

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to Proposed Development at 10390 Pine Valley Drive  
**Date:** Tuesday, June 3, 2025 11:55:37 AM

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**From:** Amanda Orsi [REDACTED]  
**Sent:** Tuesday, June 3, 2025 11:55 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition to Proposed Development at 10390 Pine Valley Drive

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Dear Mayor Del Duca, Councillor DeFrancesca, Members of Council and the Clerks Office,  
Re: Proposed Development at 10390 Pine Valley Drive

As a lifelong resident of Vaughan and a deeply invested member of the Klein Estates Community, I am writing to express my strong opposition and concern regarding the recently approved high-rise development **WITHIN** our subdivision—reportedly involving the construction of a 10-storey and 12-storey condominium complex. I purchased my Lindvest home back in 2020, and was never told of this possibility. We moved into our home in January of 2023, and within the last 5 years since purchasing, have only been shared this information recently (Saturday May 24th, 2025 by that of a concerned citizen in our neighbourhood and not by the builder or city).

I am both surprised and deeply disappointed by the Ontario Land Tribunal's (OLT) approval of this proposal years ago, which I firmly believe is incompatible with the character and needs of our quiet, family-oriented neighbourhood. **The planned development is not on the periphery of our subdivision, but right in its heart—an area where children ride bikes, families walk their dogs, and neighbours gather.** The lack of a separate or designated entrance for these buildings raises not only traffic and safety concerns, but also disrupts the harmony of our residential environment.

This area was never intended or designed to support high-density developments. Specifically, I would like to outline the following key reasons why this project should not proceed in its current form:

**1. Incompatible Zoning and Neighbourhood Character**

A 10- and 12-storey condo development inside of a low-rise subdivision is wholly inappropriate. It drastically alters the scale and fabric of the community, undermining the existing residential character and tranquility. It will be an eyesore in our subdivision and block the beautiful nature views we were sold on by our builder, as well as minimize our privacy in our own homes as these units will literally intrude into the

backyards. I would also like to mention that this project could potentially put our homes in the dark during late afternoons. This is unacceptable! Our streets are already overwhelmed by cars parking on the side, the streets are narrow - and now we will be adding even more cars into such a small area.

2. **Zero Walk Score and Lack of Accessibility**

The proposed site is not walkable—there are no nearby shops, services, or transit options. This lack of access contradicts basic principles of smart urban planning and will further isolate residents without vehicles. We do not have any grocery stores, gas stations, etc in the area to help support the number of families to the area. This means more cars in an already crowded and unsafe Pine Valley rd.

3. **Lack of Supporting Infrastructure**

Our community lacks the infrastructure to support such an influx in population. This includes public transit, road capacity, parking availability, sewage and stormwater management, and emergency services access. None of these systems were designed to accommodate high-density housing.

4. **Proximity to Elementary School and Safety Risks**

The development's proximity to a future Elementary School raises serious safety issues. Increased traffic and density directly adjacent to a school zone is unacceptable and puts our children and most vulnerable at risk. We already have children in the area that have almost been hit by speeding cars and those who do not obey bussing stop signs.

5. **Environmental Concerns**

Our subdivision is surrounded by sensitive conservation and natural areas. Introducing high-density development so close to these zones risks environmental degradation, habitat disruption, and increased pollution.

In summary, I—and many of my fellow residents—strongly urge the City of Vaughan and all relevant governing bodies to reconsider and revoke approval for this project in its current location and scope. I ask that you prioritize community well-being, safety, and sustainable urban development over short-term gains.

Furthermore, I formally request to be notified **immediately and directly** of any meetings, decisions, public hearings, amendments, or discussions related to this development project. Transparency and open dialogue are critical to restoring trust between the City and its residents.

Thank you for your attention to this important matter. I, along with many concerned neighbours, look forward to your prompt response and meaningful engagement with our community.

Sincerely,

**A. Orsi**

Concerned Resident