

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Formal Objection to Application 19T-25V002 – Countrywide Homes Proposal
Date: Tuesday, June 3, 2025 8:25:24 AM

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

From: arsim firza [REDACTED]
Sent: Monday, June 2, 2025 7:32 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; [REDACTED]
Subject: [External] Formal Objection to Application 19T-25V002 – Countrywide Homes Proposal

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To: Ms. DeFrancesca and the Vaughan Planning Department

Subject: Formal Objection to Application 19T-25V002 – Countrywide Homes Proposal

Dear Ms. DeFrancesca and Planning Officials,

I am writing as a deeply concerned resident of Pine Valley Estates to formally express my opposition to Application 19T-25V002, which proposes the construction of 486 apartment units and 51 podium townhouses by Countrywide Homes within our established neighborhood.

This development is wholly incompatible with the character and design of our community. Pine Valley Estates was intentionally planned as a low-density area with detached homes and abundant green space. The introduction of a high-density complex in the heart of this community threatens to fundamentally alter its fabric and burden infrastructure that was never intended to support such growth.

The following key issues highlight our concerns:

1. Incompatible Zoning and Planning Principles

This proposal contradicts the City's Block 40/47 Plan. Residents were never informed of high-rise developments when purchasing homes in this area. The scale and density of the proposed towers do not reflect the original community vision nor the expectations of those who chose to live here.

2. Cultural and Archaeological Sensitivity

This land holds significant heritage value, including ties to the Skandatut archaeological site. In 2010, First Nations representatives, as reported by the Toronto Star, emphasized its cultural importance. Proceeding with large-scale development on this land disregards its historical significance and is profoundly disrespectful to Indigenous communities.

3. Traffic Volume and Safety Risks

Adding nearly 550 residential units will substantially increase traffic along Ballantyne Blvd, Brant Drive, and surrounding streets. These are small, local roads not built for heavy traffic. The proximity of a future school and park amplifies safety concerns for children, pedestrians, and cyclists. Increased congestion along Pine Valley Drive and Teston Road will impact commutes, emergency response times, and overall livability.

4. Strain on Existing Infrastructure

Local infrastructure—such as water, sewage, and waste management—is already under stress. Public services including schools, healthcare facilities, and emergency services are nearing capacity. A sudden population spike will overload these systems, leading to reduced service quality for everyone.

5. Loss of Neighborhood Character and Privacy

The proposed high-rise structures would dominate the skyline, overshadow homes, and eliminate the sense of openness and community that defines Pine Valley Estates. Residents will experience reduced sunlight, increased noise, and a significant loss of privacy due to units overlooking existing properties.

6. Environmental Degradation

This project threatens to remove mature trees and vital green spaces, disrupting local wildlife habitats and intensifying the urban heat island effect. Once these natural features are lost, they cannot be easily restored.

7. Parking and Vehicle Congestion

A development of this scale will introduce a large number of additional vehicles, overwhelming current parking availability and increasing road congestion. This poses a serious concern for emergency services, which may face access delays.

8. Overburdened Community Services

The influx of new residents would overwhelm schools, clinics, parks, and community facilities, leading to longer wait times and diminished quality of services. Parks and recreation areas could also suffer from overuse and poor maintenance.

9. Noise, Pollution, and General Health Impacts

More vehicles and construction activity mean more noise, dust, and emissions. These environmental stressors can negatively impact the well-being and comfort of current residents.

10. Reduced Safety and Social Cohesion

Large-scale developments may dilute the close-knit nature of our community. Studies suggest that high-density apartment buildings can experience higher rates of crime and vandalism. Increased transiency often leads to weaker community ties and less effective neighborhood watch programs.

Final Thoughts

While we support responsible housing development, it must be balanced, respectful, and suitable for the existing environment. This proposal disregards the foundational values of Pine Valley Estates, undermines community safety and cohesion, and imposes a significant burden on public systems. It offers few long-term benefits while threatening the stability and quality of life for current residents.

We respectfully urge the City of Vaughan to reject this application and instead work with the community to find development solutions that align with the area's vision and infrastructure capabilities.

Please ensure our objections are formally recorded, and we request to be informed of all future meetings, updates, or decisions related to this application.

Sincerely,

Arsim Firza and Marina Kupriyeva

Resident, Pine Valley Estates

Ballantyne blvd, Woodbridge, ON