

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Objection to Application 19T-25V002 – Proposed Condo Development
Date: Monday, June 2, 2025 8:34:18 AM

From: Angelo Konstantas [REDACTED]
Sent: Sunday, June 1, 2025 8:12 AM
To: roseanna.defrancesca@vaughan.ca; Clerks@vaughan.ca; Angelo Konstantas [REDACTED]
Subject: [External] Objection to Application 19T-25V002 – Proposed Condo Development

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Dear Ms. DeFrancesca,

I am writing as a concerned resident of the Pine Valley Estates community to express my strong opposition to the proposed development by Countrywide Homes (Application 19T-25V002), which includes 486 apartment units and 51 podium townhouses.

This project is entirely out of scale and character with our neighborhood, which was designed as a low-density residential community. The proposed density, height, and population increase would permanently alter the fabric of our area and negatively impact the daily lives of current residents.

My concerns include the following:

1. Strain on Infrastructure

The existing infrastructure—roads, sewers, water supply, and waste services—was never intended to support such a large influx of residents. The development would put serious pressure on these systems, leading to future service disruptions and costly upgrades.

2. Traffic and Safety

The surrounding streets are narrow and residential in nature. Adding hundreds of new vehicles will increase congestion, reduce pedestrian and cyclist safety, and create bottlenecks on roads like Pine Valley Drive and Teston Road. It is especially concerning near future schools and parks, where children's safety should be a priority.

3. Loss of Community Character

Towering condo buildings are incompatible with the existing look and feel of Pine Valley Estates. They will overshadow nearby homes, diminish privacy, and erode the calm, family-oriented environment that residents moved here for.

4. Environmental Impact

This development would mean the loss of mature trees and green space. These natural elements are not just aesthetic but essential for wildlife, air quality, and reducing the urban heat effect.

5. Pressure on Public Services

Local schools, health clinics, and community amenities are already stretched thin. Adding this many new residents will further overwhelm these vital services, resulting in longer wait times and reduced accessibility for current families.

6. Privacy and Security Concerns

High-rise buildings will overlook private homes and yards, raising privacy issues. An increase in population density also brings concerns around neighborhood safety and the effectiveness of existing watch efforts.

I recognize the need for new housing in our growing city. However, I firmly believe this specific development is not the right fit for our community. It is disproportionate, disruptive, and ultimately detrimental to the quality of life in Pine Valley Estates.

I respectfully request that this objection be formally recorded and that I be notified of all future meetings and decisions related to this application. I urge the City to reject this proposal and instead pursue development that is respectful of our existing community and sustainable in scale.

Sincerely,

Angelo Konstantas

■ **Ballantyne Blvd, Woodbridge, ON L4L 0E8**