

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Notice of Objection - 19T-25V002 (OP.25.003 + Z.25.004)
Date: Monday, June 2, 2025 4:10:52 PM
Attachments: [Objection Letter - Countrywide \(AP\).pdf](#)

From: Adam Porcelli [REDACTED]
Sent: Monday, June 2, 2025 4:10 PM
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Clerks@vaughan.ca; Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: [External] Notice of Objection - 19T-25V002 (OP.25.003 + Z.25.004)

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City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Good afternoon all,

Please see the attached correspondence, objecting to the proposed amendment to the Official Plan/By-Law to construct two high-rise towers at Pine Valley and Teston Road.

I am disappointed that the City would even consider such an amendment. I will be attending the public meetings and expect that the City will demonstrate some accountability and consider the objections and ramifications of this proposed plan amendment.

I look forward to your response.

Adam Porcelli, J.D.
[REDACTED]

June 2, 2025

City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

RE: Objection to Official Plan Amendment File OP.25.003 and Zoning By-law Amendment File Z.25.004 – Country Wide Homes (Pine Valley Estates Inc.), 10390 Pine Valley Drive

Dear Mayor and Members of Council,

I am writing as a concerned resident and homeowner living near Pine Valley Drive and Teston Road, in strong opposition to the proposed Official Plan and Zoning By-law amendments submitted by Country Wide Homes (Pine Valley Estates Inc.).

This development proposes to introduce two high-rise residential towers (10- and 12-storeys), 51 podium townhomes, and 7 detached homes within a quiet, low-density residential enclave that is entirely inappropriate for this scale of urban intensification. I urge Council to reject this application for the reasons outlined below.

1. Bait-and-Switch Tactics by the Developer and Planning Process

Country Wide Homes has been selling luxury detached homes in this exact community, marketing the subdivision as a quiet, exclusive estate community nestled in a ravine setting. This proposal is a profound betrayal of that vision - and of the trust of dozens of families who made life-changing investments under that premise.

- This amounts to a bait-and-switch, not just by Country Wide, but with the tacit support of the City of Vaughan, which approved and facilitated the original plans and is now entertaining such a radical deviation.
- Families from other adjacent builders (namely, Gold Park Homes, Lormel Homes, and Mosaik Homes) also bought these homes based on a shared expectation of low-rise residential character and natural surroundings. Their quality of life, home value, and community cohesion are now all at risk.

2. Incompatible Scale and Character

The introduction of high-rise towers is completely out of scale with the surrounding built form. The area is composed of 2-storey homes, and this proposal would visually dominate the neighborhood, disrupting views, privacy, and sunlight access.

- There is no transitional design to soften the impact between the towers and surrounding detached homes.
- High-density towers belong near arterial roads and transit hubs — not in the middle of a cul-de-sac like Rideout Court.
- The City of Vaughan approved Country Wide Homes' "Woodend Place" townhome development at Major Mackenzie and Pine Valley. This location would have been a more appropriate site for higher-density towers, given its location on a main artery with HOV lanes, transit access, and proximity to the Capo Di Monte condominium.
- Neither this site, nor the surrounding areas feature any such high-rise condominium towers. The closest example would be the Capo Di Monte condominiums, located at 9099 Pine Valley

Drive. However, even in that instance, the condominium was limited to only 5 storeys tall – even though it was located adjacent to main roads.

3. Traffic Congestion and Inadequate Access

Rideout Court and Longboat Crescent are local residential streets, not designed to carry traffic for over 500 additional residential units.

- There is no direct access to major roads, and the expected increase in vehicles (potentially 800+ cars) will create dangerous congestion, especially during school and work hours.
- Pine Valley Drive is limited to 1 lane in each direction, and is not suitable for any road widening. This will further exacerbate Vaughan's shortage in suitable routes for North-South traffic.
- Emergency response times, pedestrian safety, and school bus routing will be negatively affected.

4. Environmental and Ravine Impacts

This development borders sensitive environmental lands, including a designated Environmental Protection (EP) Zone and Open Space (OS1).

- Mature trees are slated for removal, and no robust plan has been shared for how this proposal will protect local flora, fauna, or ravine health.
- Shadowing, wind tunneling, and construction disruption will permanently alter the surrounding ravine ecosystem.

5. Incomplete and Premature Application

The application is still incomplete - key studies such as the Hydrogeological Report and Environmental Servicing Plan amendment have not yet been submitted.

- Any decision to advance the application before these are received and reviewed would be premature and irresponsible.

6. Breach of Trust and Planning Principles

Residents expect the City to act in good faith and according to its own Official Plan and Urban Design Guidelines. Approval of this development would erode community trust and raise serious questions about transparency and the long-term vision for Vaughan's suburban areas.

Conclusion

This proposal is not just about one parcel of land - it's about protecting the integrity, trust, and long-term livability of our neighborhoods. Residents made major life decisions based on the City's and developer's original vision for this area. To now allow such a dramatic deviation would be fundamentally unfair.

I respectfully urge Council to reject this application in its current form and protect the character and well-being of our community.

Sincerely,



Adam Porcelli, J.D.

Wainfleet Crescent
Woodbridge, ON L3L 0E7