

**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](#)  
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**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)

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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

