

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2025****COMMUNICATIONS**

<b><u>Distributed May 30, 2025</u></b>	<b><u>Item No.</u></b>
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C3. Paul and Sandra Di Benedetto, Old Humber Crescent, Vaughan, dated May 22, 2025	3
C4. Rita and Richard Marcolini, Old Humber Crescent, Kleinburg, dated May 22, 2025	3
C5. John Giancola, dated May 23, 2025	3
C6. Giulia and Ennio Quattrociocchi, dated May 24, 2025	4
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C17. Saleem Tahir, Wainfleet Crescent, Woodbridge, dated May 27, 2025	4
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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2025****COMMUNICATIONS**

<b><u>Distributed May 30, 2025 continued</u></b>	<b><u>Item No.</u></b>
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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2025****COMMUNICATIONS**

<b><u>Distributed May 30, 2025 continued</u></b>	<b><u>Item No.</u></b>
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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2025****COMMUNICATIONS****Distributed May 30, 2025 continued****Item No.**

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| C60. James and Evelina Sciacca, Old Humber Crescent, Kleinburg, dated May 22, 2025                                   | 3  |
| C61. Stephen Albanese, Arcadis Professional Services (Canada) Inc., St. Clair Avenue W., Toronto, dated May 27, 2025 | 10 |

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| C62. Confidential memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 31, 2025 | 4 |
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**Distributed June 2, 2025**

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| C63. Hetal Varma, Vaughan, dated May 30, 2025   | 4 |
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| C68. Jay, Pardeep and Jasneet Pablia, Wainfleet Crescent, Woodbridge, dated June 1, 2025  | 4 |
| C69. Luca and Jacquelyn Stillo, Vaughan, dated June 2, 2025                               | 4 |
| C70. Susan Minicucci, Wainfleet Crescent, Vaughan, dated June 1, 2025                     | 4 |
| C71. Ivana Pagliaroli and Frank DeBellis, Heathcote Drive, Woodbridge, dated June 2, 2025 | 4 |
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| C73. Gurkaran Shetra, Vaughan, dated June 1, 2025   | 4 |
| C74. Jasman Bains, Vaughan, dated June 1, 2025  | 4 |

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## COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2025

### COMMUNICATIONS

#### Distributed June 2, 2025 continued

C75.	Selvy Kanagalingam, Vaughan, dated May 30, 2025	4
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C77.	Manisha and Rakesh Sanger, Old Humber Crescent, Kleinburg, dated June 1, 2025	3
C78.	Lilia Falconi, dated June 1, 2025	6, 7, 8 & 9
C79.	Carmela Palkowski, Bolton, dated June 2, 2025	6, 7, 8 & 9
C80.	Vince and Antonia Anzelmo, Vaughan, dated June 2, 2025	6, 7, 8 & 9
C81.	Mary Leone, Bolton, dated June 2, 2025	6, 7, 8 & 9
C82.	Toni Peluso, Bolton, dated May 31, 2025	6, 7, 8 & 9
C83.	David Venier, Knoll Haven Circle, Bolton, dated June 1, 2025	6, 7, 8 & 9
C84.	Christina Almeida, dated June 2, 2025	6, 7, 8 & 9
C85.	Nick Pileggi, Macaulay Shiomi Howson Ltd., Annette Street, Toronto, dated May 30, 2025	10
C86.	Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated May 30, 2025	10
C87.	Leigh McGrath, Urban Strategies, Spadina Avenue, Toronto, dated June 2, 2025	10
C88.	Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025	10
C89.	Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025	10
C90.	Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 2, 2025	10
C91.	Presentation material	8
C92.	Michael Rizzello, Seraville Street, Vaughan, dated June 2, 2025	4

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**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JUNE 4, 2025**

**COMMUNICATIONS**

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**Distributed June 2, 2025 continued**

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C94.	Angela Giancaterini-Rizzello, Seraville Street, Vaughan, dated June 2, 2025	4
C95.	Japjot Lail, Vaughan, dated June 2, 2025	4
C96.	Foster Kwon, Vaughan, dated June 2, 2025	4
C97.	Christina Chiefalo, Vaughan, dated June 2, 2025	4

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to proposed Townhouse Development  
**Date:** Friday, May 23, 2025 8:57:35 AM

**C1.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 3**

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**From:** Abdul Haleem Tayyab [REDACTED]  
**Sent:** Thursday, May 22, 2025 10:26 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Objection to proposed Townhouse Development

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May 22, 2025

Vaughan City Council

Office of the City Clerk

2141 Major Mackenzie Dr.

Vaughan, ON L6A 1T1

Re: Strong Objection to Proposed Townhouse Development at 10990  
& 11010 Highway 27

Files: OP.24.0144, Z.24.026, and 19T.24V007 – 2847382 Ontario Inc.

Dear Honourable Members of Vaughan City Council,

We write with deep concern and strong opposition to the proposed development of twenty (20) townhomes at 10990 & 11010 Highway 27, immediately adjacent to the Kerrowood Estates subdivision.

This plan represents a significant and unacceptable departure from the foundational principles upon which our estate neighbourhood was built.

The Kerrowood Estates community is a rare enclave of estate homes, defined by large, private lots, expansive landscaping, and architectural consistency. These homes were designed and built under the clear

understanding that this area would remain a low-density, estate-style community, preserving the peaceful, natural character that makes it unique. The introduction of townhouses into this context violates that premise and erodes the trust residents placed in municipal planning policies.

The ethical issue here is paramount: altering the character of a purpose-built estate community to accommodate incompatible density constitutes a breach of public faith and planning integrity.

From a safety perspective, the proposed access point to Highway 27 is of particular concern. Highway 27 is already under traffic pressure, and the addition of multiple houses with several vehicles—poses a significant traffic hazard.

Furthermore, this development raises serious concerns regarding security. Estate communities like ours rely on open space, limited entry points for safety of our children and old age residents.

The environmental impact must also be considered. Densifying this parcel would require the removal of mature trees, disruption to existing drainage systems, and significant alteration of the land's topography. These changes degrade the natural beauty and environmental health of the area—features that were key in attracting homeowners to this community in the first place.

We urge Council to consider the long-term consequences of introducing such a jarring and inappropriate use into a well-established estate zone.

We therefore call on Vaughan Council to reject the proposed amendments and subdivision plan in full.

We appreciate your attention to this urgent matter and request to be notified of all future proceedings or meetings related to this matter. Regard!

Abdul Tayyab & Tahira Akhtar

■ Old Humber Cres Kleinburg

L0J 1C0

Kerrowood Estates Residents

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to the Proposed Development 10990 and 11010 Highway 27, Kleinburg  
**Date:** Friday, May 23, 2025 2:53:50 PM

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**From:** Philip Carusi [REDACTED]  
**Sent:** Friday, May 23, 2025 2:52 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Opposition to the Proposed Development 10990 and 11010 Highway 27, Kleinburg

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## **Vaughan City Council**

Dear Members of City Council,

We are formally writing to express our opposition to the proposed development of 20 townhouses on the property adjacent to Kerrowood Estates. This area was approved by the City of Vaughan as an estate subdivision, with very specific By-laws to protect the investment of each homeowner. 10990 and 11010 Hwy 27 are currently zoned as commercial, adjacent to these properties is BLK 45 which was originally green space for Kerrowood Estates as BLK 45 did not fulfill the By-law requirements in place to allow the construction of a residential home. On July 15, 1999, at the request of the Kerrowood Estates Owners Inc. (the Kerrowood Residents Association) the City of Vaughan approved servicing works to be undertaken, for the construction of a pumping station and sanitary sewer which connected to the City's sanitary system.

Pursuant to the Municipal Act, Council enacted By-law 240-98 and By-law 357-98 to facilitate the works. An agreement was entered by the City, Kerrowood Estates Owners Inc. and Banca Commerciale Italiana to provide for the construction of the works, the finding of the works, and the collection of the cost from the benefitting lot owners. By-law 240-98 provides that the cost of the works is to be charged to the benefitting owners, By-law 357-98 provides that interest on the total cost per property shall be charged from the date of the first advance of funds until fully paid.

The construction of this pumping station and sanitary sewer system was designed for the 40 homes, volumes, flow, environmental impact, etc. The proposal of adding an additional 20 homes is very concerning for the current infrastructure and most

importantly the potential environmental impact. The storm water collection pond is also designed to accommodate current development flow capacities. This storm water pond is adjacent to the Humber River and a fast conservation space. Increasing storm water drainage / collection from the proposed development has a potential for significant concerns with the wildlife and contamination of the Humber River.

A safety concern with the turning lane into and out of this proposed development. Already a real issue with the traffic volume on Hwy 27. On any given day, being in the turn lane trying to enter Kerrowood Estates is dangerous. Southbound traffic frequently uses the turning lane as a passing lane to overtake southbound traffic. Adding potentially 60 plus vehicles from the proposed development will only magnify this already dangerous situation (head on collision).

We respectfully request the Members of City Council to reject this proposed development and preserve the integrity of our community, its original official City approved plan, and the massive investments made by each Kerrowood Estates property owner, preventing the lowering property values if this proposed development is approved.

Thank you for the opportunity to express our strong opinions, and your time taken to review this letter. Please keep us informed on any news regarding this matter.

Sincerely,

Philip and Linda Carusi

A solid black rectangular box used to redact the signature of Philip and Linda Carusi.



**Paul and Sandra Di Benedetto**

████ Old Humber Cres  
Vaughan, Ontario L0J 1C0  
████████████████████  
████████████████

**C3.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 3**

May 22, 2025

**Vaughan City Council**

**Subject: Formal Opposition to Proposed Development Adjacent to Kerrowood Estates**

**File No: OP.24.0144, Z.24.026 and 19T.24V007**

**2847382 Ontario Inc.**

**10990 & 11010 Highway 27**

Dear Members of City Council,

We are writing to formally express our strong opposition to the proposed development of 20 townhomes on the property adjacent to our estate community, which consists of approximately 40 custom homes, each valued at over \$4 million, with several exceeding \$10 million. This proposal presents numerous concerns that directly affect the character, safety, and integrity of our neighbourhood.

First and foremost, the density and scale of the proposed development are entirely inconsistent with the nature of our community. The estate lots in our area were designed to offer privacy, low traffic, and a serene residential setting. The introduction of a high-density townhome complex undermines the existing zoning character and will inevitably diminish the property values of the surrounding homes.

Equally troubling is the proposed access point to the Highway 27, the main road of ingress and egress. Traffic along this corridor is already substantial, particularly during peak hours. The addition of 20 new households—with multiple vehicles each—will significantly increase congestion and create further safety risks at an already busy intersection. We are deeply concerned about the potential for increased accidents and reduced quality of life for both current residents and future occupants of the development.

Further, we believe this development may place undue strain on local infrastructure and utilities, which were not designed to accommodate such a concentrated increase in usage. There are also valid concerns about environmental impact, including reduced green space, increased surface runoff, and the loss of mature trees and natural drainage areas.

The approval of this project would set a concerning precedent. Allowing medium- to high-density developments to encroach upon established estate communities compromises long-term planning principles and opens the door for further incompatible projects.

We respectfully urge the Council to reject this proposal and preserve the integrity of our community. We also ask that the voices of current residents be prioritized in future planning discussions that may affect our neighbourhood.

Thank you for your time and attention to this matter. We would appreciate being kept informed of any public hearings or meetings related to this development.

Sincerely,

**Paul and Sandra Di Benedetto**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to Proposed Townhome Development near Kerrowood Estates  
**Date:** Monday, May 26, 2025 8:28:25 AM

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**From:** Rita Marcolini [REDACTED]  
**Sent:** Saturday, May 24, 2025 2:39 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Gina Ciampa <[Gina.Ciampa@vaughan.ca](mailto:Gina.Ciampa@vaughan.ca)>  
**Subject:** [External] Opposition to Proposed Townhome Development near Kerrowood Estates

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Rita & Richard Marcolini  
[REDACTED] Old Humber Crescent  
Kleinburg, Ontario L0J 1C0  
[REDACTED]

May 22, 2025

To: Vaughan City Council

Subject: Opposition to Proposed Townhome Development near Kerrowood Estates  
File Nos.: OP.24.0144, Z.24.026, and 19T.24V007  
Address: 10990 & 11010 Highway 27 – 2847382 Ontario Inc.

Dear Council Members,

I am writing to formally express my strong opposition to the proposed development of 20 townhomes immediately adjacent to our residence at 71 Old Humber Crescent. This project raises several serious concerns not only for our estate community as a whole but for our family and home in particular, as we would be directly affected by both construction and the long-term consequences of this development.

Our home is located right next door to the proposed site, and the disruption this project would cause is deeply concerning. From the constant construction noise, dust, and debris during the build phase, to the long-term invasion of privacy, increased traffic, and potential light and noise pollution—this development would have a significant and negative impact on our everyday quality of life.

The introduction of high-density townhomes is not in keeping with the character of our estate neighbourhood, where each home was designed to offer peace, space, and privacy. A development of this nature directly beside our home would eliminate those values. The proximity of this project would likely result in a permanent loss of green views, heightened noise levels from clustered homes and vehicles, and a diminished sense of security and tranquility that our family has long cherished.

Furthermore, the increased traffic and congestion on Highway 27—which serves as the primary access point—is already a concern. The additional vehicle volume from 20 new homes would worsen this, making it more dangerous and stressful to enter and exit our neighbourhood.

Lastly, approving this project so close to custom estate homes sets a harmful precedent for future planning, where carefully curated neighbourhoods could be gradually eroded by incompatible, high-density builds.

I respectfully urge Council to reconsider and reject this proposal. We ask that existing residents—especially those most directly impacted—be prioritized in planning decisions moving forward.

Thank you for your time and consideration. Please keep me informed of any meetings or public consultations regarding this development.

Sincerely,  
Rita & Richard Marcolini

**C5.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 3**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] FW: Applicant 2847382 ontario Inc  
**Date:** Monday, May 26, 2025 8:28:42 AM  
**Attachments:** [signature\\_newlogo.png](#)  
[signature\\_newlogo.png](#)

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**From:** John Giancola [REDACTED]  
**Sent:** Saturday, May 24, 2025 9:28 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] FW: Applicant 2847382 ontario Inc

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Thank you,  
**John Giancola**



----- Original message -----

**From:** John Giancola [REDACTED]  
**Date:** 2025-05-23 10:53 p.m. (GMT-05:00)  
**To:** [clerks@vaughn.ca](mailto:clerks@vaughn.ca)  
**Subject:** Applicant 2847382 ontario Inc

I live at 26 forest heights.  
I'm opposed to this application

For the 20 towhomes dwelling,

High way 27 is already very congested with traffic ,

And our neighbourhood are all

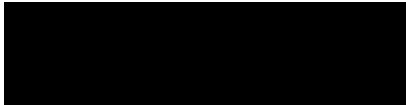
Estets lots bringing townhomes here it will gretely depreciate

The value of our homes and the communities.

I'm straight against it.

Thank you,

**John Giancola**



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Proposed Condo Development 19T-25V002  
**Date:** Monday, May 26, 2025 8:28:08 AM

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**From:** Giulia Grossi [REDACTED]  
**Sent:** Saturday, May 24, 2025 9:07 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Ennio Quattrococchi [REDACTED]  
**Subject:** [External] Objection to Proposed Condo Development 19T-25V002

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Dear Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pinevalley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

1. **Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.
2. **Overburdened Infrastructure:** The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.
3. **Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.
4. **Environmental Impact:** Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,  
Giulia and Ennio Quattrociochi

C7.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] OP.25.003 / Z.25.004 related applications 19T-25V002  
**Date:** Monday, May 26, 2025 11:42:42 AM

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**From:** Frank Riviglia [REDACTED]  
**Sent:** Monday, May 26, 2025 11:22 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Frank Riviglia [REDACTED]  
**Subject:** [External] OP.25.003 / Z.25.004 related applications 19T-25V002

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Good Morning

We are the owners of [REDACTED] Winthrop Cres – Lot [REDACTED]

On May 24<sup>th</sup>, 2025, around 6pm someone was going from house to house putting this Notice of Public Meeting 5-page document on people's door handles of their homes for June 4<sup>th</sup>, 2025.

There was no doorbell ring or knock to notify us of this document: so, I have a few questions and concerns/ objections of this potential zoning change in my neighbourhood.

1. Why are we being notified so late seeing that the hearing is on June 4<sup>th</sup>? Why were we not given proper notice of this big change in a mostly home residential estate area with some luxury townhome builds?
2. These types of Structures are not in line to what has been built or continues to be built in the area including the applicant Country wide Homes.
3. The size of these structures will create problems with current main infrastructure in the area which cannot be expanded like Pine valley 2 lanes from Major Mackenzie northwards and Teston road west of Pine Valley. Current traffic continues to grow with line up of Vehicles in the morning and nights on Pine valley and this still does not have the homes Country Wide is completing and yet released to their new homeowners.
4. These structures will add a minimum of 500-1000 vehicles on these side streets which cannot support the volume not alone the main streets.
5. These structures will infringe on people's privacy being 10 and 12 storeys. People did not spend this type of money to have such sized structures be built in their back yard.



We do not want such buildings in our backyards, the zoning in this area was not planned for these types of Structures nor should it be changed to appease Country Wide Homes.

Given the proper(longer) notification time I'm sure there will be a big uproar in the area, of current and yet to be future residents.

This area was planned for more green space for families not the eye sore and problems these structures will bring to our backyards. I am sure that the current buyers of the Country Wide Homes yet to be occupied would not have purchased with this builder, in this location in seeing what they first presented to what Country Wide Homes is trying to Change.

To put it simply, We Strongly Object to this Proposal to try Chang the zoning from what has been planned and approved by City of Vaughan.

Regards

Frank & Anna Riviglia  
Owners

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] RE: Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)  
**Date:** Monday, May 26, 2025 12:05:26 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

**C8.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** Anthony Venuto [REDACTED]  
**Sent:** Monday, May 26, 2025 12:03 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Cc:** [REDACTED] [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] RE: Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

**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.

Hello Councillor DeFrancesca,

As a resident of Ward 3, I am writing to express my deep concern and opposition to the proposed development application by Country Wide Homes (Pine Valley Estates) Inc., which seeks to permit two high-density residential buildings (10 and 12 storeys), podium townhouses, and single detached homes at 10390 Pine Valley Drive — near the corner of Pine Valley Drive and Teston Road.

This development proposal raises multiple, serious planning concerns and I respectfully urge you to stand with local residents in opposing or deferring this application until these issues can be meaningfully addressed.

### **1. Traffic Congestion and Road Capacity**

Although Teston Road was recently extended, the surrounding road network — including Pine Valley Drive and Rideout Court — remains largely **one-lane in each direction** and **residential in character**. The additional 537 residential units will **overwhelm this limited road infrastructure**, particularly during peak hours. Pine

Valley already functions as a through-road with limited turning lanes, and congestion is likely to worsen significantly.

There is no indication that adequate traffic mitigation measures have been proposed or that the road network has capacity to absorb this scale of intensification.

## **2. Lack of Nearby Amenities and Infrastructure**

This development pocket is **still emerging**, and we currently **do not have nearby schools, retail, or transit infrastructure** to support such density. Approving this project now — before essential amenities are in place — will **overburden existing systems** and reduce the quality of life for both new and existing residents.

Where are the schools, grocery stores, public transit options, and community services to support 500+ new units?

## **3. Environmental Concerns**

The subject lands are adjacent to **Environmental Protection (EP) and Open Space (OS1) zones**, including conservation areas. Large-scale high-rise development in such proximity to natural lands presents **significant risks to local wildlife, trees, stormwater runoff, and ecosystem stability**.

Has a full Environmental Impact Study been made available to the public? How is the City ensuring this development does not encroach on protected or sensitive areas?

## **4. Compatibility with Existing Neighbourhood**

This proposal represents a **drastic increase in density and height** compared to the surrounding low-rise residential neighbourhoods, where homes are largely 2-storey and set in suburban form. It is incompatible with the existing urban fabric and will alter the character and feel of this unique area.

This is not just a matter of height — it's about scale, transition, and respecting the context of the community.

## **5. Stormwater and Flood Risk**

Given the surrounding green spaces, it is unclear how the proposed density will manage **increased stormwater runoff**. With climate risks rising, we cannot afford to overlook potential **flooding or drainage issues**, particularly so close to conservation lands.

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## **Request**

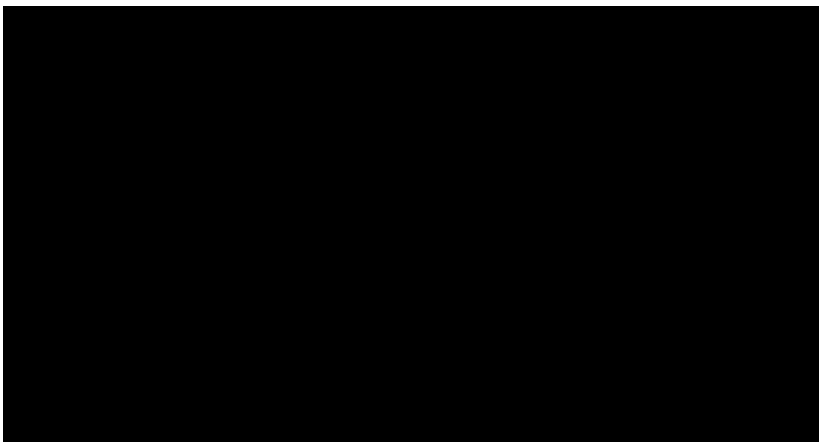
I respectfully ask that you **oppose or seek to defer** this application until proper traffic, infrastructure, and environmental studies can be reviewed **with full community consultation**. The residents of Ward 3 deserve a development process that puts public interest, sustainability, and livability first — not simply maximum density.

I also request that you help ensure this application receives **thorough public scrutiny** and that **a detailed response is provided to all community concerns** raised before and during the June 4, 2025 public meeting.

Thank you for your time and service to our community. I would be happy to discuss this issue further or assist in any way to preserve the integrity and livability of our neighbourhood.

Sincerely,

**Anthony Venuto** - Ward 3 Resident



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] OPA 19t-25v002 - 10390 Pine Valley Dr  
**Date:** Monday, May 26, 2025 3:27:22 PM

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**C9.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** Mijin Lee [REDACTED]  
**Sent:** Monday, May 26, 2025 3:27 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] OPA 19t-25v002 - 10390 Pine Valley Dr

**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.

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,  
Mijin



MILLER THOMSON LLP  
SCOTIA PLAZA  
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MILLERTHOMSON.COM

May 23, 2025

Sent via E-mail

[Weston7@vaughan.ca](mailto:Weston7@vaughan.ca)

David Tang

Direct Line: +1 416.597.6047  
dtang@millerthomson.com

File No. 0070704.0864

City of Vaughan  
Office of the City Clerk  
Policy Planning and Special Programs  
Planning and Growth Management  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**C10.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 10**

Attention: Weston and Highway 7 Secondary Plan Project Team

**Re: Submissions and Comments on Draft #5 Weston 7 Secondary Plan  
Home Depot of Canada Inc.'s Lands - 140 Northview Boulevard**

We are the solicitors for Home Depot of Canada Inc. (“**Home Depot**”), the owner of 140 Northview Boulevard, in the City of Vaughan, on which a warehouse-format retail facility is located (“**Home Depot Lands**”). The Home Depot Lands are located within the Weston 7 Secondary Plan (“**W7SP**”) area boundary, situated between Chrislea Road to the north, Northview Boulevard to the south, between Weston Road to the west and Northview Boulevard to the east.

We wanted to start with a reminder that it is Home Depot’s intention to continue operating its store at the Home Depot Lands. Its ownership of the property ensures it can continue providing home improvement goods and services to all of the new residents of the W7SP lands, through to and beyond W7SP’s timeframe and 2051 build-out date. That intention lies behind our client’s comments, along with a strong desire to ensure that Home Depot can remain supportive of and serve the new development and residents contemplated by W7SP, particularly as new residents move in and have the most need for Home Depot.

#### **PRIOR COMMENTS TO W7SP DRAFTS**

On behalf of Home Depot, MacNaughton Hermesen Britton Clarkson Planning Ltd. (“**MHBC**”) and Miller Thomson LLP provided submissions regarding the first three drafts of the W7SP. A summary of those comments on the first 3 drafts (dated September 2023, October 2023 and October 2024) are attached to this letter as **Appendix 1**. This submission letter, prepared with the assistance of SGL Planning and Design Inc. supplements the previous submissions and provides Home Depot’s comments regarding the revised Draft #5 of W7SP.

#### **DRAFT #5 COMMENTS**

Home Depot wishes to thank the City for their time and effort towards the proposed Secondary Plan. A series of modifications have been made, even in this last Draft #5, that are responsive

to our client's previous comments. Home Depot is very much appreciative of Planning staff's attempts to seriously address its concerns.

The following are the remaining Home Depot comments on Draft #5 of the Weston 7 Secondary Plan ("W7SP").

## 1. Compatibility As Gating Issue

Proposed policy 3.6 in the W7SP is intended to ensure any new development and/or redevelopment of lands within the secondary plan area is compatible with the existing and planned community context, including the lands adjacent to the secondary plan area in terms of height, massing, orientation, landscaping, streetscape, and lotting among others.

Policy 3.6 should require a stronger emphasis on prescreening developments and/or redevelopments for compatibility with existing uses such as Home Depot's which have demonstrably greater impact on sensitive uses than other commercial uses contemplated for the W7SP area.

Home Depot's suggestion is designed to provide clearer procedural emphasis on compatibility to shape how applications for sensitive uses are assessed at the front end. Home Depot's view is that compatibility between its operations, which will be there for many years/decades, should be a fundamental gating issue or preliminary consideration. If compatibility cannot be assured, there is little value in proceeding to consider other issues which may have other solutions, whether those be access or built form. Policy 3.6 should more clearly highlight that compatibility is a key issue to be demonstrated with the following modification:

3.6

- a) All development within WESTON 7 must demonstrate compatibility shall be compatible with the existing and planned community context, including the existing context of lands adjacent to WESTON 7. Built-form will be the key determining factor for the types of development permitted. The concept and definition of compatible development is intended to ensure that all new development enhances the image, livability and character of WESTON 7 as it evolves over time. Compatible development shall be considered in the evaluation of all development proposals throughout WESTON 7. The following shall be considered when evaluating the compatibility of development proposals...

## 2. Sensitive Land Use Compatibility

The deletion in Draft #5 of the words "non-residential and major streets" in Policy 4.1.4(b) and replacement with the new concept "major facilities" is potentially the most problematic change in that new Draft #5. That Policy required consideration of compatibility between new development and existing facilities which have potential for being incompatible with a new sensitive use, studying the situation and ensuring any necessary mitigation is both identified and implemented. If a warehouse format



retail facility like a Home Depot store is not clearly identified as a major facility, the issue of compatibility may not be identified as requiring study. The original wording did that. The Provincial Policy Statement, 2024's definition of a major facility is too ambiguous and circular to provide guidance:

Major facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

WESTON 7 should identify that a warehouse format retail facility is a major facility and/or "may require separation from sensitive land uses" to ensure any nearby development proposal considers their impacts in a Land Use Compatibility Study and/or Impact Feasibility Study.

One suggestion is for a new stand-alone provision (at the end of 4.1.4) to simply state that: "A warehouse format retail facility is deemed to be a major facility for the purposes of Policy 4.1.4. b)."

The other option is to integrate that into Policy 4.1.4. b) as set out below.

We would be prepared to discuss other ways that could be implemented, for example by referencing a minimum floor area.

Furthermore, Policy 4.1.4 only requires an application to "identify" mitigation measures. Identification of a solution is not the same as ensuring or requiring the solution to be implemented properly so the adverse impacts are reduced to an acceptable level. For example, the identified solution may be impractical, outrageously expensive or may require cooperation from third parties (including the source of the noise, odour or vibration) that cannot be obtained. The policy should therefore emphasize more than "identification". Instead, it should "ensure" the required mitigation measures are secured and implemented before development can proceed.

#### 4.1.4

- a) Proposals for any form of development in proximity to an existing and/or planned/approved land use within WESTON 7 shall have regard for potential adverse impacts.
- b) Proposals for residential development and/or other sensitive land uses in proximity to existing industry and other existing major facilities (including warehouse retail facilities) and transportation infrastructure - particularly proximity to Highways 400 and 407 - shall demonstrate compatibility through the preparation of a Land Use Compatibility Study and/or Impact Feasibility Study to avoid, and when avoiding is not possible, identify ensure appropriate measures to mitigate adverse impacts are secured and implemented prior to any development or





redevelopment. Such a study shall be completed in accordance with relevant Ministry of Environment, Conservation and Parks guidelines, in accordance with the VOP, to the satisfaction of the City and in consultation with other agencies, as required and should be peer reviewed at the proponent's cost.

Any recommended on-site and off-site mitigation measures identified in the Land Use Compatibility Study shall be implemented by the applicant at their expense. Further, through the development approvals the city may require the applicant to satisfy the following:

- i. The inclusion of any necessary conditions of Draft Plan or Site Plan Approval that implements the recommendations of the Land Use Compatibility Study;
  - ii. The inclusion of any necessary provisions in the Site Plan Agreement that certifies that the building plans implement the recommendations of the Land Use Compatibility Study prior to building permit issuance; and
  - iii. The inclusion of any recommended warning clauses with respect to the potential impact of Environmental Noise, Air Quality and Hazards be included in the Draft Plan of Subdivision Agreements, Site Plan Agreements, Condominium Agreements and Purchase and Sales Agreements.
- c) With specific reference to the impacts of noise and vibration, proposals for the development of residential and/or other noise sensitive land uses shall have regard for potential noise and vibration impacts from existing industry and other existing non-residential uses, major streets and transportation infrastructure within and in proximity to WESTON 7. Such proposals shall include a noise and vibration study to the satisfaction of the City and in accordance with the Ministry of Environment, Conservation and Parks Land Use and Compatibility Guidelines in order to:
- i. ~~Identify~~ Ensure any appropriate measures to mitigate adverse impacts from the source of noise and/or vibration are secured and implemented prior to any development or redevelopment; and
  - ii. Ensure noise compliance for adjacent regulated industries is maintained.

### 3. Existing Use Policies

The amendments to Policy 4.1.3 in Draft #5 trigger the need to consider how the policies that recognize the continuing need for Home Depot stores to evolve will be carried through in Weston 7 and in Vaughan Plan 2025. Policy 13.31.1 of the 2010 Vaughan Official Plan recognizes that the Home Depot use will be continue and needs to respond to the needs of its customers. Our client suggests that the policies in Policies 13.31.1.2 and 13.31.1.3



be carried forward on a site specific basis, as follows:

On the lands identified on Map XXXX:

- a. expansions or extensions of existing uses; and,
- b. the development of additional commercial buildings with a maximum height of two storeys only on the lands not occupied by a building as of the time of adoption of this Plan.

The development permitted shall be in accordance with the following:

- a. Notwithstanding any other Policy, *retail* uses may exceed 50% of the total gross floor area of all uses on the lot.
- b. Notwithstanding any other Policy, low-rise buildings are permitted on the lands identified on Map XXXX.

#### 4. Schedule 1 – Land Use Designations

The proposed Mixed Use II area (found in Schedule 1) for the Home Depot lands represents an artificial allocation of what lands to that designation that fails to adequately consider alignment with the northern boundaries of adjacent Mixed Use II areas and for no apparent reason fails to keep that designation contiguous along the Northview Boulevard frontage.

The Mixed Use II designation on Schedule 1 should include the entire area between the Home Depot Lands' western boundary with the lands now owned by Wedgewood Columbus Limited ('**Wedgewood**') to its eastern boundary with the northerly extension of Northview Boulevard, and it should be as deep, in its north-south dimension as the Mixed Use II area on the Wedgewood lands.

Comment 6 below explains why the identification of the Park on the south/west corner of the Home Depot land are inappropriate given the uncertainty about when (if ever) those Parks can be provided to new residents given Home Depot's multi-decade intentions for these lands. As a result, the entire southern frontage of the Home Depot Lands should therefore be designated Mixed Use II to the same depth as the Wedgewood lands to the west as previously shown on **Draft #4**.

We recognize that this is not the approach the City took on the south side of Northview Boulevard at the very eastern edge of those lands. Home Depot's proposal would not result in eastern edge of the Mixed Use II block lining up linearly with the Mixed-Use II block on the south side of Northview Boulevard. There is no inconsistency with the planning principles behind that designation however. It is clear that the Mixed-Use II block on the south side of Northview Boulevard is constrained on its east side by how the Colossus Drive extension north of Highway 7 swings past those lands. The Colossus Drive Extension is located further west while it is south of Northview Boulevard. We



assume your staff concluded that there was not enough room for a reasonably sized Mixed Use II block between the Colossus Drive extension and Northview Boulevard in that location. On the Home Depot Lands, Northview Boulevard itself is the natural and appropriate eastern boundary of this designation and there remains significant room between that Mixed Use II area and Highway 400.

The following Figure 1 is that portion of the revised Schedule 1 showing the natural proposed alignment of the Mixed Use II area.



**Figure 1:** Proposed Changes to Schedule 1 – Weston 7 Land Use Designations

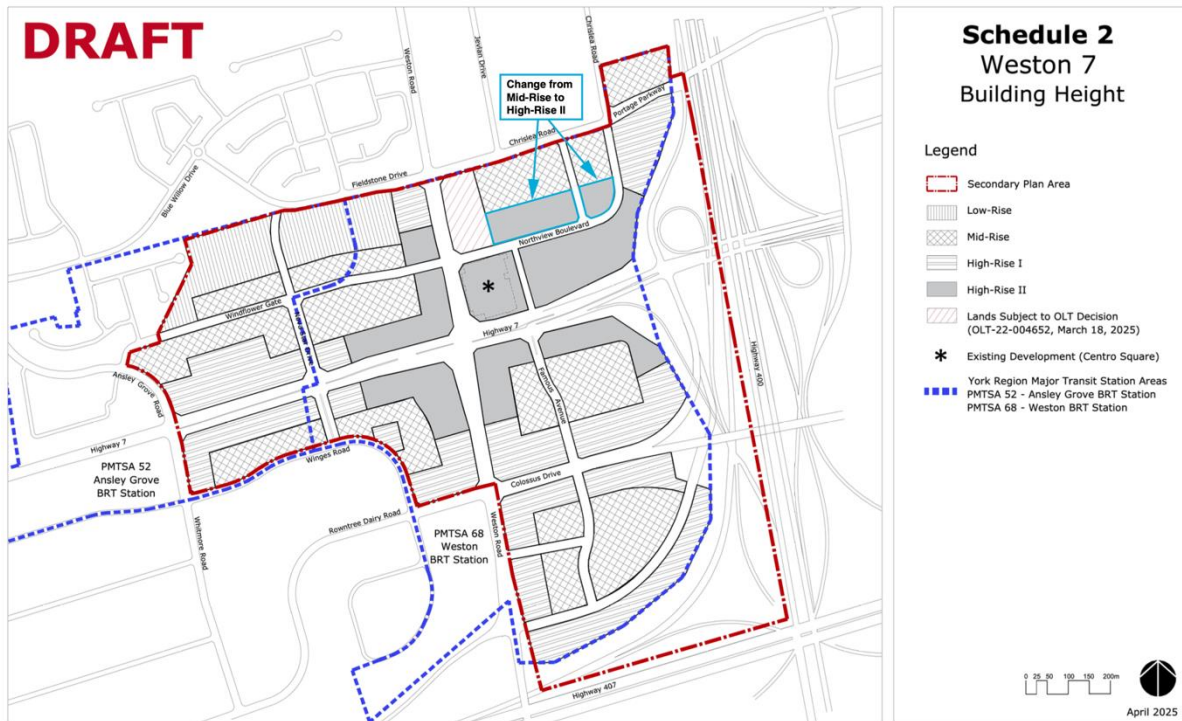
## 5. Building Heights in Schedule 2

There is a mismatch between the building height mapping and the land use designation mapping in Schedule 1 and Schedule 2 of Draft #5. The building height boundaries on the Home Depot's lands in Schedule 2 should match the delineation of land use designations in Schedule 1. More specifically, the area labelled High Rise II in Schedule 2 should be the same as the area designated Mixed Use II in Schedule 1 (as modified pursuant to our comments in Comment 4). There is no rationale for the height limits to decrease because the distance between the northerly limit of these Mixed Use II areas and the Employment Commercial Mixed-Uses north of Chrislea Road remains the same in an east/west direction. That distance, which should be the same as implemented on the Wedgewood lands, provides an appropriate transition between residential development at these heights and those Employment Commercial uses to the north. That principle was not challenged as part of the hearing resulting in the recent Ontario



Land Tribunal decision for the Wedgewood development applications in OLT-22-004652 (leave to appeal sought on different grounds).

Additionally, based on comment 6 below, once the proposed Park is removed from the Home Depot Lands, the building heights in that location should be consistent with the adjacent High-Rise II heights to the east and west as proposed in **Figure 2** below.



**Figure 2:** Proposed Changes to Schedule 2 – Weston 7 Building Height

## 6. Identification of Parks

Unfortunately, despite Home Depot's earlier comments on the identification of proposed Parks on the Home Depot Lands in Schedule 1 – Land Use Designations, a proposed Park remains in Draft #5.

W7SP emphasizes the crucial importance of providing 10.0 hectares of parkland in Weston 7 as it will, "serve as the core of the parks system and shall not be substituted by other forms of open space" (Policy 6.2.a). It is clear that these Parks are necessary to accommodate the future population growth expected for Weston 7. As mentioned several times already, Home Depot has no intention of abandoning its store and redeveloping its land at this time. Identifying a Park on Home Depot lands which cannot serve that function for potentially decades, while new residents move into the W7SP area will mean needed Park land will not be provided on lands where new residential development is more likely to occur in the short and medium term. Those new residents will be deprived of the necessary park space W7SP itself recognizes as being crucial.





Our client's suggestion is as follows:

The Park on the south side of Northview Boulevard be deleted and the Park on the north east of Northview Boulevard closest to Weston Road on the Home Depot Lands be relocated to the south side of the road to provide for more balanced park coverage for the Secondary Plan. Please refer to **Figure 3** for the changes. That creates a more centrally located Park that will provide park amenity for the existing residential development located at 7777 Weston Road (northeast corner of Weston 7 and Highway 7). Figure 4 shows the final suggested Schedule 3.



**Figure 3:** Proposed Changes to Schedule 3 – Weston 7 Pedestrian Realm Network





**Figure 4:** Modified Schedule 3 – Weston 7 Pedestrian Realm Network

There are a number of additional reasons these modifications represent good planning. Relocating that Park on the south side of Northview Boulevard will also provide greater separation between new sensitive residential development which may be constructed on the south side of Northview Boulevard and Home Depot's loading docks, garden centre activity, truck traffic and truck entrance on the south side of the Home Depot Lands. The extra separation distance provided by the relocated Park will help mitigate noise and other impacts from Home Depot, making it more likely that sensitive residential development will be feasible while Home Depot continues to operate.

Additionally, the proposed location of the Park in Draft #5 is too close to the other Park just north across Northview Boulevard and thus contributes very little to park accessibility in the Secondary Plan Area.

## 7. Provision of Elementary School

Home Depot continues to be concerned about the identification of an Elementary School site on the Home Depot Lands given its intention continuing to operate its store even as the balance of the W7SP welcomes new residents.

There can be no question that an Elementary School is a crucial public facility that needs to serve the forecasted 16,000 future residents. No provision for schools west of Weston Road has been made at all. As such, W7SP should not rely on Home Depot's Lands to provide for such an amenity when it has no intention of



redevelopment in conjunction with the W7SP.

Not only is the timing problematic; the location appears to be ill-conceived given where most of the new residents will live.

Policy 2.2 d.'s Table 1 makes it clear the North-West Quadrant of Weston 7 is expected to generate more new residents (4,316) than the North-East Quadrant (3,421). If the Elementary School site remains in the North-East Quadrant on the Home Depot Lands, that means more young children will have to travel farther to school and cross Weston Road to get to school than if the Elementary School is to be located in the North-West Quadrant. To make things even worse than Table 1 would indicate, the ultimate North-East Quadrant population would only be fully achieved if and when the Home Depot Lands are redeveloped for residential uses. For many years, potentially decades, it is likely the number of young children traveling further to attend school in another quadrant could be double those served within their own quadrant.

As such, an Elementary School site should be identified in the North-West Quadrant in Schedules 1 and 3 where an Elementary School will be able to serve the families as soon as possible as the area redevelops

## 8. Permitting Stand-Alone Residential Buildings

Section 5.2.3.b and 5.3.3.b permit stand-alone non-residential buildings, but absolutely prohibit stand-alone residential buildings. The intent is obviously to ensure mixed-use development with an appropriate mix of at-grade, non-residential uses line the public roads within the secondary plan area.

The Home Depot Lands are very deep, as evidenced by the proposed dual designation of those lands into two land use designations. It is highly likely that future development of the site would need to include buildings that do not have frontage on a public street, where retail and other non-residential uses are encouraged. As a result, Home Depot suggests that stand-alone residential buildings should be permitted if they do not front on public streets, and that the minimum requirement for non-residential Gross Floor Area is limited to buildings fronting onto Weston Road, Highway 7, Nova Star Drive, Windflower Gate, Northview Boulevard, Famous Avenue, or Colossus Drive.

We suggest the following specific changes:

### 5.2.3

b) Stand-alone, non-residential and stand-alone residential buildings are permitted within the Mixed-Use I designation. Stand-alone residential buildings are permitted only where a building does not have frontage on Weston Road, Highway 7, Nova Star Drive, Windflower Gate, Northview Boulevard, Famous Avenue, or Colossus Drive prohibited. All development applications within the Mixed-Use I designation shall include a minimum of 15% of its Gross Floor Area as non-residential land uses, except as set out in this policy.



## 5.3.3

b) Stand-alone, non-residential and stand-alone residential buildings are permitted within the Mixed-Use II designation. Stand-alone residential buildings are permitted only where a building does not have frontage on Weston Road, Highway 7, Nova Star Drive, Windflower Gate, Northview Boulevard, Famous Avenue, or Colossus Drive prohibited. All development applications within the Mixed-Use II designation shall include a minimum of 20% of its Gross Floor Area as non-residential land uses, except as set out in this policy.

## 9. Location of Non-Residential Uses in the Mixed-Use II designation

Section 5.3.3.c requires within the Mixed-Use II designation a minimum of 75% of ground floor gross floor area be non-residential uses respectively.

Similar to the comments made in the previous section, the policies should be reworded to apply that requirement only where there is frontage of significant public roads.

- b) Where residential development is proposed within the Mixed-Use II designation, and has frontage on Weston Road, Highway 7, Nova Star Drive, Windflower Gate, Northview Boulevard, Famous Avenue, or Colossus Drive. it is a requirement of this Plan that no dwelling units be permitted at-grade and a minimum of 75% of the ground floor Gross Floor Area be occupied by non-residential uses to the satisfaction of the City. For the purposes of this Plan, Live-Work units are to be considered as non-residential uses. All development shall incorporate a minimum floor to ceiling height of the ground floor of at least 4.25 metres.

## 11. Reliance Upon Local Road Alignments Shown

While we recognize that the location and alignment of the Road Network identified in the Schedules are conceptual and that local road locations and alignments are to be determined through the development approval process, Home Depot wishes to reiterate that they have no intentions of redeveloping their lands at this time and so, local roads proposed on the Home Depot Lands should not be relied upon to provide any required connectivity from Jevlan Drive, through Northview Boulevard to Highway 7. Nor should the W7SP rely upon, in any way any public road bisecting the Home Depot Lands north-south between Chrislea Road and Northview Boulevard.

## CONCLUSION

Home Depot would be pleased to have discussions with the Planning staff to find a comprehensive resolution to its concerns and would invite any questions. Should additional concerns be identified, Home Depot reserves its right to revise or provide additional commentary on the W7SP.





We respectfully submit the above and request that Home Depot, through its counsel, be notified of any matters related to the W7SP. Home Depot requests notification of any modification to the W7SP, to be included in all public communications on this matter and be provided notice of all City of Vaughan decisions and meetings, and any appeals with respect to the W7SP.

We thank you for your consideration of the above. Should you wish to discuss or require further information with respect to the above, please do not hesitate to contact the undersigned or, in his absence, please contact David Riley, Principal at SGL, at [driley@sqlplanning.ca](mailto:driley@sqlplanning.ca) or 416.898.4996.

Yours very truly,

**MILLER THOMSON LLP**

Per:



David Tang  
Partner  
DT/ac

- c. David Riley, SGL  
Lina Alhabash, City of Vaughan  
Fausto Filipetto, City of Vaughan



## Appendix 1 – Summary of Previous Comments

### Draft #1 Submissions:

1. *Existing Uses:* The Plan should provide for policies that allow for a gradual transition from existing built form, to an intermediate built form to the full objective of high-rise developments. Policy 8.1.9 should also be revised to state that existing buildings may be expanded as a permitted, stand-alone non-residential use rather than just accessory buildings.
2. *Built-form:* The policies should permit for the continuation of low-rise built form.
3. *Housing Options:* The Plan focuses on the term “attainable housing”, a term not yet in use, whereas “assisted housing” is generally referred to in Ontario as public sector-funded social housing.
4. *New Local Roads:* The proposed new roads in Schedule 4 disrupt existing development patterns and limit alternative solutions like pedestrian trails.
5. *Building Heights:* Schedule 2 should be deleted as building heights should not be guided through mapping, but rather through the achievement of minimum density targets and policy texts of built form.
6. *Park Space:* The policy text should provide better direction on the intended park space outcomes envisioned by the Plan. The City should rethink the existence of the parks and roadways shown on the Home Depot Lands.
7. *Land Uses Prohibited in all Land Use Designations:* Outdoor storage areas should not be prohibited for existing commercial establishments and should remain permitted in support of functioning commercial enterprises.

### Draft #2 Submissions:

1. *Compatibility:* Policy 4.1.3 should allow development of sensitive and residential land uses to only proceed if the applicant can demonstrate and ensure compatibility. Further, the applicants must be required to secure and implement measures to mitigate adverse impacts on sensitive land uses before development can be approved.
2. *Existing Uses:* Policy 8.1.5 should be amended to include language that allows construction of new buildings for existing uses to be permitted.
3. *Park Space:* The Promenade and Urban Square shown in Schedule 3 on the southern part of the Home Depot Lands should be moved to the south side of Northview Boulevard.
4. *Internal Roads:* The roads shown on the Home Depot Lands in Schedules 1 and 3 should be removed, as they cut through the existing Home Depot Lands, and it's unlikely that Home Depot will redevelop the lands in a way that would make these roads feasible.



5. *Elementary School:* The elementary school site should be relocated elsewhere from the northern portion of the Home Depot Lands.
6. *Height Limits:* The Plan's use of maximum height limits in Schedule 2 is unjustified, as height should be based on minimum densities and compatibility with surrounding land uses. Either Schedule 2 should be deleted in its entirety or the Home Depot Lands should be shown in Schedule 2 as being within the "High-Rise 2-19+ storeys" area.

**Draft #3 Submissions:**

1. *Existing Uses:* The new section 4.1.3 on existing land uses has helped alleviate our prior concerns with respect to the continuation of current commercial uses.
2. *Built-Form:* The new section 4.1.3 has also helped recognize and support Home Depot's low rise built-form.
3. *Park Space:* As previously commented on in our Draft 2 Submissions, the Urban Square and Promenade designations on the Home Depot Lands as shown on Schedule 3 should be removed, and the Urban Square on the southern portion of the Northview Lands should be relocated westward.
4. *New Local Roads:* Policy 7.1.3.k should be amended to allow for the use of private roads. A policy that allows for a street layout to provide a safer pathway system for active transportation should be included.
5. *Landowner Agreement and Capacity Allocation Program:* Landowner agreements should be limited to smaller geographical areas rather than for the entire Plan area.
6. *Building Height:* There are concerns with respect to Home Depot's rooftop tenant's compatibility with the permitted developments of High-Rise buildings next to the Home Depot Lands.
7. *Schools:* As previously commented on in our Draft 2 submissions, the school shown on Home Depot's property should be removed and relocated, at minimum, to the west side of Weston Road to ensure an equitable and fair distribution of schools throughout the area.





MILLER THOMSON LLP  
SCOTIA PLAZA  
40 KING STREET WEST, SUITE 6600  
P.O. BOX 1011  
TORONTO, ON M5H 3S1  
CANADA

T 416.595.8500  
F 416.595.8695

MILLERTHOMSON.COM

May 27, 2025

**Sent via E-mail**

[clerks@vaughan.ca](mailto:clerks@vaughan.ca)  
[opmanager@vaughan.ca](mailto:opmanager@vaughan.ca)

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

Attention: City Clerk

**David Tang**  
Direct Line: +1 416.597.6047  
[dtang@millerthomson.com](mailto:dtang@millerthomson.com)

File No. 0070704.0864

**C11.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 10**

**Re: Submissions and Comments on Vaughan Official Plan 2025 (VOP 2025)**  
**Home Depot Holdings Inc.'s Lands**  
**140 Northview Boulevard and 55 Cityview Boulevard**  
**Your File No. VOP 2025**  
**Committee of the Whole Meeting June 4, 2025 - Item 4.10**

We are the solicitors for Home Depot Holdings Inc. (“**Home Depot**”), the owner of 140 Northview Boulevard and 55 Cityview Boulevard, in the City of Vaughan, on which warehouse-format retail facilities are located (“**Home Depot Lands**”). The Home Depot Lands are subject to the Vaughan Official Plan 2010 (“**VOP 2010**”) but to be subject to VOP 2025. Both locations are currently the subject of site-specific policies in VOP 2010. Furthermore, the 140 Northview Boulevard store will also be subject to the Weston 7 Secondary Plan (“**W7SP**”) and both our client’s planning consultants and I have provided comments on the various drafts of W7SP.

On behalf of Home Depot and with the assistance of its planning consultants, SGL Planning and Design Inc., we have had an opportunity to review the latest draft (May 2025) of the VOP 2025 and the proposed VMC and Weston 7 Draft Secondary Plans.

We wanted to start with a reminder that it is Home Depot’s intention to continue operating its stores at the Home Depot Lands. Its ownership of the properties ensures it can continue providing home improvement goods and services to all of the new residents of Vaughan. That intention lies behind our client’s comments, along with a strong desire to ensure that Home Depot can remain supportive of and serve the new development and residents contemplated by VOP 2025, particularly as new residents move in and have the most need for Home Depot.

**Background**

Home Depot has been monitoring the VOP 2025 and secondary plans update process and wishes to submit some initial comments on the draft VOP 2025 for the City’s consideration prior to the finalization of its policies.

As noted earlier, Home Depot is concurrently submitting comments on W7SP Draft #5 that is to form part of Volume 2 of the VOP 2025. Our comments to the latest iteration of the W7SP

(Draft #5) addresses 140 Northview Boulevard, but the comments in this letter more comprehensively address the wider issues, such as urban design and use permissions pending comprehensive redevelopment of these sites which are contained in VOP 2025 policies and of course address 55 Cityview Boulevard, which is not located within the W7SP planning area. Our comments primarily relate to policies dealing with existing uses and protection of same.

### **Site-Specific Policies**

The in-force, VOP 2010 as amended, includes site-specific policies (13.31.1 and 13.27.1) for both of the Home Depot Lands. The policies recognize that what this Plan calls a Major Retail use will remain, with policies for extensions, reductions or expansions before those sites are comprehensively redeveloped. That allows Home Depot to continue to serve the new residents as they move into the areas around the stores.

Our client believes that those principles should be brought forward in VOP 2025 and its respective, applicable secondary plans. We note that Schedule 14C of VOP 2025 proposes to carry over site-specific policy 13.27.1 for Cityview Boulevard, however it should be noted that Volume 2 of VOP 2025 does not appear to include the site-specific policies identified on Schedule 14C. In addition, we note that site-specific policy 13.31.1 from the VOP 2010 for Northview Boulevard does not appear to be carried over into VOP 2025.

We request that the City release the proposed site-specific policies within Volume 2 of VOP 2025. Notwithstanding this, we propose the following site-specific policies for both Home Depots Lands.

#### ***140 Northview Boulevard***

A site specific policy for 140 Northview Boulevard should provide:

Until the site is comprehensively redeveloped:

1. Major Retail and Retail uses are permitted to be the only use(s) on the site and Retail units may exceed 3,500 square metres notwithstanding anything else in the Plan.
2. Policies 2.4.1.2.e., 2.4.1.2.f. , 3.2.2.2.c. 4.3.1.3.g. and 4.3.3.15 shall not apply and Low-Rise Buildings are permitted on the entirety of the site.
3. The following shall be permitted:
  - a. expansions or extensions of existing uses; and,
  - b. the development of additional commercial buildings with a maximum height of two storeys only on the lands not occupied by a building as of the time of adoption of this Plan.



### **55 Cityview Boulevard**

A site specific policy for 55 Cityview Boulevard should provide:

Until the site is comprehensively redeveloped:

1. Major Retail uses are permitted notwithstanding the conditions in Policy 4.2.4.11 or anything else in this Plan.
2. Notwithstanding policy 3.2.2.6.f. or anything else in this Plan, Retail units may exceed 3,500 square metres.
3. Notwithstanding Policy 3.2.2.6.h.i., Low-Rise Buildings are permitted on the entirety of the site.
4. Policy 3.2.2.2.c. shall only apply to the lands within 100m of Major Mackenzie Drive West.
5. Policies 2.4.1.2.e., 2.4.1.2.f. , 4.3.1.3.g. and 4.3.3.15 shall not apply.
6. The following shall be permitted:
  - a. expansions or extensions of existing uses; and,
  - b. the development of additional commercial buildings with a maximum height of two storeys only on the lands not occupied by a building as of the time of adoption of this Plan.

### **Schedule 9B – Street Types**

In addition to the above noted comments, we note that Schedule 9B – Street Types of VOP 2025 appears to show local roads through the Home Depot Lands at 140 Northview Boulevard. We request that these roads be removed from the Schedule, as these roads do not exist. Any future roads should be identified within the Weston 7 Secondary Plan, and our comments on this matter have been previously made to the City.

### **CONCLUSION**

Home Depot's two Vaughan stores will be in operation long into the foreseeable future and will serve the new residents of the communities which will develop around them. Site-specific policies should recognize and protect Home Depot's continued operation and potential for expansion and response to it customer's needs until such time as these sites are comprehensively redeveloped.

Should additional concerns be identified, Home Depot reserves its right to revise or provide additional commentary on the VOP 2025, as we continue our review of the VOP 2025.

Please provide notice to Home Depot, through the undersigned, of any matters related to the VOP 2025. Home Depot requests notification of any modifications to the VOP 2025, to



be included in all public communications on this matter and be provided notice of all City of Vaughan decisions and meetings, and any appeals with respect to the VOP 2025.

We thank you for your consideration of the above. We would welcome the opportunity to discuss our client's requests further. For that purpose or if you require further information, please do not hesitate to contact the undersigned or, in his absence, please contact David Riley, Principal at SGL, at [driley@sglplanning.ca](mailto:driley@sglplanning.ca) or 416.898.4996.

Yours very truly,

**MILLER THOMSON LLP**

Per:



David Tang  
Partner  
DT/ac

c. David Riley, SGL  
Home Depot Holdings Inc.





64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-2712

May 28, 2025

Mayor and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**C12.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 10**

Delivered by email to [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca) and [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Attn: Mayor and Members of Council**

**RE: Forward Vaughan – Vaughan Official Plan Review  
Official Plan Draft – May 2025  
Country Wide Homes (Teston Road) Inc.  
4801 Teston Road, City of Vaughan  
Related File #: 19T-14V004 & Z.14.010**

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KLM Planning Partners Inc. are the planning consultants for Country Wide Homes (Teston Road) Inc. ("Country Wide") in respect to their lands municipally described as 4801 Teston Road, City of Vaughan (the "Subject Lands"). We are actively monitoring and participating in the Forward Vaughan, Draft Vaughan Official Plan 2025 ("VOP 2025") process. On behalf of our client, we submit the enclosed comments on the May 2025 iteration of the VOP 2025.

For context, Country Wide has obtained draft plan approval (19T-14V004) to permit the development of a plan of subdivision consisting of 94 lots and is currently working towards registering the subdivision. We recognize the importance of ensuring the City's overarching planning framework reflects a current vision, priorities, conforms to Provincial policy and supports long-term growth and sustainability. We appreciate the work that Council and staff have undertaken to engage stakeholders and guide this process.

We respectfully request that the new Official Plan recognize and uphold all existing planning approvals, including Official Plan Amendments, Zoning By-law Amendments, Draft Plan Approvals and other entitlements which have been duly granted under the current planning framework. A new Official Plan could introduce unintended barriers or delays for planning applications deemed completed under Vaughan Official Plan 2010 ("VOP 2010") and working towards final approvals as these projects have already undergone a rigorous public and technical review process. Applications submitted under VOP 2010 reflect years of collaboration and significant investment and alignment with municipal and provincial policy.

To ensure fairness, transparency and continuity of planning, we kindly request Council to include policies in the new Official Plan that explicitly grandfather existing approvals and support their full build-out without additional policy or procedural hurdles. Active applications deemed complete under VOP 2010 should also be reviewed and assessed under the Official Plan in effect at the time the application was deemed complete without a sunset clause to repeal the transition provisions (Section 1.4.2.7).



*1.4.2.7 That it is the intent of Council to repeal the transition provisions for applications in process in Policy 1.4.2.4 and 1.4.2.5 at the time of the next Official Plan review or five years after the approval of this Plan, whichever occurs first.*

With ongoing market volatility, we are concerned about the proposed repeal of transition provisions after a five-year period. In many cases, five years may not be a sufficient window to fully build-out approved developments, especially for larger, multi-phase projects. We therefore request that the existing Official Plan remain in effect for the purposes of interpreting and implementing previously approved and active applications deemed complete under VOP 2010 regardless of the time horizon. Doing so will help preserve planning continuity and uphold fairness to applicants who have prepared all necessary information, reports, studies and materials identified for a complete submission.

Furthermore, it does not appear that any changes to the VOP 2010 Volume 2 documents (e.g., Area Specific Plan – Block 40/47) are proposed through this draft of VOP 2025. As such, we do not have any comments at this time on the Area-Specific Plans. However, if the City of Vaughan initiates the review to replace and integrate any of the VOP 2010 Volume 2 policies within VOP 2025 we request notification to ensure that our client has an opportunity to participate prior to adoption.

We thank you for the opportunity to participate in the Vaughan Official Plan Review. Kindly ensure that we receive notice of any decision(s) made by the Committee and/or City Council regarding VOP 2025, as well as any further public meeting(s), so we can continue to monitor this matter and participate.

Should you require additional information or clarification, please contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink that reads "A. PEREIRA".

Aidan Pereira  
**Associate**

cc. Client  
Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery  
Christina Bruce, Director of Policy Planning and Special Programs  
Fausto Filippetto, Senior Manager of Policy Planning and Sustainability  
Ash Faulkner, Senior Planner, Policy Planning and Special Programs  
Carly Murphy, Planner, Policy Planning and Special Programs

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposed condos at10390 Pinevalley dr  
**Date:** Tuesday, May 27, 2025 8:29:00 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Monday, May 26, 2025 10:18 PM  
**To:** 'Vince Di Gaetano' [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** RE: [External] Proposed condos at10390 Pinevalley dr

Hi Vince,

Thank you for taking the time to share your concern, I appreciate that. I will be hosting a community meeting at Vaughan City Hall on Monday June 2<sup>nd</sup> at 6:30pm Woodbridge Room (2<sup>nd</sup> Floor) let me know if you are able to attend.

Warmest regards,

Rosanna

---

**From:** Vince Di Gaetano [REDACTED]  
**Sent:** Monday, May 26, 2025 3:56 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Proposed condos at10390 Pinevalley dr

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I object to this project as it will be overly populated and create gridlock on Pine Valley a one lane road.

Vince Di Gaetano

[REDACTED] Pine Heights Drive  
Woodbridge L4H 5C 9

Thank you

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)  
**Date:** Tuesday, May 27, 2025 12:54:27 PM

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-----Original Message-----

From: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
Sent: Tuesday, May 27, 2025 12:54 PM  
To: Clerks@vaughan.ca  
Subject: FW: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

pls add to communications

-----Original Message-----

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Sent: Tuesday, May 27, 2025 12:51 PM  
To: Rakesh Kantaria [REDACTED]; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Cc: Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
Subject: RE: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

Hi Dr. Kantaria,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2nd at 6:30 at City Hall in the Woodbridge Room (2nd floor). Feel free to join us as we discuss our next steps regarding this development.

Please advise if you will be attending.

Warmest regards,

Rosanna

-----Original Message-----

From: Rakesh Kantaria [REDACTED]  
Sent: Tuesday, May 27, 2025 11:42 AM  
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Subject: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

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Dear Councillor DeFrancesca,

I hope this message finds you well.

As a resident of Ward 3, I am writing to express my strong opposition to the proposed development application by Country Wide Homes (Pine Valley Estates Inc.) for 10390 Pine Valley Drive—near the corner of Pine Valley Drive

and Teston Road.

This proposal involves high-density residential buildings (10 and 12 storeys), townhouses, and stacked townhouses —totalling 537 new units.

This scale of development raises serious concerns, which I respectfully urge you to address before considering or approving the application:

Key Issues:

Traffic & Infrastructure:

The surrounding roads are largely single-lane and residential. This proposal would significantly strain existing traffic flow and public infrastructure, which is already limited.

Lack of Community Services:

There are insufficient nearby schools, transit, and amenities to support this level of density. Approving such a project now would overburden essential services.

Environmental & Flood Risks:

The site borders conservation lands, and the increased density could impact natural habitats, cause higher stormwater runoff, and raise the risk of flooding.

Neighbourhood Compatibility:

The scale and height of the proposed development are inconsistent with the surrounding 2-storey residential community and would alter its character.

Request:

I urge you to delay or oppose this application until a full public review is conducted, ensuring that development decisions reflect sustainability, livability, and the voices of local residents.

Thank you for your attention and support in preserving the integrity of our neighbourhood.

Sincerely,

Dr Rakesh Kantaria

[REDACTED]

Professor, Seneca Polytechnic

Ward 3 Resident

[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)  
**Date:** Tuesday, May 27, 2025 12:54:47 PM

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**From:** Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
**Sent:** Tuesday, May 27, 2025 12:54 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

Pls add to communications

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**From:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Sent:** Tuesday, May 27, 2025 12:49 PM  
**To:** lavanya gadam [REDACTED] Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Cc:** Marco Ricciuti <[Marco.Ricciuti@vaughan.ca](mailto:Marco.Ricciuti@vaughan.ca)>; Nancy Tamburini <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>; Marisa D'Ambrosio <[Marisa.D'Ambrosio@vaughan.ca](mailto:Marisa.D'Ambrosio@vaughan.ca)>  
**Subject:** RE: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

Hi Lavanya,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2<sup>nd</sup> at 6:30 at City Hall in the Woodbridge Room (2<sup>nd</sup> floor). Feel free to join us as we discuss our next steps regarding this development.

Please advise if you will be attending.

Warmest regards,

Rosanna

---

**From:** lavanya gadam [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:48 AM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

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Dear Councillor DeFrancesca,

I hope this message finds you well.

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This proposal involves high-density residential buildings (10 and 12 storeys), townhouses, and stacked townhouses—totalling 537 new units. This scale of development raises serious concerns, which I respectfully urge you to address before considering or approving the application:

**Key Issues:**

**Traffic & Infrastructure:**

The surrounding roads are largely single-lane and residential. This proposal would significantly strain existing traffic flow and public infrastructure, which is already limited.

**Lack of Community Services:**

There are insufficient nearby schools, transit, and amenities to support this level of density. Approving such a project now would overburden essential services.

**Environmental & Flood Risks:**

The site borders conservation lands, and the increased density could impact natural habitats, cause higher stormwater runoff, and raise the risk of flooding.

**Neighbourhood Compatibility:**

The scale and height of the proposed development are inconsistent with the surrounding 2-storey residential community and would alter its character.

Request:

I urge you to delay or oppose this application until a full public review is conducted, ensuring that development decisions reflect sustainability, livability, and the voices of local residents.

Thank you for your attention and support in preserving the integrity of our neighbourhood.

Sincerely,  
Lavanya Gaddam  
Ward 3 Resident

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Amendment OP.25.003  
**Date:** Tuesday, May 27, 2025 11:52:15 AM

**C16.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** jjacome [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:51 AM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Amendment OP.25.003

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RE: 19t-25v002

Hi Clerks Office and Councillor DeFrancesca,

I am writing as a concerned resident of Pine Valley Estates and father of 2 in opposition to the proposed condominiums in the Country Wide Homes site at Pine Valley Drive and Teston Rd.

I do not believe this proposal is inline with the values of the City of Vaughan and is in opposition to Mayor Del Duca and Councillor DeFrancesca's mission to reduce gridlock in Vaughan but also build housing that respects existing neighbourhoods and the need for green space.

My family carefully chose this location back in 2019 primarily for the secluded, peaceful, quiet, and scenic nature that was marketed to us for this community against the backdrop of the McMichael Art Gallery. At no time during our research (which include City of Vaughan planning) was there ever plans for condominiums to be built in our subdivision. Furthermore we chose to move to the City of Vaughan back in 2007 as the "City Above Toronto" where we could escape the concrete jungle and densification of Toronto itself. This plan is in stark contrast to the vision myself and so many others had when choosing Vaughan, and the Pine Valley community to raise our families in. I do not believe this is the identity Vaughan is looking to achieve for itself. These 12 storey and 10 storey buildings will change the aesthetic of the community while also making it a less desirable area for families to move to. The buildings itself encroach on existing greenspace and will likely disrupt animal life already present in the area.



This community and existing infrastructure cannot support the amount of units being proposed. Pine Valley Drive is already a disaster as a one lane road in both North and South directions. Many times the road is closed in the winter due to multiple accidents heading down to Major Mackenzie or due to hazardous conditions. Traffic within the community roads is also a problem. We have congestion due to school buses in the morning (we don't even have a local school or plan for one) and speeding among the current neighbours. Adding 600+ more units will only compound these problems.

We don't have a school planned in our community either. While there is a "proposed" school, the YCDSB does not show plans for building a school here in their Long Range Plans which cover the time period from 2024-2029. In addition we have been patiently waiting for a community meeting to discuss plans for our neighborhood park. These, should be priorities to Vaughan, not the projects of rich developers that look to inflate their profits.

We must also consider property values of the existing homes that were built well before these plans were proposed. I for one would not choose to buy a re-sale home that is close to condos. Many picky buyers will be the same. This will drive prices down and push people to move outside of Vaughan, such as King City or Nobleton where these problems are less likely to exist.

Please help our community stand up to greedy developers and restore Vaughan to the "City Above Toronto" and not a city trying to copy Toronto.

Thanks,

Jason (A very concerned resident thinking about moving to King City now)

C17.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Complaint letter - Against proposal 19t-25v002  
**Date:** Tuesday, May 27, 2025 11:34:48 AM

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**From:** Saleem T [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:33 AM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Complaint letter - Against proposal 19t-25v002

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Dear Councillor Rosanna DeFrancesca,

As a long-standing, tax-paying resident of Klein Estates at Pine Valley and Teston, I am writing to express my strong opposition to development proposal 19T-25V002, which seeks to introduce two high-density condominium towers and additional housing units into our established low-density neighborhood.

This proposal is fundamentally incompatible with the character, infrastructure, and planning vision of our community. Klein Estates was thoughtfully designed as a family-oriented neighborhood, with infrastructure built to support a limited number of homes—not nearly 500 additional units. The proposed 10- and 12-storey condo towers would impose an abrupt and inappropriate scale that is entirely out of place in this setting.

There are no precedents for such dense, vertical developments embedded within the interior of Vaughan's newer residential neighborhoods. In fact, the City has historically directed these types of developments to main

corridors and transit hubs—not quiet, family neighborhoods. This deviation from responsible planning raises serious concerns among residents, many of whom, like myself, are raising families here and chose this area specifically for its safe, community-focused design.

Approving this application would set a dangerous precedent that rewards developer overreach and disregards the voices of the very people who live and invest in this city. We understand the need for diverse housing options in Vaughan, and we are not opposed to condominium developments in appropriate locations—but this is not one of them.

The proposal will dramatically strain local resources. Our schools, clinics, community centers, and essential services are already working near capacity. Adding such a significant population influx will overburden doctors, labs, dentists, and recreational programs. Traffic congestion will increase, street parking will become more difficult, and local roads will be less safe for children. Essential systems like sewage, utilities, and waste management will also face additional pressure

This is not responsible growth. It is not aligned with Vaughan's Official Plan or the broader vision of thoughtful urban development in Ontario and Canada. This is an example of unchecked developer ambition being placed ahead of sound planning and resident well-being.

As our elected representative, we are counting on you to uphold the integrity of our community and resist the pressure from developers like CountryWide Homes. I urge you, on behalf of myself and many of my concerned neighbors, to reject the Official Plan Amendment OP.25.003 and Zoning By-law Amendment File Z.25.004, and to deny application 19T-25V002 in its entirety.

This is your opportunity to show that community voices matter more than developer profits.

Sincerely,

Saleem Tahir

■ Wainfleet Cres  
Woodbridge ON

**C18.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Condo Development - Pine Valley - Concerns  
**Date:** Wednesday, May 28, 2025 2:37:02 PM

---

-----Original Message-----

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Sent: Wednesday, May 28, 2025 2:37 PM  
To: Farrah Mahazudin [REDACTED]  
Cc: Clerks@vaughan.ca; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
Subject: RE: [External] Condo Development - Pine Valley - Concerns

Hi Farah,

Thank you for sharing your concerns, I appreciate that!

Looking forward to meeting you Monday night.

Warmest regards,

Rosanna

-----Original Message-----

From: Farrah Mahazudin [REDACTED]  
Sent: Wednesday, May 28, 2025 2:20 PM  
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Subject: [External] Condo Development - Pine Valley - Concerns

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.

>> Hi Rosanna,

>>

>> I am a resident of the Pine Valley and Teston community.

>>

>> It was recently brought to my attention that a condo development has been recently proposed for the neighbourhood. Myself and others are very concerned about this for several reasons below, and would appreciate it if you could voice our concerns to avoid this development from proceeding.

>>

>> - when the community was initially designed, it was positioned as a low-density environment with the infrastructure in place to support it. The existing infrastructure is not able to support this development.

>>

>> - during the weekdays, Pine Valley as a 2x lane road already experiences extensive traffic, and not all of the approved homes have been completed. This will create congestion and make it unsafe for residents

>>

>> - the school system in the North West part of Vaughan is already constrained and I am concerned about the class sizes and quality of education the students would receive, as well as the impact on teaching staff

>>

>> - prior to living here, I was a resident in Brampton. I experienced the same situation where a low-density community became exposed to a condo development. It was not pleasant, as traffic became a challenge, there was an increase in rental and AirBnB units resulting in a loss of community, and there was an increase in crime

>>

>> - As an example, there was a gang of individuals staying at one of the AirBnB units from Montreal at multiple units within the condo facility. They were blending in/doing recon work for about a week. That group then struck and stole multiple vehicles and broke into multiple residences after spending time determining which ones to target. This occurred multiple times

>>

>>

>> I will be present for the June 2 and 4 meeting. Looking forward to meeting you.

>>

>>

>>

>> Regards,

>>

>> Farrah

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19t-25v002  
**Date:** Wednesday, May 28, 2025 8:23:42 AM

**C19.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** Lucia Spataro [REDACTED]  
**Sent:** Tuesday, May 27, 2025 4:40 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 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 Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pinevalley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

**Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.

**Overburdened Infrastructure:** The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.

**Loss of Community Character:** The height, scale, and design of the proposed buildings

clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

Environmental Impact: Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing but we urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Lucia & Domenico Spataro



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)  
**Date:** Wednesday, May 28, 2025 8:33:03 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Tuesday, May 27, 2025 5:12 PM  
**To:** Nikita Parekh [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>  
**Subject:** RE: [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

Hi Nikita,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2<sup>nd</sup> at 6:30 at City Hall in the Woodbridge Room (2<sup>nd</sup> floor). Feel free to join us as we discuss our next steps regarding this development.

Please advise if you will be attending.

Warmest regards,

Rosanna

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**From:** Nikita Parekh [REDACTED]  
**Sent:** Tuesday, May 27, 2025 1:58 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Objection to Proposed Development at 10390 Pine Valley Drive (File OP.25.003 / Z.25.004)

**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.

To: Councillor DeFrancesca

I trust this e-mail finds you well!

As a resident of Ward 3, I am writing to express my strong opposition to the proposed development application by Country Wide Homes (Pine Valley Estates Inc.) for 10390 Pine Valley Drive—near the corner of Pine Valley Drive and Teston Road.

This proposal involves high-density residential buildings (10 and 12 storeys), townhouses, and stacked townhouses—totalling 537 new units.

This scale of development raises serious concerns, which I respectfully urge you to address before considering or approving the application:

**Key Issues:**

**Traffic & Infrastructure:**

The surrounding roads are largely single-lane and residential. This proposal would significantly strain existing traffic flow and public infrastructure, which is already limited.

**Lack of Community Services:**

There are insufficient nearby schools, transit, library, community centres and amenities to support this level of density. Approving such a project now would overburden essential services.

**Environmental & Flood Risks:**

The site borders conservation lands, and the increased density could impact natural habitats, cause higher stormwater runoff, and raise the risk of flooding.

**Neighbourhood Compatibility:**

The scale and height of the proposed development are inconsistent with the surrounding 2-storey residential community and would alter its character.

**Request:**

I urge you to delay or oppose this application until a full public review is conducted, ensuring that development decisions reflect sustainability, livability, and the voices of local residents.

Thank you for your attention and support in preserving the integrity of our neighbourhood.

Sincerely,

Nikita Parekh

Program Administrator at ErinoakKids

Ward 3 Resident

[REDACTED]

[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Development at 10390 Pine Valley Drive  
**Date:** Wednesday, May 28, 2025 8:33:30 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Tuesday, May 27, 2025 5:22 PM  
**To:** Sarah Nasso [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** RE: [External] Objection to Development at 10390 Pine Valley Drive

Hi Sarah,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2<sup>nd</sup> at 6:30 at City Hall in the Woodbridge Room (2<sup>nd</sup> floor). Feel free to join us as we discuss our next steps regarding this development.

Please advise if you will be attending.

Warmest regards,

Rosanna

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**From:** Sarah Nasso [REDACTED]  
**Sent:** Tuesday, May 27, 2025 1:35 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Objection to Development at 10390 Pine Valley Drive

**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.

Hello Councilor,

It was just recently brought to our attention that Country Wide has proposed to alter

their intentions for Pine Valley and Teston. I would like to take this moment to formally oppose.

I am a mom of 3 small boys who love the outdoors. My family chose this location because it was close to all the amenities without being directly near the hustle and bustle of a city life. Had we known about the intention of putting a condo building it would have altered our choice. Near a condo is not where I wanted to raise my family.

Thank you for your time

Sarah Nasso

C22.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Development at 10390 Pine Valley Drive  
**Date:** Wednesday, May 28, 2025 8:34:08 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Tuesday, May 27, 2025 5:23 PM  
**To:** Angelo Nasso [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** RE: [External] Objection to Development at 10390 Pine Valley Drive

Hi Angelo,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2<sup>nd</sup> at 6:30 at City Hall in the Woodbridge Room (2<sup>nd</sup> floor). Feel free to join us as we discuss our next steps regarding this development.

Please advise if you will be attending.

Warmest regards,

Rosanna

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**From:** Angelo Nasso [REDACTED]  
**Sent:** Tuesday, May 27, 2025 1:27 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Objection to Development at 10390 Pine Valley Drive

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Hello Councilor DeFrancesca,

We recently found out about Country Wide's proposed condo towers at Pine Valley and

Teston. I would like to take this opportunity to voice that both my family and the surrounding neighbours categorically oppose this proposal moving forward.

There are numerous reasons why this should not move forward from traffic concerns and density to environmental risks and matching/suitability for the area. Although the whole area is under development, I took the necessary time to do my own thorough due diligence to be aware of what would be expected for the area and this is completely unexpected and would have altered decisions to purchase in the area. We have three young boys under the age of 5 and wanted a quiet area with plenty of greenspace and no congestion that we can grow with.

The development needs to be stopped to protect what was originally planned and what the home owners have envisioned for their families.

Thank you for your time.

Angelo Nasso

**C23.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19T-25V002  
**Date:** Wednesday, May 28, 2025 8:34:41 AM

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**From:** Nasir Hasan [REDACTED]  
**Sent:** Tuesday, May 27, 2025 6:09 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] 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 Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pine Valley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighborhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pine Valley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

**Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.

**Overburdened Infrastructure:** The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.



Loss of Community Character: The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

Environmental Impact: Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Nasir Hasan



Greville St

Woodbridge ON L3L 0G5

**Sabrina Cugliari**

■ Wainfleet Crescent  
Vaughan, ON  
L3L 0E7

**C24.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**Date:** May 27th, 2025

**To:**

Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**RE: Objection to Proposed Development at 10390 Pine Valley Drive (Proposal 19T-25V002)**

To Whom It May Concern,

I am writing as a concerned resident of Vaughan, specifically in the area surrounding Pine Valley Drive and Teston Road, to express my strong opposition to Proposal 19T-25V002 submitted by Country Wide Homes Inc., which seeks to construct a large condominium development at 10390 Pine Valley Drive. I submit this letter not only on behalf of myself and my husband, but on behalf of our two young children, and alongside other concerned members of our community who share the same serious concerns.

This proposal raises significant issues in the following key areas:

## **1. Traffic and Road Safety**

Pine Valley Drive is a narrow, one-lane-each-way road with steep grades that pose serious safety concerns—especially in hazardous weather conditions. I have personally witnessed multiple cars veer off the road due to ice or snow, including at the hilltop. In such instances, there is no safe shoulder or room to pull aside, leaving drivers to navigate around stranded vehicles while praying there is no oncoming traffic. This has happened to me, while driving our children on two separate occasions. The current traffic volume already pushes the limits of safety; adding hundreds of new residents and vehicles would exacerbate this dangerous situation and jeopardize public safety.

Additionally, I regularly see pedestrians—often migrant workers from nearby farms—walking along this narrow stretch without sidewalks. Increasing traffic without addressing pedestrian infrastructure will only endanger lives.

## **2. Overburdened Infrastructure**

Our existing garbage collection services are already delayed and inconsistent. Adding significant residential density will further overwhelm waste management, water supply, electricity, and emergency services. Moreover, there is a severe lack of walkable community services (grocery stores, libraries, recreation centres), and our area lacks the public transit system needed to support high-density development. Bringing transit to an area like this would result in more congestion, not less, and diminish the quality of life for existing residents.

## **3. Inadequate Recreational Resources**

Even now, our nearest park is so overcrowded that our children often wait their turn to use the equipment. Introducing hundreds of new families will make existing resources unusable. No new public recreational facilities have been proposed to accommodate this growth, and that is deeply concerning for young families like ours who planned to raise children in this neighbourhood long-term.

## **4. Environmental and Wildlife Concerns**

Construction at this scale will disturb natural wildlife habitats and force animals like coyotes into residential zones. This already happened in our previous neighbourhood, where a woman was attacked by a coyote in her own driveway. Further, the destruction of nesting grounds for insects like wasps has already resulted in infestations INSIDE nearby homes—including ours, where our baby was unfortunately stung. Prolonged construction would also bring harmful dust and noise pollution. We were previously forced to move temporarily after the birth of our daughter due to the dust and noise conditions making it unsafe for us to take her on a walk around the neighbourhood. I fear we may face the same again for a prolonged period.

## **5. Loss of Community Character and Sunlight**

We moved to this quiet, low-density suburban neighbourhood for its small-town charm and connection to nature. The proposed buildings are not in keeping with the area's character and would cast shadows that block sunlight during much of the year. They would also obscure the current natural views we have—forever altering the visual landscape of our home.

## **6. Community Safety and Crime Risk**

Vaughan is already experiencing a sharp increase in car theft and home invasions. Adding transient housing—often used as investment properties or short-term rentals—will erode the familiarity and neighbourhood watch culture we rely on to keep each other safe. I already find myself anxiously circling the block before parking, especially when unfamiliar vehicles are present. This development would only heighten that anxiety.

## **7. No Benefit to Existing Residents**

Simply put, this proposal offers no tangible benefit to those of us who live here and have invested our lives into building a safe, quiet, and sustainable neighbourhood. It threatens to degrade everything that makes this community special, in the name of short-term development interests.

We understand that communities evolve, and we are not opposed to responsible, thoughtful development. However, this proposal represents a drastic and unsuitable shift in land use that is fundamentally incompatible with the area. It is a change too extreme for a neighbourhood like ours to absorb.

We urge you to consider the long-term consequences and reject Proposal 19T-25V002.

Sincerely,

**Sabrina Cugliari**

Along with the other concerned residents of the Pine Valley & Teston community

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] RE: CONDO DEVELOPMENT BY COUNTRYWIDE HOMES AT 10390 PINE VALLEY DR PROPOSAL 19T-25V002  
**Date:** Wednesday, May 28, 2025 8:35:33 AM  
**Importance:** High

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**From:** Sukhjot Sandhu [REDACTED]  
**Sent:** Tuesday, May 27, 2025 10:05 PM  
**To:** Roseanna.defrancesca@vaughan.ca; Clerks@vaughan.ca  
**Subject:** [External] RE: CONDO DEVELOPMENT BY COUNTRYWIDE HOMES AT 10390 PINE VALLEY DR PROPOSAL 19T-25V002  
**Importance:** High

**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 Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood. This is regarding Official Plan Amendment File OP.25.003 and Zoning By-Law Amendment File Z.25.004

The scale and density of this proposal are completely incompatible with the existing character of the community. Pinevalley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

1. **Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.
2. **Overburdened Infrastructure:** The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.
3. **Loss of Community Character:** The height, scale, and design of the proposed

buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

4. **Environmental Impact:** Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations. We 100% do not want or agree to the proposed Condo development.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,  
Baljit and Rajwinder Sandhu

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)  
**Date:** Wednesday, May 28, 2025 1:52:40 PM  
**Attachments:** [Outlook-q1fcffeq.png](#)

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**From:** Jonathan Piccin [REDACTED]  
**Sent:** Wednesday, May 28, 2025 1:52 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca  
**Subject:** [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)

**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 Councillor DeFrancesca,

My name is Jonathan Piccin. I am a resident of Ward 3, and live at Pine Valley and Teston Road, in the Pine Valley Estates.

It has come to my attention that the above-noted two (2) applications are being considered by City Council. The applications seek to build two (2) condominium buildings, within a residential subdivision.

I write to you first and foremost, to voice my opposition to these applications. I understand that several neighbors within my community and in nearby effected areas, have done so as well.

I write secondly, to provide some legal context as to why City Council should decline to accept these applications:

- a. The applications require an OP amendment. This should not be taken lightly, considering the City has spent countless hours and millions of dollars creating said OP. While I have not reviewed the current OP, I cannot imagine that same outlines high-density residential condominiums to be built within residential subdivisions, on arterial roads, which have no way of handling the traffic that comes from the increased density;

- b. I have lived in Vaughan for almost my entire life. I cannot think of any areas of the City, where a residential condo has been built within a residential single-family subdivision. Accordingly, allowing this application would set a disastrous precedent for Vaughan in the future;
- c. Traffic is already bad enough as it is on Pine Valley. While the Teston road expansion had eased some of this, the fact remains that hundreds of future houses are planned to be built on Teston, both east and west of Pine Valley. The practical reality is that condominiums would add density to a level whereby the current roadway infrastructure simply will not be able to handle same
- d. The development that had occurred in the area over the last few years (Goldpark; Lindvest; Countrywide; Mosaik), along with future development on Teston (Greenpark) was always advertised to be single-family homes and certain limited townhomes. The developers in the area, specifically Countrywide, have never advertised to consumers their intent to sneak in the back door and build 450+ condominium units. In my opinion, this amounts to false advertising and manipulative business practices, which Council should consider. Hundreds of citizens purchased homes, in this area, anticipating the area to be filled with single-family homes. If this application proceeds, not only is this promise broken, but undoubtedly other developers will follow suit, and council will not be able to prevent this area from being littered with condominiums;
- e. Practically speaking, a condominium in this area makes no sense. The current OP allows for high density (i.e. Condominiums) to be built near by major intersections, on major roads, and ideally close-by public services (i.e buses; shopping centers; etc). None of those conditions exist in our area.

I ask that you consider all of the above, and decline to pass the above-noted Applications. I ask that you advise the other council members of these concerns, along with what I imagine is a high level of opposition from other members of your Ward.

Finally, I kindly ask if you could provide me with the email addresses for the other council members. I would like to write to each of them as well, expressing my concerns, and directly requesting that they oppose these applications.

Thanks



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Formal Opposition to Development Proposal at 10390 Pine Valley Drive (Applications OP.25.003 & Z.25.004 – Country Wide Homes(Pine Valley Estates) Inc)  
**Date:** Wednesday, May 28, 2025 8:36:58 AM

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**From:** Suresh P [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:02 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Formal Opposition to Development Proposal at 10390 Pine Valley Drive (Applications OP.25.003 & Z.25.004 – Country Wide Homes(Pine Valley Estates) Inc)

**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 Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates community to formally and emphatically oppose the proposed development by CountryWide Homes Ltd. at **10390 Pine Valley Drive**. This proposal, understood to consist of **two residential buildings of 12 and 10 storeys, introducing approximately 537 new dwelling units** into our neighbourhood, is of grave concern. The sheer scale and density of this project are entirely incompatible with the existing character of our community and pose a significant threat to the quality of life, safety, and environmental well-being of current residents.

Pinevalley Estates is a community cherished for its established low-density design, predominantly single-family homes, and valued green spaces. The introduction of a mid-to-high-rise, high-density development of this magnitude would irrevocably damage the unique fabric of our neighbourhood. Our specific and heightened concerns are as follows:

**1. Exacerbation of Critical Traffic Congestion and Safety Hazards, Particularly on Pine Valley Drive and at Major Mackenzie Drive:** The existing road network, primarily composed of local residential streets feeding into Pine Valley Drive, was never engineered to accommodate the immense traffic volume that **approximately 537 new residences** would generate. This concern is critically amplified by the current state of Pine Valley Drive itself and its problematic intersection with Major Mackenzie Drive.

- **Pine Valley Drive – A Constrained Corridor:** Within our neighbourhood, Pine Valley Drive is not a multi-lane arterial expressway; it functions as a key collector road, often characterized by limited lanes (predominantly a two-lane road through significant stretches of Pinevalley Estates) and direct residential frontages. It is already under review by the City of Vaughan through its Corridor Review program,

acknowledging existing operational and safety concerns *even before* the addition of this massive development. Adding hundreds of additional vehicle trips daily from over 500 new units onto this constrained corridor is untenable.

- **Morning Rush Hour Gridlock on Pine Valley Drive:** The morning rush hour already sees significant congestion along Pine Valley Drive as residents attempt to access Major Mackenzie Drive and other routes to work and schools. Traffic frequently backs up, creating long queues and delays. Funnelling the egress from approximately 537 new dwellings (potentially 600-800+ additional vehicle movements per day, with a significant portion concentrated in peak hours) directly onto Pine Valley Drive during this period will lead to intolerable gridlock, extending wait times exponentially and severely impacting the ability of existing residents to leave their community.
- **Major Mackenzie Drive Intersection – A Bottleneck:** The intersection of Pine Valley Drive and Major Mackenzie Drive is a critical junction that already struggles to manage peak flow efficiently. The addition of hundreds of vehicles from this proposed development attempting to turn onto an already overburdened Major Mackenzie Drive, or waiting to enter Pine Valley Drive, will create a dangerous and frustrating bottleneck. This will not only cause extensive delays but also increase the likelihood of rear-end collisions and risky manoeuvres by frustrated drivers.
- **Pedestrian and Cyclist Safety:** The anticipated surge in traffic, particularly on a Pine Valley Drive not designed for such volumes and speeds, poses a grave and increased risk to pedestrian and cyclist safety. This is especially concerning for children walking to nearby schools or bus stops and for all residents who use our local streets and Pine Valley Drive for recreation.
- **Emergency Service Access:** The inevitable and significant increase in daily traffic congestion along Pine Valley Drive and at the Major Mackenzie intersection could critically hinder the response times of fire, police, and ambulance services, jeopardizing the safety of the entire community.
- **Cumulative Impact:** We are aware that the lands at 10390 Pine Valley Drive have a history of development approvals and that this proposal for 537 mid-to-high-rise units represents a significant intensification. The cumulative traffic impact of all development phases on this site, in addition to other projects in the vicinity, must be holistically assessed, as this application cannot be viewed in isolation.

**2. Overburdened Infrastructure and Public Services:** Our local infrastructure and public services are already operating at or near capacity. This development will place an unsustainable burden on:

- **Water, Sewage, and Waste Management:** These systems were not designed for such a concentrated population increase from over 500 new multi-storey units,

leading to potential for system failures and increased municipal costs for urgent upgrades.

- **Local Schools:** Area schools are already facing capacity challenges. The influx of potentially hundreds of new students will exacerbate classroom overcrowding and strain educational resources.
- **Healthcare Facilities:** Local clinics and emergency services will experience increased demand, potentially leading to longer wait times and reduced access for existing residents.
- **Community and Recreational Facilities:** Parks, community centres, and libraries, vital to our neighbourhood's quality of life, will be further strained, diminishing their usability and enjoyment for everyone.

**3. Detrimental Impact on Community Character and Quality of Life:** The proposed development is fundamentally at odds with the established aesthetic and ambiance of Pinevalley Estates.

- **Architectural Incompatibility:** The height (12 and 10 storeys), massing, and design of the proposed residential buildings will clash jarringly with the prevailing single-family home character, creating an unwelcome and visually disruptive precedent. This is not the "missing middle"; it is an out-of-place scale for this specific neighbourhood context.
- **Loss of Privacy and Sunlight:** The towering structures will overshadow existing homes, leading to a significant loss of natural light and privacy for adjacent properties.
- **Noise and Light Pollution:** A development of this density will inevitably increase ambient noise levels and light pollution, disturbing the peace and tranquility that residents currently enjoy, both day and night.
- **Decline in Property Values:** The introduction of such a disproportionately large and dense development can negatively impact the desirability and market value of existing single-family homes in the immediate vicinity, as the unique character that attracted homeowners is eroded.

**4. Severe Environmental Degradation:** The environmental toll of this project, particularly on lands with known historical and natural sensitivities in the broader 10390 Pine Valley Drive area, extends far beyond the initial clearing of land:

- **Loss of Mature Tree Canopy and Green Space:** The removal of any remaining mature trees and permeable green areas to accommodate this development will impact local wildlife habitats, reduce biodiversity, and diminish the aesthetic and ecological value of our neighbourhood.
- **Increased Stormwater Runoff and Flood Risk:** Replacing green space with

impermeable surfaces from large buildings and associated hardscaping will exacerbate stormwater runoff, potentially overwhelming existing drainage systems and increasing the risk of localized flooding.

- **Urban Heat Island Effect:** The concentration of large buildings will contribute to the urban heat island effect, making the local environment uncomfortably warmer and increasing energy consumption for cooling.
- **Air Quality Deterioration:** The significant increase in vehicular traffic will lead to higher levels of air pollution and a decrease in local air quality, impacting public health.

## **5. Parking Chaos and Construction Disruption:**

- **Insufficient Parking and Spillover:** High-density developments of this nature, with approximately 537 units, rarely provide adequate parking for all residents and their visitors, especially in a suburban context where car dependency remains high. This will inevitably lead to parking spillover onto our already narrow residential streets and an already congested Pine Valley Drive, causing further congestion, disputes, and safety hazards.
- **Prolonged Construction Nuisance:** Residents will be forced to endure years of significant disruption from the construction of two multi-storey buildings, including excessive noise, dust, vibrations, road closures or diversions, and heavy vehicle traffic. This will severely impact the peace, safety, and daily lives of those living nearby.

**Precedent and Planning Principles:** We understand the broader need for new housing in Vaughan. However, this specific proposal for 10390 Pine Valley Drive represents a significant and inappropriate intensification that deviates from the established character and land use expectations within Pinevalley Estates. Approving a development of this scale and density in such a context – especially given the acknowledged existing issues on Pine Valley Drive – would be contrary to the principles of responsible, sustainable, and compatible urban planning. It also risks setting a dangerous precedent for similar inappropriate densification in other established low-density neighbourhoods across the city. We question how this proposal aligns with the spirit and specific designations of Vaughan's Official Plan and relevant zoning by-laws intended to protect stable residential areas and ensure infrastructure adequacy.

This development, in its current form, is an overreach that prioritizes density over community well-being, existing character, and infrastructural capacity – particularly road capacity. We strongly urge the City of Vaughan Planning Department to **reject this proposal by CountryWide Homes Ltd. for 10390 Pine Valley Drive**. At the very minimum, a drastic reduction in its scale, height, and density to a level that truly respects the existing community fabric and mitigates the severe negative impacts outlined should be mandated. We advocate for development that is context-sensitive and genuinely enhances, rather than diminishes, our established neighbourhoods.

We respectfully request that our comprehensive concerns be formally recorded and given due consideration. Furthermore, we ask to be notified of all future public meetings, consultations, and decisions regarding this application.

Sincerely,  
Suresh and Kiranmai  
Concerned Residents of Pinevalley Estates

C28.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to proposal 19T-25V002  
**Date:** Wednesday, May 28, 2025 8:37:35 AM

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**From:** Michael Lucchese [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:34 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Laura Colangelo [REDACTED]  
**Subject:** [External] Opposition to 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 Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development (proposal 19T-25V002) consisting of 486 condos and 51 podium townhouses by Countrywide Homes in the heart of our established, low density residential neighbourhood.

This proposal is fundamentally incompatible with the character, infrastructure, and planning vision of our community. This area was marketed as “Forever Green” which promised us a bit of peace and quiet while still being a stones throw away from the hustle and bustle of Woodbridge and Kleinberg. There is NOTHING peaceful or quiet about 22 combined stores of high-density development. That is NOT what we signed up for here. Not to mention, there are thousands of unsold condos spanning the GTA today and thousands more sitting on the assignment market due to buyers not being able to close. WHY do we need more Condos?!

And even if there was a need for more condos in Vaughan, there are ZERO precedents for such dense, vertical developments embedded within the interior of Vaughan’s newer residential neighborhoods. In fact, the City has historically directed these types of developments to main corridors and transit hubs—not quiet, family neighborhoods. This deviation from responsible planning raises serious concerns among residents. Put simply, we are OUTRAGED!

Approving this application would set a dangerous precedent that rewards developer overreach and disregards the voices of the very people who live and invest in this city. I fully understand the need for more (Affordable) housing in the GTA and am a big supporter of some of the new projects recently started (i.e. in market lane) but set amongst \$2mn+ estate homes is NOT THE PLACE!

The proposal will dramatically strain local resources. Our schools, clinics, community

centers, and essential services are already working near capacity. Adding such a significant population influx will overburden doctors, labs, dentists, and recreational programs. Traffic congestion will increase, street parking will become more difficult, and local roads will be less safe for children. Essential systems like sewage, utilities, and waste management will also face additional pressure .

This is not responsible growth. It is not aligned with Vaughan's Official Plan or the broader vision of thoughtful urban development in Ontario and Canada. This is an example of unchecked developer ambition being placed ahead of sound planning and resident well-being.

As our elected representative, we are counting on you to uphold the integrity of our community and resist the pressure from developers like CountryWide Homes. I urge you, on behalf of myself and many of my concerned neighbors, to reject the Official Plan Amendment OP.25.003 and Zoning By-law Amendment File Z.25.004, and to deny application 19T-25V002 in its entirety.

We are a strong community who has already had to rally together against on own developer when they tried to pull a fast one on us...but we succeeded. And we will come together again to fight this. We already have if I have any sense of the email traffic hitting your inboxes.

I look forward to attending he upcoming meetings.

Sincerely,

MICHAEL LUCCHESI, CFA

[REDACTED]

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**C29.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns over Proposal 19t-25v002  
**Date:** Wednesday, May 28, 2025 9:33:15 AM

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**From:** Farhat Hasan [REDACTED]  
**Sent:** Wednesday, May 28, 2025 9:23 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Concerns over 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 Ms. DeFrancesca and Vaughan Planning Department,

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 severe traffic congestion 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, a high-rise condo directly adjacent to a 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,



Best,

Farhat Hasan

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Strong Opposition to Proposal 19T-25V002  
**Date:** Wednesday, May 28, 2025 9:33:26 AM  
**Attachments:** [Outlook-Email Logo.png](#)

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**C30.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** [REDACTED]  
**Sent:** Wednesday, May 28, 2025 9:29 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Roseanna.defrancesca@vaughan.ca](mailto:Roseanna.defrancesca@vaughan.ca)  
**Cc:** Cassandra [REDACTED]  
**Subject:** [External] Strong Opposition to 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.

To Whom It May Concern,

I am writing to express my strong opposition to Proposal 19T-25V002. The idea of constructing two condominium towers—totaling over 500 units—deep within a quiet, established residential area is completely unacceptable and goes against the original development plans for our community.

There was never any indication that high-density condos would be built within subdivisions surrounded by multimillion-dollar, single-family homes. This proposal is not only out of place, but it threatens to significantly degrade the character, safety, and integrity of our family-friendly neighborhood.

I am demanding a clear explanation of the immediate and long-term implications this proposal would have on our community, including but not limited to:

- Increased traffic congestion on streets not designed for high-volume use
- Overburdening of local infrastructure, schools, and services
- Loss of privacy and decreased property values for existing homeowners
- Disruption of the peaceful environment that residents invested in when purchasing their homes

This proposal must be reconsidered. I, along with many other concerned residents, will continue to voice our opposition through every appropriate channel available.

**Regards,**

**Adam De Angelis**

**C31.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] 19T-25V002 & 19T-24V003  
**Date:** Wednesday, May 28, 2025 1:02:47 PM

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-----Original Message-----

From: Mark Cundari [REDACTED]  
Sent: Wednesday, May 28, 2025 1:00 PM  
To: Clerks@vaughan.ca  
Cc: Alessandra Tucci [REDACTED]; Michelle Cundari [REDACTED]  
Subject: [External] 19T-25V002 & 19T-24V003

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.

Hello,

I am writing this email with displeasure as it's recently come to my attention that there are two condo development applications (see Subject line) that have been submitted for the Purple Creek area. This should not be permitted to proceed as it would negatively affect an area that is completely ill prepared for that type of traffic flow. Don't allow greed to destroy our communities.

Thank you,  
Mark Cundari

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns Regarding OPA and ZBA Applications for 10390 Pine Valley Drive  
**Date:** Wednesday, May 28, 2025 1:16:43 PM

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**From:** sachin patel [REDACTED]  
**Sent:** Wednesday, May 28, 2025 1:16 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Concerns Regarding OPA and ZBA Applications for 10390 Pine Valley Drive

**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.

To: City Planning/Planning Department/City Councillor's Office,

I am writing to express my strong concerns regarding the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the proposed development at 10390 Pine Valley Drive, which would involve the construction of two high-rise condominium towers.

My family and many of my neighbours are deeply concerned about the suitability of this proposal for our community. Pine Valley Drive is a narrow, single-lane road with no room for expansion, and there is currently no public transit servicing this area. As a result, future residents of these high-rise buildings would be entirely dependent on cars, which will place an unsustainable burden on traffic conditions. We fear this will significantly compromise safety, mobility, and quality of life for current residents.

Moreover, we question whether there is sufficient municipal servicing capacity—specifically in terms of water supply and sewer infrastructure—to support a development of this scale. The proposed density is markedly out of character with the surrounding low-density residential area, and it is unclear whether existing infrastructure was designed to accommodate such intensification.

Additionally, placing high-rise towers adjacent to low-rise residential homes, particularly on a site that is not fronting a major road, seems highly incompatible with the established character of the neighbourhood. The transition in built form is too abrupt and lacks the sensitivity needed in a stable residential area.

We recognize and appreciate the efforts of City Planning, Transportation, and Municipal Servicing staff to review development applications thoroughly and make decisions in the public interest. However, we strongly urge you to carefully consider the concerns of existing residents—many of whom chose to live in this area specifically to enjoy a quieter, less urbanized environment.

Thank you for your time and consideration. Please feel free to contact me if further clarification is needed.

Sincerely

sachin patel

A solid black rectangular box used to redact the signature of Sachin Patel.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to proposed condo development 19T-25V002 and 19T-24V003  
**Date:** Wednesday, May 28, 2025 1:50:21 PM

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**From:** Katerina Markevich [REDACTED]  
**Sent:** Wednesday, May 28, 2025 1:31 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Opposition to proposed condo development 19T-25V002 and 19T-24V003

**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.

Hello,

I am writing to formally express my strong opposition to the proposed condominium development planned for Pine Valley and Teston road neighborhood.

As a resident of this community, I have deep concerns about the impact such a development would have on our neighborhood's character, infrastructure, and overall quality of life. The proposed project raises several serious issues, including:

- 

Increased Traffic and Congestion: Our roads are already heavily trafficked, and adding a high-density residential complex will only exacerbate the situation.

- 

Environmental Impact: Construction and long-term occupancy could lead to irreversible environmental damage, including

the loss of green space, increased pollution, and threats to local wildlife.

- 

Loss of Community Character: Our neighborhood has a unique charm and cohesion that could be disrupted by a large-scale development that does not align with the existing architectural or cultural fabric.

While I understand the need for responsible growth and housing solutions, I urge you to consider alternatives that are more compatible with the scale and needs of our community. I respectfully request that you deny approval for this development and instead prioritize initiatives that preserve the character and livability of our neighborhood.

Thank you for your attention to this matter. I welcome any opportunity to further discuss this issue and be part of a constructive dialogue.

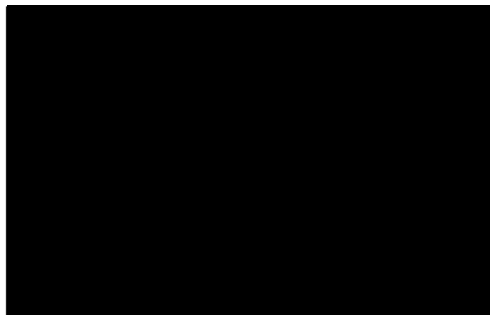
Sincerely,



**Katerina Markevich**

Mortgage Broker and Co-founder of IK Financial

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Resident feedback on 19T-25V002 (Pine Valley b/w Teston & Major Mac)  
**Date:** Wednesday, May 28, 2025 1:50:43 PM

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**From:** Oleg Varavva [REDACTED]  
**Sent:** Wednesday, May 28, 2025 1:50 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Resident feedback on 19T-25V002 (Pine Valley b/w Teston & Major Mac)

**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.

Hello,

My name is Oleg Varavva and I live at [REDACTED] Purple Creek Rd. I am approximately 500m from a proposed ~500-unit condo development referenced in the application.

I would like to express my concern and disapproval of such a large condo development being built in a quiet residential area. Further, as Pine Valley Dr is single lane in each direction closest to this development, I am concerned about the traffic issues that would result when 500 additional families live within this area, vs. the current communities on the east and west sides of Pine Valley.

Thank you,  
Oleg

**C35.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Condo Development - Pine Valley - Concerns  
**Date:** Wednesday, May 28, 2025 2:52:32 PM

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-----Original Message-----

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Sent: Wednesday, May 28, 2025 2:52 PM  
To: Brian Sookhai [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Cc: Clerks@vaughan.ca; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
Subject: RE: [External] Condo Development - Pine Valley - Concerns

Hi Brian,

Thank you for sharing your concerns, I appreciate that!

Looking forward to meeting you on the 2nd.

Warmest regards,

Rosanna

-----Original Message-----

From: Brian Sookhai [REDACTED]  
Sent: Wednesday, May 28, 2025 10:38 AM  
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Subject: [External] Condo Development - Pine Valley - Concerns

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.

Hi Rosanna,

I am a resident of the Pine Valley and Teston community.

It was recently brought to my attention that a condo development has been recently proposed for the neighbourhood. Myself and others are very concerned about this for several reasons below, and would appreciate it if you could voice our concerns to avoid this development from proceeding.

- when the community was initially designed, it was positioned as a low-density environment with the infrastructure in place to support it. The existing infrastructure is not able to support this development.

- during the weekdays, Pine Valley as a 2x lane road already experiences extensive traffic, and not all of the approved homes have been completed. This will create congestion and make it unsafe for residents

- the school system in the North West part of Vaughan is already constrained and I am concerned about the class sizes and quality of education the students would receive, as well as the impact on teaching staff

- prior to living here, I was a resident in Brampton. I experienced the same situation where a low-density community became exposed to a condo development. It was not pleasant, as traffic became a challenge, there was an increase in rental and AirBnB units resulting in a loss of community, and there was an increase in crime

- As an example, there was a gang of individuals staying at one of the AirBnB units from Montreal at multiple units within the condo facility. They were blending in/doing recon work for about a week. That group then struck and stole multiple vehicles and broke into multiple residences after spending time determining which ones to target. This occurred multiple times

I will be present for the June 2 and 4 meeting. Looking forward to meeting you.

Regards,

Brian

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19t-25v002  
**Date:** Wednesday, May 28, 2025 2:57:08 PM

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**From:** Dan Andronesco [REDACTED]  
**Sent:** Wednesday, May 28, 2025 2:57 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 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 Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pinevalley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

**Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.

**Overburdened Infrastructure:** The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.

Loss of Community Character: The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

Environmental Impact: Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Regards,

Dan Andronescu

■ Seraville Street, Woodbridge

**C37.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Development Proposal 19T-25V002  
**Date:** Wednesday, May 28, 2025 2:57:28 PM

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-----Original Message-----

From: Marsela Zace [REDACTED]  
Sent: Wednesday, May 28, 2025 2:55 PM  
To: Clerks@vaughan.ca  
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Subject: [External] Objection to Development Proposal 19T-25V002

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Dear City of Vaughan Clerks Office,

I am writing as a concerned resident of Klein Estate neighbourhood to formally object to the proposed development identified as file number 19T-25V002.

Our community is located within the Greenbelt, an area designated to protect environmentally sensitive land and natural heritage. Allowing this type of development would directly contradict the principles and protections intended for this region and set a dangerous precedent for future encroachment.

While I understand the need for growth and development within our city, I am deeply concerned about the negative impact this proposal will have on our community.

Grounds for Objection:

Violation of Greenbelt Protections

- \* The proposed development site lies within the provincially protected Greenbelt, as defined under the Greenbelt Act, 2005 and the Greenbelt Plan.
- \* Permitting development on these lands would contravene provincial policies intended to safeguard ecological features, agricultural viability, and community health.
- \* Approval of this application risks setting a precedent that weakens the long-standing legislative and environmental intent of the Greenbelt.

Conflict with Planning Policy

- \* The proposal appears inconsistent with the Provincial Policy Statement (2020), which directs growth toward established settlement areas supported by existing infrastructure.

- \* It may also be at odds with the City of Vaughan's Official Plan, which promotes sustainable, transit-oriented, and community-supported development.
- \* Such a proposal could be vulnerable to policy-based appeals or legal challenges.

#### Inadequate Infrastructure Capacity

- \* The local area is already experiencing significant pressure on roads, schools, emergency services, and other public infrastructure.
- \* Intensifying development without corresponding investment in public infrastructure will compromise both safety and quality of life for residents.

#### Environmental Impact

- \* The removal of mature green space within a sensitive ecological zone would result in irreversible loss of biodiversity and natural heritage.
- \* The Greenbelt plays a vital role in climate mitigation, water filtration, and habitat protection—all of which are at risk with this proposal.

#### Lack of Meaningful Public Consultation

- \* Residents have not been adequately engaged or consulted during the planning process.
- \* Strong community opposition should be reflected in Council's deliberations, in line with commitments to transparency and accountability in municipal decision-making.

#### Request:

I respectfully urge Vaughan Council and Planning Staff to:

- \* Reject Development Proposal 19T-25V002 based on its non-conformity with provincial and municipal planning frameworks;
- \* Uphold the intent and integrity of the Greenbelt Plan and Greenbelt Act;
- \* Prioritize long-term environmental sustainability, community input, and responsible urban

Please include this letter as part of the official public record for Proposal 19T-25V002.

Sincerely,

Marsela Zace

C38.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns with Proposal 19T-25v002  
**Date:** Wednesday, May 28, 2025 3:40:05 PM

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**From:** Kritik Kaushal [REDACTED]  
**Sent:** Wednesday, May 28, 2025 3:40 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Meenu Kaushal [REDACTED] rakesh kaushal [REDACTED]  
**Subject:** [External] Concerns with 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 Ms. DeFrancesca and City of Vaughan,

I am writing to formally express my opposition to the Official Plan Amendment and Zoning By-law Amendment applications for the proposed development at 10390 Pine Valley Drive (proposal 19T-25v002), which would see the construction of two high-rise condominium towers in our predominantly low-density residential area.

Like many of my neighbours, I have serious concerns about the suitability of this proposal for our community. This stretch of Pine Valley Drive is a narrow, single-lane road with no realistic opportunity for expansion. Traffic congestion is already a concern, and the addition of hundreds of new residents (most of whom will be reliant on personal vehicles due to the absence of public transit options) will only worsen the situation. Pine Valley is already super busy during my morning drive to work, and this would only exacerbate the issue.

I am also concerned about the municipal infrastructure capacity, particularly water and sewer services. Has the City confirmed that the system can handle the increased demand from a high-density development of this scale? This area was not originally designed to accommodate high-rise buildings, and I fear the infrastructure may be overstretched.

The proposed development is not only excessive in density, but also incompatible with the existing character of the neighbourhood. It is deeply inappropriate to place high-rise buildings directly adjacent to single-family homes, especially when the site does not front onto a major arterial road. This kind of intensification belongs in designated urban growth centers, not within established, quiet, family-oriented communities like ours.

This neighbourhood is still in its early stages, and residents are just beginning to form a sense of community and stability. Many of us made the decision to move here based on the surrounding plans, zoning, and expectations of a low-rise, family-oriented environment. Changing the landscape so drastically and so early in the community's development feels premature and unsettling. It sends the message that the character of the neighbourhood is still up for negotiation, even after people have made significant financial and emotional



investments. New communities need time to grow organically, and developments of this scale risk overwhelming the delicate balance we are still trying to establish.

I trust that City staff in Planning, Transportation, and Servicing will conduct a thorough review, and I urge them to consider the voices of existing residents—people who chose this area specifically for its low traffic, green space, and peaceful atmosphere. Introducing this scale of development here would fundamentally alter the fabric of our community.

Thank you for your time and consideration. Please don't hesitate to contact me if you require further input.

Thanks,

Kritik Kaushal

■ Kinburn Crescent, Vaughan, ON, L3L0E9

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Formal Opposition to Proposed Condominium Development at 10390 Pine Valley Drive.  
**Date:** Thursday, May 29, 2025 8:22:34 AM

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**From:** Unnati Patel [REDACTED]  
**Sent:** Wednesday, May 28, 2025 11:43 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Formal Opposition to Proposed Condominium Development at 10390 Pine Valley Drive.

**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.

**Unnati Patel**

[REDACTED] Adario Cres  
Vaughan, ON L3L 0G3  
[REDACTED]  
May 28, 2025

**To:** Vaughan City Council and Planning Department  
**Cc:** CountryWide Homes and Associated Condominium Developers  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Ms. DeFrancesca and Members of Vaughan City Council,

I am writing as a concerned resident of Vaughan to express my strong opposition to the proposed condominium development at **10390 Pine Valley Drive**, currently under consideration by CountryWide Homes and associated developers. This proposed high-density development is fundamentally incompatible with the character and infrastructure capacity of our existing low-density, estate-style community.

## **1. Unsustainable Traffic Increase**

Pine Valley Drive, a single lane road, is already experiencing significant congestion during peak hours. The proposed development would drastically increase traffic, potentially turning this vital thoroughfare into a daily bottleneck. Due to environmental buffers, the adjacent Greenbelt, and limited land, expanding the road is not feasible. Approving a dense

development without a comprehensive transportation solution would compromise public safety and the daily lives of current residents. There is no realistic opportunity to widen or expand Pine Valley Drive due to existing land constraints, environmental buffers, and the adjacent Greenbelt. Without the physical capacity to absorb hundreds of additional vehicles, this road will quickly become gridlocked, creating a serious public safety issue and severely impacting commute times for all existing residents. For a development of this scale to proceed without major roadway improvements would be irresponsible planning and unfair to current homeowners who rely on Pine Valley as their only thoroughfare. A multi-unit development would drastically increase congestion on our local roads, which are already under strain during peak hours especially in snow & rain like weather conditions. This will endanger pedestrians, lengthen commute times, and reduce overall safety in our area.

## **2. Negative Impact on our Property**

The introduction of a condominium project undermines the value and desirability of estate homes that were purchased with the expectation of privacy, exclusivity, and low-density surroundings. Market perception and nature surrounding is crucial to real estate value, and the proposed development poses a direct risk to the privacy and low density requirement of community homeowners.

## **3. Mismatch with Established Community Character**

The scale, form, and density of the proposed condominium project starkly contrast with the established character of our estate home neighborhood. Vaughan's Official Plan emphasizes preserving community identities. Permitting this development would irreparably alter the rural and tranquil nature of this area.

## **4. Strain on Local Infrastructure**

- Existing systems for water, sewage, electricity, and stormwater are not designed for high-density use.
- Local schools, parks, and community services are likely to become overcrowded, reducing quality of life for all.

## **5. Environmental Impact**

- Proximity to the Greenbelt raises serious concerns about potential encroachment on protected lands and sensitive ecosystems.
- Increased runoff, light pollution, and heat from high-density buildings threaten nearby natural areas.

## **6. Erosion of Community Aesthetics and Culture**

- The construction and presence of a condo building will disrupt green spaces, remove mature trees, and eliminate open views that define our neighborhood's aesthetic and identity.
- Noise pollution and a shift in community dynamics are also expected, particularly from shared amenities and transient tenants.

## 7. Parking and Noise Concerns

- Condo residents and visitors often bring more vehicles than provided parking allows, leading to overflow onto estate streets, illegal parking, and reduced driveway access for current homeowners.
- Condos typically bring higher noise levels, especially from shared amenities, deliveries, and short-term tenants or guests.

## 8. Dangerous Precedent for Future Development

Approving this project would set a troubling precedent, inviting further urban-style developments and accelerating the erosion of our unique, estate-style community fabric.

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I urge Vaughan City Council and the Planning Department to **reject this proposal outright**, or at minimum, mandate significant revisions to ensure compatibility with the surrounding area. Development should be **smart, sustainable, and respectful** of existing communities.

Thank you for your time and consideration. I respectfully request to be kept informed about all future meetings, reports, and decisions related to this proposal.

Sincerely,

**Unnati Patel**

Concerned Resident, City of Vaughan

C40.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns about 2 Condo buildings by Countrywide  
**Date:** Thursday, May 29, 2025 8:23:02 AM

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**From:** [REDACTED]  
**Sent:** Wednesday, May 28, 2025 10:47 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Concerns about 2 Condo buildings by Countrywide

**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.

Hi,

My name is Rajinder Narula, resident of [REDACTED] Kinburn Crescent, moved with my family to Klien Estates as I like to live in quite neighbourhood but just came to know Countrywide is trying to make 2 Condo buildings with 400+ apartments.

Not too sure how they got permission to do that as the 2 roads on the intersection Pinevalley and Teston, both are single lane.

I don't know if there is enough space to widen them and also there isn't enough infrastructure to handle these buildings. There will be water and sewerage problems not only to the buildings but to existing houses as well

There is no public transportation in the area so residents will be compelled to drive which somewhat defeat purpose of buying condos.

There aren't enough schools. Literally no playground so far.

I am opposing the building of these Condos. Please represent us and stop this big mistake to take place.

Thank you,

Rajinder Narula

[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19t-25v002 at 10390 Pine Valley Drive (vicinity of Pine Valley Drive and Teston Road)  
**Date:** Thursday, May 29, 2025 8:24:01 AM

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**From:** Laura Gatti [REDACTED]  
**Sent:** Wednesday, May 28, 2025 10:18 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Proposal 19t-25v002 at 10390 Pine Valley Drive (vicinity of Pine Valley Drive and Teston Road)

**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.

May 28, 2025

Dear Councillor DeFrancesca and Vaughan City Planners,  
This proposal is fundamentally incompatible with the character, infrastructure, and planning vision of our community. Klein Estates was thoughtfully designed as a family-oriented neighborhood, with infrastructure built to support a limited number of homes—not nearly 500 additional units. The proposed 10- and 12-storey condo towers would impose an abrupt and inappropriate scale that is entirely out of place in this setting. We are vehemently opposed to this planning proposal.

As a long-standing, tax-paying resident of Klein Estates at Pine Valley and Teston, I am writing to express my strong opposition to development proposal 19T-25V002, which seeks to introduce two high-density condominium towers and additional housing units into our established low-density neighbourhood. Our community is composed primarily of single-family homes, and this proposed project stands in stark contrast to the established character, scale, and infrastructure of our neighbourhood. There are no precedents for such dense, vertical developments embedded within the interior of Vaughan's newer residential neighborhoods. In fact, the City has historically directed these types of developments to main corridors and transit hubs—not quiet, family neighborhoods. This deviation from responsible planning raises serious concerns among residents, many of whom, like us, are raising families here and chose this area specifically for its safe, community-focused design.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pine Valley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Traffic and safety are serious concerns with high density development. The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring, particularly with Pine Valley being a single lane. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. An additional concern is the loss of community character. The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents. Moreover, the environmental impact would be detrimental. Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

Approving this application would set a dangerous precedent that rewards developer overreach and disregards the voices of the very people who live and invest in this city. We understand the need for diverse housing options in Vaughan, and we are not opposed to condominium developments in appropriate locations—but this is not one of them.

This is not responsible growth. It is not aligned with Vaughan's Official Plan or the broader vision of thoughtful urban development in Ontario and Canada. This is an example of unchecked developer ambition being placed ahead of sound planning and resident well-being.

As our elected representative, we are counting on you to uphold the integrity of our community and resist the pressure from developers like CountryWide Homes. I urge you, on behalf of myself and many of my concerned neighbors, to reject the Official Plan Amendment OP.25.003 and Zoning By-law Amendment File Z.25.004, and to deny application 19T-25V002 in its entirety. We also request that further traffic, environmental, and infrastructure impact assessments be conducted and shared with residents before any decisions are finalized. We hope you will prioritize the voices of current residents and the long-term sustainability of our neighbourhood.

Sincerely,

Laura and Mark Gatti

Wainfleet Crescent, Woodbridge, Ontario, L3L 0E6



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Fwd: Proposal 19T-25v002  
**Date:** Thursday, May 29, 2025 8:24:23 AM

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**From:** Michael Di Chiazza [REDACTED]  
**Sent:** Wednesday, May 28, 2025 9:10 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Fwd: Proposal 19T-25v002

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Dear Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pinevalley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

**Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. Pine Valley approaching Major Mackenzie is already experiencing congestion most days of the week during rush hour.

**Overburdened Infrastructure:** The development will place significant pressure on



water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.

**Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

**Environmental Impact:** Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Thank you  
Michael

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to Proposed Condominium Development on Pine Valley Road  
**Date:** Thursday, May 29, 2025 8:25:09 AM

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**From:** Sidharth Dua [REDACTED]  
**Sent:** Wednesday, May 28, 2025 6:57 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Opposition to Proposed Condominium Development on Pine Valley Road

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Dear City of Vaughan Planning Department,

My name is Sidharth Dua, and I reside at [REDACTED] Ballantyne Boulevard in Vaughan along with my wife, Mishika Taneja. We are writing to express our strong opposition and concern regarding the proposed construction of a condominium on Pine Valley Road.

We chose to invest in this area by purchasing a single-family home, spending millions with the expectation that it would remain a quiet, family-oriented neighbourhood. A high-density condominium development threatens that promise. Our concerns are as follows:

1. **Traffic Congestion:** Pine Valley Road is not designed to handle the volume of traffic that a high-rise condominium will bring. The added congestion will severely impact our quality of life and road safety.
2. **Strain on Local Resources:** The area lacks the infrastructure to support a significant increase in population. Schools, parks, emergency services, and other public facilities are already under pressure and will be further overwhelmed.
3. **Property Value Decline:** The introduction of a high-density residential building will likely lead to a decrease in property values for existing homeowners who invested in this neighbourhood for its low-density, peaceful environment.
4. **Environmental and Aesthetic Impact:** This is currently a green space, offering natural beauty and tranquility to the area. Turning it into a concrete development contradicts the original zoning intentions and environmental stewardship.
5. **Community Safety:** Based on our personal observations in other areas, high-density developments have unfortunately been associated with an increase in illicit activity, including drug-related issues. This poses a threat to the safety and wellbeing of our community.

We strongly urge you to reconsider and not approve this development. It is not in keeping with the character or capacity of our neighbourhood.

Please consider this email a formal opposition from both myself and my wife. We would also appreciate being kept informed of any public meetings or decisions regarding this proposal.

Sincerely,  
Sidharth Dua & Mishika Taneja  
Residents of [REDACTED] Ballantyne Blvd, Vaughan

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Application # 19T-25V002 Formal Opposition to Proposed Condo Development in Pine Valley Estates  
**Date:** Thursday, May 29, 2025 8:25:25 AM

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**From:** Cristina Iordache [REDACTED]  
**Sent:** Wednesday, May 28, 2025 5:20 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** [REDACTED]  
**Subject:** [External] Application # 19T-25V002 Formal Opposition to Proposed Condo Development in Pine Valley Estates

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Re: 19T-25V002

Dear Ms. DeFrancesca, Members of City Council and Vaughan Planning Department,

We are writing as concerned residents and homeowners in Pine Valley Estates to formally express our strong opposition to the proposed development by Country Wide Homes, consisting of 486 apartment dwellings and 51 podium townhouses. We believe the scale and density of this proposal are fundamentally incompatible with the existing character of our low-density residential neighborhood, which is designed with single-family homes and green spaces in mind. This high-density development would disrupt the community, significantly increase traffic congestion, and strain existing infrastructure and public services. I urge members of the council to visit our neighborhood to fully appreciate the potential negative impacts.

Our key concerns are as follows:

- **Traffic Congestion and Safety:** Pine Valley Drive is a single-lane road already burdened with safety issues, including accidents near the church. The city currently has no plans to expand Pine Valley Drive. The proposed development will add significantly more traffic, exacerbating these existing problems and creating a hazardous environment for pedestrians, cyclists, and drivers. The surrounding narrow residential streets are not designed to support the projected traffic volume from nearly 550 new residences. This raises serious concerns about pedestrian safety, especially for children and seniors, and the increased likelihood of accidents. Emergency vehicle access could also be delayed due to increased congestion. Existing traffic congestion, already a major concern due to school buses, commuter traffic accessing Major Mackenzie Drive and Highway 427, and the proximity of Tommy Douglas Secondary School, will be

critically worsened by the planned construction of a new school *and* the proposed condo development. The widening of Teston Road has not addressed the current gridlock. The combined influx of residents from the new condos and students/staff from the new school will place an unsustainable burden on Pine Valley Drive, compounding existing delays and creating unacceptable levels of congestion.

- **Existing Development Issues:** Four years after the original development, we are still experiencing significant issues. The final coat of pavement on our roads has not been applied, resulting in constant dust from gravel, damage to vehicles, and flat tires from nails, making it unsafe for children to play or ride bikes. We continue to have problems with garbage collection and streetlights on Pine Valley, despite multiple complaints. The entrance to our neighborhood remains unfinished, and the promised park has not been built. Adding a large condo development before addressing these existing issues is unacceptable. We also experience a frustrating runaround between the city and the developer regarding snow removal and grass cutting.
- **Overburdened Infrastructure:** This development will place significant pressure on water, sewage, and waste management systems, as well as local schools and emergency services, which are already operating near capacity. Small neighborhoods are not designed to handle a sudden population surge, which can overwhelm existing systems and lead to longer wait times for essential services. The existing infrastructure struggles to handle current demands. We question whether current snow removal services and garbage disposal capacity can handle the increased demand from the proposed development.
- **Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of our neighborhood. The increased density will erode the "small-town" feel that residents value, leading to a loss of sunlight, privacy, and green space. Shadows from tall buildings may block sunlight, affecting parks, gardens, and homes.
- **Environmental Impact:** Our proximity to a conservation area means increased traffic and construction could negatively impact local wildlife. The removal of mature trees and green areas will further harm wildlife and increase the urban heat island effect. Construction pollution (noise, dust, emissions) will disrupt daily life.
- **Limited Amenities and Public Transportation:** There is currently no public transit available in this area, making it unsuitable for high-density housing. Furthermore, while public transportation is planned, its future implementation will likely contribute to further traffic congestion. There are also not many commercial stores available in the immediate area. The closest commercial area, Major Mac/Weston, already has plans for at least 4-6 high-rise condos.
- **Pressure on Local Services:** Schools, clinics, and community centers may become overcrowded, leading to longer wait times for essential services. Parks and recreational

facilities could become overused and poorly maintained. The status of promised park remains unclear.

- **Potential for Higher Cost of Living:** New luxury condos can drive up property values, potentially leading to higher rents and property taxes, potentially pricing out long-time residents. Local businesses may cater to wealthier newcomers, displacing affordable shops.
- **Safety & Privacy Issues:** We have experienced a rise in crime, including home break-ins and theft of vehicles and other valuable items (e.g., boats, cars) from driveways. Introducing a larger population without addressing these underlying safety issues will make it more difficult for residents to monitor the neighborhood and protect their property. More people mean less familiarity among neighbours, potentially reducing neighbourhood watch effectiveness. Overlooking windows from tall condos can invade the privacy of existing homes.
- **Questionable Benefits for Current Residents:** Promised "community benefits" rarely offset the negative impacts of such a large development. Many new units may be investor-owned or short-term rentals, not housing for families who need it.

While we understand the need for new housing, this proposal is out of context and contrary to responsible and sustainable urban planning. Adding two condo towers to a small residential area can have significant negative impacts on the community. The strain on infrastructure, loss of community identity, and increased living costs outweighs any potential benefits.

We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Cristina Iordache and Lucian Iordache

Wainfleet Crescent, Woodbridge, L3L 0E7

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Application 19T-25V002  
**Date:** Thursday, May 29, 2025 8:25:40 AM

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**C45.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

-----Original Message-----

From: Peter Holland [REDACTED]  
Sent: Wednesday, May 28, 2025 4:19 PM  
To: Clerks@vaughan.ca  
Subject: [External] Application 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.

To whom it may concern,

I live in the subdivision at Pine Valley and Teston Rd with my wife and 2 young kids. I have concerns about proposals to develop the immediate area with mid/high rise condominiums. We moved to the suburbs to get away from congestion and density, in order to have space and mobility for my young family. We completely oppose any development which impedes on that.

Thank you for your consideration of this email.

Peter Holland  
[REDACTED]

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to proposed condo development 19T-25V002 and 19T-24V003  
**Date:** Thursday, May 29, 2025 8:26:03 AM

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**From:** Enrico Rennella [REDACTED]  
**Sent:** Wednesday, May 28, 2025 4:10 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition to proposed condo development 19T-25V002 and 19T-24V003

**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.

**Hi there,**

**I hope this message finds you well.**

**I am writing on behalf of our community to formally express our strong opposition to the proposed construction of condominiums in our neighborhood. We do not agree with this development plan, as we believe it poses a serious risk to the character, safety, and overall quality of life in our area.**

**Our neighborhood is a well-established, family-oriented community, and introducing a high-density residential complex such as this would bring increased traffic, strain local infrastructure, and negatively impact the peaceful environment we have all worked hard to maintain. Moreover, we feel that there has been insufficient consultation with local residents, and our concerns have not been adequately addressed.**

**We kindly urge you to reconsider this project and to engage with the community in a more transparent and inclusive dialogue. We are open to participating in future discussions and providing feedback on alternative solutions that align better with the values and needs of our neighborhood.**

**Thank you for your attention to this matter. We look forward to your response.**

**Sincerely,  
Rico**



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] 19T-25V002 Proposal Objection  
**Date:** Thursday, May 29, 2025 8:26:57 AM

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-----Original Message-----

From: Dipesh Modi [REDACTED]  
Sent: Wednesday, May 28, 2025 10:57 PM  
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
Subject: [External] 19T-25V002 Proposal Objection

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Dear Ms. DeFrancesca and Vaughan Planning Department,

This proposal objection letter is relating to Application 19T-25V002.

I am writing as a concerned resident of the Pine Valley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pine Valley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

1. **Zoning:** Not consistent with the City's Block Plan for Block 40/47. All local residents are shocked and completely disappointed by this high rise condo development proposal and we were not informed of this while purchasing our new home in this new build community.
2. **First Nations:** This area is a significant National Heritage Site. First Nations fought for its protection in 2010 published by the Toronto Star. This high rise condo development has significant impacts on the archaeological heritage of the Skandatut site. This high rise condo development is a disgrace and is offensive against our community, our City, our Country and to all First Nations people.
3. **Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about cyclists and pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. This increases the number of traffic movement along Ballantyne Blvd and Brant Drive, which is adjacent to a future school and local park, resulting in a serious safety concern for small children. It will increase traffic congestions on Pine Valley Drive and

Teston Road. Also, roads and public transit will become congested, leading to longer commutes and reduced quality of life. Emergency vehicles could face delays due to congestion.

4. Overburdened Infrastructure: Small neighborhoods are not designed to handle a sudden population surge. The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.

5. Loss of Community Character: The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

6. Environmental Impact: Removing mature trees and green areas to make way for this development will negatively affect local wildlife, local ecological systems, natural heritage, and increase the urban heat island effect from large concrete structures.

7. Parking Problems: Hundreds of new residents mean more cars, worsening street parking. Emergency vehicles could face delays due to congestion.

8. Pressure on Local Services: Schools, clinics, parks 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.

9. Health Concerns: Vehicle pollution (noise, dust, emissions) and Noise pollution disrupts daily life.

10. Neighbourhood Watch: More people mean less familiarity among neighbors, potentially reducing neighborhood watch effectiveness.

11. Privacy Issues: Overlooking windows from high rise 10-12 storey condos can invade the privacy of existing homes.

12. Crime and Drugs: Studies and reports indicate that condo and apartment complexes, particularly larger ones, can have higher rates of certain types of crime compared to single-family homes. In addition, condo and apartment complexes are susceptible to drug-related issues and attract other problems like loitering, vandalism, and violence.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. 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 urge the City to reject this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Dipesh Modi

■ Ballantyne Blvd

Vaughan, Ontario L3L 0E7

■

■

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] 19T-25V002; 19T-24V003  
**Date:** Thursday, May 29, 2025 8:27:26 AM

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-----Original Message-----

From: Dana Gois [REDACTED]  
Sent: Wednesday, May 28, 2025 6:22 PM  
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
Subject: [External] 19T-25V002; 19T-24V003

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Dear Rosanna DeFrancesca/City Council Member/Planning Department

I am writing to express my strong concern and opposition regarding the proposed construction of high-rise and low-rise condominium developments in the Pine Valley and Teston area.

This neighborhood is one of the few remaining green and tranquil spaces in our city. The natural beauty, low density, and unique character of the area make it not only a treasured part of our community but also an essential space for local wildlife and residents seeking a peaceful environment. Introducing high-density developments would drastically alter the landscape and character of the area, leading to increased traffic congestion, noise pollution, and pressure on already strained infrastructure such as roads, schools, and public services.

Moreover, the construction of high-rise buildings is inconsistent with the existing community design and will set a precedent that could lead to further overdevelopment in residential zones that were never intended to accommodate this scale of building.

I urge you to prioritize sustainable development that respects the integrity and wishes of existing communities. The long-term impacts on environmental preservation, quality of life, and neighborhood cohesion must not be overlooked in favor of short-term economic gain.

Please reconsider or significantly revise this proposal in alignment with the values and needs of the current residents.

Sincerely,

The Da Silva Family

Pine Valley Estates Neighbour

[REDACTED]

Dana Da Silva

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] proposal 19t-25v002  
**Date:** Thursday, May 29, 2025 10:16:27 AM

**C49.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** Julie C [REDACTED]  
**Sent:** Thursday, May 29, 2025 10:16 AM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] proposal 19t-25v002

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Dear Ms. DeFrancesca and The Vaughan Planning Department,

My name is Julie Cellucci and I live in the Klein Estates neighborhood. I am writing on behalf of myself and many concerned residents to express our strong opposition to the proposed construction of a high-rise condominium building in our suburban neighborhood.

This development is fundamentally out of place in a suburban neighborhood designed for families, low-density housing, and safe, cohesive living. A high-rise building will bring with it a host of negative consequences that our community is neither prepared for nor willing to accept. This proposal is not only deeply inappropriate for the character of our community, but it also poses significant threats to public safety, infrastructure capacity, and the environment. It is imperative that this development be reconsidered or halted altogether. In addition to this letter I would like it to be known that my household never received any notification of this proposal which seems disrespectful seeing as we are tax paying members of Vaughan.

First and foremost, traffic congestion is already a growing concern in our area. The roads in our subdivision were designed for low to moderate residential traffic, not the substantial increase that would accompany a high-density development. Adding hundreds of vehicles to our streets will inevitably lead to gridlock, longer commute times, and increased risk of accidents. Our roads are not built for this volume, nor should they be expected to accommodate it. I would like to express my concern regarding the current condition of Pine Valley Drive between Teston Road and Major MacKenzie Drive. The route is already hazardous due to its narrow design and the presence of only a single lane in each direction. These structural limitations significantly increase the risk of collisions and have already contributed to a notable number of accidents. Given the existing road layout and surrounding landscape, an increase in traffic volume due to high density housing will further compromise driver safety. The road is not equipped to handle additional load without placing more motorists at risk.

Furthermore, our infrastructure is not equipped to handle high-rise development. Sewage

systems, water lines, schools, emergency services, and public transit options in our area were all planned with low-density residential use in mind. A sudden spike in population density will put significant strain on these resources, likely leading to deterioration in services for all residents.

Closely tied to this issue is the safety of our children. Many families in this community chose to live here because it offers quiet, walkable streets where kids can safely bike, play, and eventually walk to school. Introducing a large-scale condominium complex will drastically change this dynamic. Increased traffic and construction activity will make the streets less safe, particularly for our youngest and most vulnerable residents. This is a serious concern that cannot be ignored.

Another critical issue is the type of occupancy associated with high-rise condominiums, which often have high turnover rates and attract transient residents. This transient nature erodes community cohesion and stability, as short-term renters and high resident turnover do not contribute to long-term community engagement or investment. There is also a legitimate concern about attracting individuals who may not align with the values or safety expectations of a family-centered neighborhood. While everyone deserves housing, it is essential that development aligns with the context and needs of the area in which it is built. In this case, a dense, transient occupancy model simply does not fit in our quiet, family-oriented subdivision.

Equally important is the impact on the character and cohesion of our community. Klein Estates and surrounding neighborhoods are defined by its family-oriented, suburban atmosphere with green spaces and low-rise homes. A towering condominium building will be entirely out of place in this context, creating an eyesore and eroding the sense of neighborhood continuity that current residents value so highly. Such a development may be appropriate in urban centers but not here. There are no precedents for such dense, vertical developments embedded within the interior of Vaughan's newer residential neighborhoods. In fact, the City has historically directed these types of developments to main corridors and transit hubs, not family neighborhoods. This deviation from responsible planning raises serious concerns among residents, many of whom, like myself, are raising families here and chose this area specifically for its safe, community-focused design.

Another critical issue is property values. Numerous studies and local real estate trends demonstrate that the presence of high-rise developments in low-density residential areas often leads to declining home values. Many of us chose to live in this area because of its residential character, natural landscape, and long-term potential for stable community growth. In light of the current economic uncertainty, we have made thoughtful decisions to secure our financial futures, including the purchase of our homes, which for most of us represents our largest investment. It is concerning that the proposed development of condominiums in this area will negatively impact the value of our properties. When we need our city the most it feels as though anything can be sold to the highest bidder. It is an unfortunate circumstance that the power and decision to build in our city is left to greedy developers who are trying to make the most money with total disregard to all stakeholders.

Lastly, we must consider the environmental implications of this project. The construction and operation of a high-rise building will increase pollution, noise, and potentially lead to the loss of mature trees and green spaces that are vital for biodiversity and the wellbeing of residents. These environmental costs are too high a price to pay, particularly when alternatives for

development exist in more suitable areas.

In summary, this proposed development is incompatible with the values, design, and functioning of our community. The significant negative impacts, as stated make it abundantly clear that a high-rise condominium has no place in our neighbourhood. We urge you to act in the best interest of your constituents by rejecting this proposal.

I appreciate your attention to this serious matter and expect to see strong leadership and sound judgment in ensuring our community is protected. Kindly inform me of any other individuals or groups who should be privy to this email. I have no problem emailing anyone else who should be in receipt of this letter.

Sincerely,  
Julie Cellucci

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns relating to Application 19T-25V002.p- Condo In the Pine Valley Estates Area  
**Date:** Thursday, May 29, 2025 10:26:03 AM  
**Importance:** High

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**From:** Davika Ramdass [REDACTED]  
**Sent:** Thursday, May 29, 2025 10:24 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** Richard Ramdass [REDACTED]  
**Subject:** [External] Concerns relating to Application 19T-25V002.p- Condo In the Pine Valley Estates Area  
**Importance:** High

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Dear Ms. DeFrancesca and Vaughan Planning Department,

This proposal objection letter is relating to Application 19T-25V002.

I am writing as a concerned resident of the Pine Valley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pine Valley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

**Zoning:** Not consistent with the City's Block Plan for Block 40/47. All local residents are shocked and completely disappointed by this high rise condo development proposal and we were not informed of this while purchasing our new home in this new build community.

**First Nations:** This area is a significant National Heritage Site. First Nations fought for its protection in 2010 published by the Toronto Star. This high rise condo development has



significant impacts on the archaeological heritage of the Skandatut site. This high rise condo development is a disgrace and is offensive against our community, our City, our Country and to all First Nations people.

**Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about cyclists and pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. This increases the number of traffic movement along Ballantyne Blvd and Brant Drive, which is adjacent to a future school and local park, resulting in a serious safety concern for small children. It will increase traffic congestions on Pine Valley Drive and Teston Road. Also, roads and public transit will become congested, leading to longer commutes and reduced quality of life. Emergency vehicles could face delays due to congestion.

**Overburdened Infrastructure:** Small neighborhoods are not designed to handle a sudden population surge. The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.

**Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

**Environmental Impact:** Removing mature trees and green areas to make way for this development will negatively affect local wildlife, local ecological systems, natural heritage, and increase the urban heat island effect from large concrete structures.

**Parking Problems:** Hundreds of new residents mean more cars, worsening street parking. Emergency vehicles could face delays due to congestion.

**Pressure on Local Services:** Schools, clinics, parks 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.

**Health Concerns:** Vehicle pollution (noise, dust, emissions) and Noise pollution disrupts daily life.

**Neighbourhood Watch:** More people mean less familiarity among neighbors, potentially reducing neighborhood watch effectiveness.

**Privacy Issues:** Overlooking windows from high rise 10-12 storey condos can invade the privacy of existing homes.

Crime and Drugs: Studies and reports indicate that condo and apartment complexes, particularly larger ones, can have higher rates of certain types of crime compared to single-family homes. In addition, condo and apartment complexes are susceptible to drug-related issues and attract other problems like loitering, vandalism, and violence.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. 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 urge the City to reject this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Davika & Richard Ramdass

■ Ballantyne Blvd, Woodbridge ON L3L0E8

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] 19T-25V002 Proposal Objection  
**Date:** Thursday, May 29, 2025 12:00:14 PM

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**From:** Nayna Modi [REDACTED]  
**Sent:** Thursday, May 29, 2025 11:54 AM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] 19T-25V002 Proposal Objection

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Dear Ms. DeFrancesca and Vaughan Planning Department,

This proposal objection letter is relating to Application 19T-25V002.

I am writing as a concerned resident of the Pine Valley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood. The scale and density of this proposal are completely incompatible with the existing character of the community. Pine Valley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

1. **Zoning:** This is an "Infill" project at this point. The entire block over the last 10 years was planned, designed and constructed as a low rise community, not mid or high rise community. It is therefore not consistent with the City's Block Plan requirement for Block 40/47. All local residents are shocked and completely disappointed by this high rise condo development proposal and we were not informed of this while purchasing our new home in this new build community.
2. **First Nations:** This area is a significant National Heritage Site. First Nations fought for its protection in 2010 published by the Toronto Star. This high rise condo development has significant impacts on the archaeological heritage of the Skandatut site. This high rise condo development is a disgrace and is offensive against our community, our City, our Country and to all First Nations people.

3. **Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about cyclists and pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. This increases the number of traffic movements along Ballantyne Blvd and Brant Drive, which is adjacent to a future school and local park, resulting in a serious safety concern for small children. It will increase traffic congestion on Pine Valley Drive and Teston Road. Also, roads and public transit will become congested, leading to longer commutes and reduced quality of life. Emergency vehicles could face delays due to congestion.
4. **Overburdened Infrastructure:** Small neighborhoods are not designed to handle a sudden population surge. The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.
5. **Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.
6. **Environmental Impact:** Removing mature trees and green areas to make way for this development will negatively affect local wildlife, local ecological systems, natural heritage, and increase the urban heat island effect from large concrete structures.
7. **Parking Problems:** Hundreds of new residents mean more cars, worsening street parking. Emergency vehicles could face delays due to congestion.
8. **Pressure on Local Services:** Schools, clinics, parks 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.
9. **Health Concerns:** Vehicle pollution (noise, dust, emissions) and Noise pollution disrupts daily life.
10. **Neighbourhood Watch:** More people mean less familiarity among neighbors, potentially reducing neighborhood watch effectiveness.
11. **Privacy Issues and Shadowing:** These two towers will block and create shadows over our homes from the sun - a right that I believe we are entitled to as owners of our own homes. Overlooking windows from high rise 10-12 storey condos can invade the privacy of existing homes.
12. **Crime and Drugs:** Studies and reports indicate that condo and apartment complexes, particularly larger ones, can have higher rates of certain types of crime compared to single-family homes. In addition, condo and apartment complexes are susceptible to drug-related issues and attract other problems like loitering, vandalism, and violence.

We understand the need for new housing, but this proposal is out of context and contrary to

principles of responsible and sustainable urban planning. 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 urge the City to reject this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Nayna Modi

■ Winthrop Crescent

Vaughan, ON, L3L 0E5

■

■

**From:** [Clerks@vaughan.ca](mailto: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**

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**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,

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Application 19T-25V002 (June 4, 2025 Public Hearing Item 4)  
**Date:** Thursday, May 29, 2025 3:24:31 PM

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**From:** michael luisi [REDACTED]  
**Sent:** Thursday, May 29, 2025 3:17 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Objection to Application 19T-25V002 (June 4, 2025 Public Hearing Item 4)

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Good Afternoon,

I've recently been made aware of the proposed plan 19T-25V002 and I am sending this correspondence in the hope that my objection to it is taken into consideration.

I own property directly in the vicinity of these proposed buildings and would have never purchased my home if I had known this was Countrywide's plan to further develop this area. Not only will these buildings be completely out of place in an otherwise single/row home neighborhood, but the traffic volume they will add will make it extremely unsafe for my family, including my children, to walk or bike ride on the sidewalk on Pine Valley Road. On top of this, Pine Valley is currently a single lane roadway - where would the vehicle volume be accommodated? In this current economic climate where condos are nowhere near as valuable as they were several years ago, why is this development even being considered?

I hope that this application will be rejected and that this neighborhood will continue to be safe and family-friendly.

Thank you.

Michael Luisi

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Formal Objection to Proposed Mid-Rise Developments in Woodbridge: Applications 19T-25V002 and 19T-24V003  
**Date:** Thursday, May 29, 2025 4:08:05 PM

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**From:** [REDACTED]  
**Sent:** Thursday, May 29, 2025 4:03 PM  
**To:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; rosanna.defrancesca@vaughan.ca; Clerks@vaughan.ca  
**Subject:** [External] Formal Objection to Proposed Mid-Rise Developments in Woodbridge: Applications 19T-25V002 and 19T-24V003

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Dear Councillors and Mayor,

I am writing to formally express my opposition to the proposed mid-rise developments under Applications 19T-25V002 and 19T-24V003 in Woodbridge. While I support responsible urban growth, these projects raise significant concerns regarding traffic congestion, environmental impact, community character, and infrastructure strain.

### Specific Concerns

- **Traffic Impact:** The proposed development will substantially increase vehicular congestion in an already busy area, posing potential road safety risks on Teston Road and Pine Valley Road. Additionally, the absence of public transportation options in the area exacerbates accessibility challenges.
- **Preservation of Community Character:** Woodbridge, particularly Purpleville, has a distinctive urban fabric that must be maintained. Introducing mid-rise structures in this location does not align with the existing neighborhood's aesthetic and scale.
- **Infrastructure Readiness:** Increased demand on municipal services—such as water, sewage, and emergency response—may surpass current capacity. A fire alarm incident in our neighborhood (Teston & Pine Valley) a few years ago highlighted significant emergency access challenges, with responders struggling to navigate the congested roads and property owners having difficulty evacuating the area. Morning commutes



along Pine Valley & Major Mackenzie and Teston & Weston are already heavily impacted, and winter ice hazards on Pine Valley north of Major Mackenzie further complicate traffic conditions. Heightened population density will only exacerbate these issues, potentially harming local businesses due to productivity lost in traffic delays.

- **Environmental Consequences:** The proposed development will negatively affect local green spaces, wildlife, waterways, and air quality, raising concerns about the broader environmental sustainability of the project.

Moreover, I am deeply concerned about the lack of community engagement and transparency surrounding these developments, as no advance notices—letters or posted signs—were provided.

Given these concerns, I respectfully urge the council to reassess these projects, conduct a thorough impact evaluation, and ensure that community perspectives are taken into consideration.

Thank you for your time and attention. I look forward to your response.

Sincerely,

Arben Cani

[REDACTED]

[REDACTED] Purple Creek Rd, Woodbridge, ON L4H 5C6

**C55.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Application 19T-25V002  
**Date:** Friday, May 30, 2025 8:31:34 AM

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**From:** Stephen Bozzo [REDACTED]  
**Sent:** Thursday, May 29, 2025 4:42 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; adriano.velpentestan@vaughan.ca; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>  
**Cc:** Clerks@vaughan.ca; [REDACTED]  
**Subject:** [External] Application 19T-25V002

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To whom it may concern,

In regards to the subject application, myself and my wife, as concerned citizens living in the Klein Estates neighbourhood (Pine Valley and Teston), are troubled by the proposal set forward.

Two high rise buildings in the heart of a subdivision like the one we reside in seems to directly contravene what this community strives to be. It consists mainly of detached homes with some townhomes on the outskirts, as you already know, so to build 2 high rise towers boasting 500 units will almost double the density.

The main concerns we have are as follows:

1. Traffic in the community and the surrounding areas (Pine Valley is not currently constructed to handle the traffic that already does exist)
2. Will public transit be introduced to the area?
3. Will further amenities be built to handle the population increase (shopping, grocery stores, medical buildings etc)
4. Will "pop buildings" become the norm in the heart of existing low density subdivisions?,

All of these concerns I fear will result in the lessening of demand to live in this community and ultimately drive home values down. We don't believe that a precedent such as this should be set in communities such as ours.

I plan on being present at the hearing this coming Wednesday, June 4.

Thank you very much.

Regards,

Stephen Bozzo, B.A. (HONS)

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)  
**Date:** Friday, May 30, 2025 8:34:49 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Thursday, May 29, 2025 6:06 PM  
**To:** Kathryn Simpson [REDACTED]; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Cc:** Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
**Subject:** RE: [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)

Hi Kathryn,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2<sup>nd</sup> at 6:30 at City Hall in the Woodbridge Room (2<sup>nd</sup> floor). Feel free to join us as we discuss our next steps regarding this development.

Warmest regards,

Rosanna

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**From:** Kathryn Simpson [REDACTED]  
**Sent:** Thursday, May 29, 2025 3:51 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Cc:** Linda Jackson <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>; Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Mario Ferri <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>; Gino Rosati <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; [mayor@vaughan.ca](mailto:mayor@vaughan.ca); Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>; Gila Martow <[Gila.Martow@vaughan.ca](mailto:Gila.Martow@vaughan.ca)>; Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>; [Racco@vaughan.ca](mailto:Racco@vaughan.ca)  
**Subject:** RE: [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)

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Dear Councillor DeFrancesca,

My name is Kathryn Simpson. I am a resident of Ward 3, and live at Pine Valley and Teston Road, in the Pine Valley Estates.

It has come to my attention that the above-noted two (2) applications are being considered by City Council. The applications seek to build two (2) condominium buildings, within a residential subdivision.

I write to you first and foremost, to voice my opposition to these applications. I understand that several neighbors within my community and in nearby effected areas, have done so as well.

I write secondly, to provide some legal context as to why City Council should decline to accept these applications:

- a. The applications require an OP amendment. This should not be taken lightly, considering the City has spent countless hours and millions of dollars creating said OP. While I have not reviewed the current OP, I cannot imagine that same outlines high-density residential condominiums to be built within residential subdivisions, on arterial roads, which have no way of handling the traffic that comes from the increased density;
- b. I have lived in Vaughan for almost my entire life. I cannot think of any areas of the City, where a residential condo has been built within a residential single-family subdivision. Accordingly, allowing this application would set a disastrous precedent for Vaughan in the future;
- c. Traffic is already bad enough as it is on Pine Valley. While the Teston road expansion had eased some of this, the fact remains that hundreds of future houses are planned to be built on Teston, both east and west of Pine Valley. The practical reality is that condominiums would add density to a level whereby the current roadway infrastructure simply will not be able to handle same
- d. The development that had occurred in the area over the last few years (Goldpark; Lindvest; Countrywide; Mosaik), along with future development on Teston (Greenpark) was always advertised to be single-family homes and certain limited townhomes. The developers in the area, specifically Countrywide, have never advertised to consumers their intent to sneak in the back door and build 450+ condominium units. In my opinion, this amounts to false advertising and manipulative business practices, which Council

should consider. Hundreds of citizens purchased homes, in this area, anticipating the area to be filled with single-family homes. If this application proceeds, not only is this promise broken, but undoubtedly other developers will follow suit, and council will not be able to prevent this area from being littered with condominiums;

- e. Practically speaking, a condominium in this area makes no sense. The current OP allows for high density (i.e. Condominiums) to be built near by major intersections, on major roads, and ideally close-by public services (i.e buses; shopping centers; etc). None of those conditions exist in our area.

I ask that you consider all of the above, and decline to pass the above-noted Applications.

Thank You,

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Rejection of Application 19T-25V002 by Countrywide Homes (10-12 storey residential on West Pine Valley& north of Mj.Mackensie)  
**Date:** Friday, May 30, 2025 8:35:58 AM

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**From:** Linda T [REDACTED]  
**Sent:** Thursday, May 29, 2025 10:11 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; michael.guglielmin@parl.gc.ca; stephen.lecce@pc.ola.org  
**Subject:** [External] Rejection of Application 19T-25V002 by Countrywide Homes (10-12 storey residential on West Pine Valley& north of Mj.Mackensie)

**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 all councillors and Vaughan Planning Department,

I am writing as a concerned resident of Klein Estate neighbourhood to formally object to the proposed development identified as file number 19T-25V002.

Our community is located within the Greenbelt, an area designated to protect environmentally sensitive land and natural heritage. Allowing this type of development would directly contradict the principles and protections intended for this region and set a dangerous precedent for future encroachment.

While I understand the need for growth and development within our city, I am deeply concerned about the negative impact this proposal will have on our community.

**Grounds for Objection:**

**Violation of Greenbelt Protections**

1. The proposed development site lies within the provincially protected Greenbelt, as defined under the Greenbelt Act, 2005 and the Greenbelt Plan.
2. Permitting development on these lands would contravene provincial policies intended to safeguard ecological features, agricultural viability, and community health.
3. Approval of this application risks setting a precedent that weakens the long-standing

legislative and environmental intent of the Greenbelt.

### **Conflict with Planning Policy**

1. The proposal appears inconsistent with the Provincial Policy Statement (2020), which directs growth toward established settlement areas supported by existing infrastructure.
2. It may also be at odds with the City of Vaughan's Official Plan, which promotes sustainable, transit-oriented, and community-supported development.
3. Such a proposal could be vulnerable to policy-based appeals or legal challenges.

### **Inadequate Infrastructure Capacity**

1. The local area is already experiencing significant pressure on roads, schools, emergency services, and other public infrastructure.
2. Intensifying development without corresponding investment in public infrastructure will compromise both safety and quality of life for residents.

### **Environmental Impact**

1. The removal of mature green space within a sensitive ecological zone would result in irreversible loss of biodiversity and natural heritage.
2. The Greenbelt plays a vital role in climate mitigation, water filtration, and habitat protection—all of which are at risk with this proposal.

### **Lack of Meaningful Public Consultation**

- Residents have not been adequately engaged or consulted during the planning process.
- Strong community opposition should be reflected in Council's deliberations, in line with commitments to transparency and accountability in municipal decision-making.

#### **Request:**

I respectfully urge Vaughan Council and Planning Staff to:

- Reject Development Proposal 19T-25V002 based on its non-conformity with provincial and municipal planning frameworks;
- Uphold the intent and integrity of the Greenbelt Plan and Greenbelt Act;
- Prioritize long-term environmental sustainability, community input, and responsible urban

Please include this letter as part of the official public record for Proposal 19T-25V002.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.



Kind Regards,

Majlinda Troka

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Rejection of Application 19T-25V002 by Countrywide Homes (10-12 storey residential on West Pine Valley& north of Mj.Mackensie)  
**Date:** Friday, May 30, 2025 8:36:22 AM

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**From:** Leo Troka [REDACTED]  
**Sent:** Thursday, May 29, 2025 10:22 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; michael.guglielmin@parl.gc.ca; stephen.lecce@pc.ola.org  
**Subject:** [External] Rejection of Application 19T-25V002 by Countrywide Homes (10-12 storey residential on West Pine Valley& north of Mj.Mackensie)

**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 all councillors and Vaughan Planning Department,

I am writing as a concerned resident of Klein Estate neighbourhood to formally object to the proposed development identified as file number 19T-25V002.

Our community is located within the Greenbelt, an area designated to protect environmentally sensitive land and natural heritage. Allowing this type of development would directly contradict the principles and protections intended for this region and set a dangerous precedent for future encroachment.

While I understand the need for growth and development within our city, I am deeply concerned about the negative impact this proposal will have on our community.

**Grounds for Objection:**

**Violation of Greenbelt Protections**

1. The proposed development site lies within the provincially protected Greenbelt, as defined under the Greenbelt Act, 2005 and the Greenbelt Plan.

2. Permitting development on these lands would contravene provincial policies intended to safeguard ecological features, agricultural viability, and community health.

3. Approval of this application risks setting a precedent that weakens the long-standing legislative

and environmental intent of the Greenbelt.

### **Conflict with Planning Policy**

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2. It may also be at odds with the City of Vaughan's Official Plan, which promotes sustainable, transit-oriented, and community-supported development.

Such a proposal could be vulnerable to policy-based appeals or legal challenges.

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2. Intensifying development without corresponding investment in public infrastructure will compromise both safety and quality of life for residents.

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2. The Greenbelt plays a vital role in climate mitigation, water filtration, and habitat protection—all of which are at risk with this proposal.

### **Lack of Meaningful Public Consultation**

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2. Strong community opposition should be reflected in Council's deliberations, in line with commitments to transparency and accountability in municipal decision-making.

### **Request:**

I respectfully urge Vaughan Council and Planning Staff to:

1. Reject Development Proposal 19T-25V002 based on its non-conformity with provincial and municipal planning frameworks;

2. Uphold the intent and integrity of the Greenbelt Plan and Greenbelt Act;

3. Prioritize long-term environmental sustainability, community input, and responsible urban

Please include this letter as part of the official public record for Proposal 19T-25V002.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Kind Regards,  
Luan Troka

**C59.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**



**GOLDBERG  
GROUP**

**10390 Pine Valley Drive**

**OP.25.003**

**Z.25.004**

**19T-25002**

**June 4, 2025**





**SUBJECT SITE**  
(Approximate)

## AERIAL PHOTOGRAPH



**GOLDBERG  
GROUP**





**SUBJECT SITE**  
(Approximate)





Source: Musee Huron Wendat

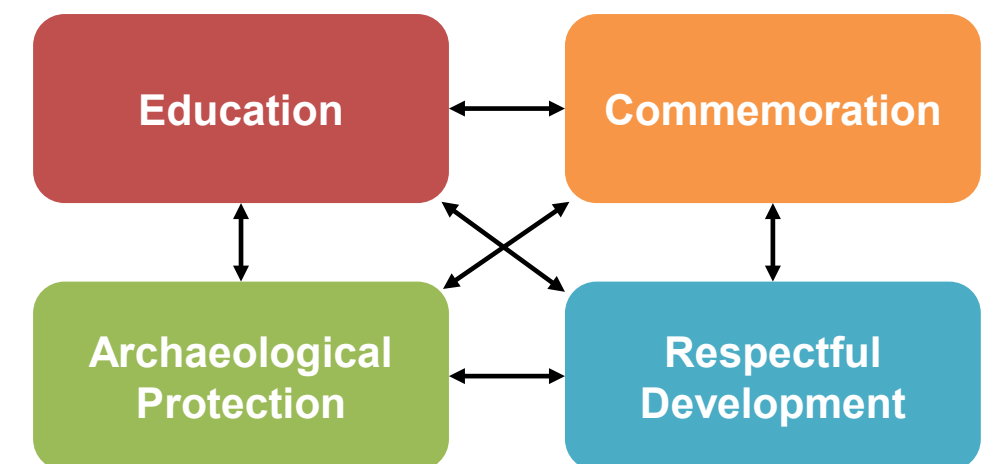


Source: Wilfred Laurier University website

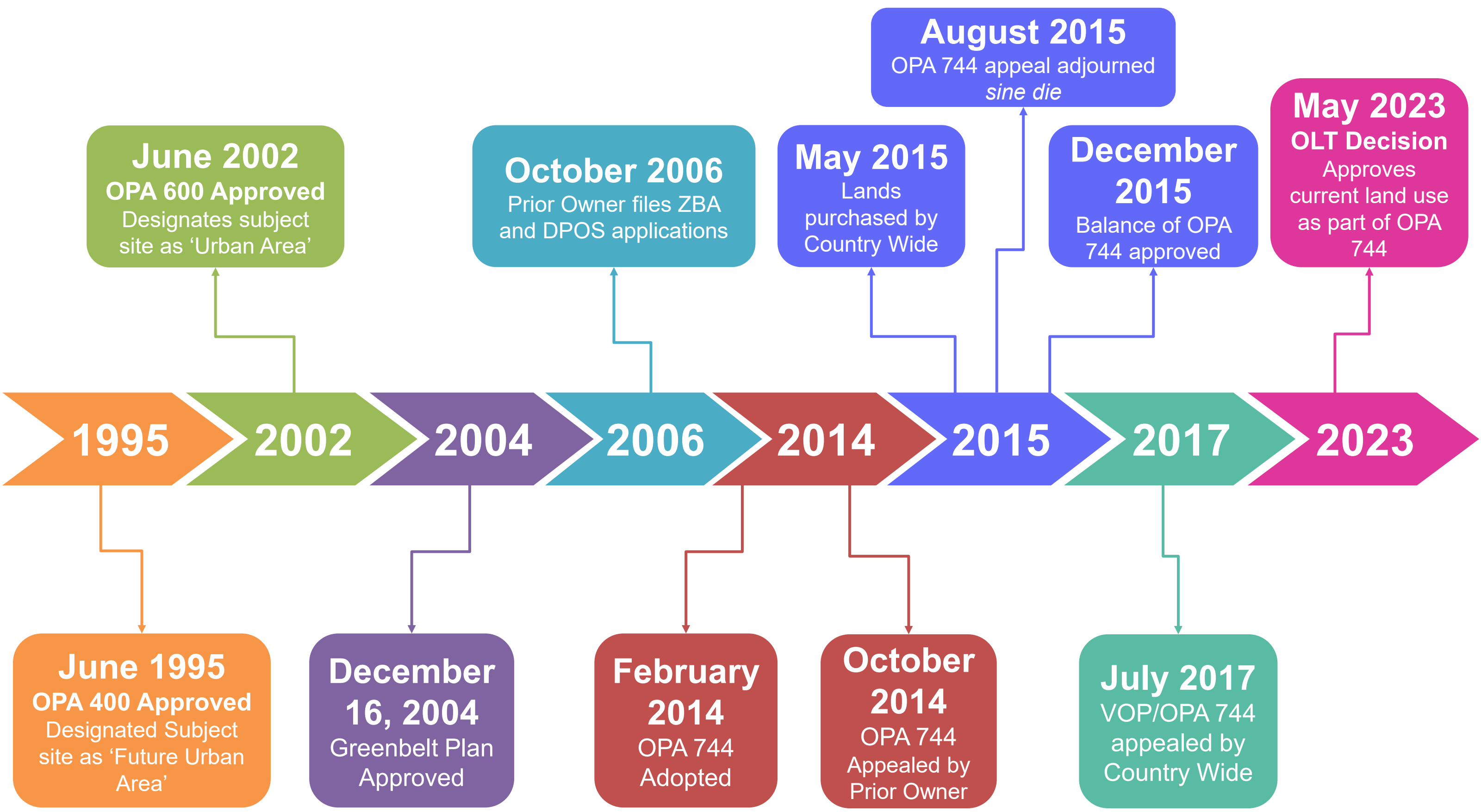
The Huron-Wendat Nation and Country Wide Homes (CWH) have established a clear and respectful plan to proceed with the Stage 4 Archaeological fieldwork. Since CWH has been meaningfully engaging with multiple indigenous groups as a part of the process.

Through this partnership, the proposed development site will offer a commemoration and interpretive strategy in consultation with the Huron-Wendat Nation. However, development certainty is needed for this work to proceed.

## 4 Principles of Partnership

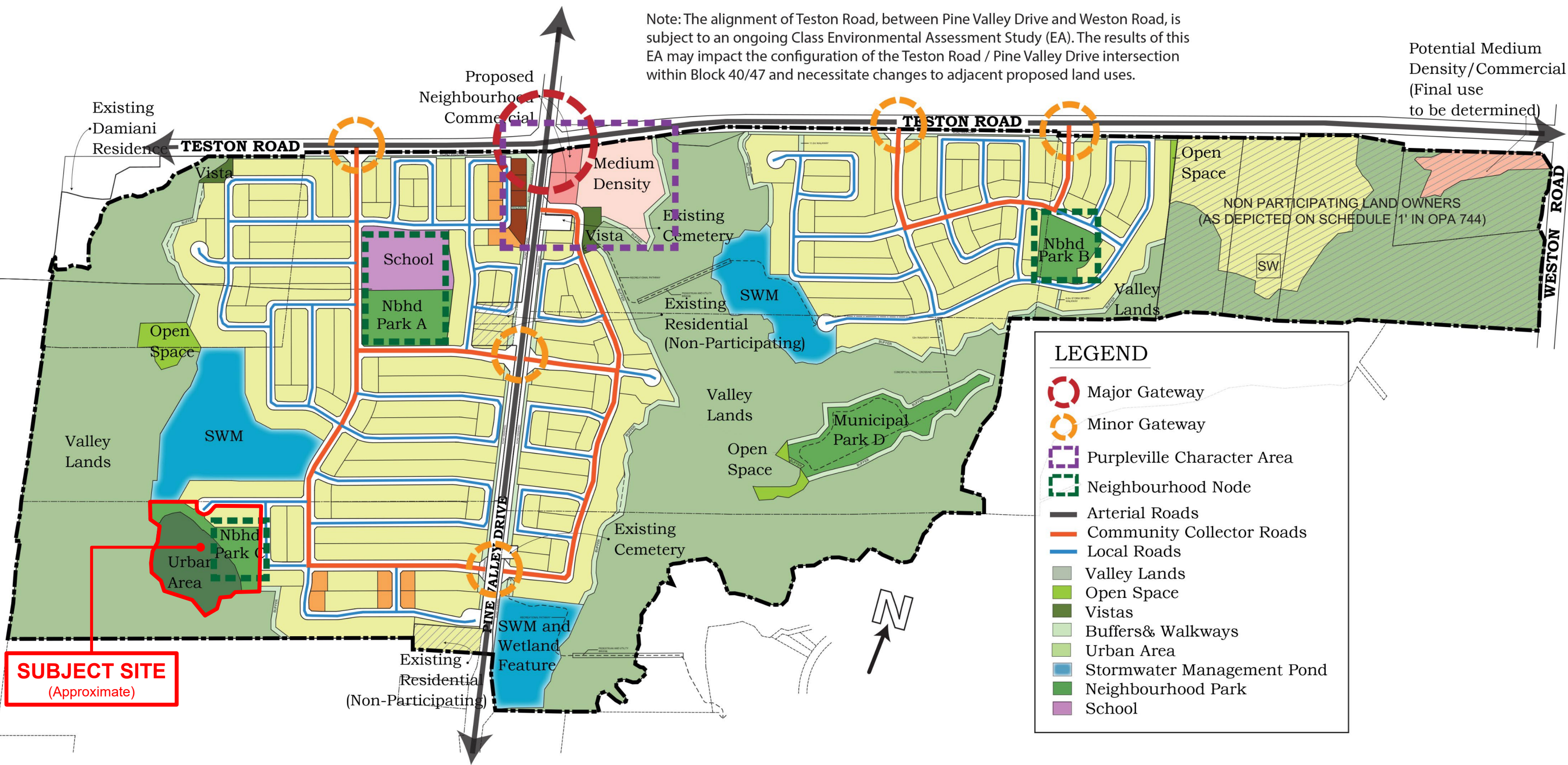






Note: The alignment of Teston Road, between Pine Valley Drive and Weston Road, is subject to an ongoing Class Environmental Assessment Study (EA). The results of this EA may impact the configuration of the Teston Road / Pine Valley Drive intersection within Block 40/47 and necessitate changes to adjacent proposed land uses.

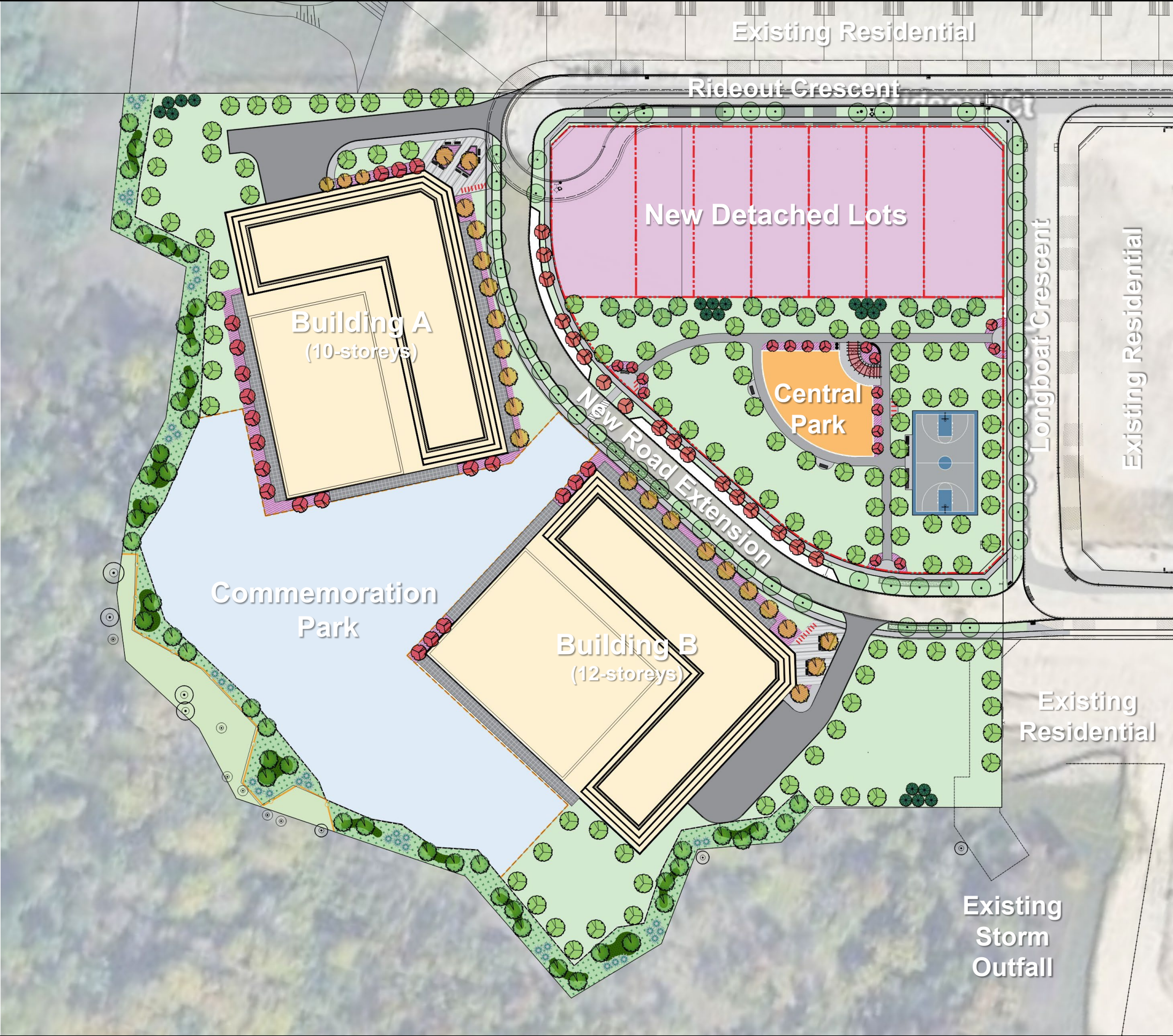
Potential Medium Density/Commercial (Final use to be determined)











- LEGEND:
- PROPERTY LINE
  - PROPOSED DECIDUOUS TREES
  - PROPOSED CONIFEROUS TREES
  - PROPOSED STREET TREES
  - COMMEMORATIVE PARK (TO FUTURE DETAIL)
  - RESIDENTIAL LOTS
  - PROPOSED PLANTING
  - PROPOSED SOD
  - PROPOSED CHAIN LINK FENCE
  - PROPOSED BIKE RINGS
  - PROPOSED GATHERING TABLES
  - PROPOSED BENCHES
  - EXISTING TREE TO REMAIN





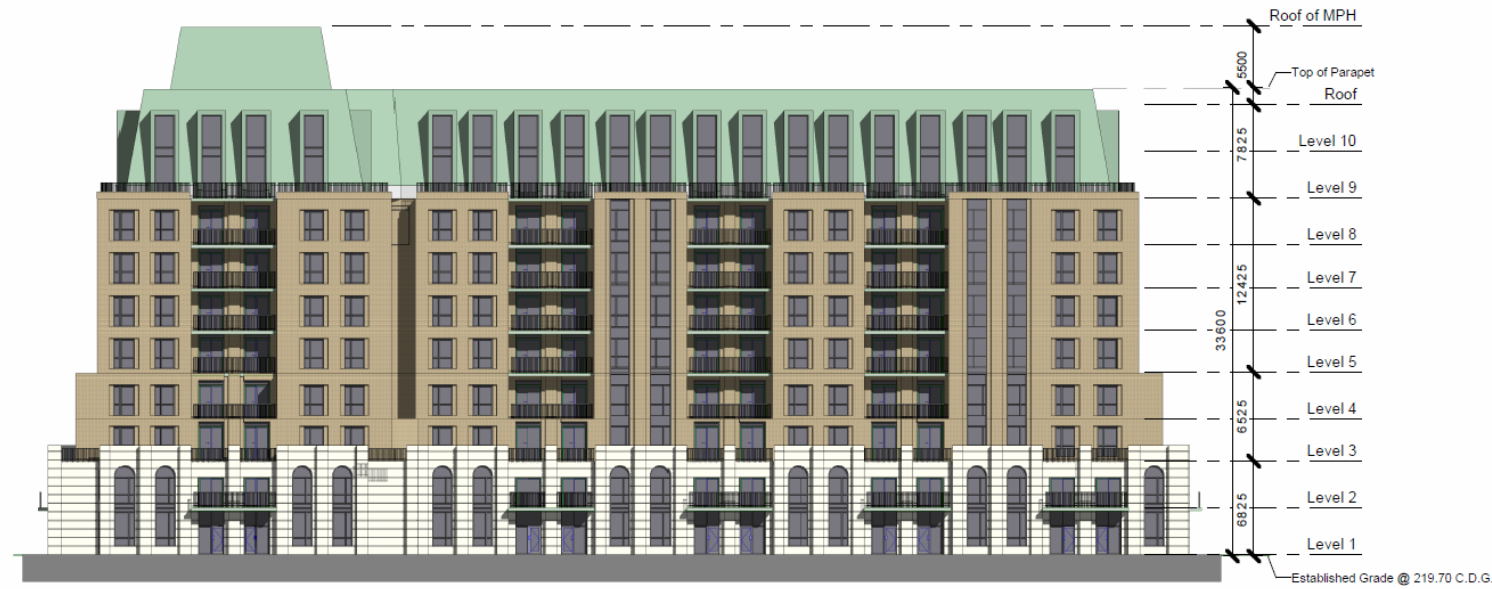
## DETACHED DWELLINGS | CONCEPTUAL RENDERINGS



GOLDBERG  
GROUP



## Building 'A' | 10-Storeys

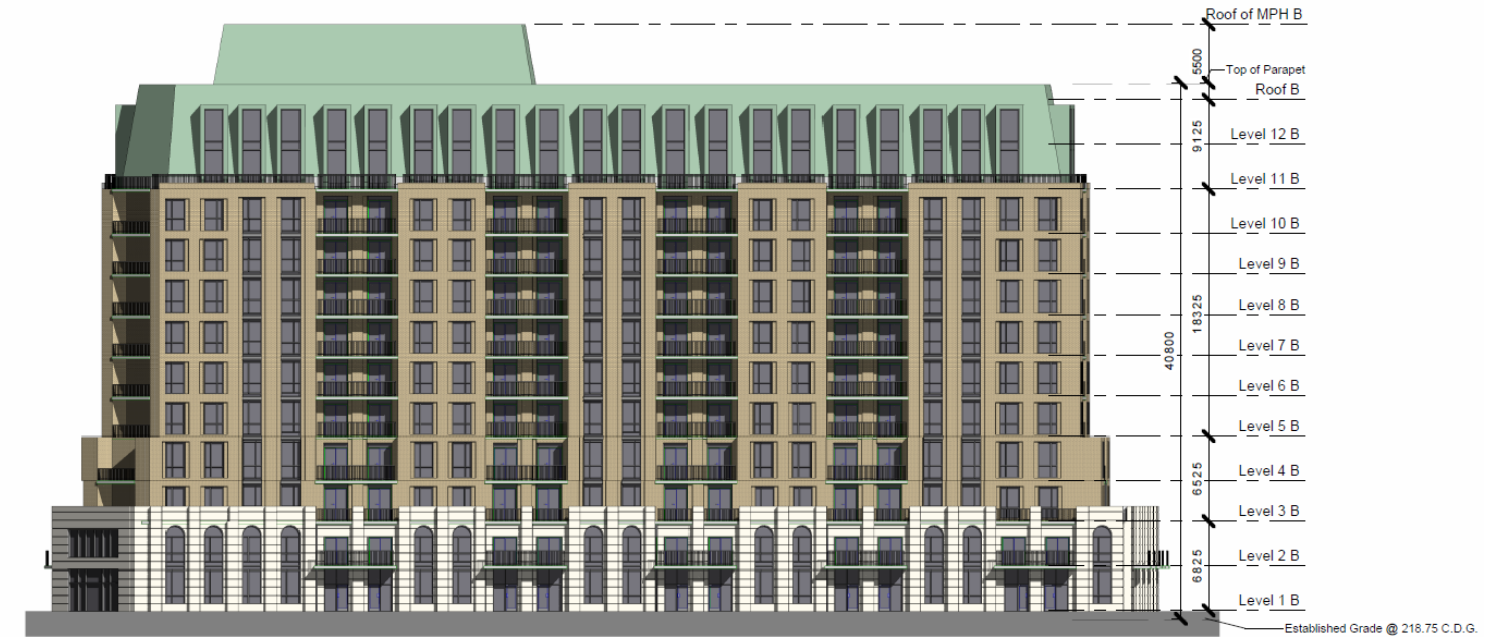


2 West Elevation - Building A  
A-A502 Scale: 1 : 250



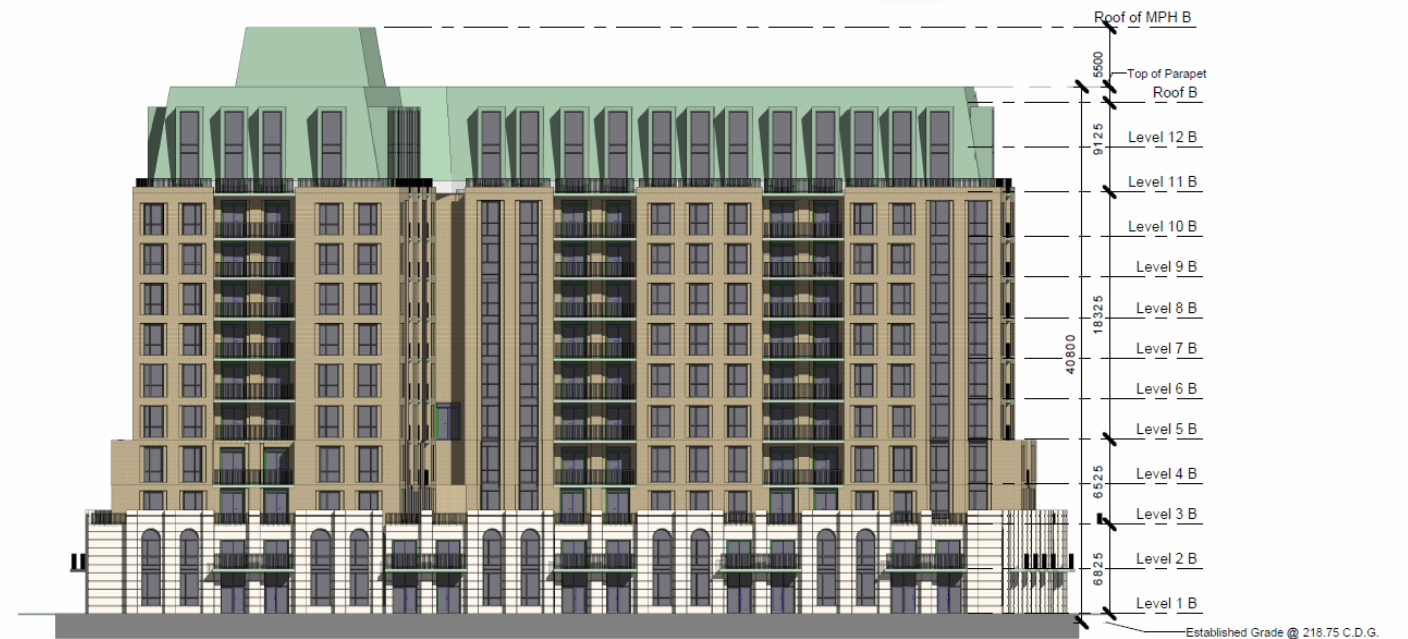
1 South elevation - Building A  
A-A502 Scale: 1 : 250

## Building 'B' | 12-Storeys



1 East Elevation - Building B1  
A-B501 Scale: 1 : 250

[No Title]



2 North Elevation - Building B  
A-B501 Scale: 1 : 250









Concept 1



Concept 2



























**THANK YOU | QUESTIONS?**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition of Proposed Development (File Nos. OP.24.0144, Z.24.026, 19T.24V007)  
**Date:** Friday, May 30, 2025 8:47:29 AM

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**From:** Lina Sciacca [REDACTED]  
**Sent:** Friday, May 30, 2025 8:45 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Opposition of Proposed Development (File Nos. OP.24.0144, Z.24.026, 19T.24V007)

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**James and Evelina Sciacca**  
[REDACTED] Old Humber Crescent  
Kleinburg, Ontario L0J 1C0  
[REDACTED]

May 22, 2025

**To:** Vaughan City Council  
**Re:** Strong Opposition – Proposed Development (File Nos. OP.24.0144, Z.24.026, 19T.24V007)  
**Applicant:** 2847382 Ontario Inc. – 10990 & 11010 Highway 27

Dear Members of Council,

We are writing to express our unequivocal opposition to the proposed 20-unit townhome development bordering our community, Kerrowood Estates. This project is entirely incompatible with the surrounding neighbourhood—an area comprised of approximately 40 custom estate homes, many valued well above \$4 million.

This high-density proposal threatens the character, tranquility, and property values of our neighbourhood. It introduces increased traffic and safety concerns at an already congested section of Highway 27 and places unnecessary strain on infrastructure never intended to support such density.

Moreover, the environmental impact—from tree removal to loss of green space and natural drainage—is unacceptable. Approving this development sets a dangerous precedent that could erode the integrity of estate communities across Vaughan.

**We urge Council to reject this proposal and preserve the planning principles that make our neighbourhood unique. We ask to be kept informed of all public hearings related to this matter.**

**Sincerely,**  
**James and Evelina Sciacca**  
Sent from my iPhone



**C61.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 10**



Committee of the Whole (c/o Office of the City Clerk)  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Arcadis Professional Services (Canada) Inc.  
55 St. Clair Avenue West  
7th Floor  
Toronto, Ontario M4V 2Y7  
Canada  
Phone: 416 596 1930  
[www.arcadis.com](http://www.arcadis.com)

Date: May 27, 2025

Subject: **Committee of the Whole – VMC Secondary Plan Draft Policy Comments**

Dear Members of the Committee of the Whole:

Arcadis Professional Services (Canada) Inc. ("Arcadis") is writing this letter on behalf of 2748355 Canada Inc. ("274") for their landholdings within the Vaughan Metropolitan Centre (VMC), in response to the draft policy and schedules presented to the VMC Sub-Committee on Wednesday on May 21<sup>st</sup>, 2025, as part of the ongoing VMC Secondary Plan (VMCSP) update.

274 and its various partnerships is the single largest landowner within the southwest quadrant of the VMC and has been working with the City on the development and redevelopment of these lands for the past 20+ years. Over this time period, 274 worked extensively with the City in the drafting of the original VMCSP 2010 and ultimately, it's implementation of over 6,830 residential units and 141,000 sq.ft. of retail either delivered, in construction or approved for development to date, with approximately 13.5 net hectares of land still remaining to be developed within the Assembly Park Master Plan.

From the outset, 274 prepared the Assembly Park Master Plan to capture the general intent and essence of the City's vision for the VMC. The Assembly Park Master Plan introduced key elements such as a defined retail strategy, a variety of housing types, a comprehensive and extensive park and open space system and critical community elements such as schools and a key civic space opportunity.

As part VMCSP update process, 274 and Arcadis have met with City Staff, its Consultants, and relevant commenting agencies to provide input as it relates to supporting studies and the draft VMCSP schedule changes.

Previous letters dated October 2<sup>nd</sup>, 2023, January 31<sup>st</sup> and February 27<sup>th</sup>, 2024, and March 7<sup>th</sup>, 2025 were submitted to City Staff in response to the various progress updates of the draft VMC Secondary Plan Update and should be read in conjunction with this letter.

Until this month, the policies that provide the substance to the previous schedule releases have not been provided, so the previous comments in the aforementioned letters were contingent on the eventual policy framework, and as such were preliminary in nature. The release of the draft policy now forms a complete draft of the 2025 VMCSP, and in review, we continue to have significant concerns with the totality of the document.

Throughout the drafting and subsequent approval of the VMCSP 2010, the core issue of the schedules and policies was that they were too prescriptive and provided very little latitude to adjust to changes in higher level policy framework and to market conditions. Ultimately, since its approval in 2015, these concerns have continued to bare out with seemingly every development application within the VMC requiring some form of OPA on a site-specific basis. Our initial review of the draft schedules and policies recently released seem to suggest that the policy framework continues to be overly prescriptive and, in some cases, contrary to the policy direction of the

Province. The use of “shall”, “must”, and “will” throughout the majority of the document provides very little flexibility, and in many cases without legislative authority. Summarized below are some of our key issues.

## Objectives

Section 3.0 of the draft VM CSP is intended to identify the objectives of the policy document, laying the framework for what the document seeks to achieve over its lifecycle. Throughout the section, the supporting language associated with the principles are largely based on observation or opinion, and are vague, without clear criteria on how these objectives should be measured or met.

## Growth Management

Section 4.0 once again includes a significant amount of language that is based on observation or opinion, setting arbitrary limits on development proceeding without identifying any path forward to “unlock” development lands. Specifically, language has been added to expand the use of Holding Provisions that provide arbitrary criteria that is open-ended and restrictive.

## Streets and Transportation

The Streets and Transportation policies in Section 5.0 and associated schedules tie much of the policy framework back to the VMC TMP, which remains ongoing and is not yet approved. As such, any commenting on Section 5.0 seems premature due to the inclusion of text pointing the reader to review the VMC TMP.

Notwithstanding, the policies are overly restrictive and do not include flexibility to reflect realities on the ground. The ultimate phasing that is also a reality runs contrary to other policies within the Plan, or the general intent of the vision. A number of elements of the policy direction which require flexibility are summarized below:

- Block access locations.
- ROW widths and cross section design.
- Parking underneath parkland or mews.
- Provision for a VMC-wide active transportation/pedestrian circuit
- Ability to delete mews and local streets without amendment to this Plan
- Removal of both Parking Minimums and Maximums to permit a response to market demand.

## Energy, Water and the Natural Environment

The policies within Section 6.0 should be reviewed in the context of the Ontario Building Code minimum requirements and recently released Provincial direction on these matters. Overall, the language in this Section is overly restrictive, and may contradict the recently introduced draft Provincial legislation.

## Parks and Open Spaces

As with much of the document, many of the policies contained in Section 7.0 and its corresponding schedules are too restrictive, provide almost no flexibility in the provision of a dynamic park and open space system and in many cases, seem to again be contrary to Provincial policy and authorities within the *Planning Act*. There are significant concerns related to the parkland dedication, the park types and design standards, park restrictions and

encumbrances, interim uses, privately owned public spaces, and the open space and mews policies within the draft.

It is recognized that the overall success of the VMC will be tied to the ultimate delivery of a park and open space system that supports the existing and future residents and visitors of the VMC. The policy framework should be flexible enough to deliver this needed community element without being so restrictive that it may ultimately remove the ability to meet the overall intent.

## **Community Services, Cultural Facilities and Public Art**

At present, Section 8.0 and the corresponding schedules require modifications to reflect the discussions to date with the City related to the Performing Arts and Cultural Centre and should provide the relocation of Community Services and Cultural Facilities without amendment to this Plan.

Further, as mentioned in previous letters, the built form of the potential school site denoted as “S3” in the southwest quadrant should reflect its context as supplementary to the two planned schools that are being considered by both the York Catholic District School Board and the York District School Board, immediately south of the proposed S3 site. As such, the draft VM CSP should include language in Policy 8.2.6 specifying that the S3 school is to be constructed in an urban format, such as a podium school with no minimum land requirement.

## **Land Use, Density and Built Form**

### **Height and Density**

Notwithstanding the stated desire to remove height and density limitations to provide flexibility to respond to the market and provide variety in built form, many of the policies within the Plan speak to elements that ultimately will limit height and density, and is contrary to the stated intent.

### **Mixed Use/Retail**

Section 9.0 includes policies related to the *Mixed Use* land designation that, again, are very restrictive and contrary to other policy goals and intentions. Specifically, policies related to minimum non-residential requirements, design requirements and the mandating of retail scattered across the Plan fails to recognize existing retail approvals and market conditions.

### **Housing**

The draft language includes many definitive policies related to residential unit mix, affordability, and tenure, all of which have no legislative framework. This entire section should be reconsidered within the question of what is aspirational versus what is being mandated.

### **Built Form & Parking and Servicing Facilities**

The proposed Built Form and Urban policy direction within the draft policies is overly restrictive, redundant, and do not belong in a Secondary Plan. Further, the policies continually refer to and direct the reader to the VMC Urban Design Guidelines as the defining document. This use of policy to strengthen the Guidelines is inappropriate and seemingly contradicts the policy which specifically states that the Urban Guidelines are not intended to be used as policy.

What the past 10 years has demonstrated within the VMC is the need for flexibility in built form and urban design policies to reflect the changing market conditions, phasing realities, and on the ground conditions. The use of Official Plan policies to dictate uniformity of built form and urban design direction limits creativity, removes the ability to provide variations in built form, and results in a repetitive urban fabric.

The entirety of this Section should be revisited.

## Conclusion

Overall, a significant amount of the language in the draft VMCSPP is overly prescriptive, arbitrary, intended to restrict development, limit creativity, and above all else, fails to reflect much of the work that has either been developed, approved or master planned to date. What has been demonstrated to date is that the VMC has been successful notwithstanding a strict policy language contained in the original VMCSPP 2010. It is strongly encouraged that the policy framework contained within the draft be revisited to provide flexibility for the VMC to continue to develop over time and respond to emerging market demands. The draft language as it stands is simply too restrictive and, in many cases, contradictory to itself.

2748355 Canada Inc. looks forward to the opportunity to refine the draft schedules and policies of the proposed VMC Secondary Plan and work collaboratively with the City of Vaughan, Region of York, and all other relevant agencies, stakeholders, and the public. Given the extent of the concerns with the language as drafted it may be successful to undertake a detailed workshop that conduct a policy-by-policy review.

Please do not hesitate to contact the undersigned should you require clarification or additional information.

Sincerely,

**Arcadis Professional Services (Canada) Inc.**

Stephen Albanese MCIP RPP  
Principal  
[stephen.albanese@arcadis.com](mailto:stephen.albanese@arcadis.com)

CC.  
[jay.claggett@quadreal.com](mailto:jay.claggett@quadreal.com)



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] OPA 19t-25v002 - 10390 Pine Valley Dr  
**Date:** Friday, May 30, 2025 1:48:05 PM

**C63.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** Hetal Varma [REDACTED]  
**Sent:** Friday, May 30, 2025 1:46 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
**Subject:** [External] OPA 19t-25v002 - 10390 Pine Valley Dr

**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 Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pinevalley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

1. **Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.
2. **Overburdened Infrastructure:** The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.

3. **Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.
4. **Environmental Impact:** Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,  
Hetal Varma

**HETAL VARMA**  
Real Estate Broker,

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns Regarding Proposed Development at 10390 Pine Valley Drive  
**Date:** Monday, June 2, 2025 8:30:38 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Friday, May 30, 2025 4:36 PM  
**To:** S H [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** RE: [External] Concerns Regarding Proposed Development at 10390 Pine Valley Drive

Hi Sherman,

Thank you for reaching out and sharing your concerns. I trust that one of the Regional coucillors will respond as this is not an issue that is addressed at City of Vaughan rather one that is decided at the Regional level.

I am happy to chat with you regardless of where the decision is being made. Let me know if you wish to speak.

Warmest regards,

Rosanna

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**From:** S H [REDACTED]  
**Sent:** Friday, May 30, 2025 4:02 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Concerns Regarding Proposed Development at 10390 Pine Valley Drive

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Dear Councillor DeFrancesca,

I hope this message finds you well. I am writing as a resident of Vaughan to express my serious concerns regarding the proposed condominium development by CountryWide Homes at 10390 Pine Valley Drive.

This proposed site sits on land that includes Indigenous burial grounds, which were deemed permanently protected by the Ontario government. Moving forward with development here would not only break that protection but also show a deep disregard for the cultural and historical significance of the site. As a community, we have a responsibility to respect and preserve this sacred land.

Additionally, the location has **no access to public transportation**, making it unsuitable for high-density development. Increased car dependency will only worsen the already severe congestion along Pine Valley Drive and nearby roads.

Another major concern is the **lack of schools, healthcare, and community resources** in this part of Vaughan. Our existing infrastructure is already stretched thin, and adding hundreds of new residents without expanding essential services would further strain the system and diminish the quality of life for both new and existing residents.

I urge you to oppose this development and instead advocate for smart, responsible planning that respects our community's history, infrastructure limits, and long-term sustainability.

Thank you for your time and attention to this important matter. I look forward to hearing your thoughts.

Sincerely,

**Sherman Heer**



Heathcote Rd.  
Vaughan, ON



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Comments on Application # 19T-25V002  
**Date:** Monday, June 2, 2025 8:33:17 AM

**C65.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** Dean Sturino [REDACTED]  
**Sent:** Saturday, May 31, 2025 9:24 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Comments on Application # 19T-25V002

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Good evening,

I'm a resident living in the subdivision (pine valley and Teston) where countrywide is planning to build 2 condos (12 and 10 storeys)

While I understand the benefits of diverse communities, I don't understand why condos would be built in the interior of a subdivision. All condos in Woodbridge are built along main roads/arteries so as to facilitate access to public transit and keep communities undisturbed by vehicular traffic. Adding 486 units will add significant congestion (and risk to pedestrians, especially children) to the subdivision streets, which will already be busy given the anticipated school and park on Brant/ballantyne. I don't think Woodbridge has precedent of condos inside a subdivision and not located alongside a main road (other than the VMC area) so how does this location fit within the city's planning norms/guidelines?

Please consider the above when discussing with council

Thank you.

As an aside, it's also disheartening that the park that is to be built along Brant street still isn't under construction

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Application 19T-25V002 – Proposed Condo Development  
**Date:** Monday, June 2, 2025 8:34:18 AM

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**From:** Angelo Konstantas [REDACTED]  
**Sent:** Sunday, June 1, 2025 8:12 AM  
**To:** [roseanna.defrancesca@vaughan.ca](mailto:roseanna.defrancesca@vaughan.ca); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Angelo Konstantas [REDACTED]  
**Subject:** [External] Objection to Application 19T-25V002 – Proposed Condo Development

**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 Ms. DeFrancesca,

I am writing as a concerned resident of the Pine Valley Estates community to express my strong opposition to the proposed development by Countrywide Homes (Application 19T-25V002), which includes 486 apartment units and 51 podium townhouses.

This project is entirely out of scale and character with our neighborhood, which was designed as a low-density residential community. The proposed density, height, and population increase would permanently alter the fabric of our area and negatively impact the daily lives of current residents.

**My concerns include the following:**

**1. Strain on Infrastructure**

The existing infrastructure—roads, sewers, water supply, and waste services—was never intended to support such a large influx of residents. The development would put serious pressure on these systems, leading to future service disruptions and costly upgrades.

**2. Traffic and Safety**

The surrounding streets are narrow and residential in nature. Adding hundreds of new vehicles will increase congestion, reduce pedestrian and cyclist safety, and create bottlenecks on roads like Pine Valley Drive and Teston Road. It is especially concerning near future schools and parks, where children's safety should be a priority.

**3. Loss of Community Character**

Towering condo buildings are incompatible with the existing look and feel of Pine Valley Estates. They will overshadow nearby homes, diminish privacy, and erode the calm, family-oriented environment that residents moved here for.

**4. Environmental Impact**

This development would mean the loss of mature trees and green space. These natural elements are not just aesthetic but essential for wildlife, air quality, and reducing the urban heat effect.

**5. Pressure on Public Services**

Local schools, health clinics, and community amenities are already stretched thin. Adding this many new residents will further overwhelm these vital services, resulting in longer wait times and reduced accessibility for current families.

**6. Privacy and Security Concerns**

High-rise buildings will overlook private homes and yards, raising privacy issues. An increase in population density also brings concerns around neighborhood safety and the effectiveness of existing watch efforts.

I recognize the need for new housing in our growing city. However, I firmly believe this specific development is not the right fit for our community. It is disproportionate, disruptive, and ultimately detrimental to the quality of life in Pine Valley Estates.

I respectfully request that this objection be formally recorded and that I be notified of all future meetings and decisions related to this application. I urge the City to reject this proposal and instead pursue development that is respectful of our existing community and sustainable in scale.

Sincerely,

**Angelo Konstantas**

■ **Ballantyne Blvd, Woodbridge, ON L4L 0E8**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns with the proposed development at 10390 Pine Valley Dr. (Proposal 19T-25v002)  
**Date:** Monday, June 2, 2025 8:35:15 AM

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**From:** Ann Hoang [REDACTED]  
**Sent:** Sunday, June 1, 2025 11:53 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Concerns with the proposed development at 10390 Pine Valley Dr. (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 Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood.

The scale and density of this proposal are completely incompatible with the existing character of the community. Pinevalley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

**Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.

**Overburdened Infrastructure:** The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.



Loss of Community Character: The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.

Environmental Impact: Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Phuong (Ann) Hoang

[REDACTED]

[REDACTED] Kinburn Cres.

**From:** [Clerks@vaughan.ca](mailto: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

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**From:** Jay Pabila [REDACTED]  
**Sent:** Sunday, June 1, 2025 4:05 PM  
**To:** [Clerks@vaughan.ca](mailto: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

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Objection to Application 19T-25V002 – Proposed Condo Development  
**Date:** Monday, June 2, 2025 8:37:28 AM

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**From:** Jacquelyn Gillis [REDACTED]  
**Sent:** Monday, June 2, 2025 7:26 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca  
**Subject:** [External] Objection to Application 19T-25V002 – Proposed Condo Development

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Dear Ms. DeFrancesca,

We are writing as concerned residents of the New Kleinburg community, who's senior family live in the community to express our strong opposition to the proposed development by Countrywide Homes (Application 19T-25V002), which includes 486 apartment units and 51 podium townhouses.

This project is entirely out of scale and character with our neighborhood, which was designed as a low-density residential community. The proposed density, height, and population increase would permanently alter the fabric of our area and negatively impact the daily lives of current residents.

**Our concerns include the following:**

**1. Strain on Infrastructure**

The existing infrastructure—roads, sewers, water supply, and waste services—was never intended to support such a large influx of residents. The development would put serious pressure on these systems, leading to future service disruptions and costly upgrades.

**2. Traffic and Safety**

The surrounding streets are narrow and residential in nature. Adding hundreds of new vehicles will increase congestion, reduce pedestrian and cyclist safety, and create bottlenecks on roads like Pine Valley Drive and Teston Road. It is especially concerning near future schools and parks, where children's safety should be a priority.

**3. Loss of Community Character**

Towering condo buildings are incompatible with the existing look and feel of Pine Valley Estates. They will overshadow nearby homes, diminish privacy, and erode the calm, family-oriented environment that residents moved here for.

**4. Environmental Impact**

This development would mean the loss of mature trees and green space. These natural elements are not just aesthetic but essential for wildlife, air quality, and reducing the urban heat effect.

**5. Pressure on Public Services**

Local schools, health clinics, and community amenities are already stretched thin. Adding this many new residents will further overwhelm these vital services, resulting in longer wait times and reduced accessibility for current families.

**6. Privacy and Security Concerns**

High-rise buildings will overlook private homes and yards, raising privacy issues. An increase in population density also brings concerns around neighborhood safety and the effectiveness of existing watch efforts.

We recognize the need for new housing in our growing city. However, we firmly believe this specific development is not the right fit for our community. It is disproportionate, disruptive, and ultimately detrimental to the quality of life in Pine Valley Estates.

We respectfully request that this objection be formally recorded. We urge the City to reject this proposal and instead pursue development that is respectful of our existing community and sustainable in scale.

Sincerely,

Luca and Jacquelyn Stillo

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Pine valley Estates- One of many concerned Residents  
**Date:** Monday, June 2, 2025 8:37:47 AM  
**Attachments:** [image001.png](#)

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Monday, June 2, 2025 6:54 AM  
**To:** susan minicucci [REDACTED] Rosanna DeFrancesca  
<Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio  
<Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
**Subject:** RE: [External] Pine valley Estates- One of many concerned Residents

Hi Susan,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2<sup>nd</sup> at 6:30 at City Hall in the Woodbridge Room (2<sup>nd</sup> floor). Feel free to join us as we discuss our next steps regarding this development.

Warmest regards,

Rosanna

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**From:** susan minicucci [REDACTED]  
**Sent:** Sunday, June 1, 2025 12:55 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Pine valley Estates- One of many concerned Residents

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**Susan Minicucci**  
[REDACTED] Wainfleet Crescent  
Pinevalley Estates  
May 31st, 2025

**To** Ms.DeFrancesca and Vaughan Planning Department,





I am writing as a concerned resident of Pinevalley Estates to formally oppose the proposed development by Countrywide Homes, which consists of 486 apartment dwellings and 51 podium townhouses, within our established residential neighborhood.

The scale and density of this proposed development are fundamentally incompatible with the character of Pinevalley Estates. Our neighborhood is a low-density residential area, designed to prioritize single-family homes and green spaces. Introducing such a high-density project would not only disrupt the community's established fabric but also exacerbate traffic congestion and place undue strain on infrastructure and public services—systems that were never intended to support such a large influx of residents.

### **Key Concerns:**

#### **Traffic and Safety:**

The surrounding roads in our community are narrow, residential streets not equipped to handle the increased traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and increases the risk of accidents.

#### **Overburdened Infrastructure:**

The development would place undue pressure on water, sewage, and waste management systems, as well as local schools and emergency services, which are already operating near capacity.

#### **Loss of Community Character:**

The proposed height, scale, and design of the buildings are out of step with the established aesthetic of the neighborhood. This development would result in the loss of sunlight, privacy, and green space, ultimately degrading the quality of life for current residents.

#### **Environmental Impact:**

The removal of mature trees and green spaces to make way for this development would negatively affect local wildlife and contribute to the urban heat island effect, further diminishing the environmental quality of our neighborhood.

While we recognize the need for new housing, this proposal is out of context and fails to align with responsible and sustainable urban planning principles. We urge the City to reject or significantly scale down this project and consider alternatives that respect both the community and existing infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Thank you for your time and consideration.

Sincerely,

Susan Minicucci

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19t-25v002: Request for Recons  
**Date:** Monday, June 2, 2025 8:38:27 AM  
**Attachments:** [Proposal 19t-25v002\\_Objection.pdf](#)

**C71.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

---

**From:** Ivana Pagliaroli [REDACTED]  
**Sent:** Monday, June 2, 2025 12:09 AM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Frank DeBellis [REDACTED]  
**Subject:** [External] Proposal 19t-25v002: Request for Reconsideration - Unsuitable Condo Development Proposal

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Dear Ms. DeFrancesca,

We are writing to formally express our concerns regarding Proposal 19t-25v002, the proposed condo development near Pine Valley and Teston, which is near our home. While we understand the need for urban growth and development, we strongly believe that this project is unsuitable for our neighborhood due to several critical issues that will negatively impact residents' quality of life and the overall safety and sustainability of the area.

Kindly find attached our complaint letter. Thank you for taking the time to consider our concerns.

Kind regards,  
Ivana Pagliaroli  
[REDACTED]

Ivana Pagliaroli and Frank DeBelliis  
[REDACTED] Heathcote Drive  
Woodbridge, ON, L3L0E9  
[REDACTED]  
[REDACTED]

June 2, 2025

Rosanna DeFrancesca  
Vaughan City Hall, Level 400  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

**Subject: Proposal 19t-25v002 - Objection to Proposed Condo Development Near Pine Valley/Teston**

Dear Ms. DeFrancesca

We are writing to formally express our concerns regarding Proposal 19t-25v002, the proposed condo development near Pine Valley and Teston, which is near our home. While we understand the need for urban growth and development, we strongly believe that this project is unsuitable for our neighborhood due to several critical issues that will negatively impact residents' quality of life and the overall safety and sustainability of the area.

### **1. Impact on Families' Investments and Quality of Life**

Many families, including our own, have made significant financial sacrifices to live in this quiet, low-density residential neighborhood. Homebuyers chose this area specifically for its peaceful environment, family-friendly character, and sense of community. With rising interest rates, homeowners are already facing increased financial pressures, and the prospect of a high-density condo development with hundreds of units nearby undermines the very qualities that drew us to this neighborhood in the first place.

The introduction of such a large-scale project would not only disrupt the tranquility of the area but also devalue the lifestyle and long-term investments that families have worked hard to secure. It is deeply concerning that the character of our neighborhood could be fundamentally altered without proper consideration of the impact on existing residents.

### **2. Loss of Community Character**

Our neighborhood is characterized by its low-rise homes and quiet, family-friendly atmosphere. A high-rise condo development would drastically alter the character of the area, introducing density and height that clash with the existing aesthetic.

### **3. Traffic Safety on Pine Valley Drive**

Pine Valley Drive is already a hazardous road, particularly near the hill by the church where numerous accidents, including a tragic fatality, have occurred. The road is narrow, with only one lane in each direction, and the city has no plans to expand or improve it. Adding more traffic from a high-density



development will exacerbate these dangers, increasing the likelihood of further accidents and creating unsafe conditions for drivers, pedestrians, and cyclists alike.

#### **4. Lack of Public Transit Infrastructure**

This area currently lacks public transit options, making it ill-suited for high-density housing. Without reliable transit access, new residents will be heavily reliant on personal vehicles, which will worsen traffic congestion and parking shortages in the neighborhood. High-density developments should be located in areas with established transit infrastructure to ensure sustainable growth and minimize strain on local roads.

#### **5. Inadequate Commercial Amenities**

The neighborhood lacks sufficient commercial amenities to support a significant population increase. The closest shopping and service hub is at Major Mackenzie Drive and Weston Road, where there are already plans for 4–6 additional high-rise condos. Adding another large-scale development nearby will overwhelm existing businesses and create competition for limited resources, leaving current and future residents underserved.

#### **6. Overcrowding and Strain on Local Services**

High-density developments bring a surge in population that small neighborhoods like ours are not equipped to handle. Essential services such as schools, healthcare facilities, and community centers are already stretched thin. This project will only intensify the pressure, leading to longer wait times, overcrowded classrooms, and diminished access to vital resources for residents.

#### **7. Environmental Concerns**

Construction of a large-scale development will result in noise, dust, and emissions that disrupt daily life for months, if not years. Additionally, the loss of green space and increased paving could contribute to the urban heat island effect, harming the environment and reducing the livability of the area.

#### **8. Unsuitability of the Project for This Area**

Given the lack of transit, commercial amenities, and infrastructure improvements, this area is simply not suitable for a high-density housing project. While I recognize the need for new housing, it is essential that developments are planned in locations that can support them without compromising the safety, well-being, and quality of life of existing residents. There is very limited access to this area and condo developments would only increase the traffic congestion.

**In conclusion, we urge the city to reconsider this proposal and explore alternative locations better suited for high-density housing.** We also request that the city prioritize addressing the existing safety concerns on Pine Valley Drive before approving any developments that would increase traffic in the area.

Thank you for taking the time to consider my concerns. I trust that the city will carefully evaluate the impact of this project on our community and make a decision that reflects the best interests of all residents. I would appreciate being kept informed about any updates or decisions regarding this matter.

Sincerely,

*Ivana Pagliaroli*  
Ivana Pagliaroli

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Fwd: 486 Apartments by Country Wide Homes -10390 Pine Valley Drive  
**Date:** Monday, June 2, 2025 8:39:28 AM

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-----Original Message-----

From: Ash Ginoya [REDACTED]  
Sent: Monday, June 2, 2025 7:12 AM  
To: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
Subject: [External] Fwd: 486 Apartments by Country Wide Homes -10390 Pine Valley Drive

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Begin forwarded message:

From: Ash Ginoya [REDACTED]  
Date: June 1, 2025 at 5:12:28 PM EDT  
To: [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)  
Cc: [nancy.tamburini@vaughan.ca](mailto:nancy.tamburini@vaughan.ca)  
Subject: 486 Apartments by Country Wide Homes -10390 Pine Valley Drive

Hi Rosanna,  
Good afternoon.

City of Vaughan has circulated Notice of Public Meeting for proposed 486 apartments dwelling units comprising podium townhouses and 2 high rise buildings at 10390 Pine Valley Drive.

I duly acknowledge housing crisis and need for more homes. South- West corner of Pine Valley and Teston Road is surrounded by valley area. Adding high density development in this neighborhood will damage natural environment and will add more congestion on Pine Valley Drive in particular between Brant Drive and Major Mackenzie Drive. The deep valley is a bottleneck in winter and the intersection at Major Mackenzie is not able to handle traffic in peak hours currently which will be a complete disaster after adding such extremely high density development.

Moreover, there are schools and parks are planned within Klein Estate development. Gold Park Homes and Lormel are building homes in SW quadrant of Pine Valley and Teston. Traffic generation will add more strain on already congested Pine Valley Drive and will make unsafe for communities.

Being a resident of this neighborhood, I strongly disagree on such high density development in this neighborhood and as a Ward 3 voter, I humbly request you to speak on behalf of me, my family and neighborhood to OPPOSE this development.

I will greatly appreciate if you can keep me posted on your actions on behalf of your voters.

Thank you very much.

Asha Ginoya

■ Wainfleet Crescent, Vaughan

**C73.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns about Country Wide homes zoning  
**Date:** Monday, June 2, 2025 8:40:07 AM

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-----Original Message-----

From: gurkaran shetra [REDACTED]  
Sent: Sunday, June 1, 2025 8:23 PM  
To: Clerks@vaughan.ca  
Subject: [External] Concerns about Country Wide homes zoning

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.

Hello, I hope you are doing well. I am writing to you today to express my concerns about a new residential building plan by Country Wide Homes located at 10390 Pine Valley Dr.

As a resident that has just moved into the Teston and Pine valley neighbourhood I am extremely disappointed about the proposed building zoning change. A lot of residents here chose to move to this area because of the peace and quiet the neighbourhood brings. These building will extinguish that amazing concept about this subdivision. My first point goes to traffic. Pine valley and Teston Rd are already single lane roads surrounded by some green belt zones. The 486 apartments with an average of at least 2-4 members per apartment and a minimum of 1-2 vehicles per unit. How will a single lane road allow traffic to flow smoothly? An example of this can already be seen by Highway 7 and Jane where there are multiple buildings and traffic is constantly at a standstill, even with 3 lanes and a bus lane in the middle. Understanding that these building are smaller than those at Highway 7, it still poses the question of how bad the traffic will be in the area.

Secondly this defeats the purpose of this neighbourhood, people have worked really hard to afford to live in this area for the main reason to get away from the buildings and congestion in the city center of Vaughan. This is simply a mockery of the idea presented by the other builders of why residents should move here. We chose to buy our home here for the main reason of being secluded from the chaos and congestion. These building will only just bring that chaos and commotion to the beautiful and peaceful area. I really hope the city of Vaughan does not approve this ridiculous plan to ruin this beautiful area with such an eyesore of buildings and create unnecessary traffic and congestion on an already single lane road.

Another point I would like to get across is the affordability, I understand in this economy it is hard for families and individuals to buy a home but that is why surrounding builders have an option of a townhouse, which is much more reasonable for first time homebuyers, why can't Country wide Homes consider the same idea? Because at the end of the day all Country Wide Homes clearly care about is profit and that can clearly be seen with this proposal. I really hope the City and Country Wide Homes do re consider with possibly having townhomes like the other builders for a more affordable approach for first time homebuyers.

I would like to thank you for taking your time for reading this email and considering the impact these buildings will have on this beautiful area. Please do not let these greedy builders ruin a natural and wonderful subdivision where people have worked hard to create a home. I know my fellow neighbours feel the same way and I hope they also voice their concerns because this will honestly ruin this area and the beauty of it. Thank you once again.

Sincerely,

Gurkaran Shetra



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concern of Country Wide Homes; Proposed Residential Building Plan  
**Date:** Monday, June 2, 2025 8:43:03 AM  
**Importance:** High

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**From:** Jasman Bains [REDACTED]  
**Sent:** Sunday, June 1, 2025 8:41 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Concern of Country Wide Homes; Proposed Residential Building Plan  
**Importance:** High

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Hello,

I hope you are doing well. I am writing to you today to express my concerns about a new residential building plan by Country Wide Homes located at 10390 Pine Valley Dr.

As a resident that has just moved into the Teston and Pine valley neighbourhood I am extremely disappointed about the proposed building zoning change. A lot of residents here chose to move to this area because of the peace and quiet the neighbourhood brings. These building will extinguish that amazing concept about this subdivision. My first point goes to traffic. Pine valley and Teston Rd are already single lane roads surrounded by some green belt zones. The 486 apartments with an average of at least 2-4 members per apartment and a minimum of 1-2 vehicles per unit. How will a single lane road allow traffic to flow smoothly? An example of this can already be seen by Highway 7 and Jane where there are multiple buildings and traffic is constantly at a standstill, even with 3 lanes and a bus lane in the middle. Understanding that these building are smaller than those at Highway 7, it still poses the question of how bad the traffic will be in the area.

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Another point I would like to get across is the affordability, I understand in this economy it is hard for families and individuals to buy a home but that is why surrounding builders have an

option of a townhouse, which is much more reasonable for first time homebuyers, why can't Country wide Homes consider the same idea? Because at the end of the day all Country Wide Homes clearly care about is profit and that can clearly be seen with this proposal. I really hope the City and Country Wide Homes do re consider with possibly having townhomes like the other builders for a more affordable approach for first time homebuyers.

I would like to thank you for taking your time for reading this email and considering the impact these buildings will have on this beautiful area. Please do not let these greedy builders ruin a natural and wonderful subdivision where people have worked hard to create a home. I know my fellow neighbours feel the same way and I hope they also voice their concerns because this will honestly ruin this area and the beauty of it. Thank you once again.

Best regards,  
Jasman Bains

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)  
**Date:** Monday, June 2, 2025 8:31:49 AM

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**From:** SK [REDACTED]  
**Sent:** Friday, May 30, 2025 10:17 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>  
**Cc:** Clerks@vaughan.ca  
**Subject:** [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)

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My name is Selvy Kanagalingam. I am a resident of Ward 3, and live at Pine Valley and Teston Road, in the Pine Valley Estates.

It has come to my attention that the above-noted two (2) applications are being considered by City Council. The applications seek to build two (2) condominium buildings, within a residential subdivision.

I write to you first and foremost, to voice my opposition to these applications. I understand that several neighbors within my community and in nearby effected areas, have done so as well.

I write secondly, to provide some legal context as to why City Council should decline to accept these applications:

- a. The applications require an OP amendment. This should not be taken lightly, considering the City has spent countless hours and millions of dollars creating said OP. While I have not reviewed the current OP, I cannot imagine that same outlines high-density residential condominiums to be built within residential subdivisions, on arterial roads, which have no way of handling the traffic that comes from the increased density;
- b. I have lived in Vaughan for almost my entire life. I cannot think of any areas of the City, where a residential condo has been built within a residential single-family subdivision. Accordingly, allowing this application would set a disastrous precedent for Vaughan in

the future;

- c. Traffic is already bad enough as it is on Pine Valley. While the Teston road expansion had eased some of this, the fact remains that hundreds of future houses are planned to be built on Teston, both east and west of Pine Valley. The practical reality is that condominiums would add density to a level whereby the current roadway infrastructure simply will not be able to handle same
- d. The development that had occurred in the area over the last few years (Goldpark; Lindvest; Countrywide; Mosaik), along with future development on Teston (Greenpark) was always advertised to be single-family homes and certain limited townhomes. The developers in the area, specifically Countrywide, have never advertised to consumers their intent to sneak in the back door and build 450+ condominium units. In my opinion, this amounts to false advertising and manipulative business practices, which Council should consider. Hundreds of citizens purchased homes, in this area, anticipating the area to be filled with single-family homes. If this application proceeds, not only is this promise broken, but undoubtedly other developers will follow suit, and council will not be able to prevent this area from being littered with condominiums;
- e. Practically speaking, a condominium in this area makes no sense. The current OP allows for high density (i.e. Condominiums) to be built near by major intersections, on major roads, and ideally close-by public services (i.e buses; shopping centers; etc). None of those conditions exist in our area.

I ask that you consider all of the above, and decline to pass the above-noted Applications. I ask that you advise the other council members of these concerns, along with what I imagine is a high level of opposition from other members of your Ward.

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Amendment file OP.24.011 zoning amendment file Z.24.026  
**Date:** Monday, June 2, 2025 8:30:53 AM

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**From:** Joseph Rizzo [REDACTED]  
**Sent:** Friday, May 30, 2025 7:04 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] Amendment file OP.24.011 zoning amendment file Z.24.026

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## Vaughan City Council

Dear Members of City Council,

We are formally writing to express our opposition to the proposed development of 20 townhouses on the property adjacent to Kerrowood Estates. This area was approved by the City of Vaughan as an estate subdivision, with very specific By-laws to protect the investment of each homeowner. 10990 and 11010 Hwy 27 are currently zoned as commercial, adjacent to these properties is BLK 45 which was originally green space for Kerrowood Estates as BLK 45 did not fulfill the By-law requirements in place to allow the construction of a residential home. On July 15, 1999, at the request of the Kerrowood Estates Owners Inc. (the Kerrowood Residents Association) the City of Vaughan approved servicing works to be undertaken, for the construction of a pumping station and sanitary sewer which connected to the City's sanitary system.

Pursuant to the Municipal Act, Council enacted By-law 240-98 and By-law 357-98 to facilitate the works. An agreement was entered by the City, Kerrowood Estates Owners Inc. and Banca Commerciale Italiana to provide for the construction of the works, the finding of the works, and the collection of the cost from the benefitting lot owners. By-law 240-98 provides that the cost of the works is to be charged to the benefitting owners, By-law 357-98 provides that interest on the total cost per property shall be charged from the date of the first advance of funds until fully paid.

The construction of this pumping station and sanitary sewer system was designed for the 40 homes, volumes, flow, environmental impact, etc. The proposal of adding an additional 20 homes is very concerning for the current infrastructure and most importantly the potential environmental impact. The storm water collection pond is also



designed to accommodate current development flow capacities. This storm water pond is adjacent to the Humber River and a vast conservation space. Increasing storm water drainage / collection from the proposed development has a potential for significant concerns with the wildlife and contamination of the Humber River.

A safety concern with the turning lane into and out of this proposed development. Already a real issue with the traffic volume on Hwy 27. On any given day, being in the turn lane trying to enter Kerrowood Estates is dangerous. Southbound traffic frequently uses the turning lane as a passing lane to overtake southbound traffic. Adding potentially 60 plus vehicles from the proposed development will only magnify this already dangerous situation (head on collision).

I believe adding so many residents in such a small land parcel will cause quite a visual disturbance to us here in the Kerrowood neighborhood as well as an audible one. We pay to live in a neighbourhood where there are only 44 homes spread over 50 acres or so. We pay some of the highest taxes per home in Vaughan. Now you are proposing adding 20 homes on one acre? How can that be allowed as an after thought. This parcel of land could just as easily belong to our neighbourhood as it does on hwy 27. All of the adjoining parcels of land are in our community and subject to our subdivision agreement and not separate. This is a huge disservice to our community.

We respectfully request the Members of City Council to reject this proposed development and preserve the integrity of our community, its original official City approved plan, and the massive investments made by each Kerrowood Estates property owner, preventing the lowering property values if this proposed development is approved.

Thank you for the opportunity to express our strong opinions, and your time taken to review this letter. Please keep us informed on any news regarding this matter.

Sincerely,

Joseph Rizzo



old Humber Cres  
Kerrowood Estates

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] 20 townhouse development on 10990 and 11010 highway 27  
**Date:** Monday, June 2, 2025 8:42:51 AM

**C77.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 3**

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**From:** Manisha Sanger [REDACTED]  
**Sent:** Sunday, June 1, 2025 8:10 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** [External] 20 townhouse development on 10990 and 11010 highway 27

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**Dear Honourable Members of Vaughan City Council,**

**We are writing to express our deep concern and strong opposition to the proposed development of twenty (20) townhomes at 10990 & 11010 Highway 27, directly adjacent to the Kerrowood Estates subdivision. This proposal represents a substantial and inappropriate departure from the planning principles that guided the creation of our community.**

**Kerrowood Estates is a distinctive estate neighbourhood, characterized by large private lots, consistent architectural design, and a quiet, low-density atmosphere. Residents purchased homes here with the understanding that this area would be preserved as an estate-style community. The introduction of townhomes undermines that expectation and contradicts the planning framework that has guided development in this area to date. There is a fundamental issue of public trust at stake. Altering the character of a purpose-built estate neighbourhood to introduce incompatible density calls into question the integrity of municipal planning commitments. Highway 27 is already experiencing significant traffic pressure. The addition of multiple residential units—with the associated increase in vehicles—will further strain this corridor and pose additional risks for all road users.**

**From a community safety perspective, our neighbourhood was designed with limited access points and open space to support the well-being of families and older residents. A denser development threatens this sense of security and alters the character of the area. We urge Vaughan City Council to consider the long-term implications of permitting a development that is fundamentally out of step with the design, scale, and expectations of an established estate neighbourhood. We respectfully request that Council reject the proposed zoning amendments and subdivision plan in its entirety.**

**My house is very next to the development and It will affect us badly.**

**We appreciate your attention to this matter and would like to be notified of all future**

**meetings or decisions related to this application.**

**Best,**

**Manisha & Rakesh Sanger, Kerrowood Estates Residents**

**■ Old Humber Crecent**

**Kleinburg L0J 1C0**

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] June 4, 2025 Public Meeting agenda items 4.6, 4.7, 4.8 and 4.9  
**Date:** Monday, June 2, 2025 8:38:24 AM

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**From:** Lilia Falconi [REDACTED]  
**Sent:** Sunday, June 1, 2025 10:20 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Roberto Simbana <Roberto.Simbana@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Alex Di Scipio <Alex.DiScipio@vaughan.ca>  
**Subject:** [External] June 4, 2025 Public Meeting agenda items 4.6, 4.7, 4.8 and 4.9

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- Zoning By-law Amendment Z.25.010 – 7151 Nashville Road
- Zoning By-law Amendment Z.25.007 – 10481 Hwy 50
- Official Plan Amendment OP.24.006 & Zoning By-law Amendment Z.24.017 – 10223 Hwy 50
- Block Plan 66 West Landowners Group Inc. - BL.66W.2024

Dear Mayor and Members of Council,

I am upset with what has happened and continues to get worse by the day, the horrible and frightening travel road conditions I am faced with daily and surrounding my home. There are hundreds and soon could be thousands of trucks and storage containers surrounding many residential neighborhoods and I am frustrated with the lack of control and disregard for zoning bylaws.

I am writing as a concerned resident to express my strong opposition to two development applications, 7151 Nashville Road and 10481 Highway 50 (both part of Block 66), which are currently being used illegally as truck yards.

These properties are actively being used for the outdoor storage of transport trucks, trailers, and intermodal containers, without proper zoning or regard for the law. The landowners are aware of the current zoning restrictions, and yet they are knowingly prioritizing corporate profits over legal compliance and community safety.

An alarming example is 7151 Nashville Road, where there are currently two large illegal truck yards in operation or ready for operation, with the only driveway access to the site on Nashville Road. This road is designated a "No Truck Route" and is not designed to handle heavy truck traffic. The owner is now seeking to legitimize these illegal yards by requesting temporary zoning. This is a flagrant disregard of city policy, public safety, and community livability and should not be tolerated.

The larger truck yard on the property is currently completely packed with trucks, truck trailers and various unsightly garbage and other truck-related materials. The smaller yard in the middle of the property used to have various trucks and what appeared to be wrecked cars from accidents stored there - thankfully, those things have been removed, but the site has already been stripped of agricultural soil and illegally filled with gravel (of what quality?) and is ready to park trucks despite there being no zoning for this use. This is yet another instance of asking for proper zoning after the land alterations have already been done & resulting in a request for many exceptions to the zoning in order to zone this property into compliance. These lands are being used illegally, this is not acceptable, and should not be rewarded.

The Traffic Brief concludes 'The proposed use will have negligible impact on roadway operations'. Anyone who drives along Nashville Road knows that statement is completely false. How can trucks on a no truck road 'have negligible impact on roadway operations'??? It would be laughable if it wasn't so chaotic and dangerous to drive on Nashville Road!

The swept path analysis seems to show that trucks entering and leaving the sites will be staying within the single lane of Nashville Road. Anyone who drives on Nashville Road with any frequency knows that trucks turning in and out of these driveways on this property routinely turn into, and completely block, oncoming traffic to make their turns into and out of the site. The swept path analysis should reflect the reality that many truck drivers do not drive in the way the Traffic Brief depicts.

The Phase 1 Environmental Site Assessment showed five areas of potential environmental concern (including the illegal fill operation to pave over the former agricultural land to park trucks) and recommended a Phase 2 ESA be done - when will that report be available?

It is also unclear if the Phase 1 ESA was done when the illegal truck yard had been populated with trucks, or if it was just a gravel parking lot. If trucks hadn't been parked there yet, the Phase 1 ESA should be re-done considering the high potential for further



contamination from truck maintenance being done in the parking lot of the illegal truck yards.

The Comments Response Matrix indicated, in relation to the Site Plan, that the Google Maps image from May 2024 shows that works have taken place on the site (likely the gravel paving for the illegal truck yard) & would need to be halted until approval of the temporary zoning is received. The owner replied: 'No additional work is occurring, and the intent of this process is to seek approval' - however, they continue to operate illegal truck yards without consequence and are even expanding their operations at the site. This is egregious and should be stopped.

10481 Highway 50 is also operating an illegal truck yard. This particular property has received several notices from by-law and is flagrantly ignoring them. Charges are now before the courts for their illegal land use and they should not be rewarded with a zoning change to legitimize their illegal operation.

The application documents for this property do not specify the number of sea containers they would be storing - and it needs to. We have seen with other properties that the number of containers keep growing and growing & they keep stacking them higher and higher.

The environmental reports show that the land alterations that have already been done are negatively impacting the water tributaries due to stormwater runoff. According to the TRCA, they have also placed fill in order to disrupt an existing watercourse channel. The Phase 1 ESA identified 8 areas of potential environmental concern, some of them with obvious staining on the ground - and yet did not recommend a Phase 2 ESA be done. That is very curious and concerning as there is obvious storage of dangerous chemicals and staining on this property. A Phase 2 ESA should be done, as was recommended with the property above (7151 Nashville Road).

This is yet another instance where there is a long list of zoning exceptions being requested - because the land was already illegally altered and being used as an illegal truck yard - this should not be allowed, as this incentivizes people to use land illegally and then ask for proper zoning after the fact

The list of zoning exceptions don't mention anything about the maintenance garage that is operating on this property - shouldn't they?

Upon driving past the site on May 31, 2025, cars are currently being parked in front of the berm on the property - this should be stopped immediately. Yet more evidence of the flagrant disregard for the law and disrespect for the land they are hoping to get temporary zoning for.

The concept plan doesn't specify where snow will be stored on the property - this needs to be specified

This particular property also has a median on Highway 50 right in front of their driveway - resulting in the driveway being a right in/right out. On multiple occasions, commuters

have witnessed trucks coming out of this driveway, heading north on Highway 50 - and then doing a U turn to head south on Highway 50. AN 18 WHEELER PULLING A U TURN IN FRONT OF ONCOMING TRAFFIC!!! Someone is going to be killed if this property continues to operate.

There is a Traffic Brief on file that references another Traffic Brief completed in Mar 2024 - however that document is not available online (I have contacted the Planner, but not heard back as of the submission of this email) - so a proper review of the Traffic information was not able to be completed by residents

Both properties are also well within the Focused Analysis Area (FAA) for the Highway 427 extension to Highway 413 and would require the Ministry of Transportation (MTO) to allow any change in zoning. According to the planning application documents online, it seems MTO supports the temporary use until September 2025 and then they may change their stance. That is only 3 months from now and it is unlikely that the zoning approval process would be completed by then. Would MTO still be in favour of these zoning changes after September 2025? That's an unknown.

Both of these properties appear to have outstanding and unresolved violations with the TRCA. Why should temporary zoning even be considered on these properties when there are violations of any kind that haven't been resolved?

These illegal operations are having a severe and growing impact on the surrounding area, including:

Threats to commuter safety due to the influx of heavy truck traffic on roads not designed for such volume or vehicle type

Declining quality of life for residents of the surrounding communities due to noise, pollution, and traffic congestion

Damage to local infrastructure, especially on Highway 50, Major Mackenzie Drive, Huntington Road, Cold Creek Road, and Nashville Road

Public frustration and loss of trust in the City's ability to enforce zoning bylaws and protect communities

To approve these applications would be to reward illegal behavior, reinforcing the message that zoning laws can be ignored without consequence, and abandon the residents who rely on the City to uphold its own rules.

The surrounding area residents have been repeatedly pleading with the City of Vaughan and York Regional Police to take action and help control the spread of these illegal truck yards, emphasizing the urgent need for effective safety measures for everyone in the community.

Therefore, I respectfully urge Council to:

Reject all temporary Zoning By-law applications related to these properties for truck parking and shipping container storage

Issue immediate orders to cease all illegal truck yard operations on land not properly zoned for these activities

Recommit to transparency, enforcement, and lawful urban planning

Residents are not anti-development—we welcome responsible, legal, and community-minded growth. But we will not stand by as our neighborhoods are transformed into unregulated industrial zones, with no input and at the cost of our safety, health, and peace of mind.

Regarding 10223 Highway 50 and the proposed warehouse development - the major concern is the amount of truck traffic this would put onto the already overburdened Highway 50. The exact location of this property would have trucks turning in and out of the property right where the southbound left turn lane has traffic backed up trying to turn onto Major Mackenzie. The proposed driveway onto Highway 50 is meant to be a right in/right out - but as we all know, trucks don't always follow the rules. We don't need more chaos that close to the already chaotic intersection of Highway 50 and Major Mackenzie.

This development is also proposing an east/west road with a signalized intersection with Highway 50 - and 3 driveways to funnel traffic in and out of the property. Given the amount of traffic routinely lined up far past this proposed intersection, trying to turn left onto Major Mackenzie - I can't imagine how a signalized intersection would work in this location at all.

The Transportation Impact Study indicates that 15 trucks per hour would be coming in and out of the site in the morning, and 22 in the afternoon. Considering the proposed 437 truck parking spaces that are proposed, this seems like a drastic underestimation. I would suggest that an evaluation of other warehouses in the location with a similar amount of truck parking spaces should be evaluated to confirm if that estimated volume is accurate.

The site plan also doesn't indicate where snow storage would be located - it should  
The solution to many of the concerns related to truck traffic coming in and out of Highway 50 and all of these proposed developments is related to my comments on Block Plan 66. The Block Plan, and all of these properties mentioned above should have any driveway access to Highway 50 closed. All truck traffic should be directed to a north/south spine road that runs from Nashville Road south to Major Mackenzie. None of the properties within Block Plan 66 should have truck traffic coming in and out onto Highway 50. This is a great opportunity for City of Vaughan to show that they take the safety of their residents and commuters on their roads seriously - it's a chance for

Vaughan to get this right and stop the unsafe practice of subjecting the public to the wild west situation that is currently happening on Highway 50.

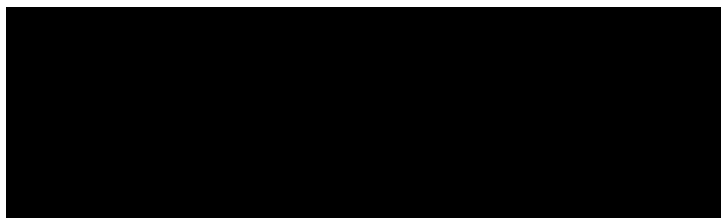
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The Block Plan also indicates that several of the water tributaries will be rerouted, and some wetlands removed to accommodate the development of the area. This should be avoided, if at all possible - but if it needs to be done, it needs to be done responsibly and in agreement with the TRCA and Ministry of Natural Resources and according to their comments and the policies they require. The Block Plan includes a highly vulnerable aquifer and a significant water recharge area and this needs to be properly considered and respected.

In closing, City of Vaughan has a great opportunity to work together with the landowners in Block Plan 66 to create a plan to develop the lands in this area that will help to properly plan for the employment area that Vaughan has decided will go here. The residents understand that trucks are necessary and given the proximity to the rail yard and Highway 427, it likely makes sense to put these kinds of developments into Block Plan 66. That said, we expect City of Vaughan and the landowners to plan this area such that the safety of residents and commuters is respected. The current situation we are living with in this area is incredibly unsafe and this is the opportunity to get it right. We expect City of Vaughan and the landowners to collaborate and keep resident and commuter safety top of mind - keep the trucks in this area off Highway 50 - it will be safer for everyone.

Sincerely,

Concerned Resident



C79.

Communication

CW(PM) – June 4, 2025

Item No. 6, 7, 8 & 9

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Committee as a whole June 4 - Agenda 4.6, 4.7, 4.8, 4.9  
**Date:** Monday, June 2, 2025 8:39:56 AM

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-----Original Message-----

From: Carmela Anzelmo [REDACTED]  
Sent: Monday, June 2, 2025 6:27 AM  
To: Clerks@vaughan.ca; mayor@vaughan.ca; Roberto Simbana <Roberto.Simbana@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Alex Di Scipio <Alex.DiScipio@vaughan.ca>  
Subject: [External] Committee as a whole June 4 - Agenda 4.6, 4.7, 4.8, 4.9

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Dear Mayor and Members of Council,

I am writing as a concerned resident to express my strong opposition to two development applications, 7151 Nashville Road and 10481 Highway 50 (both part of Block 66), which are currently being used illegally as truck yards.

These properties are actively being used for the outdoor storage of transport trucks, trailers, and intermodal containers, without proper zoning or regard for the law. The landowners are aware of the current zoning restrictions, and yet they are knowingly prioritizing corporate profits over legal compliance and community safety.

An alarming example is 7151 Nashville Road, where there are currently two large illegal truck yards in operation or ready for operation, with the only driveway access to the site on Nashville Road. This road is designated a "No Truck Route" and is not designed to handle heavy truck traffic. The owner is now seeking to legitimize these illegal yards by requesting temporary zoning. This is a flagrant disregard of city policy, public safety, and community livability and should not be tolerated.

- The larger truck yard on the property is currently completely packed with trucks, truck trailers and various unsightly garbage and other truck-related materials. The smaller yard in the middle of the property used to have various trucks and what appeared to be wrecked cars from accidents stored there - thankfully, those things have been removed, but the site has already been stripped of agricultural soil and illegally filled with gravel (of what quality?) and is ready to park trucks despite there being no zoning for this use. This is yet another instance of asking for proper zoning after the land alterations have already been done & resulting in a request for many exceptions to the zoning in order to zone this property into compliance. These lands are being used illegally, this is not acceptable, and should not be rewarded.

- The Traffic Brief concludes 'The proposed use will have negligible impact on roadway operations'. Anyone who drives along Nashville Road knows that statement is completely false. How can trucks on a no truck road 'have negligible impact on roadway operations'??? It would be laughable if it wasn't so chaotic and dangerous to drive on Nashville Road!

- The swept path analysis seems to show that trucks entering and leaving the sites will be staying within the single lane of Nashville Road. Anyone who drives on Nashville Road with any frequency knows that trucks turning



in and out of these driveways on this property routinely turn into, and completely block, oncoming traffic to make their turns into and out of the site. The swept path analysis should reflect the reality that many truck drivers do not drive in the way the Traffic Brief depicts.

- The Phase 1 Environmental Site Assessment showed five areas of potential environmental concern (including the illegal fill operation to pave over the former agricultural land to park trucks) and recommended a Phase 2 ESA be done - when will that report be available?

- It is also unclear if the Phase 1 ESA was done when the illegal truck yard had been populated with trucks, or if it was just a gravel parking lot. If trucks hadn't been parked there yet, the Phase 1 ESA should be re-done considering the high potential for further contamination from truck maintenance being done in the parking lot of the illegal truck yards.

- The Comments Response Matrix indicated, in relation to the Site Plan, that the Google Maps image from May 2024 shows that works have taken place on the site (likely the gravel paving for the illegal truck yard) & would need to be halted until approval of the temporary zoning is received. The owner replied: 'No additional work is occurring, and the intent of this process is to seek approval' - however, they continue to operate illegal truck yards without consequence and are even expanding their operations at the site. This is egregious and should be stopped.

10481 Highway 50 is also operating an illegal truck yard. This particular property has received several notices from by-law and is flagrantly ignoring them. Charges are now before the courts for their illegal land use and they should not be rewarded with a zoning change to legitimize their illegal operation.

- The application documents for this property do not specify the number of sea containers they would be storing - and it needs to. We have seen with other properties that the number of containers keep growing and growing & they keep stacking them higher and higher.

- The environmental reports show that the land alterations that have already been done are negatively impacting the water tributaries due to stormwater runoff. According to the TRCA, they have also placed fill in order to disrupt an existing watercourse channel. The Phase 1 ESA identified 8 areas of potential environmental concern, some of them with obvious staining on the ground - and yet did not recommend a Phase 2 ESA be done. That is very curious and concerning as there is obvious storage of dangerous chemicals and staining on this property. A Phase 2 ESA should be done, as was recommended with the property above (7151 Nashville Road).

- This is yet another instance where there is a long list of zoning exceptions being requested - because the land was already illegally altered and being used as an illegal truck yard - this should not be allowed, as this incentivizes people to use land illegally and then ask for proper zoning after the fact

- The list of zoning exceptions don't mention anything about the maintenance garage that is operating on this property - shouldn't they?

- Upon driving past the site on May 31, 2025, cars are currently being parked in front of the berm on the property - this should be stopped immediately. Yet more evidence of the flagrant disregard for the law and disrespect for the land they are hoping to get temporary zoning for.

- The concept plan doesn't specify where snow will be stored on the property - this needs to be specified

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Both properties are also well within the Focused Analysis Area (FAA) for the Highway 427 extension to Highway 413 and would require the Ministry of Transportation (MTO) to allow any change in zoning. According to the planning application documents online, it seems MTO supports the temporary use until September 2025 and then they may change their stance. That is only 3 months from now and it is unlikely that the zoning approval process would be completed by then. Would MTO still be in favour of these zoning changes after September 2025? That's an unknown.

Both of these properties appear to have outstanding and unresolved violations with the TRCA. Why should temporary zoning even be considered on these properties when there are violations of any kind that haven't been resolved?

These illegal operations are having a severe and growing impact on the surrounding area, including:

- Threats to commuter safety due to the influx of heavy truck traffic on roads not designed for such volume or vehicle type
- Declining quality of life for residents of the surrounding communities due to noise, pollution, and traffic congestion
- Damage to local infrastructure, especially on Highway 50, Major Mackenzie Drive, Huntington Road, Cold Creek Road, and Nashville Road
- Public frustration and loss of trust in the City's ability to enforce zoning bylaws and protect communities

To approve these applications would be to reward illegal behavior, reinforcing the message that zoning laws can be ignored without consequence, and abandon the residents who rely on the City to uphold its own rules.

The surrounding area residents have been repeatedly pleading with the City of Vaughan and York Regional Police to take action and help control the spread of these illegal truck yards, emphasizing the urgent need for effective safety measures for everyone in the community.

Therefore, I respectfully urge Council to:

1. Reject all temporary Zoning By-law applications related to these properties for truck parking and shipping container storage
2. Issue immediate orders to cease all illegal truck yard operations on land not properly zoned for these activities
3. Recommit to transparency, enforcement, and lawful urban planning

Residents are not anti-development—we welcome responsible, legal, and community-minded growth. But we will not stand by as our neighborhoods are transformed into unregulated industrial zones, with no input and at the cost of our safety, health, and peace of mind.

Regarding 10223 Highway 50 and the proposed warehouse development - the major concern is the amount of truck traffic this would put onto the already overburdened Highway 50. The exact location of this property would have

trucks turning in and out of the property right where the southbound left turn lane has traffic backed up trying to turn onto Major Mackenzie. The proposed driveway onto Highway 50 is meant to be a right in/right out - but as we all know, trucks don't always follow the rules. We don't need more chaos that close to the already chaotic intersection of Highway 50 and Major Mackenzie.

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- The site plan also doesn't indicate where snow storage would be located - it should

The solution to many of the concerns related to truck traffic coming in and out of Highway 50 and all of these proposed developments is related to my comments on Block Plan 66. The Block Plan, and all of these properties mentioned above should have any driveway access to Highway 50 closed. All truck traffic should be directed to a north/south spine road that runs from Nashville Road south to Major Mackenzie. None of the properties within Block Plan 66 should have truck traffic coming in and out onto Highway 50. This is a great opportunity for City of Vaughan to show that they take the safety of their residents and commuters on their roads seriously - it's a chance for Vaughan to get this right and stop the unsafe practice of subjecting the public to the wild west situation that is currently happening on Highway 50.

Additionally, I would recommend that any east/west roads that intersect with Highway 50 within the Block Plan should be limited or eliminated. The idea is not to funnel any of the truck traffic onto Highway 50. The main focus of the Block Plan should be to find a way to get the truck traffic safely to the rail yard to the south, and to Highway 427 to the east (even directly onto the Highway 427 extension) - without the trucks having to travel on Highway 50.

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In closing, City of Vaughan has a great opportunity to work together with the landowners in Block Plan 66 to create a plan to develop the lands in this area that will help to properly plan for the employment area that Vaughan has decided will go here. The residents understand that trucks are necessary and given the proximity to the rail yard and Highway 427, it likely makes sense to put these kinds of developments into Block Plan 66. That said, we expect City of Vaughan and the landowners to plan this area such that the safety of residents and commuters is respected. The current situation we are living with in this area is incredibly unsafe and this is the opportunity to get it right. We expect City of Vaughan and the landowners to collaborate and keep resident and commuter safety top of mind - keep the trucks in this area off Highway 50 - it will be safer for everyone.

Sincerely,  
Carmela Palkowski  
Concerned Bolton Resident

C80.

Communication

CW(PM) – June 4, 2025

Item No. 6, 7, 8 & 9

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Committee as a whole June 4 - Agenda 4.6, 4.7, 4.8, 4.9  
**Date:** Monday, June 2, 2025 8:40:50 AM

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**From:** vince anzelm [REDACTED]  
**Sent:** Monday, June 2, 2025 8:19 AM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Roberto Simbana <Roberto.Simbana@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Alex Di Scipio <Alex.DiScipio@vaughan.ca>  
**Subject:** [External] Committee as a whole June 4 - Agenda 4.6, 4.7, 4.8, 4.9

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Dear Mayor and Members of Council,

I am writing as a concerned resident to express my strong opposition to two development applications, 7151 Nashville Road and 10481 Highway 50 (both part of Block 66), which are currently being used illegally as truck yards.

We are Vaughan residents and are appalled by the amount of truck yards popping up on the border of Vaughan and Caledon. We drive that way to see how children and grandchildren and can't believe what we are seeing and experiencing. It looks like a junk yard.

These properties are actively being used for the outdoor storage of transport trucks, trailers, and intermodal containers, without proper zoning or regard for the law. The landowners are aware of the current zoning restrictions, and yet they are knowingly prioritizing corporate profits over legal compliance and community safety.

An alarming example is 7151 Nashville Road, where there are currently two large illegal truck yards in operation or ready for operation, with the only driveway access to the site

on Nashville Road. This road is designated a "No Truck Route" and is not designed to handle heavy truck traffic. The owner is now seeking to legitimize these illegal yards by requesting temporary zoning. This is a flagrant disregard of city policy, public safety, and community livability and should not be tolerated.

- The larger truck yard on the property is currently completely packed with trucks, truck trailers and various unsightly garbage and other truck-related materials. The smaller yard in the middle of the property used to have various trucks and what appeared to be wrecked cars from accidents stored there - thankfully, those things have been removed, but the site has already been stripped of agricultural soil and illegally filled with gravel (of what quality?) and is ready to park trucks despite there being no zoning for this use. This is yet another instance of asking for proper zoning after the land alterations have already been done & resulting in a request for many exceptions to the zoning in order to zone this property into compliance. These lands are being used illegally, this is not acceptable, and should not be rewarded.
- The Traffic Brief concludes 'The proposed use will have negligible impact on roadway operations'. Anyone who drives along Nashville Road knows that statement is completely false. How can trucks on a no truck road 'have negligible impact on roadway operations'??? It would be laughable if it wasn't so chaotic and dangerous to drive on Nashville Road!
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10481 Highway 50 is also operating an illegal truck yard. This particular property has received several notices from by-law and is flagrantly ignoring them. Charges are now before the courts for their illegal land use and they should not be rewarded with a zoning change to legitimize their illegal operation.

- The application documents for this property do not specify the number of sea containers they would be storing - and it needs to. We have seen with other properties that the number of containers keep growing and growing & they keep stacking them higher and higher.
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In closing, City of Vaughan has a great opportunity to work together with the landowners in Block Plan 66 to create a plan to develop the lands in this area that will help to properly plan for the employment area that Vaughan has decided will go here. The residents understand that trucks are necessary and given the proximity to the rail yard and Highway 427, it likely makes sense to put these kinds of developments into Block Plan 66. That said, we expect City of Vaughan and the landowners to plan this area such that the safety of residents and commuters is respected. The current situation we are living with in this area is incredibly unsafe and this is the opportunity to get it right. We expect City of Vaughan and the landowners to collaborate and keep resident and commuter safety top of mind - keep the trucks in this area off Highway 50 - it will be safer for everyone.

Sincerely,  
Vince and Antonia Anzelmo  
Concerned Vaughan residents

[REDACTED]



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] Committee as a whole June 4 - Agenda 4.6, 4.7, 4.8, 4.9  
**Date:** Monday, June 2, 2025 8:43:16 AM

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**From:** Mary Leone-Anzelmo [REDACTED]  
**Sent:** Monday, June 2, 2025 8:14 AM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; roberto.simbano@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Alex Di Scipio <Alex.DiScipio@vaughan.ca>  
**Subject:** [External] Committee as a whole June 4 - Agenda 4.6, 4.7, 4.8, 4.9

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Driving in Bolton has become increasingly dangerous by these yards and we are fed up with it. The issue is Vaughan properties on our border that completely take over land and drive trucks on them.

These properties are actively being used for the outdoor storage of transport trucks, trailers, and intermodal containers, without proper zoning or regard for the law. The landowners are aware of the current zoning restrictions, and yet they are knowingly prioritizing corporate profits over legal compliance and community safety.

An alarming example is 7151 Nashville Road, where there are currently two large illegal truck yards in operation or ready for operation, with the only

driveway access to the site on Nashville Road. This road is designated a "No Truck Route" and is not designed to handle heavy truck traffic. The owner is now seeking to legitimize these illegal yards by requesting temporary zoning. This is a flagrant disregard of city policy, public safety, and community livability and should not be tolerated.

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3. Recommit to transparency, enforcement, and lawful urban planning

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Regarding 10223 Highway 50 and the proposed warehouse development - the major concern is the amount of truck traffic this would put onto the already overburdened Highway 50. The exact location of this property would have trucks turning in and out of the property right where the southbound left turn lane has traffic backed up trying to turn onto Major Mackenzie. The proposed driveway onto Highway 50 is meant to be a right in/right out - but as we all know, trucks don't always follow the rules. We don't need more chaos that close to the already chaotic intersection of Highway 50 and Major Mackenzie.

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Additionally, I would recommend that any east/west roads that intersect with Highway 50 within the Block Plan should be limited or eliminated. The idea is not to funnel any of the truck traffic onto Highway 50. The main focus of the Block Plan should be to find a way to get the truck traffic safely to the rail yard to the south, and to Highway 427 to the east (even directly onto the Highway 427 extension) - without the trucks having to travel on Highway 50.

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In closing, City of Vaughan has a great opportunity to work together with the landowners in Block Plan 66 to create a plan to develop the lands in this area that will help to properly plan for the employment area that Vaughan has

decided will go here. The residents understand that trucks are necessary and given the proximity to the rail yard and Highway 427, it likely makes sense to put these kinds of developments into Block Plan 66. That said, we expect City of Vaughan and the landowners to plan this area such that the safety of residents and commuters is respected. The current situation we are living with in this area is incredibly unsafe and this is the opportunity to get it right. We expect City of Vaughan and the landowners to collaborate and keep resident and commuter safety top of mind - keep the trucks in this area off Highway 50 - it will be safer for everyone.

Sincerely,

Mary Leone

Concerned Bolton Resident

A solid black rectangular box used to redact the signature of the sender.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposing illegal truck yard applications  
**Date:** Monday, June 2, 2025 8:41:06 AM

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**From:** Toni Peluso [REDACTED]  
**Sent:** Saturday, May 31, 2025 4:55 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Roberto Simbana <Roberto.Simbana@vaughan.ca>; joshus.cipolletta@vaughan.ca; Alex Di Scipio <Alex.DiScipio@vaughan.ca>; Caledon Community Road Safety Advocacy Group <ccrsa.group@gmail.com>; Seeback, Kyle - M.P. <Kyle.Seeback@parl.gc.ca>; mtinfo@ontario.ca; doug.fordco@pc.ola.org; annette.groves@caledon.ca  
**Subject:** [External] Opposing illegal truck yard applications

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Dear Mayor and Members of Council,

I am writing as a concerned resident to express my strong opposition to two development applications, 7151 Nashville Road and 10481 Highway 50 (both part of Block 66), which are currently being used illegally as truck yards.

For over a year I have called your planning department concerning these truck yards on Nashville Road all the way along Hwy 50. The sheer amount of trucks on Nashville which is designated a No Truck zone. How are these applications even entertained? Where is the enforcement? Fines? Police? On May 30th, the 427 off ramp to Major Mac was at a standstill at 7pm. Trucks were trying to squeeze in to get in that line. Your constituents in the new sub division are dealing with this congestion, trucks along Nashville and the ever growing containers/outdoor storage. We are all dealing with a mess that has literally caused deaths on these roads. I copied Annette and Kyle for awareness. Our regional representatives need to be aware of what is happening.

These properties are actively being used for the outdoor storage of transport trucks, trailers, and intermodal containers, without proper zoning or regard for the law. The landowners are aware of the current zoning restrictions, and yet they are knowingly prioritizing corporate profits over legal compliance and community safety.

An alarming example is 7151 Nashville Road, where there are currently two large illegal truck yards in operation or ready for operation, with the only driveway access to the site on Nashville Road. The owner is now seeking to legitimize these illegal yards by requesting temporary zoning. This is a flagrant disregard of city policy, public safety, and community livability and should not be tolerated.

The larger truck yard on the property is currently completely packed with trucks, truck trailers and various unsightly garbage and other truck-related materials. The smaller yard in the middle of the property used to have various trucks and what appeared to be wrecked cars from accidents stored there - thankfully, those things have been removed, but the site has already been stripped of agricultural soil and illegally filled with gravel (of what quality?) and is ready to park trucks despite there being no zoning for this use. This is yet another instance of asking for proper zoning after the land alterations have already been done & resulting in a request for many exceptions to the zoning in order to zone this property into compliance. These lands are being used illegally, this is not acceptable, and should not be rewarded.

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Sincerely,

Toni Peluso  
Bolton Resident

Sent from my Galaxy



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] KAOS on HWY 50  
**Date:** Monday, June 2, 2025 8:42:20 AM  
**Importance:** High

**C83.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 6, 7, 8 & 9**

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**From:** dave venier [REDACTED]  
**Sent:** Sunday, June 1, 2025 7:46 AM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Roberto Simbana <Roberto.Simbana@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Alex Di Scipio <Alex.DiScipio@vaughan.ca>  
**Subject:** [External] KAOS on HWY 50  
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The solution to many of the concerns related to truck traffic coming in and out of Highway 50 and all of these proposed developments is related to my comments on Block Plan 66. **The Block Plan, and all of these properties mentioned above should have any driveway access to Highway 50 closed. All truck traffic should be directed to a north/south spine road that runs from Nashville Road south to Major Mackenzie.** None of the properties within Block Plan 66 should have truck traffic coming in and out onto Highway 50. This is a great opportunity for City of Vaughan to show that they take the safety of their residents and commuters on their roads seriously - it's a chance for Vaughan to get this right and stop the unsafe practice of subjecting the public to the wild west situation that is currently happening on Highway 50.

Additionally, I would recommend that any east/west roads that intersect with Highway 50



within the Block Plan should be limited or eliminated. The idea is not to funnel any of the truck traffic onto Highway 50. The main focus of the Block Plan should be to find a way to get the truck traffic safely to the rail yard to the south, and to Highway 427 to the east (even directly onto the Highway 427 extension) - without the trucks having to travel on Highway 50.

The Block Plan also indicates that several of the water tributaries will be rerouted, and some wetlands removed to accommodate the development of the area. This should be avoided, if at all possible - but if it needs to be done, it needs to be done responsibly and in agreement with the TRCA and Ministry of Natural Resources and according to their comments and the policies they require. The Block Plan includes a highly vulnerable aquifer and a significant water recharge area and this needs to be properly considered and respected.

In closing, City of Vaughan has a great opportunity to work together with the landowners in Block Plan 66 to create a plan to develop the lands in this area that will help to properly plan for the employment area that Vaughan has decided will go here. The residents understand that trucks are necessary and given the proximity to the rail yard and Highway 427, it likely makes sense to put these kinds of developments into Block Plan 66. That said, **we expect City of Vaughan and the landowners to plan this area such that the safety of residents and commuters is respected. The current situation we are living with in this area is incredibly unsafe and this is the opportunity to get it right. We expect City of Vaughan and the landowners to collaborate and keep resident and commuter safety top of mind - keep the trucks in this area off Highway 50 - it will be safer for everyone.**

Sincerely,

David Venier

■ Knoll haven circle

Bolton, Ontario

**Concerned Resident**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Re: Jun 4th, 2025 Public Meeting Agenda Items 4.6, 4.7, 4.8 and 4.9  
**Date:** Monday, June 2, 2025 12:21:01 PM

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**From:** Christina Almeida [REDACTED]  
**Sent:** Monday, June 02, 2025 12:16 PM  
**To:** Clerks@vaughan.ca; mayor@vaughan.ca; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Roberto Simbana <Roberto.Simbana@vaughan.ca>; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; Alex Di Scipio <Alex.DiScipio@vaughan.ca>  
**Subject:** [External] Re: Jun 4th, 2025 Public Meeting Agenda Items 4.6, 4.7, 4.8 and 4.9

**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 Mayor and Members of Council,

Re: Jun 4th, 2025 Public Meeting Agenda Items 4.6, 4.7, 4.8 and 4.9

- **Zoning By-law Amendment Z.25.010 – 7151 Nashville Road**
- **Zoning By-law Amendment Z.25.007 – 10481 Hwy 50**
- **Official Plan Amendment OP.24.006 & Zoning By-law Amendment Z.24.017 – 10223 Hwy 50**
- **Block Plan 66 West Landowners Group Inc. - BL.66W.2024**

I am writing as a concerned Bolton resident and employee to a corporation in Vaughan to express my strong opposition to two development applications, 7151 Nashville Road and 10481 Highway 50 (both part of Block 66), which are currently being used illegally as truck yards.

These properties are actively being used for the outdoor storage of transport trucks, trailers, and intermodal containers, without proper zoning or regard for the law. The landowners are aware of the current zoning restrictions, and yet they are knowingly prioritizing corporate profits over legal compliance and community safety. The use of these lots and surrounding roads have become a deathtrap for residents in neighboring Bolton and the endless commuters who use these roads on a daily basis for both work and personal use.

Multiple times daily on both Albion Vaughan Road trucks are driving at excessive speeds to cut through Kirby to cut across Nashville to one of these illegal truck yards blocking residents and obstructing narrow roads and drivers on both sides. These intersections are dangerous and the need for repercussions to the illegal activity and accidents caused due to their direct disobedience needs to occur.

Additionally many of these truckers are using the intersection of Nashville and Huntington to drive through the sub-division narrowly hitting cars while turning on a no truck street or getting stuck at the round-about.

7151 Nashville Road, where there are currently two large illegal truck yards in operation or ready for operation, has only one driveway access to the site on Nashville Road and in many cases blocking Cold Creek Rd. This road is designated a "No Truck Route" and is not designed to handle heavy truck traffic. The owner is now seeking to legitimize these illegal yards by requesting temporary zoning.

- The larger truck yard on the property is currently completely packed with trucks, truck trailers and various unsightly garbage and other truck-related materials. The smaller yard in the middle of the property used to have various trucks and what appeared to be wrecked cars from accidents stored there - thankfully, those things have been removed, but the site has already been stripped of agricultural soil and illegally filled with gravel (of what quality?) and is ready to park trucks despite there being no zoning for this use. This is yet another instance of asking for proper zoning after the land alterations have already been done & resulting in a request for many exceptions to the zoning in order to zone this property into compliance. These lands are being used illegally, this is not acceptable, and should not be rewarded.
- The Traffic Brief concludes 'The proposed use will have negligible impact on roadway operations'. Anyone who drives along Nashville Road knows that statement is completely false. How can trucks on a no truck road 'have negligible impact on roadway operations'??? It would be laughable if it wasn't so chaotic and dangerous to drive on Nashville Road!
  - The swept path analysis seems to show that trucks entering and leaving the sites will be staying within the single lane of Nashville Road. Anyone who drives on Nashville Road with any frequency knows that trucks turning in and out of these driveways on this property routinely turn into, and completely block, oncoming traffic to make their turns into and out of the site. The swept path analysis should reflect the reality that many truck drivers do not drive in the way the Traffic Brief depicts.

The Phase 1 Environmental Site Assessment showed five areas of potential environmental concern (including the illegal fill operation to pave over the former agricultural land to park trucks) and recommended a Phase 2 ESA be done - when will that report be available?

- It is also unclear if the Phase 1 ESA was done when the illegal truck yard had been populated with trucks, or if it was just a gravel parking lot. If trucks hadn't been parked there yet, the Phase 1 ESA should be re-done considering the high potential for further contamination from truck maintenance being done in the parking lot of the illegal truck yards.
- The Comments Response Matrix indicated, in relation to the Site Plan, that the Google Maps image from May 2024 shows that works have taken place on the site (likely the gravel paving for the illegal truck yard) & would need to be halted until approval of the temporary zoning is received. The owner replied: 'No additional work is occurring, and the intent of this process is to seek approval' - however, they continue to operate illegal truck yards without consequence and are even expanding their operations at the site. This is egregious and should be stopped.

10481 Highway 50 is also operating an illegal truck yard. This particular property has received several notices from by-law and is flagrantly ignoring them. Charges are now before the courts for their illegal land use and they should not be rewarded with a zoning change to legitimize their illegal operation.

- The application documents for this property do not specify the number of sea containers they would be storing - and it needs to. We have seen with other properties that the number of containers keep growing and growing & they keep stacking them higher and higher.
- The environmental reports show that the land alterations that have already been done are negatively impacting the water tributaries due to stormwater runoff. According to the TRCA, they have also placed fill in order to disrupt an existing watercourse channel. The Phase 1 ESA identified 8 areas of potential environmental concern, some of them with obvious staining on the ground - and yet did not recommend a Phase 2 ESA be done. That is very curious and concerning as there is obvious storage of dangerous chemicals and staining on this property. A Phase 2 ESA should be done, as was recommended with the property above (7151 Nashville Road).
- This is yet another instance where there is a long list of zoning exceptions being requested - because the land was already illegally altered and being used as an illegal truck yard - this should not be allowed, as this incentivizes people to use land illegally

and then ask for proper zoning after the fact

- The list of zoning exceptions don't mention anything about the maintenance garage that is operating on this property - shouldn't they?
- Upon driving past the site on May 31, 2025, cars are currently being parked in front of the berm on the property - this should be stopped immediately. Yet more evidence of the flagrant disregard for the law and disrespect for the land they are hoping to get temporary zoning for.
- The concept plan doesn't specify where snow will be stored on the property - this needs to be specified
- This particular property also has a median on Highway 50 right in front of their driveway - resulting in the driveway being a right in/right out. On multiple occasions, commuters have witnessed trucks coming out of this driveway, heading north on Highway 50 - and then doing a U turn to head south on Highway 50. AN 18 WHEELER PULLING A U TURN IN FRONT OF ONCOMING TRAFFIC!!! Someone is going to be killed if this property continues to operate.
- There is a Traffic Brief on file that references another Traffic Brief completed in Mar 2024 - however that document is not available online (I have contacted the Planner, but not heard back as of the submission of this email) - so a proper review of the Traffic information was not able to be completed by residents

Both properties are also well within the Focused Analysis Area (FAA) for the Highway 427 extension to Highway 413 and would require the Ministry of Transportation (MTO) to allow any change in zoning. According to the planning application documents online, it seems MTO supports the temporary use until September 2025 and then they may change their stance. That is only 3 months from now and it is unlikely that the zoning approval process would be completed by then. Would MTO still be in favour of these zoning changes after September 2025? That's an unknown.

Both of these properties appear to have outstanding and unresolved violations with the TRCA. Why should temporary zoning even be considered on these properties when there are violations of any kind that haven't been resolved?

These illegal operations are having a severe and growing impact on the surrounding area, including:

- **Threats to commuter safety** due to the influx of heavy truck traffic on roads not designed for such volume or vehicle type
- **Declining quality of life** for residents of the surrounding communities due to noise,



pollution, and traffic congestion

- **Damage to local infrastructure**, especially on Highway 50, Major Mackenzie Drive, Huntington Road, Cold Creek Road, and Nashville Road
- **Public frustration and loss of trust** in the City's ability to enforce zoning bylaws and protect communities

To approve these applications would be to reward illegal behavior, reinforcing the message that zoning laws can be ignored without consequence, and abandon the residents who rely on the City to uphold its own rules.

The surrounding area residents have been repeatedly pleading with the City of Vaughan and York Regional Police to take action and help control the spread of these illegal truck yards, emphasizing the urgent need for effective safety measures for everyone in the community.

Therefore, I respectfully urge Council to:

1. **Reject all temporary Zoning By-law applications** related to these properties for truck parking and shipping container storage
1. **Issue immediate orders to cease all illegal truck yard operations** on land not properly zoned for these activities
1. **Recommit to transparency, enforcement, and lawful urban planning**

Residents are not anti-development—we welcome **responsible, legal, and community-minded growth**. But we will not stand by as our neighborhoods are transformed into unregulated industrial zones, with no input and at the cost of our safety, health, and peace of mind.

Regarding 10223 Highway 50 and the proposed warehouse development - the major concern is the amount of truck traffic this would put onto the already overburdened Highway 50. The exact location of this property would have trucks turning in and out of the property right where the southbound left turn lane has traffic backed up trying to turn onto Major Mackenzie. The proposed driveway onto Highway 50 is meant to be a right in/right out - but as we all know, trucks don't always follow the rules. We don't need more chaos that close to the already chaotic intersection of Highway 50 and Major Mackenzie.

- This development is also proposing an east/west road with a signalized intersection with Highway 50 - and 3 driveways to funnel traffic in and out of the property. Given the amount of traffic routinely lined up far past this proposed intersection, trying to turn left onto Major Mackenzie - I can't imagine how a signalized intersection would work in this location at all.
- The Transportation Impact Study indicates that 15 trucks per hour would be coming in

and out of the site in the morning, and 22 in the afternoon. Considering the proposed 437 truck parking spaces that are proposed, this seems like a drastic underestimation. I would suggest that an evaluation of other warehouses in the location with a similar amount of truck parking spaces should be evaluated to confirm if that estimated volume is accurate.

- The site plan also doesn't indicate where snow storage would be located - it should

The solution to many of the concerns related to truck traffic coming in and out of Highway 50 and all of these proposed developments is related to my comments on Block Plan 66. **The Block Plan, and all of these properties mentioned above should have any driveway access to Highway 50 closed. All truck traffic should be directed to a north/south spine road that runs from Nashville Road south to Major Mackenzie.** None of the properties within Block Plan 66 should have truck traffic coming in and out onto Highway 50. This is a great opportunity for City of Vaughan to show that they take the safety of their residents and commuters on their roads seriously - it's a chance for Vaughan to get this right and stop the unsafe practice of subjecting the public to the wild west situation that is currently happening on Highway 50.

Additionally, I would recommend that any east/west roads that intersect with Highway 50 within the Block Plan should be limited or eliminated. The idea is not to funnel any of the truck traffic onto Highway 50. The main focus of the Block Plan should be to find a way to get the truck traffic safely to the rail yard to the south, and to Highway 427 to the east (even directly onto the Highway 427 extension) - without the trucks having to travel on Highway 50.

The Block Plan also indicates that several of the water tributaries will be rerouted, and some wetlands removed to accommodate the development of the area. This should be avoided, if at all possible - but if it needs to be done, it needs to be done responsibly and in agreement with the TRCA and Ministry of Natural Resources and according to their comments and the policies they require. The Block Plan includes a highly vulnerable aquifer and a significant water recharge area and this needs to be properly considered and respected.

In closing, City of Vaughan has a great opportunity to work together with the landowners in Block Plan 66 to create a plan to develop the lands in this area that will help to properly plan for the employment area that Vaughan has decided will go here. The residents understand that trucks are necessary and given the proximity to the rail yard and Highway 427, it likely makes sense to put these kinds of developments into Block Plan 66. That said, **we expect City of Vaughan and the landowners to plan this area such that the safety of residents and commuters is respected. The current situation we are living with in this area is incredibly unsafe and this is the opportunity to get it right. We expect City of Vaughan and the landowners to collaborate and keep resident and commuter safety top of mind - keep the trucks in this area off Highway 50 - it will be safer for everyone.**

Sincerely,

**Concerned Resident**

**C85.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 10**

June 2, 2025

Fausto Filipetto, Project Manager  
Official Plan Review

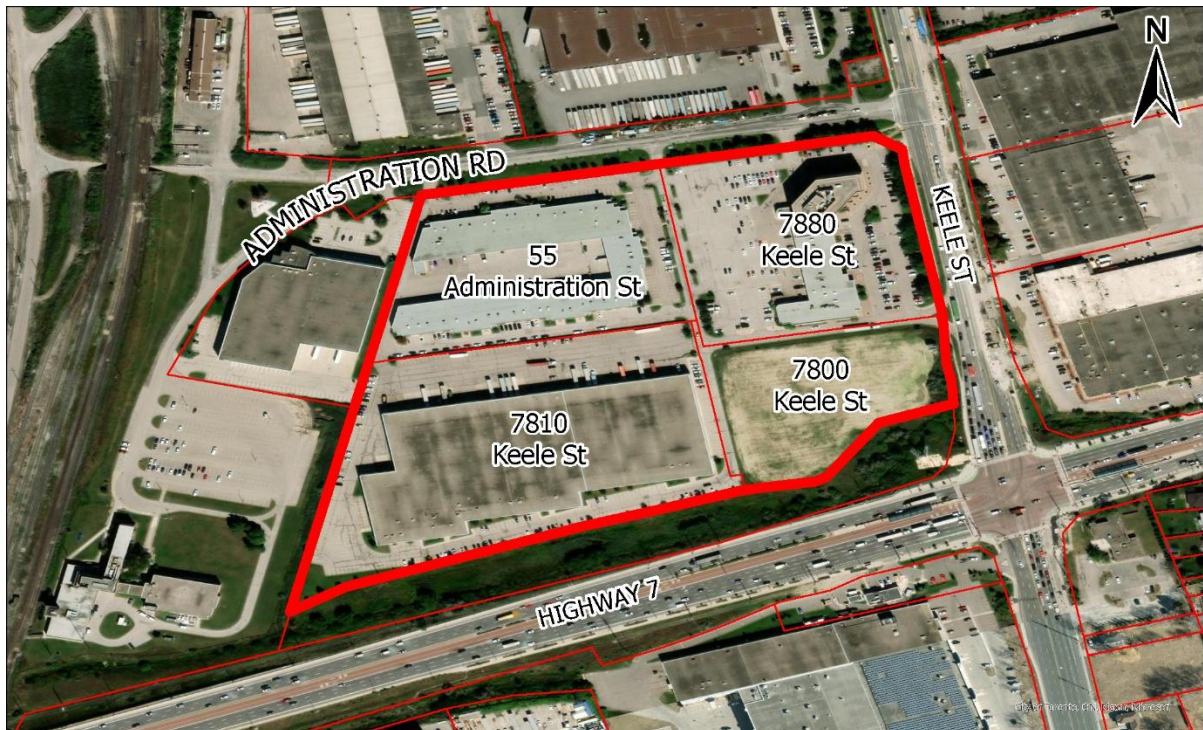
Mayor Del Duca and Members of Council

Re: New City of Vaughan Official Plan  
Statutory Public Meeting  
Glen Corporation (and related companies) Lands  
City of Vaughan

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant for Glen Corporation (and related companies) for lands in various locations in the City of Vaughan, as outlined below. The current relevant designations in the existing Vaughan Official Plan (VOP) are also provided:

**1) Northwest corner of Keele Street and Highway 7**

Address: 7800, 7810 and 7880 Keele Street, 55 Administration Road  
Location: Located at the northwest corner of Keele Street and Highway 7 (see air photo below).



Designated Employment Commercial Mixed Use, Prestige and General Employment – also located within a Regional Intensification Corridor and Protected Major Transit Station Area (PMTSA) #60.

## 2) North side of Steeles Avenue between Keele Street and Jane Street

Address: 2720 and 2740 Steeles Avenue West

Location: Located on north side of Steeles Avenue West between 2740 Steeles and the subway station 7 (see air photo below).



Designated High-Rise Mixed Use by Steeles West Secondary Plan – also located within a Primary Centre and PMTSA #64.

## 3) South side of Highway 7 running west from 200 Whitmore Road

Address: 200 Whitmore Road, 172 to 300 Trowers Road (inclusive)

Location: Located on south side of Highway 7 between Pine Valley Drive and Weston Road (see air photo below).





Designated Mid-Rise Mixed Use - also located within a Regional Intensification Corridor and Protected Major Transit Station Area (PMTSA) #52.

#### 4) 1520 Steeles Avenue West

Address: 1520 Steeles Avenue West

Location: Located at the northwest corner of Steeles Avenue West and Dufferin Street (see air photo below).





Designated Employment Commercial Mixed Use – also located within a Regional Intensification Corridor.

### 5) 1301 and 1311 Alness Street

Address: 1301 and 1311 Alness Street

Location: Located at the northeast corner of Alness Street and Steeles Avenue West, between Keele Street and Dufferin Street (see air photo below).



Designated Employment Commercial Mixed Use – also located within a Regional Intensification Corridor.

### 6) 34 Futurity Gate

Address: 34 Futurity Gate

Location: Located on the north side of Steeles Avenue West, between Keele Street and Dufferin Street (see air photo below).





Designated Employment Commercial Mixed Use (Steeles Ave frontage) and General Employment (rear) – also located within a Regional Intensification Corridor.

## 7) 31 Spinnaker Way

Address: 31 Spinnaker Way

Location: Located on the north side of Langstaff Road, east of Spinnaker Way (see air photo below).



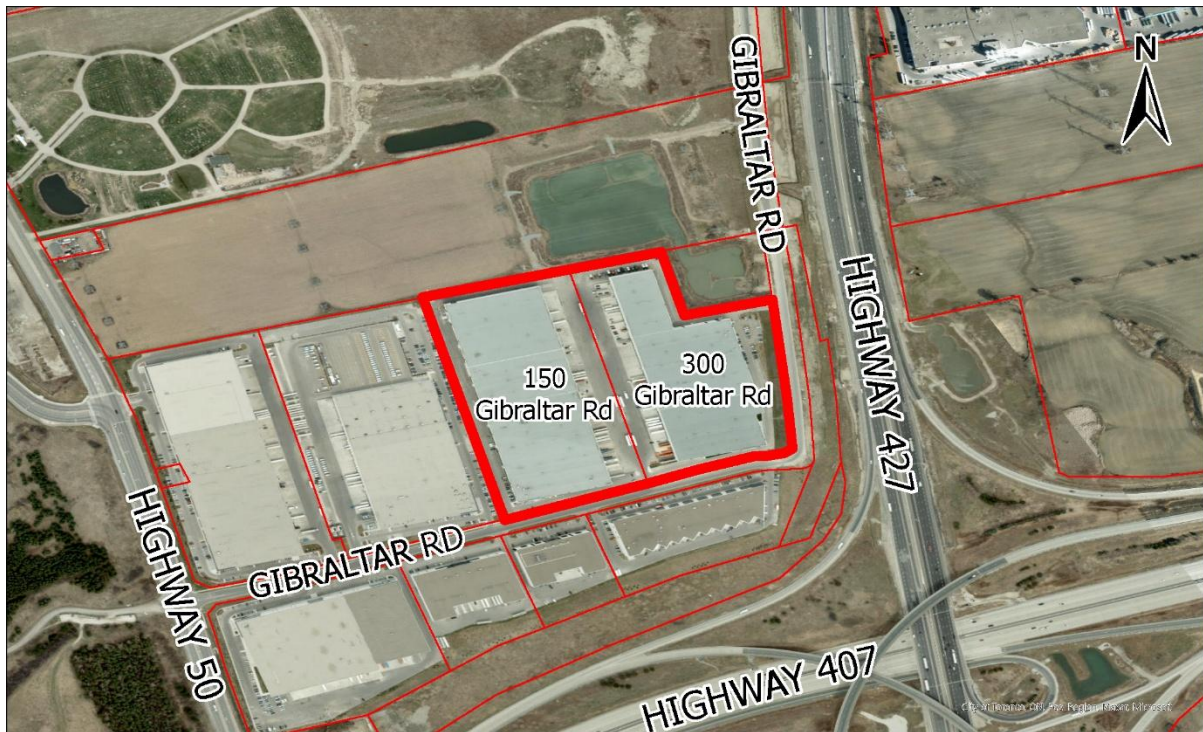


Designated Prestige Employment Area.

## 8) 150 & 300 Gibraltar Road

Address: 150 & 300 Gibraltar Road

Location: Located North of Highway 407, west of Highway 427 Way (see air photo below).



Where 150 Gibraltar Road is designated as General Employment Area, and 300 Gibraltar Road is designated as Prestige Employment Area.

## Comments on Vaughan Official Plan Review

We have reviewed the draft City of Vaughan Official Plan and would like to provide the following comments, some of which are general in nature and others are more specific. We would also like to request a meeting with staff to review these matters in more detail.

### 1) *Density and Height within Regional Corridors/PMTSA's*

The current Official Plan was completed in 2010, and since that date, a myriad of Provincial, Regional and Local planning initiatives have been revised and updated. These include the Provincial Planning Statement (PPS) which has placed greater emphasis on intensification and additional housing. Where intensification targets were previously 'maximums', one of the major changes is that these are now 'minimums'.

The City of Vaughan has also seen some transformational change in its intensification areas, including several areas where densities and heights have been increased (over the life of the current VOP) exponentially.

While this transformational change has occurred over the last 10-15 years, the draft VOP proposes no changes to the height and density regime proposed on the majority of the Glen Corporation sites (for example – the Highway 7 sites generally permit heights of 8-10 storeys and densities of 2.5-3.0FSI). Although many sites along Highway 7 have been approved for more height and density, the new VOP proposes no revisions in response to the new Provincial Planning regime.

Our view is that the draft VOP does not appropriately respond to the realities of height and density, both as expressed in the new policy regime and also in development application approvals.

## *2) Employment Area definition and response*

Several of the Glen Corporation sites are located within Employment Areas, however, these are all located along approved intensification corridors and some are within PMTSA's. All of the properties are, at least in part, located within an Employment Commercial Mixed-Use designation which allows for stand along retail uses, office and other commercial uses (along with industrial uses).

The new PPS definition of Employment Areas is below:

*Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. **Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above. (bold emphasis added)***

As the Glen Corporation sites all permit (in the Employment Commercial Mixed Use designation) commercial uses, include retail and office (stand-alone), they no longer meet the definition of Employment Area.

Therefore, the draft VOP is inconsistent with the PPS as it relates to these employment areas and designations and it is our view that the more appropriate designation for these sites is a Mixed Use designation which more appropriately reflects their locational characteristics.

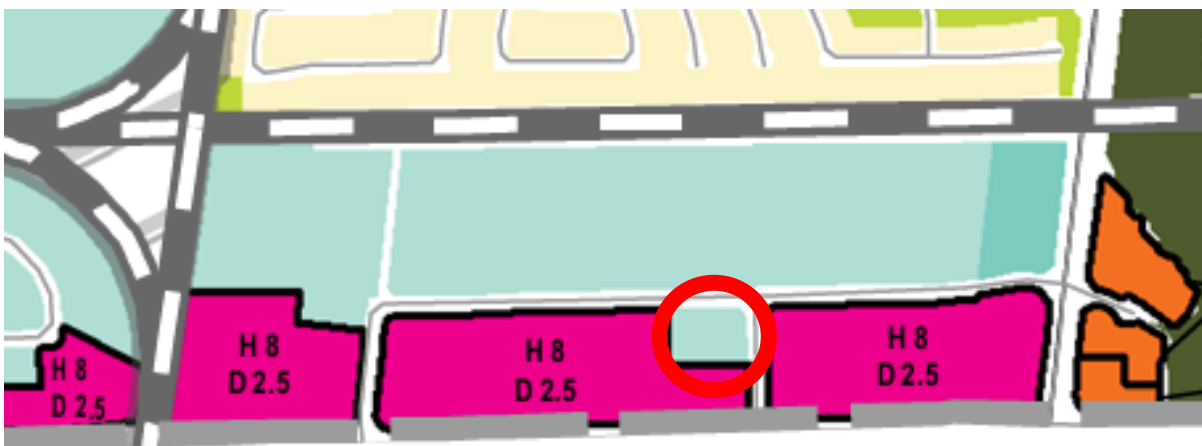
## *3) 34 Futurity Gate split designation*

The property at Futurity Gate is currently occupied by one building (see air photo below), which has frontage on Steeles Ave. W., Futurity Gate and Viceroy Road.





The VOP includes a split designation on these lands, whereas, the remainder of the lands in this area include the same designation along the entire Steeles/Viceroy corridor, as shown below (rear of Futurity site in red circle):



It is our view that 'carving out' the rear of this property along this corridor does not meet the intent of appropriate corridor development, especially in this case, where an existing building already occupies this site. Any redevelopment of the site, in conformity with the corridor policies, is likely to incorporate the entire property.

The draft VOP should be revised to include these lands within the Employment Commercial Mixed-Use designation that applies to surrounding lands.

## Conclusion

In closing, Glen Corporation (and their related companies) own a variety of strategically located and important properties within the City of Vaughan. We have reviewed the draft VOP as it relates to these sites and it is our view that generally, while Provincial direction and policies have transformed over the last 15 years, that the draft VOP does not appropriately respond to these changes.

The proposed designations and permissions on the Glen Corporation lands are not proposed to be revised in response to these policy changes. For the lands within Employment Areas, the draft VOP does not reflect the latest revisions to the definition of Employment Area, which the lands do not meet.

Therefore, as it stands, Glen Corporation cannot support the draft VOP in its current form. We would recommend that staff review these comments and prepare the necessary revisions to the draft VOP to appropriately respond to these Provincial policy matters.

MSH and the owners would like to continue to engage in meaningful discussions with the City regarding the draft VOP. Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal

Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

May 30, 2025  
File: 6300-3

**Attn: Fausto Filipetto, Vaughan OPR Project Manager**

**RE: May 2025 Draft Vaughan Official Plan and Draft #5 Weston 7 Secondary Plan  
3883 Highway 7**

Weston Consulting is the planning consultant for Marino on 7 Inc., the registered owner of the lands municipally known as 3883 Highway 7 in the City of Vaughan (herein referred to as the 'Subject Property'). We have been engaged to provide planning assistance to the landowners during the Vaughan Official Plan Review ("OPR") and Weston 7 Secondary Plan ("Secondary Plan") process. The purpose of this letter is to provide the following feedback on the draft materials that have been released in May 2025 for review and comment.



*Figure 1 – Aerial Photo of the Subject Property*

On July 31, 2024 and February 27, 2025 we submitted written comments to request that Schedule 9A Street Classification and Schedule 9B Street Types be amended to not include Nova Star Drive as a proposed road extension from the existing right-of-way to the north of the Subject Property. Instead, we recommended that this area remain designated as *High-Rise Mixed-Use* with no road connection. This request was made as Weston Consulting, on behalf of the ownership group, has been actively engaged with the City of Vaughan as it relates to the Secondary Plan process and is also an active member in good standing of the Weston 7 Landowners Group Inc., LOG. Throughout this process, we have continued to maintain that the proposed Nova Star extension is not necessary and will sterilize an existing developed parcel of land and prohibit the redevelopment of the lands as High-Rise Mixed-Use, of which is intended per the VOP 2010.

We have reviewed the May 2025 Draft Official Plan and note that Schedule 9A and Schedule 9B continue to show Nova Star Drive as a proposed road. Schedule 9A Street Classification designates the proposed extension of Nova Star Drive, through the Subject Property, as *Major Collector (Centre)*, with a proposed ROW width of 30 metres. Schedule 9B Street types designates the proposed extension as *Major Collector (30 Metres)*. The January 2025 Draft Official Plan designated the proposed Nova Star extension as a *Minor Collector (Intensification)* with a proposed ROW

width of 24 metres as per Schedule 9A Street Classification. The May 2025 Draft Secondary Plan also shows the proposed extension of Nova Star Drive and indicates that the extension will be designated a *Major Collector* road.

The Subject Property's location within a PMTSA and a *Primary Centre* support higher density on the Subject Property but the location of the proposed Nova Star Drive extension will render the lands undevelopable. It is our opinion that the proposed ROW can be removed, in favour of providing a comprehensive redevelopment for the Subject Property.

Weston Consulting will continue to monitor the Official Plan Review process and reserves the right to provide further comments on this matter. We request to be notified of any future updates as well as any discussion pertaining to the designations and policies affecting to the Subject Property.

Thank you for the opportunity to provide these comments. Please contact the undersigned at [ssgotto@westonconsulting.com](mailto:ssgotto@westonconsulting.com) or Michael Pizzimenti at [mpizzimenti@westonconsulting.com](mailto:mpizzimenti@westonconsulting.com) should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

Per:



Sabrina Sgotto, HBA, MCIP, RPP  
Partner, Planning Lead

- c. Marino on 7 Inc.  
G. Borean, Parente Borean LLP



**C87.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 10**

June 2, 2025

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1  
clerks@vaughan.ca

**Attention: Todd Coles, City Clerk, Mayor & Members of the Committee of the Whole**

**RE: Committee of the Whole (Public Meeting) – June 4, 2025, 6:00PM**  
**Agenda item #10: Draft New Vaughan Official Plan 2025 (Inclusive of the Draft New Weston 7 Secondary Plan and the Draft New Vaughan Metropolitan Centre Secondary Plan)**

Urban Strategies Inc., are the land use planners for RioCan REIT (“**RioCan**”) with respect to their lands at 7501-7621 Weston Road, also known as the Colossus Centre, a 25-hectare site south and east of Highway 7 and Weston Road (the “**Colossus Centre Site**”). The Colossus Centre Site is currently the subject of active Official Plan amendment applications (OP.22.002 and OP.22.005) which were submitted March 1, 2022 and deemed complete on July 23, 2022 (the “**Colossus OPA Applications**”).

We have been closely following Vaughan’s Official Plan review process, in particular as it relates to our client’s site. We have previously provided comments on the January 2025 draft of the Vaughan Official Plan (the “**Official Plan**”) and Weston 7 Secondary Plan (the “**Secondary Plan**”) in March 2025. With the May 2025 draft documents, we continue to have concerns with a number of the policies proposed, in both the Official Plan and Secondary Plan. The enclosed letter provides a high-level overview of policies in both the proposed Secondary Plan and the Official Plan with which we have concerns, along with our suggested changes.

### **Land Use, Retail, and Active Frontages**

The Official Plan and the Secondary Plan both provide commentary on land use, retail provision rates, and active frontages. For ease of discussion, our comments related to land use, retail replacement, and active frontages across both documents have been summarized in this section.

**OP Policy 3.2.2.1.b** requires that ground floor uses in mixed-use areas predominately consist of retail or other active uses. The Secondary Plan takes the concept of non-residential ground floor uses further in **SP Policy 5.3.3. c)** which requires that a minimum of 75% of the ground floor gross floor area be occupied by non-residential uses. While active uses at grade are generally desirable, it may not always be possible to achieve 75% non-residential ground floor gross floor area. We would suggest the Secondary Plan include the type of relief that the Official Plan includes in **OP Policy 4.2.4.7**, to allow for a site-specific reduction for ground floor retail requirements through a Commercial Impact Assessment.

Relatedly, we encourage the City to reconsider the restriction on standalone residential buildings in mixed use areas (**SP Policy 5.3.3. b)**. **OP Policy 3.2.2.5** also appears to require at least two different land uses in developments within the high-rise mixed use designation. In large sites such as the Colossus Centre Site, a range of building forms and uses can be accommodated to create true, mixed use urban neighborhoods. Stand-alone residential buildings, such as those that we see in mature urban centres like Yonge-Eglinton or Downtown Toronto, can be an appropriate component of a complete community. We suggest the Secondary Plan policy be amended to allow for the appropriate site-specific policy direction for Weston 7 to allow for single-use buildings where appropriate.



We also continue to have concerns with the minimum GFA requirements for non-residential uses in Mixed Use I and Mixed Use II areas. **SP Policy 5.2.3 b)** requires that all development applications in the Mixed Use I designation have minimum 15% non-residential GFA, and **SP Policy 5.3.3. b)** requires that all development applications in Mixed Use II areas include minimum 20% non-residential gross floor area. Rather than a blanket approach to non residential use requirements which could significantly impact the viability of redevelopment, we encourage the City to encourage rather than require non residential uses. Flexibility is necessary in the policy framework to respond to market conditions while maintaining the important objective of encouraging a mix of uses in Weston 7.

## **Weston 7 Secondary Plan**

### **Growth Threshold, Hold Provisions, and Infrastructure Obligations**

**Policy 2.2 g)** introduces a new policy intended to require quadrant-based study of the transportation network and establishes that the Major and Minor Collector Roads “will be secured by the City prior to development proceeding” in that quadrant. This policy requires more clarity. As currently written, it may have the effect of preventing *any* development in the quadrant before all Major and Minor collector roads are in place, regardless of planned development phasing, or accommodating existing or interim uses while redevelopment unfolds over time. A more incremental approach should be contemplated by the Secondary Plan.

### **Land Use Designations: Priority Consideration Overlay**

We note and appreciate that the previously proposed Merit Based allocation approach has been removed from the Secondary Plan draft. The Plan now includes a Priority Consideration Overlay for applications that have been deemed complete, including the RioCan application on the Colossus Site. The intention of this overlay is to assign priority to these applications for development review and consideration for adoption in advance of any other applications received within WESTON 7, which may also include priority for the assignment of municipal service infrastructure systems capacity and transportation system capacity.

Regardless of their priority consideration, the RioCan Colossus site and others in this overlay are still subject to a holding provision, including the requirement for removal in 8.2.3 b) ii that states “The applicant/owner has, to the satisfaction of the City and, where appropriate, the Region, entered into all agreements... to ensure the provision of the identified and required elements and improvements *identified in this Plan*, including infrastructure systems improvements (water, wastewater, stormwater and transportation systems)...”.

This policy would benefit from additional clarity to ensure that the hold pertains to identified and required elements necessary to support the *proposed development in particular*, not all of the improvements identified in the Plan. For example, the proposed VMC Secondary Plan in section 4.2.2 includes language to this effect, stating that any infrastructure improvements “required to support any development application (emphasis added) shall be identified, funded, planned and implemented” prior to the removal of a holding symbol, as applicable. In addition, where capacity may already exist to support the proposed development, infrastructure improvements are not applicable prior to development. There should also be consideration for Zoning By-law Amendments in Priority Consideration areas to be permitted without a holding provision if it can be demonstrated that the development is relying on existing unutilized capacity within the transportation and servicing systems.

Finally, Policy **8.2.7 a)** requires that applicants and/or owners within the Secondary Plan Area “shall enter into a Weston 7-wide Landowners Group Agreement to implement the financial requirements for the growth related elements of this Plan”. However, this is not aligned with the Priority Consideration Overlay policies in 5.6, that contemplates priority for the assignment of servicing and transportation capacity to Priority Consideration Areas. We recommend changing the language in Policy 8.2.7 a) to be consistent with 8.2.3 b) ii., which states that the applicant/landowner will enter into a landowner’s group agreement

“where appropriate”, to reflect instances where the proposed development may leverage existing servicing capacity.

## **Built Form Policies**

We continue to be of the opinion that the prescriptive maximum building heights and FSIs found in Section 4.2 of the Secondary Plan represent an inappropriate height and density strategy for the Weston 7 Secondary Plan Area. As described in our comments on Secondary Plan Draft 4, we encourage Staff to consider less reliance on prescriptive height standards. However, should the City continue to implement height and density maximums per Schedule 2, the built form policies in Section 4.2 should be updated to more closely align with the heights and densities in the Colossus OPA Applications. We maintain that RioCan’s proposed approach to heights establishes an appropriate height strategy, with building heights transitioning from generally taller buildings in the north precinct to high- and mid-rise buildings in the southerly precinct.

**Policy 4.2.1 a) i.** provides the definition of Floor Space Index (“FSI”) for the Secondary Plan. Per the definition, FSI is calculated based on the net developable area of the site. Gross FSI requirements are more appropriate given that they give credit for public conveyances such as new streets and parkland, whereas net FSI requirements penalize developments that reduce their own site area through conveyances, creating a disincentive to providing critical public goods. We recommend updating the FSI definition to base calculations on the gross developable area of the site instead.

Further, a number of sections, including Live-Work Units (**4.1.6**) and Short-Term Accommodations (**4.1.7**) continue to include a level of regulatory detail better suited for a zoning by-law. The effect of restrictive policies in this section, for example the requirement that live-work units be located only at grade despite ample precedents of live-work units being successfully located above grade, is to trigger unnecessary Official Plan Amendments.

We encourage the City to streamline the policies within the Weston 7 Secondary Plan and utilize other tools at the City’s disposal to establish other more fine-grained development standards or guidelines. We note that the May 2025 Official Plan in section 4.5.4.6 points to the use of Zoning By-laws to regulate the size, configuration, siting, sunlight exposure, landscaping, setbacks among other matters related to the development of Schools and Day Cares. We agree with the direction of the May 2025 Official Plan in this regard and encourage the City to utilize other planning tools such as Zoning By-laws to govern fine-grained details.

## **Park System and Public Realm**

The Secondary Plan parkland classifications have been updated to match the parkland classifications in the Official Plan. The proposed consistency will support the simplification of the park planning process, however, we have concerns with the parkland dedication criteria detailed in policy 6.2.2 f).

The proposed criteria requiring a minimum depth-to-width ratio (6.2.2 f) ii), a minimum amount of flat land (6.2.2 f) iii), minimum width (6.2.2 f) iv), a regular-shaped parcel (6.2.2 f) iv), and an uninterrupted street frontage on at least 50% of the park (6.2.2 f) v), will significantly limit the land accepted as parkland dedication, resulting in limited parkland to serve the residents within the Secondary Plan Area. Though the policy 6.2.2 g) offers some relief to 6.2.2 f), the relief is not sufficient relative to the criteria established in 6.2.2 f). Additionally, this level of detail would be more appropriately addressed through the zoning by-law or a parkland dedication by-law, rather than as policies within the Secondary Plan.

Additionally, as proposed by the City in Section 6, Schedule 3 includes conceptual locations for parks as well as other elements of the public realm network. The principle of the proposed Enhanced Urban Streetscapes as proposed by the City—focused areas where non-residential and other active uses play off each other to create a vibrant urban setting—is a sound one. However, it will be difficult to successfully create such an environment along major roadways such as Weston Rd and Highway 7. Therefore, we

would suggest that Schedule 3 be amended to remove Enhanced Urban Streetscapes from Weston Rd and Highway 7, encouraging these areas instead on the interior of the site along Famous Avenue, which is consistent with RioCan's approach in its proposed Colossus OPA Applications to activating Famous Avenue as a central spine in the quadrant.

#### **Schedule 4**

We are pleased to see that local roads, as described in **Policy 2.2 g**, are intended to be delivered at the time of development, and that local roads placement may vary from Schedule 4 provided they maintain the general principles of the local road network. While the local road network in Schedule 4 is similar to what has been proposed in the Colossus OPA Applications, we recommend further refinement to Schedule 4 to align with the road network proposed by the Colossus OPA Applications, to allow the Applications to advance as originally envisioned.

A new concept of Grade Separated Pedestrian Crossings have been added to Schedule 4, including three that conceptually abut the RioCan Colossus site. While we understand the objectives to create a well-connected and integrated pedestrian realm and active transportation network (**Principle 6, Principle 8**) grade-separated crossings require significant land on either side of the street which can impact development potential and disrupt the pedestrian experience of the streetscape at grade. We question the need for grade-separated crossings and suggest a focus on establishing a fined grained pattern of streets and blocks is a better way to achieve the desired vision for Weston 7 having a network of pedestrian oriented, well-connected streets.

#### **Implementation**

**Policy 8.1 h)** requires that applications be "consistent with" all relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies. Consistency is not the appropriate test for non-statutory documents such as those listed above. We suggest that the W7SP be updated to direct that applications have "regard for" any relevant Manuals, Master Plans, Guidelines, and Strategies.

**Policy 8.2.2 c)** requires that, prior to any application for development being approved, the City shall require a Block Plan that, among other requirements, considers "the long-term development potential of all of the lands within the Quadrant, including lands owned by non-participants" (8.2.2 c) i.) and is adopted by Council (8.2.2. c) vii.). Block Plans are not prescribed by the Planning Act and therefore landowners would have no remedy to appeal a Block Plan. The Plan should more clearly reflect these processes as non-statutory and instead of requiring Council approval, refine the language to suggest "endorsement" which is more appropriate for a non-statutory document. We note that in Policy 5.1.2.1 in the Official Plan, the language speaks to Council endorsement, rather than approval: the language should be updated in the Secondary Plan to align with the policy in the Official Plan.

#### **Vaughan Official Plan**

In addition to the comments above on the Secondary Plan, we would like to note that numerous comments from our previous reviews have not been addressed in the draft Official Plan. We continue to uphold our planning opinions from our previous submission letters. In particular, we would like to draw attention to the following policies from the Official Plan.

#### **Transportation, Cycling Infrastructure, and Parking**

**Policy 2.14.2.11** provides a requirement for all collectors and arterials to provide a minimum 1.5m of dedicated cycling infrastructure with physical barriers. While we broadly support the goal of achieving a usable active transportation network, we are concerned with the broad requirement across roadway classifications which can lead to overly wide ROWs that will diminish developable areas and ultimately be detrimental to safety. Many collectors can be designed in a way that is safe for cyclists without the need for dedicated infrastructure. We would suggest flexibility in the application of these policies that will allow

for the development of a logical network of cycling routes, including physically separated lanes, without imposing one standard on all or almost all major roadways.

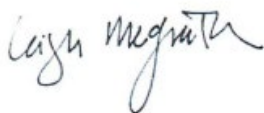
**Policy 2.14.2.1 a.** requires winter maintenance of pedestrian and cycling facilities, including on roads delivered as part of development applications. We would assume the intent of this policy is to promote municipal servicing of cycling infrastructure along public roads. However, we would like to seek clarity that the intent is not to place the burden on maintaining cycling infrastructure on private landowners.

## **Conclusion**

RioCan has a vested interest in the success of the Weston 7 area today as a major retail destination as well in its transformation into an urbanized mixed-use Centre. We thank you for the opportunity to provide these comments to reflect RioCan's priorities, and are appreciative of the work done to date to update the Official Plan and Secondary Plan in response to earlier feedback.

We request to be notified of any future reports, public meetings and decisions in relation to this matter.

Sincerely,



Leigh McGrath  
Partner, Urban Strategies  
RPP, MCIP



**C88.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 10**

64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-2817

June 2, 2025

Mayor and Members of Council  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

Delivered by email to [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca) and [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Attention: Todd Coles, City Clerk and Mayor & Members of the Committee of the Whole**

**Re: Comments on Draft New Vaughan Official Plan 2025 – May 2025  
Clubhouse Developments Inc.  
20 Lloyd Street, 737 Clarence Street, 757 Clarence Street and 241 Wycliffe Avenue**

We are acting on behalf of our client, Clubhouse Developments Inc., the owner of the above noted lands, which are subject to approved development applications for redevelopment of the former Board of Trade Golf Course for residential, public open space and park uses. The approved development consists of a total of 663 ground-related residential dwellings.

A Decision to approve site-specific Zoning By-law 035-2022, amending Zoning By-law 1-88, was issued by the OLT on July 22, 2024. Subsequently, the site-specific amendment was incorporated into Zoning By-law 001-2021 through a settlement of appeals with the City. A Decision on this matter was issued by the OLT on December 24, 2024.

In addition, site-specific Official Plan Amendment No. 74 also applies to these lands, having the effect of redesignating the lands from "Private Open Space" to permit the proposed Low-Rise Residential and Parks uses. This includes expanding the Woodbridge Centre Secondary Plan to include the entirety of the subject lands.

Further to our communication to Staff dated January 27, 2025, we note that some but not all of the affected Schedules have been revised to correctly reflect the in-effect OPA No. 74. Specifically, the following revisions are still outstanding:

1. Schedule 2: Natural Heritage Network – should be revised to reflect the removal of a Core Feature shown on tablelands for consistency with OPA No. 74 and Schedule 1 through this update.
2. Schedules 9A and 9B: Street Classification and Street Types – should be revised to reflect a new 23.0m Minor Collector Street through the subject lands as identified by OPA No. 74.
3. Schedule 14A: Areas Subject to Secondary Plans – should be revised to reflect the expanded Secondary Plan area as identified by OPA No. 74 and consistency with Schedule 13 to this update.



We request that the Committee refer our concerns to staff and direct them to update the draft Schedules accordingly for further public review and consultation to ensure consistency with OPA No. 74 before they be brought back for adoption.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read 'Billy Tung', with a stylized flourish at the end.

Billy Tung, BES, MCIP, RPP

Partner

Copy: Clubhouse Developments Inc.  
Mark Flowers, Davies Howe LLP



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-3520

June 2, 2025

City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**C89.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 10**

**Attention: Hon. Mayor Del Duca and Members of Council**

**Re: Committee of the Whole (Public Meeting), Wednesday June 4, 2025  
Agenda Item. 4(10)  
City of Vaughan revised Draft New Official Plan, May 2025  
Anatolia Capital Corp., 5770-5780 Highway 7  
City of Vaughan  
Regional Municipality of York**

KLM Planning Partners Inc. is the land use planning consultant representing Anatolia Capital Corp. ("client") as it relates to their lands located west of Martin Grove Road, on the north side of Highway 7, known municipally as 5770-5780 Highway 7 in the City of Vaughan (the "City"), Region of York (the "Subject Lands"). A map identifying the location of the Subject Lands is attached herein.

KLM has been monitoring and participating in the City's Official Plan Review (the "OPR") on behalf of our clients and previously provided the following comments to the City:

- July 31, 2024 – letter related to the revised Draft Comprehensive Official Plan Amendment, which combined the previous Part A and Part B OPR work, released in June 2024.

In May 2025, the City released a further revised Draft New Official Plan (the "Draft OP"). KLM has completed a review of the Draft OP on behalf of our client and provide the following comments.

The Subject Lands are proposed to be designated 'Community Area' on Schedule 1 – Urban Structure, and 'Mid-Rise Mixed Use' with a height of 8 and density of 2.5 FSI and 'Transitional Mid-Rise Mixed Use' also with a height of 8 and density of 2.5 FSI on Schedule 13 – Land Use. Schedule 1B denotes Highway 7 as a Primary Intensification Corridor.

The Draft OPA requires Strategic Growth Areas, including Primary Corridors, to be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities in accordance with the prescribed hierarchy established in the Plan. Primary Corridors are noted as one of the prime locations to direct the most intensive and greatest mix of development and are a major focus for intensification on lands adjacent to major transit routes in the City, at densities and in a form supportive of higher order transit.

It is noted that there does not appear to be any difference in the built form permissions between the proposed 'Mid-rise Mixed Use' and 'Transitional Mid-rise Mixed Use' designations. It is also noted that there are no low rise residential uses immediately adjacent to the Subject Lands, more particularly the northern portion designated 'Transitional Mid-Rise Mixed Use'. Land uses abutting the 'Transitional Mid-

rise Mixed Use' designation include a large natural heritage feature to the north, a hydro corridor to the west and an existing employment use to the east, which don't require the same transitional treatment as low-rise residential uses do.

Given this context and in light of the proposed Primary Corridor policies, it is our opinion that there is an opportunity for increased heights and densities at this location to better implement the planned intensification along the Highway 7 corridor. It is our opinion that mid-rise buildings up to 12 stories could be implemented with appropriate transition to the low-rise residential uses beyond the natural heritage feature located immediately to the north. On this basis, we request that the City explore increased heights and densities at this location while still maintaining the Mid-Rise built form. More specifically, we respectfully request that the land use designation for the entirety of the Subject Lands be 'Mid-Rise Mixed Use' with a maximum height of 12 storeys and density of 3.5 FSI.

We also note that policy 3.2.2.3 c) requires that development within Strategic Growth Areas provide at a minimum two of the permitted uses as prescribed therein. In our opinion, the Official Plan should simply provide the framework for permitting a mix of uses but not prescribe the mix to be achieved through a development application, which should be evaluated on a site-specific basis.

Thank you for the opportunity to provide input into the Official Plan review. We kindly request notice of any future reports and/or public meetings and consultations regarding the Draft New Official Plan, and that we receive notice of any decision of City Council.

Should you have any questions or concerns or if you require any additional information on the contents of this letter, please do not hesitate to contact the undersigned.

Yours truly,

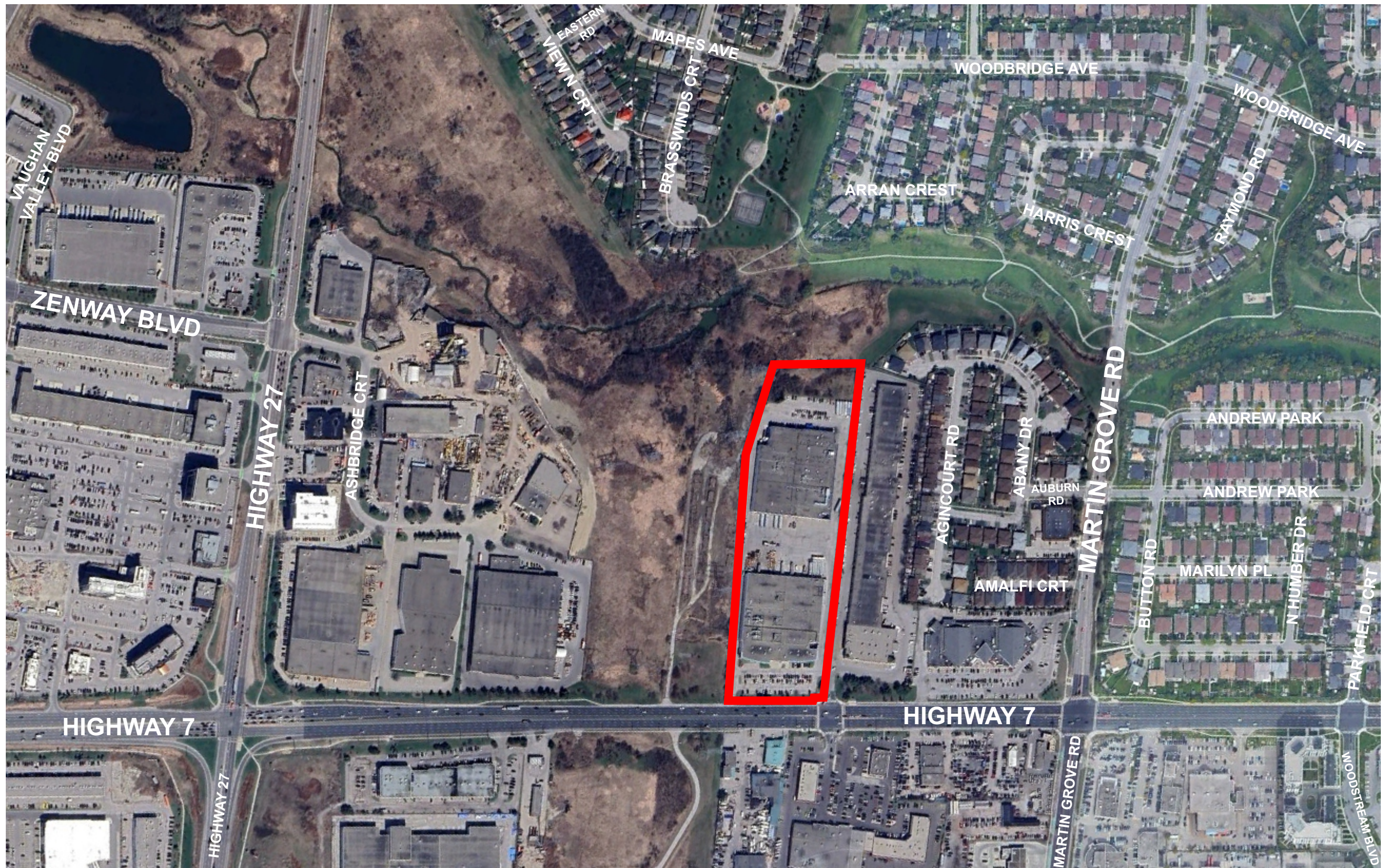
**KLM PLANNING PARTNERS INC.**


A handwritten signature in blue ink, appearing to read 'T. Schilling', is positioned above the printed name.

Tim Schilling BES, MCIP, RPP  
Senior Planner

cc. Client  
Fausto Filipetto, Project Manager





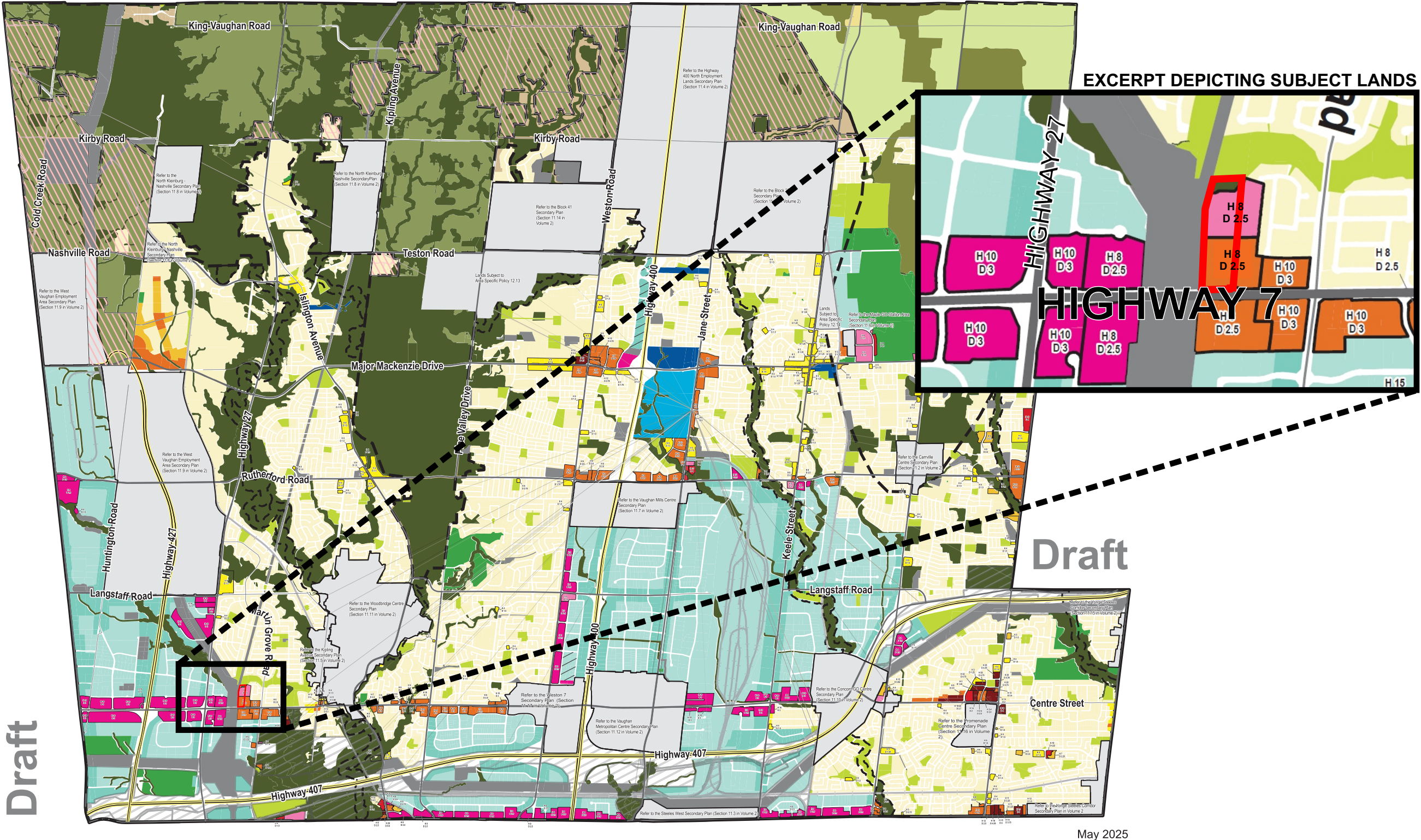
**LEGEND:**  
 Subject Lands  
 5770 Highway 7, Vaughan ON



**FIGURE 1 - CONTEXT MAP**



The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate.  
The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.



**LEGEND:**

█ Subject Lands  
5770 Highway 7, Vaughan ON

**SCHEDULE 13**

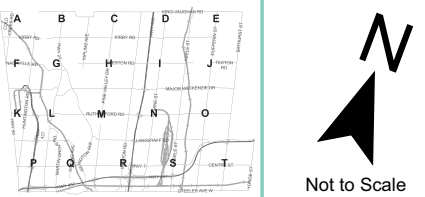
**Land Use Designations**

- New Community Area and New Employment Area as identified in policy 2.2.5 and 2.2.6
  - Natural Areas
  - Parks
  - Private Open Spaces
  - Prime Agriculture
  - Rural
  - Low-Rise Residential
  - Low-Rise Mixed-Use
  - Mid-Rise Residential
  - Mid-Rise Mixed-Use
  - High-Rise Residential
  - High-Rise Mixed-Use
  - Transitional Mid-Rise Mixed-Use
  - Non-Residential Mixed-Use
  - General Employment
  - Prestige Employment
  - Major Institutional
  - Theme Park and Entertainment
  - Parkway Belt West Lands
  - Infrastructure and Utilities
  - Lands Subject to Secondary Plans or Particular Area Specific Plans<sup>1</sup>
  - Lands Subject to Future Non-Residential Site-Specific Policy
  - Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area<sup>2</sup>
  - Oak Ridges Moraine Natural Core Area
  - Oak Ridges Moraine Natural Linkage Area
  - Oak Ridges Moraine Countryside
  - Hamlet
- Base Map**
- Municipal Boundary
  - Road Network
  - Railway
- P Proposed Park<sup>3</sup>
- S Proposed School<sup>3</sup>

<sup>1</sup> Refer to Schedules 14B and 14C for Lands Subject to Area and Site Specific Policies in Volume 2

<sup>2</sup> See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area

<sup>3</sup> Locations are conceptual and may be modified without an amendment to this plan.



**FIGURE 2 - VAUGHAN OFFICIAL PLAN - SCHEDULE 13: LAND USE**





64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-3323

June 2, 2025

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**C90.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 10**

**Attention:** Hon. Mayor Del Duca and Members of Council

**Re:** Committee of the Whole (Public Meeting), Wednesday June 4, 2025  
Agenda Item. 4(10)  
City of Vaughan revised Draft New Official Plan, May 2025  
Argo Lumber Inc., 10275 Keele Street  
Part of Lot 22, Concession 3  
City of Vaughan  
Regional Municipality of York

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KLM Planning Partners Inc. ("KLM") is the land use planning consultant for Argo Lumber Inc. (the "client"). Our client's lands are legally described as Part of Lot 22, Concession 3, are located at the northeast corner of Keele Street and McNaughton Road and are municipally known as 10275 Keele Street in the City of Vaughan (the "City"), Region of York (the "Subject Lands"). A map identifying the location of the Subject Lands is attached herein.

KLM has been monitoring and participating in the City's Official Plan Review (the "OPR") on behalf of our clients and previously provided the following comments to the City:

- October 2, 2023 – letter related to the Draft Part A Official Plan Amendment, released in September 2023;
- July 31, 2024 – letter related to the revised Draft Comprehensive Official Plan Amendment, which combined the previous Part A and Part B OPR work, released in June 2024.
- February 27, 2025 – letter related to the January 2025 revised Draft New Official Plan.

In May 2025, the City released a further revised Draft New Official Plan (the "Draft OP"). KLM has completed a review of the Draft OP on behalf of our client and advise that our comments previously provided to staff through the above noted correspondence dated July 31, 2024 and February 27, 2025 have not been addressed. Notwithstanding, through discussions with staff, we understand that our comments requesting a revision to the mapping in Schedule 1 – Urban Structure have been reflected in a revised schedule that will be released as part of a subsequent draft of the Official Plan. While we have not had a chance to review the updated Schedule, we are pleased with the changes in this regard and look forward to reviewing the updated draft Official Plan when available.

Thank you for the opportunity to provide input into the Official Plan review. We kindly request notice of any future reports and/or public meetings and consultations regarding the Draft OP, and that we receive notice of any decision of City Council.

Should you have any questions or concerns or if you require any additional information on the contents of this letter, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read 'T. Schilling'.

Tim Schilling, BES, MCIP, RPP  
Senior Planner

cc. Client  
Fausto Filipetto, Project Manager





## CONTEXT MAP



Subject Lands (10275 Keele Street)



C91.

Communication

CW(PM) – June 4, 2025

Item No. 8

# STATUTORY PUBLIC MEETING

10223 HIGHWAY 50  
CITY OF VAUGHAN

## OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

CITY FILE NO. OP.24.006 AND Z.24.017  
JUNE 4, 2025



**GSAI**

Glen Schnarr & Associates Inc.



# AERIAL CONTEXT



SUBJECT LANDS

## PROPERTY ADDRESS:

10233 Highway 50

## FRONTAGE (HIGHWAY 50)

408.60 M

1,338 FT

## SITE AREA

34.44 HA

85.1 AC

## CURRENT USE

PRIMARILY VACANT AGRICULTURAL LAND

SUBJECT  
LANDS





# PROPOSED DEVELOPMENT







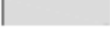

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# CITY OF VAUGHAN BLOCK PLAN

## BLOCK 66 WEST BLOCK PLAN DESIGN 14

### LEGEND

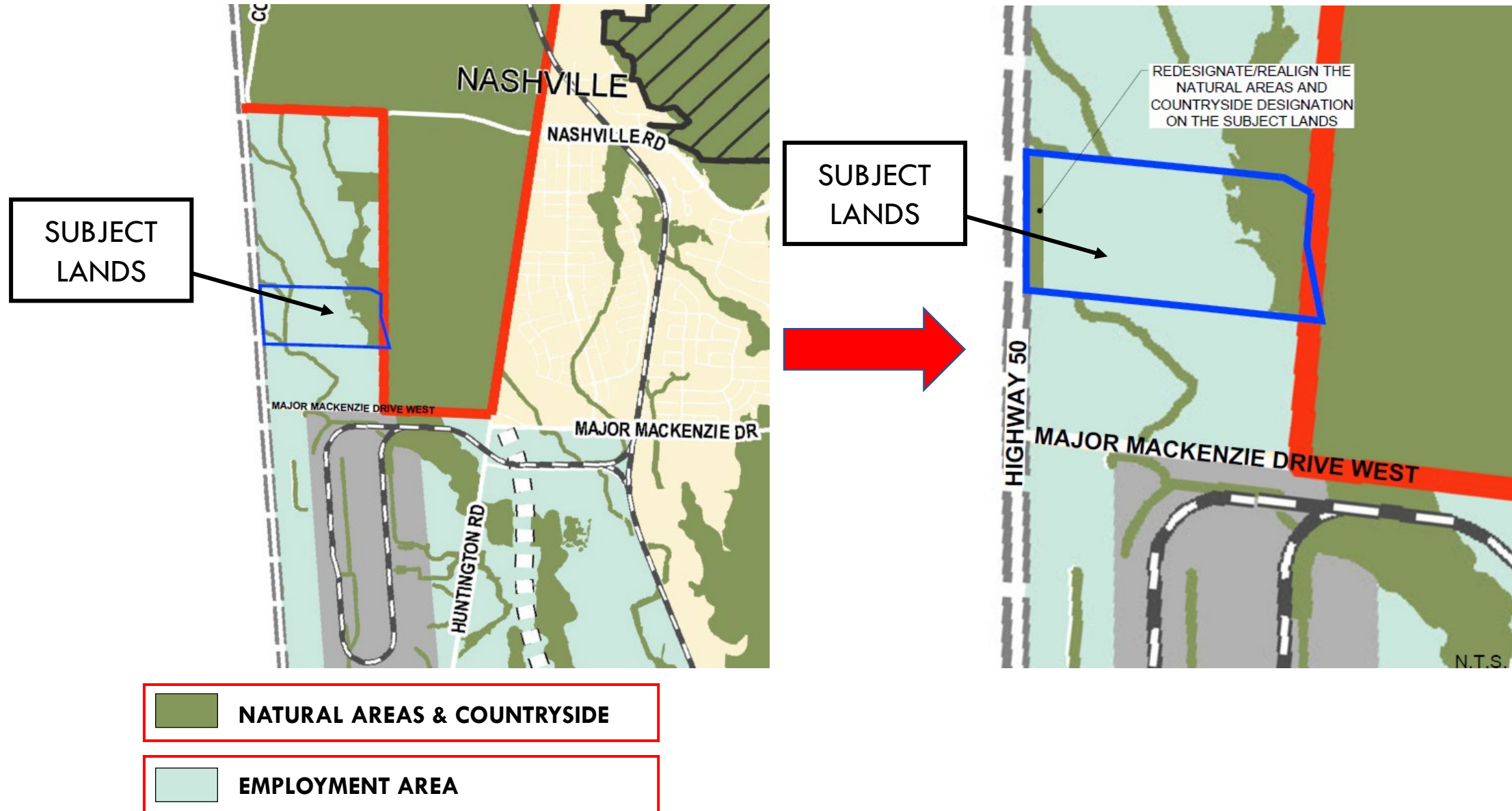
	SUBJECT LANDS
	PRESTIGE EMPLOYMENT
	GENERAL EMPLOYMENT
	NATURAL HERITAGE SYSTEM FEATURES + ASSOCIATED BUFFERS (INCLUDES WETLANDS, NEW CHANNEL, TOP OF BANK, DRAINAGE AND STABLE TOP OF SLOPE)
	PROPOSED CHANNEL + ASSOCIATED BUFFERS
	MTO - 50% PRELIMINARY DESIGN OF GTA WEST ALIGNMENT
	14m MTO BUFFER
	TRANSCANADA PIPELINE
	UTILITY
	PROPOSED LOCAL ROADS
	FOCUS ANALYSIS AREA FOR 50% PRELIMINARY DESIGN

SUBJECT  
LANDS

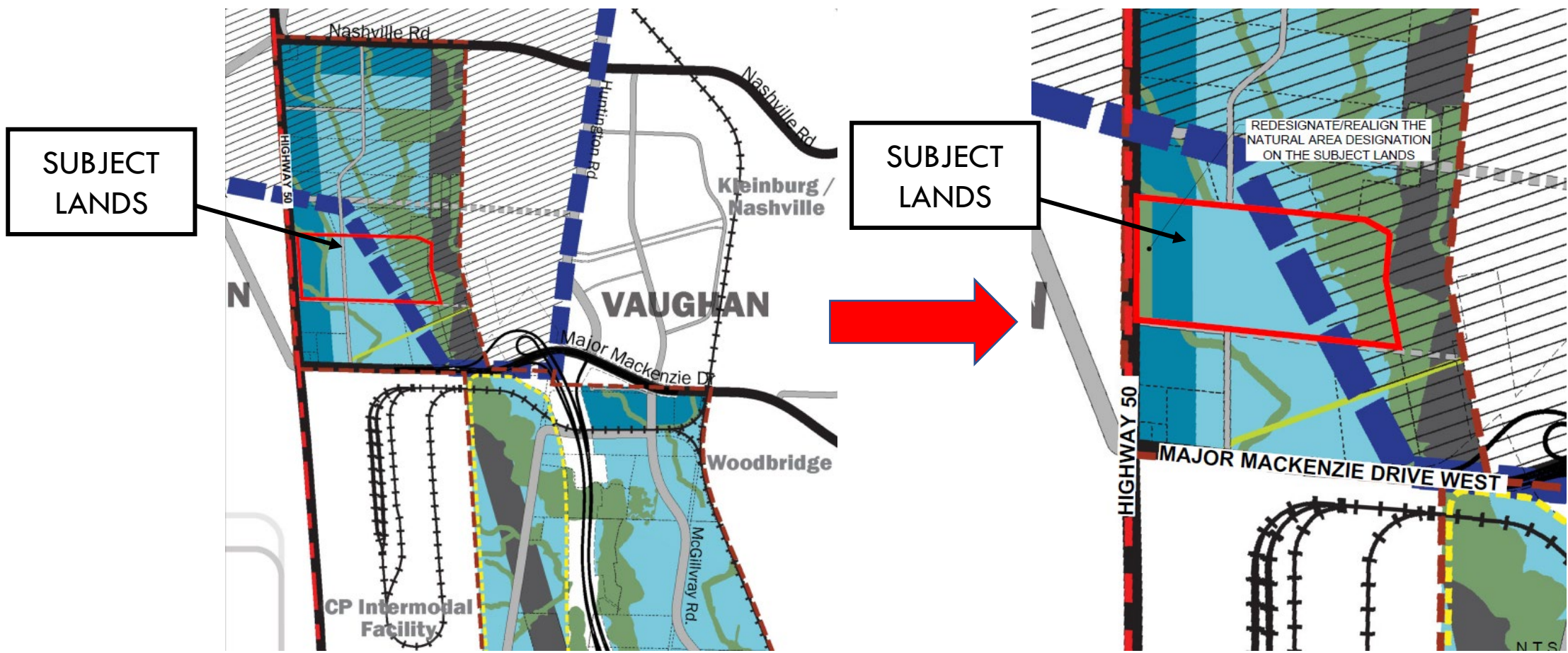






# CITY OF VAUGHAN OFFICIAL PLAN – URBAN STRUCTURE



# CITY OF VAUGHAN SECONDARY PLAN – LAND USE

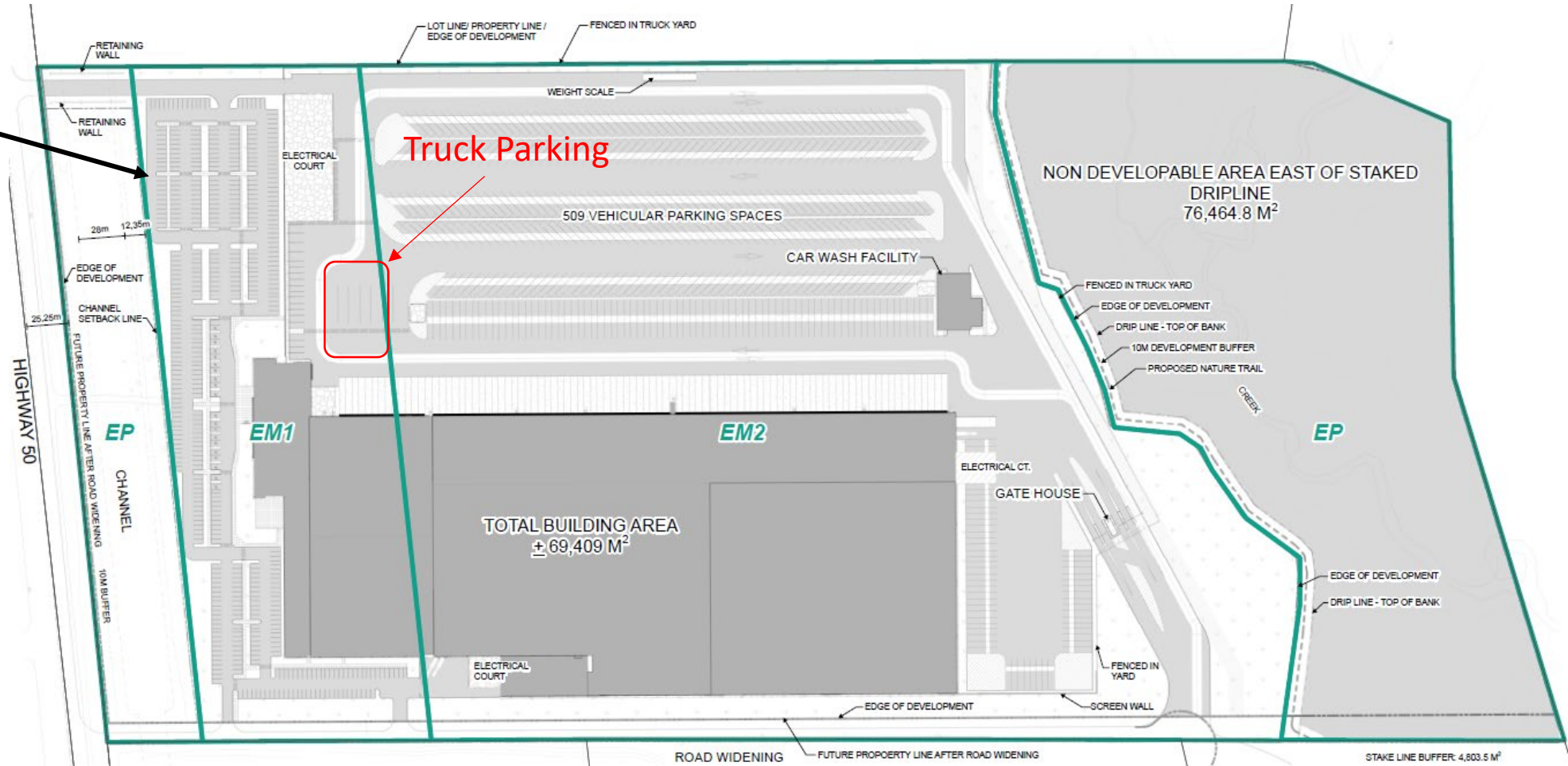


-  NATURAL AREA
-  GENERAL EMPLOYMENT
-  PRESTIGE EMPLOYMENT

-  PROPSOED PRIMARY STREET
-  GTA WEST CORRIDOR PROTECTION AREA

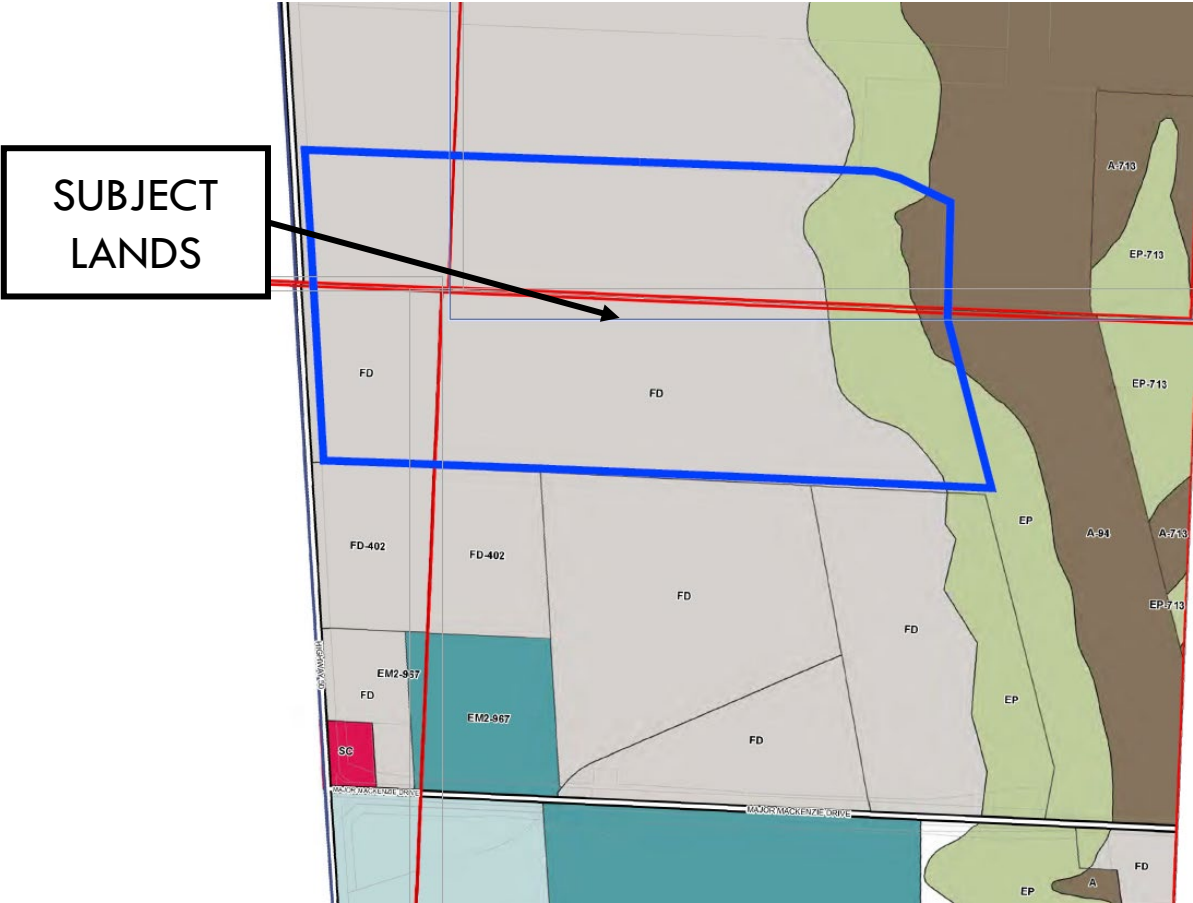


## SUBJECT LANDS

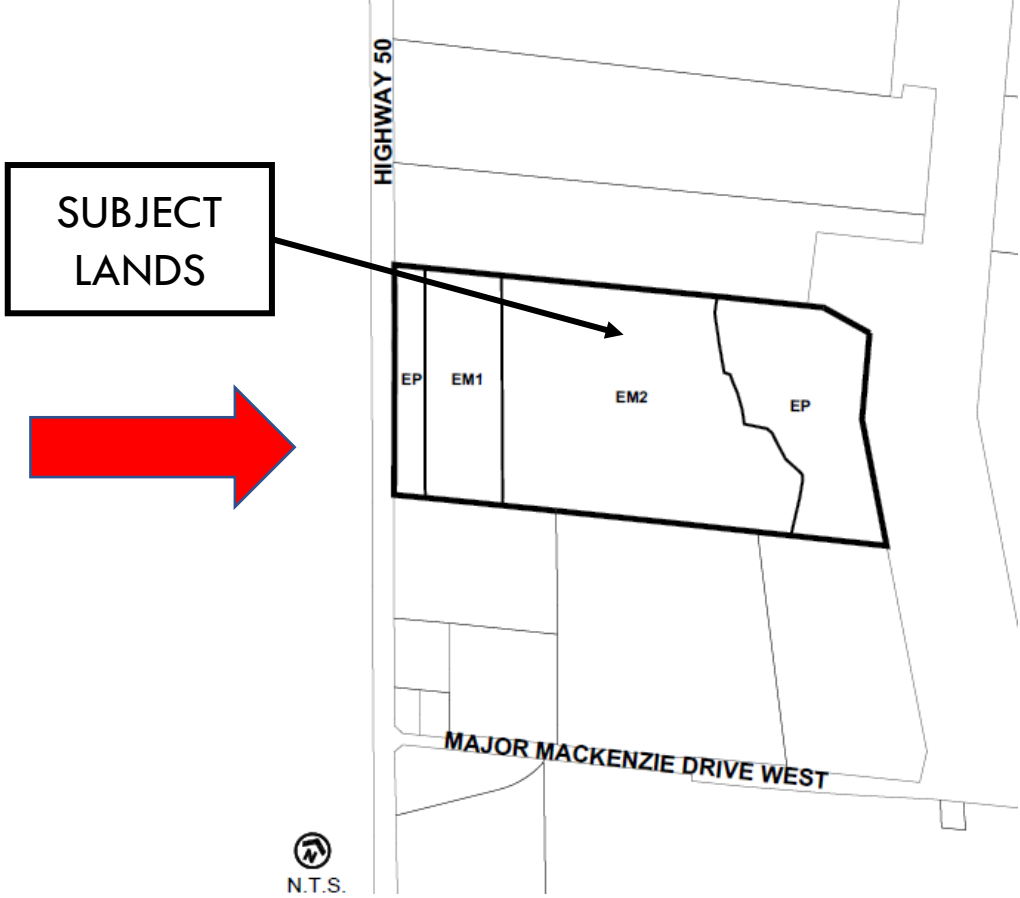




# CITY OF VAUGHAN ZONING BY-LAW 001-2021



FD	FUTURE DEVELOPMENT
EP	ENVIRONMENTAL PROTECTION ZONE
A	AGRICULTURAL



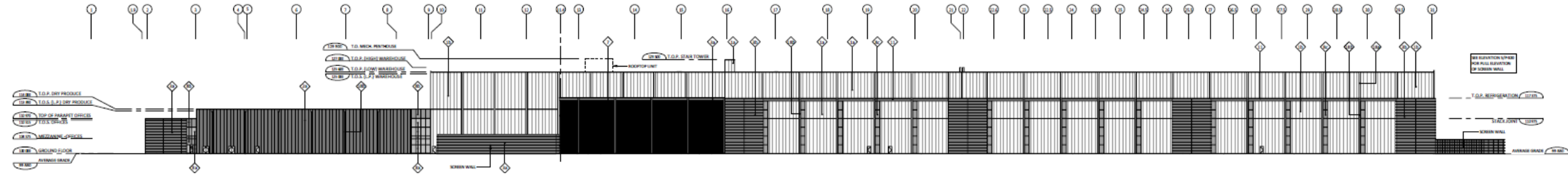
EP	ENVIRONMENTAL PROTECTION ZONE
EM1	PRESTIGE EMPLOYMENT ZONE
EM2	GENERAL EMPLOYMENT ZONE



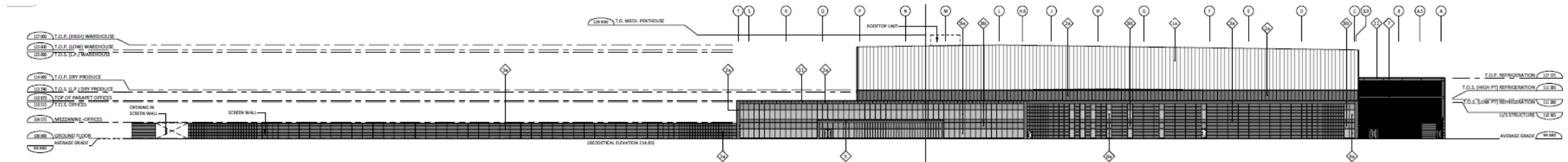
**TRAILER PARKING SPACES**  
350 truck/trailer spaces

# ELEVATIONS – EAST & WEST

## EAST ELEVATION



## WEST ELEVATION



FOR FURTHER QUESTIONS OR  
COMMENT, PLEASE CONTACT:

**PATRICK PEARSON** MCIP, RPP  
**ASSOCIATE**

416-648-2111  
[patrickp@gsai.ca](mailto:patrickp@gsai.ca)

**CHRISTINA CAIRO**  
**PLANNER**

647-339-2631  
[christinac@gsai.ca](mailto:christinac@gsai.ca)

FOR INFORMATION REGARDING  
THE PLANNING PROCESS, PLEASE  
CONTACT:

**ROBERTO SIMBANA**  
**PLANNER**

905-832-8585 ext. 8810  
[roberto.simbana@vaughan.ca](mailto:roberto.simbana@vaughan.ca)

**THANK YOU**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19t-25v002  
**Date:** Monday, June 2, 2025 10:28:04 AM

**C92.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

---

**From:** Michael Rizzello [REDACTED]  
**Sent:** Monday, June 2, 2025 10:27 AM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Subject:** [External] Proposal 19t-25v002

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Hello, I am writing to you as a concerned resident of the Pine Valley Estates subdivision. I live in direct view of the proposed development and I am declaring my opposition to proposed development, Proposal 19T-25V002, for a number of reasons:

**1. Overcrowding & Strain on Infrastructure:**

- this is a small neighbourhood that is not designed to handle such an increase in density
- the increased demand for water, sewage, electricity, and garbage collection may overwhelm existing systems, especially stormwater which will impact the surrounding natural areas
- Roads and public transit will become congested, leading to longer commutes and reduced quality of life. Pine Valley Drive would require widening at great cost to the City given the topography of the area.
- At present, there are no viable public transit options serving the neighbourhood.

**2. Loss of Community Character:**

- Condo towers often clash with the aesthetic of low-rise, single-family neighborhoods. The owners and residents chose this neighbourhood because of its low-rise nature and distance from higher density areas of the City. 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:

- Green space will become impacted by the presence of highrise towers and large paved areas because of excess stormwater and runoff .
- Increased heat island effect from large concrete structures and asphalt parking lots.
- The proposed replacement parks are smaller and not a proper replacement for natural green spaces

#### 6. 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.

#### 7. Flawed Notification Process:

- the notification process for community consultation was limited and the sign erected notifying the community of the proposal was only put up a week before the meeting (with no date of when the sign was put up)
- the sign was placed in an obscure area, away from any resident to see clearly unless they crossed over private property to view it
- the developer is also using the fact that the surrounding area is still in development to push through the proposal because there is an opportunity to get this passed without much opposition from the small, yet growing, community.

#### 8. Negative impact on Property Values

- the proposed project will materially impact the property values of the surrounding neighbourhood, in orders of magnitude greater than whatever profit the developer could achieve on the project, causing an enormous wealth transfer at the expense of many residents
- modification of this zoning to accommodate this proposal could also prevent the buildout of lots that have already been slated for development because of the target buyers would not be willing to buy a \$2 to \$3 million house in an area with a condo project placed in the middle of the neighbourhood

In 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 impact on property values on a wide scale, make this a bad idea for the community.

I am available to discuss this matter, should you wish, at [REDACTED]

Best regards,

Michael Rizzello

[REDACTED] Seraville Street

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Strong Opposition from resident to OP.25.003, Z.25.003, and associated files.  
**Date:** Monday, June 2, 2025 10:28:59 AM

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**From:** Daniel Vivona [REDACTED]  
**Sent:** Monday, June 2, 2025 10:28 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Strong Opposition from resident to OP.25.003, Z.25.003, and associated files.

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Hello my name is Daniel Vivona,

I live at [REDACTED] Winthrop Crescent in the area affected by the proposed changes to have high density condo's in our estate community.

I grew up in this area - in the estates at Kipling and Teston since 1985. I was next door neighbour to the Mayor of Vaughan Steven Del Duca for many years.

I returned to this area for the lack of high density properties, the rural nature, and the proximity to my aging parents.

I have seen the problems of Teston and pine valley traffic expand over time to the point now that Teston road has become unusable by anything but a motor vehicle. I have lost friends to accidents in this area and this proposal shows a complete lack of understanding of how this area would be affected.

I have seen countless accidents over the years with individuals incapable of driving rural and hilly roads. Most people have no understanding the danger of Pine Valley and Teston Road with dozens of cars sliding off the road every winter.

Adding these building puts my family, my parents, and all families who bought in this area at risk. Anyone who moves here will need a motor vehicle every day. Adding 487 condos and large number of townhouses will lead to a very dangerous situation against the platforms of our elected officials.

The objections to this proposal are as follows:

- 1) No public transit
- 2) Highly dangerous roads especially in winter for motor vehicles
- 3) Traffic increase will be at dangerous levels
- 4) The homeowners in this area purchased estate living not high density living this plan is betrayal to the plan we all bought into.
- 5) Homeowners bought with the intention of having natural views and these buildings block the treeline
- 6) This is very close to indigenous land adding this many people to this area creates a negative impact.

Thank you,

Daniel

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Proposal 19t-25v002  
**Date:** Monday, June 2, 2025 10:41:11 AM

**C94.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 4**

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**From:** Angela Giancaterini [REDACTED]  
**Sent:** Monday, June 2, 2025 10:31 AM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] Proposal 19t-25v002

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- 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.

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In 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 impact on property values on a wide scale, make this a bad idea for the community.

I am available to discuss this matter, should you wish, at [REDACTED]

Best regards,

Angela Giancaterini-Rizzello  
[REDACTED] Seraville Street



C95.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Strong opposition of 10390 pine valley dr development  
**Date:** Monday, June 2, 2025 10:48:10 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Monday, June 2, 2025 10:48 AM  
**To:** Japjot L [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>  
**Cc:** Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** RE: [External] Strong opposition of 10390 pine valley dr development

Hi Japjot,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2<sup>nd</sup> at 6:30 at City Hall in the Woodbridge Room (2<sup>nd</sup> floor). Feel free to join us as we discuss our next steps regarding this development.

Warmest regards,

Rosanna

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**From:** Japjot L [REDACTED]  
**Sent:** Monday, June 2, 2025 9:45 AM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>; Nancy Tamburini <[Nancy.Tamburini@vaughan.ca](mailto:Nancy.Tamburini@vaughan.ca)>  
**Subject:** [External] Strong opposition of 10390 pine valley dr development

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Good morning Rosanna,

I am writing to formally express my deep disappointment and growing concern regarding the proposed development of condominium buildings adjacent to my home. As a long-time resident of Vaughan, I have always taken pride in the character and community-focused nature of our neighbourhood. The scale and nature of this proposed development directly threatens that character.

The construction of high-density condo towers so close to low-rise residential homes is both inappropriate and disruptive. Such a development would significantly impact the quality of life for current residents—leading to increased traffic congestion, loss of privacy, noise pollution, and undue strain on local infrastructure and public services.

The lack of transparency and community engagement is extremely disappointing, especially given the long-term implications this project will have on our daily lives and property values. We were notified yesterday Sunday June 1st at 6pm when someone dropped off a flyer.

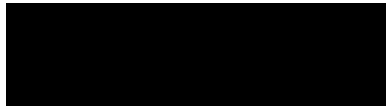
I urge the you to ensure the City does not allow this to happen and to reconsider the scope and location of this project and to take into account the genuine concerns of those most directly affected. Thoughtful urban planning should prioritize balanced growth, sustainability, and the well-being of established communities—not just the interests of developers.

I would appreciate an opportunity to speak further on this matter

Thank you for your time and attention to this important issue.

Thank you,

Japjot Lail



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Pinevalley Estates Proposal (19t-25v002)  
**Date:** Monday, June 2, 2025 12:22:37 PM

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**From:** Foster Kwon [REDACTED]  
**Sent:** Monday, June 02, 2025 12:10 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Clerks@vaughan.ca  
**Subject:** [External] Pinevalley Estates Proposal (19t-25v002)

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Dear Ms. DeFrancesca and Vaughan Planning Department,

I am writing to voice my concerns about the proposed development by Countrywide Homes in Pinevalley Estates—specifically the plan to build 486 apartment units and 51 podium townhouses in the middle of what’s currently a quiet, low-density neighbourhood.

My family and I just recently moved here with the hope of settling into a community where we could build roots. We chose this area because of the calm streets, the space, and the sense of stability it offered. This proposal doesn’t just feel out of place—it feels like it puts that vision at risk.

There are a few things I’m especially worried about:

- **Traffic and safety.** Our streets weren’t built for the kind of traffic this development would bring. With young kids in the neighbourhood (mine included), the idea of hundreds more cars moving through here every day is hard to accept.
- **Infrastructure.** Schools, water, waste—these systems are already stretched. Adding this many new units will put real pressure on services that are essential to everyone.
- **The look and feel of the neighbourhood.** The scale and design of the proposed buildings just don’t match what’s here. It would change the character of Pinevalley Estates in a way that feels permanent—and not for the better.
- **The environmental hit.** Replacing mature trees and green space with high-

density buildings is a step in the wrong direction, especially when it comes to long-term livability and climate resilience. This is amplified given the proposed build's proximity to the adjacent conservation area.

I get that the city needs to grow and that housing is a real issue. But growth needs to make sense for the area it's happening in—and this proposal doesn't. I'm asking the City to reconsider or significantly scale it back in a way that respects the neighbourhood and the people who call it home.

Please add my comments to the formal record, and keep me updated on any future meetings or decisions around this development.

Thank you,

Foster Kwon  
Resident of Pinevalley Estates



C97.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)  
**Date:** Monday, June 2, 2025 1:56:05 PM

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**From:** C Chiefalo [REDACTED]  
**Sent:** Monday, June 2, 2025 1:55 PM  
**To:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** [External] OP Amendment File OP.25.003 & Zoning By-Law Amendment File Z.25.0004 (Scheduled for Public Hearing on June 4, 2025)

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Dear Councillor DeFrancesca and fellow Councillor members

My name is Christina Chiefalo, resident of Ward 3, living at Pine Valley and Teston Road, in the Pine Valley Estates.

Along with many other members of my community, it has come to our attention that the above-noted two (2) applications are being considered by City Council. The applications seek to build two (2) condominium buildings, within a residential subdivision.

I write to you first and foremost, to voice my opposition to these applications. I understand that several neighbors within my community and in nearby effected areas, have done so as well.

I moved to the Vaughan area when I married nearly 22 years ago, first at the Rutherford and Weston area and within the past 2.5 years in the Pine Valley Estates.

Our previous area was extremely congested with ramps to the highway on either side of the subdivision and traffic constantly cutting through. This lead us to the decision to move but still stay in the area to allow my kids to remain in their schools. We have enjoyed the more quiet and calm area but afraid with the new proposal that it may end up being as hectic as the



previous neighbour hood which we don't want to happen again.

Below I have provided some legal context that a fellow community member, Jonathan Piccin has addressed which I agree with as well as to why City Council should decline to accept these applications:

- a. The applications require an OP amendment. This should not be taken lightly, considering the City has spent countless hours and millions of dollars creating said OP. While I have not reviewed the current OP, I cannot imagine that same outlines high-density residential condominiums to be built within residential subdivisions, on arterial roads, which have no way of handling the traffic that comes from the increased density;
- b. I have lived in Vaughan for almost 22 years. I cannot think of any areas of the City, where a residential condo has been built within a residential single-family subdivision. Accordingly, allowing this application would set a disastrous precedent for Vaughan in the future;
- c. Traffic is already bad enough as it is on Pine Valley. While the Teston road expansion had eased some of this, the fact remains that hundreds of future houses are planned to be built on Teston, both east and west of Pine Valley. The practical reality is that condominiums would add density to a level whereby the current roadway infrastructure simply will not be able to handle the same
- d. The development that had occurred in the area over the last few years (Goldpark; Lindvest; Countrywide; Mosaik), along with future development on Teston (Greenpark) was always advertised to be single-family homes and certain limited townhomes. The developers in the area, specifically Countrywide, have never advertised to consumers their intent to sneak in the back door and build 450+ condominium units. In my opinion, this amounts to false advertising and manipulative business practices, which Council should consider. Hundreds of citizens purchased homes, in this area, anticipating the area to be filled with single-family homes. If this application proceeds, not only is this promise broken, but undoubtedly other developers will follow suit, and council will not be able to prevent this area from being littered with condominiums;
- e. Practically speaking, a condominium in this area makes no sense. The current OP allows for high density (i.e. Condominiums) to be built near by major intersections, on major roads, and ideally close-by public services (i.e buses; shopping centers; etc).

None of those conditions exist in our area.

I ask that you consider all of the above, and decline to pass the above-noted Applications. I ask that you and the other council members to please take note of these concerns, along with what I imagine is a high level of opposition from other members of your Ward.

Thank you for your time  
Christina Chiefalo