

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Proposal 19t-25v002: Request for Recons
Date: Monday, June 2, 2025 8:38:27 AM
Attachments: [Proposal 19t-25v002_Objection.pdf](#)

C71.
Communication
CW(PM) – June 4, 2025
Item No. 4

From: Ivana Pagliaroli [REDACTED]
Sent: Monday, June 2, 2025 12:09 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Frank DeBellis [REDACTED]
Subject: [External] Proposal 19t-25v002: Request for Reconsideration - Unsuitable Condo Development Proposal

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Dear Ms. DeFrancesca,

We are writing to formally express our concerns regarding Proposal 19t-25v002, the proposed condo development near Pine Valley and Teston, which is near our home. While we understand the need for urban growth and development, we strongly believe that this project is unsuitable for our neighborhood due to several critical issues that will negatively impact residents' quality of life and the overall safety and sustainability of the area.

Kindly find attached our complaint letter. Thank you for taking the time to consider our concerns.

Kind regards,
Ivana Pagliaroli
[REDACTED]

Ivana Pagliaroli and Frank DeBelliis
[REDACTED] Heathcote Drive
Woodbridge, ON, L3L0E9
[REDACTED]
[REDACTED]

June 2, 2025

Rosanna DeFrancesca
Vaughan City Hall, Level 400
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Subject: Proposal 19t-25v002 - Objection to Proposed Condo Development Near Pine Valley/Teston

Dear Ms. DeFrancesca

We are writing to formally express our concerns regarding Proposal 19t-25v002, the proposed condo development near Pine Valley and Teston, which is near our home. While we understand the need for urban growth and development, we strongly believe that this project is unsuitable for our neighborhood due to several critical issues that will negatively impact residents' quality of life and the overall safety and sustainability of the area.

1. Impact on Families' Investments and Quality of Life

Many families, including our own, have made significant financial sacrifices to live in this quiet, low-density residential neighborhood. Homebuyers chose this area specifically for its peaceful environment, family-friendly character, and sense of community. With rising interest rates, homeowners are already facing increased financial pressures, and the prospect of a high-density condo development with hundreds of units nearby undermines the very qualities that drew us to this neighborhood in the first place.

The introduction of such a large-scale project would not only disrupt the tranquility of the area but also devalue the lifestyle and long-term investments that families have worked hard to secure. It is deeply concerning that the character of our neighborhood could be fundamentally altered without proper consideration of the impact on existing residents.

2. Loss of Community Character

Our neighborhood is characterized by its low-rise homes and quiet, family-friendly atmosphere. A high-rise condo development would drastically alter the character of the area, introducing density and height that clash with the existing aesthetic.

3. Traffic Safety on Pine Valley Drive

Pine Valley Drive is already a hazardous road, particularly near the hill by the church where numerous accidents, including a tragic fatality, have occurred. The road is narrow, with only one lane in each direction, and the city has no plans to expand or improve it. Adding more traffic from a high-density

development will exacerbate these dangers, increasing the likelihood of further accidents and creating unsafe conditions for drivers, pedestrians, and cyclists alike.

4. Lack of Public Transit Infrastructure

This area currently lacks public transit options, making it ill-suited for high-density housing. Without reliable transit access, new residents will be heavily reliant on personal vehicles, which will worsen traffic congestion and parking shortages in the neighborhood. High-density developments should be located in areas with established transit infrastructure to ensure sustainable growth and minimize strain on local roads.

5. Inadequate Commercial Amenities

The neighborhood lacks sufficient commercial amenities to support a significant population increase. The closest shopping and service hub is at Major Mackenzie Drive and Weston Road, where there are already plans for 4–6 additional high-rise condos. Adding another large-scale development nearby will overwhelm existing businesses and create competition for limited resources, leaving current and future residents underserved.

6. Overcrowding and Strain on Local Services

High-density developments bring a surge in population that small neighborhoods like ours are not equipped to handle. Essential services such as schools, healthcare facilities, and community centers are already stretched thin. This project will only intensify the pressure, leading to longer wait times, overcrowded classrooms, and diminished access to vital resources for residents.

7. Environmental Concerns

Construction of a large-scale development will result in noise, dust, and emissions that disrupt daily life for months, if not years. Additionally, the loss of green space and increased paving could contribute to the urban heat island effect, harming the environment and reducing the livability of the area.

8. Unsuitability of the Project for This Area

Given the lack of transit, commercial amenities, and infrastructure improvements, this area is simply not suitable for a high-density housing project. While I recognize the need for new housing, it is essential that developments are planned in locations that can support them without compromising the safety, well-being, and quality of life of existing residents. There is very limited access to this area and condo developments would only increase the traffic congestion.

In conclusion, we urge the city to reconsider this proposal and explore alternative locations better suited for high-density housing. We also request that the city prioritize addressing the existing safety concerns on Pine Valley Drive before approving any developments that would increase traffic in the area.

Thank you for taking the time to consider my concerns. I trust that the city will carefully evaluate the impact of this project on our community and make a decision that reflects the best interests of all residents. I would appreciate being kept informed about any updates or decisions regarding this matter.

Sincerely,

Ivana Pagliaroli
Ivana Pagliaroli