

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Application # 19T-25V002 Formal Opposition to Proposed Condo Development in Pine Valley Estates
Date: Tuesday, June 3, 2025 10:42:36 AM

From: Sankar, Daywattie [REDACTED]
Sent: Tuesday, June 3, 2025 10:42 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Babita Sankar [REDACTED]
Subject: [External] Application # 19T-25V002 Formal Opposition to Proposed Condo Development in Pine Valley Estates

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Re: 19T-25V002

Dear Ms. DeFrancesca, Members of City Council and Vaughan Planning Department,

We are writing as concerned residents and homeowners in Pine Valley Estates to formally express our strong opposition to the proposed development by Country Wide Homes, consisting of 486 apartment dwellings and 51 podium townhouses. We believe the scale and density of this proposal are fundamentally incompatible with the existing character of our low-density residential neighborhood, which is designed with single-family homes and green spaces in mind. This high-density development would disrupt the community, significantly increase traffic congestion, and strain existing infrastructure and public services. I urge members of the council to visit our neighborhood to fully appreciate the potential negative impacts.

Our key concerns are as follows:

- **Traffic Congestion and Safety:** Pine Valley Drive is a single-lane road already burdened with safety issues, including accidents near the church. The city currently has no plans to expand Pine Valley Drive. The proposed development will add significantly more traffic, exacerbating these existing problems and creating a hazardous environment for pedestrians, cyclists, and drivers. The surrounding narrow residential streets are not designed to support the projected traffic volume from nearly 550 new residences. This raises serious concerns about pedestrian safety, especially for children and seniors, and the increased likelihood of accidents. Emergency vehicle access could also be delayed due to increased congestion. Existing traffic congestion, already a major concern due to school buses, commuter traffic accessing Major Mackenzie Drive and

Highway 427, and the proximity of Tommy Douglas Secondary School, will be critically worsened by the planned construction of a new school *and* the proposed condo development. The widening of Teston Road has not addressed the current gridlock. The combined influx of residents from the new condos and students/staff from the new school will place an unsustainable burden on Pine Valley Drive, compounding existing delays and creating unacceptable levels of congestion.

- **Existing Development Issues:** Four years after the original development, we are still experiencing significant issues. The final coat of pavement on our roads has not been applied, resulting in constant dust from gravel, damage to vehicles, and flat tires from nails, making it unsafe for children to play or ride bikes. We continue to have problems with garbage collection and streetlights on Pine Valley, despite multiple complaints. The entrance to our neighborhood remains unfinished, and the promised park has not been built. Adding a large condo development before addressing these existing issues is unacceptable. We also experience a frustrating runaround between the city and the developer regarding snow removal and grass cutting.
- **Overburdened Infrastructure:** This development will place significant pressure on water, sewage, and waste management systems, as well as local schools and emergency services, which are already operating near capacity. Small neighborhoods are not designed to handle a sudden population surge, which can overwhelm existing systems and lead to longer wait times for essential services. The existing infrastructure struggles to handle current demands. We question whether current snow removal services and garbage disposal capacity can handle the increased demand from the proposed development.
- **Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of our neighborhood. The increased density will erode the "small-town" feel that residents value, leading to a loss of sunlight, privacy, and green space. Shadows from tall buildings may block sunlight, affecting parks, gardens, and homes.
- **Environmental Impact:** Our proximity to a conservation area means increased traffic and construction could negatively impact local wildlife. The removal of mature trees and green areas will further harm wildlife and increase the urban heat island effect. Construction pollution (noise, dust, emissions) will disrupt daily life.
- **Limited Amenities and Public Transportation:** There is currently no public transit available in this area, making it unsuitable for high-density housing. Furthermore, while public transportation is planned, its future implementation will likely contribute to further traffic congestion. There are also not many commercial stores available in the immediate area. The closest commercial area, Major Mac/Weston, already has plans for at least 4-6 high-rise condos.
- **Pressure on Local Services:** Schools, clinics, and community centers may become

overcrowded, leading to longer wait times for essential services. Parks and recreational facilities could become overused and poorly maintained. The status of promised park remains unclear.

- **Potential for Higher Cost of Living:** New luxury condos can drive up property values, potentially leading to higher rents and property taxes, potentially pricing out long-time residents. Local businesses may cater to wealthier newcomers, displacing affordable shops.
- **Safety & Privacy Issues:** We have experienced a rise in crime, including home break-ins and theft of vehicles and other valuable items (e.g., boats, cars) from driveways. Introducing a larger population without addressing these underlying safety issues will make it more difficult for residents to monitor the neighborhood and protect their property. More people mean less familiarity among neighbours, potentially reducing neighbourhood watch effectiveness. Overlooking windows from tall condos can invade the privacy of existing homes.
- **Questionable Benefits for Current Residents:** Promised "community benefits" rarely offset the negative impacts of such a large development. Many new units may be investor-owned or short-term rentals, not housing for families who need it.

While we understand the need for new housing, this proposal is out of context and contrary to responsible and sustainable urban planning. Adding two condo towers to a small residential area can have significant negative impacts on the community. The strain on infrastructure, loss of community identity, and increased living costs outweighs any potential benefits.

We urge the City to reject or significantly scale down this project and instead consider development that respects the existing community and infrastructure limitations.

We respectfully request that our concerns be formally recorded and that we be notified of all future meetings and decisions regarding this application.

Sincerely,

Babita Sankar , Biswajeet Singh & Melissa Singh

Wainfleet Crescent Woodbridge, L3L 0E6

Ph: E-mail: