

C28.

Communication

CW(PM) – June 4, 2025

Item No. 4

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Opposition to proposal 19T-25V002
Date: Wednesday, May 28, 2025 8:37:35 AM

From: Michael Lucchese [REDACTED]
Sent: Tuesday, May 27, 2025 11:34 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Laura Colangelo [REDACTED]
Subject: [External] Opposition to proposal 19T-25V002

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Dear Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley Estates to formally oppose the proposed development (proposal 19T-25V002) consisting of 486 condos and 51 podium townhouses by Countrywide Homes in the heart of our established, low density residential neighbourhood.

This proposal is fundamentally incompatible with the character, infrastructure, and planning vision of our community. This area was marketed as “Forever Green” which promised us a bit of peace and quiet while still being a stones throw away from the hustle and bustle of Woodbridge and Kleinberg. There is NOTHING peaceful or quiet about 22 combined stores of high-density development. That is NOT what we signed up for here. Not to mention, there are thousands of unsold condos spanning the GTA today and thousands more sitting on the assignment market due to buyers not being able to close. WHY do we need more Condos?!

And even if there was a need for more condos in Vaughan, there are ZERO precedents for such dense, vertical developments embedded within the interior of Vaughan’s newer residential neighborhoods. In fact, the City has historically directed these types of developments to main corridors and transit hubs—not quiet, family neighborhoods. This deviation from responsible planning raises serious concerns among residents. Put simply, we are OUTRAGED!

Approving this application would set a dangerous precedent that rewards developer overreach and disregards the voices of the very people who live and invest in this city. I fully understand the need for more (Affordable) housing in the GTA and am a big supporter of some of the new projects recently started (i.e. in market lane) but set amongst \$2mn+ estate homes is NOT THE PLACE!

The proposal will dramatically strain local resources. Our schools, clinics, community

centers, and essential services are already working near capacity. Adding such a significant population influx will overburden doctors, labs, dentists, and recreational programs. Traffic congestion will increase, street parking will become more difficult, and local roads will be less safe for children. Essential systems like sewage, utilities, and waste management will also face additional pressure .

This is not responsible growth. It is not aligned with Vaughan's Official Plan or the broader vision of thoughtful urban development in Ontario and Canada. This is an example of unchecked developer ambition being placed ahead of sound planning and resident well-being.

As our elected representative, we are counting on you to uphold the integrity of our community and resist the pressure from developers like CountryWide Homes. I urge you, on behalf of myself and many of my concerned neighbors, to reject the Official Plan Amendment OP.25.003 and Zoning By-law Amendment File Z.25.004, and to deny application 19T-25V002 in its entirety.

We are a strong community who has already had to rally together against on own developer when they tried to pull a fast one on us...but we succeeded. And we will come together again to fight this. We already have if I have any sense of the email traffic hitting your inboxes.

I look forward to attending he upcoming meetings.

Sincerely,

MICHAEL LUCCHESI, CFA

[REDACTED]

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