

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19t-25v002 at 10390 Pine Valley Drive (vicinity of Pine Valley Drive and Teston Road)  
**Date:** Thursday, May 29, 2025 8:24:01 AM

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**From:** Laura Gatti [REDACTED]  
**Sent:** Wednesday, May 28, 2025 10:18 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Proposal 19t-25v002 at 10390 Pine Valley Drive (vicinity of Pine Valley Drive and Teston Road)

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May 28, 2025

Dear Councillor DeFrancesca and Vaughan City Planners,  
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. We are vehemently opposed to this planning proposal.

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 neighbourhood. Our community is composed primarily of single-family homes, and this proposed project stands in stark contrast to the established character, scale, and infrastructure of our neighbourhood. 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 us, are raising families here and chose this area specifically for its safe, community-focused design.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pine Valley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Traffic and safety are serious concerns with high density development. The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring, particularly with Pine Valley being a single lane. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. An additional concern is the loss of community character. The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents. Moreover, the environmental impact would be detrimental. Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

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.

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. We also request that further traffic, environmental, and infrastructure impact assessments be conducted and shared with residents before any decisions are finalized. We hope you will prioritize the voices of current residents and the long-term sustainability of our neighbourhood.

Sincerely,

Laura and Mark Gatti

Wainfleet Crescent, Woodbridge, Ontario, L3L 0E6