

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Formal Opposition to Proposed Condominium Development at 10390 Pine Valley Drive.
Date: Thursday, May 29, 2025 8:22:34 AM

From: Unnati Patel [REDACTED]
Sent: Wednesday, May 28, 2025 11:43 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Formal Opposition to Proposed Condominium Development at 10390 Pine Valley Drive.

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Unnati Patel

[REDACTED] Adario Cres
Vaughan, ON L3L 0G3
[REDACTED]
May 28, 2025

To: Vaughan City Council and Planning Department
Cc: CountryWide Homes and Associated Condominium Developers
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. DeFrancesca and Members of Vaughan City Council,

I am writing as a concerned resident of Vaughan to express my strong opposition to the proposed condominium development at **10390 Pine Valley Drive**, currently under consideration by CountryWide Homes and associated developers. This proposed high-density development is fundamentally incompatible with the character and infrastructure capacity of our existing low-density, estate-style community.

1. Unsustainable Traffic Increase

Pine Valley Drive, a single lane road, is already experiencing significant congestion during peak hours. The proposed development would drastically increase traffic, potentially turning this vital thoroughfare into a daily bottleneck. Due to environmental buffers, the adjacent Greenbelt, and limited land, expanding the road is not feasible. Approving a dense

development without a comprehensive transportation solution would compromise public safety and the daily lives of current residents. There is no realistic opportunity to widen or expand Pine Valley Drive due to existing land constraints, environmental buffers, and the adjacent Greenbelt. Without the physical capacity to absorb hundreds of additional vehicles, this road will quickly become gridlocked, creating a serious public safety issue and severely impacting commute times for all existing residents. For a development of this scale to proceed without major roadway improvements would be irresponsible planning and unfair to current homeowners who rely on Pine Valley as their only thoroughfare. A multi-unit development would drastically increase congestion on our local roads, which are already under strain during peak hours especially in snow & rain like weather conditions. This will endanger pedestrians, lengthen commute times, and reduce overall safety in our area.

2. Negative Impact on our Property

The introduction of a condominium project undermines the value and desirability of estate homes that were purchased with the expectation of privacy, exclusivity, and low-density surroundings. Market perception and nature surrounding is crucial to real estate value, and the proposed development poses a direct risk to the privacy and low density requirement of community homeowners.

3. Mismatch with Established Community Character

The scale, form, and density of the proposed condominium project starkly contrast with the established character of our estate home neighborhood. Vaughan's Official Plan emphasizes preserving community identities. Permitting this development would irreparably alter the rural and tranquil nature of this area.

4. Strain on Local Infrastructure

- Existing systems for water, sewage, electricity, and stormwater are not designed for high-density use.
- Local schools, parks, and community services are likely to become overcrowded, reducing quality of life for all.

5. Environmental Impact

- Proximity to the Greenbelt raises serious concerns about potential encroachment on protected lands and sensitive ecosystems.
- Increased runoff, light pollution, and heat from high-density buildings threaten nearby natural areas.

6. Erosion of Community Aesthetics and Culture

- The construction and presence of a condo building will disrupt green spaces, remove mature trees, and eliminate open views that define our neighborhood's aesthetic and identity.
- Noise pollution and a shift in community dynamics are also expected, particularly from shared amenities and transient tenants.

7. Parking and Noise Concerns

- Condo residents and visitors often bring more vehicles than provided parking allows, leading to overflow onto estate streets, illegal parking, and reduced driveway access for current homeowners.
- Condos typically bring higher noise levels, especially from shared amenities, deliveries, and short-term tenants or guests.

8. Dangerous Precedent for Future Development

Approving this project would set a troubling precedent, inviting further urban-style developments and accelerating the erosion of our unique, estate-style community fabric.

I urge Vaughan City Council and the Planning Department to **reject this proposal outright**, or at minimum, mandate significant revisions to ensure compatibility with the surrounding area. Development should be **smart, sustainable, and respectful** of existing communities.

Thank you for your time and consideration. I respectfully request to be kept informed about all future meetings, reports, and decisions related to this proposal.

Sincerely,

Unnati Patel

Concerned Resident, City of Vaughan