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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