

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Citing Proposal 19t-25v002  
**Date:** Tuesday, June 3, 2025 8:24:40 AM  
**Attachments:** [Citing Proposal 19t-25v002.docx](#)

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**From:** Anna Masi [REDACTED]  
**Sent:** Monday, June 2, 2025 11:27 PM  
**To:** Clerks@vaughan.ca; roseanna.defrancesca@vaughan.ca  
**Subject:** [External] Citing Proposal 19t-25v002

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

**Dear Rosanna,**

I am writing on behalf of myself and the residents of Lindvest Homes at Pine Valley and Brant St. to formally express our strong concerns regarding the proposed development outlined in citing proposal 19T-25V002. While we recognize the importance of growth and economic progress, we firmly believe that the introduction of large condominium towers will pose significant challenges that far outweigh any potential benefits.

We take great pride in our neighborhood—a community built on trust, safety, and a shared appreciation for its distinct character. The proposed high-density development threatens to disrupt not only the visual landscape but the well-being and quality of life of those who call this area home. Our concerns are rooted in deep appreciation for our surroundings and the values we hold dear.

Our major concerns include:

1. **Overcrowding & Infrastructure Strain** – Our neighborhood lacks the infrastructure to support a sudden surge in population. Water, sewage, electricity, and waste management services are already under pressure, and the additional burden could lead to service disruptions and a decline in our overall quality of life.
2. **Loss of Community Identity & Character** – The charm and integrity of our low-rise, family-oriented neighborhood will be significantly diminished with the introduction of towering high-rises. The character we cherish—our gardens, our sunlight, and the openness of our space—will be overshadowed by dense urbanization.
3. **Exacerbation of Traffic & Parking Challenges** – Pine Valley Drive is already a busy and hazardous roadway with a troubling history of accidents. An influx of additional vehicles will worsen congestion, create safety hazards, and further limit parking availability for current residents.

4. **Strain on Local Schools & Healthcare Facilities** – Our community schools, healthcare centers, and essential services are already operating at near-full capacity. Increased demand could result in overcrowding, making vital resources less accessible and diminishing the quality of education and healthcare for our families.
5. **Rising Cost of Living & Forced Displacement** – The introduction of luxury condominiums is likely to drive up property values, leading to higher taxes and rent increases that could displace long-term residents, including seniors and low-income families who have built their lives here.
6. **Environmental & Health Impact** – Large-scale construction will bring noise, pollution, and the loss of precious green space. These changes will negatively affect mental well-being and the health of residents, particularly children and older adults who rely on outdoor spaces for recreation.
7. **Safety & Privacy Concerns** – Increased population density and towering structures could impact neighborhood security. Additionally, residents fear that their privacy will be compromised, with high-rise windows overlooking family homes and backyards.
8. **Lack of Transit & Essential Commercial Services** – Our area currently lacks sufficient public transportation and nearby commercial hubs to accommodate high-density living. Residents already travel long distances to access essential goods and services, and further population growth would only worsen this inconvenience.

While we acknowledge the necessity of urban development, we urge decision-makers to consider a more balanced approach that respects the integrity of established communities. We implore you to reconsider this proposal and explore alternative solutions that promote sustainable, thoughtful growth without sacrificing the well-being of long-term residents.

We deeply appreciate your time and consideration and welcome the opportunity for an open dialogue on this matter. We hope that together, we can achieve a solution that supports both progress and the preservation of our community's values.

Sincerely,  
**Anna Maria Masi & Pasquale Masi**



**Anna Maria & Pasquale Masi**

Wainfleet Cres

Woodbridge, Ontario L3L 0E7

**To:** Clerks@vaughan.ca Rosanna.defrancesca@vaughan.ca

**Subject:** Urgent Concerns Regarding Citing Proposal 19T-25V002

**Dear Rosanna,**

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