

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to Proposed Condominium Development on Pine Valley Road  
**Date:** Thursday, May 29, 2025 8:25:09 AM

---

---

**From:** Sidharth Dua [REDACTED]  
**Sent:** Wednesday, May 28, 2025 6:57 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Opposition to Proposed Condominium Development on Pine Valley Road

**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.

Dear City of Vaughan Planning Department,

My name is Sidharth Dua, and I reside at [REDACTED] Ballantyne Boulevard in Vaughan along with my wife, Mishika Taneja. We are writing to express our strong opposition and concern regarding the proposed construction of a condominium on Pine Valley Road.

We chose to invest in this area by purchasing a single-family home, spending millions with the expectation that it would remain a quiet, family-oriented neighbourhood. A high-density condominium development threatens that promise. Our concerns are as follows:

1. **Traffic Congestion:** Pine Valley Road is not designed to handle the volume of traffic that a high-rise condominium will bring. The added congestion will severely impact our quality of life and road safety.
2. **Strain on Local Resources:** The area lacks the infrastructure to support a significant increase in population. Schools, parks, emergency services, and other public facilities are already under pressure and will be further overwhelmed.
3. **Property Value Decline:** The introduction of a high-density residential building will likely lead to a decrease in property values for existing homeowners who invested in this neighbourhood for its low-density, peaceful environment.
4. **Environmental and Aesthetic Impact:** This is currently a green space, offering natural beauty and tranquility to the area. Turning it into a concrete development contradicts the original zoning intentions and environmental stewardship.
5. **Community Safety:** Based on our personal observations in other areas, high-density developments have unfortunately been associated with an increase in illicit activity, including drug-related issues. This poses a threat to the safety and wellbeing of our community.

We strongly urge you to reconsider and not approve this development. It is not in keeping with the character or capacity of our neighbourhood.

Please consider this email a formal opposition from both myself and my wife. We would also appreciate being kept informed of any public meetings or decisions regarding this proposal.

Sincerely,  
Sidharth Dua & Mishika Taneja  
Residents of [REDACTED] Ballantyne Blvd, Vaughan