

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Concerns Regarding Proposed Development at 10390 Pine Valley Drive  
**Date:** Monday, June 2, 2025 8:30:38 AM

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**From:** Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Sent:** Friday, May 30, 2025 4:36 PM  
**To:** S H [REDACTED] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio <Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca  
**Subject:** RE: [External] Concerns Regarding Proposed Development at 10390 Pine Valley Drive

Hi Sherman,

Thank you for reaching out and sharing your concerns. I trust that one of the Regional coucillors will respond as this is not an issue that is addressed at City of Vaughan rather one that is decided at the Regional level.

I am happy to chat with you regardless of where the decision is being made. Let me know if you wish to speak.

Warmest regards,

Rosanna

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**From:** S H [REDACTED]  
**Sent:** Friday, May 30, 2025 4:02 PM  
**To:** Rosanna DeFrancesca <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>  
**Subject:** [External] Concerns Regarding Proposed Development at 10390 Pine Valley Drive

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Councillor DeFrancesca,

I hope this message finds you well. I am writing as a resident of Vaughan to express my serious concerns regarding the proposed condominium development by CountryWide Homes at 10390 Pine Valley Drive.

This proposed site sits on land that includes Indigenous burial grounds, which were deemed permanently protected by the Ontario government. Moving forward with development here would not only break that protection but also show a deep disregard for the cultural and historical significance of the site. As a community, we have a responsibility to respect and preserve this sacred land.

Additionally, the location has **no access to public transportation**, making it unsuitable for high-density development. Increased car dependency will only worsen the already severe congestion along Pine Valley Drive and nearby roads.

Another major concern is the **lack of schools, healthcare, and community resources** in this part of Vaughan. Our existing infrastructure is already stretched thin, and adding hundreds of new residents without expanding essential services would further strain the system and diminish the quality of life for both new and existing residents.

I urge you to oppose this development and instead advocate for smart, responsible planning that respects our community's history, infrastructure limits, and long-term sustainability.

Thank you for your time and attention to this important matter. I look forward to hearing your thoughts.

Sincerely,

**Sherman Heer**



Heathcote Rd.  
Vaughan, ON