

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Pine vally drive construct
Date: Thursday, May 29, 2025 2:52:10 PM

C52.
Communication
CW(PM) – June 4, 2025
Item No. 4

From: Sima Patel [REDACTED]
Sent: Thursday, May 29, 2025 1:50 PM
To: Clerks@vaughan.ca
Subject: [External] Pine vally drive construct

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Hi there,

I am contacting you regarding the OPA and ZBA applications at 10390 Pine Valley Drive to construct two towers of high-rise condo buildings.

My neighbours and my family are all very concerned with this development. I do not believe the infrastructure in the area cannot support this development. This will cause a severe traffic on Pine Valley as it's only one lane road, and there is no room to expand as well as there is no public transit, and the condo residents will all need to drive. Also, is there enough municipal servicing capacities to handle the water demand and sewer flows? The density on this land is significantly high compared to the rest of the area and the water and sewer infrastructure probably did not estimate this development in their design.

Also, high-rise condo directly adjacent to low residential area does not make sense, especially when this site is not even fronting on the main road but rather tucked in the low residential area.

I trust the City Planning, Transportation and Municipal Servicing staff do their best to make the right decision, but Planning should consider the existing residents in this neighbourhood as well, since most of the residents who bought these homes wanted to move there to avoid high traffic and noise from highly urbanized areas.

Thanks for your consideration and please feel free to reach out with any questions,