

**C186.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Regarding - OP.25.004 and Z.25.008  
**Date:** Tuesday, June 3, 2025 11:08:54 AM

---

---

**From:** Francesco Gucciardi [REDACTED]  
**Sent:** Tuesday, June 3, 2025 11:02 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Regarding - OP.25.004 and Z.25.008

**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.

Tuesday June 3<sup>rd</sup>, 2025.

Official Plan Amendment File OP.25.003

Zoning By-Law Amendment File Z.25.004

Residence of [REDACTED] Winthrop Crescent – [REDACTED]

Francesco Gucciardi

Mary Gucciardi

Daniel Gucciardi

Jessica Gucciardi

Dear Members of City Council,

I am writing as a concerned resident of the Lindvest subdivision located on the southwest corner of Pine Valley and Teston Road to formally object to the proposed construction of the two high-rise buildings—one 10 storeys and the other 12 storeys – within the interior of our establishing subdivision.

When residents, my family included, purchased homes in this area, we did so with the understanding that the neighborhood would remain low- to mid-density residential. No indication was given- either by the developers or in the planning documents- that high-rise buildings of this scale would be permitted in the heart of this quiet, family oriented community.

The proposed development raises several serious concerns:

Incompatibility with existing community character high-rise buildings at the interior of a low-rise subdivision would dramatically alter the character and visual harmony of the neighborhood, undermining the planning principles that have shaped its development to date. To be clear, the elevation at site for these buildings are such that their ground floor is already at a higher elevation than the first floor of most homes in the near vicinity and the top floors of these buildings would be TOWERING over the homes in the area unnecessarily impeding on the privacy of all newly and currently being built and currently being sold homes as this community is still in it's infancy in development. Essentially putting homes in complete darkness in the afternoons and impeding on their privacy of their backyards as the buildings would sit directly between the sun setting in the West and the homes to the east of the buildings. How can planners at the city allow such egregious intrusions of a structure of this magnitude on existing home owners and the unsuspecting new home owners of this community?

Traffic and Safety concerns Increased density will bring a significant rise in vehicle traffic on roads that were not designed to support such volume. This creates potential safety hazards for children, pedestrians, and cyclists, and will degrade the quality of life for current residents.

Lack of infrastructure planning the introduction of high-rise buildings without a supporting infrastructure plan (e.g. transit, parking, emergency access) is irresponsible and short sighted. The community was not initially planned to support 500 additional new residences to the existing road structures and intersections and will inevitably cause a literal traffic jam in the morning adding excessive time to exit subdivision let alone deal with the congestion that is already close to saturated on Pine valley drive south bound approaching Major Mackenzie. The mornings here are visibly congested on PineValley and the existing planned homes are not close to being completed.

Loss of trust in planning process allowing major changes to the subdivision after families have invested in homes undermines public trust in the municipal planning process and the principle of transparency.

The proposed amendments to the zoning and plan for the area appear to be in direct conflict with the existing zoning and community vision. It also sets a concerning precedent that significant developments can be approved during the time the community is still being established, without adequate public consultation or consideration of long-term impacts and the due notification process. Specifically, signage outlining the developer's intentions has been placed in an area where pedestrians and external traffic are not allowed therein. As an existing residence of the area, I was chased and spoken to multiple times by the "paid-for" security guard who is very polite, to leave the area where this signage has been placed. In fact, Ballantyne rd. has been segregated, and justly so, stopping traffic from the countrywide building site and the Lindvest building sites as the area is still being highly developed and trying to keep the children safe in the area. However, the timing and zoning changes do not stop not withstanding the fact that the community is still not built and people have bought homes without direct knowledge that these two sky scrapers being built. I say "sky scrapers" because if you would visit the site, it is visibly intimidating to vision a 10 or a 12 storey building being built at this site.

I respectfully urge City Council to reject this proposal and preserve the integrity and livability of our neighborhood. At the very least, I ask that the full public consultation be required after 90% of the community has been moved in before any decisions are made regarding changes of this magnitude as there is a significant Lindvest community that has bought and moved into the area prior to any of these changes being known or proposed. There should be some consideration for this fact alone as THESE LINDVEST HOMEOWNERS are directly effected by this the most. I can confidently say the most as not many (less than 5) homeowners from Countrywide have moved in as the subdivision is still in its very infancy.

I am certain that the honorable members of City Council and City Planners would not want this monstrosity in your community AFTER you have made one of the most expensive purchases in your life. If you were privy to this information prior to your home purchase, then the egregiousness of this proposed change would be null and void. Anything less than this would be a choice from Council and City to support the notion that tax payer 2<sup>nd</sup>, developer 1<sup>st</sup> mentality. I apologize in advance for the assumption but it is becoming increasingly difficult to believe otherwise at this point

Sincerely,

Taxpayer of 18+ years to the city of Vaughan.

The humble and respectful family of,

Francesco Gucciardi

Mary Gucciardi

Daniel Gucciardi

Jessica Gucciardi