

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposing Construction proposed at Pine Valley and Teston  
**Date:** June-04-25 8:37:01 AM

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**From:** Avril Kwiatkowski [REDACTED]  
**Sent:** Tuesday, June 3, 2025 7:17 PM  
**To:** Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>  
**Cc:** Desmond Monteiro [REDACTED]  
**Subject:** [External] Opposing Construction proposed at Pine Valley and Teston

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

We writing as a concerned residents of the Pinevalley Estates to formally oppose the proposed development consisting of 486 apartment dwellings and 51 podium townhouses by Countrywide Homes in the heart of our established residential neighbourhood or any expansion of plans proposed.

The scale and density of this proposal is completely incompatible with the existing community and neighbourhood and will result in a disruption from an environmental, infrastructure and historical perspective. The following details our concerns.

**Key concerns include:**

1. **Overburdened Infrastructure:** The development will place significant pressure on roads, water, sewage, and waste management systems, not to mention local schools and emergency services, which are already operating near capacity.
2. **Traffic and Safety:** The surrounding roads are narrow, residential streets not intended to support the traffic volume that nearly 550 new residences would bring. Specifically Pine Valley Rd does not afford much expansion without significant disruption to surrounding habitat The infrastructure raises serious concerns about pedestrian safety—especially for children and seniors—and the increased likelihood of accidents. The fatalities on the road have increased already with increased families moving into the area.
3. **Environmental Habitat Disruption:** Removing mature trees, water and green areas

will have significant impacts. The wildlife and flora have already been negatively affected by the destruction of their habitat through construction. Further, the Humber river is only 200 meters away with protected species that have not been accounted for as part of development plans. Finally, this development is counterproductive to Vaughan's Greenspace Strategic Plan which emphasizes protection of wildlife habitats.

4. **Archeological Impacts:** To preserve the Huron Wendat protected land and the Skandatur remains in our neighbourhood. While we understand that an agreement was struck, additional damage to the environment will continue to result in loss of our local history..
5. **Loss of Community Character:** The height, scale, and design of the proposed buildings clash with the established aesthetic of the neighborhood..
6. **Misalignment with Mayor Del Duca's Terms of Council Priorities:** For reasons stated above, the development is misaligned with commitments made by Mayor Del Duca, including "reducing gridlock and getting Vaughan moving again" and "building more housing while respecting both existing neighbourhoods and our community's need for green space".

We urge the Council to reject or maintain the scaled down project proposed by Countrywide Homes at Teston and Pine Valley and instead consider development that respects the existing community and its surrounding environment as well as account for infrastructure limitations. As residents in this area, we would welcome the opportunity to work with the builder as they identify alternate options.

We respectfully request that our concerns be formally recorded and addressed at the meeting on June 4th, 2025.

Sincerely,

Avril Kwiatkowski & Desmond Monterio