

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Proposal 19t-25v002
Date: Monday, June 2, 2025 10:41:11 AM

C94.
Communication
CW(PM) – June 4, 2025
Item No. 4

From: Angela Giancaterini [REDACTED]
Sent: Monday, June 2, 2025 10:31 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Proposal 19t-25v002

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Hello, I am writing to you as a concerned resident of the Pine Valley Estates subdivision. I live in direct view of the proposed development and I am declaring my opposition to proposed development, Proposal 19T-25V002, for a number of reasons:

1. Overcrowding & Strain on Infrastructure:

- this is a small neighbourhood that is not designed to handle such an increase in density
- the increased demand for water, sewage, electricity, and garbage collection may overwhelm existing systems, especially stormwater which will impact the surrounding natural areas
- Roads and public transit will become congested, leading to longer commutes and reduced quality of life. Pine Valley Drive would require widening at great cost to the City given the topography of the area.
- At present, there are no viable public transit options serving the neighbourhood.

2. Loss of Community Character:

- Condo towers often clash with the aesthetic of low-rise, single-family neighborhoods. The owners and residents chose this neighbourhood because of its low-rise nature and distance from higher density areas of the City. The increased density can erase the "small-town" feel that residents value.
- Shadows from tall buildings may block sunlight, affecting parks, gardens, and homes.

3. Traffic & Parking Problems:

- Hundreds of new residents mean more cars, worsening street parking shortages.
- Narrow local roads may become unsafe with increased traffic, especially for pedestrians and cyclists.
- Emergency vehicles could face delays due to congestion.

4. Pressure on Local Services:

- Schools, clinics, and community centers may become overcrowded.

- Longer wait times for healthcare, daycare, and other essential services
- Parks and recreational facilities could become overused and poorly maintained.

5. Environmental & Health Concerns:

- Green space will become impacted by the presence of highrise towers and large paved areas because of excess stormwater and runoff .
- Increased heat island effect from large concrete structures and asphalt parking lots.
- The proposed replacement parks are smaller and not a proper replacement for natural green spaces

6. Questionable Benefits for Current Residents:

- Developers often promise "community benefits," but these (e.g., a small park or minor road upgrades) rarely offset the downsides.
- Most new units may be investor-owned or short-term rentals, not housing for families who need it.

7. Flawed Notification Process:

- the notification process for community consultation was limited and the sign erected notifying the community of the proposal was only put up a week before the meeting (with no date of when the sign was put up)
- the sign was placed in an obscure area, away from any resident to see clearly unless they crossed over private property to view it
- the developer is also using the fact that the surrounding area is still in development to push through the proposal because there is an opportunity to get this passed without much opposition from the small, yet growing, community.

8. Negative impact on Property Values

- the proposed project will materially impact the property values of the surrounding neighbourhood, in orders of magnitude greater than whatever profit the developer could achieve on the project, causing an enormous wealth transfer at the expense of many residents
- modification of this zoning to accommodate this proposal could also prevent the buildout of lots that have already been slated for development because of the target buyers would not be willing to buy a \$2 to \$3 million house in an area with a condo project placed in the middle of the neighbourhood

In conclusion, while development can bring economic activity, adding two large condo towers to a small residential area often does more harm than good. The strain on infrastructure, loss of community identity, and impact on property values on a wide scale, make this a bad idea for the community.

I am available to discuss this matter, should you wish, at [REDACTED]

Best regards,

Angela Giancaterini-Rizzello
[REDACTED] Seraville Street