

C38.

Communication

CW(PM) – June 4, 2025

Item No. 4

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Concerns with Proposal 19T-25v002
Date: Wednesday, May 28, 2025 3:40:05 PM

From: Kritik Kaushal [REDACTED]
Sent: Wednesday, May 28, 2025 3:40 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Meenu Kaushal [REDACTED] rakesh kaushal [REDACTED]
Subject: [External] Concerns with Proposal 19T-25v002

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Dear Ms. DeFrancesca and City of Vaughan,

I am writing to formally express my opposition to the Official Plan Amendment and Zoning By-law Amendment applications for the proposed development at 10390 Pine Valley Drive (proposal 19T-25v002), which would see the construction of two high-rise condominium towers in our predominantly low-density residential area.

Like many of my neighbours, I have serious concerns about the suitability of this proposal for our community. This stretch of Pine Valley Drive is a narrow, single-lane road with no realistic opportunity for expansion. Traffic congestion is already a concern, and the addition of hundreds of new residents (most of whom will be reliant on personal vehicles due to the absence of public transit options) will only worsen the situation. Pine Valley is already super busy during my morning drive to work, and this would only exacerbate the issue.

I am also concerned about the municipal infrastructure capacity, particularly water and sewer services. Has the City confirmed that the system can handle the increased demand from a high-density development of this scale? This area was not originally designed to accommodate high-rise buildings, and I fear the infrastructure may be overstretched.

The proposed development is not only excessive in density, but also incompatible with the existing character of the neighbourhood. It is deeply inappropriate to place high-rise buildings directly adjacent to single-family homes, especially when the site does not front onto a major arterial road. This kind of intensification belongs in designated urban growth centers, not within established, quiet, family-oriented communities like ours.

This neighbourhood is still in its early stages, and residents are just beginning to form a sense of community and stability. Many of us made the decision to move here based on the surrounding plans, zoning, and expectations of a low-rise, family-oriented environment. Changing the landscape so drastically and so early in the community's development feels premature and unsettling. It sends the message that the character of the neighbourhood is still up for negotiation, even after people have made significant financial and emotional

investments. New communities need time to grow organically, and developments of this scale risk overwhelming the delicate balance we are still trying to establish.

I trust that City staff in Planning, Transportation, and Servicing will conduct a thorough review, and I urge them to consider the voices of existing residents—people who chose this area specifically for its low traffic, green space, and peaceful atmosphere. Introducing this scale of development here would fundamentally alter the fabric of our community.

Thank you for your time and consideration. Please don't hesitate to contact me if you require further input.

Thanks,

Kritik Kaushal

■ Kinburn Crescent, Vaughan, ON, L3L0E9