

**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**

---

**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

**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.

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)