

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] proposal 19t-25v002
Date: Thursday, May 29, 2025 10:16:27 AM

C49.
Communication
CW(PM) – June 4, 2025
Item No. 4

From: Julie C [REDACTED]
Sent: Thursday, May 29, 2025 10:16 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] proposal 19t-25v002

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Dear Ms. DeFrancesca and The Vaughan Planning Department,

My name is Julie Cellucci and I live in the Klein Estates neighborhood. I am writing on behalf of myself and many concerned residents to express our strong opposition to the proposed construction of a high-rise condominium building in our suburban neighborhood.

This development is fundamentally out of place in a suburban neighborhood designed for families, low-density housing, and safe, cohesive living. A high-rise building will bring with it a host of negative consequences that our community is neither prepared for nor willing to accept. This proposal is not only deeply inappropriate for the character of our community, but it also poses significant threats to public safety, infrastructure capacity, and the environment. It is imperative that this development be reconsidered or halted altogether. In addition to this letter I would like it to be known that my household never received any notification of this proposal which seems disrespectful seeing as we are tax paying members of Vaughan.

First and foremost, traffic congestion is already a growing concern in our area. The roads in our subdivision were designed for low to moderate residential traffic, not the substantial increase that would accompany a high-density development. Adding hundreds of vehicles to our streets will inevitably lead to gridlock, longer commute times, and increased risk of accidents. Our roads are not built for this volume, nor should they be expected to accommodate it. I would like to express my concern regarding the current condition of Pine Valley Drive between Teston Road and Major MacKenzie Drive. The route is already hazardous due to its narrow design and the presence of only a single lane in each direction. These structural limitations significantly increase the risk of collisions and have already contributed to a notable number of accidents. Given the existing road layout and surrounding landscape, an increase in traffic volume due to high density housing will further compromise driver safety. The road is not equipped to handle additional load without placing more motorists at risk.

Furthermore, our infrastructure is not equipped to handle high-rise development. Sewage

systems, water lines, schools, emergency services, and public transit options in our area were all planned with low-density residential use in mind. A sudden spike in population density will put significant strain on these resources, likely leading to deterioration in services for all residents.

Closely tied to this issue is the safety of our children. Many families in this community chose to live here because it offers quiet, walkable streets where kids can safely bike, play, and eventually walk to school. Introducing a large-scale condominium complex will drastically change this dynamic. Increased traffic and construction activity will make the streets less safe, particularly for our youngest and most vulnerable residents. This is a serious concern that cannot be ignored.

Another critical issue is the type of occupancy associated with high-rise condominiums, which often have high turnover rates and attract transient residents. This transient nature erodes community cohesion and stability, as short-term renters and high resident turnover do not contribute to long-term community engagement or investment. There is also a legitimate concern about attracting individuals who may not align with the values or safety expectations of a family-centered neighborhood. While everyone deserves housing, it is essential that development aligns with the context and needs of the area in which it is built. In this case, a dense, transient occupancy model simply does not fit in our quiet, family-oriented subdivision.

Equally important is the impact on the character and cohesion of our community. Klein Estates and surrounding neighborhoods are defined by its family-oriented, suburban atmosphere with green spaces and low-rise homes. A towering condominium building will be entirely out of place in this context, creating an eyesore and eroding the sense of neighborhood continuity that current residents value so highly. Such a development may be appropriate in urban centers but not here. 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 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.

Another critical issue is property values. Numerous studies and local real estate trends demonstrate that the presence of high-rise developments in low-density residential areas often leads to declining home values. Many of us chose to live in this area because of its residential character, natural landscape, and long-term potential for stable community growth. In light of the current economic uncertainty, we have made thoughtful decisions to secure our financial futures, including the purchase of our homes, which for most of us represents our largest investment. It is concerning that the proposed development of condominiums in this area will negatively impact the value of our properties. When we need our city the most it feels as though anything can be sold to the highest bidder. It is an unfortunate circumstance that the power and decision to build in our city is left to greedy developers who are trying to make the most money with total disregard to all stakeholders.

Lastly, we must consider the environmental implications of this project. The construction and operation of a high-rise building will increase pollution, noise, and potentially lead to the loss of mature trees and green spaces that are vital for biodiversity and the wellbeing of residents. These environmental costs are too high a price to pay, particularly when alternatives for

development exist in more suitable areas.

In summary, this proposed development is incompatible with the values, design, and functioning of our community. The significant negative impacts, as stated make it abundantly clear that a high-rise condominium has no place in our neighbourhood. We urge you to act in the best interest of your constituents by rejecting this proposal.

I appreciate your attention to this serious matter and expect to see strong leadership and sound judgment in ensuring our community is protected. Kindly inform me of any other individuals or groups who should be privy to this email. I have no problem emailing anyone else who should be in receipt of this letter.

Sincerely,
Julie Cellucci