

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] 19T-25V002 Proposal Objection
Date: Thursday, May 29, 2025 12:00:14 PM

From: Nayna Modi [REDACTED]
Sent: Thursday, May 29, 2025 11:54 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 19T-25V002 Proposal Objection

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Dear Ms. DeFrancesca and Vaughan Planning Department,

This proposal objection letter is relating to Application 19T-25V002.

I am writing as a concerned resident of the Pine Valley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood. The scale and density of this proposal are completely incompatible with the existing character of the community. Pine Valley Estates is a low-density residential area designed with single-family homes and green space in mind. Introducing a high-density development of this magnitude would severely disrupt the neighborhood fabric, increase traffic congestion, and strain existing infrastructure and public services that were never designed to support this level of population.

Key concerns include:

1. **Zoning:** This is an "Infill" project at this point. The entire block over the last 10 years was planned, designed and constructed as a low rise community, not mid or high rise community. It is therefore not consistent with the City's Block Plan requirement for Block 40/47. All local residents are shocked and completely disappointed by this high rise condo development proposal and we were not informed of this while purchasing our new home in this new build community.
2. **First Nations:** This area is a significant National Heritage Site. First Nations fought for its protection in 2010 published by the Toronto Star. This high rise condo development has significant impacts on the archaeological heritage of the Skandatut site. This high rise condo development is a disgrace and is offensive against our community, our City, our Country and to all First Nations people.

3. **Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. This raises serious concerns about cyclists and pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. This increases the number of traffic movements along Ballantyne Blvd and Brant Drive, which is adjacent to a future school and local park, resulting in a serious safety concern for small children. It will increase traffic congestion on Pine Valley Drive and Teston Road. Also, roads and public transit will become congested, leading to longer commutes and reduced quality of life. Emergency vehicles could face delays due to congestion.
4. **Overburdened Infrastructure:** Small neighborhoods are not designed to handle a sudden population surge. The development will place significant pressure on water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.
5. **Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood. The resulting loss of sunlight, privacy, and green space will degrade the quality of life for current residents.
6. **Environmental Impact:** Removing mature trees and green areas to make way for this development will negatively affect local wildlife, local ecological systems, natural heritage, and increase the urban heat island effect from large concrete structures.
7. **Parking Problems:** Hundreds of new residents mean more cars, worsening street parking. Emergency vehicles could face delays due to congestion.
8. **Pressure on Local Services:** Schools, clinics, parks and community centers may become overcrowded. Longer wait times for healthcare, daycare, and other essential services. Parks and recreational facilities could become overused and poorly maintained.
9. **Health Concerns:** Vehicle pollution (noise, dust, emissions) and Noise pollution disrupts daily life.
10. **Neighbourhood Watch:** More people mean less familiarity among neighbors, potentially reducing neighborhood watch effectiveness.
11. **Privacy Issues and Shadowing:** These two towers will block and create shadows over our homes from the sun - a right that I believe we are entitled to as owners of our own homes. Overlooking windows from high rise 10-12 storey condos can invade the privacy of existing homes.
12. **Crime and Drugs:** Studies and reports indicate that condo and apartment complexes, particularly larger ones, can have higher rates of certain types of crime compared to single-family homes. In addition, condo and apartment complexes are susceptible to drug-related issues and attract other problems like loitering, vandalism, and violence.

We understand the need for new housing, but this proposal is out of context and contrary to

principles of responsible and sustainable urban planning. Adding two large condo towers to a small residential area often does more harm than good. The strain on infrastructure, loss of community identity, and increased living costs outweigh the potential benefits, making this a bad idea for long-term residents. We urge the City to reject this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Nayna Modi

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