

C112.

Communication

CW(PM) – June 4, 2025

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Re: Country Wide Condo Development  
**Date:** Tuesday, June 3, 2025 8:55:42 AM

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**From:** Laura Suppa [REDACTED]  
**Sent:** Tuesday, June 3, 2025 8:53 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Re: Country Wide Condo Development

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Laura Suppa  
[REDACTED] Winthrop Crescent  
Vaughan, ON  
L3L0E5  
[REDACTED]

Date: June 2, 2025

To:  
Mayor Steven Del Duca  
Councillor Rosanna DeFrancesca  
City of Vaughan Council Members  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Subject: Opposition to Proposed Development at 10390 Pine Valley Drive**

Dear Mayor Del Duca, Councillor DeFrancesca, Members of Council, and the Clerks Office,

I am writing as a deeply concerned resident of Vaughan to express my strong opposition to the proposed development at 10390 Pine Valley Drive. This proposal raises serious concerns for the community in terms of environmental impact, infrastructure strain, and cultural respect. I respectfully request that the City of Vaughan not proceed with approving this development.

1. Land Acknowledgement and Cultural Respect

The land at 10390 Pine Valley Drive is situated on the traditional territory of the Wendat people, and has longstanding historical and cultural significance. As stewards of this land today, we must honour that history by ensuring that any development reflects respect for Indigenous heritage and environmental preservation. Moving forward with such a development without extensive consultation and cultural sensitivity would be both irresponsible and disrespectful.

## 2. Loss of Green Space and Environmental Degradation

This development would result in the destruction of valuable green space adjacent to natural heritage lands. These areas support local biodiversity, mitigate flooding, and offer mental and physical health benefits to residents. Once lost, these natural resources cannot be reclaimed. The environmental cost of this development is simply too high.

## 3. Increased Traffic Congestion

Pine Valley Drive is already strained under existing traffic conditions. With no plans to widen the road or upgrade supporting infrastructure, the proposed development would significantly worsen congestion, endanger pedestrian safety, and extend commute times. The infrastructure is not designed to absorb such growth.

## 4. Poor Walkability

The area around 10390 Pine Valley Drive has a low Walk Score, indicating it is largely car-dependent. There is minimal access to public transit and basic amenities are not within walking distance. This proposal does not align with Vaughan's vision for sustainable and transit-oriented communities.

## 5. Potential for Increased Crime

Rapid densification without corresponding community services often leads to a rise in crime and social disruption. There is currently no indication that adequate policing, youth engagement, or social services are being planned alongside this development.

## 6. Negative Impact on Housing Values

The proposed high-density housing threatens to destabilize housing values in a primarily low-density residential neighbourhood. Property owners who have invested in the stability and character of this area are at risk of losing equity and quality of life.

For all these reasons, I respectfully urge the City of Vaughan to reject this development proposal. Our community values responsible, inclusive, and environmentally sustainable growth—this project does not meet those standards.

Please keep me informed of all upcoming meetings and consultations on this issue. I would appreciate the opportunity to participate further in the public process.

Sincerely,

Laura Suppa