

**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

---

---

**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

---

**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]