

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Pine valley Estates- One of many concerned Residents
Date: Monday, June 2, 2025 8:37:47 AM
Attachments: [image001.png](#)

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, June 2, 2025 6:54 AM
To: susan minicucci [REDACTED] Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; Marco Ricciuti <Marco.Ricciuti@vaughan.ca>; Marisa D'Ambrosio
<Marisa.D'Ambrosio@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: RE: [External] Pine valley Estates- One of many concerned Residents

Hi Susan,

Thank you for taking the time to share your concerns, I appreciate that. I am hosting a meeting Monday June 2nd at 6:30 at City Hall in the Woodbridge Room (2nd floor). Feel free to join us as we discuss our next steps regarding this development.

Warmest regards,

Rosanna

From: susan minicucci [REDACTED]
Sent: Sunday, June 1, 2025 12:55 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Pine valley Estates- One of many concerned Residents

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Susan Minicucci
[REDACTED] Wainfleet Crescent
Pinevalley Estates
May 31st, 2025

To Ms.DeFrancesca and Vaughan Planning Department,



I am writing as a concerned resident of Pinevalley Estates to formally oppose the proposed development by Countrywide Homes, which consists of 486 apartment dwellings and 51 podium townhouses, within our established residential neighborhood.

The scale and density of this proposed development are fundamentally incompatible with the character of Pinevalley Estates. Our neighborhood is a low-density residential area, designed to prioritize single-family homes and green spaces. Introducing such a high-density project would not only disrupt the community's established fabric but also exacerbate traffic congestion and place undue strain on infrastructure and public services—systems that were never intended to support such a large influx of residents.

Key Concerns:

Traffic and Safety:

The surrounding roads in our community are narrow, residential streets not equipped to handle the increased traffic volume that nearly 550 new residences would bring. This raises serious concerns about pedestrian safety—especially for children and seniors—and increases the risk of accidents.

Overburdened Infrastructure:

The development would place undue pressure on water, sewage, and waste management systems, as well as local schools and emergency services, which are already operating near capacity.

Loss of Community Character:

The proposed height, scale, and design of the buildings are out of step with the established aesthetic of the neighborhood. This development would result in the loss of sunlight, privacy, and green space, ultimately degrading the quality of life for current residents.

Environmental Impact:

The removal of mature trees and green spaces to make way for this development would negatively affect local wildlife and contribute to the urban heat island effect, further diminishing the environmental quality of our neighborhood.

While we recognize the need for new housing, this proposal is out of context and fails to align with responsible and sustainable urban planning principles. We urge the City to reject or significantly scale down this project and consider alternatives that respect both the community and existing 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.

Thank you for your time and consideration.

Sincerely,

Susan Minicucci