

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Fwd: 486 Apartments by Country Wide Homes -10390 Pine Valley Drive
Date: Monday, June 2, 2025 8:39:28 AM

-----Original Message-----

From: Ash Ginoya [REDACTED]
Sent: Monday, June 2, 2025 7:12 AM
To: Clerks@vaughan.ca
Subject: [External] Fwd: 486 Apartments by Country Wide Homes -10390 Pine Valley Drive

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Begin forwarded message:

From: Ash Ginoya [REDACTED]
Date: June 1, 2025 at 5:12:28 PM EDT
To: rosanna.defrancesca@vaughan.ca
Cc: nancy.tamburini@vaughan.ca
Subject: 486 Apartments by Country Wide Homes -10390 Pine Valley Drive

Hi Rosanna,
Good afternoon.

City of Vaughan has circulated Notice of Public Meeting for proposed 486 apartments dwelling units comprising podium townhouses and 2 high rise buildings at 10390 Pine Valley Drive.

I duly acknowledge housing crisis and need for more homes. South- West corner of Pine Valley and Teston Road is surrounded by valley area. Adding high density development in this neighborhood will damage natural environment and will add more congestion on Pine Valley Drive in particular between Brant Drive and Major Mackenzie Drive. The deep valley is a bottleneck in winter and the intersection at Major Mackenzie is not able to handle traffic in peak hours currently which will be a complete disaster after adding such extremely high density development.

Moreover, there are schools and parks are planned within Klein Estate development. Gold Park Homes and Lormel are building homes in SW quadrant of Pine Valley and Teston. Traffic generation will add more strain on already congested Pine Valley Drive and will make unsafe for communities.

Being a resident of this neighborhood, I strongly disagree on such high density development in this neighborhood and as a Ward 3 voter, I humbly request you to speak on behalf of me, my family and neighborhood to OPPOSE this development.

I will greatly appreciate if you can keep me posted on your actions on behalf of your voters.

Thank you very much.

Asha Ginoya

■ Wainfleet Crescent, Vaughan