

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Concerns Regarding OPA and ZBA Applications for 10390 Pine Valley Drive
Date: Wednesday, May 28, 2025 1:16:43 PM

From: sachin patel [REDACTED]
Sent: Wednesday, May 28, 2025 1:16 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Concerns Regarding OPA and ZBA Applications for 10390 Pine Valley Drive

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To: City Planning/Planning Department/City Councillor's Office,

I am writing to express my strong concerns regarding the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the proposed development at 10390 Pine Valley Drive, which would involve the construction of two high-rise condominium towers.

My family and many of my neighbours are deeply concerned about the suitability of this proposal for our community. Pine Valley Drive is a narrow, single-lane road with no room for expansion, and there is currently no public transit servicing this area. As a result, future residents of these high-rise buildings would be entirely dependent on cars, which will place an unsustainable burden on traffic conditions. We fear this will significantly compromise safety, mobility, and quality of life for current residents.

Moreover, we question whether there is sufficient municipal servicing capacity—specifically in terms of water supply and sewer infrastructure—to support a development of this scale. The proposed density is markedly out of character with the surrounding low-density residential area, and it is unclear whether existing infrastructure was designed to accommodate such intensification.

Additionally, placing high-rise towers adjacent to low-rise residential homes, particularly on a site that is not fronting a major road, seems highly incompatible with the established character of the neighbourhood. The transition in built form is too abrupt and lacks the sensitivity needed in a stable residential area.

We recognize and appreciate the efforts of City Planning, Transportation, and Municipal Servicing staff to review development applications thoroughly and make decisions in the public interest. However, we strongly urge you to carefully consider the concerns of existing residents—many of whom chose to live in this area specifically to enjoy a quieter, less urbanized environment.

Thank you for your time and consideration. Please feel free to contact me if further clarification is needed.

Sincerely

sachin patel

A solid black rectangular box used to redact the signature of Sachin Patel.