

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Formal Objection to Proposed Mid-Rise Developments in Woodbridge: Applications 19T-25V002 and 19T-24V003
Date: Thursday, May 29, 2025 4:08:05 PM

From: [REDACTED]
Sent: Thursday, May 29, 2025 4:03 PM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; rosanna.defrancesca@vaugna.ca; Clerks@vaughan.ca
Subject: [External] Formal Objection to Proposed Mid-Rise Developments in Woodbridge: Applications 19T-25V002 and 19T-24V003

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Dear Councillors and Mayor,

I am writing to formally express my opposition to the proposed mid-rise developments under Applications 19T-25V002 and 19T-24V003 in Woodbridge. While I support responsible urban growth, these projects raise significant concerns regarding traffic congestion, environmental impact, community character, and infrastructure strain.

Specific Concerns

- **Traffic Impact:** The proposed development will substantially increase vehicular congestion in an already busy area, posing potential road safety risks on Teston Road and Pine Valley Road. Additionally, the absence of public transportation options in the area exacerbates accessibility challenges.
- **Preservation of Community Character:** Woodbridge, particularly Purpleville, has a distinctive urban fabric that must be maintained. Introducing mid-rise structures in this location does not align with the existing neighborhood's aesthetic and scale.
- **Infrastructure Readiness:** Increased demand on municipal services—such as water, sewage, and emergency response—may surpass current capacity. A fire alarm incident in our neighborhood (Teston & Pine Valley) a few years ago highlighted significant emergency access challenges, with responders struggling to navigate the congested roads and property owners having difficulty evacuating the area. Morning commutes

along Pine Valley & Major Mackenzie and Teston & Weston are already heavily impacted, and winter ice hazards on Pine Valley north of Major Mackenzie further complicate traffic conditions. Heightened population density will only exacerbate these issues, potentially harming local businesses due to productivity lost in traffic delays.

- **Environmental Consequences:** The proposed development will negatively affect local green spaces, wildlife, waterways, and air quality, raising concerns about the broader environmental sustainability of the project.

Moreover, I am deeply concerned about the lack of community engagement and transparency surrounding these developments, as no advance notices—letters or posted signs—were provided.

Given these concerns, I respectfully urge the council to reassess these projects, conduct a thorough impact evaluation, and ensure that community perspectives are taken into consideration.

Thank you for your time and attention. I look forward to your response.

Sincerely,

Arben Cani

[REDACTED]

[REDACTED] Purple Creek Rd, Woodbridge, ON L4H 5C6