not pleasant, as traffic became a challenge, there was an increase in rental and AirBnB units resulting in a loss of community, and there was an increase in crime

- As an example, there was a gang of individuals staying at one of the AirBnB units from Montreal at multiple units within the condo facility. They were blending in/doing recon work for about a week. That group then struck and stole multiple vehicles and broke into multiple residences after spending time determining which ones to target. This occurred multiple times

I will be present for the June 2 and 4 meeting. Looking forward to meeting you.

Regards,

Brian