

**C187.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 4**

**June 3, 2025**

**Vaughan City Council**

**RE: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC. OFFICIAL PLAN AMENDMENT  
FILE OP.25.003 ZONING BY-LAW AMENDMENT FILE Z.25.004 10390 PINE VALLEY DR.  
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**Good evening Mayor, Chair, and members of city council,**

My name is Dr. Alexandra Makos, and I am a resident of Ballantyne Boulevard in the Pine Valley Estates Community. I am here today to express deep concern about the expansion of the proposed high-density development, and more urgently, the severe traffic and safety risks it poses to our neighborhood — particularly to our children.

Ballantyne Boulevard is a residential street where hundreds of children play, walk, and ride their bikes. All our families moved to this master planned community because of the peaceful, family-friendly environment we knew we could cultivate for our children. That environment is now at risk of being permanently altered.

When we first moved into the neighborhood in 2023, my son was just 4 years old. Within weeks of settling in, he was nearly struck by a car speeding down our street — a young driver going well over the limit and not paying attention. That moment shook me to my core. We haven't forgotten it, and I bring it up today because I fear it will not be the last near-tragedy unless immediate steps are taken to protect our children.

Vaughan is all too familiar with the devastating consequences of reckless driving. Countless times our city has been shaken by fatal accidents during the morning and afternoon commutes — all tragic reminders that these risks are not hypothetical. They are real, and they are becoming more common.

The proposed amendment will bring a dramatic increase in traffic to roads not designed for that volume — especially Ballantyne Boulevard, and Pine Valley Drive which is already under strain in addition to having no streetlights along the valleys. With no additional traffic calming measures, no traffic lights, minimal enforcement, and poor sightlines for drivers, the risk of accidents and injuries — or worse — will only grow especially with a conservative estimate of 700 new vehicles travelling these treacherous roads. Our most vulnerable in the community need to be protected.

In addition to safety concerns, we must address the educational pressure on our area. Our schools are already overcrowded. Schools in the ward are over capacity, and the number of

portables continues to rise. Our children are in holding schools across the neighbourhood and cannot deepen their sense of community and bonds with each other because of this. We do not have the infrastructure to support the volume of new families that a high-density build will bring — not on the roads, not in the classrooms, and not in the community.

City planning must prioritize child safety, wellbeing, and sustainable development. A neighborhood is more than buildings — it's the people, the kids, the memories we build on sidewalks and crescents. We ask you to pause, to reconsider, and to protect the integrity of the community we've built here — for our children, and for future generations.

Thank you for your time and consideration.

Sincerely,

Dr. Alexandra Makos, Resident at of Pine Valley Estates

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