

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Concerns with the proposed development at 10390 Pine Valley Dr. (Proposal 19T-25v002)
Date: Monday, June 2, 2025 8:35:15 AM

From: Ann Hoang [REDACTED]
Sent: Sunday, June 1, 2025 11:53 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Concerns with the proposed development at 10390 Pine Valley Dr. (Proposal 19T-25v002)

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Dear Ms. DeFrancesca and Vaughan Planning Department,

I am writing as a concerned resident of the Pinevalley 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. Pinevalley 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:

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 pedestrian safety—especially for children and seniors—and the increased likelihood of accidents.

Overburdened Infrastructure: 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.

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.

Environmental Impact: Removing mature trees and green areas to make way for this development will negatively affect local wildlife and increase the urban heat island effect.

We understand the need for new housing, but this proposal is out of context and contrary to principles of responsible and sustainable urban planning. We urge the City to reject or significantly scale down 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,

Phuong (Ann) Hoang

[REDACTED]

[REDACTED] Kinburn Cres.