

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Concern of Country Wide Homes; Proposed Residential Building Plan
Date: Monday, June 2, 2025 8:43:03 AM
Importance: High

From: Jasman Bains [REDACTED]
Sent: Sunday, June 1, 2025 8:41 PM
To: Clerks@vaughan.ca
Subject: [External] Concern of Country Wide Homes; Proposed Residential Building Plan
Importance: High

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Hello,

I hope you are doing well. I am writing to you today to express my concerns about a new residential building plan by Country Wide Homes located at 10390 Pine Valley Dr.

As a resident that has just moved into the Teston and Pine valley neighbourhood I am extremely disappointed about the proposed building zoning change. A lot of residents here chose to move to this area because of the peace and quiet the neighbourhood brings. These building will extinguish that amazing concept about this subdivision. My first point goes to traffic. Pine valley and Teston Rd are already single lane roads surrounded by some green belt zones. The 486 apartments with an average of at least 2-4 members per apartment and a minimum of 1-2 vehicles per unit. How will a single lane road allow traffic to flow smoothly? An example of this can already be seen by Highway 7 and Jane where there are multiple buildings and traffic is constantly at a standstill, even with 3 lanes and a bus lane in the middle. Understanding that these building are smaller than those at Highway 7, it still poses the question of how bad the traffic will be in the area.

Secondly this defeats the purpose of this neighbourhood, people have worked really hard to afford to live in this area for the main reason to get away from the buildings and congestion in the city center of Vaughan. This is simply a mockery of the idea presented by the other builders of why residents should move here. We chose to buy our home here for the main reason of being secluded from the chaos and congestion. These building will only just bring that chaos and commotion to the beautiful and peaceful area. I really hope the city of Vaughan does not approve this ridiculous plan to ruin this beautiful area with such an eyesore of buildings and create unnecessary traffic and congestion on an already single lane road.

Another point I would like to get across is the affordability, I understand in this economy it is hard for families and individuals to buy a home but that is why surrounding builders have an

option of a townhouse, which is much more reasonable for first time homebuyers, why can't Country wide Homes consider the same idea? Because at the end of the day all Country Wide Homes clearly care about is profit and that can clearly be seen with this proposal. I really hope the City and Country Wide Homes do re consider with possibly having townhomes like the other builders for a more affordable approach for first time homebuyers.

I would like to thank you for taking your time for reading this email and considering the impact these buildings will have on this beautiful area. Please do not let these greedy builders ruin a natural and wonderful subdivision where people have worked hard to create a home. I know my fellow neighbours feel the same way and I hope they also voice their concerns because this will honestly ruin this area and the beauty of it. Thank you once again.

Best regards,
Jasman Bains