

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Pinevalley Estates Proposal (19t-25v002)
Date: Monday, June 2, 2025 12:22:37 PM

From: Foster Kwon [REDACTED]
Sent: Monday, June 02, 2025 12:10 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Pinevalley Estates Proposal (19t-25v002)

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Dear Ms. DeFrancesca and Vaughan Planning Department,

I am writing to voice my concerns about the proposed development by Countrywide Homes in Pinevalley Estates—specifically the plan to build 486 apartment units and 51 podium townhouses in the middle of what’s currently a quiet, low-density neighbourhood.

My family and I just recently moved here with the hope of settling into a community where we could build roots. We chose this area because of the calm streets, the space, and the sense of stability it offered. This proposal doesn’t just feel out of place—it feels like it puts that vision at risk.

There are a few things I’m especially worried about:

- **Traffic and safety.** Our streets weren’t built for the kind of traffic this development would bring. With young kids in the neighbourhood (mine included), the idea of hundreds more cars moving through here every day is hard to accept.
- **Infrastructure.** Schools, water, waste—these systems are already stretched. Adding this many new units will put real pressure on services that are essential to everyone.
- **The look and feel of the neighbourhood.** The scale and design of the proposed buildings just don’t match what’s here. It would change the character of Pinevalley Estates in a way that feels permanent—and not for the better.
- **The environmental hit.** Replacing mature trees and green space with high-

density buildings is a step in the wrong direction, especially when it comes to long-term livability and climate resilience. This is amplified given the proposed build's proximity to the adjacent conservation area.

I get that the city needs to grow and that housing is a real issue. But growth needs to make sense for the area it's happening in—and this proposal doesn't. I'm asking the City to reconsider or significantly scale it back in a way that respects the neighbourhood and the people who call it home.

Please add my comments to the formal record, and keep me updated on any future meetings or decisions around this development.

Thank you,

Foster Kwon
Resident of Pinevalley Estates

