

From: 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

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)

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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