

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Notice of Public Meeting, OPA file OP.25.003, ZBA file Z.25.004, 10309 Pine Valley Dr.
Date: June-04-25 11:53:15 AM

From: Peter Jin [REDACTED]
Sent: Wednesday, June 4, 2025 11:46 AM
To: Clerks@vaughan.ca
Subject: [External] Notice of Public Meeting, OPA file OP.25.003, ZBA file Z.25.004, 10309 Pine Valley Dr.

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.

Hello,

The public hearing today regarding the subject files, land is nonsense! I will attend in person anyway.

The proposed plan is against YROP section 4.1 as:

'It is planned that the highest densities and the greatest mix of land uses are directed toward the four Regional Centres as well as existing and new subway stations and other major transit station areas while more limited density is directed to Regional Corridors between MTSAs as well as Local Centres and Corridors.'

The proposed plan has the highest density as 264 and 310(average 124) which should be as VMC style. How can it be proposed and passed along for approval for building in a deep green belt field?

Secondly, OLT ordered the owner to build High density Residential-Commercial housing which falls YROP above too. It did not allow to build Residential only with high density.

It will set up a very bad instance or message to the developers if it proceeds.

see attached photo I just took this morning around 8:00am while I was on my way to

work. You may see Pine Valley is already congested.

Please consider and pass on.

Peter Jin

[REDACTED]

Resident of [REDACTED] Wainfleet Cres, Woodbridge