

C55.

Communication

CW(PM) – June 4, 2025

Item No. 4

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Application 19T-25V002
Date: Friday, May 30, 2025 8:31:34 AM

From: Stephen Bozzo [REDACTED]
Sent: Thursday, May 29, 2025 4:42 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; adriano.velpentestan@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>
Cc: Clerks@vaughan.ca; [REDACTED]
Subject: [External] Application 19T-25V002

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To whom it may concern,

In regards to the subject application, myself and my wife, as concerned citizens living in the Klein Estates neighbourhood (Pine Valley and Teston), are troubled by the proposal set forward.

Two high rise buildings in the heart of a subdivision like the one we reside in seems to directly contravene what this community strives to be. It consists mainly of detached homes with some townhomes on the outskirts, as you already know, so to build 2 high rise towers boasting 500 units will almost double the density.

The main concerns we have are as follows:

1. Traffic in the community and the surrounding areas (Pine Valley is not currently constructed to handle the traffic that already does exist)
2. Will public transit be introduced to the area?
3. Will further amenities be built to handle the population increase (shopping, grocery stores, medical buildings etc)
4. Will "pop buildings" become the norm in the heart of existing low density subdivisions?,

All of these concerns I fear will result in the lessening of demand to live in this community and ultimately drive home values down. We don't believe that a precedent such as this should be set in communities such as ours.

I plan on being present at the hearing this coming Wednesday, June 4.

Thank you very much.

Regards,

Stephen Bozzo, B.A. (HONS)

[REDACTED]
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