

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Fw: Urgent: Stop the Condo Towers. Proposal 19t-25v002
Date: Monday, June 2, 2025 8:35:55 AM

From: Jay Pabila [REDACTED]
Sent: Sunday, June 1, 2025 4:05 PM
To: Clerks@vaughan.ca
Subject: [External] Fw: Urgent: Stop the Condo Towers. Proposal 19t-25v002

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Dear Councillor DeFrancesca and City Clerk,

I am writing to you in solidarity with the residents of the Klein Estates Neighborhood located on Pine Valley, between Teston and Major Mackenzie. The community has become deeply alarmed by the proposed construction of two condominium towers in our low-rise, family-centered community. This development not only threatens our present quality of life—it echoes a troubling pattern of disregarding history and silencing local voices, much like the failures exposed in the Toronto Star's 2010 investigation, "First Nation battles for history in court" (Gail Swainson, Sept. 9). The land our community was built on ignored the findings during the excavation of the site back then and is now continuing to do so. In order to protect the land from further development, we must fight against these 2 towers that will disturb the area even more than the housing development has already.

From the article I have laid out some points:

A Dangerous Precedent: Building Without Accountability

The Star's reporting revealed how developers and governments rushed projects forward without proper archaeological assessments, risking the destruction of ancient First Nations sites.

Today, we face a similar fight:

Ignoring Community: Our neighbourhood, though young, has its own history—a mosaic of young families and many cultures, looking to settle the area really make their mark in Vaughan. The area that is being proposed can be used to make extensive green spaces

that define Vaughan's character. The Lawford - Cannes Greenway is an excellent example of an amazing green space that can easily be repeated. Why not extend it across Pine Valley, into the neighbourhood and then extend it further up into the valley and maybe even up into Kleinburg proper.

Lack of Transparency: Just as Indigenous communities were sidelined in 2010, residents now fear this development is being fast-tracked without genuine consultation or studies on traffic, schools, and infrastructure. The notices say that signs were put up at the beginning of May. Our community says that the large notice was posted May 30th.

Profits Over People: Then, it was sacred land; now, it's our homes. The same reckless prioritization of density over dignity must end.

We refuse to let Vaughan repeat history by:

1. **Overloading Infrastructure:** Our roads, water systems, and schools are already stretched.
2. **Erasing Neighbourhood Identity:** Towers will dwarf homes, steal sunlight, and displace long-time residents.
3. **Ignoring Environmental Risks:** Has the land even been assessed for archaeological or ecological significance?

Here are some other key arguments against such a development from a :

1. Overcrowding & Strain on Infrastructure

- Small neighborhoods are not designed to handle a sudden population surge.
- Increased demand for water, sewage, electricity, and garbage collection may overwhelm existing systems.
- Roads will become congested, leading to longer commutes and reduced quality of life.
- There is no public transit on Pine Valley.

2. Loss of Community Character

- Condo towers often clash with the aesthetic of low-rise, single-family neighborhoods.
- 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

- Construction pollution (noise, dust, emissions) disrupts daily life. The community is still under construction, and there is still so much construction happening; these condos would extend the construction for another 10 years, realistically.
- Loss of green space if developers remove trees or pave over natural areas.
- Increased heat island effect from large concrete structures.

6. Safety & Privacy Issues

- More people mean less familiarity among neighbors, potentially reducing neighborhood watch effectiveness.
- Overlooking windows from tall condos can invade the privacy of existing homes.

7. 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.

To 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 increased living costs outweigh the potential benefits, making this a bad idea for long-term residents.

We call on the City to freeze all approvals until independent reviews of traffic, heritage, and community impact are completed and to learn from the past: The Star's 2010 article is a warning. Vaughan must not become another example of failed leadership.

We look forward to meeting you on June 2nd. Our coalition will attend the meeting to express our concerns. We expect your full attention to these concerns—not just performative nods. The time for transparency is now.

Sincerely,

Jay, Pardeep, & Jasneet Pabila

Wainfleet Cres, Woodbridge, Ont.
Klein Estates