

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] RE: 19T-25V002:Opposition to Proposed Condo Development at 10390 Pine Valley Drive, Woodbridge, Ontario
Date: Tuesday, June 3, 2025 8:22:52 AM
Importance: High

From: Lisa Ventura [REDACTED]
Sent: Monday, June 2, 2025 4:53 PM
To: Clerks@vaughan.ca
Subject: [External] RE: 19T-25V002:Opposition to Proposed Condo Development at 10390 Pine Valley Drive, Woodbridge, Ontario
Importance: High

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From: Lisa Ventura
Sent: June 2, 2025 4:49 PM
To: 'Rosanna.defrancesca@vaughan.ca' <Rosanna.defrancesca@vaughan.ca>; 'clers@vaughan.ca' <clers@vaughan.ca>; 'marilyn.iafrate@vaughan.ca' <marilyn.iafrate@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>; 'mario.ferri@vaughan.ca' <mario.ferri@vaughan.ca>; 'gino.rosati@vaughan.ca' <gino.rosati@vaughan.ca>; 'mayor@vaughan.ca' <mayor@vaughan.ca>; 'Adriano.volpentesta@vaughan.ca' <Adriano.volpentesta@vaughan.ca>; 'gila.martow@vaughan.ca' <gila.martow@vaughan.ca>; 'chris.ainsworth@vaughan.ca' <chris.ainsworth@vaughan.ca>; 'marioG.racco@vaughan.ca' <marioG.racco@vaughan.ca>
Subject: RE: Opposition to Proposed Condo Development at 10390 Pine Valley Drive, Woodbridge, Ontario
Importance: High

Dear Councillors,

I am writing as a resident of Purple Creek Road, the area near 10390 Pine Valley Drive, to express my strong opposition to the proposed condominium and townhouse development by Countrywide Homes, which includes 486 apartment units and 51 townhomes.

As someone who lives in a single-family home within the immediate vicinity of the proposed development, I am deeply concerned about the significant and lasting impact this project would have on the livability, safety, and character of our neighbourhood.

Pine Valley Drive is a major concern. It is a one-lane road in each direction and already experiences congestion during peak hours. Adding hundreds of new residential units will substantially increase traffic volumes, placing undue strain on an infrastructure that is simply not designed to handle it. This will not only increase commute times but also raise safety concerns for pedestrians, cyclists, and existing residents.

Beyond traffic, the scale and density of this proposal are not in keeping with the established character of our community. The area is primarily composed of single-family homes, and introducing high-density towers would dramatically alter its suburban feel and overwhelm existing amenities and services.

I urge you to consider the long-term consequences of this development and to stand with residents in opposing this proposal. Responsible planning must take into account infrastructure limitations, community input, and the need to preserve the integrity of established neighbourhoods.

I trust you will consider the voices of local residents as you make decisions that will shape the future of our community.

Sincerely,

Lisa Ventura