C3
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive
Date: February-28-22 3:06:39 PM

From: Robert Arnone [redacted]>
Sent: Monday, February 28, 2022 12:12 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive

To whom it may concern,
I'm a resident in the area of this new proposed development at 3812 Major Mackenzie Drive, Vaughan and 'Im firmly opposed to the amended development. Our neighbourhood has been built with beautiful green space, single detached homes, semi-detached homes and townhouses and condo towers will not fit into the landscape. The infrastucture, which has recently been updated, will not support the additional influx of vehicles as most people living in the neighbourhood will need to drive as there is no subway system to support public transit. The impact that this huge complex will have on the existing greenspaces (i.e. Kortright Centre) will be devasating to the wild life. Vaughan should only towers to be erected in the Jane and Hwy. 7 corridor as it is in close proximity to public transit systems and far enough away from greenspace that the impact will be minimal. Stop the greedy builders that want to change their original plans and maximize profits.

Thanks,

Robert Arnone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc.
Date: February-28-22 3:06:52 PM

From: Lara Martellacci [redacted]
Sent: Monday, February 28, 2022 1:48 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc.

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Thank you,
Lara Martellacci

C5
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Question/Concern: OP.21.019
Date: February-28-22 3:07:04 PM

From: Asher Jaffri [redacted]>
Sent: Monday, February 28, 2022 1:54 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Question/Concern: OP.21.019

Good day,

As a resident within the "Subject Lands - associated with OP.21.019", I wanted to humbly ask the rationale behind resurrecting the plan which was collectively denounced by the wider community in 2019?

That being said, I would like to submit, request to speak and voice my opposition to the prescribed endeavor - outlined within OP.21.019. Given the already clogged intersection(s) i.e. Weston and Major Mackenzie, the addition of "two residential apartment building(s) and three mixed-used residential apartment buildings" will further add to the traffic congestion. Additionally, the building will add a sheer spike to the population within an already saturated community (within the confines of the sub-division) without any consideration towards fostering a better sense of well being for existing constituents of Vaughan i.e. considerations for inclusive outdoor parks, recreation and leisure activities - this is reflected whilst accounting for the existing amenities, which are functioning at peak capacities during any given point in time.

Over the last five years, the quality of life seems to be of little or no importance when considering such vast construction undertakings. Furthermore, the same minimal consultation is applied to assess elements like noise-level, cost-of-living, crime and environmental sustainability. There should be a clear distinction between "Urban Vaughan " and "Vibrant Suburban Vaughan ", the former is visually clear within the span of Hwy.7 and Jane (spanning over to Interchange Way and Weston). A sense of sanity must be preserved for the larger community - which is an integral part of the Vaughan fabric

Regards,

Syed A. Jaffri
[redacted]

cc:
- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl., Vaughan

- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl. , Vaughan

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From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] OPPOSITION to Official Plan Amendment OP.21.019 and Zoning By-Law Amendment File Z.21.040
Date: February-28-22 3:07:18 PM

From: [redacted]
Sent: Monday, February 28, 2022 2:16 PM
To: Rosana.deFrancesca@vaughan.ca; Clerks@vaughan.ca
Subject: [External] OPPOSITION to Official Plan Amendment OP.21.019 and Zoning By-Law Amendment File Z.21.040

Hello,

My wife and I live at [redacted] Lindberg Drive. Having reviewed the materials provided for Official Plan amendment File OP.21.019 amendment Z.21.040 we have serious concerns and wish to express our strong opposition to the proposed plans.

If the proposed plan is approved, it will have serious and negative impacts on our quality of life and the neighborhood as a whole. The local infrastructure cannot support a development as large as what is proposed – the traffic, the parks, the schools – all would overflow if the proposed project goes ahead. Weston Road and Major Mac is already a very busy intersection – the proposed buildings (both the size and quantity) will make the traffic in the area unbearable.

Further, the proposed buildings do not fit the character of the established neighborhoods surrounding – all being low rise, single family homes.

We understand the need for multi-family housing, and so a set of low-rise apartment buildings (up to 4 stories) may be appropriate and keep with the character of the area, but the current proposed plans are borderline absurd.

We want it made clear that we strongly oppose the proposal as currently before the city and do not want it to be approved by the city.

Regards,

Val Perchenok

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] OPPOSITION to Official Plan Amendment OP.21.019 and Zoning By-Law Amendment File Z.21.040
Date: February-28-22 3:09:04 PM

From: L B [redacted]>
Sent: Monday, February 28, 2022 2:33 PM
To: Clerks@vaughan.ca
Cc: Rosana.deFrancesca@vaughan.ca; danatb@gmail.com
Subject: [External] OPPOSITION to Official Plan Amendment OP.21.019 and Zoning By-Law Amendment File Z.21.040

Hello,

We are the residents of [redacted] Lawford Drive. We're severly concerned for, and strongly object to the "Official Plan amendment File OP.21.019 amendment Z.21.040". We don't want this plan to be approved by the city.

Suggested change will drastically increase population density, beyond the infrastructure capability.

Aiming for low rise dwellings serves same purpose, of offering multi-family housing, without irreversibly damaging the neighborhood character.

The schools are already overcrouded and have to use external structures at their parking lots. The playgrounds don't have sufficient playsets in place.

Sharply and irresponsibly increasing population count at once, will effectively make any traffic unsafe. And first of all for the neighborhood kids. Kids won't be able to safely cross the streets (we have numerous schools on our street.)

Drivers won't be abe to complete rides in reasonable times. They will have to stand in endless traffic jams, burning fuel, poluting the environment, and getting angry with fellow drivers. The bridges across 400 (at Major Mac and at Teston), to 400's east side, are overloaded even today.

We understand and support the need to provide more housing for growing population. We don't think it has to come at a cost of ruining exisitng succesfuly functioning neighborhoods.

Respectfully,

Lev and Dana Blum.

Davies Howe
LAND DEVELOPMENT ADVOCACY & LITIGATION

Daniel Steinberg
daniels@davieshowe.com
Direct: 416.263.4505
Main: 416.977.7088
Fax: 416.977.8931
File No. 701596

February 28, 2022

By E-Mail Only to clerks@vaughan.ca

Chair and Members of Committee of the Whole
City of Vaughan
c/o City Clerk
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Dear Chair and Members of Committee of the Whole:

Re: G Group Major Mackenzie Inc. ("G Group")
Public Meeting Report for Official Plan Amendment File OP.21.019 and Zoning By-Law Amendment File Z.21.040
Block 40 South Developers Group Cost Sharing Agreement

Our firm is the Trustee pursuant to the Block 40 South Developers Group Cost Sharing Agreement ("**Block 40 South CSA**") pertaining to the development of lands in the Block 40 South planning area. The Subject Lands are located in Block 40 South, and subject to the Block 40 South CSA.

As is a requirement for all developments within Block 40 South, we request that development of the Subject Lands be subject to a condition of approval requiring G Group to obtain a clearance letter from our office, as Trustee to the Block 40 South Developers Group, confirming that G Group is a party in good standing pursuant to the Block 40 South CSA and may be released for registration/site plan approval.

Kindly provide the undersigned with notice of all Staff reports and/or decisions in relation to the above-noted development applications.

Yours truly,
DAVIES HOWE LLP

Daniel H. Steinberg

Copy: Haiqing Xu, Deputy City Manager, Planning and Growth Management, City of Vaughan
Letizia D'Addario, Senior Planner, Development, City of Vaughan

C9
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] No More Condos
Date: February-28-22 3:20:40 PM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, February 28, 2022 2:32 PM
To: Lina Jammehdiabadi <[redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] No More Condos

Hi Lina,
Thank you for your email and comments.
Please be assured that I will NOT be supporting this development in its current form.
I will forward your concerns to our city planners for consideration.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Lina Jammehdiabadi [redacted]>
Sent: Monday, February 28, 2022 12:17 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] No More Condos

As a resident of Vaughan, I am disgusted with the amount of condos and apartments being built in our city.
Enough is enough.
As our elected councillor, you must prove you are here for the people and stop the development.
Weston Rd and Major Mackenzie and any other future concrete development.

Sent from my iPhonelina

From: Adelina Bellisario
To: Adelina Bellisario
Subject: FW: [External] RE: Proposed development Major Mackenzie & Weston Rd
Date: March-01-22 9:46:44 AM
Attachments: image001.png

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: February-28-22 3:19 PM
To: Adelina Bellisario <Adelina.Bellisario@vaughan.ca>
Subject: FW: [External] RE: Proposed development Major Mackenzie & Weston Rd

---

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, February 28, 2022 3:07 PM
To: Mazen Faraj <[redacted]>
Cc: [redacted]; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] RE: Proposed development Major Mackenzie & Weston Rd

Hi Mazen,

Thank you for your email and comments. It is quite apparent, and I appreciate that you have done your research as it relates to the impact that such a enormous development would have on our schools.Please be assured that I will NOT be supporting this development in its current form.
I will forward your concerns to our city planners for consideration.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Mazen Faraj <[redacted]>
Sent: Monday, February 28, 2022 1:03 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: [redacted]
Subject: [External] RE: Proposed development Major Mackenzie & Weston Rd

Good morning Rosanna, Hope you are staying safe and healthy.
I'm sure it's apparent that I am concerned about the planning behind this project.
Please use this concern as one of the voices you may have heard.
Please let me know if there is anything I can do.
Stay safe.

Sincerely,
Mazen Faraj
[redacted]
[redacted]

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COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 major mackenzie Drive
Date: February-28-22 3:23:03 PM

From: [redacted]
Sent: Monday, February 28, 2022 3:22 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 major mackenzie Drive

To all those concern:

With hope of good intentions towards the community, and ability to use logic and reasoning residing in the minds of those in position to decide on these matters.

I asked that decency prevail and the mayor and councillors veto any plan to increase density in my/ our community. I know factually that no one living in the community wants this.

Rina Locccisano and family.

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP. 21.019 Zoning By-Law Amendment File Z.21.040
Date: March-01-22 9:32:40 AM

-----Original Message-----
From: Denise Richardson [redacted]>
Sent: Monday, February 28, 2022 5:09 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP. 21.019 Zoning By-Law Amendment File Z.21.040

Good afternoon,

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Thank you,
Denise Richardson
[redacted] Johnswood Cres
Woodbridge On
[redacted]

C20
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed Development at 3812 Major Mackenzie Drive
Date: March-01-22 9:32:49 AM

From: Tony Squeo [redacted] >
Sent: Monday, February 28, 2022 5:49 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive

RE: Proposed Development at 3812 Major Mackenzie Drive

To whom it may concern,
I am writing to express my strong opposition to the proposed development at 3812 major Mackenzie drive at Weston road.

This proposed development is illogical and hugely out of step with the existing development and community. This should not have been even remotely considered. A development like this will have a long and extremely negative impact on the surrounding communities and infrastructure. This cannot be allowed to go forward.

Development in this area should be thoughtful and well designed so that Vaughan will continue to be a place that people will want to live and work in. This proposed development is a monstrosity.

Sincerely,
Tony Squeo
[redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001
Date: March-01-22 9:32:57 AM

From: Nancy Bevilacqua [redacted]>
Sent: Monday, February 28, 2022 6:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined. I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Nancy Bevilacqua,
Vaughan resident
[redacted] Sunview Dr.
[redacted]

C22
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] OBJECTION - Proposed Development at 3812 Major Mackenzie
Date: March-01-22 9:33:04 AM

From: Donna Parissi [redacted]>
Sent: Monday, February 28, 2022 6:35 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] OBJECTION - Proposed Development at 3812 Major Mackenzie

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

Good evening,

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,
Donna Parissi
Local Resident & Homeowner

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Regarding the proposal development at 3812 Major Mackenzie - Opposed
Date: March-01-22 9:33:12 AM

From: MARTIGNAGO, REMO [redacted]
Sent: Monday, February 28, 2022 6:54 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: [redacted]>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Regarding the proposal development at 3812 Major Mackenzie - Opposed

Good Day,

Regarding 3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road.

I am very much concerned and very much opposed to this massive development of high-density housing at 3812 Major Mackenzie Drive. I moved to this area in 2006, from the west end of North York, to get away from traffic, noise, crime, pollution, urbanization and other problems that come with high density high-rises. Some of my concerns, very quickly, off the top of my head include (and I'm sure there are others):

1. Traffic – I don't want to see an increase of cars on my road. I live on Canada Drive, a minor residential street, and quite a few cars already use Canada Drive to access highway 400. Lack of public transportation in this area also means more cars on streets from the inhabitants of these high-rise buildings. Congestion at Weston and 400 is only going to worsen.
2. I'm worried about my health. More cars equal higher air pollution and traffic noise. I moved up here to remove myself from the sounds and smog of Toronto.
3. More cars affect walkability in my community. There will be a decrease in safety and ease of walking spaces. I can tell you biking on residential roads up here can be dicey. Increase risk to children walking to and from school.
4. I'm worried about our green spaces. We need more recreational areas and green spaces and less concrete towers and urbanization. I moved here because of the parks and access to farms located south and north of Teston. We already lost the farms and farmers markets along Weston south of Teston and now this.
5. I'm also concerned with crime concentration rates that come with high density buildings. I'm part of an online community (Vellore Park Neighbors) and already there are plenty of car and house break-ins with no luck in catching the culprits.

I agree Rosanna, this obscenity doesn't fit the fabric of our community. Hope the above helps stop this insanity and thanks for your efforts Rosanna.

Regards,
Remo Martignago
[redacted] Canada Drive
Woodbridge, Ontario,
[redacted]
[redacted]

[redacted]

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COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] OBJECTION - Proposed Development at 3812 Major Mackenzie
Date: March-01-22 9:33:21 AM
Importance: High

From: [redacted] <[redacted]>
Sent: Monday, February 28, 2022 7:01 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: rdbhome@rogers.com
Subject: [External] OBJECTION - Proposed Development at 3812 Major Mackenzie
Importance: High

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

Good evening,

This is to confirm my **strong objection** to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,
Robert De Benedictis
Local Resident & Homeowner In Vellore Park Community

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenzie Inc - Application 19T-14V001
Date: March-01-22 9:33:32 AM

From: Rosalinda Caruso-Buttigieg [redacted]>
Sent: Monday, February 28, 2022 7:28 PM
To: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>
Subject: [External] G Group Major Mackenzie Inc - Application 19T-14V001

Dear Members of Council,

I am writing you today to voice my strong objection of the 36 story, multi tower development to be located at 3812 Major Mackenzie Drive, Part of lot 21, Concession 6.

Nowhere in Vaughan has a development of this size been approved right smack in the middle of a subdivision. This is unprecedented for this city.

What is the point of a Vaughan official plan if developers will continually disregard them and propose such preposterous applications? This corridor is NOT zoned for intensification and this development is 7 times the allowable zoning. Just based on this alone means the development should be denied and reduced to the allowable size in the VOP. We have no subway line or rapid transit at this location meaning people here would rely on vehicles. That would be adding about 5000-6000 cars to the area which is already congested with traffic flow in the subdivision area. Not to mention a corridor with students attending 3 separate schools.

Also the schools in the area – the public school, Johnny Lombardi specifically is overcrowded and is already a holding school for the heavily populated new Kleinburg area. How we can possibly handle an influx from over 3000 units? If the plan is to draw families to more affordable housing which I suspect is not even the case.

This is not affordable housing and if it's being advertised as such, what are the prices for each unit? There are tiny units catering to single occupancy, maybe double at most. It will not meet the needs of families looking for affordable housing. A development this big will just become an Air B&B hot spot, with strangers coming in and out of this family community – mere steps from 3 schools. It's just begging for the problems that has plagued the Liberty village area for years now. Is this the community we're trying to grow here?

This is not a matter of "not in my backyard" arguments and quite frankly, I'm tired of the province and developers constantly throwing this around. How would you feel if 4 towers were built in your

backyard? We know growth will happen but it should be compatible with the existing community. The current plan already allows for adequate and ample residential growth.

There are several small scale condo developments in this town – Marketlane, Martingrove and hwy 7, Islington and even at King and Keele. These are examples of appropriate type of condos outside of building townhouses. Please – it is time to start ensuring that intensification development matches the area it's coming into.

The dense condo developments should be reserved for core city areas – the Highway 7 corridor is one example, Yonge St is another. These are perfectly fine developments for city areas, not in the middle of a subdivision.

I implore you to please vote against and vigorously defend the denial of this application. The only acceptable offer should be the one within the VOP – stand behind your plan! It was created for a reason.

Thank you,
Rosalinda Caruso-Buttigieg and Neil Buttigieg

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenzie Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-01-22 9:34:33 AM

From: Hannah B [redacted]>
Sent: Monday, February 28, 2022 8:25 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Nick Rosano [redacted]
Subject: [External] G Group Major Mackenzie Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Dear Ms. DeFrancesca,

As a resident within the Vellorewoods Community, please find this email as my written objection to the development application noted above, municipally located at 3812 Major Mackenzie Drive.

The proposal demonstrates an overwhelming disregard for compatibility with the existing character of the community and does not adhere to the existing planning policies that have been established to protect the current residential neighborhoods within this area and to encourage responsible and appropriate growth.

Additionally, there is an already existing traffic issue that unfortunately delays short commutes from the various neighbourhoods within this area to the plaza/stores located along Weston and Major Mackenzie. The development application proposes to add 3000 new units. This will only further exacerbate the issue and create the same congestion we have seen at Weston and Highway 7, albeit Weston and Highway 7 is the "Vaughan Downtown Centre" so high rises/denser development with reasonable traffic congestion is expected but not at Weston and Major Mackenzie where the residential and commercial/retail uses are not more than three stories.

Considering the glaring divergence from the Official Plan and Zoning Bylaw and the lack of regard for the existing community and its character, I hope that the Committee refuses the application based on the aforesaid.

Regards,

Hannah Rosano

--

Hannah Bahmanpour, BA (Hons.), MPPAL, JD

C28
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] New Development at 3813 Major Mackenzie Drive
Date: March-01-22 9:34:55 AM

-----Original Message-----
From: Francesca DeFrancesco [redacted]>
Sent: Monday, February 28, 2022 9:23 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] New Development at 3813 Major Mackenzie Drive

Hi Rosanna,
I'm a resident of this community with a home on Wardlaw Place. I'm writing to tell you that this type of development with this type of density has no place in our residential neighborhood.
High rise buildings have no place here.
I've been a resident here from the bringing. I did not buy a resale home. I bought from the builder where the neighborhood was marketed as family friendly with lots of green space. Since then, we have seen it change. This is the last straw. This development does not belong here and I strongly oppose it.

Regards,

Francesca DeFrancesco
Sent from my iPhone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to the subject application
Date: March-01-22 9:35:04 AM

From: Jennifer Martins [redacted]
Sent: Monday, February 28, 2022 9:24 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Objection to the subject application

To whom it may concern;

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040
This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.
Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community.
Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Thank you.
Jennifer

Sent from my iPhone

C30
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Application 19T-14V001
Date: March-01-22 9:35:14 AM

From: Luciano Di Loreto [redacted]>
Sent: Monday, February 28, 2022 9:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; [redacted]>
Subject: [External] Application 19T-14V001

Dear Rosanna:

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned
proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Luciano

C31
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Application 19T-14V001
Date: March-01-22 9:35:22 AM

From: Diana Ferrari [redacted]>
Sent: Monday, February 28, 2022 9:28 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Re: Application 19T-14V001

Dear Rosanna:

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned
proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Diana Ferrari

C32
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Application at 3812 major Mackenzie
Date: March-01-22 9:35:28 AM

-----Original Message-----
From: rita calotti [redacted]>
Sent: Monday, February 28, 2022 9:38 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Application at 3812 major Mackenzie

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.
proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

Regards
Rita Calotti

C33
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Public Hearing March 1st
Date: March-01-22 9:35:38 AM

From: Emilia Rozenblit [redacted]
Sent: Monday, February 28, 2022 9:57 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Public Hearing March 1st

Hello,

Please consider this email in relation to Consideration of Public Meeting Items number 4.

I understand that there is a proposed development of 4 condo buildings, in an already highly populated and congested area. I think the size of this project for the area is too large and do not support it. Reconsider the size, in terms of height, of the buildings and the amount of buildings.

Thank you,

Emilia Rozenblit
[redacted] Hollybush Drive
Maple, On
[redacted]

C35
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Zoning by law ammendment file z.21.040
Date: March-01-22 9:36:35 AM

From: Parag Datta [redacted]>
Sent: Monday, February 28, 2022 10:16 PM
To: Clerks@vaughan.ca
Subject: [External] Zoning by law ammendment file z.21.040

Hello

I am a resident at [redacted] montcalm Blvd, Woodbridge, ON [redacted], Canada and got notified of this zoning change via mail. I was away and could not check my mail for the last 2 weeks. I know i was supposed to email a request to speak or send written comments by 12 noon today, but i opened my mail just now and hoping this is still acceptable.

I am firmly against this zoning change, weston and major mac is already a congested intersection and there are townhomes that are going up. Putting a condonium complex there will just add to this traffic congestion and noise levels. Additionally this whole area is low residential and a condo tower will totally damage the asthetics of the neighborhood. I am requesting the city not to approve this application

Best regards

Parag Datta

C36
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 proposed development Major Mackenzie
Date: March-01-22 9:36:43 AM

-----Original Message-----
From: Bruce Millman [redacted]>
Sent: Monday, February 28, 2022 10:20 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 3812 proposed development Major Mackenzie

Dear Councillor DeFrancesca,

Please register my opposition with the above development. It has a scale that is too large and does not fit the local area. If approved in its current form, it would paralyze the area with traffic and lower the surrounding property values, just for the enrichment of the developer/builder.

I think that future development in the above area should be thoughtful and take into account the local residents and business in the area. This development rejects the local character and steam rolls the process in which a fair and reasonable process would occur.

If the development in its current form is approved it will pit the new residents against the original ones and will create an environment with the potential for conflict. This is not community building, in fact it is the opposite, destruction of a community for the fast profit of a few people.

Sincerely,

Sent from my iPhone [redacted]

Bruce Millman
[redacted] Barbini drive
Woodbridge on [redacted]

C37
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Public Hearing March 1, 2022- Proposed development at 3812 Major Mackenzie
Date: March-01-22 9:36:52 AM

From: M M [redacted]>
Sent: Monday, February 28, 2022 10:59 PM
To: Clerks@vaughan.ca
Subject: [External] Public Hearing March 1, 2022- Proposed development at 3812 Major Mackenzie

I am writing to you today in opposition of the proposed development at 3812 Major Mackenzie Dr, Vaughan.

The development is far too large for this area and does not conform to the surrounding community in the area. There are too many buildings and they are all too high. The traffic volume in the area is already at an unbearable limit. The road infrastructure in the surrounding area will see a significant burden. What is being done in the area to lessen the dependence on vehicles? Will there be proper bike lanes and walking paths? Vaughan council needs to respect the current communities and not approve every grand scale proposed project. I am not opposed to development but I am opposed to too many buildings on one location and the height of these buildings.

Thank you,

Mario Marmora
Holybush Drive, Vaughan

C39
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 9:37:30 AM

From: shen xing [redacted]>
Sent: Monday, February 28, 2022 11:17 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
Helen Shen

I can be contacted at [redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Committee of the Whole (Public Meeting) March 1, 2022
Date: March-01-22 9:37:46 AM

From: Lauren Rossi [redacted]>
Sent: Monday, February 28, 2022 11:39 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Committee of the Whole (Public Meeting) March 1, 2022

Dear Mayor and Members of Council,

RE: G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST - VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

I am writing to express my **opposition** to the development proposal submitted for 3812 Major Mackenzie Drive West. I live in the vicinity and have concerns about the impacts a proposal of this nature will have on the surrounding area and beyond.

The heights and densities being proposed are truly excessive and not appropriate for the area which is mainly made up of low rise residential streets. I recognize and support the City's Official Plan which permits a maximum height of 12 storeys for this site and a density of 1.57 FSI. Seven towers with heights up to 36 storeys and a density of 5.78 times the size of the site are excessive and do not reflect the City's planning hierarchy. Permitting these heights and densities in this area would set a negative precedent across the City where there has been significant effort put into setting out a planning hierarchy that makes sense for the broader community, including Council's resolution on April 20, 2021 to ensure that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

The proposed heights and density reflect and in some cases exceed what has been approved in the Vaughan Mills Secondary Plan Area that surround the regional mall. They also exceed what has been approved along Highway 7, adjacent to the Vaughan Metropolitan Centre. This area is not comparable. It is a stable neighbourhood that is not made up of multiple high rise towers but of singles, semis and towns. It is not an area in transition. It is not served by a subway or bus rapid transit. In fact, this proposal would encourage and enforce the need for more cars in the area, making the already challenging traffic situation even worse.

More specifically, this proposal will cause unacceptable impacts on the existing area by shadowing the neighbourhood around it, and causing light and noise pollution due to the significant number of units, people and cars proposed to support the development. This high rise proposal represents a form of housing that has proliferated across the City over the past few years whereas mid-rise developments, which are more desirable and a gentler form of infill development, have been in short supply. This proposal does not offer the mix and variety of housing options that this City truly needs. In fact, it is quite telling that the owner has failed to commit to supplying any affordable housing units. The market rate does not dictate affordability these days, even for small condominium units. This proposal quite clearly represents greed.

I am asking Vaughan Council to stand by its Official Plan and refuse this application. Send the owner back to the drawing board to create a development proposal that reflects the City's planning hierarchy and truly delivers something that this neighbourhood and the rest of the City would be better for.

Sincerely,

Lauren Rossi and Marco Reda

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Stop the proposed development at 3812 Major Mackenzie!
Date: March-01-22 9:39:56 AM

From: Shalini Saini [redacted]>
Sent: Tuesday, March 01, 2022 1:09 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: navi saini [redacted]>
Subject: [External] Stop the proposed development at 3812 Major Mackenzie!

Dear Ms. Defrancesca, Councillors and all,

My family and I have lived in this community since we purchased one of the first five homes that went up on the Northeast side of this subdivision at Major Mackenzie and Weston Road back in 2006 (by Eden Oaks) on Vellore Park Avenue, and we have seen the community grow and our family grow with it. Together, with our neighbours, we moved to the Northwest side of the same intersection just six years later, because, we wanted to stay but our families were growing and we were ready to upsize, but we wanted to stay together, and we have been here ever since. Our community is a strong, family-oriented one. Our street (Drake Street) hosts an annual street party and you'll find us laughing as the kids play until it is dark on many spring and summer nights. Our children have all grown up together. For most of our time here, it has felt safe for our children to play outside and walk to school, and we have enjoyed the calm of this community, close enough to the 400 and 427, yet far enough that we reap the benefits we like of a suburb, just outside of the GTA.

However, over the past few years our roads have become busier and as our children walk to and from the schools on Lawford Road, it is not feeling as safe as it did when we first moved to this side in 2012. My childrens' school, Johnny Lombardi P.S., is already overcrowded as it is a holding school for Kleinburg's new school (which won't be built until 2024, regardless of how much we've all asked for earlier). With over 800 students in that one school alone, you can imagine how busy and congested Lawford alone is, as the street is shared with both a Catholic elementary school (Guardian Angels) and Tommy Douglas Secondary School. To add a condo development at Major Mackenzie and Weston Road, means our area will become so much more congested and our children will be even less safe just walking to and from school.

I also Co-Chair the Johnny Lombardi P.S. School Council, and one of my priorities is to ask the City to make the school and local area more safe, not less safe. We need more crossing guards and traffic control, not more people and cars. I am in touch with the Guardian Angels School Council Chair and hope we can work together to keep spreading the word. if there is anything else we can do.

The proposed condo development will add more people and cars than the community can or wants to handle. It will force families to move because this area will no longer feel like the calm community

we bought into. It will change what we've all grown together, and we are asking you for your help in stopping it.

Another huge concern from our community is the possibility that people will rent out their condos, causing a shift in the type of dwelling in this area.

We appreciate your help in voicing these concerns and will be attending the Public Hearing this evening.

Warm regards,
Shalini Saini
[redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Concern about Proposed Development 3812 Major Mckenzie Drive
Date: March-01-22 9:40:34 AM

From: Lorenzo SCHIAVONE [redacted]>
Sent: Tuesday, March 01, 2022 1:23 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Re: Concern about Proposed Development 3812 Major Mckenzie Drive

Above message has a typo with the term **this** replacing his as the correction as viewed below.

Thank-you for informing myself about his matter via social media post and it is my hope that the process about **this** proposal allows many and reaches out to the majority of our citizens about such a building development within our area. Through Review, we can find out if other home and residential dwellings as detached, semi-detached and/or smaller scale apartment or townhouse dwellings would be right for the Region of York.

Thank-you, L.Schiavone

On Tuesday, March 1, 2022, 01:17:25 a.m. EST, Lorenzo SCHIAVONE <[redacted]> wrote:

Dear Councillor Defrancesca and Clerks Office,

I truly believe that this proposed Building Dwelling of two very high condominiums in our area of Vaughan would definitely change the landscaping in York Region and one that I do not view as needed in our region. These two massive buildings side by side take away from our current urban setting and I would appreciate it that our City, City of Vaughan continue to make this proposal known especially to nearby residents. I am concerned as a citizen of Vaughan that this large condominium project would first be out of place in our Region as it emphasizes a type of urban living setting that we do not need in this area. Please share these concerns with the whole Council of Vaughan during Monday's Meeting and I will work to attend the meeting virtually and stay informed about his matter to help be a part of the review for this proposal. Truly, I believe most of our residents in that area would not want to see such high rise buildings chang the landscape of Vaughan to this extent.

Thank-you for informing myself about his matter via social media post and it is my hope that the process about his proposal allows many and reaches out to the majority of our citizens about such a building development within our area. Through Review, we can find out if other home and residential dwellings as detached, semi-detached and/or smaller scale apartment or townhouse dwellings would be right for the Region of York.

Respectfully and Finest Regards,

Mr. Lorenzo Schiavone (Vaughan Residents with family)

C43
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed Development at 3812 Major Mackenzie Drive
Date: March-01-22 9:40:43 AM

-----Original Message-----
From: Antonio Gallo [redacted]>
Sent: Tuesday, March 01, 2022 8:11 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive

As a resident and tax payer of the Weston Road and Major Mackenzie community, I am writing this email to express my concern with the proposed development of the condominium development on the North West Corner of the intersection. 3812 Major Mackenzie Drive.

The construction of the project will pose many problems for the existing community, and I have outlined a few reasons below.

Firstly, the infrastructure in the area was not designed to handle this type of development. The community already struggles with traffic congestion and delays on a daily basis and building a high density development would significantly add to this on going problem. With a large amount of single dwelling homes, big box stores (Walmart & Home Depot), Canada's Wonderland, and the Cortellucci Vaughan Hospital there is already a large strain on existing arteries (Hwy 400, Weston Rd & Major Mackenzie.

In addition, approving this project will set a dangerous precedent. As it stands, there is no high density residential buildings along the Major Mackenzie corridor in Vaughan. Approving this project will pave the way for future developers to further push these types of condominium developments. These Types developments should be reserved only for the Highway 7 area.

Ultimately, city councillors have to decide whether they are representing the views of their residents and tax payers or big developers who only care about their bottom line and not the true needs of the community.

It is for this reason that city councillors should Vote NO to this project.

Regards,
Antonio Gallo

C44
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Committee of the Whole (public meeting) March 1, 2022
Date: March-01-22 9:40:54 AM

From: carlo rigillo <[redacted]>
Sent: Tuesday, March 01, 2022 8:12 AM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Committee of the Whole (public meeting) March 1, 2022

Dear Mayor and Members of Council,

RE: G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST - VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

I am writing to express my **opposition** to the development proposal submitted for 3812 Major Mackenzie Drive West. I live in the vicinity and have concerns about the impacts a proposal of this nature will have on the surrounding area and beyond.

The heights and densities being proposed are truly excessive and not appropriate for the area which is mainly made up of low rise residential streets. I recognize and support the City's Official Plan which permits a maximum height of 12 storeys for this site and a density of 1.57 FSI. Seven towers with heights up to 36 storeys and a density of 5.78 times the size of the site are excessive and do not reflect the City's planning hierarchy. Permitting these heights and densities in this area would set a negative precedent across the City where there has been significant effort put into setting out a planning hierarchy that makes sense for the broader community, including Council's resolution on April 20, 2021 to ensure that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

The proposed heights and density reflect and in some cases exceed what has been approved in the Vaughan Mills Secondary Plan Area that surround the regional mall. They also exceed what has been approved along Highway 7, adjacent to the Vaughan Metropolitan Centre. This area is not comparable. It is a stable neighbourhood that is not made up of multiple high rise towers but of singles, semis and towns. It is not an

area in transition. It is not served by a subway or bus rapid transit. In fact, this proposal would encourage and enforce the need for more cars in the area, making the already challenging traffic situation even worse.

More specifically, this proposal will cause unacceptable impacts on the existing area by shadowing the neighbourhood around it, and causing light and noise pollution due to the significant number of units, people and cars proposed to support the development. This high rise proposal represents a form of housing that has proliferated across the City over the past few years whereas mid-rise developments, which are more desirable and a gentler form of infill development, have been in short supply. This proposal does not offer the mix and variety of housing options that this City truly needs. In fact, it is quite telling that the owner has failed to commit to supplying any affordable housing units. The market rate does not dictate affordability these days, even for small condominium units. This proposal quite clearly represents greed.

I am asking Vaughan Council to stand by its Official Plan and refuse this application. Send the owner back to the drawing board to create a development proposal that reflects the City's planning hierarchy and truly delivers something that this neighbourhood and the rest of the City would be better for.

Sincerely,

Carlo and Kristina Rigillo

C45
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fwd: Proposed Application at Major Mackenzie and Weston Road
Date: March-01-22 9:41:04 AM

From: Luisa Grossi [redacted]>
Sent: Tuesday, March 01, 2022 8:23 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fwd: Proposed Application at Major Mackenzie and Weston Road

---------- Forwarded message ---------
From: **Luisa Grossi** [redacted]
Date: Tue, Mar 1, 2022 at 8:21 AM
Subject: Proposed Application at Major Mackenzie and Weston Road
To: <rosanna.defrancesca@vaughan.ca>

Hope you and your family are keeping well.

I wanted to express my concern as a parent and homeowner regarding the above noted application. Over the last few years, our neighbourhood has seen an uptick in vehicles avoiding traffic on Weston Road (Fossil Hill Road, Maria Antonia Road, Vellore Avenue as well as Via Campanile). As you are aware, we have five elementary schools and two highschools within the boundaries of this proposal, many of these students walk to school. This Application is extremely concerning because of the alarming increase in traffic which will no doubt occur (as well as the Commercial vehicles during construction) should this development get approved. As homeowners, we do support growth in our area but an Application of this caliber ("mixed-use") on the proposed parcel of land, is something we **do not** support. The pollution, noise and traffic brought on by Major Mackenzie being widened and the commercial development just west of the 400, is already unbearable.

I hope our concern as parents and taxpayers will be taken into account when a decision is reached.

Thank you for your time and wish you safe days ahead.

Luisa Mammoliti-Grossi

C46
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-01-22 9:41:13 AM

-----Original Message-----
From: Xiaoqin Li [redacted]>
Sent: Tuesday, March 01, 2022 8:25 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Xiaoqin

发自我的iPhone

C47
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G group Major Mackenzie inc
Date: March-01-22 9:41:20 AM

From: Patricia Pantoja [redacted]>
Sent: Tuesday, March 01, 2022 8:25 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G group Major Mackenzie inc

G group Major Mackenzie inc
Application 19T-14V001
Official plan ammendment file
OP.21.019
Zoning by-law ammendment file
Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard with compatibility with the existing community and/or does not adhere to the many policies that existed to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing official plan allowances more than adequately provide for ample residential growth. The requested ammendments are unreasonable and should be swiftly declined.

I Care greatly about our city and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead it's more about supporting responsible growth.

Thank for taking the time to hear my voice.
Patricia Pantoja

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G GROUP MAJOR MACKENZIE
Date: March-01-22 9:41:28 AM

From: Mauricio Acuña <[redacted]>
Sent: Tuesday, March 01, 2022 8:29 AM
To: Rossana.Defrancesca@vaughan.ca; Clerks@vaughan.ca
Subject: [External] G GROUP MAJOR MACKENZIE

G group Major Mackenzie inc
Application 19T-14V001
Official plan ammendment file
OP.21.019
Zoning by-law ammendment file
Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard with compatibility with the existing community and/or does not adhere to the many policies that existed to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing official plan allowances more than adequately provide for ample residential growth. The requested ammendments are unreasonable and should be swiftly declined.

I Care greatly about our city and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead it's more about supporting responsible growth.

Thank for taking the time to hear my voice.
Mauricio Acuna

C49
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Mackenzie Road Development
Date: March-01-22 9:41:43 AM

From: Chris La Delfa [redacted]
Sent: Tuesday, March 01, 2022 8:29 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Mackenzie Road Development

To whom it may concern,

Hello, My name is Chris La Delfa and I am a resident of Vaughan and live in Woodbridge.
I wanted to express my concern over this new proposed development at 3812 Major Mackenzie Drive.

I am 100% NOT in favor of this development. I feel that it is way out of line with the current City allowable affordable and mix housing by-laws and density by-laws.

We are currently made of predominantly low density housing that has been created by the city and has been working fine over all these years. I moved from the City for this very reason. This development of abnormal density will no doubt create civil unrest and tension in the area.

This development is clearly not necessary and being pushed by the developers looking to make millions of dollars. What about the neighbourhood residence that will be affected as the values of their homes will drop if the development is passed?

Please do whatever is in your power to STOP this development!

Thank you for your time.

Chris La Delfa

C50
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to proposal at 3812 Major Mackenzie drive
Date: March-01-22 9:41:53 AM

From: Robert Lombardi [redacted]>
Sent: Tuesday, March 01, 2022 8:40 AM
To: Clerks@vaughan.ca
Subject: [External] Objection to proposal at 3812 Major Mackenzie drive

Hello,

I wanted to confirm my strong objection to the proposed development at 3813 Major Mackenzie drive.

I believe this proposal conflicts with the existing community and does not encourage responsible growth. I trust this message will contribute to the refusal of this application and contribute to a better proposal, more compatible and better aligned to respect the space and traffic in the community.

This proposal is unreasonable and should be declined.

I care about this city, I work, was raised, and have a family here. I am not against development, this is about responsible growth in the community and the city. Please feel free to email me if any other information is needed.

Thank you,

Robert Lombardi

C51
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Committee of the Whole (Public Meeting) March 1, 2022
Date: March-01-22 9:42:00 AM

From: farro [redacted]>
Sent: Tuesday, March 01, 2022 8:45 AM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Committee of the Whole (Public Meeting) March 1, 2022

Dear Mayor and Members of Council,

RE: G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST - VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

I am writing to express my **opposition** to the development proposal submitted for 3812 Major Mackenzie Drive West. I live in the vicinity and have concerns about the impacts a proposal of this nature will have on the surrounding area and beyond.

The heights and densities being proposed are truly excessive and not appropriate for the area which is mainly made up of low rise residential streets. I recognize and support the City's Official Plan which permits a maximum height of 12 storeys for this site and a density of 1.57 FSI. Seven towers with heights up to 36 storeys and a density of 5.78 times the size of the site are excessive and do not reflect the City's planning hierarchy. Permitting these heights and densities in this area would set a negative precedent across the City where there has been significant effort put into setting out a planning hierarchy that makes sense for the broader community, including Council's resolution on April 20, 2021 to ensure that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

The proposed heights and density reflect and in some cases exceed what has been approved in the Vaughan Mills Secondary Plan Area that surround the regional mall. They also exceed what has been approved along Highway 7, adjacent to the Vaughan Metropolitan Centre. This area is not comparable. It is a stable neighbourhood that is not made up of multiple high rise towers but of singles, semis and towns. It is not an area in transition. It is not served by a subway or bus rapid transit. In fact, this proposal would encourage and enforce the need for more cars in the area,

making the already challenging traffic situation even worse.

More specifically, this proposal will cause unacceptable impacts on the existing area by shadowing the neighbourhood around it, and causing light and noise pollution due to the significant number of units, people and cars proposed to support the development. This high rise proposal represents a form of housing that has proliferated across the City over the past few years whereas mid-rise developments, which are more desirable and a gentler form of infill development, have been in short supply. This proposal does not offer the mix and variety of housing options that this City truly needs. In fact, it is quite telling that the owner has failed to commit to supplying any affordable housing units. The market rate does not dictate affordability these days, even for small condominium units. This proposal quite clearly represents greed.

I am asking Vaughan Council to stand by its Official Plan and refuse this application. Send the owner back to the drawing board to create a development proposal that reflects the City's planning hierarchy and truly delivers something that this neighbourhood and the rest of the City would be better for.

Sincerely,

Sabrina Farro

Sent from my Galaxy

C52
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] PH030122_OP.21.019_Z.21.040.pdf (vaughan.ca)
Date: March-01-22 9:43:07 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 01, 2022 9:07 AM
To: Mara Mian [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] PH030122_OP.21.019_Z.21.040.pdf (vaughan.ca)

Good morning Mara,

Thank you for your email and comments.
I completely agree with your position. Please be assured that I will NOT be supporting this development in its current form.
I will forward your concerns to our city planners for consideration.
Please be sure to tune in this evening at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Mara Mian [redacted]>
Sent: Tuesday, March 01, 2022 8:18 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] PH030122_OP.21.019_Z.21.040.pdf (vaughan.ca)

I live just south of Weston Rd and Major McKenzie and to build yet another MONSTER residential area of condos and townhouses to me is absolutely ridiculous. If the mayor's goal is to create a NEW YORK CITY he is on the right track.

The congestion and traffic this will bring to this intersection is beyond words.

I have lived in Woodbridge since 1983 and what is happening to our town is disgusting. That's all i can say.

sincerely, concerned resident of Woodbridge.
Mara

C53
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Major Mackenzie Proposed Development
Date: March-01-22 9:43:13 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 01, 2022 9:20 AM
To: Sabrina Cancian [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Major Mackenzie Proposed Development

Good morning Sabrina,

Thank you for your email and comments.
I completely agree with your position. Please be assured that I will NOT be supporting this development in its current form.
I will forward your concerns to our city planners for consideration.
Please be sure to tune in this evening at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Sabrina Cancian <[redacted]>
Sent: Monday, February 28, 2022 8:24 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Major Mackenzie Proposed Development

Hi Rosanna,

This email is to express deep concern regarding the proposed development in the area. This proposal needs to be stopped for a majority of reasons. As a resident within a short distance of this

proposal there is a number of concerns this will create:

1) the increased stress it will cause to the infrastructure will be dramatic Th traffic at Major Mackenzie and Weston road will increase dramatically not only at that intersection but surrounding areas

2) the construction of the widening of Major Mackenzie caused enough stress and traffic, we should not be put through more of that again

3) this proposal will lower the property value of all the surrounding homes significantly

4) increase the pollution in the area

This development will cause significant impacts on the area and must be stopped.

Sincere regards,

Sabrina Cancian

Sent from my iPhone

C54
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Development proposal at Weston and Major Mackenzie
Date: March-01-22 9:52:59 AM

From: Nirsh Arul [redacted]
Sent: Tuesday, March 01, 2022 9:44 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: [External] Development proposal at Weston and Major Mackenzie

Hi Planning and Rosanna ,

I live at [redacted] Garyscholl Rd.

I think its utterly ridiculous that a development of this size of a condominium buildings is being given a opportunity. The area has homes that are 1.5 million to 4 million. It in no way conforms to the current neighborhood, and will lower our property values as it will be come with leass desirable homes in the area. We have upper scale homes here. Hence the name COLD CREEK ESTATES. We already have luxury towns and semis that densified the area. I have lived in the area for 6 years and purchased specifically because of the only low rise homes that was planned here. I have sold many houses and many of my clients live in the area, and they are truly shocked this is being considered.
This development already has major congestion issues, that are not being resolved. How the planning department can consider adding 1 tower, let alone 13 towers, and thinking we wont have issues and gridlock is beyond me. With the smart centres land development On the north east side will bring traffic to a stand still already, and trying to get across Major Mackenzie to the 400 and Weston Rd, will be an even bigger nightmare. We pay some of the highest property taxes in the GTA based on current budgets and population. The city does need to densify this pocket, to try and increase its tax base, and doesn't have the infrastructure to support it. Developments of this size are suppose to be planned in VMC, not low rise family neighbourhoods.
Please try and drive between 7:45 am and 9:00 am and between 4:30 pm and 6:30 pm. Non stop bumper to bumper traffic

This development must be stopped. It will have nothing but negative effects on this community and does not conform to the current area

I can be reached at anytime at [redacted].

Thanks…Nirsh

Nirsh Arulnayagam

Broker

RE/MAX West Experts,Brokerage

Vaughan

(D) 416-726-3384

(O) 905-499-8800

www.soldbynirsh.com

C55
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] I OPPOSE the Proposed TOWERS on North-West Corner @ Weston Rd & Major Mackenzie
Date: March-01-22 9:53:11 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 01, 2022 9:50 AM
To: Annie Ferrante <[redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] I OPPOSE the Proposed TOWERS on North-West Corner @ Weston Rd & Major Mackenzie

Hi Anne,

Thank you for your email and comments.
I completely agree with your position. Please be assured that I will NOT be supporting this development in its current form.
I will forward your concerns to our city planners for consideration.
Please be sure to tune in this evening at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Annie Ferrante <[redacted]>
Sent: Monday, February 28, 2022 1:09 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; vellorewoods@hotmail.com
Subject: [External] I OPPOSE the Proposed TOWERS on North-West Corner @ Weston Rd & Major Mackenzie

Hello Rosanna,

Please accept the email as notice that WE OPPOSE THE PORPOSED TOWERS ON THE NORTH-

WEST CORNER @ MAJOR MACKENZIE & WESTON RD.

We are gravely concerned about the proposed plan. These towers will compromise the integrity of the Cold Creek Community.

We cannot be silenced - We must send a clear message that we will not accept these towers.

Regards,
Anne Ferrante

C56
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] My Concerns over the proposed condominium development at the north west corner of Major Mackenzie and Weston Road
Date: March-01-22 10:19:01 AM

-----Original Message-----
From: Joe Fusaro <[redacted]
Sent: Tuesday, March 01, 2022 10:18 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] My Concerns over the proposed condominium development at the north west corner of Major Mackenzie and Weston Road

As a resident and tax payer of the Weston Road and Major Mackenzie community, I am writing this email to express my concern with the proposed development of the condominium development on the North West Corner of the intersection. 3812 Major Mackenzie Drive and it's effect on the quality of life for all residents.

The construction of the project will pose many problems for the existing community. Firstly, the infrastructure in the area was not designed to handle this type of development. The community already struggles with traffic congestion and delays on a daily basis and building a high density development would significantly add to this on going problem. With a large amount of single dwelling homes, big box stores (Walmart & Home Depot), Canada's Wonderland, and the Cortellucci Vaughan Hospital there is already a large strain on existing arteries (Hwy 400, Weston Rd & Major Mackenzie) as well as local roads in the area.

In addition, approving this project will set a dangerous precedent. As it stands, there is no high density residential buildings along the Major Mackenzie corridor in Vaughan. Approving this project will pave the way for future developers to further push these types of condominium developments. These Types developments should be reserved only for the Highway 7 area which has access to a subway. Which Major Mackenzie and Weston Road doesn't have which obviously leads to a need of cars for the new residents.

Ultimately, city councillors have to decide whether they are representing the views of their residents and tax payers or big developers who only care about profit and not the true needs of the community.

It is for this reason that city councillors should Vote NO to this project.

Sincerely,
Joe Fusaro
[redacted] Maria Antonia Road

C57
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-01-22 10:30:54 AM

From: Lisa Sinopoli [redacted]>
Sent: Tuesday, March 01, 2022 10:28 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

C58
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fw: Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 10:48:09 AM

From: lynne zhang [redacted]>
Sent: Tuesday, March 01, 2022 10:47 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fw: Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whoever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
Lynne Zhang

I can be contacted at [redacted]

C59
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 10:57:51 AM

From: Serena [redacted]>
Sent: Tuesday, March 01, 2022 10:57 AM
To: Clerks@vaughan.ca
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whoever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.

I request this application be rejected, and implore the planners to listen to the voices of our community members.

Serena Liu

C60
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to official plan amendment file OP.21.019 and zoning by-law amendment file Z.21.040
Date: March-01-22 11:01:52 AM

From: sri phani krishna Donepudi <[redacted]>
Sent: Tuesday, March 01, 2022 10:49 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Objection to official plan amendment file OP.21.019 and zoning by-law amendment file Z.21.040

Hi

Hope this email finds you well.

I strongly object to the official plan amendment file OP.21.019 and Zoning by-laws amendment file Z.21.040

The community already lacks providing sufficient infrastructure and community services and this plan to add numerous high rise buildings at 3812 Major Mackenzie will cripple the community. While I understand the incentive the city has to make money through taxation from new unit sales, it cannot risk making the community less attractive to live and raise children.

There are other areas in Vaughan which are better positioned to have high rise building (around commercial zoning) than distrusting my community.

Please consider my voice along with all the people in the community as you consider making the decision on the application mentioned above.

Regards,
Krishna Donepudi

C61
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] No to the Development of 3812 Major Mackenzie Dr
Date: March-01-22 11:12:59 AM

From: Richard Chen zheng <[redacted]>
Sent: Tuesday, March 01, 2022 11:06 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] No to the Development of 3812 Major Mackenzie Dr

City of Vaughan,

As a tax payer of the city of Vaughan, I'm strongly against the development of 3812 Major Mackenzie dr, this would surely destroy our neighbourhood's living standards given the size of these mega-buildings.

I'd also argue that if any development should take place it should be of singles, semis and town housing or commercial facilities similar to that of 3600 Major Mackenzie dr W.

Regards
Richard

C62
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written comments regarding apartment bldg at 3812 Mackenzie Drive
Date: March-01-22 11:13:06 AM

From: xiao yang <[redacted]>
Sent: Tuesday, March 01, 2022 11:12 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Written comments regarding apartment bldg at 3812 Mackenzie Drive

Hello to whoever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,

Xiao Yang

C63
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenzie Inc. Application 19T-14V001
Date: March-01-22 11:14:04 AM

From: Balvinder Mathon [redacted]>
Sent: Tuesday, March 01, 2022 11:10 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie Inc. Application 19T-14V001

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned
proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

C64
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Issues about the planned development of apartment complexes
Date: March-01-22 11:14:14 AM

From: Chara Chen <[redacted]>
Sent: Tuesday, March 01, 2022 11:10 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Issues about the planned development of apartment complexes

to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
Qiujin Chen

I can be contacted at [redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Subject Application at 3812 Major Mackenzie
Date: March-01-22 11:14:28 AM

From: Chandra Trueman <[redacted]>
Sent: Tuesday, March 01, 2022 11:02 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Subject Application at 3812 Major Mackenzie

To whom it may concern,

I am sending this letter to confirm my strong objection to the condominiums being built in the community, and my concerns as to the potential problems the development of them may create for the local community.

The addition of these buildings will greatly impact the environment and landscape of the community. They destroy the sense of community, walkability and suburban feel of the area. It creates more of an urban feeling and contradicts the majority of the population of the area, bigger, higher income families. These buildings may also cause a major impact on the already incredibly high traffic of the area, disabling people from getting to work and school, as well increasing the risk of accidents in school zones.

On the other hand, the installation of these buildings would also further the already existing problem of our local schools population. Every school in the area would be far past their capacity for attendees, more than they already are, this could become a problem, not only with covid, but with class sizes, safety and student learning. Students' learning experience would begin to deteriorate, with not only larger class sizes, as well as less help and attention from teachers available to students, with more students to take care of. Accommodation for special needs students or those with troubles with mental health may also become limited, with a drastic increase in the student population.

I am against the creation of these condominiums as they interfere with the residential neighborhood that has already been established, and do not encourage responsible growth and will negatively affect the natural environment of the area (with an increase in gas emissions, the destruction of natural land and habitats as well as an increase in people with environmentally unhealthy lifestyles).

Sincerely,
A concerned student and member of the community.

C66
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie reject
Date: March-01-22 11:17:17 AM

-----Original Message-----
From: [redacted] <[redacted]>
Sent: Tuesday, March 01, 2022 11:16 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie reject

Hello to whoever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Sent from my iPhone

C67
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fw: Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 11:24:32 AM

From: Kun Du [redacted]>
Sent: Tuesday, March 01, 2022 11:22 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fw: Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
David Du

C68
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 11:24:39 AM

From: li miki <[redacted]>
Sent: Tuesday, March 01, 2022 11:23 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
Yan li

C69
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenzie Inc. North West corner of Weston Road and Major Mackenzie
Date: March-01-22 11:39:50 AM

From: Ben M [redacted]>
Sent: Tuesday, March 01, 2022 11:30 AM
To: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie Inc. North West corner of Weston Road and Major Mackenzie

There are many issues I foresee regarding this development. Here are some of the most obvious ones:

1. Increased traffic from the existing congestion
2. Landscape and look of the area
3. Increase crimes
4. effect on the surrounding neighbourhood and subdivision
5. This is not even condos but apartment building
6. Why such high buildings?
7. Why can they just build townhomes?
8. The location is very odd for huge buildings
9. The current infrastructure CAN NOT even accommodate the current population
10. effect on schooling in area
11. effect on surrounding parks and community centers

Ben
[redacted]

C70
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Committee of the Whole (Public Meeting) March 1, 2022
Date: March-01-22 11:48:11 AM

From: [redacted] <[redacted]>
Sent: Tuesday, March 01, 2022 11:27 AM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Committee of the Whole (Public Meeting) March 1, 2022

Dear Mayor and Members of Council,

RE: G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST - VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

I am writing to express my **opposition** to the development proposal submitted for 3812 Major Mackenzie Drive West. I live in the vicinity and have concerns about the impacts a proposal of this nature will have on the surrounding area and beyond.

I was appalled by the proposed development for this area.

I am asking Vaughan Council to stand by its Official Plan and refuse this application. Send the owner back to the drawing board to create a development proposal that reflects the City's planning hierarchy and truly delivers something that this neighbourhood and the rest of the City would be better for.

Sincerely,

Ivana Mariani

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COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Public Meeting for Zoning By-Law Amendment Z.21.040
Date: March-01-22 11:48:20 AM

From: Rehman Mohar [redacted]>
Sent: Tuesday, March 01, 2022 11:32 AM
To: Clerks@vaughan.ca
Subject: [External] Public Meeting for Zoning By-Law Amendment Z.21.040

Hello,
I have received a letter from city of Vaughan on the official plan amendment OP.21.019, and public hearing is scheduled for tonight.

I am against this high rise buildings, similar to all the residents of the Woodbridge surrounding this area.

Here are a few of my points:

1. There are not enough infrastructures for a high rise to build on. This neighborhood is a low rise one, and a high rise building does not suit the area.

2. The privacy issue on having a building more than a few floors is a valid one.

3. It will not help in any way on price point as the builder would charge prime price sure to the location of the building.

4. The city should allocate certain areas close to the transit line for these kind of dense developments. (Close to Go line or subway line)

I strongly suggest the City should stick to the original purpose of this land, just have the townhouses built on the land.

Regards,
Rehman

[redacted] Lawford Road
[redacted]
Woodbridge
[redacted]

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C72
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 11:48:28 AM

From: isabelle li [redacted]>
Sent: Tuesday, March 01, 2022 11:32 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,

Isabelle Li

C73
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Regarding to Public Hearing for 3812 Major Mackenzie Drive
Date: March-01-22 11:48:33 AM

-----Original Message-----
From: Shu Chen <[redacted]>
Sent: Tuesday, March 01, 2022 11:46 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Regarding to Public Hearing for 3812 Major Mackenzie Drive

To whoever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Stephen Chen

发自我的iPhone

C74
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Oppose the application (Plan Amendment File OP.21.019)
Date: March-01-22 11:56:55 AM

From: Jo Qiu [redacted]
Sent: Tuesday, March 01, 2022 11:56 AM
To: Clerks@vaughan.ca; Letizia D'Addario <Letizia.D'Addario@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: [External] Re: Oppose the application (Plan Amendment File OP.21.019)

Adding clerks@vaughan.ca

On Tue, Mar 1, 2022 at 11:53 AM Jo Qiu [redacted] wrote:

> Hi Guys,
> I am living in vellore village community, currently the traffic on that area was already very heavy, this project definitely will make it worse. So I oppose it, please keep me update with any additional information.
>
> Thanks,
> Jonathan Qiu

C75
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 12:11:02 PM

-----Original Message-----
From: jing huang [redacted]
Sent: Tuesday, March 01, 2022 11:59 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Jing Huang
[redacted] Davos Road, Woodbridge
[redacted]

C76
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fwd: New Development - 3812 Major Mackenzie Drive
Date: March-01-22 12:11:11 PM

From: Sandra Monteleone [redacted]
Sent: Tuesday, March 01, 2022 12:08 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Fwd: New Development - 3812 Major Mackenzie Drive

Good morning,

I have been a resident and tax payer of the Weston and Major Mackenzie community for 2 years.

I have some concerns regarding the condominium development on the North West corner - 3812 Major Mackenzie Drive.

The construction of the project will cause many issues.

The infrastructure in the area is not designed to handle this new development. The area struggles with traffic congestion. Thus, adding a large high density development would add significantly to this issue.

The area has many single dwelling homes, large stores such as Walmart, and the new hospital. This has placed a strain on the existing roadways - Hwy 400, Weston Road and Major Mackenzie.

Currently, there are no high density buildings in this subdivision. Approving this project will lead the way to many other developers who do not represent the views of the tax payers living in this area.

Thus, I ask that the city votes NO to this new construction.

Thank you,

S. Monteleone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 12:11:17 PM

From: Yujie Tan [redacted]
Sent: Tuesday, March 01, 2022 12:09 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,

Yujie TAN

I can be contacted at

[redacted] 谢谢!

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 12:22:44 PM

From: [redacted]
Sent: Tuesday, March 01, 2022 12:21 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
Vivian Lian

I can be contacted at [redacted]

C82
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: pine lee
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 12:49:16 PM

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,

From: Jonathan .
To: Clerks@vaughan.ca
Subject: [External] rosanna.defrancesca@vaughan.ca ; maurizio.bevilacqua@vaughan.ca ; mark.antoine@vaughan.ca
Date: March-01-22 1:00:33 PM

Hello All,

I recently learned about a development coming at the corner of Major Mackenzie & Weston Road.

This is extremely concerning the area is already pretty busy, adding a few thousands more people in the area is going to be devasting ot my family, my neighbours & myself. This area is made up of Fully Detached Homes, Town homes & Semis. Condos do not have a place here.

I am a concerned citizen who has lived in the area now for 12 years and do not consent to this being build. I am also concerned that this has only come to my attention most recently I saw signs put up and let me tell you it was a shock to see that

Mr. Jonathan Cassar, C. TECH.

From: Aziz Dousheh
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] G Group Major MacKenzie inc. Application 19T-14v001
Date: March-01-22 1:12:46 PM

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

C85
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Maria Attard
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] 3812 Major Mac Dr - Building Development
Date: March-01-22 1:19:41 PM

To Whom It May Concern,

We have been residents of Woodbridge for over 30 years. We understand we can't stop development and progress, however we have to determine what kind of development works well for the area. The surrounding area around 3812 Major Mac already has traffic jams, grid lock not to mention the pollution and noise that the cars and traffic brings.

We do not support More high density high raises in this area!

We remember when the late Lorna Jackson was the Vaughan Mayor she said " there will be no high raises allowed in Vaughan".

Regards,
Frank and Maria Attard
[redacted] Carmen Crescent
Woodbridge

Sent from my iPad

C86
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Raman, Alka
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Opposing the zoning amendment at3812 Major Mackenzie Drive
Date: March-01-22 1:27:55 PM
Attachments: image001.png

Hi,

I wanted to write and say that I and my family who live at [redacted] Antorisa Ave, [redacted] are opposed to the zoning change to permit the development of the two residential building at 3812 Major Mackenzie Dr.

Thanks
Alka

Alka Raman (She/Her) | Delivery Director, Transformation and Delivery | Fraud Management | TI&I | CIBC
Cell: 647-545-1157 | alka.raman@cibc.com

Our purpose: To help make your ambition a reality

This message, including attachments, is confidential and may be privileged. If you received this in error, please notify me by reply email and delete this message.

C87
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: khalid kakish
To: Clerks@vaughan.ca
Cc: Maurizio Bevilacqua
Subject: [External] 3812 major McKenzie
Date: March-01-22 1:30:55 PM

Greetings,

Everyone is aware of the crazy overvalued real estate market. Most hard working Canadians became unable to afford buying a place called home. Therefore I encourage the new development as long as you make sure the new apartments are really affordable and reasonably priced. I believe it's part of your responsibility to make sure that the owner of the new development doesn't take advantage of the community and that there's a roof and a limit of pricing his apartments that he should not exceed. Most people buying real estate nowadays are not Canadians and are not residing in canada and the money they pay for it is not earned in Canada while normal Canadians living and working inside Canada cannot afford to buy a place to live in.
There should be a mechanism to assure that the final goal of this development is affordable housing for Canadians living inside Canada with reasonable non greedy prices .
Thank you

Khalid Kakish

From: FABIO GROSSO
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive"
Date: March-01-22 1:38:36 PM

As a long time resident of Vaughan I am opposed to this development.

Best regards,
Fabio Grosso
Via Teodoro
Woodbridge ON

Please excuse any grammatical or spelling errors as this is being sent from a mobile device.

From: Bruno Bifolchi
To: Clerks@vaughan.ca
Subject: [External] proposed development at 3812 Major Mackenzie Drive
Date: March-01-22 1:46:49 PM
Attachments: image003.png

To whom it may concern:

As a long time resident of Vellore Woods, I am completely opposed to this massive purpose built rental development.
The area does not support this kind of density let alone the degradation of the community by allowing multiple rental buildings that will only reduce the integrity of Vellore Woods but will also produce extreme traffic congestion.

I say no !

Bruno Bifolchi
Broker of Record
Trinihill Realty Corp. Brokerage
2839 Rutherford Road, Suite 300
South Entrance
Vaughan, Ontario L4K 2N7
T (416)798-7545 F (905)553-1465
bruno@trinihillrealty.com
trinihillrealty.com

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C90
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Chris & Krista Dimmell
To: Maurizio Bevilacqua; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman; Mario Ferri; Linda Jackson; Gino Rosati; Mark Antoine; Clerks@vaughan.ca
Subject: [External] Opposed - new development application for 3812 Major Mackenzie Drive
Date: March-01-22 1:48:35 PM

We are writing as we are very much **opposed** to the new development application for 3812 Major Mackenzie Drive. The addition of over 3000 new residential units will be devastating to our neighbourhood. As a resident of this area (153 Antorisa Ave) we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. This would create further issues for the area and poses concerns about the safety of our children being able to walk, play, attend school and visit the parks in their own community.

Please consider the damage this will cause the area and the existing zoning and density limits that are not followed within this proposal.

Please reject this proposal.

Chris and Krista Dimmell

C91
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: honfleur
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Objection of planned development of apartment at 3812 Major Mackenzie Drive
Date: March-01-22 2:00:26 PM

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.

I request this application be rejected, and implore the planners to listen to the voices of our community members.

C92
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Haha Hoho
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Apartment Complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc
Date: March-01-22 2:02:56 PM

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Your help on this matter is greatly appreciated!!!

Thanks
Cathy

C93
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Fabio Campacci
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca; Maurizio Bevilacqua
Subject: [External] Proposed Development -3812 Major Mac dr
Date: March-01-22 2:07:15 PM

Hi,

Me and my wife just moved into this area a year ago and came here because it was less congested compared to hwy 7 and 400 area where we were previously located. We came to this area to avoid the traffic and congestion that the condos created along hwy 7.
This area is already congested but manageable, and the thought of adding condos is unimaginable. Please listen to the concerns of the people in this neighbourhood instead of thinking about money that these builders don't need. If they put townhomes instead, that is a much more reasonable solution that would suit the area without adding a disastrous amount of traffic and congestion.

Thank you,

Fabio Campacci
[redacted]

C94
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Jiaying Wen
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 2:09:06 PM

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Jiaying Wen

C95
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: James Zhang
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 2:11:05 PM

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Qiuming Zhang

C96
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Josie Bifolchi
To: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie dr
Date: March-01-22 2:11:23 PM

To who it may concern,

I have been a long time resident of Vellore Woods, and I am absolutely opposed to this massive purpose built rental building.
The kind of density you are proposing cannot be supported in this area. These rental buildings will reduce the integrity of Vellore Woods, not to mention the traffic congestion it will most definitely produce.

I SAY NO!

Sent from my iPhone

C97
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: GINO GABRIELE
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Fw: Condos at 3812 Major Mackenzie
Date: March-01-22 2:17:16 PM

Good Afternoon,

I understand that there has be a request to build condos at NW corner of Major Mackenzie and Weston Rd.

In this area, most of the dwellings are single,s semis and towns homes.It makes no sense to put up condos in this area. This doesn't fit the landscape and ask this development be stopped.

Regards
Gino Gabriele

C98
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Roy and Diane Earle
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] RE: 3812 Major Mackenzie
Date: March-01-22 2:43:42 PM

Good afternoon,

I am responding to a notice we received today regarding saving our community from the proposed development that will ultimately devastate our neighbourhood. I would hope that the "powers that be" will not allow such a ludicrous proposal to move forward.

This plan, that could potentially triple the density in our area, will be the beginning of the end. This area is already congested with all the amenities, Wonderland and the new hospital, not including all the single homes and townhomes.

Aside from the additional population and cars that will inundate this area, crime will follow. This will bring down property value while our taxes will continue to increase. You can be sure that there will be an exodus of current home owners. Who wants to live amidst chaos which is what will happen if this development gets approved.

I have confidence that our politicians will not let this happen because it will not only affect residents of the area but all of Woodbridge's reputation.

Respectfully,

Roy & Diane Earle
[redacted] Water Garden Lane
[redacted]

C99
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Lina H
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] Development of apartment at 3812 Major Mackenzie
Date: March-01-22 3:00:25 PM

To whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area.

Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.

I request this application be rejected, and implore the planners to listen to the voices of our community members.

Dan

C100
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: G Liu
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Cc: Rosanna DeFrancesca
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 3:23:34 PM

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.

I request this application be rejected, and implore the planners to listen to the voices of our community members.

Thanks for your attention.

Glen Liu

C101
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: julia dicarlo
To: Clerks@vaughan.ca
Subject: [External] G Group major Mackenzie inc.
Date: March-01-22 3:42:23 PM

Hi,

I am writing in regards to the proposed residential condo unit :

Re: G Group major Mackenzie inc.
application 19T-14V001
Official plan amendment file OP.21.019
Zoning by-law amendment file Z.21.040.

This is to confirm my strong objection to the subject application at 3812 Major Makenzie.

I am a member of the community and feel that this plan will disrupt the balance in the family community.

Thank you,

Julia DiCarlo

From: Runjing Wu
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Regarding apartment building at 3812 Major Mackenzie Drive
Date: March-01-22 4:18:16 PM

Good afternoon,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Thanks,

Runjing

From: Geoff Trueman
To: Rosanna DeFrancesca; Ward 3 Support Staff; Clerks@vaughan.ca
Cc: Tina Gandhi
Subject: [External] New Development by G Group in Ward 3
Date: March-01-22 4:49:56 PM

Re:
G Group Major Mackenzie Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

Dear Ms. Defrancesca,

I am writing to express my strong concern and objection to the subject application at 3812 Major Mackenzie Drive in Vaughan.

As a resident of Ward 3, in what will literally be the shadow and dust plume of this development, it is beyond my comprehension why the city would consider such a project that would devastate the local community. While I understand the push to create low-cost housing and "urban intensification" there are other areas in Vaughan, that are not in the middle of an established community, where this new concrete jungle can be built.

We are already experiencing the maximum capacity of our local roads, schools, community centres, and places of worship. The parcels of land at the corner of Weston Road and Major Mackenzie Drive were originally zoned for commercial and low-density residential projects. Introducing any of the projects at the north-east, north-west, and south-west corners of this intersection will impact our already snug infrastructure, but this project in particular, with its multiple high-rise towers, will strangle our community and lead to plummeting property values, ludicrously overpacked schools, traffic congestion to rival the worst parts of Toronto, and reduce our peaceful community to just another Jane and Finch.

Urban intensification projects, such as the G Group development at Yonge Street and High Tech Blvd in Richmond Hill, are strategically located next to the GO Transit station and the new Yonge North subway extension. The massive Transit City development in Vaughan has been meticulously planned to be a self-contained city built up in a commercial and industrial area, with no impact on existing residential zones. The proposed Ward 3 project has none of these considerations or benefits. It is intended to be shoe-horned into an existing neighbourhood with no respect for the residents. We will face **years** of disruptive construction noise, lane closures for construction vehicles, heavy equipment damaging the existing roads, and extreme diesel exhaust pollution. My office is across Islington Avenue from the SXSW Condo Development, and I can personally vouch for these problems.

Numerous municipal policies, designed to protect the environment and existing communities, will have to be pushed aside for this to proceed. I have faith in my municipal leadership that the requested amendments will be promptly rejected in favour of existing development plans.

Responsible growth of our community will benefit both the residents and the greater city of Vaughan.

Sincerely,
Geoffrey Trueman, P.Eng

From: Asher Jaffri
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff
Subject: Re: [External] Fwd: Question/Concern: OP.21.019
Date: March-01-22 4:53:10 PM
Attachments: image001.png

Good afternoon Councillor Rosanna,

I truly appreciate your prompt response, commend your stance and interest in this matter. I am looking forward to how Councillors at Vaughan debate this particular issue, and a meaningful resolution towards sustaining Vaugan's integrity.

Cheers,

Jaffri

On Tue, Mar 1, 2022 at 2:55 PM Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:

> Hi Asher,
>
> Thank you for your email and comments.
>
> I completely agree with your position. Please be assured that I will NOT be supporting this development in its current form.
>
> I will forward your concerns to our city planners for consideration and our City Clerk.
>
> Your email will be added on record and presented at our next Council meeting on March 22nd.
>
> Sincerely,
>
> Rosanna
>
> **Rosanna DeFrancesca**
>
> 905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor

2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Asher Jaffri <[redacted]>
Sent: Tuesday, March 01, 2022 12:07 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fwd: Question/Concern: OP.21.019

---------- Forwarded message ---------
From: **Asher Jaffri** [redacted]>
Date: Mon, Feb 28, 2022 at 1:54 PM
Subject: Question/Concern: OP.21.019
To: Clerks@vaughan.ca <clerks@vaughan.ca>
Cc: <rosanna.defrancesca@vaughan.ca>

Good day,

As a resident within the "Subject Lands - associated with OP.21.019", I wanted to humbly ask the rationale behind resurrecting the plan which was collectively denounced by the wider community in 2019?

That being said, I would like to submit, request to speak and voice my opposition to the prescribed endeavor - outlined within OP.21.019. Given the already clogged intersection(s) i.e. Weston and Major Mackenzie, the addition of "two residential apartment building(s) and three mixed-used residential apartment buildings" will further add to the traffic congestion. Additionally, the building will add a sheer spike to the population within an already saturated community (within the confines of the sub-division) without any consideration towards fostering a better sense of well being for existing constituents of Vaughan i.e. considerations for inclusive outdoor parks, recreation and leisure activities - this is reflected

whilst accounting for the existing amenities, which are functioning at peak capacities during any given point in time.

Over the last five years, the quality of life seems to be of little or no importance when considering such vast construction undertakings. Furthermore, the same minimal consultation is applied to assess elements like noise-level, cost-of-living, crime and environmental sustainability. There should be a clear distinction between "Urban Vaughan " and "Vibrant Suburban Vaughan ", the former is visually clear within the span of Hwy.7 and Jane (spanning over to Interchange Way and Weston). A sense of sanity must be preserved for the larger community - which is an integral part of the Vaughan fabric.

Regards,

Syed A. Jaffri
Voice: [redacted]

cc:

- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl., Vaughan
- Residents of [redacted] Wardlaw Pl. , Vaughan

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--

Asher Jaffri
Voice: [redacted]
email: [redacted]

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--
Asher Jaffri
Voice: [redacted]
email: [redacted]

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C106
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Samuel Z
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-01-22 4:56:07 PM

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Samuel Zhang

C107
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: The Puntillos
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie Road - Proposal
Date: March-01-22 5:09:41 PM

HI

I object to the mass development that is planned for the corner of Weston Road and Major Mackenzie Road

- You're increasing the FSI from 1.58 to 5.78; that's a 265% increase
- Is the infrastructure in the area able to accommodate this increase? Look at Weston and Highway 7 traffic flowing north and south – it rivals the traffic in downtown Toronto during rush hour
- Traffic accessing Highway 400 is already a problem, even during Covid
- These tall towers will cast shadows on existing homes; I'm sure the homeowners never anticipated this level of development when they purchased the homes
- People bought homes in the suburbs to get away from high density and traffic; this is not appropriate
- There is plenty of land adjacent to Highway 400 and north of Langstaff; wouldn't this be more suitable since it would be straight on to the highway and would not further jam up Major Mackenzie

Sent from Mail for Windows

C108
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Trinca, Brunella
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] application for 3812 Major Mackenzie Dr.
Date: March-01-22 5:28:26 PM

Dear Ms. DeFrancesca,

I am a resident of Vaughan living in the Major Mackenzie/Weston Rd area which I believe is affected by this new proposed development.
I chose to live here because of the community family oriented feel one currently experiences in most neighbourhoods in Vaughan.

If I wanted to live around skyscrapers and dense populations, I would have moved to a corridor in downtown Toronto.

I firmly oppose this appalling proposal of Seven Towers from 11 to 36 storyes and over 3000 new residential units.
This will completely change the essence of our community. We do not want this! We need more information.

Best regards,

Brunella Trinca
[redacted]

[redacted]**Isernia Cres,**
Vaughan, ON
[redacted]

C109
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Altaf Ahmed
To: Clerks@vaughan.ca; Mark Antoine
Cc: Maurizio.bevilacqua@vsughan.ca; Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie proposal Unacceptable
Date: March-01-22 5:46:44 PM

Dear City,
We the community of Vaughan residents, strongly protest on this new new proposal of high rises in our community and it will surely devastate our community and neighborhood.

No approvals to be granted on such hearings.

Kind regards,
Altaf Ahmed
[redacted] Sibella Way,
Vaughan, [redacted]

C110
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Mohamed Moussa
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Rd
Date: March-01-22 5:52:22 PM

Hi Rosanna,

We live just north of Rutherford and Weston and we have major concerns about the proposed development at 3812 Major Mackenzie Rd. The area is already congested with unacceptable traffic across the area. Having such a massive complex will definitely impact everyone across all fronts.

The city has an obligation to maintain the fabric of our community and the proposed development DOES NOT fit with that. This is not the first time we see similar request to messing up with our community / neighbourhood. This is very concerning.

Cheers, Mohamed

C111
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Keith Woodcock
To: Maurizio Bevilacqua; Clerks@vaughan.ca
Cc: Rosanna DeFrancesca

Subject: [External] Mar 7 2022 Meeting - Official Plan Amendment File OP.21.019 Zoning By-law Amendment File Z.21.040. 3812 Major Mackenzie Drive , Vaughan. Objection to proposed development -
Date: March-01-22 6:11:19 PM

I reside within 5 kilometres of the site. Please register this email as my objection to the proposed development on the following grounds:

1. **Impact on local traffic.**

   This area is already a busy location (Rutherford/Major Mac/Hwy 400). Lots of retailers (Walmart/Home Depot/Fortino's and malls), the new hospital and Canada's Wonderland.

   Notwithstanding the widening of Major Mackenzie Drive, adding 2,750 housing units and vehicles (one or two per family?) would negatively impact safety and travelling time.

2. **Scale of the proposal - density and location**

   The density at 5.78 FSI exceeds that approved by the Ontario Municipal Board in 2010. I believe that the scale of this proposal is too large for this location.

3. **Neighbourhood**

   As noted by the Committee of Adjustment in Decemeber 2019, even at the then propsoed density of 2.15; this is not acceptable for the apppropriate development of the subject lands.

Respectfully yours,
Keith Woodcock.

From: Daniela Palmieri
To: Maurizio Bevilacqua; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman; Mario Ferri; Linda Jackson; Gino Rosati; Mark Antoine; Clerks@vaughan.ca
Subject: [External] Opposed - new development application for 3812 Major Mackenzie Drive
Date: March-01-22 6:16:45 PM

Hello,

My husband and I are writing as we are **opposed** to the new development application for 3812 Major Mackenzie Drive. The addition of over 3000 new residential units will be devastating to our neighbourhood. As a resident of this area ([redacted] Antorisa Ave), we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. This would create further issues for the area and poses concerns about the safety of our children being able to walk, play, attend school and visit the parks in their own community.

Please consider the damage this will cause the area and the existing zoning and density limits that are not followed within this proposal.

Please reject this proposal.

Thank you,

Daniela and Joey Palmieri

From: Aanchal Sharma
To: Maurizio Bevilacqua; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman; Mario Ferri; Linda Jackson; Gino Rosati; Mark Antoine; Clerks@vaughan.ca
Subject: [External] Opposed to new development application for 3812 Major Mackenzie Drive
Date: March-01-22 6:20:31 PM

Good evening,

Apolgies for not being able to join the call today. Alternatively, weare writing to share our feelings towards the new development application.

We are writing as we are very much **opposed** to the new development application for 3812 Major Mackenzie Drive.

The addition of over 3000 new residential units will be devastating to our neighbourhood. As a resident of this area ([redacted] Antorisa Ave) we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. The traffic flow to the schools in the neighborhood has already created cognestion, difficultly dropping kids to school, picking them up and getting to work on time. In addition, this develooment would create further issues for the area for the safety of our children being able to walk, play, attend school and visit the parks in their own community.

Please consider the damage this will cause the area and the existing zoning and density limits that are not followed within this proposal.

Please reject this proposal on behalf of the families and children in the neighborhood.

Thank you kindly,

Aanchal Sharma

C114
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Daniela Reyes
To: Maurizio Bevilacqua; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman; Mario Ferri; Linda Jackson; Gino Rosati; Mark Antoine; Clerks@vaughan.ca
Subject: [External] Opposed - new development application for 3812 Major Mackenzie Drive
Date: March-01-22 6:20:53 PM

We are writing as we are very much **opposed** to the new development application for 3812 Major Mackenzie Drive. The addition of over 3000 new residential units will be devastating to our neighbourhood. As a resident of this area ([redacted] Antorisa Ave) we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. This would create further issues for the area and poses concerns about the safety of our children being able to walk, play, attend school and visit the parks in their own community. **The danger that this will cause to pedestrians will be deadly, and ultimately be the consequences of your actions to allow this to happen. Please help make our community safe and beautiful.**

Please consider the damage this will cause the area and the existing zoning and density limits that are not followed within this proposal.

Please reject this proposal.

James and Daniela Reyes

--
Daniela Reyes

C115
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: David 007
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Major Mac/Weston Development Objection
Date: March-01-22 6:37:12 PM

Hello,

Please be advised that I DO NOT AGREE with the proposed development of 7 condo towers at the northeast corner of Major Mackenize and Weston Road.
There are numerous reasons why such a development should not be allowed in this area. First and foremost I am all for development and housing, but it must be the proper development for the area. Development that the area can support in all aspects including infrastructure. This proposed development does not meet these aspects in my opinion.

1. Allowing a FSI of 5.78 will set a precedent in the area that will not be sustainable, especially when the current maximum FSI is 1.58.
2. Within several kilometers of this proposed development are ONLY townhomes, semi-detached, and detached home. The 7 towers DO NOT FIT in the landscape of the area, even if one to argue that there is a low-rise condo at Major Mac and Pine Valley, but this building is nestled away and not an eye sore.
3. I am all for creating housing and affordable housing as I know this is a big topic of discussion in todays day and age. I just don't agree with the concept that selling a condo unit for $1500 a square foot is affordable
4. In December 2019, a request to increase the density to 2.15 was rejected by the committee of adjustment, so why would it be allowed now
5. I have no issues with putting townhomes (regular style, back to back, stacked, etc), semi's, or detached in this parcel of land, as they would fit in with the surrounding community.
6. In going back to infrastructure schools in the area are already at over capacity adding 3000 new units will not help this issue.
7. Major Mackenzie was recently expanded to 3 lanes each way, and it still busy. Adding 3000 units will create traffic jams constantly
8. I am even opposed to low or mid-rise building to be allowed in this area.
9. Home owners bought their homes in the area to keep it exclusive to single style homes, no one wants people looking in their backyards from above
10. Going back to affordability and 2750 units being affordable housing what does that mean? Does it mean they will be under a million dollars? Does it mean that they will be government subsidized housing because if they are, this will greatly affect the value of the homes in the area that people paid a premium for prior to this proposal.

These are just some reasons as to why this proposal should not be passed.

We elected the Mayor and City Councillors to prevent things like this from happening. I do hope that this proposal is rejected. I do hope that the right thing is done by members of Counsil.

Thank you,

Omero I

C116
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Ma Wani
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Ward 3 - High Rise proposal at Major Mackenzie and Weston
Date: March-01-22 6:46:46 PM

Dear Mayor and Councillors:

Building high-density and high-rise residential towers along major McKenzie in a purely low-rise residential neighbourhood seems completely off-side with the planning intent for the neighbourhood. This area was neither envisioned nor planned for as a high-rise high-density development and if the fundamental planning considerations did not take into account this density at the early planning stage, then it does not seem logical to go in that direction now due to its adverse consequences for the neighbourhood.
High-density makes sense along highway 7; it was carefully planned for and all the transit requirements have been taken into account. It makes no sense to do so on Major Mackenzie.

The intersection at Major Mackenzie/Weston and adjoining neighbourhood is already very busy. To cite a few examples:

- Driving time from Poetry Drive to Keele on Major McKenzie has gone up by 50% within the last 3 years.
- Crossing across to the hospital which is adjacent to Canada's wonderland is already a problem and the off/on ramps are packed, especially with lineups in the summer.
- It is almost impossible to take a left turn off Cityview Blvd. on to Major Mackenzie, without waiting several lights.
- Just adjacent to the proposed development site, 3000+ students are dropped off every morning at three schools on Lawford Road and it is beyond packed. Just this morning (March 1, 2022) two ambulances had difficulty getting into the neighbourhood from the intersection at Lawford and Major MacKenzie.
- This neighbourhood has more than its share of townhomes and basement apartments as it is. Many driveways have 4-5 cars parked. We do not need more cars on the road and more density in this neighbourhood.

Thank you for your consideration.
With warm regards,
Mansoor
Stormont Trail
Woodbridge

C117
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Brian
To: Rosanna DeFrancesca; Clerks@vaughan.ca; Mark Antoine
Cc: Maurizio Bevilacqua
Subject: [External] 3812 Major Mackenzie proposal
Date: March-01-22 6:46:48 PM

Good evening Rosanna

I would like to express my dismay and disapproval of the application for the development proposed at 3812 Major Mackenzie. As a Vellore Woods resident for 20 years it is appalling that high rise developments are once again on the table in our community. After the successful stop to the marina lands proposed high rise development I thought we were done with such activities. This community is primarily singles, semis and towns and should remain as such. The infrastructure cannot sustain the added pressures and traffic resulting from such density. Congestion is already a fact of life in our communities and this would make it unbearable.

At some point the safety and consideration of residents must take priority over the desires of developers. More consideration needs to be given to quality of life and community. Cut through traffic already threatens safety in our residential streets. I can attest first hand with the number of close calls experienced over the last 2 years of walking my daughter to school. Even with the presence of an adult it is risky Can't imagine the perils of her walking on her own

I truly hope and put my trust in the council we have elected to do the right thing and stop the devastation of our community

Stop this development

Brian Smith
20+ years as a Vellore Woods resident

From: Carmela Fiore
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Project Application at 3812 Major Mackenzie Drive.
Date: March-01-22 6:47:25 PM

Hi Rosanna,

This email is to confirm that I strongly object to the following project:

G Group Major Mackenzie Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

Please let me know if there is anything else required on my end.

Thank you,

Carmela Fiore
Weston/Major Mackenzie Resident

C119
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: alina fainshtein
To: Clerks@vaughan.ca
Subject: [External] Fw: opposing new high rise developement
Date: March-01-22 6:52:35 PM

Sent from Yahoo Mail on Android

----- Forwarded message -----
From: "alina fainshtein" [redacted]
To:
Cc: "rosanna.defrancesca@vaughan.ca" <rosanna.defrancesca@vaughan.ca>
Sent: Tue., 1 Mar. 2022 at 6:50 p.m.
Subject: opposing new high rise developement

We are residents of vaughan neighborhood postal code [redacted].
We would like to oppose the new proposed application at 3812 Major MacKenzie Dr, plan amendment (op.21.019) and zoning bilaw(z.21.040).
We don't think that this area is a place for high rises, since it's single home, semis,and townhouse residences, this high rise kind of developement does not fit in our community.
it would put a large strain on our infrastructures.
Please do not let it pass
thank you
Alina Fainshtein.

Sent from Yahoo Mail on Android

C120
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Konstantin
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Opposing high rise development
Date: March-01-22 6:57:52 PM

We are residents of vaughan neighborhood postal code [redacted]
We would like to oppose the new proposed application at 3812 Major MacKenzie Dr, plan amendment (op.21.019) and zoning bilaw(z.21.040).
We don't think that this area is a place for high rises, since it's single home, semis,and townhouse residences, this high rise kind of developement does not fit in our community. it would put a large strain on our infrastructures.
Please do not let it pass
thank you

Sent from my iPhone

From: Joe Fiore
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Project Application at 3812 Major Mackenzie Drive.
Date: March-01-22 6:58:18 PM

Good Evening Rosanna,

This email is to confirm that I strongly object to the following project:

G Group Major Mackenzie Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

Please let me know if you have any questions.

Thank you,

Joseph Fiore
Weston/Major Mackenzie Resident

C122
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Pina D"Ugo
To: Clerks@vaughan.ca; DeFrancesca@vaughan.ca
Subject: [External] G GroupMajor Mackenzie Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-02-22 7:49:41 AM

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment. Considering the glaring divergence from the existing policies and lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes compatibility with the existing community.
Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development instead, this is more about supporting responsible growth.

Thank you
PINA D'Ugo

C123
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: DONNA VERRELLI
To: Clerks@vaughan.ca
Subject: [External] Proposed Development
Date: March-01-22 7:01:04 PM

This is to Rosanna Defrancesca,

I'm a resident at Weston and Major Mackenzie and I'm very disappointed that this is an option! We purchased in a neighbourhood to ensure our children grow up in a community with opportunities. Building massive buildings should NOT be in a residential community like ours.

This will over crowd our already overcrowded schools also more traffic In this area.

Please take the value of our homes in consideration when deciding to allow this massive complex here.

Many families will be affected and this is not fair to us tax payers to allow this. Im very disappointed resident.

Donna verrelli

Sent from my iPhone

C124
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: ND DePasqua
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] 3812 Mackenzie Road- Proposal
Date: March-01-22 7:13:48 PM

I am writing to mention my concerns about the new proposal Seven Towers from 11 to 36 storey's We are surrounded by detached, semis and single and green space , when we moved here we were told that we were going to live and be surrounded by nature. Parks , Schools and homes , not condos and sky scrapers , we don't need it in the neighborhood, we don't want it in the neighborhood we oppose the application for this builder go build these condos, build them up North where there is more open land I am a local citizen in the community pay my takes not happy they are thinking of building these condo

Sent from my iPhone

C125
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Opposing new high rise development on Major Mackenzie Drive in Vaughan.
Date: March-02-22 9:55:36 AM

From: Faina Fainshtein [redacted]>
Sent: Tuesday, March 01, 2022 7:14 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Opposing new high rise development on Major Mackenzie Drive in Vaughan.

Hello.

We are residents of vaughan neighborhood postal code [redacted]

We would like to oppose the new proposed application at 3812 Major MacKenzie Dr, plan amendment (op.21.019) and zoning bilaw(z.21.040).
We don't think that this area is a place for high rises, since it's single home, semis, and townhouse residences, this high rise developement does not fit in our community and will put a large strain on our infrastructures and create even more conjestion in already highly conjested area.

Please do not let it pass.
Hope our opinion is metter.

Faina Fainshtein
Alex Fainshtein
Maya Fainshtein

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Opposing new high rise development on Major Mackenzie Drive in Vaughan.
Date: March-02-22 9:57:13 AM

From: Alex Locks [redacted]>
Sent: Tuesday, March 01, 2022 7:23 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Opposing new high rise development on Major Mackenzie Drive in Vaughan.

Hello.

We are residents of vaughan neighborhood postal code [redacted]

We would like to oppose the new proposed application at 3812 Major MacKenzie Dr, plan amendment (op.21.019) and zoning bilaw(z.21.040).
We don't think that this area is a place for high rises, since it's single home, semis, and townhouse residences, this high rise developement does not fit in our community and will put a large strain on our infrastructures and create even more conjestion in already highly conjested area.

Please do not let it pass.
Hope our opinion counts.

Alex Fainshtein

C127
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-02-22 9:58:07 AM

From: Cathy P [redacted]
Sent: Tuesday, March 01, 2022 7:28 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Cathy Pham

C128
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive
Date: March-02-22 9:59:06 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 01, 2022 7:35 PM
To: Debbie Cocuzzo [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] 3812 Major Mackenzie Drive

Hi Debbie,
It's not too late, your communication can still go on record and will be included in the Agenda communications for the March 22nd Council meeting.
Council members will not be voting on the item this evening, voting will be taking place on March 22nd.
I will forward your concerns to our city planners for consideration and our City Clerk.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Debbie Cocuzzo <[redacted]
Sent: Tuesday, March 01, 2022 7:15 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive

Dear Ms. Defrancesca I am writing to advise you that your correspondence regarding the above matter was received only today. We have no opportunity to get to the meeting.
For whatever it's worth I agree with you. The proposed development makes no sense except to create an environment for more grid lock, pollution, and may open way for higher rates of crime. If the current governments haven't learned enough from the pandemic, indensification does not create a healthy environment.

Indensification puts strain on his infrastructure, takes up green space and the only focus is on profitability for the developers.
Please put a stop to this project before we all suffer the consequences of short sighted ambition and greed.
Sincerely,
Cesidio and Debbie Cocuzzo
[redacted] Millwood Pky
Woodbridge
[redacted]
--
Debbie Cocuzzo
Absolute Alliance HVAC Solutions

C129
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mac Road
Date: March-02-22 10:01:05 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 01, 2022 7:37 PM
To: shirish paste [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] 3812 Major Mac Road

Hi Shirish,
Thank you for your email and comments.
I completely agree with your position. Please be assured that I will NOT be supporting this development in its current form.
I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: shirish paste <[redacted]
Sent: Tuesday, March 01, 2022 7:07 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mac Road

Hi Rosanna,
I came across information that there is new development application for 3812 Major Mackenzie Drive. It is completely acceptable to bring so many residential unit so close to my house at [redacted] Filippazzo Road. This needs to stop. They can do it some other place but not at Weston and Major Mac. I hope city doesn't give permission. They can build town houses which will give owners enough

profit and at the same time it will not impact our life. It is simply unacceptable and should not happen.
Thanks,
Shirish

Get Outlook for Android

C130
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Proposal
Date: March-02-22 10:01:40 AM

From: Leif Gonzales [redacted]>
Sent: Tuesday, March 01, 2022 7:45 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Proposal

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

Similar development may have worked for the Weston and Hwy 7 area because it was within an industrial and retail surrounding. Going through with this proposal in the Weston and Major Mackenzie area is not appropriate because the site is already surrounded by subdivisions of independent living property. It violates the privacy of the surrounding living properties and can also create a division within the community in which we all make an effort to keep it unified.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,
Leif Gonzales & Franca Ierullo

C131
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] New development application for 3812 Major Mackenzie Drive
Date: March-02-22 10:02:13 AM

From: m b [redacted]>
Sent: Tuesday, March 01, 2022 7:58 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] New development application for 3812 Major Mackenzie Drive

Hello,
I am writing in regard to the new development application for 3812 Major Mackenzie Drive.
I live very close to this location and since I heard about this massive development to be built so close to my home, I thought this would be devastating for our community.
I don't agree with this proposal and I hope every single homeowner in this area will vote against it.
Thank you for your time.
Coca Berea
[redacted] Montreaux Crescent

C132
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fwd: 3812 Major Mackenzie proposal Unacceptable
Date: March-02-22 10:03:08 AM

From: Altaf Ahmed [redacted]
Sent: Tuesday, March 01, 2022 8:01 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Fwd: 3812 Major Mackenzie proposal Unacceptable

RE: 3812 Mackenzie Road New proposal of High Rises/ buildings

Dear City Voices,
We, The voices of community, and Vaughan residents, strongly protest on this new new proposal of high rises in our community and such permissions will surely devastate our community and neighborhood.

No approvals to be granted on such hearings, please.

Kind regards,
Altaf Ahmed
[redacted]
Community Resident:
[redacted] Sibella Way,
Vaughan, [redacted]

Virus-free. www.avast.com

C133
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] RE: Objection to G Group Major Mackenzie Inc.
Date: March-02-22 10:05:39 AM

From: hope good [redacted]>
Sent: Tuesday, March 01, 2022 8:35 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] RE: Objection to G Group Major Mackenzie Inc.

RE: G Group Major Mackenzie Inc
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040
This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.
Parking, Traffic and Sun light and many other factors will affect our community.
I believed the City will do the right thing to declined their Proposal and they need to come up with a new reasonable one.

Thank you,

Anh Le

Sent from Mail for Windows

C134
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Objections to G Group Major Mackenzie Inc
Date: March-02-22 10:10:14 AM

From: NguyenThanh Giang [redacted]>
Sent: Tuesday, March 01, 2022 8:47 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Objections to G Group Major Mackenzie Inc

Dear Council Rosanna,

RE: G Group Major Mackenzie Inc

Application 19T-14V001

Official Plan Amendment File OP.21.019

Zoning By-Law Amendment File Z.21.040

This is to confirm my strong OBJECTION to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Parking, Traffic and Sun light and many other factors will affect our community.

I believed the City will do the right thing to declined their Proposal and come up with a new reasonable one.

Thank you,

G Nguyen

Sent from Yahoo Mail on Android

C135
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] RE: OBJECTION to G Group Major Mackenzie Inc.
Date: March-02-22 10:12:25 AM

From: Cyan Le [redacted]>
Sent: Tuesday, March 01, 2022 9:01 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] RE: OBJECTION to G Group Major Mackenzie Inc.

RE: G Group Major Mackenzie Inc
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040
This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.
Parking, Traffic and Sun light and many other factors will affect our community.
I believe the City will do the right thing to decline their Proposal and they need to come up with a new reasonable one like townhouse

Thank you,

Cyan Le

C136
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc
Date: March-02-22 10:13:48 AM

-----Original Message-----
From: Zhigang Fu [redacted]>
Sent: Tuesday, March 01, 2022 9:43 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Mark F.

Sent from my iPhone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-02-22 10:14:21 AM

From: Annarita Caria [redacted]>
Sent: Tuesday, March 01, 2022 10:50 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; Elvira Caria [redacted]
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

My name is AnnaRita Caria and I live at [redacted] Bunring Drive in the Vellorewoods Community.

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,
AnnaRita Caria
Sent from Yahoo Mail on Android

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] RE: G Group Major Mackenize Inc. Application 19T-14V001
Date: March-02-22 10:15:32 AM

From: Ranbir Dhillon [redacted]>
Sent: Wednesday, March 02, 2022 12:55 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] RE: G Group Major Mackenize Inc. Application 19T-14V001

Thank you, thank you, thank you for supporting our community! Very much appreciated

Sent from my Bell Samsung device over Canada's largest network.

-------- Original message --------
From: Ranbir Dhillon [redacted]
Date: 2022-02-16 9:31 p.m. (GMT-05:00)
To: Rosanna.DeFrancesca@vaughan.ca
Cc: Clerks@vaughan.ca
Subject: G Group Major Mackenize Inc. Application 19T-14V001

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned

proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,

Ranbir Dhillon
[redacted]Fontevielle Crescent, Woodbridge
[redacted]

Sent from my Galaxy

C139
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Concerned Vaughan resident/condo builds Weston and major Mac
Date: March-02-22 10:16:54 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, March 02, 2022 9:35 AM
To: Susan [redacted]>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Concerned Vaughan resident/condo builds Weston and major Mac

Hi Susan,
Thank you for your email and completely agree with your position. During last night's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands, and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Susan <[redacted]>
Sent: Tuesday, March 01, 2022 10:53 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Concerned Vaughan resident/condo builds Weston and major Mac

Good morning Rosanna and team

I am emailing you with a huge concern of the 7 buildings being thought to build at Weston Road and Major Mackenzie.
I have lived in beautiful Woodbridge Vaughan 43 years. I grew up here with my parents and now and bringing up my kids in this beautiful town.
I bought further up north west Weston and major Mac so that we can be away from congestion. Now it's like the builder is pushing people out. I can't afford to sell my hard earned house and purchase something for even more with the prices now a days.

For me looking out my front door is what I would see, the condos. I live on 8 Sedgewick Place and the amount of traffic that flows through my street is horrendous. We call it the 401. I'm concerned and I have always been concerned for my kids and the street kids safety.
Believe me when I say this a child was nearly killed on Sedgewick Place a few years ago due to cars parked on the street. And these are cars belonging to Sedgewick Place who own a driveway.

When will something change?! is it after a child falls deceased? I hope this is not what they are waiting for to take action.
And now with 3000 units I can't even imagine the congestion this will cause. Driving my kids to school or just getting out of my driveway is NOT safe at all. It's a mission we been fighting for 11 years. Enough is enough!

Why can't these buildings have been planned to be built further North near Teston?

Did we think of how congested this beautiful higher class neighborhood would be?

In front of corrtilucci near Jane is bumper to bumper now, can you imagine when these condos are up?

We bought here for privacy, now condo living families will be able to see in our own backyards.

These high buildings are wrong and disgusting for the city of Vaughan. We are NOT a downtown area. Please keep housing up in this beautiful area

Thank you for reading my email and I pray that we can help stop this together.

Suzy Carnevale

C140
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] OPPOSED - new development application for 3812 Major Mackenzie Drive
Date: March-02-22 12:38:53 PM

From: Lindsay Greco [redacted]>
Sent: Wednesday, March 02, 2022 11:40 AM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] OPPOSED - new development application for 3812 Major Mackenzie Drive

To whome it may concern:

We are writing as we are very much **opposed** to the new development application for 3812 Major Mackenzie Drive. The addition of over 3000 new residential units will be devastating to our neighbourhood. As a resident of this area (56 Hailsham Court) we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. This would create further issues for the area and poses concerns about the safety of our children being able to walk, play, attend school and visit the parks in their own community.

Please consider the damage this will cause the area and the existing zoning and density limits that are not followed within this proposal.

Please reject this proposal.

Sincerely
Max and Lindsay Greco

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] RE: New development application for 3812 Major Mackenzie Drive. / Opposition
Date: March-02-22 12:44:36 PM

From: Marisa Gosio [redacted]
Sent: Wednesday, March 02, 2022 12:00 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] RE: New development application for 3812 Major Mackenzie Drive. / Opposition

Rosanna,

Thank you for all your efforts on this proposal, the City of Vaughan needs to be absolutely opposed to the proposed change of development application for 3812 Major Mackenize Drive.

This community is made up of mostly singles, semis and towns with ancillary educational, recreational, and commercial uses. It is clear that this development does not fit the community. This would be very bad for the community.

I am writing to express my opposition to the proposed rezoning and development of property at 3812 Major Mackenzie Drive .
The proposed changes to this site is not consistent with the broader-family residences that were originally sited when we purchased our home in this community.
The City of Vaughan goal should be to preserve existing neighborhoods. Our opposition is also based on these potential/probable negative effects:

• The loss of neighborhood and community character • A decrease in the market value of my home • Increased traffic congestion adding to an already dangerous situation • The destruction of green space • This type of apartment complex does not fit into the single family neighborhood .

If you have any questions or requirements please reach out to me and the coordinates below.

Marisa Gosio
Vaughan Resident
[redacted]

[redacted] **Gosio** (She/Her)
Director Supply Chain & Logistics

LINE MANAGER SUPPLY
BNEW GSU AM MANA Region Supply Canada
Phone: +9052682321
Mobile: +4162012400
marisa.gosio@ericsson.com

Please do not feel obligated to respond until normal business hours commence if you received this message after hours. The "right" work-life balance is an individual choice for each one of us at Ericsson.

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C142
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Development of apartment complexes
Date: March-02-22 1:38:09 PM

From: f xu [redacted]
Sent: Wednesday, March 02, 2022 12:40 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Development of apartment complexes

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of this area. The community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.

I'm asking this application be rejected, and implore the planners to listen to the voices of our community members.

C143
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed development - 3812 Major Mackenzie Drive
Date: March-02-22 4:21:34 PM

From: Sabrina Pantusa [redacted]>
Sent: Wednesday, March 02, 2022 4:19 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed development - 3812 Major Mackenzie Drive

Hello there,
I am writing in regards to the proposed development at 3812 Major Mackenzie for housing units and high rise apartment units.
As a resident of Vaughan and ward 3, I strongly oppose this application. Well noted that a live public meeting was held but would like to add my opposition to this plan. With the influx of residents, the intensified traffic around Vaughan Mills Mall, the new hospital and Wonderland, the traffic on most days is already too congested. The addition of these buildings will make matters worse. I am all in for infrastructure or bringing business to the area but we have already started to develop homes in every piece of land in between older homes and parks which has been nonsense. This high rise and development is NOT needed or welcomed.

Regards,
Sabrina Pizzoli

C144
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Regarding the planned development of apartment complexes at 3812 Major Mac. Dr.
Date: March-02-22 4:22:46 PM

-----Original Message-----
From: Vicki Zhu [redacted]>
Sent: Wednesday, March 02, 2022 2:55 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Regarding the planned development of apartment complexes at 3812 Major Mac. Dr.

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Sincerely,
Vicki Zhu

C145
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed Development- File OP.21.019,Zoning By-law Amendment File Z.21.040
Date: March-02-22 4:23:05 PM

-----Original Message-----
From: han wang [redacted]>
Sent: Wednesday, March 02, 2022 3:11 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development- File OP.21.019,Zoning By-law Amendment File Z.21.040

Dear officer,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Thank you.

Regards,
Han Wang

C146
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive proposal
Date: March-02-22 4:31:34 PM

From: F Michielli [redacted]>
Sent: Wednesday, March 02, 2022 4:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive proposal

Hello Rosanna,

We recently received a notice of a new development application at 3812 Major Mackenzie Drive. The application is for a permit to build seven towers, some of which will be 36 storeys.

This is ludicrous! A development of that size, or even anything near that size, does not belong in this neighbourhood or anywhere near this neighbourhood.

This needs to be stopped. There is no way that this can be allowed to proceed. Please do what you can to stop this and let me know what I can do to stop this.

Thank you,
Frank

C148
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Kevin Gulo
To: Clerks@vaughan.ca
Subject: [External] Re: Request to Speak at Public Meeting RE 3812 Major Mac Dr
Date: March-01-22 10:54:58 PM

Hello,

I just have some additional comments regarding the recent public meeting, specifically regarding the proposal at **3812 Major Mackenzie Dr**. I think councilor De Francesca's comments regarding condo size/square footage are very important. I think we should be implementing constraints on minimum size for these units, especially in communities such as Vellore Village. I think 400-500 sqft shoe boxes are definitely not liveable, definitely not in this area, so there should be minimums of 1000 sq ft for 2 bedroom units and similarly at ~1400 sq ft for 3 bedroom units, and restrictions should be implemented to ensure buildings not only have a certain portion of 2 bed/3 bed units but that buildings have a certain portion of units above a reasonable sq footage such as lets say 60-70% of units above 900 sqft. This will truly make the communities livable for families in the community, and with implementations like that I think wue can consider higher building heights because quite frankly i dont care if the building is 30 stories high if it has a smaller number or units and those units it does have are actually larger and liveable. We obviously don't have land to build 3000 single family homes to support the demand, but we can definitely build up and add much needed 'family sized' inventory in condo buildings that have height but also ample living space. I hope that council will bring this suggestion forward in meetings and not only suggest it but push developers to bring plans with such implementations forward in the future at this site and across Vaughan to be approved.

Thank you,

Kevin Gulo
Vellore Village

On Tue, Mar 1, 2022 at 8:11 PM Kevin Gulo <[redacted]> wrote:

> Hello,
>
> I am requesting to speak at the current public meeting regarding the application at 3812 Major Mackenzie Dr in Vaughan. I have just submitted the form to request to speak, however I understand that it is past the deadline, but am hoping that there is still time to speak.
>
> Many thanks,
>
> Kevin Gulo
> [redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] New Development of 3812 Major Mackenzie Drive
Date: March-03-22 9:26:01 AM

From: Ning Du [redacted]>
Sent: Wednesday, March 02, 2022 11:01 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] New Development of 3812 Major Mackenzie Drive

Dear Sir/Madam:

I am very concerned about the proposed new development project at 3812 Major Mackenzie Drive.

I bought my house in this area more than 16 years ago when this area was just started to be developed. One of the major considerations for me to move into this area is that there were no high-rise apartment buildings and it is very quiet and surrounded by trees and conservation areas. I was told at that time by the developer (Greenpark Group) that this will not change in the future.

As a long-time resident of Vellore Village Community, I have been happy with the way this area was developed and maintained --- until now. This is why I am very shocked to learn that there is a proposal that several high-rise buildings are to be built in the near future..... I do not think this plan fit the profile and nature of this entire area --- it certainly does not match my expectations.

I want this proposed plan be carefully reviewed and scrutinized by all stake holders and people that are concerned. I do not want to see rush decisions to be made without taking into considerations of all the long-time residents and tax payers of this lively area.

I have not seen the notice letter on this matter until today since I was occupied for other things. I would to express my great concerns of this proposed plan. In fact, I would like to see we join together to stop it all toghter.

Sincerely,

Dr. Ning Du

C151
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001
Date: March-03-22 9:26:07 AM

-----Original Message-----
From: Omak M[redacted]>
Sent: Wednesday, March 02, 2022 8:55 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001

G Group Major Mackenize Inc.
> Application 19T-14V001
> Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File
> Z.21.040
>
> This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.
>
> Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
>
> I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

C152
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenzie In . Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-03-22 9:26:15 AM

-----Original Message-----
From: jgrund@rogers.com [redacted]>
Sent: Wednesday, March 02, 2022 8:42 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie In . Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

This is to confirm our strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, we trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly and immediately DECLINED!

We care deeply about our City and will always support its progress when it is done so in a respectful and fair manner. This is not about stopping development. Instead, this is about supporting responsible growth.

Sincerely,
Richard and Joanne Grundsten
Vaughan, Ontario
Sent from my iPhone

C153
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] oppose to the high rise building proposal @ Weston & Major Mackenzie
Date: March-03-22 10:03:25 AM

From: Rong Gao [redacted]
Sent: Thursday, March 03, 2022 9:57 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] oppose to the high rise building proposal @ Weston & Major Mackenzie

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Thanks
Rong Gao

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fwd: oppose to the high rise building proposal @ Weston & Major Mackenzie
Date: March-03-22 10:27:09 AM

From: chen jiaoyan <[redacted]>
Sent: Thursday, March 03, 2022 10:22 AM
To: Clerks@vaughan.ca
Subject: Fwd: [External] Fwd: oppose to the high rise building proposal @ Weston & Major Mackenzie

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Thanks
Chen

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

C155
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From:	Clerks@vaughan.ca
To:	Adelina Bellisario
Subject:	FW: [External] Proposal objection
Date:	March-03-22 10:19:12 AM
Attachments:	image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 03, 2022 10:19 AM
To: Stefanie Scaini Catallo [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Proposal objection

Good morning Stefanie,
Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Stefanie Scaini Catallo <[redacted]
Sent: Wednesday, March 02, 2022 8:44 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposal objection

I am objecting the proposal for the development at 3812 Major MacKenzie Dr.

The community cannot handle the 3x increase in units in the area. I am not against development, but leave the high rise buildings for the areas set up for transit to and from the city.

Stefanie Catallo
[redacted] Stark Cres.
Woodbridge ON
[redacted]

Dr. Stefanie Scaini Catallo DC

C156
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Development at Major Mac and Weston
Date: March-03-22 10:27:02 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 03, 2022 10:22 AM
To: TERESA PANNOZZO [redacted]>
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Development at Major Mac and Weston

Hi Teresa,
Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: TERESA PANNOZZO <t[redacted]>
Sent: Wednesday, March 02, 2022 7:36 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Development at Major Mac and Weston

I would like it on record that my husband and I are absolutely opposed to the proposed development at Weston Rd and Major Mac.

Kind Regards,
Teresa Pannozzo

Sent from my iPhone

C157
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3821 Mackenzie Road Proposal
Date: March-03-22 10:38:27 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 03, 2022 10:30 AM
To: Fabio Pellegrini [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] 3821 Mackenzie Road Proposal

Hi Fabio,
Thank you for your email, it's not too late to provide your deputation! Your email will be added on record and presented at our next Council meeting on March 22nd when council members will vote on the application. I will forward your concerns to our city planners for consideration and our City Clerk.

Thank you,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Fabio Pellegrini [redacted]>
Sent: Wednesday, March 02, 2022 6:10 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3821 Mackenzie Road Proposal

Hi Rosanna,

I just opened my mail today and realized I missed the March 1st deadline. My mailbox gets checked once a week so I was not given much time to act on this receiving the information through the mail.

My opinion on this is it sounds like a terrible addition to our community. You are right in saying that it certainly does not belong. I moved to Vaughan 13yrs ago now from central Toronto which if your

familiar with that area of the city is a zoo. I tried getting away from that by moving out here. I have never regretted the move once. However, if this gets passed I will certainly reconsider leaving the area for a more suburban environment. Having density like the one proposed only spells trouble in many facets of the community.
I am with you in your fight to remove this plan entirely from the area. Good luck on getting this accomplished!

Regards,
Fabio

Sent from Fabio Pellegrini

C158
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Proposed development 3812 Major Mackenzie Drive
Date: March-03-22 10:38:31 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 03, 2022 10:32 AM
To: ankur parikh [redacted]>
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Re: Proposed development 3812 Major Mackenzie Drive

Hi Ankur,
Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: ankur parikh [redacted]>
Sent: Wednesday, March 02, 2022 6:00 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Proposed development 3812 Major Mackenzie Drive

Hi Councillor Rosana

Thank you for your mail regarding awareness on the development proposal

We strongly object the proposal as it will add an entire population of new residents of Vellore woods and also create more issues related to Traffic, and noise pollution

Can you please help to oppose the same in the city Council meeting

Regards
Ankur Parikh
Dipali Parikh

[redacted]
[redacted] Timberwolf Crescent

Sent from Yahoo Mail for iPhone

C159
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-03-22 10:51:18 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 03, 2022 10:50 AM
To: Susy Correia [redacted]>
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Hi Susy,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Susy Correia <[redacted]
Sent: Wednesday, March 02, 2022 3:14 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Susy Correia
[redacted]

C160
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-03-22 10:51:31 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 03, 2022 10:51 AM
To: Tony Abate [redacted]>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Hi Tony,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

VAUGHAN

-----Original Message-----
From: Tony Abate <[redacted]
Sent: Wednesday, March 02, 2022 3:13 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Tony Abate
[redacted]

C161
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to development of apartment complexes at 3812 Major Mackenzie Drive
Date: March-03-22 11:17:31 AM

-----Original Message-----
From: Kegang Li [redacted]
Sent: Thursday, March 03, 2022 10:55 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to development of apartment complexes at 3812 Major Mackenzie Drive

Hello to whomever concerned,

As a one of house owners in the community close by, I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Thanks,
Kegang Li & Li Cheng
Sent from my iPhone

C162
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive proposed developed
Date: March-03-22 11:37:15 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 03, 2022 11:22 AM
To: Yuan Lew [redacted]
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] 3812 Major Mackenzie Drive proposed developed

Hi Yuan,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Yuan Lew <[redacted]>
Sent: Thursday, March 03, 2022 10:44 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive proposed developed

Thank you Ms. Defrancesca for your letter. As a nearby resident, our family is **extremely** concerned with this proposed development. Many of us chose to reside in our community to escape the noise and congestion of Toronto. The impact of this development will permanently and negatively change how we live in this neighbourhood. This is not what we envisioned when we purchased our homes in this

community.

Kindly please forward. I am aware this is past the public meeting, perhaps one more voice can help with decisions.

----- Yuan Lew and family

C163
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Concerns of new buildings
Date: March-03-22 11:37:23 AM

-----Original Message-----
From: kelly cui [redacted]
Sent: Thursday, March 03, 2022 11:22 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Concerns of new buildings

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Regards,

Kelly Cui

Sent from my iPhone

C164
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to Official Plan Amendment File OP.21.019 -(3812 Major Mackenzie Drive)
Date: March-03-22 11:37:41 AM

From: Ellen Wu [redacted]>
Sent: Thursday, March 03, 2022 11:25 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Objection to Official Plan Amendment File OP.21.019 -(3812 Major Mackenzie Drive)

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.

I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best Regards,
L J Wu

C165
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection for new development and Weston and major Mackenzie
Date: March-03-22 12:52:25 PM

From: Mandy Takhar [redacted]>
Sent: Thursday, March 03, 2022 12:48 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection for new development and Weston and major Mackenzie

Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040 This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Thanks
Mandy

C166
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive, Part of Lot 21, Concession 6
Date: March-03-22 1:58:39 PM

-----Original Message-----
From: Georgia Zhou [redacted]
Sent: Thursday, March 03, 2022 1:34 PM
To: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive, Part of Lot 21, Concession 6

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
Georgia Zhou

C167
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] The planned development of apartment complexes at 3812 Major Mackenzie Drive
Date: March-03-22 1:58:47 PM

From: Yo-yo Chen [redacted]
Sent: Thursday, March 03, 2022 1:39 PM
To: Clerks@vaughan.ca
Subject: [External] The planned development of apartment complexes at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards
Yoyo

C168
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] The planned development of apartment complexes at 3812 Major Mackenzie Drive
Date: March-03-22 2:06:51 PM

From: Jessica [redacted]
Sent: Thursday, March 03, 2022 1:22 PM
To: Clerks@vaughan.ca
Subject: [External] The planned development of apartment complexes at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

C169
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Subject: G Group Major Mackenzie Inc. North West corner of Weston Road and Major Mackenzie
Date: March-03-22 3:56:09 PM

From: vince ruscitto [redacted]>
Sent: Thursday, March 03, 2022 3:08 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Subject: G Group Major Mackenzie Inc. North West corner of Weston Road and Major Mackenzie

Hello,

I am writing because I am a concerned constituent who is completely against the development that is being proposed at the Nortwest Corner of Weston Rd and Major Mackenzie Drive. The proposal being made is not an appropriate or feasible plan for this particular area of Vaughan, as it raises a number of serious concerns, which include, but are not limited to, as follows:

1. Increased traffic from the existing congestion in the area
2. Complete change of our local landscape and look of the area
3. Negative effect on the surrounding neighbourhood and subdivisions
4. Extremely high building in an area which has only homes
5. The location is very odd for huge buildings, not nearest to subways and other transportation
6. The current infrastructure cannot accommodate the current population in the area
7. Negative effect on schooling populations in area
8. Negative effect on surrounding parks and community centers

It makes no sense as to why you would want to build a large and high complex such as the one being proposed in this particular area. It stands to reason that housing such as this would be best around areas that have easy access to subways and buses, not just cars. The main mode of transportation in this areas is cars, and if you add at least another 3000 plus residents in once spot, it is going to be absolute caos from not only a population density perpective, but also from a transportation perspective. I understand the need for affordable housing, however, this is not the right project, or at the least the right area for this project, that will achieve the objectives you would be trying to seek. Unless of course it is all about making monies, and not about creating good and healthy communities. If we were taking about low rise condos, or townhomes, then it would be a different story. However, you want to put in a 36 story monster of a building, along with 10 others, which makes no sense other than it would generate tax monies for the local governments. This is not right, and you are clearly not concerning yourself with the right thing, which is ensuring the very best for those of us that reside in this area and live in this community. What you

are proposing will destroy our area, and I say unequivocally NO!!

Yours truly,

Vince Ruscitto

C170
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] We are opposed to the 3822 Mackenzie Road Proposal
Date: March-04-22 7:20:39 AM

From: stephen sorokowski [redacted]
Sent: Thursday, March 03, 2022 10:06 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca; Stephanie Chan [redacted]; Heidi Sorokowski [redacted]
Subject: [External] We are opposed to the 3822 Mackenzie Road Proposal

Hi Rosanna,

I read your letter in the mail regarding the 3822 Mackenzie Road Proposal.

As we are 15-year residents of your Ward in Woodbridge and residing on Via Campanile, my wife Stephanie, my daughter Heidi and I all want you to know **that we are also very much opposed** to this development proposal.

This proposal goes against what is in our community, as you have stated. It also goes against the current zoning that exists in our community. Furthermore, it goes against why we moved to Woodbridge.

Please know that we all want to join with you **in fighting this proposal.**

Please count on all of us to give you our full support to fight against this proposal.

Sincerely,

Stephen Sorokowski, Stephanie Chan-Sorokowski, Heidi Sorokowski

[redacted] Via Campanile
Woodbridge ON
[redacted]

C171
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to 3812 Major MacKenzie Drive Application
Date: March-04-22 7:20:50 AM

From: rossana167526 [redacted]
Sent: Thursday, March 03, 2022 9:23 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to 3812 Major MacKenzie Drive Application

Good evening,

I have been living in the Vellore Woods community for 21 years and I am writing to take part of the OBJECTION to the application for 3812 Major MacKenzie Drive.

I would also like a copy of all notices with regard to this application.

Thank you for all that you do for us.

Rossana Campoli-Apa

C172
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External]
Date: March-04-22 7:20:58 AM

-----Original Message-----
From: Qingyun SHI [redacted]
Sent: Thursday, March 03, 2022 6:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External]

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

best regards,

maggie

C173
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to the subject application at 3812 Major Mackenzie
Date: March-04-22 7:21:12 AM

From: Nancie Drouin [redacted]
Sent: Thursday, March 03, 2022 5:08 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Objection to the subject application at 3812 Major Mackenzie

Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,

Nancie Drouin
[redacted] Calera Cres.
Woodbridge, ON.
[redacted]

C174
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Apartment complexes at 3812 Major Mackenzie
Date: March-04-22 7:22:58 AM

From: Crystal Liu [redacted]
Sent: Thursday, March 03, 2022 4:17 PM
To: Access Vaughan - VOL <accessvaughan@vaughan.ca>; Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Apartment complexes at 3812 Major Mackenzie

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.
Thank you,
Crystal Liu

C175
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Suggest for development of apartment complexes at 3812 Major Mackenzie Drive
Date: March-04-22 7:23:05 AM

-----Original Message-----
From: Terry Zhou [redacted]
Sent: Thursday, March 03, 2022 4:23 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Suggest for development of apartment complexes at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best Regard
Terry

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Please listen the voice from a resident of Vaughn
Date: March-04-22 7:23:13 AM

From: jenny wang [redacted]
Sent: Thursday, March 03, 2022 4:33 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Please listen the voice from a resident of Vaughn

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Regards,
Jenny

C177
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection official plan amendment file OP.21.019 - (3812 Major MacKenzie Drive)
Date: March-04-22 9:14:34 AM

From: Lulu WANG [redacted]
Sent: Friday, March 04, 2022 7:43 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection official plan amendment file OP.21.019 - (3812 Major MacKenzie Drive)

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best Regards,
Ruo Gu Wang
发自我的iPhone

C178
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 MACKENZIE ROAD
Date: March-04-22 9:14:40 AM

From: Carlos Dacunha [redacted]
Sent: Friday, March 04, 2022 8:14 AM
To: maurizio.bevilaqua@vaughan.ca
Cc: marylin.iafrate@vaughan.ca; Alan Shefman <Alan.Shefman@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 3812 MACKENZIE ROAD

Good Morning,

I am a resident in the area, I have resided here since 2010.
I previously lived in Dowtown Toronto with my wife. We left the city to get away from chaos and tall skyscrapers. And raise our
Family in an Urban neighbourhood.
Lets not forget people live in this community for the reason of the single homes, townhouses and semis and i'm sure a speak for alot of people in this community.

It's a shame that this request was even taken to consideration.

I DEFINITLY DO NOT APPROVE!!!!

Sent from Yahoo Mail on Android

C179
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From:	Clerks@vaughan.ca
To:	Adelina Bellisario
Subject:	FW: [External] 3812 MacKenzie Road
Date:	March-04-22 9:16:11 AM
Attachments:	image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 04, 2022 8:51 AM
To: [redacted]
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] 3812 MacKenzie Road

Good morning,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: [redacted]
Sent: Thursday, March 03, 2022 4:32 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 MacKenzie Road

Good afternoon. I have just looked at the letter that went out to the neighbours of the above address.

As I gather the majority of the residents near this site are very opposed to this seven towers and over 3000 residential units whit high density.

I think it does not make sense that the development is allowed to go ahead. As the letter says, this development does not fit the fabric of our community and should not be allowed. The development besides not being maintained according to the Official Plan, will cause traffic congestion and same is not minor in nature.

Thank you

C180
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019
Date: March-04-22 10:22:28 AM

From: Silvana Di Maria [redacted]
Sent: Friday, March 04, 2022 10:21 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040
This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural

environment.
Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community.
Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner.
This is not about stopping development. Instead, this is more about supporting responsible growth.

Thanks
Silvana Di Maria
[redacted] Oxbow crt
Woodbridge on [redacted]

--
Silvana Di Maria
[redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive
Date: March-04-22 10:44:22 AM

From: Jack Du [redacted]
Sent: Friday, March 04, 2022 10:43 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Written comments regarding apartment buildings at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Best regards,
Jack Du

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G-Group 3812 Major Mackenzie Dr Item #4 PH March 1st 2022
Date: March-04-22 11:55:41 AM
Attachments: G-Group Executive Submission-FINAL.pdf

From: Elvira Caria <elvira@elviracaria.com>
Sent: Friday, March 04, 2022 11:43 AM
To: Clerks@vaughan.ca
Cc: Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Subject: [External] G-Group 3812 Major Mackenzie Dr Item #4 PH March 1st 2022

ITEM #4
G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

Good Afternoon, On behalf of the Vellore Woods Ratepayers Association along with Millwood-Woodend Ratepayers Association, please find attached our final submission regarding the above noted Item.

Should you have any questions, please feel free to ask

Thank You and please confirm receipt

Vellore Woods RA

-

Elvira Caria
MEDIA COMM
TALK LISTEN REACT

BUNTING SOUND STUDIO
15 Bunting Drive | Vaughan Ontario | L4H 2E7
Elvira@ElviraCaria.com | 416.520.5926
ElviraCaria.com

Caria's Corner
LIVE ON LOCATION

NEWSTALK SAUGA 960 AM
THE RUSH HOUR
JOHN SCHOLES & ELVIRA CARIA
WEDNESDAY 11AM-12PM

MILLWOOD-WOODEND

RATEPAYERS ASSOCIATION

Submission Document

G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

Public Hearing March 1st 2022

City of Vaughan COW Public Hearing **March 1, 2022**

G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
- 3812 MAJOR MACKENZIE DRIVE WEST NORTHWEST CORNER OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD in the City of Vaughan

Good evening Mayor Bevilacqua, Members of Council, City Staff, and fellow citizens. My name is Manuela Pedano and I live at [redacted] in Woodbridge. My husband Vito Pedano is also present, and he will offer his own deputation. We are Executive Directors with the Vellore Woods Ratepayers Association. We are here to voice our strong opposition of the G Group Major Mackenzie application to amend the City of Vaughan Official Plan and Zoning By-Law, to redesignate and rezone the subject lands from Mid-Rise Mixed Use to high-rise monsters.

The subject lands are now proposed for a development consisting of 7 high-rise residential apartment buildings with a total of 3,013 proposed units…or the equivalent of the entire Vellore Woods community. That's right. This developer is proposing to magically crush and squish a "Vellore Woods" into 1.9 acres/hectares of land to leave us with a concrete jungle.

In one word, we find the application offensive and the **development overwhelmingly inappropriate.** Anyone who lives in this area knows the traffic nightmare we already face. Imagine doubling that population and having everyone exit onto the same congested roads. I say this despite the recent expansion of Major Mackenzie Drive. The proposed development is simply unsustainable and does not belong here. In fact, such a proposal is a blatant disregard for the surrounding communities and a blatant attempt to take advantage of the latest buzz word….intensification.

Where is the respect for nature? Where are the parks? Real parks? The only reason a park is on the corner of your drawings is because it was a requirement as part of the OMB ruling and because the city wanted it placed in the corner for service purposes. And what about the noise and the dust that will infiltrate the community for years, not to mention our very own Convoy of Trucks!

What struck us as even more surprising is that the face of this corner has changed so many times, as far back as 2011! And we've worked with the previous owners (as we have done impeccably and successfully with ALL other developers in our community for more than 20 years – volunteer years, I might add) to develop this land, and all surrounding Vellore lands, appropriately. We have always been successful in working towards solutions that are feasible and quite frankly, beautiful, protecting existing community capabilities, while remaining respectful to the province's push to 'build-up.'

And yet here we are, once again, facing another ridiculously inappropriate proposal. We are not oblivious to the fact that developers are now running, not walking, to the OLT, which, in our experience, is much more inclined to support intensification because it is, after all, a provincial mandate.

VELLORE WOODS
Ratepayers Association

Build. Please. We're tired of this empty land! But this is NOT the Vaughan Metropolitan Centre. We are Vellore Village. We have a rich history in this community. The Vellore Village Study is a real document that demands this surrounding community remain Village-like. This application does not and cannot ever encourage "community." It's just more places to sleep…..not a place where people could ever live and thrive.

When are we going to stop entertaining these ridiculous applications that seek to reach for the skies with towers where they don't belong! It's not simply the heights that are concerning. My God I can't even breathe at the number of units. The density is absurd and once again, highly inappropriate. We must not allow this to happen. It represents a complete disregard to surrounding communities and to the neighbourhood we have worked diligently to protect.

Let us encourage responsible growth. Let us respect the existing Official Plan allowances, which more than adequately provide ample residential growth.

These towers are completely out of character. Our infrastructure cannot support this proposal and hear us loud and clear - we don't want it. Not in any form. Not at all.

We know that there are several other applications in the immediate surrounding area. I restate: We want you to build. We know you have to build. But do it right. Not like this. Continue to work with the community that has called this area home for 20+ years. Make informed and appropriate decisions. We worked hard with an applicant directly to the east of this application, and we're darn proud of our ability to come to a mutually agreeable and beautiful development. Let's do the same with this one.

I **implore** members of Council and City Staff to oppose this application.

Thank you.

City of Vaughan COW Public Hearing **March 1, 2022**

G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
- 3812 MAJOR MACKENZIE DRIVE WEST NORTHWEST CORNER OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD in the City of Vaughan

Good evening Mayor Bevilacqua, Members of Council, City Staff, and fellow citizens. My name is Vito Pedano and I live at 8 Timberland Drive in Woodbridge. I am also an Executive Director with the Vellore Woods Ratepayers Association. I would like to formally express my strong opposition of the G Group Major Mackenzie application to amend the City of Vaughan Official Plan and Zoning By-Law, to redesignate and rezone the subject lands from Mid-Rise Mixed Use to high-rise towers.

The proposed development is way too dense. There are far too many towers in one small parcel of land. And the towers are inappropriately and offensively high. It appears as though this applicant forgot where he's building. We are Vellore Village, not downtown Toronto; not even the Vaughan Metropolitan Centre. I am quite proud of some of the beautiful condos that have been built just a few kilometres south of these proposed lands, on Highway 7, where they belong. That's where trucks belong, it's where businesses belong, and it's most certainly where high-rise towers belong.

The proposal to build some 3,000 units in such a small area makes me fearful for **SAFETY.** In fact, I have serious concerns with the aspect of safety with thousands of residents sharing the same small areas, both indoors and outdoors. Getting in and out of the area will be a nightmare for pedestrians and vehicles, and that's only after years of trucks and cranes and who knows what else infiltrating the area, much to the dismay of an already established community. Children will have to fight for places to grow and play since your plans also considered minimal regard for nature. The current FSI is also preposterous and speaks volumes to the size and layout of the proposed 'homes.'

Shame on this applicant. Shame on you knowing you've submitted the world when you should have respected the current plans, which, despite being high, would have at least been manageable. We've asked for your consideration before, and we do so again. Continue to work with us. We can make this work.

And what about **SIGHTLINES** for these prospective buyers? How do you plan to sell the views into each other's buildings, or of concrete upon concrete upon concrete….everywhere. Perhaps you're betting on the City of Vaughan's reputation to come through here….we are, after all, the city above Toronto. With the cost of homes less and less attainable, young families, couples and even seniors are needing to downsize. Perhaps that's your market. I don't know.

What I do know is that this application, in one word, is offensive and the development, incompatible. Major Mackenzie can't handle the influx of vehicles. Weston Road is already a daily nightmare for many of us.

VELLORE WOODS
Ratepayers Association

I, too, have worked with so many other developers on this Association for more than 20 years. We have volunteered our time and poured our hearts out to protect our community and we won't stop now. We've built incredibly beautiful and sustainable developments. We know the province is pushing developers, and the OLT, to push through more and more proposals, desiring changes to planning policies and zoning that would allow greater density and increase the variety of housing.

This application shines a light on the recent guidelines announced in last month's housing task force report, which tries to minimize the entire premise of Ratepayer Groups, in an effort to cut red tape and speed up housing. But it is these exact Ratepayers who have worked patiently and respectfully with members of Council and community developers for decades. We've earned the trust and respect of many, and for good reason. We know our communities.

We understand and respect your right to build, and we want to see our community continue to grow and thrive, but this application is not the way to do so. It doesn't belong here and we refuse to stop fighting for safe and appropriate communities here in Vellore.

Work with us to get this right. Respect existing Official Plan allowances for this area, which allows more than enough residential growth for this parcel of land. Let's grow this area safely, so that our children and theirs can have places to live, grow, and call home.

I **ask all** members of Council and City Staff to oppose this application.

Thank you.

ITEM #4
G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

Good evening, Honorable Mayor, Regional & City Councilors, Staff, and fellow residents. My name is **Sam Audia,** and I am with the Vellore Woods Ratepayers Association. I have been a volunteer for this community for many years and sat through many of these meetings and presentations. I thought I had seen some poorly planned developments before, but when this came forward, I was in shock for the total disregard of any of our city's official planning or sustainability of a project of this magnitude to even be presented quite frankly.

The city spends a lot of time and money into putting together the official plan, there are many things it must consider that take years of planning, budgeting, and foresight. We also had many working meetings with the city many years ago where we all came together and worked through many aspects of what our vision would be for these specific corners only to be totally ignored by the content as put forward in this application. I would like to focus on the **UTILITY AND INFRASTRUCTURE** arguments in my limited time tonight.

Sewage, water, and stormwater must be planned to accommodate growth that promotes the efficient use and optimization of existing municipal sewage and water services. How can this huge project make that feasible? Planning for sewage and water services must ensure that these systems are provided in a manner that are sustained by the water resources upon which such services rely on while protecting human health and safety and the natural environment. It must also PROMOTE water conservation and efficient use of water. This must be all in accordance with the outlined policies in place. Within settlement areas with existing municipal sewage services and municipal water services, intensification,

and redevelopment shall promote feasible use of these services. How can this plan as presented have any regard in it being remotely feasible and sustainable? This huge and overly intensified project would monopolize and overburden the current capacity units along this corridor that could prohibit, or block other well planned and needed developments in the future as well as future capacity.

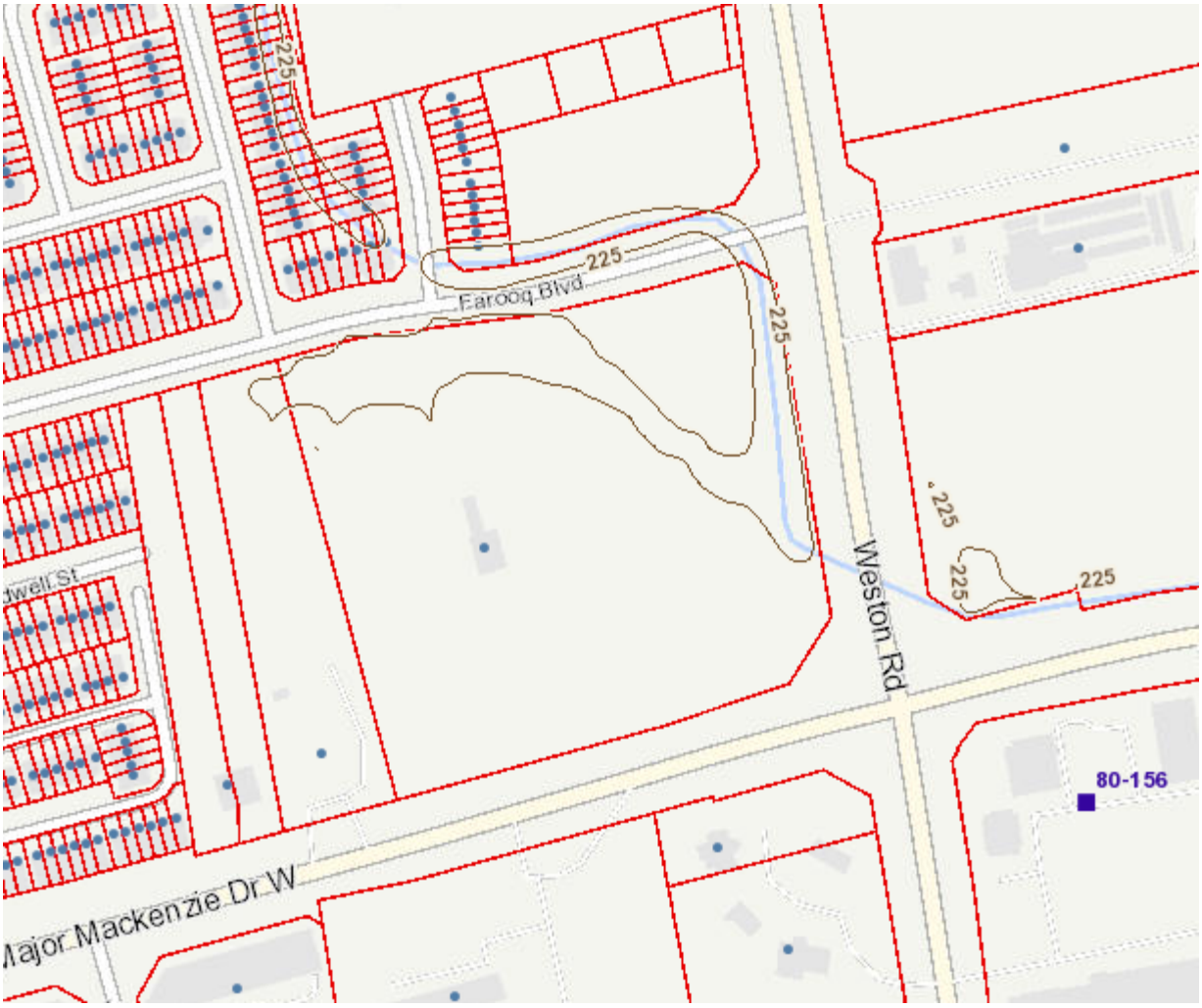
“The planned right of ways for infrastructure must also be protected to meet not only the sewer and water services mentioned above but also the electricity generation facilities and transmission systems as well as telecommunications systems to meet current and projected needs. Over burdening developments such as this one shall not be permitted in planned corridors that could preclude or negatively affect the use of the corridor for the purposes for which it was identified. New developments proposed on adjacent lands to existing or other planned developments should be COMPATIBLE and SUPPORTIVE of the long-term purpose of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor.” This project is simply NOT COMPATIBLE, NOT SUPPORTIVE, and NOT SUSTAINABLE in its current form and we strongly urge the applicant to severely reduce and rethink this space as a planned community that adds to the existing adjacent communities. We welcome the development of this parcel of land however, it must be COMPATBLE, SUPPORTIVE and SUSTAINABLE. This proposal currently meets none of those criteria.

We recognize that to accommodate future population growth, support economic prosperity and achieve high quality of life for all Ontarians, planning must occur in a RATIONAL and STRATEGIC way. This application in this current form will monopolize the infrastructure capacities and have an adverse effect on the neighboring communities. Let’s build something we can all be proud of and welcome it to our community, this I can assure you is not that.

G-GROUP ARGUMENTS

John Ross Harvey VWRA

My arguments will be on **HEIGHT, DENSITY AND THE PROVINCIAL POLICY STATEMENT.**



This is regional boundary map of property in question.

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
March 1st , 2022

Applicant: G Group
OFFICIAL PLAN AMENDMENT FILE OP.21.019

Good Evening, Mayor Bevilacqua, Madame Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents Block 40 which includes the G Group application. I'm here to advise that the residents of our association are strongly opposed to this proposed application on the basis that it is incompatible with VOP2010 and is grossly out of scale and context to the surrounding low rise community. The official plan allows for a maximum of 12 storeys at the G Group site, not 14, 16, 18 , 32 and 36 storeys which is currently proposed by the G Group.

My deputation is focused on **TRANSPORTATION AND ACCESSIBILITY** aspects of this application. I'd like to provide a comparison of accessibility to/from the G Towers site as it relates to the Vellore Woods subdivision. The seven big red arrows point to 7 signalized intersections which allow residents to enter and exit the community of approximately 3000 residential units. The yellow box represents the the G towers site, which is a tiny fraction of Vellore Woods, but astonishingly will provide 3000 units which is the same size of Vellore Woods. Even more concerning is that here are only two access points to the site. One is a partial right-in right-out access to Major Mackenzie, the other is access via Farooq Road onto Weston Road. Although Vellore Woods has seven points of access, the community is on record for experiencing challenges with getting in and out of their subdivision during rush hour, particularly to Major Mackenzie. I can't imagine the rush hour chaos that the G Towers development will create.

This next slide illustrates the traffic infiltration that will result during rush hour through the adjacent neighbourhoods. The thick red lines that you see along Major Mackenzie and Weston Road represents the stretches of these two

ITEM #4 **March 1st 2021**

G GROUP MAJOR MACKENZIE INC.

OFFICIAL PLAN AMENDMENT FILE OP.21.019

ZONING BY-LAW AMENDMENT FILE Z.21.040

3812 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

Good Evening Madame Chair, Mayor Bevilacqua, Members of Council and ladies and gentlemen

My name is Elvira Caria and I am the Chair of the Vellore Woods Ratepayer's Association.
As time is very limited here, I have submitted before you a **FULL HISTORY** of this site dating back to approx. 2009, for you to UNDERSTAND how we got here today. I will only focus on some key points. **(Schedule A)**

To begin, I want to point out that 3812 Major Mackenzie is situated in The Vellore Village District Centre under the OPA 650 and Vaughan Official Plan OP 2010.

This entire Major Mackenzie –Weston Rd area is part of a unique LAND USE that aims to protect and create a specific urban village district centre. This application should NEVER be dealt with in isolation, as it is only a piece of a puzzle that makes up the WHOLE of a master plan with a clear district vision. There already exists a policy framework that should continue to be the basis for processing development applications in Vellore Centre.

In 2011, the previous owner received **APPROVAL** at the Ontario Municipal Board for an Official Plan Amendment 712 and Zoning By-law 234-2010 permitting amongst other things **2 x 12 storey condos with step downs / tiered flooring plus towns with an FSI of 1.58 surrounding a gorgeous urban square greenspace that we fought so hard to get.** We later learned that the urban square had become the subject of the Appeal at the OMB because the City wanted to move it to the NW corner, completely ruining the point of the URBAN SQUARE to begin with since it achieved the VISION and INTENT of the Vellore Village District Centre.

You can see from the history in front of you that in 2014, the previous owner submitted a Draft Plan of Subdivision and a Site Plan Application but never pursued it and in fact, this parcel of land went dormant. A few owners later, this brings us to 2020, in the midst of a Global Pandemic and unbeknownst to us the **G-Group** became owners of this property.

At the same time, in October 2020, ***The Vellore Woods Ratepayers Association*** along with ***The Millwood Ratepayers Association*** requested Council to PROTECT at all costs this Core Centre, which included strict urban design guidelines, protected HEIGHT and DENSITIES, offered the URBAN SQUARE that was crucial in this area, provided the CONNECTIVITY through hardscapes like wooferns and cobblestone features, strong definitions of public street edges, crime prevention through Environmental Design, pedestrian circulation, vehicle circulation, BUILT FORM and URBAN DESIGN that would be in keeping with historical and heritage materials and building look even right down to mansard roofing and colour of brick!

We wanted so desperately to protect the VISION of OLD WORLD meets NEW WORLD—that has been done so perfectly in places like Bloor Street West, South Kingsway and in Boston for example.

As a result of our request, a Land Use Study was directed to staff, which included BOTH Ratepayers input and Landowners consultation. In April 2021 Staff came back with a report that would support STATUS QUO!

"That the existing policy framework for Vellore Centre as a Local Centre in VOP 2010 implements the vision of a mixed-use centre and is suitable as a basis to process development applications.
Staff recommends maintaining the existing VOP 2010 policy framework to guide future development together with guidance documents such as the City-wide Urban Design Guidelines."

So –Someone PLEASE tell me why the G-Group felt it prudent to become a LONE WOLF and underhandedly completely DISREGARD the Municipal planning process, disregard Planning Policies, disregard a STUDY that was literally taking place in real time, didn't wait for the findings, and instead headed to the Committee of Adjustments –and when that failed –they headed to the **PROVINCE** to ask for a MINISTRY ZONING ORDER, with **4 times the allowable FSI** and with a ridiculous increase in additional height and density. That ladies and gentlemen is unadulterated greed and arrogance!

When we met with the applicants representatives, Mr Rogato eloquently provided the history of this project but left out the most important part! **The Committee of Adjustments failed attempt and THE MZO request**

That order was never granted thankfully---and so here we are today! WE MUST work with the current policy framework YOU just ratified less than a year ago! It's NOT outdated! It's less than a year old – Landowners were part of the process! They had a SAY!
NOTHING has changed except the disgusting Housing Affordability Task Force report denouncing ANY public input into OUR communities!

So tonight –as long as you all still have a SAY as Council – you need to decide if you are going to be FOLLOWERS or LEADERS of your community!

If you surrender to the Province –you are FOLLOWERS!
If you fight like hell –just like all of us here tonight –and STAND by your City – **PROTECT YOUR APPROVED planning policies**
Listen to your residents who are NOT Nimby's –then you are **LEADERS …**
And Leaders lead by example!
Direct your staff
Actually **DEMAND** your staff to push back –to DEFEND the OFFICIAL PLAN and to defend the planning document that was studied and ratified less than a year ago

To Mr Haiqing Xu –I ask you to assert LEADERSHIP in your planning department –and direct your staff to abide and enforce the legal planning document that is before them—If they do anything LESS than that it's insubordination!

We can achieve mutually agreeable projects!

In one month from now –the REVISED SmartCentres development on the NE corner is coming back to Council—and you will see they have significantly changed their site plan maintaining the appropriate mid-rise and mixed use! It was a labour of love on both sides! Are we 100% in agreeance!

Hell No—BUT it just needs some fine tuning! There's seniors living buildings—there are condo-towns – there's a Piazza Urban Square –there are step downs …. There is urban design and building materials in keeping with the V.V District Centre

WE'VE evolved ---WE'RE NOT ANTIQUATED –we get it –This quadrant is ZONED as a core centre—BUT ***it's HOW you design –and HOW MUCH you design that matters to us….***

And please DO NOT hide behind the big bad Province because in the end ONTARIO does exist north of Hwy 9 –let those communities pick up their socks and help build the housing required ..
We have to STOP thinking so GTA Centric…the burden shouldn't be ALL ON US …

Tonight you heard from many people –you heard from our Executive who provided PLANNING arguments

And I will wrap this up by asking the applicant this: And I would like him to respond publically please

1. Why did you choose to bypass all planning policies and try your luck at the MZO?
2. And where do we go from here?

Thank You

Yours Truly,

Elvira Caria

Chair, Vellore Woods RatePayers Association
Signed Electronically

SCHEDULE A

HISTORY OF THIS SITE

On June 23, 2003 Council passed a motion to approve the **Vellore Village District Centre Plan** (OPA #650) and supporting reports. And That a STREETSCAPE COMMITTEE be established consisting of members of the local ratepayers groups and chaired by the Local Councillor ***(this NEVER happened in spite of repeated requests by our Ratepayers Association for over 20 years)***

On January 13, 2009, a Public Hearing was held at The City of Vaughan FILE # OP.08.010 and Z.08.039 APPLICANT Cicchino Holdings Inc request to amend OPA #650 (Vellore Village District Centre) and to amend the City's By-law 1-88, to develop 12 apartment dwellings from 3 storeys to 22 storeys in height for a total of 632 dwelling units, with limited ground floor commercial uses

In April 2010, an Optional Site Plan Submission was submitted by Cicchino Holdings Inc that would reflect a significant change in the application, ***including 2 x 12 storey (tiered to 6 in height) and the remaining residential block consisting of 2 story townhouse blocks with 70 units total Towns. The site plan included a very sought after GREEN SPACE Urban Square*** **(Images below)**

On June 15, 2010 Council directed a Special Committee of the Whole meeting to be held on July 6, 2010 at 7pm to allow for PUBLIC input into this matter

On July 6, 2010 a Special Committee of the Whole meeting took place, where Local Ratepayers supported in principle and with conditions this new plan. An issue arose between the Applicant and the City Parks Department when it came to the definition of this particular Urban Greenspace. It is was our understanding that this amenity space was publically accessible –private open space.

At the time, the solution was easy. We provided it. We asked the applicant to quickly resolve the issue of this park Space by losing 2 to 4 townhomes at the NorthWest Corner of this Project to widen the road and enlarge the Parkette –making it a FULL park space in this development—and resolving matters with City Staff.

The issues between the Applicant and the City were never followed up. Park was moved to the NW corner of the site, and the Ratepayers were left out of discussions. We subsequently learned this application was now the subject of an OMB hearing.

On November 23, 2011, the Ontario Municipal, Board ('OMB'), now known as the Ontario Land Tribunal ('OLT'), approved Official Plan Amendment ('OPA') No. 712 (File OP.08.010) and Zoning By-law 234-2010 (File Z.08.039) for the Subject Lands (OMB File Nos. PL10154 and PL110137). Here is the link to the OMB order: November 23, 2011, OMB e-decision for File PL101154

· OPA 712 and Zoning By-law 234-2010 permitted a mixed-use residential and commercial development consisting of two 12-storey residential apartment buildings and two commercial buildings with maximum building heights of 2 and 3 storeys, and an FSI of 1.58 times the area of the lot (see attachment).

· The residential component was approved for a total of 430 apartment dwelling units as well as semi-detached and block townhouse units (comprising a maximum of 68 block townhouse and two semi-detached dwelling units or a maximum of 70 block townhouse units) with a residential gross floor area ('GFA') of 55,707 m^2. The commercial component was approved with a combined GFA of 2,473 m^2.

· The approved height, density and land use permissions for the Subject Lands were carried forward into Schedule 13 – Land Use of Vaughan Official Plan 2010. The Subject Lands are designated "Mid-Rise Mixed-Use" by VOP 2010 with a maximum building height of 12 storeys and FSI of 1.581 times the area of the lot.

On January 28, 2014, the previous owner submitted an application for Draft Plan of Subdivision (File 19T-14V001) to create the blocks to facilitate the development of the Subject Lands for residential uses, commercial/retail/office uses, and a park, in accordance with the permitted uses and development criteria established by OPA 712 and Zoning By-law 234-2010. The Committee of the Whole (Public Meeting) Report for the Draft Plan of Subdivision was considered by Vaughan Council on April 29, 2014; however, a comprehensive report was not prepared by the Development Planning Department for consideration at a future Committee of the Whole meeting as the application was not pursued by the previous Owner.

· In addition to the above-noted applications, Site Development applications (Files DA.14.007 and DA.14.008) were submitted by the previous Owner to facilitate the development of the commercial and residential uses on the Subject Lands but was not pursued. A Zoning By-law Amendment application (File Z.14.004) was also submitted to facilitate the removal of the holding symbol '(H)' which had been applied on a portion of the Subject Lands through Zoning By-law Amendment File Z.08.039 but was also not pursued.

· Should the Official Plan and Zoning By-law Amendment applications be approved, the Owner will revise Draft Plan of Subdivision File 19T-14V001 and Site Development Files DA.14.007 and DA.14.008 to reflect the new development.

(History continues next page)

SPECIFIC TO G-GROUP

In December 2019, The City of Vaughan – Committee of Adjustment, received an application (A151/19) for relief from the Zoning By-law to permit an increased density from **1.57 to 2.15 FSI**

- The Committee of Adjustment refused the application for the following reasons:
    - The general intent and purpose of the zoning by-Law will not be maintained
    - The general intent and purpose of the official plan will not be maintained
    - The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
    - The requested variance(s) is/are not minor in nature.

On December 4, 2020, the City of Vaughan City Manager Jim Hamum received a letter from ***The Ministry of Municipal Affairs & Housing*** indicating a private request for an MZO ORDER under s.47 of The Planning Act was received for 3812 Major Mackenzie Dr, requesting an additional height and density of 4.1 more than already

On January 13, 2021, the City Manager responded to the Ministry of Municipal Affairs and Housing that the City of Vaughan had no information with respect to the proposed **2750 affordable housing units**. The City Manager requested that the Ministry forward any information to the city – **NONE WAS EVER SENT.**

On October 21, 2021, Official Plan Amendment File OP.21.018 and Zoning By-law Amendment File Z.21.040 were formally submitted by the Applicant to the Development Planning Department

On November 16, 2021, a Notice of Incomplete was issued to the applicant as a few supporting materials were missing from the submission

- The applicant submitted the missing materials on the same day that the Notice of Incomplete was issued and staff subsequently issued the Notice of Complete Application on the same day (November 16, 2021)
- The applications were circulated for comment to City Departments and External Agencies on **November 16, 2021**
- The applications were circulated to the Mayor and Council on **November 16, 2021**

On November 18, 2021, a Notice to Public of Complete Application was mailed out (within the 150 m radius from the Subject Lands, to the local Ratepayers Associations and to anyone on file with Clerks requesting Notice)

On November 29, 2021, Notice Signs were installed on the Subject Lands (both the Weston Road and Major Mackenzie Drive frontages)

On January 5, 2022, The request by Councillor DeFrancesca for expanded polling for the Public Meeting was granted to Councillor DeFrancesca's office

On January 24, 2022, a meeting was held between Councillor DeFrancesca, the local Ratepayers Groups, and the Owner's Agent (coordinated through Councillor DeFrancesca's office)

On January 22, 2022, a second meeting was held between Councillor DeFrancesca, the local Ratepayers Groups, and the Owner's Agent (coordinated through Councillor DeFrancesca's office)

On March 1, 2022, a Public Meeting for these applications is scheduled

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 20, 2021

Item 7, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 20, 2021.

7. VELLORE CENTRE - RESPONSE TO COUNCIL DIRECTION TO EXPLORE LAND USE STUDY OPTION

The Committee of the Whole recommends:

1) That the recommendation contained in the following report of the City Manager, dated April 7, 2021, be approved;

2) That Option 1 – Maintain Existing Policy Framework, be approved; and

3) That Communication C15 from Elvira Caria, Vellore Woods Ratepayers Association and Tim Sorochinsky, Millwood-Woodend Ratepayers Association, dated April 7, 2021, be received.

Recommendations

1. THAT the existing policy framework continue to be the basis for processing development applications in Vellore Centre.

Committee of the Whole (1) Report

DATE: Wednesday, April 7, 2021 **WARD(S):** ALL

TITLE: RESPONSE TO COUNCIL DIRECTION TO EXPLORE LAND USE STUDY OPTIONS FOR VELLORE CENTRE

FROM:
Jim Harnum, City Manager

ACTION: DECISION

Purpose

To present a staff recommendation for Council decision in response to Council's direction at the October 21, 2020 meeting to explore the options for possible land use studies to guide development in the Vellore Centre as a Local Centre.

Report Highlights

- Three options were assessed in response to Council direction to explore options for possible land use studies to guide development in the Vellore Centre.
- A landowner meeting and a ratepayer meeting were held to obtain community input.
- An overview of the current policy framework is provided, including noting that the previous Vellore Village District Centre Secondary Plan (OPA 650) is superseded by the Vaughan Official Plan 2010 (VOP 2010).
- While the option of an area-specific land use study can be undertaken and be cost neutral to the City, staff recommend maintaining the existing policy framework as a basis to process development applications until further evaluation through the Official Plan Review.

Recommendations

1. THAT the existing policy framework continue to be the basis for processing development applications in Vellore Centre.

Background

In response to Council's consideration of Official Plan and Zoning By-law Amendment Files OP.20.008 and Z.20016 (Major Weston Centres Limited) at the Committee of the Whole (Public Meeting), on October 6, 2020, the following recommendation was approved (in part):

> "That a communication be provided by staff to the Council meeting of October 21, 2020, with respect to implementing a secondary plan in this area."

Council on October 16, 2020, approved the following Recommendation in response to a Staff Communication (Communication #23):

> "That Council direct staff to further explore the options for possible land use studies to guide development in the Vellore Centre as a Local Centre in the Vaughan Official Plan 2010."

The Subject Lands are part of a Local Centre in the Vaughan Official Plan 2010

The subject lands as shown on Attachment 1 are identified as a Local Centre on Schedule 1 – Urban Structure and noted as the Vellore Centre in Figure 6 – Intensification Areas in Chapter 2 of Vaughan Official Plan 2010 (VOP 2010). Policy 2.2.1.1 describes Local Centres having a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Policy 2.2.5.7 further directs that Local Centres shall be planned to:

- develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and affordable housing
- be predominantly residential in character but include a mix of uses including retail, office and community facilities intended to serve the local population and attract activity throughout the day
- be the preferred location for locally-delivered human and community services
- be the focal points for expression of community heritage and character
- develop at densities supportive of planned or potential public transit, taking into account the local urban fabric of each Local Centre
- have a fine grain of streets suitable for pedestrians and cyclists, with appropriate internal links, such as sidewalks and greenways, through the Local Centre and links to the surrounding Community Areas

- include well designed public open spaces that are either landscaped parks, or public plazas or both in a manner that is appropriate to the local context
- encourage a pedestrian-friendly built form by locating active uses at grade
- be designed and developed to implement appropriate transition of intensity and use to surrounding neighbourhoods, and/or separation from adjacent Employment Areas

There is a range of existing built form, development approvals and proposals in the Local Centre

The northeast quadrant of the subject lands is subject to the policies of Chapter 12 specifically 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road, in Volume 2 of VOP 2010. The Area Specific Policy - 12.6 establishes the permitted uses and built form including heights, densities, and urban design framework to define both a Village and Commercial District, and a Village Promenade located within the Village District. The northeast quadrant of the subject lands includes the Village Promenade and are designated Village District which is defined as follows:

- The Village District Area is the location of the most compact development form within the subject lands. It is intended to be an area of grade related mixed-use retail commercial and office development, combining high order retail uses and eating establishments. Residential uses appropriately integrated into the area are also permitted.

The lands within the Village District designation may accommodate development to a maximum total gross floor area of 17,000 m² and a maximum building height along the Village Promenade frontage of 4-storeys.

The northeast quadrant of the subject lands are 2.55 hectares in size and municipally known as 3600 Major Mackenzie Drive. They are currently undeveloped and were the subject of a report considered by the Committee of the Whole (Public Meeting) on October 6, 2020 to amend the Official Plan and Zoning by-law to (in part):

- redesignate the lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”, with a maximum building height of 24-storeys and a Floor Space Index (‘FSI’) of 4.1 times the area of the lot
- permit a Seniors Supportive Living Building use with 185 units per hectare and a maximum building height of 12-storeys

The northwest quadrant of the subject lands is zoned “RA3(H) Apartment Residential Zone Three” with the Holding Symbol by By-law 1-88, subject to site-specific Exception 9(1351) that allows for two residential apartment buildings up to 12-storeys, block

townhouse and semi-detached dwellings, and two commercial buildings. This zoning implements an Ontario Municipal Board Order issued in November 2011 (Official Plan Amendment #712 and Zoning By-law 234-2010).

The southeast quadrant is zoned “C5 Community Commercial Zone” and is developed with an existing low rise commercial development. The southwest quadrant is zoned “A Agricultural Zone” and currently occupied with temporary new home sales offices and a Ministry of Transportation works facility.

The Subject Lands were previously part of the defined Vellore-Urban Village 1 area in OPA 600

Vellore-Urban Village 1 as described in OPA 600 included provisions for a future District Centre (Vellore Village Centre) focused on the area at the intersection of Major Mackenzie Drive and Weston Road. Prior to any development occurring in this District Centre a detailed tertiary plan was to be prepared to guide the built form for the four quadrants of the intersection of Major Mackenzie Drive and Weston Road. OPA 600 has been superseded by VOP 2010.

The Vellore Village District Centre Secondary Plan (OPA 650) provided policy direction for a Village Core with generally a Low Rise Residential designation surrounding the Village Core, however, is no longer in-effect

In accordance with the direction in OPA 600 to develop a tertiary plan for the area, the City initiated the Vellore Village District Centre Secondary Plan (Vellore Plan) study which was approved by the Ontario Municipal Board February 3, 2005. The main land use designations included ‘Low-Rise Residential’ and ‘Village Core’. However, when Council approved Vaughan Official Plan 2010 in September 2010, the Vellore Plan was not carried forward and incorporated into the City’s Official Plan and is not currently in-effect.

Most of the low-rise residential development identified in the Vellore Plan has built out at this time. As such, the current Vellore Centre, as a Local Centre in VOP 2010, is generally coincident with the Village Core as shown on Schedule A Vellore Village District Centre Plan of the Vellore Plan.

The Policy Context section of the Vellore Village District Centre Secondary Plan also describes the rationale for heights and densities implemented through the Vellore Plan. With the exception of the Ontario Municipal Board approval for the northwest quadrant that allows heights to 12-storeys, the height maximum of 6-storeys from the Vellore Plan (see excerpted text below) was carried forward to Schedule 13 of VOP 2010 and applies to the ‘Mid-Rise Mixed-Use’ designation of the other three quadrants:

The only notable change to the original vision for the District Centres in OPA 600 was a Vaughan Council adopted reduction of the maximum permitted residential density within the Vellore Village District Centre from high density to medium density. In its approval of OPA 600, the Region of York deferred this policy change pending examination of this issue during the course of the Vellore Village District Centre Study. In the course of the extensive consultation held during the District Centre Study there were conflicting perspectives on the appropriate height of buildings to be permitted in the Village Core Area. This plan addresses the height issue by providing for a transition of heights and densities from the Village Core to the residential neighbourhoods outside the Village Centre.

Applications for greater heights and densities will be required to go through a public process that includes a concurrent site plan application and may be permitted in exchange for public benefits such as underground parking and increased landscaped open space. The applications will also be assessed against a list of urban design criteria and potentially permit up to the 6 stories provided in OPA 600 and 100 units per hectare.

York Region Official Plan 2010 identifies Major Mackenzie Drive as a Regional Rapid Transit Corridor

The York Region Official Plan 2010 (YROP 2010) identifies Major Mackenzie Drive as a Rapid Transit Corridor east of Weston Road and as a Transit Priority Network west of Weston Road. The following description is provided in the York Region Transportation Master Plan of November 2016 regarding the Major Mackenzie Rapid Transit Corridor:

- *The central section of Major Mackenzie Drive, from Jane Street to Leslie Street, is part of the Viva Network Expansion Plan with curbside stations being constructed starting in 2018. The central section connects the Jane Street rapid transit corridor and the Leslie Street rapid transit corridor. The central section should be extended to Woodbine Avenue to also connect with the potential rapid transit corridor on Woodbine Avenue. Two areas of constraint along this corridor are the sections east and west of Keele Street (Maple) and east of Yonge Street (Richmond Hill)*

The Jane Street rapidway (6 kilometres) and Major Mackenzie Drive rapidway (23 kilometres) are not funded and are identified by York Region Transit as future projects (http://www.vivanext.com/project_nextBRT).

Previous Reports/Authority

Communication C23 is a Staff Communication to the Council meeting of October 21, 2020, responding to Council direction from the meeting of the Committee of the Whole

(Public Meeting) of October 6, 2020, “That a communication be provided by staff to the Council meeting of October 21, 2020, with respect to implementing a secondary plan in this area”.

Major Weston Centres Limited Official Plan and Zoning By-Law Amendment Files OP.20.008 and Z.20.016 for lands at the northeast quadrant of the Local Centre was the subject of a Committee of the Whole (Public Hearing) on October 6, 2020.

Analysis and Options

City Staff reviewed three options, including maintaining the existing policy framework and two land use study approaches

Three options are assessed in response to the Council direction: maintain the existing policy framework in VOP 2010 (Option 1); an area-specific land use study (Option 2); and a secondary plan (Option 3). City staff considered factors such as the longevity of a land use plan, ability to protect the mixed-use vision of the Vellore Centre as a Local Centre in VOP 2010 within the over-arching urban structure, ability to consider resident and landowner feedback, and improving Vellore Centre as a complete community in the analysis of land use study options. Based on the analysis described below, and considering stakeholder input, staff recommend maintaining the existing policy framework in VOP 2010 as a basis to process development applications, and not to initiate a new land use study at this time.

Focused stakeholder consultation included outreach to ratepayer groups and landowners to seek feedback on the three options

Ratepayer Consultation

A virtual meeting was held on Wednesday March 3, 2021 with representatives of the Vellore Woods Ratepayers’ Association and Millwood-Woodend Ratepayers’ Association. A written submission was provided on Monday March 8, 2021.

Members of the ratepayers’ associations noted their support to maintain the existing policy framework and did not support a land use study. Members commented on their interest in maintaining the “original historical nature of Vellore Village”. VOP 2010 policy was noted that directs that new development be context sensitive and be designed to respect and reinforce the existing physical character of the surrounding uses.

Landowner Consultation

A virtual meeting was held on Monday February 22, 2021 to seek feedback from landowners and their agents with interest in the Vellore Centre. One landowner noted that their development applications (Files OP.20.008 and Z.20.016) were deemed complete by the City in August 2020. An agent acting for one property (Vaughan

Northwest Residences Inc.) noted that their applications for a Plan of Subdivision (File 19T-19V005) and Zoning By-law Amendment (File Z.19.029) were recently approved by Council on February 16, 2021. The City received four (4) written submissions on Friday February 26, 2021 from the landowners and agents that participated in the virtual meeting.

Landowners and their agents expressed a concern that a land use study, either an area-specific study or secondary plan, would delay the development application and approvals process that is being duly followed by the applicants. There is a general concurrence that the Vellore Centre has been adequately studied and that any additional study at this time would only assist in the review of existing applications.

Option 1 – Maintain Existing Policy Framework

The existing policy framework for Vellore Centre is robust based on VOP 2010 Policy 2.2.1.1(d)(iv) and more specifically Policy 2.2.5.7 (a) through (i) describing the mixed-use vision for Local Centres. The Area Specific Policies of the northeast quadrant of Vellore Centre, Section 12.6 of VOP 2010, has focus on an urban design framework.

The 'Mid-Rise Mixed-Use' designation is generally located in Intensification areas such as Local Centres and permits a mix of residential, retail community and institutional uses including home occupations, community facilities, cultural uses, office uses, parking garage, hotel, and gas stations subject to specific policies.

Building types permitted in the 'Mid-Rise Mixed-Use' designation include Mid-Rise Buildings, Public and Private Institutional Buildings, and Gas Stations. Where the 'Mid-Rise Mixed-Use' designation is located within 70 metres of an area designated 'Low-Rise Residential' or on streets that are not arterial streets or Major Collector streets, additional building types maybe permitted to provide an appropriate transition to the 'Low-Rise Residential' area, such as Townhouses, Stacked Townhouses and, Low-Rise buildings.

A small part of the Local Centre is designated 'Low-Rise Mixed-Use' and is general located along arterial and collector streets. The 'Low-Rise Mixed-Use' designation permits residential, home occupation, small scale hotels, retail uses and subject to criteria and office uses. Building Types permitted in the' Low-Rise Mixed-Use' include Townhouses, Stacked Townhouses, Low-Rise Buildings, and Public and Private Institutional Buildings.

The southeast corner of the subject lands as shown on Attachment 1 is designated 'Mid-Rise Mixed-Use' and permits a maximum building height of 6-storeys with a Floor

Space Index ('FSI') of 2.0 times the lot area. The lands are currently developed with multiple commercial/retail use buildings.

The southwest portion of the subject lands as shown on Attachment 1 is also designated 'Mid-Rise Mixed-Use' with a maximum building height of 6-storeys and an FSI of 2.0. This quadrant of the study area includes 3 separate properties. The larger L-shaped property is owned by the Province and currently used for the Ministry of Transportation Maple Patrol Yard and contains outside storage of equipment and vehicles. Directly at the southwest corner of Major Mackenzie Drive and Weston Road are two properties where four (4) temporary new home sales offices ae located.

The northwest quadrant of the subject lands includes 2 properties as well directly at the corner the maximum building height permitted is 12-storeys and an FS1 of 1.581 times the lot area the property is currently vacant. The second parcel which is vacant and partly in the study area is designated 'Low-Rise Mixed-Use' with a maximum building height of 4-storeys and an FSI of 1.5 times the lot area.

The building height restriction to 6-storeys, carried forward from the Vellore Village District Centre Secondary Plan approved in 2005, is an issue of consideration when planning to the 2041 or 2051 planning horizon. Otherwise, the existing policy framework for Local Centres and the 'Mid-Rise Mixed-Use' designation, together with guidance documents such as the City-wide Urban Design Guidelines, provides a basis for processing development applications.

The "Where and How to Grow" report, developed as a background study for VOP 2010, estimated 1,400 units and about 2,900 people by the 2031 planning horizon. This analysis, however, only contemplated the parcels at the southwest and southeast of Major Mackenzie Drive and Weston Road.

Attention to transit-supportive development is an additional area for consideration in reviewing the existing policy framework. This does not require that built form densities are maximized. Rather, transit-supportive development in the Local Centre can focus attention on "complete streets" design guidelines, alternatives to surface parking, and multi-purpose open space.

In accordance with Policy 10.1.3.3 of VOP 2010, the City can require a Concept Plan, a Development Concept Report and Phasing Plan, or a Comprehensive Development Plan as part of a complete application. This allows a site-specific application to be reviewed in context of adjacent lands.

Option 2 – Area-Specific Land Use Study with a Focus on Urban Design

Staff consideration of an area-specific land use study has a focus primarily on development alternatives, based on built form and massing, and an urban design framework. The development concepts and urban design framework will inform a revision of relevant VOP 2010 policies, while maintaining the general mid-rise mixed-use vision, implemented through an official plan amendment. The policy revision will also be informed by a transportation analysis and review of open space and pedestrian/cycling network in an effort to promote a multimodal pedestrian/cycling oriented urban fabric. Stakeholder consultation remains a critical component of the land use study. The Carrville District Centre Urban Design Streetscape Master Plan Study completed in 2010 is an example of the deliverable from an area-specific land use study.

The development concepts would explore built form and massing within the 'Mid-Rise Mixed-Use' designation (e.g. heights over 5-storeys to a maximum of 12-storeys) as well as modest height increases rationalized and supported through comprehensive demonstration modeling. The built form and massing concepts would explore introducing more context sensitive residential uses while maintaining retail and other uses, provide a fine grain street network, identify a hierarchy of parks and open spaces, and assess densities to support public transit consistent with the policy direction for Local Centres.

An estimated budget of $275,000 is required to secure consultants through a competitive procurement. This budget can be offset by transferring budget from existing projects PL-9533-13 and PL-9535-13 so the overall capital budget for the City remains neutral.

An area-specific land use study as defined above will require approximately 18 months to complete. It does not necessarily protect the City from appeals related to refusals or failure of the City to make a decision on a development application. There is also a risk that a future Secondary Plan or land use study for a larger study area may be recommended through the Official Plan Review and result in some duplication of effort.

Option 3 – Secondary Plan

Policy aspects addressed in Secondary Plans are outlined in VOP 2010 Policy 10.1.1.3. VOP 2010 Policy 10.1.1.1 directs that "Additional Secondary Plans may be required, at the discretion of the City".

A Secondary Plan study can include a larger study area, consideration of build out to a longer planning horizon, and evaluation of appropriate heights and densities. A Transportation Master Plan is often a concurrent study to a Secondary Plan.

Consideration of community services and possible changes to servicing requirements should be included if a Secondary Plan approach is recommended.

A Secondary Plan has the advantage of providing more longevity to the policy framework and attention to required infrastructure to support proposed development. However, a Secondary Plan would require an assessment through the annual budget process and often requires three to four years for completion. A Secondary Plan, should this option be selected, would only be underway at the earliest in late 2022 and can aim for completion in 2025. While difficult to estimate the cost of a Secondary Plan without consideration of the specific scope of work, a budget over $400,000 is entirely likely for the land use planning portion of a Secondary Plan. A concurrent Transportation Master Plan would be an additional budget request.

Financial Impact

An estimated budget of $275,000 is required to secure consultants through a competitive procurement to undertake an area-specific land use study, which can be offset by transferring budget from existing projects PL-9533-13 and PL-9535-13 so the overall capital budget for the City remains neutral.

A Secondary Plan requires an assessment and approval through the annual budget process. Budgets vary depending on the scope of a Secondary Plan, and together with a Transportation Master Plan, is a considerably larger budget request.

Broader Regional Impacts/Considerations

The York Region Official Plan (YROP 2010) describes Local Centres as focal points for residential, human services, commercial and office activities for the surrounding community. The smaller scale and scope of Local Centres do not diminish their importance to the overall urban structure. Local Centres can vary greatly in size, nature, and characteristics. Local Centres are also used to reflect the culture and history of York Region through heritage streetscapes. Certain Local Corridors, which may be Regional arterial streets, in existing and proposed urban areas, have the potential for intensive and mixed-use land development, supported by public transit services.

Conclusion

The existing policy framework for Vellore Centre as a Local Centre in VOP 2010 implements the vision of a mixed-use centre and is suitable as a basis to process development applications. Staff recommends maintaining the existing VOP 2010 policy framework to guide future development together with guidance documents such as the City-wide Urban Design Guidelines.

An area-specific land use study described in Option 2 above can provide a more comprehensive urban design vision for Vellore Centre, including attention to a street

network and a parks and open space hierarchy demonstrated through development concepts. Such an approach can have an emphasis on stakeholder consultation to inform aspects of the urban design framework, however, the processing of the current development applications can still proceed in advance of the findings of an area-specific land use study. Should Council direct an area-specific land use study, approved budget in existing capital projects can be reallocated to undertake such a study and be cost neutral for the City.

Staff recommend that any decision to undertake a Secondary Plan be determined through the Official Plan Review that is informed by appropriate studies that establish an updated urban structure and strategy for growth management for the City.

For more information, please contact: Tony Iacobelli, Acting Director of Policy Planning and Environmental Sustainability.

Attachments

1. Location Map of Vellore Centre Subject Lands

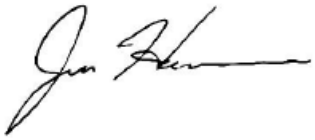
Prepared by

Tony Iacobelli, Acting Director, Policy Planning and Environmental Sustainability, ext. 8630
Armine Hassakourians, Acting Manager of Policy Planning-Short Range, Policy Planning and Environmental Sustainability, ext. 8368

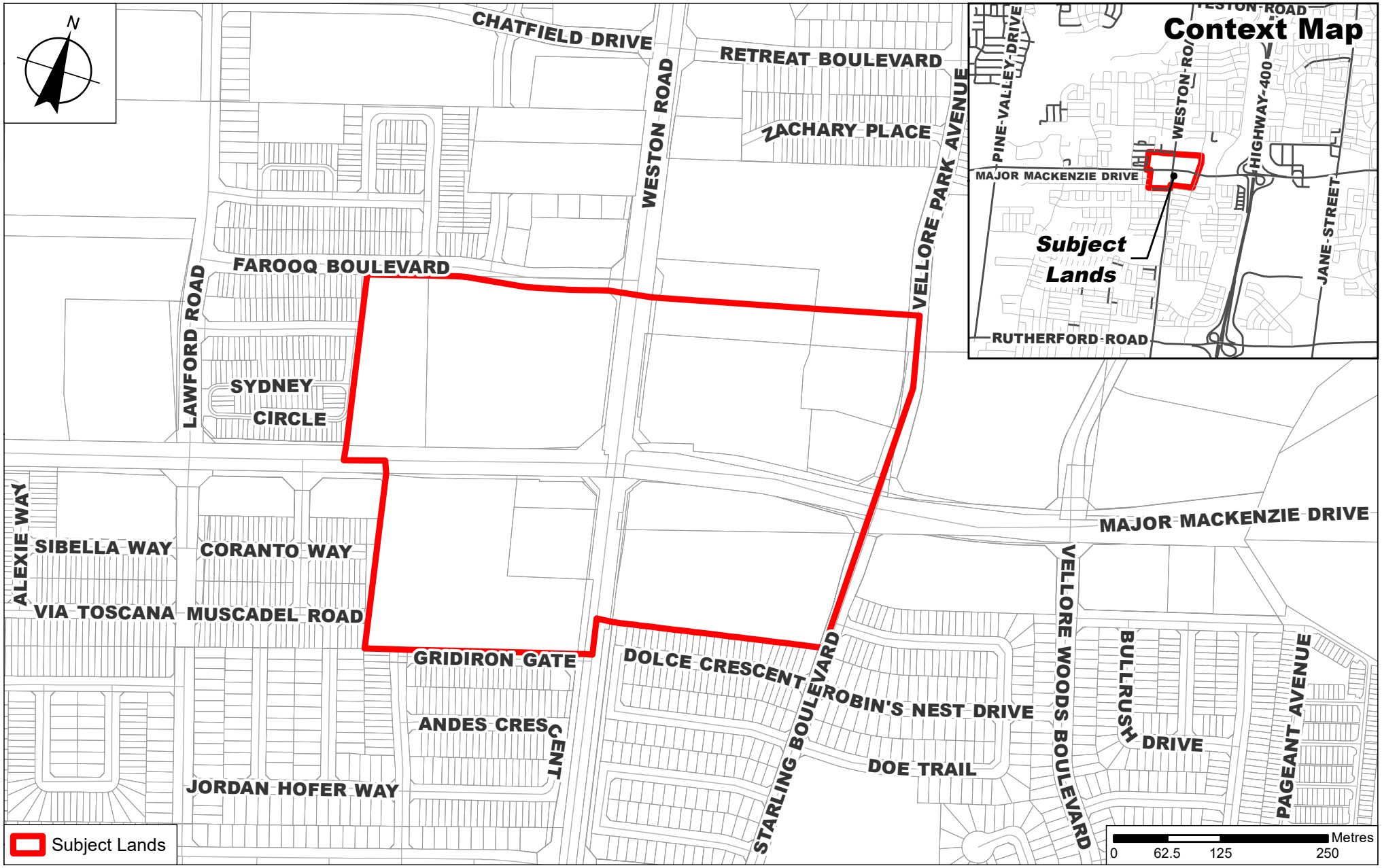
Approved by

Mauro Peverini, Acting Chief Planning Official

Reviewed by



Jim Harnum, City Manager



Location Map

LOCATION:
Lots 20 and 21, Concessions 5 and 6
Vellore Centre

APPLICANT:
N/A

VAUGHAN
Policy Planning and Environmental Sustainability

VELLORE WOODS
Ratepayers Association

Attachment

FILE:
N/A

DATE:
March 16, 2021

1

N:\GIS_Archive\Attachments\Misc\VelloreCentre\VelloreCentreContextLocationMap.mxd

Created on: 3/16/2021

MILLWOOD-WOODEND
RATEPAYERS ASSOCIATION

Mr Tony Iacobelli,
Acting Director, Policy Planning & Environmental Sustainability,
City of Vaughan,2141 Major Mackenzie Dr,
Vaughan, Ontario, L6A 1T1.

RE: ITEM #7 COMMITTEE OF THE WHOLE **April 7, 2021**

Vellore Centre - Analysis of Land Use Options

On behalf of the Vellore Woods Ratepayers Association & The Millwood-Woodend Ratepayers Association, the following are additional comments based on today's Staff Report:

First, we wanted to once again sincerely thank Mr Tony Iacobelli, Councillor DeFrancesca, and Mr Bill Kiru for hosting the meeting held on March 3rd 2021, in regards to the Vellore Centre - Analysis of Land Use Options.

Below is our letter to you following our initial discussions, DATED March 8th 2021

The following are additional comments based on the staff report:

We understand that by ***maintaining the existing policy***, Vellore Centre is designated as a Local Centre in the Vaughan Official Plan 2010. Policy 2.2.1.1 describes Local Centres as having a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Furthermore, there is another policy, Policy 2.2.5.7 which further provides guidelines and criteria for future planning of Local Centres. A number of these criteria and guidelines are shared by our community, including

- be the focal points for expression of community heritage and character

- Include well designed public open spaces that are either landscaped parks, or public plazas or both in a manner that is appropriate to the local context

- Be predominantly residential in character but include a mix of uses including retail, office and community facilities intended to serve the local population and attract activity throughout the day

- Have a fine grain of streets suitable for pedestrians and cyclists, with appropriate internal links, such as sidewalks and greenways, through the Local Centre and links to the surrounding Community

- Encourage a pedestrian-friendly built form by locating active uses at grade

- Be designed and developed to implement appropriate transition of intensity and use to surrounding neighbourhoods, and/or separation from adjacent Employment Areas.

Another critical component is density and building heights. There should not be any "exceptions" or "exemptions" from this.

Quoted from the City Manager's Report: **The building height restriction to 6-storeys, carried forward from the Vellore Village District Centre Secondary Plan approved in 2005**, is an issue of consideration when planning to the 2041 or 2051 planning horizon. Otherwise**, the existing policy framework for Local Centres and the 'Mid-Rise Mixed-Use' designation, together with guidance documents such as the City-wide Urban Design Guidelines, provides a basis for processing development applications.**

Now that our community has confirmed that we would like to maintain existing policies as they would apply to Vellore Centre, **we expect the City of Vaughan to strongly enforce Policy 2.2.5.7 as we have noted above, specifically to those which enforce historical aspects, site plan and strong urban design.**

We cannot stress this enough. Enforcing the URBAN DESIGN to adhere to historical components of this land development is one of the most contentious issues we have. So somewhere in the updating of this land use study findings, we need to create A CLEAR MANDATE AND URBAN DESIGN REQUIREMENT.

In the past, our community has been subject to nightmarish development proposals. The everchanging provincial and regional policies and practices will continue to be a challenge, but hope that moving forward, everyone will respect Vellore Centre for its cultural heritage, and not let it turn into VMC 2.0 .

VELLORE WOODS
Ratepayers Association

MILLWOOD-WOODEND
RATEPAYERS ASSOCIATION

ORIGINAL SUBMISSION

Dear Mr. Iacobelli, **March 8, 2021**

On behalf of the **Vellore Woods Ratepayers Association** and the **Millwood-Woodened Ratepayers Association**, we wanted to extend our sincere thanks to you, your staff, Councillor DeFrancesca, and Mr Bill Kiru for hosting the meeting held on March 3rd 2021, in regards to the **Vellore Centre - Analysis of Land Use Options.**

At that meeting, three available options were presented to us:

1. Maintain Existing Policies
2. Area Specific Study
3. Secondary Plan

After thoroughly explaining each option to us, we are formally going on record to support **OPTION 1**: ***Maintain Existing Policies.*** Our community, with the ratepayers associations have worked tirelessly to respect and attempt to protect, the original historical nature of Vellore Village by integrating aspects of a village throughout the Vellore community. All future development applications should continue to respect our village in terms of form and density. A key element of VOP2010 is Chapter 9.1.2.2. 'That in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area'. As we consider future development applications, our expectations are that all future development will continue to respect the unique historical features of **Vellore Village**.

Conversely, we expect The City of Vaughan to strongly enforce those historical aspects, through both site plan and urban design. At the meeting, we quoted and maintain our support of the 2003 Vellore Village Centre Study key recommendations, which spoke specifically to Vision, Transportation, Retail, and Residential components of the area.

And as much as we can say "things have changed" since then, we can equally say that, **now** more than ever, it is crucial that Vellore citizens have a place where "community" is paramount, with gathering spots, main street village components, supporting "small businesses" and enjoying outdoor greenspaces and piazzas. Residents in this district can easily and safely manoeuver their way through the village, still feeling like part of the community, rather than cold, isolated and often disconnected living that is associated with high rise living. If COVID19 pandemic has taught us anything in this past year, it is that human and social connection are both imperative to a City's well-being as well as an individual's well-being.

VELLORE WOODS
Ratepayers Association

Case in point, with reference to the current SmartCentre's application which fails miserably at achieving any of the requirements or visions we have stated above. It is also imperative that you understand the history of the SmartCentre's application. Our "support" of their PHASE 1 of this site (Wal-Mart) was contingent upon the PHASE 2 aspect of their plan, which addressed commercial development in keeping with the "village" form of piazza, main street retail, gathering place etc. If this was a private contractual agreement, SmartCentres would be in breach of their contract, failing miserably at maintaining their "end of the bargain." So, it is our strong opinion, that the application as it stands is not compatible with the existing community in terms of massing, heights, setbacks, density and is not conducive to the village feel which we have worked to implement.

In fact, please see attached letter of agreement by SmartCentres and the Vellore Woods Ratepayers Association in regards to this development, made in 2009. After reading this letter, I am confident you will understand our position and steadfast insistence as to WHY we feel the way we feel.

Another application in development is a proposed 12 storey Apartment planned for Fossil Hill/Major Mackenzie Dr (west of Weston Road) which would be constructed in the middle of a two storey residential neighbourhood. Again, this development is out of scale and context to the existing community and has absolutely no respect or regard for the OP in its current form.

Given the challenges of implementing a temporary freeze on development within the Vellore Village community, we respectively request and urge you that applications before you that affect this study area, be encouraged to consider these Vellore village principles in mind, and that applicants meet with us and our communities when it is safe to do so.

Yours Truly,

Elvira Caria

Chair, Vellore Woods RatePayers Association
Signed Electronically

Tim Sorochinsky

Chair, Millwood-Woodend RatePayers Association
Signed Electronically

CC: Councillor Rosanna DeFrancesca
Bill Kiru
Vellore Woods Ratepayers Association Executive Members

Regional Roads that currently experience heavy congestion during the morning rush hour. Note the congested sections stretch beyond the access points for G Towers. We anticipate the only way to quickly exit the G Towers is by infiltrating through the existing Block 40 neighbourhoods to the north and to the west as shown by the thinner red lines on my plan.

Although Vellore Woods is fortunate to have 7 entrances for 3000 units. Block 40 will only have 4 entrances and one partial right-in right-out entrance to service the future approximately 4500 units.

We all need to remember that the Q towers application is not the only high density application in the area. There is the Q Towers application for a 12 storey building on Major Mack and Fossil Hill, a 12 storey building application on Major Mackenzie just west of the G Group site, a 12 storey building proposed on Weston Road and Retreat and the Smart Centres development at the NE corner of Mac and Weston which alone will add approximately 1400 units.

I would like to offer a few key suggestions which would make the site more compatible with our surrounding neighbourhoods:

- Reduce the height and density to be compatible with the 12 storey building height designation
- Reduce the number of buildings
- Consider adding town homes along the north limit of the site fronting Farooq. The addition of these townhomes would be complimentary to the planned townhouse development on the north side of Farooq and it would 'complete' the street). This would also help support a reduced (more reasonable) FSI for the site, which is an extremely important metric for us.
- Introduce a pedestrian friendly green 'gateway' diagonally through the site. Beginning at the NW corner of Major Mac and Weston Rd., the gateway would connect to open areas (stormwater ponds) immediately NW of the site, which in turn, is adjacent to the strip of schools / playground along the west side of Lawford where the Block 40 Linear Park begins. The Linear

Park leads to the recently constructed District Neighbourhood Park and Pedestrian bridge over Purpleville Creek which connects to Teston Road.

And finally I would like to point out that the proposed G Group application is in violation of Vaughan OP Section 16.8 Transportation and Infrastructure Corridors.

Specifically, Section 1.6.8.3 of the Official Plan states: 'Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

The primary use of Major Mackenzie is a key connector between the Highway 427 extension and Highway 400. It is also heavily relied upon by many residents of Block 40 and Vellore Woods to get to Highway 400 and into Maple during rush hour.

In closing, there has already been allot of work associated with establishing the Official Plan for the area, and I don't see any solid justification as to why this particular site should not be bound by VOP2010. We adamantly insist that the applicant comply with the maximum 12 storey designation per the VOP2010, just as all of the other applicants in the areas have adhered to, most notably the recent Smart Centres application. We applaud Smart Centres for reducing their heights and densities in consultation with the Rate Payers Associations,.

We fully expect to have both Council's and the City's support on our position.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

VELLORE WOODS
Ratepayers Association

SCHEDULE I > HEIGHT AND DENSITY PARAMETERS

LEGEND

H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI

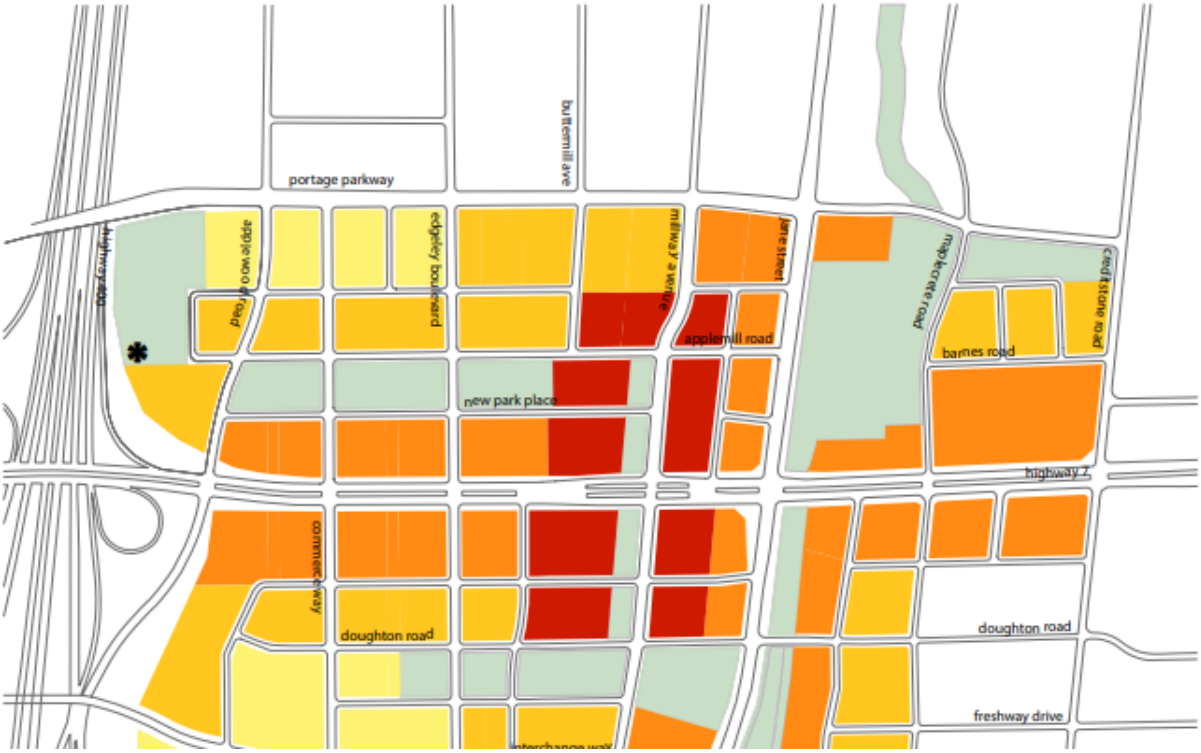
H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI

H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI

H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI

major parks and open spaces

see policy 6.3.2



This is guideline for density and height requirements at Vaughan Metropolitan Centre.

This is a major transit hub complete with a subway and highway interchange. This is where density makes sense. As you can see only the subway core is suggesting 35 storeys maximum and 6.0 FSI, the rest of the core area is steeped down to 30 storeys at 5.0 FSI and then down to 25 storeys at 4.5 FSI interspersed with green space.

This development is NOT A TRANSIT HUB, has NO SUBWAY, and is not adjacent to a highway interchange. Why is it proposing 36 storey towers at 5.8 FSI? Nothing within several blocks of this site is even above 3 storeys. This is NOT the Vaughan Metropolitan Centre, it is primarily plaza style shopping malls.

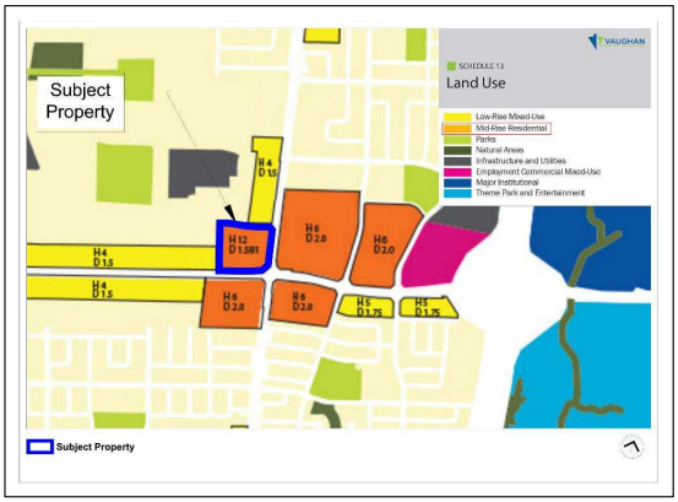
ZONE REQUIREMENT TABLE

SCHEDULE 'A' TO BY-LAW 1-88

ZONE	PERMITTED USE CATEGORY	MINIMUM LOT FRONTAGE (m)	LOT AREA (minimums unless otherwise noted) (m^2 unless otherwise noted)	MINIMUM YARD				MAXIMUM LOT COVERAGE (%)	MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	MAXIMUM GROSS FLOOR AREA (m^2)	MINIMUM SETBACK FROM AN "R" ZONE TO ANY BUILDING STRUCTURE OR OPEN STORAGE USE (m)
				FRONT (m)	REAR (m)	INTERIOR SIDE (m)	EXTERIOR SIDE (m)					
RR	SINGLE FAMILY DETACHED DWELLING	45	4000	15	15	4.5	9	10	–	9.5	–	–
R1V	SINGLE FAMILY DETACHED DWELLING	30	845	9.0[11,3]	7.5	1.5[1,6]	9[1]	20[36]	–	9.5[36]	–	–
R1	SINGLE FAMILY DETACHED DWELLING	18	540[12]	7.5	7.5	1.5[6]	4.5[2]	35[12]	–	9.5	–	–
R2	SINGLE FAMILY DETACHED DWELLING	15	450	4.5[2,6]	7.5	1.2[6]	4.5[2]	40	–	9.5	–	–
R3	SINGLE FAMILY DETACHED DWELLING	12	360	4.5[2,6]	7.5	1.2[6]	4.5[2]	40	–	9.5	–	–
R4	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	9/unit	270/unit	4.5[2,6]	7.5	1.2[3,4,6]	4.5[2]	45	–	9.5	–	–
R5	SINGLE FAMILY DETACHED DWELLING SEMI DETACHED DWELLING	7.5/unit	225/unit	4.5[2,6]	7.5	1.2[3,4,6]	4.5[2]	50	–	11	–	–
RM1	STREET TOWNHOUSE DWELLING	6/unit	180/unit	4.5[2]	7.5	1.5 (FOR END UNITS)	4.5[2]	50	–	11	–	–
RM2	BLOCK TOWNHOUSE DWELLING, APARTMENT DWELLING, MULTIPLE FAMILY DWELLING	30	230/unit	4.5[2]	4.5	1.5	4.5[2]	50	–	11	–	–
RA1	APARTMENT DWELLING	30	170/unit	4.5	7.5	4.5[5]	7.5	–	–	16.5	–	–
RA2	APARTMENT DWELLING	30	80/unit	7.5	7.5	4.5[5]	7.5	–	–	44	–	–
RA3	APARTMENT DWELLING	30	67/unit	7.5	7.5	4.5[5]	7.5	–	–	44	–	–
C1	RESTRICTED COMMERCIAL	–	–	9	15	–	9	50	60	11	–	9
C2	GENERAL COMMERCIAL	–	–	15	15	6	9	30	60	11	–	13.5[10]
C3	LOCAL COMMERCIAL	–	8100 max.	11	9	9	11	33	60	11	1860	9
C4	NEIGHBOURHOOD COMMERCIAL	–	25000 max.	11	15	11	11	33	60	11	7000	22.5
C5	COMMUNITY COMMERCIAL	–	25000 max.	11	15	11	11	33	60	11[7]	–	22.5
C6	HIGHWAY COMMERCIAL	60	–	15	15	10	15	30	60	11[7]	–	13.5[10]
C7	SERVICE COMMERCIAL	65	8000	9	22	6	9	–	–	11[7]	–	20
C8	OFFICE COMMERCIAL	65	8000	9	22	6	9	–	–	11[7]	–	20

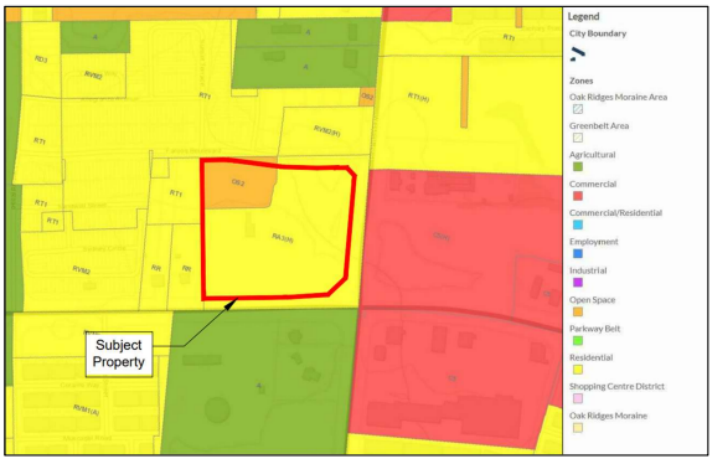
The RA3 designation is for a maximum height of 44 m or 147 ft. Approximately 12 storeys at 12 feet. They are asking for 109m or 363 ft much shorter 36 storeys at 10 ft. Completely ignoring zoning restrictions. This height is not compatible with the existing development, and clearly nonconforming to existing zoning guidelines for the designation they are trying to fall under.

- Official Plan identifies subject site within the Vellore Village Local Centre
- Official Plan designation - "Mid-Rise Mixed-Use" with height permissions of 12-storeys
- Other three corners also designated Mid-Rise Mixed Use



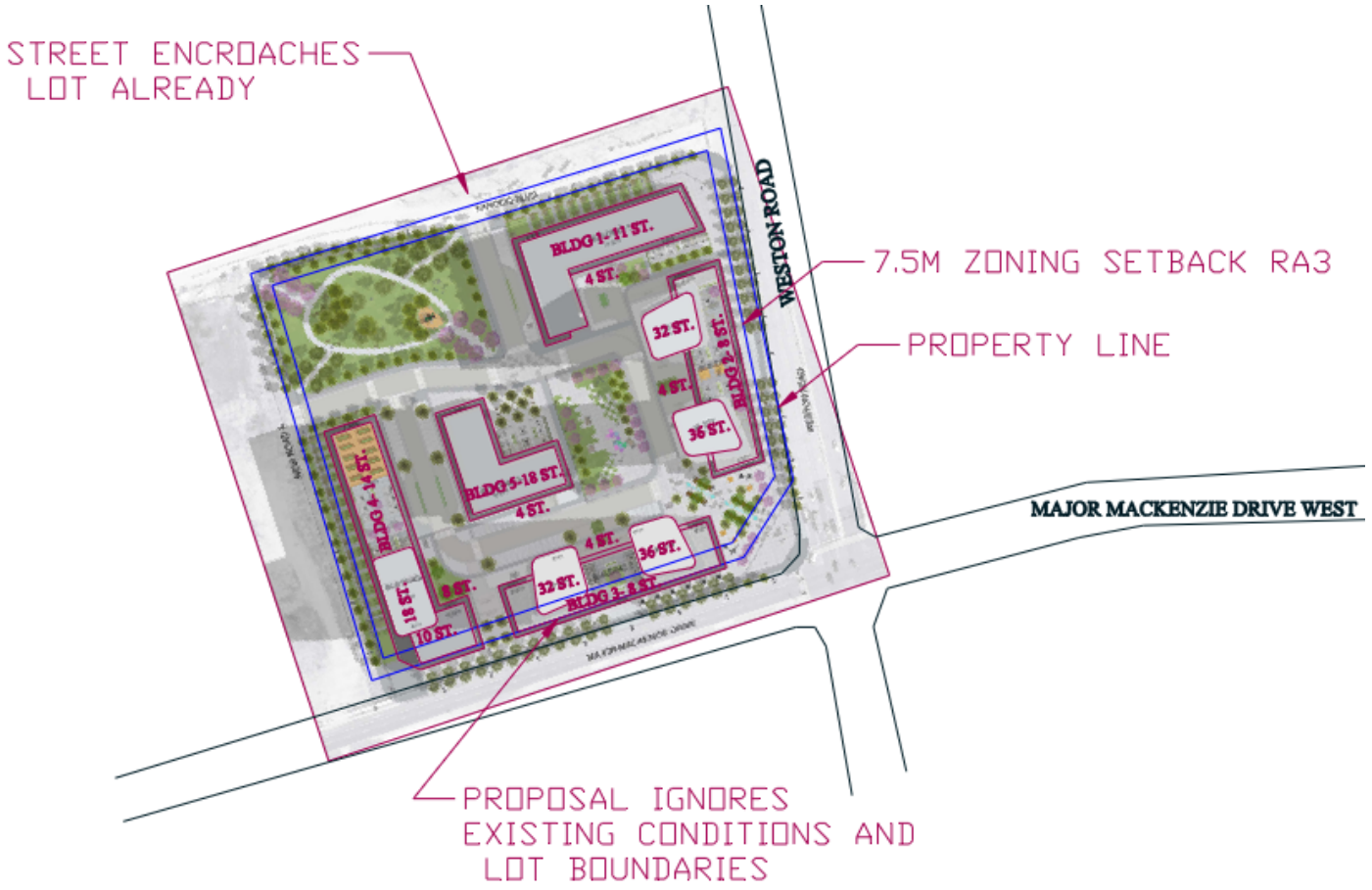
Surrounding Land Use

ZONING BY-LAW AMENDMENT



- Permit 3 metre landscaping strips along streets
- Permit maximum height of 44 metres to 109.5 metres
- Require minimum 2,764 m^2 of indoor and 21,797 m^2 of outdoor amenity space
- Maximum Floor Space Index of 5.78
- Permit range of commercial and community uses at grade
- Specific setbacks and heights are provided on a schedule

Setbacks are created for safety reasons, to provide adequate sightlines at intersections so people can be seen. Clearly this developer only wants maximum square footage at the expense of human safety.



Each tower portion for 32 and 36 storeys is only 5000 SF, factor in corridors and elevator and stairs, you probably lose 1000 SF each floor, meaning 8 apartments/condos at 500 SF, or bachelor pads. Your views are plaza style shopping malls and towers within the site and a proposed park.

If this graphic presentation is accurate, the north street encroaches the lot and the buildings go beyond the lot at the south according to the scale it is shown. The boundary and street locations are accurate to York Region information in 2009. The addition of north street has likely adjusted the lot slightly.

In regard to Provincial Policy Statement we will discuss various clauses.

1.2.3 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.

1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect *provincial plans* where these exist and informed by provincial guidelines;
b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
c) identify targets for *intensification* and *redevelopment* within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8;
d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of *settlement areas* is permitted in accordance with policy 1.1.3.8; and
e) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

1.2.5 Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.

As for 1.2.4. c) This area should not be a Target for Intensification and Redevelopment.

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:

a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and

b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.

I feel with 1.1.3.7 a) that this area is not a designated growth area and

1.1.3.7 b) provision of infrastructure and public service facilities will not meet the projected needs of this property. Another member of VWRA will be speaking specifically to this matter.

1.2.6 Land Use Compatibility

1.2.6.1 *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

a) there is an identified need for the proposed use;
b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
c) *adverse effects* to the proposed *sensitive land use* are minimized and mitigated; and
d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

1.2.6.2 b) There must be alternative locations for the proposed use.

1.2.6.2 a) There is no identified need for this proposed use.

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
b) works subject to the *Drainage Act*; or
c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:

a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
c) in *prime agricultural areas*:
   1. the lands do not comprise *specialty crop areas*;
   2. alternative locations have been evaluated, and

   i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
   ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and

e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In undertaking a *comprehensive review*, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of *settlement area* boundaries outside a *comprehensive review* provided:

a) there would be no net increase in land within the *settlement areas*;
b) the adjustment would support the municipality's ability to meet *intensification* and *redevelopment* targets established by the municipality;
c) *prime agricultural areas* are addressed in accordance with 1.1.3.8 (c), (d) and (e); and
d) the *settlement area* to which lands would be added is appropriately serviced and there is sufficient reserve *infrastructure* capacity to service the lands.

VELLORE WOODS

1.4 Housing

1.4.1 To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and

b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

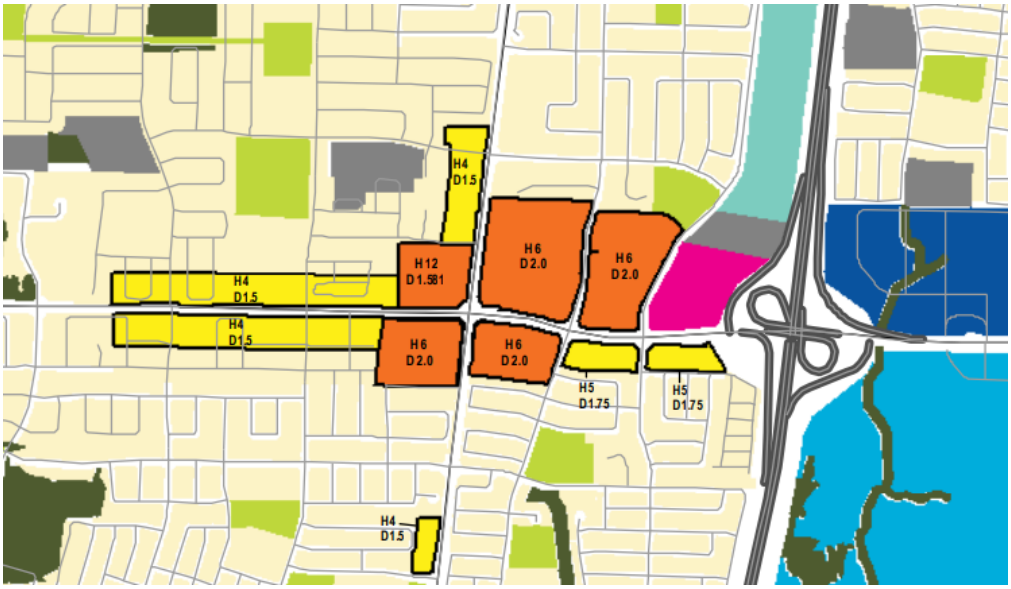
Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

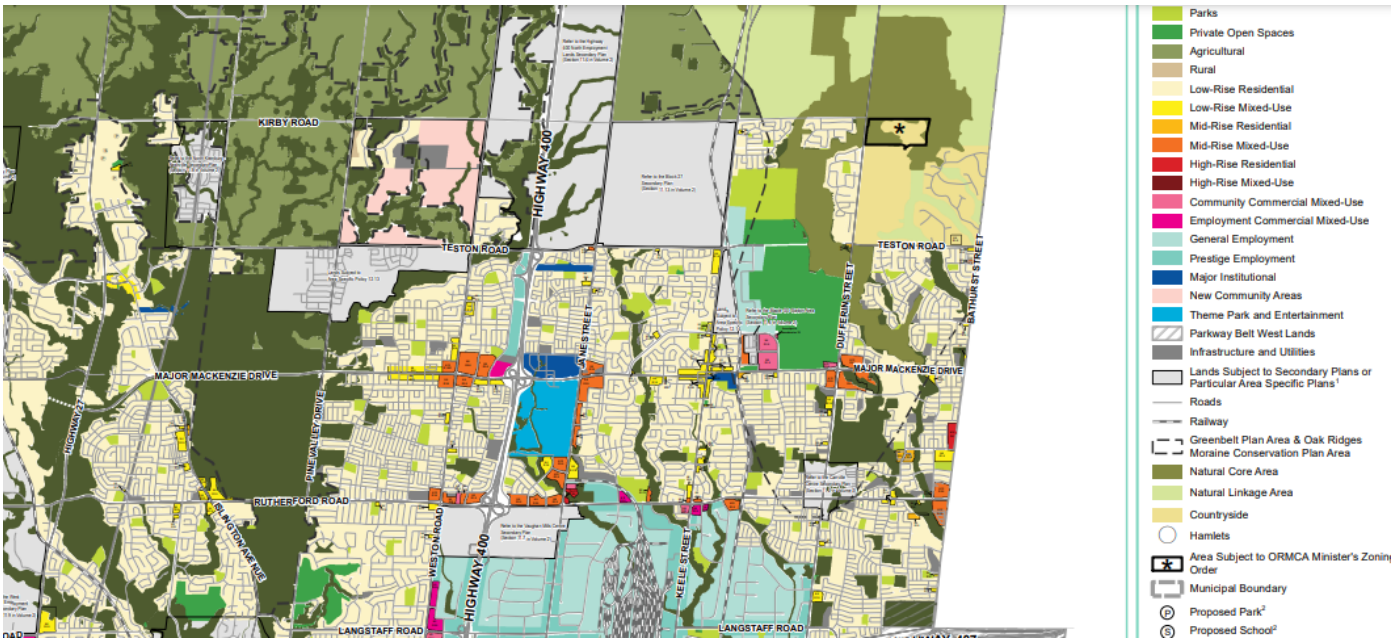
1.4.2 Where planning is conducted by an upper-tier municipality:

a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and

1.4.1 b) Suitably zoned land in draft approved and registered Official Plans

This property clearly does not follow the Official Plan





1.1.5 Rural Lands in Municipalities

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

a) the management or use of resources;
b) resource-based recreational uses (including recreational dwellings);
c) residential development, including lot creation, that is locally appropriate;
d) *agricultural uses*, *agriculture-related uses*, *on-farm diversified uses* and *normal farm practices*, in accordance with provincial standards;
e) home occupations and home industries;
f) cemeteries; and
g) other rural land uses.

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.

Again, as per 1.1.5.4 and 1.1.5.5 compatibility with rural landscape and sustained by rural service levels to avoid the need for unjustified and uneconomical expansion of said infrastructure.

4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

4.7 In addition to land use approvals under the *Planning Act*, *infrastructure* may also require approval under other legislation and regulations. An environmental assessment process may be required for new *infrastructure* and modifications to existing *infrastructure* under applicable legislation.

Wherever possible and practical, approvals under the *Planning Act* and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.

4.8 The Province, in consultation with municipalities, Indigenous communities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.

4.8 The Province, in consultation with municipalities, Indigenous communities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.

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4.9 Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.

VELLORE WOODS

4.6 states it best, comprehensive, integrated and long-term planning is best achieved through Official Plans.

> **Residential intensification:** means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:
> a) redevelopment, including the redevelopment of *brownfield sites*;
> b) the development of vacant or underutilized lots within previously developed areas;
> c) infill development;
> d) development and introduction of new *housing options* within previously developed areas;
> e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
> f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

Item c) Infill development is a flawed clause that developers choose to justify inappropriate developments like this proposal. It needs to be abolished from the Provincial Policy Statement.

1.1.3.1 *Settlement areas* shall be the focus of growth and development.

1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

a) efficiently use land and resources;
b) are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
d) prepare for the *impacts of a changing climate*;
e) support *active transportation*;
f) are *transit-supportive*, where transit is planned, exists or may be developed; and
g) are *freight-supportive*.

As per 1.1.3.2 b) appropriate for and efficiently use infrastructure and public service facilities planned or available. We know this is not the case.

1.1.3.2 f) are transit supportive, adding over 3000 units in a corner is clearly not transit supportive in a non-transit hub.

3013 residential units in a 10-acre corner, across from existing neighbourhoods of less than that many, of a much greater acreage.

It is clearly inappropriate to the existing developments.

263 -studio apartments (bachelor) of 500 SF or less

1158 -1 bedrooms at 750 SF?

953 -1 bedrooms with den at 1000 SF?

2 -3 bedrooms at what 1500 SF?

53 – Buried 2 bedrooms (basement?) at 1250 SF?

584 -2 bedroom at 1250 SF?

2,752,250 SF OF ACTUAL RESIDENCES WHICH EQUATES TO 6.8 FSI

NOT 5.8 FSI

THE MATH DOESN'T COMPUTE

5.8 FSI is 2,347,507 SF FOR THE BUILDINGS WHICH FROM 3013 UNITS AVERAGES ONLY TO 779 SF NOT FACTORING IN SERVICE CORRIDORS, STAIRS, ELEVATORS, COMMERCIAL SPACE, OR AMENITIES. SO JUST HOW SMALL ARE THESE UNITS?

15,457 SF (1,436 M2) DESIGNATED AS OFFICE SPACE

29,751 SF (2,764 M2) DESIGNATED AMENITIES SPACE

2,343,780

-29,751

-15,457

=2,302,299 SF SUBTRACT 20% FOR SERVICE CORRIDORS, STAIRS, ELEVATORS ETC. BECOMES 1,841,839 SF AVERAGING FOR 3013 UNITS AT 610 SF.

NONE OF THESE UNITS WILL BE LARGE ENOUGH TO BE CONSIDERED MUCH MORE THAN A STUDIO APARTMENT.

SHARPEN YOUR PENCILS AND GRAB A CALCULATOR BECAUSE YOUR MATH IS COMPLETELY INCORRECT.

Assuming that average of 610 SF is the 1 bedroom plus den

The studio apartments would be 305 SF, one bedrooms at 458 SF, 2 bedrooms at 763 SF, and the 3 bedroom units will be a whopping 915 SF. Charge each at $500/SF, or $919,429,000 in total. This shows a complete disregard for existing neighbourhood, just to make a buck.

Ministry of Municipal Affairs and Housing

Office of the Deputy Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7100

Ministère des Affaires Municipales et du Logement

Bureau du ministre

777, rue Bay, 17e étage
Toronto ON M7A 2J3
Tél. : 416 585-7100

Ontario

242-2020-7

December 4, 2020

Jim Harnum
City Manager
City of Vaughan
jim.harnum@vaughan.ca

The Ministry of Municipal Affairs and Housing has received a request from a private proponent that the Minister make a Zoning Order under s.47 of the *Planning Act*. The proposal is for lands located at the northwest corner of Major Mackenzie Drive and Weston Road, municipal address 3812 Major Mackenzie Road.

The request notes that the site already permits Residential High-Rise and Apartment units and is seeking an increase of additional height and density of 4.1 times coverage of the lands. The proposal also includes 2750 affordable housing units, the provision of a park, and a community centre with daycare services.

Ministry staff are - seeking your input on the proposed residential development.

Should you have any questions regarding this matter, please contact Maya Harris, Manager, Community Planning and Development, at 416-585-6063 or maya.harris@ontario.ca.

Yours truly,

K. Manson-Smith

Kate Manson-Smith
Deputy Minister

VELLORE WOODS Ratepayers Association

C183
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] About 3812 major mackenzie planned
Date: March-04-22 1:16:39 PM

From: 17183990[redacted]
Sent: Friday, March 04, 2022 1:06 PM
To: Clerks@vaughan.ca
Subject: [External] About 3812 major mackenzie planned

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

C184
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Road
Date: March-04-22 2:30:27 PM

From: Mazhar Khan [redacted]
Sent: Friday, March 04, 2022 2:00 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Road

Hello, who whom may it concern.

I just received a letter from regarding 3812 Major Mackenzie Road Woodbridge. I know there was a meeting held on Mar1, 2022 and I couldn't attend which I feel regretful about. I strongly oppose for this proposal. This will completely change the demographic of our neighborhood and it's unacceptable. Please forward this e mail to city or any decision-making authority. Please let me know if there is anything else we can do to stop this. Thank you

Regards
Simone & Mazhar Khan
[redacted] Cassila Way Woodbridge, ON [redacted]

C185
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Public Meeting on the increase in density
Date: March-04-22 4:16:12 PM

-----Original Message-----
From: Siena Ng [redacted]
Sent: Friday, March 04, 2022 4:12 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Public Meeting on the increase in density

Hello,

I'm writing to express my opposition to the application (A151/19) for an increase in density. It is unacceptable to have the density increased from 1.57 to 2.15 FSI.

Regards,

Siu Kam Ng
Owner of [redacted] Wardlaw Place

Sent from my iPad

C186
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie
Date: March-07-22 9:06:24 AM

-----Original Message-----
From: Aysenur Dogantekin [redacted]
Sent: Friday, March 04, 2022 6:51 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie

Hi,

My name is Aysenur Dogantekin and live at [redacted] Chatfield Drive. I was away on vacation and was not notified about the Council Meeting until March 2nd, so I was not able to attend. However, I did want to send an email to thank you for you efforts in preventing the new condo constructions from ruining this community. As you've stated in your letter it makes absolutely no sense to build a condo building in a community that consists of detached, semi-detached homes. The idea alone is horrible and makes me want to sell my house. I really hope the community can come together to prevent the development. If the construction proceeds the condos will be overshadowing all the homes located between Major Mackenzie and Weston. Thank you for your efforts, I'm really devastated I was unable to make it to the council meeting and speak.

Where can I obtain updates regarding this issue?

Sincerely,
Aysenur Dogantekin

C187
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] condo concern
Date: March-07-22 9:06:29 AM

From: Bill Meng [redacted]
Sent: Saturday, March 05, 2022 9:10 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] condo concern

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Thank you!

weizhu meng

C188
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001
Date: March-07-22 9:06:39 AM
Importance: High

From: Maryam Chaudhry [redacted]
Sent: Sunday, March 06, 2022 5:18 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001
Importance: High

Hello Ms. DeFrancesca & the team,

Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Maryam Chaudhry

C189
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive
Date: March-07-22 9:06:56 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 8:06 AM
To: John Mazzilli-M.E.-Managing Partner [redacted] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Drive

Hi John,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in COMPLETE OPPOSITION to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next council meeting on March 22nd.

Warmest Regards,

Rosanna

From: John Mazzilli-M.E.-Managing Partner [redacted]
Sent: Saturday, March 5, 2022 7:07 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive

Hello Rosanna, my name is John Mazzilli and i have a house in the area. My address is [redacted] Bunting Drive Woodbridge, [redacted]. I am totally opposed to this project. It will be a complete disaster for the area. Our community is all houses and townhomes. No way should we have to allow high rise condominiums or even worse affordable housing into an already crowded and congested community. We do not accept this project it does not blend in to the overall community plan. This project will result in unwanted traffic and congestion on our streets as well as cause an increase in crime. I am opposed and i will not stand for this developer pushing 3000 units onto a community that will not tolerate all the bad things that it brings. NO WAY. Please submit my email for review thank you.
John Mazzilli

Mid-Northern Electric Ltd.

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: G Group Major Mackenzie Inc. Application 19T-14V001 Zoning By-Law Amendment File Z.21.040
Date: March-07-22 9:07:11 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 8:13 AM
To: Lisa Di Nardo [redacted]; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: RE: [External] Re: G Group Major Mackenzie Inc. Application 19T-14V001 Zoning By-Law Amendment File Z.21.040

Hi Lisa,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in COMPLETE OPPOSITION to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Warmest Regards,

Rosanna

From: Lisa Di Nardo <[redacted]>
Sent: Saturday, March 5, 2022 6:58 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: G Group Major Mackenzie Inc. Application 19T-14V001 Zoning By-Law Amendment File Z.21.040

Hi Ms. De Francesca or To Whom It May Concern,

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established

residential neighborhoods, encourage responsible growth and respect to the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community. I trust this will strongly contribute to refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

We care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about responsible growth.

Sincerely,

Lisa Di Nardo

C191
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

Mr. Steven Cescolini and Mrs. Rosalia Cescolini
[redacted] Cetona Avenue
Vaughan Ontario
[redacted]

March 5, 2022

To the Clerks Department City of Vaughan, Ward 5 councillor, Rosanna Defrancesca

I am writing in regards to the proposed amendment to the Official Plan and Zoning By-law by G Group Major Mackenzie Inc., Official Plan Amendment File OP.21.019, Zoning By-law Amendment File Z.21/.040.

We have lived within the City of Vaughan since 1986, currently residing in the Vellore Village subdivision, at [redacted] Cetona Avenue.

Over the last thirty years we have witnessed the city grow in population, commercial and industrial density. Along with this growth there have inevitability been many traffic concerns in regards to lack of adequate roadways, congestion and safety, environmental concerns in regards to pollution, water, garbage collection and disposal, and infrastructure concerns, such as lack of elementary and secondary schools, community centres, places of worship, and government offices such as Service Ontario and Federal offices.

Although the City is continuing to work at addressing these various issues, it will take much time. The proposed amendment change by G Group Major Mackenzie will only exacerbate all these issues.

The City of Vaughan needs to address our current infrastructure, environmental and service issue needs, in conjunction with the current construction of residential projects, and cannot support such an increase of population density at this time. The proposal to increase the FSI from a 1.58 to 5.78 is ludicrous. There is no way the infrastructure, amenities, and services and possibly support such an increase in population density at this location within the City of Vaughan. To put it simply, the project is inappropriate for the location.

The proposed application for the Weston Road and Major Mackenzie Drive will no way ameliorate the lives of Vaughan residents, and is not the proper project for the subject lands. I would ask the applicant to re consider the project and propose a design that meets the scale of the land, meets the original Official plan and Zoning By-Law created by the City of Vaughan and was approved by the Ontario Municipal Board 2010, and futhermore can address the various challenges the City needs to meet now and the immediate future.

Mr. Steven and Mrs. Rosalia Cescolini

Sincerely Mr. and Mrs. Cescolini

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] North west corner of Weston road proposal project (3812 Major Mackenzie)
Date: March-07-22 9:07:57 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 8:22 AM
To: OZGUR BOYACIOGLU [redacted]; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: RE: [External] North west corner of Weston road proposal project (3812 Major Mackenzie)

Hi Ozgur,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in COMPLETE OPPOSITION to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Warmest Regards,

Rosanna

From: OZGUR BOYACIOGLU [redacted]
Sent: Saturday, March 5, 2022 4:49 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] North west corner of Weston road proposal project (3812 Major Mackenzie)

Hi Rosanna
I strongly disagree this project
all area will be affected negatively
it is huge project and roads and shopping and is not good enough and please stop this project

if u have any question u can call me
[redacted]

thanks

--
OZGUR BOYACIOGLU
owner of [redacted] Sedgewat hts , Woodbridge , [redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] NO!!!!!!! Development at 3812 Major MacKenzie Dr (Vaughan)
Date: March-07-22 9:09:08 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 8:54 AM
To: Alexander Tell [redacted]; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: RE: [External] NO!!!!!!! Development at 3812 Major MacKenzie Dr (Vaughan)

Hi Alexander,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council Meeting on March 22nd.

Best,

Rosanna

From: Alexander Tell [redacted]
Sent: Friday, March 4, 2022 1:11 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] NO!!!!!!! Development at 3812 Major MacKenzie Dr (Vaughan)

Good day,

My name is Alexander Tell.

My wife and I received the attached letter (see PDF) at our residence in Vellore Village.

We would like to express, that we do not want such a dense development in our area.

We have no reservations about the occasional condo, or affordable housing in our area... but the type of density that is described in the development proposal should be reserved for an area that is set up for this type of thing (and that is specifically planned for this type of thing). E.g. an ideal location for approval would be any area near the TTC station on hwy 7 (between hwy 400 and Jane Street); this is exactly the type of development that should be reserved for (focused in) that area... close to transit, close to amenities, in an area that is growing upwards and outwards (not the suburb of Weston and Major Mac).

We chose the area of Vellore specifically to avoid developments with such significant density / compactness... just far enough away from the future of central Vaughan down by Ikea to have access to it, but not live directly within it... this proposed development at 3812 Marjor Mac would change the dynamic of our area completely (would not be in line with the community we had chosen to live in).

FURTHERMORE... the infrastructure in our area is utterly inadequate to support this project. The traffic issues that already exist on all major roads in the general area of Vaughan is horrendous... you SHOULD NOT even consider something like this until our roadways / infrastructure are resolved to handle such density.

On a "bad" day it can take 1/2 hour or MORE to get to the TTC (subway at hwy 7) from Vellore Village and it's only a 7.5 km drive!!!!!! The buses are too infrequent (and slow) down Weston to even consider using transit to get to the TTC. AND, many of the roadways are still only 2 & 4 lanes (or some are briefly 6 lanes, but condense down to 4 lanes)... it is already difficult and quite dangerous to drive in this city (dangerous, because residents get so angry with how hard and slow it is to get around in a vehicle, and everyone is road-raging and breaking laws and speeding).

Weston, Rutherford and Major MacKenzie should all be at least 6-8 lanes wide, with rapid transit down the middle, and with bike lanes as well... and I also think many of the other roads should be expanded as well (Jane, Keele, Islington, etc.). FYI... parking is also unacceptable in all areas (most notably at public services such as the TTC on hwy 7, and at business locations like Vaughan Mills). I "might" reconsider my position... if you made those changes, but until then... there is NO WAY you should place such a massive and dense development in the proposed space.

Unacceptable.

Please pass along to anyone that needs to see / hear this commentary.

Take care.

C194
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive project
Date: March-07-22 9:17:18 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 10:56 AM
To: Emily Ferreira [redacted]>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Drive project

Hi Emily,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Emily, feel free to reach out to me anytime for additional information. You can also follow me on Facebook, Instagram or my enewsletter for regular updates.

Warmest Regards,

Rosanna

From: Emily Ferreira [redacted]
Sent: Thursday, March 3, 2022 9:30 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive project

Hi there Rosanna,
I received the letter notice for the March 1, 2022 public meeting. Unfortunately, I received this letter two days too late and was unable to attend. I would love to receive more information about this and about any future meetings. I would also be interested to receive meeting minutes of this meeting if available.

As residents of this community for over 20 years, we have experienced a tremendous increase in traffic, noise pollution, garbage and littering, especially over the last few years. During the morning rush hour, it is not uncommon for it to take up to 30 minutes JUST to get past Major Mack to the north and Rutherford to the south. A

project of this size would be catastrophic to our community, the safety of pedestrians and school aged children crossing too busy roads, and we want to participate in making our voice heard in any way.

Thanks for your time.

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-07-22 9:19:10 AM

From: Wing Wong [redacted]
Sent: Sunday, March 06, 2022 11:13 AM
To: Clerks@vaughan.ca
Subject: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

To Whom It May Concern:

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Yours Sincerely,

Wing Wong

From: patricia Escoda
To: Maurizio Bevilacqua; Tony Carella; Marilyn Iafrate; rosana.defrancesca@vaughan.ca; Sandra Yeung Racco; Alan Shefman; Mario Ferri; Linda Jackson; Gino Rosati
Subject: Development application for 3812 Major Mackenzie Drive
Date: March-04-22 5:31:13 PM

Hi:

I just got on my mail a letter from Councillor Rossana DeFrancesca about the plan amendment (OP.21.019) and Zoning By-Law (Z.21.040) -Weston and Major Mackenzie.

In the letter we were informed that the public meeting was scheduled for March 1st.

How can we make our voices heard if we are informed of the meeting AFTER the meeting has occurred?

It sounds like the letter is just to PRETEND you all care.

Thank you,

Maria Escoda

C197
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-07-22 1:17:48 PM

From: Kelvin Lok [redacted]
Sent: Monday, March 07, 2022 1:15 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Hi, to whom it may concern

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined. I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Thanks

Kelvin Lok

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive development proposal
Date: March-07-22 9:24:35 AM

From: Nick Maggio [redacted]>
Sent: Sunday, March 06, 2022 12:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive development proposal

Good afternoon Rosanna,

As a resident of Vaughan I wish to oppose the proposed development of the 3812 Major Mackenzie Drive development.

I live nearby this proposed development.

Why do I oppose this development:

1. Affordable Rental apartments will generate more drugs and crime. The recent Vaughan rental developments at Portage and Jane Street have generated an enormous amount of crime and drugs. I work in this area and have personally witnessed these drugs and crimes incidences. Why does Vaughan need another Jane Finch corridor??
2. Density over 3.5 times what was approved at the OMB – Vaughan's infrastructure will not be able to support this density
3. This development will reduce real estate values in the area. History has shown that affordable housing has a negative impact on nearby real estate valuations.
4. Schools will be met with more crime and drugs
5. Unfortunately there isn't anything positive that will come from this development for nearby residents. The only positive is the $$$$ to the developers and tax revenue for the city of Vaughan.

Please ignore the short term gain for this proposed development. If this proposal is approved, Vaughan will be known as the city that caters to multiple Jane Finch corridors. I want to live in a safe free environment.

DO NOT APPROVE THIS PROPOSAL!!!

Thank you for your consideration.

Regards,

Nick Maggio

[redacted] Templewood Crescent

Woodbridge, ON

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] RE 3812 MacKenzie Road Propsal
Date: March-07-22 9:24:45 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:39 PM
To: marisa.a [redacted] Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; rosanna.defracesca@vaughn.ca
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] RE 3812 MacKenzie Road Propsal

Hi Marisa,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Warmest Regards,

Rosanna

From: marisa.a [redacted]
Sent: Wednesday, March 2, 2022 12:58 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; rosanna.defracesca@vaughn.ca
Subject: [External] RE 3812 MacKenzie Road Propsal

Hi Rosanna

I am emailing on behalf of my parents Rosa and Giovanni Angelucci who reside at [redacted] Sheshi Drive in Woodbridge. They only received your notice to participate in the public meeting held March 1st.
They vehemently OPPOSE this building of towers.
They asked as their daughter to let you know.
Thank you
Marisa Allen
[redacted]

Sent from my Galaxy

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Condo development at Weston Rd. and Major Mackenzie Dr.
Date: March-07-22 9:29:10 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:40 PM
To: Arslan Korpeev [redacted]; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: RE: [External] Condo development at Weston Rd. and Major Mackenzie Dr.

Hi Arslan,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Warmest Regards,

Rosanna

From: Arslan Korpeev [redacted]
Sent: Wednesday, March 2, 2022 12:34 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Condo development at Weston Rd. and Major Mackenzie Dr.

Good afternoon Rosanna,

I am a resident in the subdivision located on the North-West side of Major Mackenzie and Weston road, where I have lived for the past 9 years with my wife and 3 kids. We are categorically opposed to the proposed condo development at 3812 Major Mackenzie Drive. Below is our rationale:

1. It will exacerbate an already existing car traffic problem in the area, existing public transit is not sufficient.

2. There are not enough local schools to support population growth of that magnitude, local schools are already using portable classrooms.
3. Local recreation grounds and parks are not large enough to support that kind of population growth.
4. Existing grocery stores may not be able to cope with additional population growth.

I received your letter a bit too late but I'm hoping that my comment will still be useful. We appreciate your effort in putting a stop to this project, and if you need additional comments and/or petition signatures against this condo development we'd be happy to provide.

Kind regards,
Arslan Korpeev

C201
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive Application for development-PLEASE STOP
Date: March-07-22 9:29:17 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:45 PM
To: F M [redacted]
Cc: ckerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: Re: [External] 3812 Major Mackenzie Drive Application for development-PLEASE STOP

Hi Francesca,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

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From: F M <[redacted]
Sent: Sunday, March 6, 2022 1:29 PM
To: Rosanna DeFrancesca
Cc: ckerks@vaughan.ca; Maurizio Bevilacqua; Mark Antoine
Subject: [External] 3812 Major Mackenzie Drive Application for development-PLEASE STOP

Ms. Defrancesca,

I am a resident on Farooq Blvd, Woodbridge and I am totally, 100 percent, AGAINST this development proposal. It has already caused an inconvenience with the construction that has commenced in front of my property.
I did not move into this property to be bombarded with Seven Towers, and affordable housing units that will completely destroy what I considered the fabric of our community. I can also advise I am NOT the only resident that feels this way. Infact, I have yet to come across a resident who supports

this proposal.
I am grossly disappointed that I received this notice AFTER the March 1, 2022 meeting because I know, as a resident, my opinion should matter. Furthermore, I must stress, again, that I am NOT the only resident that feels this way.

Please take our feelings and opinions into consideration as we invested money into our own properties and we were unaware of this development.

Once again, I did not invest money in a property to be inconvenienced with this massive development and construction. That is not what I signed up for.

Please also let us residents know how our voices can be heard and a status update.

Thank you

Sent from my iPhone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] letter regarding new development appl for 3812 Major Mackenzie drive
Date: March-07-22 9:29:25 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:48 PM
To: Larissa Matveeva [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: Re: [External] letter regarding new development appl for 3812 Major Mackenzie drive

Hi Viktor and Larissa,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

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From: Larissa Matveeva [redacted]
Sent: Wednesday, March 2, 2022 12:14 PM
To: Rosanna DeFrancesca
Subject: [External] letter regarding new development appl for 3812 Major Mackenzie drive

Hello Rosanna,

Thank you for your letter.

My name is Viktor Matveev and my wife Larissa Matveeva our address [redacted] Antorisa ave, Woodbridge, [redacted], ON.

We fully agree with your position and are grateful that you are doing this.

We are categorically against such high-rise construction. In our opinion, this will completely spoil our area.

Thank you for your time.

Viktor and Larissa

C203
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] STOP THE DEVELOPMENT AT 3812 MAJOR MACKENZIE
Date: March-07-22 9:29:45 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:49 PM
To: Vishram Lutchman <vlutchman@premiermarinecanada.ca>
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] STOP THE DEVELOPMENT AT 3812 MAJOR MACKENZIE

Hi Vishram,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

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From: Vishram Lutchman <vlutchman@premiermarinecanada.ca>
Sent: Wednesday, March 2, 2022 12:06 PM
To: Rosanna DeFrancesca
Subject: [External] STOP THE DEVELOPMENT AT 3812 MAJOR MACKENZIE

Hi Rosanna
Please add our names to the list of households that is against the development at 3812 Major Mackenzie
We are 100% with you
Teresa Sinapi & Vishram Lutchman
[redacted] Planter Crescent
Woodbridge, ON [redacted]

Tks Vish

Vishram Lutchman
Accounting Specialist
Premier Marine Canada
#101-331 Cityview Blvd
Vaughan, ON L4H 3M3
PH#(905)832-3034 x227
vlutchman@premiermarinecanada.ca
accounting@premiermarinecanada.ca

Stay Safe

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Any review, retransmission, dissemination, disclosure or other use of this communication by any person or entity other than the intended
recipient(s) is prohibited. If you are not the intended recipient(s), please notify the sender and destroy all copies of this communication.
Thank you.

C204
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed Dev. 3812 Major MacKenzie Dr.
Date: March-07-22 9:30:05 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:52 PM
To: Guy Cortese [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: Re: [External] Proposed Dev. 3812 Major MacKenzie Dr.

Hi Guy,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Get Outlook for iOS

From: Guy Cortese [redacted]
Sent: Wednesday, March 2, 2022 10:44 AM
To: Rosanna DeFrancesca
Subject: [External] Proposed Dev. 3812 Major MacKenzie Dr.

Good morning Ms DeFrancesca,

I didn't have the opportunity to take place is last nights (Mar. 1st/22) public meeting re: development 3812 Major MacKenzie. I am strongly against this development count me & my husband in & that we oppose this project. Also, note that we received your notice letter yesterday March 1st which is late, therefore; there was no time to register etc. There may be other residents especially from my street Corner Brook Cres in Vaughan that may have received the letter late. We appreciate your hard work in fighting for us on this project.

Silvia & Gaetano Cortese

[redacted]

Sent from my iPhone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Willilamson feedback on 3812 Major Mackenzie Road
Date: March-07-22 9:30:15 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:54 PM
To: Michele Williamson [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: Re: [External] Willilamson feedback on 3812 Major Mackenzie Road

Hi Michele,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Get Outlook for iOS

From: Michele Williamson <[redacted]
Sent: Wednesday, March 2, 2022 8:26 AM
To: Rosanna DeFrancesca
Subject: [External] Willilamson feedback on 3812 Major Mackenzie Road

Hello Rosanna,

Thank you for sending a letter to me to notify property owners of the proposed 3812 Major Mackenzie Road. I received your letter in the mail yesterday past the deadline to give submissions but we attended the live council meeting. I had not received a general notice by the proponent although I live within the 1.5 km buffer at the north end of Casa Nova Drive that was supposed to be notified. The link in your letter https://bit.ly/3gMLwru did not link me to the notice or valid website. Thus, could you please email me the notice.

This unrealistic proposal may well be a deliberate application of the Overton principle by the developer: "A new idea fills the window of what the public regards as unthinkable, causing the desired idea to shift into the window of what the public views as sensible, without its proponents necessarily having explained any

benefits of the desired idea." (https://en.wikipedia.org/wiki/Overton_window#:~:text=The%20Overton%20window%20is%20an,public%20to%20expand%20the%20window.) Thus, the public and the city will think it won when the development is scaled back to less (eg., 12 story) but the proposals of two adjacent 12 story high density development is still too much development for the area.

My concern is that having two sets of 12 (or up to 36) story high density on the northeast and the northwest corners of Major Mackenzie and Weston Road will greatly compound the impacts. The areas north and south of Major Mackenzie are currently low density with detached or semi-detached homes or townhouses. Any high density development is out of character with and planning of the current community that is low density with either detached or semi-detached homes or townhouses. I find it offensive when concerns of residents are dismissed as only the NIMB (Not In My Backyard) syndrome as it diminishes the rights of the public under our democratic government that allow us to have some say in the development of our communities.

I am greatly concerned about the impacts of high density development on the infrastructure. The high density will require a huge amount of additional water supply, sewage services, and electricity. It won't be the developer paying for the supply except for installing the infrastructure within the site. It will be the City of Vaughan paying for these added loads at the expense of taxpayers. The roads will take a pounding and will increase road maintenance costs.

I am also concerned about the following impacts of the community.

Traffic congestion: I moved here in 2012 when the development north of Major Mackenzie was just getting started and the impact of additional low density housing on the number of cars and traffic congestion has been noticeably detrmimental. I shutter to think of the increased traffic congestion.

Parking: It was unclear to me what the proposed parking would be available on site. I strongly doubt that sufficient parking will be allocated for the current proposal. Thus, the residents will park on local streets and in the strip malls across the roads reducing the ability for cars to move on roads and find parking.

School and recreational facilities: The huge influx of additional residents will place a huge overburden on an already burdened system.

Green space: the small green space in the corner is a joke and does not enable residents to enjoy the outside world with fresh air and sunshine. Indeed, it will be shaded much of the time from the high rises in the southeast of the lot.

Numerous small units increases the odds of foreign buyers purchasing condos to make $ by renting out the space. We've seen this happen in Toronto with air B & B rentals or longer term rentals. All of these arrangements have led to poorer maintenance of the units and all sorts of undesirable social impacts eg., increased noise and disturbances, lack of consideration of neighbours etc. These impacts lead to decreases of property values of the neighbourhood.

The term "affordable" is a loaded and manipulative term in a development proposal as it begs the question: affordable for whom? Millionaires or low income earners?

Current homes in the area are expensive and can easily exceed a million $ in value. Adding high density lower cost developments will lead to the devaluation of property values of the neighbourhood. Look around the high density developments around Islington and Kipling at highway 7 and see that this development has led to a devaluation of property in the area.

In general, I am very concerned about the direction of the provincial government which impacts development across the province. It seems slightly ambiguous in last night's meeting as to whether the current or previous landowner had applied for the Ministry Zoning Order (MZO) which enables the province to override provincial planning. I miss Russo Farms owning the land and really enjoyed getting

access to their local produce from their stall on-site. I was intrigued by the Major saying that the Council has to agree the MZO for it to be enacted as that is not my understanding of recent changes made by the Ford government.

The slogans Ontario – Open for Business and Bill 66 Restoring Ontario's Competitive Advantage Act shows the true colours of the Ford government. My concern is that the province runs roughshod over planning efforts of local municipalities, conservation authorities and excludes the public from having any say. These changes are undemocratic and authoritarian. The actions of the Government of Ontario show that they been potentially bought out by developer lobbyists with $ and connections to politicians. The previous City of Vaughan Council was also shown to be influenced by developer lobbyists with connections to politicians. Who is left protecting the rights of citizens and the protection of the environment?

Erosion of the Greenbelt Plan

The Greenbelt plan was a visionary plan to have a long-term and integrated planning of urban and agricultural land uses and environmentally sensitive lands. This planning considered the long-term social and environmental effects of urban sprawl and carefully considered urban and regional development issues such as overburdening the urban infrastructure capacities. The plan also ensured that Ontario had an on-going agricultural production capacity, which has been shown to be important with COVID agricultural supply issues. The Province of Ontario has had a recent detrimental impact on the Greenbelt by taking areas outside of the Greenbelt Land that are salivated over by developers today. The Province of Ontario claimed they added to the Greenbelt but these areas are outside the current urban sprawl. These additional lands are outside the current urban sprawl boundary so are not salivated over by developers today but they will be in the future as urban sprawl reaches them. Will the province continue to modify the Greenbelt, allowing urban sprawl to be unplanned without consideration of infrastructure impacts on the environment and communities?

Ontario Land Tribunal: Pro-developer and Anti-public Authoritarian Body

The Ontario Land Tribunal was introduced on June 1 2021 and replaced the 2018 Local Planning Appeal Tribunal and previous Ontario Municipal Board. This so-called independent body can overturn municipal land use and Conservation Area planning efforts and public concerns. Developer lobbyists can use this mechanism to further their profits at the expense of the public and local planning efforts by municipalities and conservation authorities. It is shocking and hypocritical for the province to strip the power of Conservation Authorities to manage their own lands and deliver their own conservation programs, especially as the Ford government complained about the federal government imposing the carbon tax on provinces. I understand the NIMB (Not in My Backyard) issue that no one wants incinerators etc in their backyard but they are needed to deal with waste issues but surely our democratic government should allow us to have some say in the development of our communities.

Provincial Legislative Changes in Land Use Planning

The recent legislative changes by the Ford government are a shocking power grab by the province to enable developers to further their profits behind closed doors and run rough-shod over local governments, environmental protection groups and public concern. The Government of Ontario has set the stage for development projects to proceed without public consultation or the right to appeal. Without alerting the public through notices on the Environmental Registry of Ontario (ERO), the government has been issuing and revoking Minister's Zoning Orders – effectively eliminating public participation in each planning decision. A Minister's Zoning Order allows the Minister to directly zone land for particular purposes. The Minister does not have to give notice or consult with the public prior to issuing or revoking a zoning order.

Sincerely, Michele Williamson

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 7 high rise towers @Weston Rd and Major Mackenzie
Date: March-07-22 9:30:21 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:55 PM
To: antonio douvis [redacted]
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: Re: [External] 7 high rise towers @Weston Rd and Major Mackenzie

Hi Antonio,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Get Outlook for iOS

From: antonio douvis [redacted]
Sent: Wednesday, March 2, 2022 8:09 AM
To: Rosanna DeFrancesca
Subject: [External] 7 high rise towers @Weston Rd and Major Mackenzie

Good morning Councillor Defrancesca

I am a resident of Vaughan and more specifically, a member of the community, which WILL be affected by the huge towers.

How so? Firstly, on any normal business day, during rush hour, moving from that specific area to the 400 is time consuming and challenging due to the amount of traffic. Both roads are narrow and to add significant delay to a communite. Now, imagine the traffic 7 high rise towers would add to the area.

Secondly, both Weston Road and Major Mackenzie are not as wide of an area as either Jane Street and Rutherford or highway 7, where these high rises currently exist and belong. These mammoth towers will destroy the aesthetic integrity of the area as the area is not wide and open enough to accommodate something so ambitious.

Thirdly, behind the esso gas station at Major Mackenzie and Hwy 400, where the new townhouses exist, several high rises were proposed there, with direct access to the 400 and were ultimately turned down, in favour of town houses because they posed a problem in relation to my first two concerns.

Fourthly, a big project like this will attract investors and although there's no real problem with that, it does create one for those first time home buyers, who need accommodation but can't afford it anymore because of the number of people who buy, to park their money. Also, somethings, investors don't care about the property as much as they do just buying one, so rental units may become cheap, to offset the cost, inviting problem tenants into The unit causing problems for other tenants and the building.

Finally, and this may be controversial, but large buildings with cheap rent, as I have seen, invite crime and disorderly behaviour by way Airbnb and prostitution (out of units).

I am not opposed to condos. In fact it'll add a nice mix to the area, but the night should be proportional to the area.

Condos should be in height as the one just west of that location such as The Capo di Monte at Major Mackenzie and Pine Valley Drive.

Builders don't live in that area. So they don't really care it understand the challenges of it.

Please help keep the community safe, aesthetic and moving by allowing more reasonable sized buildings to be built.

Thank you
Antonios

Sent from my iPhone

C207
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie
Date: March-07-22 9:30:43 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 2:56 PM
To: Angelo Di Placido [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: Re: [External] 3812 Major Mackenzie

Hi Angelo,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

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From: Angelo Di Placido [redacted]
Sent: Wednesday, March 2, 2022 7:13 AM
To: Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie

> Hello Rosanna,
> I have lived in my home for 22 years with my family, and I am definitely against this high rise development in our area. The roads have not increased in size to allow for the additional traffic that would be created by this number units being added. The roads were sized for the original plan for this area. This increased density will take away from enjoyment of our neighborhood.
> Unfortunately I was not able to register for the meeting as the mailer you sent did not arrive until 1-MAR-2022. I cleared the mailbox the day before, so I know it came on the 1-MARCH. I am not sure why it took so long to arrive.
>

> Thank you for continuing to fight against this additional density.
>
> Sent from my iPad

C208
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Official Plan Amendment (OP.21.019) and Zoning By-law (Z.21.040)
Date: March-07-22 9:31:15 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:03 PM
To: F. Leo [redacted]; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] Official Plan Amendment (OP.21.019) and Zoning By-law (Z.21.040)

Hi Frank,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Regards,

Rosanna

Get Outlook for iOS

From: F. Leo <[redacted]
Sent: Tuesday, March 1, 2022 10:38 PM
To: Rosanna DeFrancesca; Maurizio Bevilacqua
Subject: [External] Official Plan Amendment (OP.21.019) and Zoning By-law (Z.21.040)

Dear Mayor Maurizio Bevilacqua and Councillor Rosanna Defrancesca

My name is Frank Leo, and my wife is Gina Milazzo. We reside at [redacted] Stanton Ave., which is within 1,500 meters of the site at 3812 Major Mackenzie Drive, seeking an amendment to the official plan and zoning by-law.

We oppose the request by the owners of 3812 Major Mackenzie Drive to amend the plan or change the zoning by-law. We see this as an exploitation for profit, grossly inconsistent with the community that we the residents collectively built from the onset of this development to present

day.

We purchased our home on Aug 20, 2009 from Arista Homes, Vaughan Valley Estates, (Lot 80, Plan 65M4106, File No. 22648). We were one of the first three houses to take possession in the entire subdivision, from Major Mackenzie (south), to Greenbrooke Drive (north), and Weston Rd. to the east. We chose to invest here in good faith, to make a new home and build an exciting new community. We did so with the clear understanding of the city plan and zoning by-laws, buying into the vision of the city planners for this community.

We trust the elected officials to nurture this community and it's planning ordinances. Our plan to live and retire here is now in jeopardy if these amendments are allowed, because we never intended to live in a high density community. I ask, what is the purpose of a plan, or by-laws, if they can grossly be manipulated by a single developer to suit a financial goal.

We understand and accept a high density environment across Hwy 7 as the main Vaughan thoroughfare. We moved from Weston/Hwy 7 to Weston/Major Mackenzie to get away from that high density environment, so we don't want to see that pattern follow us now. We hope this is not your vision and reject the amendments.

Regards,

Frank Leo

C209
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Concerns regarding Application 19T-14V001 and any future development in the Vellore Woods area
Date: March-07-22 9:31:23 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:04 PM
To: Fabio Passos [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] Concerns regarding Application 19T-14V001 and any future development in the Vellore Woods area

Hi Fabio,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Regards,

Rosanna
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From: Fabio Passos <[redacted]
Sent: Tuesday, March 1, 2022 9:48 PM
To: Rosanna DeFrancesca
Subject: [External] Concerns regarding Application 19T-14V001 and any future development in the Vellore Woods area

G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

As a resident that resides on Siena Dr. in the Vellore Woods area, I find it shocking that residents like myself are not made aware of the developments that are being made along the major routes from where I reside that are on Weston Road in the West, Major Mackenzie in the North, Pine Valley in the East and Rutherford in the South. I am tired of hearing that developers are reaching out to

residents when residents like myself are neglected and depend on social media to be made aware of devastating developments such as the one listed above. In the future, I would encourage developers to notify a wider net of resident outreach and not merely those across the street.

Thank you,

Siena Residence

C210
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie project
Date: March-07-22 9:31:51 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:09 PM
To: ernie pierluigi [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] 3812 Major Mackenzie project

Hi Ernie,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Regards,
Rosanna

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From: ernie pierluigi [redacted]
Sent: Tuesday, March 1, 2022 8:33 PM
To: Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie project

Hi, I have just received your letter tonight. I DO NOT agree with the hi density project. Please help our community. Ernesto Pierluigi [redacted] Hailsham CT. Thank You.

Sent from my iPhone

C211
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Development at 3812 Major Mackenzie Drive
Date: March-07-22 9:31:59 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:10 PM
To [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] Development at 3812 Major Mackenzie Drive

Hi Steve,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Regards,
Rosanna

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From: [redacted]
Sent: Tuesday, March 1, 2022 8:17 PM
To: Rosanna DeFrancesca
Subject: [External] Development at 3812 Major Mackenzie Drive

Hi Rosanna

My name is Steve D'Agostini and I am a resident in the Major Mackenzie and Weston Road area. I just received this letter in the mail today. I hope it is not too late to indicate my rejection to this new development. IT MAKES NO SENSE AND DEFINITELY DOES NOY FIT THE FABRIC OF OUR COMMUNITY.

Thank you
Steve D'Agostini

Sent from my iPhone

C212
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Opposed to new development application for 3812 Major Mackenzie Drive
Date: March-07-22 9:32:06 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:12 PM
To: Aanchal Sharma [redacted]; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] Opposed to new development application for 3812 Major Mackenzie Drive

Hi Aanchal,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,

Rosanna

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From: Aanchal Sharma [redacted]
Sent: Tuesday, March 1, 2022 6:20 PM
To: Maurizio Bevilacqua; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman; Mario Ferri; Linda Jackson; Gino Rosati; Mark Antoine; Clerks@vaughan.ca
Subject: [External] Opposed to new development application for 3812 Major Mackenzie Drive

Good evening,

Apolgies for not being able to join the call today. Alternatively, weare writing to share our feelings towards the new development application.

We are writing as we are very much **opposed** to the new development application for 3812 Major Mackenzie Drive.

The addition of over 3000 new residential units will be devastating to our

neighbourhood. As a resident of this area (144 Antorisa Ave) we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. The traffic flow to the schools in the neighborhood has already created cognestion, difficultly dropping kids to school, picking them up and getting to work on time. In addition, this develooment would create further issues for the area for the safety of our children being able to walk, play, attend school and visit the parks in their own community.

Please consider the damage this will cause the area and the existing zoning and density limits that are not followed within this proposal.

Please reject this proposal on behalf of the families and children in the neighborhood.

Thank you kindly,

Aanchal Sharma

C213
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] High Rises
Date: March-07-22 9:32:13 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:13 PM
To: Danny Manzo [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] High Rises

Hi Danny,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Regards,
Rosanna

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From: Danny Manzo [redacted]
Sent: Tuesday, March 1, 2022 6:16 PM
To: Rosanna DeFrancesca
Subject: [External] High Rises

Hi Rosanna,

I got your letter in the mail and just wanted to have some input as this many units at Weston and Major Mackenzie would be catastrophic to our neighbourhood. I moved out of Toronto to Vaughan to get away from the congestion and if this is built then what's next on the other corners. This must be stopped to keep our community beautiful.

Thank you,

Danny Manzo

Sent from my iPhone
Wolfpack Ball Hockey Club #[redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive
Date: March-07-22 9:32:47 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:16 PM
To: amelia Libertucci [redacted]>
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] 3812 Major Mackenzie Drive

Hi Amelia,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Warmest Regards,
Rosanna

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From: amelia Libertucci [redacted]
Sent: Tuesday, March 1, 2022 5:20 PM
To: Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie Drive

Dear Rosanna,

I am writing this email regarding the MZO and zoning by-law application for 3812 Major Mackenzie Drive. I have been a resident of Vaughan for 21 years and I currently live just north of this proposed site to build 3.5 times over the density of the area. I am a mother of two and my husband and I have enjoyed raising our children in this area for the past 10 years. I do not agree with the Ministry of Municipal Affairs' decision to grant the MZO for this proposed site.

I trust the elected officials of the City of Vaughan. They were elected and work for the residents of Vaughan. They know our neighbourhoods, our community needs, and most importantly they care for the residents of this city. Councillor DeFrancesca would know that this area of land would not be

able to serve 3000 new residential units at a density that is 3.5 times of the maximum. She knows that families and residents would not be served well with that many units being built nor is it reflective of the residential area that already exists. The Ministry of Municipal Affairs has not provided any supporting evidence to the City of Vaughan's elected officials for the reason behind granting this MZO. What evidence is there that would support this? All I know is that this parcel of land was purchased for $58 million and sold for $73.5 million! I do not believe that there will be any affordable units being built as the proposal from the builder suggests. Homes in this area sell hundreds of thousands over the asking price. A townhome on my street was listed for $1.2 million and sold for $1.6 million last month. I do not believe builders would be able to provide affordable housing when the lot was sold for about $20,000,000 over the purchase price not very long ago.

Here is the Globe article for reference.

https://globalnews.ca/news/8637896/xiao-jianhua-family-companies-150-million-toronto-real-estate/

I defer to my municipal elected officials to represent our city and since there is no documentation or evidence coming from the Ministry of Municipal Affairs to support the reason or way in which this area would effectively hold that many units I am against the MZO granted for 3812 Major Mackenzie Drive to build 3.5 times over the maximum density (only a maximum of 1.58 FSI is permitted).

Sincerely,
Amelia Libertucci

C215
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Mackenzie Road - Proposal
Date: March-07-22 9:33:04 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:18 PM
To: derrol hewitt [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] 3812 Mackenzie Road - Proposal

Hi Derrol,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

Get Outlook for iOS

From: derrol hewitt [redacted]
Sent: Tuesday, March 1, 2022 5:08 PM
To: Rosanna DeFrancesca
Subject: [External] 3812 Mackenzie Road - Proposal

To whom it may concern.

With respect to the 3812 Major Mackenzie Drive development, I which this development not to occur for the safety of the community.

The Major Mackenzie/Weston Road area of Vaughan is already congested with individuals due to three (3) elementary schools and two (2) high schools within a 1500 metre radius; there are several other schools in nearby blocks. The proposed area of development is located at the 400 highway entrance/exist, which the local residents from King, Maple, Kleinburg, Woodbridge and other nearby areas frequently used daily; the area is congested with traffic during rush hours. Two of our emergencies, i.e., the fire station and the hospital, will be obstructed with traffic if this development

to take place. Not to mention the Canada's largest theme park in Canada's Wonderland, which opens for most of the year will surely increase the volume of people with it's annual visitors in the summer. The Vaughan Mills Mall with the many number of plazas' customers will demand more place to park esp., during peak shopping season; the volume of people will increase in the area. There is also a community centre, a wal mart, and 3 supermarkets within the block. This development of seven towers will find itself located in an already highly dense residential area, which is homes to a lot of people with children and pets.

The proposed development 3812 Major Mackenzie/Seven Towers should not be allowed for the safety of the residents and those who frequently used this area of Major Mackenzie and Weston Road. Such development will increase the volume of people significantly and will have an over crowding affect. This make the area unsafe.

Derhewitt
Resident within 1500m of Major Mackenzie and Weston Road

Sent from Yahoo Mail on Android

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Letter re: 3812 Major Mack
Date: March-07-22 9:33:10 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:19 PM
To: Lisa C [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] Letter re: 3812 Major Mack

Hi Lisa,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: Lisa C [redacted]>
Sent: Tuesday, March 1, 2022 5:02 PM
To: Rosanna DeFrancesca
Subject: [External] Letter re: 3812 Major Mack

Dear Councillor,

I received your letter in the mail this afternoon and support your view that this development is oversized for this area.

This isn't about NIMBYism. I do, however, note some concerns which I hope Council can address:

1. The inclusion of 2700 affordable units with no context as to what is considered "affordable" and if there is a regional housing wait list which will be serving those most in need of housing for these units.

2. The ability of local services - including the new Cortellucci hospital - of being able to accommodate thousands more in this area.

3. That the density they are proposing seems more in line with the hub at Hwy 7/VMC. Is Major Mack being envisioned as a secondary high-density hub for Vaughan?

Thank you,
Lisa C

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Weston and Major Mac - STOP the Highrise buildings
Date: March-07-22 9:33:30 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:22 PM
To: Antonella Linossi [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] Weston and Major Mac - STOP the Highrise buildings

Hi Antonella,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: Antonella Linossi [redacted]
Sent: Tuesday, March 1, 2022 4:13 PM
To: Rosanna DeFrancesca
Subject: [External] Weston and Major Mac - STOP the Highrise buildings

Hi Rosanna,

This email is being sent because my family and I oppose the proposed high rise buildings at Major Mac and Weston Rd.
With all the schools nearby, existing residential housing, and tremendous amount of pedestrian and vehicular traffic already in this area, please do what is necessary to STOP this development.

Thank,

Antonella Linossi

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Unacceptable Planned Dovelopment at 3812 Major Mackenzie Road
Date: March-07-22 9:33:36 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:25 PM
To: Luay Saig <l.saig@pilotbrandesign.ca>
Cc: DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca
Subject: Re: [External] Unacceptable Planned Dovelopment at 3812 Major Mackenzie Road

Hi Luay,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.
Please follow me on either Facebook or Instagram or sign up for my newsletter for updates.

Best,
Rosanna

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From: Luay Saig <l.saig@pilotbrandesign.ca>
Sent: Tuesday, March 1, 2022 3:39 PM
To: Rosanna DeFrancesca
Subject: [External] Unacceptable Planned Dovelopment at 3812 Major Mackenzie Road

Hi Rosanna,

I received the notification letter by mail today regarding the planned development at 3812 Major Mackenzie Road in Vaughan. We currently reside on Weston Road and Rutherford and have been living here since 2004. Furthermore, I have just purchased a new (pre construction) town house on the Northeast corner of Major Mackenzie & Weston Road. This new planned development would be extremely unacceptable to neighbouring homes — both our new pre construction home that I purchased as well as our current home. It would devalue our current and future home neighbourhoods and significantly add to the already highly congested area of Weston Road — on both Rutherford Road and Major Mackenzie Drive. As a long-standing resident of Vellore Village neighborhood, we object to this future planned development and will not agree to any low rise or

high rise condo buildings in this area.

Please feel free to contact me with any news and updates regarding this matter. Thank you!

Luay Saig BDes. (Hons.)

Principal / Creative Director

3651 Major Mackenzie Drive West
Suite 151
Vaughan, Ontario L4H 0A2
Canada

Direct 647-299-0026
Office 416-288-4568 / 647-6-MYCITY
Fax 416-288-0568
Email l.saig@pilotbrandesign.ca
www.pilotbrandesign.ca

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From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] New Development - Weston Road and Mgr. Mac. - STOP THE BUILD
Date: March-07-22 9:33:48 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:27 PM
To: [redacted]
Cc: 'Jimmy C' <jcannavicci@rogers.com>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: Re: [External] New Development - Weston Road and Mgr. Mac. - STOP THE BUILD

Hi Jimmy,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: [redacted]
Sent: Tuesday, March 1, 2022 2:09 PM
To: Rosanna DeFrancesca
Cc: 'Jimmy C'
Subject: [External] New Development - Weston Road and Mgr. Mac. - STOP THE BUILD

Hello Rosanna!

This new development of over 3,000 new residents, in such a small area is simply insane!

The fact that Wonderland attracts great congestion and we have gridlock across Major Mac and Jane Street should be enough to have the planners of the city do their job correctly. Other contributing factors are the new Hospital. The traffic at Weston Road and Hwy 7 area will also contribute to Weston road being congested as this would be the main artery for north to south traffic. Not too mention that this will have a negative impact on the current value of the homes within the area.

In addition, what are the plans for the vacant land that surrounds that intersection, more development of homes??? I am sorry, it is clear that we have people/organization that paid their way in. If this development does take place, this is the only way this was ever possible as no city planner would inject and additional 2000 to 3000 more cars, over 3,000 people in such a small area.

The fact that the city manager has requested additional information and has not received any, confirms this project is trying to be pushed thru.

If you require residents signatures to STOP this build, please let me know and I will personally obtain them. This is a BIG NO for me and I am certain that the residents of this area will agree to STOP the build.

Jimmy

C220
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Weston + Major Mackenzie Development
Date: March-07-22 9:34:01 AM
Attachments: image004.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:29 PM
To: John.Trimboli@wolseleyinc.ca
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca
Subject: Re: [External] Weston + Major Mackenzie Development

Hi John,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: John.Trimboli@wolseleyinc.ca <John.Trimboli@wolseleyinc.ca>
Sent: Tuesday, March 1, 2022 2:03 PM
To: Rosanna DeFrancesca
Cc: Maurizio Bevilacqua; Marilyn Iafrate
Subject: [External] Weston + Major Mackenzie Development

Dear Rosanna, I have been living in Woodbridge for 30 years. I am at my present address Weston Rd and Teston Rd for the past 12 years. We moved our family here for the simple reason to be able to go out walking and not have visual obstructions like multi floor condominiums. The traffic is bad as it is but not unbearable. We are OK with the way things are. We would like to see Teston Rd opened up to Dufferin St. from Keele St but that is a topic for discussion on another day. I would consider moving out of Woodbridge and further North if these towers were to be approved. Please fight for us as we will back you up to stand against this development. Thank you for your time.

Signed, Deeply Concerned… show

“Keep Well, Keep Safe”

“Order Desk Open From”
6:30 TO 5

John Trimboli
Account Manager–Waterworks GTA
john.trimboli@wolseleyinc.ca

WOLSELEY

Waterworks Group

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wolseleyinc.ca wolseleyexpress.com

CPSA
MEMBER

C221
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Development at 3812 major mac
Date: March-07-22 9:34:47 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:37 PM
To: [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca
Subject: Re: [External] Development at 3812 major mac

Hi Paul,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: [redacted] <[redacted]>
Sent: Tuesday, March 1, 2022 1:27 PM
To: Rosanna DeFrancesca
Subject: [External] Development at 3812 major mac

Good afternoon,

I am opposed to this development and I will be attending the meeting to vote against it!

Thank you,

Paul Imbrogno

Sent from my iPhone

C222
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc.,Application 19T-14V001, Official Plan Amendment File OP.21.019, Zoning By-Law Amendment File Z.21.040
Date: March-07-22 9:34:58 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:38 PM
To: Hussein EL-Masri [redacted]>
Cc: Elvira Caria [redacted]; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] G Group Major Mackenize Inc.,Application 19T-14V001, Official Plan Amendment File OP.21.019, Zoning By-Law Amendment File Z.21.040

Hi Hussein,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: Hussein EL-Masri <[redacted]>
Sent: Tuesday, March 1, 2022 1:23 PM
To: Rosanna DeFrancesca
Cc: Elvira Caria
Subject: [External] G Group Major Mackenize Inc.,Application 19T-14V001, Official Plan Amendment File OP.21.019, Zoning By-Law Amendment File Z.21.040

Hello Rosanna,
This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Best Regards,

Hussein EL-Masri
President & C.E.O.
Almaas Food Safety Plus
Phone: 647-977-3625
Cell: 416-617-5429
Email: hussein@afsp.ca
Web: www.afsp.ca

C223
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] RE: REMINDER: Public Hearing for 3812 Major Mackenzie Drive is tomorrow!
Date: March-07-22 9:35:01 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:39 PM
To: Faheem Khan [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] RE: REMINDER: Public Hearing for 3812 Major Mackenzie Drive is tomorrow!

Hi Faheem,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: Faheem Khan [redacted]
Sent: Tuesday, March 1, 2022 1:03 PM
To: Rosanna DeFrancesca
Subject: [External] RE: REMINDER: Public Hearing for 3812 Major Mackenzie Drive is tomorrow!

Good Morning Mrs Rosanna DeFrancesca !
I am strongly opposing this project on 3812 Major MacKenzie Drive.. it's not fair with our community to pushed away by bringing many people on small place and get more crowded and devalue of our neighbors privacy and I feel that our concerns should not be ignored... thank you so much councilor Ward3 for your continued serving our community with compassion and listening our concerns.. appreciate your hard work
Best Regards,
Khan Faheem and Mrs. Ushba
[redacted] Via Toscana Woodbridge.. [redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Opposition to Proposed MAJOR MACKENZIE #3812 project
Date: March-07-22 9:35:09 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:42 PM
To: Buttiglieri, Thomas <Thomas.Buttiglieri@CIBC.ca>
Cc: Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: Re: [External] Opposition to Proposed MAJOR MACKENZIE #3812 project

Hi Thomas,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: Buttiglieri, Thomas <Thomas.Buttiglieri@CIBC.ca>
Sent: Friday, February 25, 2022 3:32 PM
To: Rosanna DeFrancesca
Subject: [External] Opposition to Proposed MAJOR MACKENZIE #3812 project

Ms. Rosanna;

Please note this email me and my family's outright opposition to the proposed development in Vellore on Major Mackenzie.

Feel free to share my thoughts for the upcoming June election with the province and any MZO's they wish to use.

Thank You

Buttiglieri
[redacted] Davos Road

Thomas Buttiglieri | *Client Associate* | CIBC Wood Gundy | CIBC Private Wealth
123 Commerce Valley Drive East, Ste #100, Thornhill, Ont. L3T 7W8 | Tel: 905 265-2481|
thomas.buttiglieri@cibc.ca

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From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive Apartment Buildings Proposal
Date: March-07-22 9:35:16 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:49 PM
To: HELENA.LIU [redacted]>
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] 3812 Major Mackenzie Drive Apartment Buildings Proposal

Hi Helena,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

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From: HELENA.LIU <[redacted]
Sent: Sunday, March 6, 2022 12:40 PM
To: Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie Drive Apartment Buildings Proposal

Dear Councillor Ms. Rosanna Defrancesca,

My name is Yu Helena Liu. I am a resident in this area (North and West side of Majormachezie & West). I have lived in this area for more than 12 years.

Unfortunately, I just received your letter today. I hope it's not too late to express my objection to this application. I believe that our residential area is not designed for these high-density apartment buildings and to accommodate 3000+ new families who will live in these buildings.

Our local roads are already very busy every morning during rush hours. Everyone who lives in our area knows how difficult every morning to just drive out from this area and to reach the 400 highway

for work. I could not imagine that in the future, with 3000+ new families moved in, how our traffic would be. I believe that it would be like a nightmare.

Furthermore, in this area, we only have 1 public elementary school, 1 Catholic elementary school, and 1 high school. These schools are not designed to serve such a big increase in residents.

In addition, we only have one community centre (Vellore Village community centre) for our community. Our kids go to this facility to take after-school programs and summer camps. And our seniors use this facility to take seniors programs. Before the Pandemic, it was already difficult for our own kids to enroll in these programs in this local community, I could not imagine in the future, if this application is approved, how this community centre can provide services for all of us.

Our community area does not have any subway stations, and it's not designed as a business center, or a city center, like highway 7 and 400 area. I do not believe that this development plan for these high-density apartment buildings is proper for our area. I strongly propose to deny this plan.

Thank you & kind regards,

Yu Helena Liu

C226
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive
Date: March-07-22 9:37:14 AM
Attachments: image002.png

From: Bruno Bifolchi <bruno@trinihillrealty.com>
Sent: Monday, March 07, 2022 9:27 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Drive

HI Rosanna,
Thank you for listening to the constituents of this area.
It is public knowledge that this group paid over $73,000,000.00 for the lands in 2020 and I believe that is the reason they went directly to the Province knowing full well it would not pass city approvals.
We must all dig in here to prevent this from moving forward.

Regards

Bruno Bifolchi
Broker of Record
Trinihill Realty Corp. Brokerage
2839 Rutherford Road, Suite 300
South Entrance
Vaughan, Ontario L4K 2N7
T (416)798-7545 F (905)553-1465
bruno@trinihillrealty.com
trinihillrealty.com

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From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, March 06, 2022 3:34 PM
To: Bruno Bifolchi <bruno@trinihillrealty.com>
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: Re: [External] 3812 Major Mackenzie Drive

Hi Bruno,

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Best,
Rosanna

Get Outlook for iOS

From: Bruno Bifolchi <bruno@trinihillrealty.com>
Sent: Tuesday, March 1, 2022 1:41 PM
To: Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie Drive

Hi Rosanna,
As a long time resident of Vellore Woods, I am completely opposed to this massive purpose built rental development.
The area does not support this kind of density let alone the degradation of the community by allowing multiple rental buildings that will only reduce the integrity of Vellore Woods but will also produce extreme traffic congestion.

I say no !

Bruno Bifolchi
Broker of Record
Trinihill Realty Corp. Brokerage
2839 Rutherford Road, Suite 300
South Entrance
Vaughan, Ontario L4K 2N7

T (416)798-7545 F (905)553-1465
bruno@trinihillrealty.com
trinihillrealty.com

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C227
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: March-07-22 11:08:32 AM

From: Daphne Lee [redacted]
Sent: Monday, March 07, 2022 11:04 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined. I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Daphne Lee

C228
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 MacKenzie Road Proposal
Date: March-07-22 11:51:13 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, March 07, 2022 11:50 AM
To: Ameneh Dialameh [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 MacKenzie Road Proposal

Hi Amenehm,

Thank you for your email and completely agree with your position. During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Ameneh Dialameh [redacted]
Sent: Monday, March 07, 2022 10:54 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 MacKenzie Road Proposal

Dear Ms. Rosanna Francesca,

This is Ameneh Dialameh the owner of 120 Sunset Terrace. From the day I became aware of this project I have been

watching the progress of the project. As you stated in your email this proposal is unacceptable and 5 high-rise buildings should not be built next to residential houses. Not only it will block the light but will create noise pollution. I have noticed that none of my neighbours know about this project or they don't understand the magnitude of the project. If you need help getting their attention please let me know.

My major concern regarding this project is the traffic, dust and noise pollution that it will bring for uncertain periods.

Thanks,
Ameneh

C229
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Concern
Date: March-07-22 12:22:29 PM

From: sherry chen [redacted]>
Sent: Monday, March 07, 2022 12:20 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Concern

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Sincerely yours,

Xiaowei Chen

Sent from Yahoo Mail for iPhone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to the subject application at 3812 Major Mackenzie
Date: March-07-22 4:08:25 PM

From: calvin williams [redacted]
Sent: Monday, March 07, 2022 3:41 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Objection to the subject application at 3812 Major Mackenzie

Re: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,

Calvin Williams
[redacted] Calera Cres.
Woodbridge, ON.
[redacted]

C231
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fwd: 3812 Major mackenzie
Date: March-07-22 4:10:38 PM

-----Original Message-----
From: Lissette . [redacted]
Sent: Monday, March 07, 2022 2:44 PM
To: Clerks@vaughan.ca
Subject: [External] Fwd: 3812 Major mackenzie

>
>
> Hello!
> Our names are Placido De Leon and Lissette and I'm writing this email beacuse im a home owner ([redacted] Alexie Way) near to the neighborhood 3812 MajorMack. I'm in disagreement with the new building that will be built near to my house and would like to complain as well, because I don't wanted this to happen, i choose to live in this area and raise my kids beacause this is a beautiful neighborhood and adding this type of housing will make a very very bad difference on what I was expected.
> This absolutely may lead to overcrowding and deterioration of neighborhood ambiance and life quality.
>
> English is not my native language and would need some advice from you: should i write a formal letter?
> Honestly I just don't know how to start.
>
> Thanks ,
> Placido and Lissette
> [redacted]
>
> Sent from my iPhone

C232
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Application 19T-14V001
Date: March-08-22 9:11:25 AM

From: Tam Fonnie [redacted]
Sent: Monday, March 07, 2022 5:54 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Application 19T-14V001

Hi Rosanna,

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined. I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Regards,

Fonnie Tam
[redacted]

C233
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Rejection of proposed 3000+ unit at Major Mackenzie/Weston Rd
Date: March-08-22 9:11:31 AM

From: John Palazzolo [redacted]>
Sent: Monday, March 07, 2022 6:00 PM
To: Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>
Subject: [External] Rejection of proposed 3000+ unit at Major Mackenzie/Weston Rd

To whom it may concern,
I'm a very concerned Vaughan citizen that will be affected by the new proposed development of 3000+ units going up at Major Mackenzie and Weston Rd.
It is of grave concern that 2750 units will be slated as affordable housing. This is not the location for affordable housing, especially around million-dollar homes and I'm strongly opposed to this.

This proposed development will also bring major congestion to the area.

Having 3000+ units in this neighbourhood especially affordable housing makes no sense.

A very concerned citizen,
John
--

_____
John Palazzolo
[redacted] mobile
[redacted]

C234
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Application 19T-14V001
Date: March-08-22 9:11:42 AM

-----Original Message-----
From: Harjit [redacted]
Sent: Monday, March 07, 2022 6:03 PM
To: Clerks@vaughan.ca
Subject: [External] Application 19T-14V001

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Harjit Singh

Sent from my iPhone

C235
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Application 19T-14V001
Date: March-08-22 9:11:50 AM

-----Original Message-----
From: Sheonne Harris [redacted]
Sent: Monday, March 07, 2022 6:09 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Application 19T-14V001

Re:
G Group Major Mackenize Inc.
Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File Z.21.040

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.
I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Sheonne Harris

C236
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3182 Major Mackenzie Drive
Date: March-08-22 9:12:10 AM

From: Ron Rotman [redacted]
Sent: Monday, March 07, 2022 7:53 PM
To: Clerks@vaughan.ca; Mark Antoine <Mark.Antoine@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3182 Major Mackenzie Drive

Attn: Mark Antoine & City Clerks Department,
cc: Rosanna Defrancesca

As a longtime resident of Vaughan, and living in the area of Weston Rd and Major Mackenzie drive, I am fully opposed to the Proposed Zoning and site plan as per File # OP.21.019 and Z.21.040.
I am sure not the only resident contacting you about this opposition.

Four -32-36 storey condominiums in the area is completely unsupportable from a traffic and infrastructure stand point, in an already congested area.
Please advise what formal steps can be taken as a citizen to further prevent this development?

Please advise any outcomes and changes related to the public meeting on March 1, 2020.

I look forward to hearing from you.

--
Regards,

Ron Rotman
[redacted]

C237
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Concern for 3812 Major Mackenzie apartment complex
Date: March-08-22 9:12:47 AM

-----Original Message-----
From: Jackie Liu [redacted]
Sent: Monday, March 07, 2022 8:39 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Concern for 3812 Major Mackenzie apartment complex

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

Jackie

Sent from my iPhone

C238
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] FW: Development Proposal for Major Mac & Weston Road
Date: March-08-22 11:03:26 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 08, 2022 11:02 AM
To: [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] FW: Development Proposal for Major Mac & Weston Road

Hi Zelko,

Thank you for your email and completely agree with your position. During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd. You can watch Council live on March 22nd

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: [redacted]
Sent: Tuesday, March 08, 2022 9:42 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] FW: Development Proposal for Major Mac & Weston Road

Hi Rosanna,

We are also strongly in agreement **against this development**. It is mind boggling that someone would even consider a development of this size in our location, it would destroy our area. Our area should only be suitable for single family dwellings such as detached single family homes or townhomes.

Please do whatever you can to stop this development from proceeding!!

Thank-you for your continued support! My contact details and address info is below.

Zelko

_____
Zelko Holjevac
Tel +1 [redacted]
[redacted] Allenby Street, Woodbridge, ON [redacted]
[redacted]

C239
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Application 19T-14V001 - Official Plan Amendment File OP.21.019 - Zoning By-Law Amendment File Z.21.040
Date: March-08-22 11:26:12 AM

From: Adriana Hernandez [redacted]
Sent: Tuesday, March 08, 2022 10:52 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Application 19T-14V001 - Official Plan Amendment File OP.21.019 - Zoning By-Law Amendment File Z.21.040

This note is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined. I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

Adriana Hernandez

C240
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed Development at 3812 Major Mackenzie Drive
Date: March-08-22 12:47:57 PM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 08, 2022 11:29 AM
To: Sonia Girotto [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] Proposed Development at 3812 Major Mackenzie Drive

Hi Sonia,
Yes, we had tremendous support in opposition to this development both from residents, rate payer groups and myself.
You can watch the recording at the following link: https://pub-vaughan.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=dd10af9c-fd5b-47fb-acf7-74978241e1fa
The recording contains the entire public meeting, you will need to forward to 1:53 to skip to the Major Mack item.
I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

Council will be voting on this item at our next Council meeting scheduled for March 22nd at 1PM.
You can watch live at Vaughan.ca/LiveCouncil

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Sonia Girotto [redacted]
Sent: Monday, March 07, 2022 5:29 PM

To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive

Hi Rosanna,

I had planned to attend the teleconference on March 01, 2022 at 7:00 p.m., regarding the density concern of the development being proposed at 3812 Major Mackenzie Drive. Unfortunately, I was unable to. I hope the turnout was strong and that others are also concerned!

I was wondering if there is a recorded version I could listen to or if there are Meeting Minutes I could read and how I could access same? Is there going to be another meeting? Were there any resolutions? What are the next steps?

While I'm all for increasing new-build housing developments, and we are all aware that more housing is needed, I do share serious concerns about the aggressive density being proposed. I look forward to your response.

With thanks,

Sonia Girotto

[redacted] Selvapiano Crescent
Vaughan, ON [redacted]
cell [redacted]
email [redacted]

C241
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: REMINDER: Public Hearing for 3812 Major Mackenzie Drive is tomorrow!
Date: March-08-22 12:48:16 PM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 08, 2022 11:33 AM
To: Sherry Yu [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] Re: REMINDER: Public Hearing for 3812 Major Mackenzie Drive is tomorrow!

Hi Sherry,

Thank you for your email and I appreciate the support. During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Sherry Yu [redacted]
Sent: Monday, March 07, 2022 4:46 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: REMINDER: Public Hearing for 3812 Major Mackenzie Drive is tomorrow!

Sorry for the late response. I am definitely on your side! Sherry

C242
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Development of 3812 Major Mackenzie drive complex
Date: March-08-22 12:48:32 PM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 08, 2022 11:36 AM
To: Archie Teplitskiy [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] Development of 3812 Major Mackenzie drive complex

Hi Archie,
Thank you for your support & it's not too late to submit your deputation, in fact this email will suffice!
During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Archie Teplitskiy [redacted]
Sent: Monday, March 07, 2022 4:16 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Development of 3812 Major Mackenzie drive complex

Hello Rosanna,

thank you for your fight against the new development planned for the subject location. I received the notice too late to participate in the past meeting, however you have my personal and my family's
full support.

We have lived in the Mmack/Weston area for 10 years now and have been watching the area grow.

This complex is ridiculous in size for the area and the infrastructure is definitely not ready for it. There is no subway, therefore every single apartment means at least 1 additional car in the street which will put traffic into stall in the area. There are not enough schools to support all this additional population stress. This complex will simply occupy the entire area leaving no "breathing room" for everyone.

Any official letter you need my household signed - you have us as a backup.

Thank you for your efforts!

Regards,

Archie Teplitskiy

Cell: [redacted]

Email: [redacted]

C243
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to the subject application at 3812 Majormakenzie
Date: March-08-22 12:48:38 PM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 08, 2022 11:38 AM
To: Mon [redacted]
Cc: Carl <carl@omnipire.com>; Clerks@vaughan.ca
Subject: RE: [External] Objection to the subject application at 3812 Majormakenzie

Hello,
Thank you for your email and completely agree with your position. During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Mon [redacted]
Sent: Monday, March 07, 2022 4:13 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Carl [redacted]
Subject: [External] Objection to the subject application at 3812 Majormakenzie

> Greetings!

> Like many of my neighbors, we moved to Woodbridge to escape the runaway vertical and high density atmosphere of Toronto. I am writing this respectfully on all of our behalf and I want to insure these points are formally taken into consideration.
> This proposed development breaks all of the promises made by developers and city representatives and is entirely unacceptable. Furthermore, the map depicted in the notice is not a current reflection of the surrounding area and the way the area was developed and is misleading to the reader. Developments such as the one proposed here need to be placed in areas that will not impose on those who paid their life savings to reside in a low density community. We, the residents, do not want this literally in our backyard. You need to pay respect to those of us who have helped Vaughan and Woodbridge to grow. The plans for the subject land needs to remain as they were: low rise commercial/retail/residential.
> I know that the residents in this neighborhood, and those who paid for this neighborhood definitely do not want this monster of a development. My question is who OUTSIDE OF the developer, their friends, family and non arms length people actually want this eye sore.
> This is NOT a minor variance! This is the unfair insertion of a small city in a space for a small plaza / townhouse complex.
> City planners and enforcers are well paid to take matters like this and the impact on residents into consideration when they plan our communities.
> Please ask them to do their job!!

> Thank you

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] PROPOSED FOR INCREASE DENSITY-82 MACKENIZE RD
Date: March-09-22 9:32:26 AM

From: Nesci, Ortie [redacted]
Sent: Wednesday, March 09, 2022 6:34 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] PROPOSED FOR INCREASE DENSITY-82 MACKENIZE RD

Hi,

I am appalled that this sort of mass building has been proposed for such a small area —this is totally unacceptable!!

This will definitely devastating and will devastate the great area there is at present—it will bring drastic traffic congestion the small area is totally unsafe for such mass traffic!

These buildings are way too close to residential homes!!

It will bring down the value of our homes!

When I purchased my home, this is why we bought there , there was no zoning for Condos in this area why has this changed?.

I moved to the subs to avoid congestion and traffic downtown, this is worse!!

I WANT THIS STOPPED!

WE NEED TO SAVE VAUGHAN!!!!

Regards,

Ortenzia Nesci (servello) [redacted] Madoc Place

C245
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie
Date: March-09-22 9:32:48 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, March 09, 2022 8:08 AM
To: Lily Wei [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie

Good morning Lily,

Thank you for your email and completely agree with your position. During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

VAUGHAN

From: Lily Wei [redacted]
Sent: Tuesday, March 08, 2022 8:09 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie

Greetings,
Like many of my neighbors, we moved to Woodbridge to escape the runaway vertical and high density atmosphere of Toronto. I am writing this respectfully on all of our behalf and I want to insure

these points are formally taken into consideration.
This proposed development breaks all of the promises made by developers and city representatives and is entirely unacceptable. Furthermore, the map depicted in the notice is not a current reflection of the surrounding area and the way the area was developed and is misleading to the reader.
Developments such as the one proposed here need to be placed in areas that will not impose on those who paid their life savings to reside in a low density community. We, the residents, do not want this literally in our backyard. You need to pay respect to those of us who have helped Vaughan and Woodbridge to grow. The plans for the subject land needs to remain as they were: low rise commercial/retail/residential.
I know that the residents in this neighborhood, and those who paid for this neighborhood definitely do not want this monster of a development. My question is who OUTSIDE OF the developer, their friends, family and non arms length people actually want this eye sore.
This is NOT a minor variance! This is the unfair insertion of a small city in a space for a small plaza / townhouse complex.
City planners and enforcers are well paid to take matters like this and the impact on residents into consideration when they plan our communities.
Please ask them to do their job!!
Thank you

C246
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive Provincial Planning Act Proposal
Date: March-09-22 9:33:39 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, March 09, 2022 8:17 AM
To: Anna DAmico [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Drive Provincial Planning Act Proposal

Hi Anna,
Apologies that you received the letter with delay, Unfortunately, I had no control over delays with our postal delivery system. No need to worry, as we continue to take letters of objection until the 21st,of March. I have copied staff on this email and they will note your opposition to this project.

During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Anna DAmico [redacted]
Sent: Tuesday, March 08, 2022 5:54 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive Provincial Planning Act Proposal

Hi Rosanna DeFrancesca,

Today March 8, 2022 I received the Urgent Information pertaining to the proposed development at 3812 Major Mackenzie Drive.
Very surprised that this notice is extremely late since the meeting took place on March 1, 2022 @ & 7 pm.

This development is totally unacceptable and would devastate our neighbourhood greatly.

I live on Hawkview Blvd (Rutherford and Weston Rd) and we are dealing with another proposal area: Official Plan Amendment File OP.11.012 ~ Zoning By-law Amendment File Z.11.043 WEST RUTHERFORD PROPERTIES LTD.@ 3660 Rutherford Road. With these two area developments within the 1500 metre radius is only going to be extremely problematic with traffic cutting into our subdivision onto Hawkview Blvd for easier access to the 400 Hwy. Drivers take a short cut into our subdivision to avoid the corner of Rutherford/Weston Rd left hand turn to get to the Highway. Traffic is going to be overwhelming and added low income dwellings is not fair to our already over congestion neighbourhood.

3812 Major Mackenzi Drive 3000 new residential units plus West Rutherford development of two 12-storey apartment buildings consisting of 272 units each as well as 21 block townhouse dwelling units within 3 separate blocks at 3660 Rutherford Road is way too much congestion. The area will be a troubled community, which needs to be stopped!

Concerned home owner of over 20 years,
Anna D'Amico

C247
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Clerks@vaughan.ca
Date: March-09-22 9:42:27 AM

From: Nordia Notice [redacted]
Sent: Wednesday, March 09, 2022 9:20 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Clerks@vaughan.ca

Re: G Group Major Mackenize Inc. Clerks@vaughan.ca Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040 This is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment. Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined. I care greatly about our City and will always support its progress when done so in a respectful and fair manner. This is not about stopping development. Instead, this is more about supporting responsible growth.

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Mackenzie Road Project
Date: March-09-22 2:27:09 PM

From: Trombino, Susan (St Augustine) <susan.trombino@tcdsb.org>
Sent: Tuesday, March 08, 2022 10:15 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Mackenzie Road Project

Hope this email finds you well.

I am writing this email in regards to the development plan for 3812 Major Mackenzie Road. I am all for development and affordable housing but the proposal to include 2750 affordable housing units in such a small space is alarming. I am concerned about the high density which would weigh on the neighborhood schools, recreation centres not to mention it would add to the problem of the already congested traffic in the area.

Also, too many affordable housing units in one area is a bad idea. I grew up in such an area in North York and the results were not good. I saw how a neighbourhood changed over night when the city decided to build thousands of affordable housing units in one small area. This is bad city planning and I am sure the good people/employees in the City of Vaughan who oversee such matters know that too much congestion and too many affordable housing units in a small area is a recipe for disaster - it is poor urban planning and you are too smart for that.

Please encourage the developers to 'spread out' the affordable housing units throughout Vaughan - there is lots of space north of the city of Toronto. Everyone, including the current residents living within the 2 mile or so radius of 3812 Maj Mack deserve a safe and affordable place to live, so please let's keep it that way.

To be clear, I know I am just one person, but I am one person who cares and loves this community. I am newly moved in and love the vibe of the neighbourhood. I don't want to see long shadows from tall buildings, none of us do - and believe me, teaching kids in the city where I grew up who live in high rise affordable housing, I have learned that famillies don't like living in high density situations. Trust me, ask families who live in high toweres and need affordable housing, they will tell you how much they hate it.

There is lots of land north of Toronto, spread out the affordable housing, do not put these families in tall building (town homes are great and not like the complexes in the city, think of

something better) and make sure there are lots of supports for these families including more recreational community centres that are free just like in Toronto and please include more libraries with literacy programs for the kids!

So, I agree we need to more affordable housing to help needy families but I strongly object to the subject of the application at 3812 Major Mackenzie Road. Plus, according to the Ontario Municipal Board (2010), this project is breaking a lot of building codes and rules. I trust that you will make a smart, good and fair decision and will not let the owners of this land do what they want, which means do not allow them to build 7 towers in the middle of Woodbridge.

I contribute to the refusal of this application 19T-14V001 and encourage a more thoughtful well aligned proposal that includes respectful compatibility with the existing community. Thank you for taking the time to read this email, I know you must be getting bombarded with emails.

Susan Trombino

PS. Thank you to Rosanna for informing us about the plans for development at 3812 Major Mackenzie Road

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C249
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Mackenzie Road - Proposal
Date: March-10-22 8:58:45 AM

From: Alejandro Lopez [redacted]
Sent: Wednesday, March 09, 2022 4:47 PM
To: Clerks@vaughan.ca
Cc: ADRIANA LOPEZ [redacted] Carlos Lopez [redacted] Alan Shefman <Alan.Shefman@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; marco@avaloncontracting.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>
Subject: [External] 3812 Mackenzie Road - Proposal

Good day,

My family and myself strongly OPPOSE the developing of 3812 Mackenzie Road.

I think you should use my tax money for something useful, like a dog park. Or maybe fix the traffic disaster on Major Mackenzie and Jane street. Or perhaps funnel more money into developing social programs for kids and seniors.

Woodbridge is already a traffic disaster, no room to move. Are there infrastructure updates coming to Weston road /Major Mackenzie area if you decide to go ahead with this? Roads, schools, bussing routes etc…

Our schools are already over capacity, our roads are already full. This plan is a complete disaster to this community. I'm tired of the malarkey in our municipal government, it's time to listen to the people for once and stop thinking about how much money you can scam out of this.

Cheers,

Alejandro Lopez

Woodbridge, ON
[redacted]

C250
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] about Major Mackenzie Drive & Weston Building
Date: March-10-22 9:53:00 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 10, 2022 9:49 AM
To: Lijun Chen [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] about Major Mackenzie Drive & Weston Building

Good morning Lijun,

Thank you for your email and completely agree with your position. During last Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Lijun Chen [redacted]
Sent: Wednesday, March 09, 2022 9:56 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] about Major Mackenzie Drive & Weston Building

Greetings,
Like many of my neighbors, we moved to Woodbridge to escape the runaway vertical and high density atmosphere of Toronto. I am writing this respectfully on all of our behalf and I want to insure

these points are formally taken into consideration.
This proposed development breaks all of the promises made by developers and city representatives and is entirely unacceptable. Furthermore, the map depicted in the notice is not a current reflection of the surrounding area and the way the area was developed and is misleading to the reader.
Developments such as the one proposed here need to be placed in areas that will not impose on those who paid their life savings to reside in a low density community. We, the residents, do not want this literally in our backyard. You need to pay respect to those of us who have helped Vaughan and Woodbridge to grow. The plans for the subject land needs to remain as they were: low rise commercial/retail/residential.
I know that the residents in this neighborhood, and those who paid for this neighborhood definitely do not want this monster of a development. My question is who OUTSIDE OF the developer, their friends, family and non arms length people actually want this eye sore.
This is NOT a minor variance! This is the unfair insertion of a small city in a space for a small plaza / townhouse complex.
City planners and enforcers are well paid to take matters like this and the impact on residents into consideration when they plan our communities.
Please ask them to do their job!!
Thank you

Lijun Chen, [redacted] Lawford Road ,

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Recent meeting re Weston and Major MacKenzie
Date: March-11-22 9:07:29 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 8:31 AM
To: Josie DeCaria [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: Re: [External] Re: Recent meeting re Weston and Major MacKenzie

Hi Josie,

My apologies for the delayed response.

Thank you for your email and completely agree with your position. During Tuesday's public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.

Your email will be added on record and presented at our next Council meeting on March 22nd.

Sincerely,

Rosanna

Get Outlook for iOS

From: Josie DeCaria [redacted]
Sent: Thursday, March 10, 2022 8:26:29 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Recent meeting re Weston and Major MacKenzie

Hello I haven't heard from you !!

Get Outlook for Android

From: Josie DeCaria [redacted]
Sent: Monday, March 7, 2022 9:02:02 AM
To: rosanna.defrancesca@vaughan.ca <rosanna.defrancesca@vaughan.ca>
Subject: Re: Recent meeting re Weston and Major MacKenzie

Hi, Good Morning

I live in Woodbridge and had received your letter regarding a proposed multi unit housing at weston and major mackenzie. I live very close to this area.

i was not able to attend the meeting but i am hoping you can provide an update on the meeting.

has the proposal been stopped or changed ?

Josie DeCaria
[redacted]

C252
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive Development
Date: March-11-22 10:00:47 AM

From: Wendy Luluu [redacted]
Sent: Thursday, March 10, 2022 7:50 PM
To: Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; gino.rasti@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive Development

Hi Mayor Mauricio, Rosanna, Vaughan City Councillors, and City Officials,

I am writing to express how much I am against the seven tower development on 3812 Major Mackenzie Drive, and how disruptive it will make the community.

The numbers highlighted in the letter from Rosanna dated February 16, 2022 are outrageous and are not inline with what is permitted! That should be full stop there! Please do not allow this development to happen.

I'm a 33 year old and I've been living in Vaughan (Vellore Woods) since I started highschool. I've seen this city blossom before my eyes! I love the city it has become, it's vibrant and full of life, but at the same time it's serene and peaceful. This is home, and having a development of SEVEN towers will only add more congestion on the roads, more population to an area that already has major tourist attractions, and what's next? More commercial developments to meet the demands of a new population? A highway over Boyd park? Where does it end if you allow this development to continue?

Thank you Rosanna for bringing this to light and thank you everyone here for hearing what I have to say.

Kind regards,
Wendy

C253
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Road Proposal
Date: March-11-22 10:12:52 AM

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 10:04 AM
To: D Savoia [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Road Proposal

Hi Dina,
Aplogies for the delay in response, I just discovered your email was my email junk folder! Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in complete opposition to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: D Savoia [redacted]
Sent: Tuesday, March 08, 2022 9:30 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Road Proposal

Hello Ms. DeFrancesca,

I recently received the letter dated February 16, 2022, regarding the development application for 3812 Major Mackenzie. I agree that the proposed density increase from this development makes no sense in this neighbourhood.

Could you please provide an update regarding the decision made at the March 1st public meeting?

Kind regards,
Dina Savoia

C254
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] FW: 3812 Major Mackenzie
Date: March-11-22 9:49:27 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 9:49 AM
To: Bryan Haryott [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] FW: 3812 Major Mackenzie

Good morning Bryan,

Thank you,
Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM:
vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Bryan Haryott [redacted]
Sent: Wednesday, March 09, 2022 7:08 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>
Subject: [External] FW: 3812 Major Mackenzie

From: Bryan Haryott [redacted]

Resend

Hi Rosanna.
I have been out of town for several weeks and just returned home to find and read this proposal for a massive development on 3812 Major Mackenzie Road.
I am the president of Greenbrooke Dr Association and extremely disturbed by this proposal along with many other residents in our community. I echo all of the concerns that Committee of Adjustments tabled and would also like to also add that the increase in traffic volume due to the new hospital along with this proposed project would be devastating to our community, and I urge you to reject this project in its entirety.
Bryan Haryott

C255
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Building proposal at corner of Major Mackenzie & Weston Rd
Date: March-11-22 9:49:20 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 9:41 AM
To: Carmela Mazzone-Rae [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] Re: Building proposal at corner of Major Mackenzie & Weston Rd

Good morning Carmela,

Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Carmela Mazzone-Rae [redacted]
Sent: Thursday, March 10, 2022 7:15 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Building proposal at corner of Major Mackenzie & Weston Rd

Hi Rosanna,

Please forward this email to the CITY CLERK.

Almost 20 years ago, my husband and I purchased our home in the area of Major Mackenzie & Weston Rd because we were looking for a nice suburban area to call home and raise our family. Over the years, more and more commercial properties have been added and our quiet suburban area has gotten busier and noisier, but still maintains a suburban feel and lifestyle.

Around 8 years ago, a developer proposed residential buildings where the Marina store was at Hwy 400 & Major Mackenzie. Along with most of the families in the area, we fought the development and won. Instead of buildings, the city built town homes which are far better and appropriate for a suburban area.

WE ARE MORTIFIED at the newest proposal for 7 towers (from 11 - 36 storeys with over 3000 residential units - THIS IS NUTS!! Please please you have to stop this - WE have to stop this!! The chaos and increase in traffic this will bring, not to mention the amount of accidents on Major Mackenzie, to add to the already growing number! We need to keep our area a suburban area, NOT downtown Toronto!

If there is anything you need from me, please let me know, my husband and I are united with many other families in this area, along with yourself opposed to this development.

Thanks so much Rosanna for fighting with us!!

Carmela Mazzone-Rae

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection of the latest development application of 3812 Major Mackenzie Dr. West
Date: March-11-22 10:21:59 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 10:21 AM
To: Michael Deng [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Objection of the latest development application of 3812 Major Mackenzie Dr. West

Good morning Michael,

Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Michael Deng [redacted]
Sent: Monday, March 07, 2022 1:18 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection of the latest development application of 3812 Major Mackenzie Dr. West

Dear Rosanna,

I am writing to object the latest objection of 3812 Major Mackenzie Dr. West. I received the notice the application, but missed the public meeting. I don't known if there is any decision made in the meeting, but I do want to share my thoughts with you.

I have been living in Vellore area since 2006. I raised 2 sons with my wife first at a smaller house south of Major Mac (just besides the woods) and then moved to the current house at northwest corner of Major Mac and Weston in 2014. Both my wife and I love this area, it's beautiful, convenient, and most importantly the friendly and kind neighbourhood. I've seen this community developed since beginning, but now I would say that this area is over developed, maybe too much already.

The area is getting crowder and crowder and traffic is getting worse and worse. People is fighting in the road during rush hours and try to get on and off 400 as soon as they can everyday. In the weekend people drive around in the Walmart parking lot just try to find a parking space. In the neighbourhood parks children and parents are struggling to play safe as there are too many people. As the results of the overdeveloping, the safety and security becomes a concern as well, we heard much more criminals than 5, 10 years ago, not even mention the comparison to the year I moved in 15 year ago.

As a long-living residence in this area, and a voter in Ward 3, I urge you to object the latest application of 3812 Major Mackenzie Dr. West, we shall keep the development according the established bylaw and regulation, and more importantly, to the future of the city, the people and our next generation.

Please forward my concern/objection to your colleagues and city staffs.

Thanks and Best Regards.

Fu (Michael) Deng

C257
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposal for New Development at 3812 Mackenzie Road
Date: March-11-22 10:24:17 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 10:23 AM
To: TobyBetty Serrao [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Proposal for New Development at 3812 Mackenzie Road

Hello Tobias & Beatrix,

Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

VAUGHAN

From: TobyBetty Serrao [redacted]
Sent: Sunday, March 06, 2022 8:09 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposal for New Development at 3812 Mackenzie Road

Hi Rosanna,

We (Tobias and Beatrix Serrao) residing at [redacted] LaRocca Ave., Woodbridge, **are NOT in favour**

of this new development at 3812 Mackenzie Road, Vaughan.

Tobias.

C258
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] response to increase in density is WRONG
Date: March-11-22 11:31:29 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:27 AM
To: Lia Quaranta [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] response to increase in density is WRONG

Hi Lia,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

VAUGHAN

From: Lia Quaranta [redacted]
Sent: Thursday, March 03, 2022 10:51 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] response to increase in density is WRONG

Good Morning Rosanna

Being a resident of Vellore for over 20 years, I have watched and lived through the increase of population in this area

Affordable Housing where majority will be Investors who purchase initially, will mean that Home owners will be surrounded by Rentals/Renters
Perhaps and increase in Crime as well!!!

What about how this will affect the Value of Multi Million Dollar Homes in the area? Home owners are now pondering the idea to Move out of this area!!!

Travel time from Major Mackenzie to Rutherford via Weston Road in morning rush hour at present has taken up to 30 minutes!!! This is already Outrageous! Our Roads cannot support this at all!

This is INSANE TO INCREASE AN ALREADY DENSLY POPULATED AREA!!

I VOTE NO!!! NO!!!! NO!!!

LIA QUARANTA
CELL 416-985-2866
Broker
ROYAL LEPAGE YOUR COMMUNITY REALTY BROKERAGE

HELPING YOU IS WHAT I DO!

C259
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Mackenzie Road proposal
Date: March-11-22 11:31:19 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:25 AM
To: M Z [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Mackenzie Road proposal

Hi Deana & Jorge,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email, and its absolutely not too late to voice your objection. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: M Z [redacted]
Sent: Thursday, March 03, 2022 11:54 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Mackenzie Road proposal

Hi Rosanna,

Hope you are well.

I also hope it's not too late to voice our concern regarding the new development proposal for 3812 Major Mackenzie. Sorry, we only checked the mail today and got the letter.
In any case and if it helps in any way, as part of this community, my husband and I are in absolute disagreement with this proposal. We are very concerned with the huge increase in density the development could create and with the lack of communication by the Ministry of Municipal affairs and Housing on the additional 2750 affordable housing units proposed. This part of the proposal must be communicated with exceptional transparency!
A development of this magnitude only creates more traffic, more air-visual-and-noise pollution, higher demand on public resources and an undesirable and unhealthy commotion. This is no fit for the community we have and the type of housing we are comfortable with.

Thanks so much for keeping the community informed. If there is anything else you need from us, please let us know.

Regards,

Diana Zea and Jorge Jimenez

C260
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie
Date: March-11-22 11:21:25 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:19 AM
To: Sandra Cuda [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie

Hi Sandra,

Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Thank you again for your support,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Sandra Cuda [redacted]
Sent: Thursday, March 03, 2022 12:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie

Hi Rosanna,

I am writing to express my concern with this development and let you know that we strongly object this proposal. Please keep doing everything you need to do to make sure this doesn't happen. We live in a beautiful community and I would hate to see it ruined with such a huge development. Thank you for continuing to support the community in all that you do.

Thank you
Sandra Cuda
[redacted] Via Teodoro
[redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] The planned development of apartment complexes at 3812 Major Mackenzie Drive
Date: March-11-22 11:21:21 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:17 AM
To: Jessica [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] The planned development of apartment complexes at 3812 Major Mackenzie Drive

Hi Jessica,

Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Jessica [redacted]
Sent: Thursday, March 03, 2022 1:23 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] The planned development of apartment complexes at 3812 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

C262
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: 3812 Major Mackenzie Proposed Development
Date: March-11-22 10:38:36 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 10:38 AM
To: Kristine Peticca [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: 3812 Major Mackenzie Proposed Development

Hi Kristine,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board. You can watch the recording at the following link: https://pub-vaughan.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=dd10af9c-fd5b-47fb-acf7-74978241e1fa The recording contains the entire public meeting, you will need to forward to 1:53 to skip to the Major Mack item.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Kristine Peticca [redacted]
Sent: Friday, March 04, 2022 4:32 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: 3812 Major Mackenzie Proposed Development

I was unable to participate in the public meeting held March 1 2022. I am a resident in the neighborhood and share your concerns. I was wondering if there was a replay available of the meeting as I am interested to listen to what was discussed and concerns of other residents that may have been raised? Please let me know if I can access the information.

Thank you!

C263
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major mackenzie drive
Date: March-11-22 10:35:33 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 10:35 AM
To: Vansan Chan [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major mackenzie drive

Hi Vansan,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
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Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Vansan Chan [redacted]
Sent: Saturday, March 05, 2022 12:56 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major mackenzie drive

Hi madam,

My name Vansan Chan, I'm living at [redacted] via Toscana, Woodbridge, ON [redacted] Canada. I'm not

supporting the city to build apartments condos on 3812 Major MacKenzie drive.

Thanks you.

C264
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mac Project
Date: March-11-22 10:35:27 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 10:33 AM
To: Jeff Rae [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] 3812 Major Mac Project

Hi Jeff,
Hope you and your family are doing well. Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Jeff Rae [redacted]
Sent: Monday, March 07, 2022 1:02 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mac Project

Hi Rosanna:

You might remember me as you came to our street a few years back to assess the constant garbage and grocery cart problems in the area.

I was hoping you might update me on the hi-rise project planned for 3812 Major Mac. Obviously we in the neighbourhood are against this for bot the sprawl and traffic issues it presents. Can you let me know what more we can do to present our concerns and halt this monstrosity?

Cheers, Jeff Rae

C265
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] New Development for 3812 Major Mackenzie Drive
Date: March-11-22 11:31:35 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:28 AM
To: William Lau [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] New Development for 3812 Major Mackenzie Drive

Hi William,

Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: William Lau [redacted]
Sent: Thursday, March 03, 2022 12:16 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] New Development for 3812 Major Mackenzie Drive

Dear Rosanna:

I have just received your letter.

I am opposed to the Seven Towers from 11 to 36 storeys and over 3000 new residential units to be built at 3812 Major Mackenzie Drive. Even as it is , the traffic on Major Mackenzie Drive is very busy every day.

I am fine if this development is Town Houses.

Sincerely

William Lau

C266
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Dr.
Date: March-11-22 11:31:43 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:30 AM
To: Mary [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Dr.

Hi James & Mary,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Mary [redacted]
Sent: Wednesday, March 02, 2022 6:53 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Dr.

Dear Councillor DeFrancesca,
I am deeply concerned about the proposed planning of multi unit high rise residential property in our neighborhood at Major Mackenzie Dr and Weston Rd.

Of great concern is the following:

1) The request noted in the December 2020 MZO does not permit Residential High-Rise units and it has been verified that it is only zoned Residential under schedule E-1479.

2) Purchasers of surrounding properties will be impacted by not getting the return on equity that they bargained for when purchasing in this neighborhood pursuant to the Official Plan when originally marketed. The FSI variance being appealed is a substantial change to the vision of the official plan not a minor variance. It would have impacted purchasing decisions should this have been envisioned and shared previously.

3) High Rise units geared to affordable housing would be better served close to a subway for travel to work. From a skyline and density perspective, this plan would be more in line with the HWY7 corridor for quick access to VMC via public transit and walking to access the subway for work/entertainment travel than Major Mackenzie and Weston Road area. Additionally, there are not a lot of entry-level employers in the Major Mackenzie and Weston Road area.

4) From a travel perspective, there is more than enough traffic flow accessing major arteries during rush hour at the current and marketed density rate without considering the additional density envisioned by the Builder.

5) There is one local high school within the affected area in the Block and 1 catholic high school in Block 39. Both schools are presently at or over capacity. Where would the additional high school-aged children be supported?

Overall, there are many reasons why resources were spent to create an Official Plan for the area in the first place. Requests for minor variances are expected. Residents expect that our City Council will protect the vision of the official plan as officially marketed and protect the impacted voters and taxpayers in the affected area.

Sincerely,

James and Maria Polanco
[redacted] Hansard Dr. Woodbridge, ON [redacted]

C267
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Weston / Major Mackenzie vs Weston / Hwy 7 & recent Instagram posts
Date: March-11-22 11:31:59 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:32 AM
To: Anna Tomaino [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Weston / Major Mackenzie vs Weston / Hwy 7 & recent Instagram posts

Hi Anna,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Anna Tomaino [redacted]
Sent: Wednesday, March 02, 2022 3:44 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Weston / Major Mackenzie vs Weston / Hwy 7 & recent Instagram posts

Hello,

I have followed your Instagram posts about a proposed development project at Weston Road and

Major Mackenzie. It is great to see the community rally against this development.

My concern involves the over development of the Weston Road and Hwy 7 corridor running through our Ward 3, both present and future plans. For this ongoing development, it seems to me the community voices had no impact on our government. There were few government representatives at the most recent public virtual forums and any concerns we posted on the virtual forum were pretty much dismissed by the forum panel.

Why is the Weston Road/Hwy 7 development pushing through without taking into account the concerns from the community?

Why are we to just accept the plans for this area?

Why should we accept that the area will be over developed, that traffic will increase and congestion will increase?

Did the homeowners and taxpayers in this area not deserve the same attention?

It does seem that we had no voice and no support from our government.

My beautiful community is also full of single family homes. Homeowners are also outraged. We also deserve more. Why did the developers not get sent back to the drawing board?

Could you help me understand the difference between these two communities and the push for development as right now it seems one community is favoured over another.

Thank you,

Anna Tomaino

C268
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive
Date: March-11-22 11:37:16 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:37 AM
To: Michael & Lindsay Garel [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Drive

Hi Michael & Lindsay,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. It's not too late, I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item.

During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

You can watch the Council Meeting live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Michael & Lindsay Garel [redacted]
Sent: Wednesday, March 02, 2022 2:42 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Drive

Hello,

I know we are a day late but I hope this means something! My husband, two boys and I live in the Cold Creek Estates neighbourhood in Vaughan and would like to say we are opposed to the new proposed development at 3812 Major Mackenzie drive.

We say NO.

Thank you, and I hope this vote counts one way or another!

Best,
Michael and Lindsay Garel

C269
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie
Date: March-11-22 11:40:41 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:39 AM
To: [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie

Hi Andrew,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.

Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

VAUGHAN

From: [redacted]
Sent: Wednesday, March 02, 2022 10:45 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie

Hello Rosanna,

My name is Andrew, from Retreat blvd

Than you, I also strongly oppose the development of 3812 Major Mackenzie.
I a community of low rise homes, it is unacceptable for such a development.

In the days of asking for more green spaces and more clean air, we would approve towers of concrete steel and glass, where we increase the density of population for the benefit of a construction company.
This area is not a downtown, it is a quiet suburban community.
Increasing population density in such manner is bad for environment, air cleanness, traffic will increase, thus gas consumption, pollution.

Please help with fight against this monstrosity.
Please forward our concerns to the decision making people.

Thank you so much
Andrew

C270
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Written Comments Regarding Planned Constructions at 3812 Major Mackenzie Drive
Date: March-11-22 11:41:01 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:40 AM
To: steven c [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Written Comments Regarding Planned Constructions at 3812 Major Mackenzie Drive

Hi Steven,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: steven c [redacted]
Sent: Wednesday, March 02, 2022 8:43 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Written Comments Regarding Planned Constructions at 3812 Major Mackenzie Drive

Hello Ms. DeFrancesca,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc.

I believe, along with many other members of the community, that this project will severely degrade the quality of our area in many aspects. Traffic along Major Mackenzie has already worsened significantly due to the newly constructed hospital, Highway 400 ramp, Wonderland, and the many business establishments in and around this area. A further 3000 new residential units would no doubt further exacerbate the already problematic traffic situation we face on a daily basis. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them. The parks, schools, and services in and around the area are already over-crowded. With added noise level, this project would no doubt devastate the neighbourhood that we have come to love.

I strongly request this application be rejected, and implore the planners to listen to the voices of our community members.

Sincerely,

Steven Cheng

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed development at 3812 Major MacKenzie Drive
Date: March-11-22 11:43:18 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:42 AM
To: Sunny Mathew [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: RE: [External] Proposed development at 3812 Major MacKenzie Drive

Hi Sunny & Annie,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Sunny Mathew [redacted]
Sent: Wednesday, March 02, 2022 8:25 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed development at 3812 Major MacKenzie Drive

Dear Councillor Rosanna,

I would like to express my deep concern over the development plan at 3812 Major MacKenzie Drive. We as a family could see ruining the peace of mind that we have been experiencing for the last 10 years when we moved to our new home at [redacted] Orleans Circle.
We as a family doesn't like another 300 residential units planning on coming to our neighbourhood. I can see a devastating effect in my area. I choose to live in this area just because of the peaceful atmosphere. We don't want to ruin it for ever.
Therefore, we voice to STOP this development in my neighbourhood.

As my councillor of my area, I would like you to convey my email to the city authorities to prevent from this development.

Thanks,

Sunny Mathew &Annie Sunny
[redacted] Orleans Circle
Woodbridge,

C272
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Condo Development
Date: March-11-22 11:47:36 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:45 AM
To: Jazmin Carballo [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Condo Development

Hi Jazmin,

Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Jazmin Carballo [redacted]
Sent: Tuesday, March 01, 2022 8:55 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Condo Development

Dear Councillor Francesca,

My family and I recently moved to the Vellore Village area. We used to live downtown Toronto. As you can imagine, we made a huge effort to buy our house with the hope to have a more balanced lifestyle, to live in a quiet area where our kids can play and grow happy. However, we recently learned about the project for building a massive condo complex at Major Makenzie Drive West & Weston Road. It is ironic that the condo nightmare we were running away from could materialize in this area. Even my 8-years kid said "that project does not make sense mommy" when I told him about this project. I want to express my concerns on the proposal based on my first hand experience with the issues that come with high rise condo developments:

- Traffic will be highly impacted. Traffic is already very busy in the area, I cannot imagine how bad it would be once new 3,000 families move into the area
- Insufficient public traffic for servicing a high density area
- There are not sufficient green areas for recreation/exercising
- Increase in the cost of our car insurance: higher population density will come with more car accidents and higher car insurance fees
- Impact on our schools already high density
- Parking constrains

I hope we all together can stop this massive condo development to materialize.

Thank you for your support!

Jazmin Carballo
[redacted] Orion Avenue
Woodbridge, ON.

C273
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] New Development for 3812 Major MacKenzie Drive
Date: March-11-22 11:51:21 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 11:49 AM
To: Fina Trinchini [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] New Development for 3812 Major MacKenzie Drive

Hi Fina,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Fina Trinchini [redacted]
Sent: Tuesday, March 01, 2022 8:10 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] New Development for 3812 Major MacKenzie Drive

Hi Rosanna, my name is Fina and I live in the neighbourhood where the proposed zone may take place. I am deeply saddened to hear of this as I find Weston/Major MacKenzie to be a quaint place

to live in. The area is already congested. As a matter of fact, on Maria Antonia street cars zoom by and ignore the speed zone. I made a complaint to the city last summer and was told there was nothing they could do because ppl can drive by a 40km zone to a maximum of 55km. The noise from cars driving so fast is almost unbearable to hear, I can't imagine the noise pollution this will bring on - this is awful news to me as far as I am concerned. We do not need high rises in the area period. I'm sorry I could not be there as I received your letter this evening.

In closing, I feel politics will dictate over how we feel and think as a community - I hope to goodness that I am wrong. Best of luck to you!

Regards
Fina

Sent from my iPhone

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Future development proposal Weston Rd and Major MacKenzie Drive.
Date: March-11-22 1:20:18 PM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 1:15 PM
To: Robert Russo [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Future development proposal Weston Rd and Major MacKenzie Drive.

HI Robert,
Apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. It's not too late, I will forward your concerns to our city planners for consideration and our City Clerk. Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item.

During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

You can watch the Council Meeting live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Robert Russo [redacted]
Sent: Tuesday, March 01, 2022 8:04 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Future development proposal Weston Rd and Major MacKenzie Drive.

Good evening Councilor Defrancesca,

Although I was not able to attend and register in tonight's meeting regarding the proposed future development in my neighborhood I would like to add my voice of concern.

I am a resident at [redacted] Fontevielle Crescent in the proposed land development. My concerns are that the number of units requested to be built does not have the current infrastructure to support such a high rise complex. Public transportation and access to our subway network is not ideal with those investments being made in the hwy 7 city development.

In addition our green space in the neighborhood is designed to support low rise and current levels of population. The proposed site does not include green space to support those residents in the high rises. They would be forced to use current parks that are already stressed with local residents. I for one have not had luck trying to play tennis on my local courts without this extra future pressure.

We also have a high school that is located right off of Major MacKenzie in Tommy Douglas. The increase on local roads that are already congested will create a safety concern for school children that are crossing local roads.

This development would be more appropriate to reduce the number of floors and/or buildings to address residents that have voiced their displeasure in the proposal.

Regards,

Robert Russo
Concerned Citizen
[redacted] Fontevielle Crescent
[redacted]

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive
Date: March-11-22 1:20:44 PM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 11, 2022 1:20 PM
To: Lina D'Onofrio Cirasella [redacted]
Cc: arizonajoes@live.com; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie Drive

Hi Lina,

My sincere apologies for the late response, I just discovered your email in my junk folder. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. **At this time, no decisions have been made on this application.** I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Lina D'Onofrio Cirasella [redacted]
Sent: Tuesday, March 01, 2022 7:46 PM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Joe Cirasella [redacted]
Subject: [External] 3812 Major Mackenzie Drive

Mr Bevilacqua,

I am writing to oppose the proposal for 7 towers totaling 3000+ residential units at 3812 Major

Mackenzie Drive. As a resident of this neighborhood I fail to see any benefit to my neighborhood. I only see monetary benefits for the land owner and the all those involved in this development project. Don't try to tell me that businesses will benefit because that is of no use to me or most of the of the other residents who don't own businesses in this neighborhood. Our neighborhood infrastructure and amenities absolutely do not support such a an increase in population.

Quite frankly, the idea is ludacris and that fact that the municipality is even entertaining the idea is a sign that money and making the rich developers richer is more important than people to those in power.

Make the right decision and say no to this absurd proposal.

Sincerely,

Lina D'Onofrio Cirasella
[redacted] Andrew Hill Dr.
Vaughan, ON [redacted]

C277
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 2021 application - 3812 Major Mackenzie
Date: March-14-22 8:52:12 AM

From: mary jose [redacted]
Sent: Sunday, March 13, 2022 8:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 2021 application - 3812 Major Mackenzie

Hi Rosanna,

The above application. nor any other high/low rise building applications meet at all, the requirements already allotted for the above 3812 Major Mackenzie area in question!!!

We do not agree for the following reasons:

- Seven towers from 11 to 36 storeys with over 3000 units is outrageous!!!
We have already had to battle a similar situation on south/west corner of Velmar/Rutherford!!!

-Traffic congestion is already a terrible problem at this location and at Velmar/Rutherford!!!

-High density allotment for this area is 1.58 FSI not 5.78 FSI (3.5 times more),
than what was approved at the Ontario Municipal Board -2010

-There are expensive homes and towns, that will be too close to these buildings
and will be in full view from higher up

-These homes and towns will lose value, because of their proximity to these buildings

-These homes and towns will also be in the shadows of the apartments, which cut off sunlight from their properties, due to the height and closeness of this "nest" of apartment buildings

-These high rise buildings need to be constructed on HWY 7, just like at Bay St. and Bloor St., and not in residential areas!!!!!!!!!!!!

-This is not fair planning, but an opportunistic opportunity, if it is approved in the builder's favour, setting a new precedent for future building permits of this kind in our area

-It is very clear that this type of development DOES NOT FIT THE FABRIC OF OUR COMMUNITY!!!
MAKES NO SENSE!!!!!!

Sincerely,

Carlo and Mary Giraldi
[redacted] La Rocca Ave,
Woodbridge, Ontario [redacted]
[redacted]

C278
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc.
Date: March-14-22 8:52:18 AM

From: cong chen [redacted]
Sent: Sunday, March 13, 2022 2:48 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc.

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3812 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them.
I request this application be rejected, and implore the planners to listen to the voices of our community members.

C279
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: 3812 Major Mackenzie Rod Proposal. Our comments (138 Dundonnell Place)
Date: March-14-22 10:05:18 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, March 14, 2022 10:05 AM
To: Johnson Wu [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: 3812 Major Mackenzie Rod Proposal. Our comments (138 Dundonnell Place)

Hello Johnson,
There were some delivery delays with Canada Post that was beyond our control, I apologize. Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

From: Johnson Wu [redacted]
Sent: Sunday, March 13, 2022 12:17 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: 3812 Major Mackenzie Rod Proposal. Our comments (138 Dundonnell Place)

Hello, Rosanna:

For unknown reasons, your letter issued on February 16th wasn't in our mailbox until this week. My name is Xizhe Wu (You may call me Johnson). My wife and I are the owners of 138 Dundonnell Place. We moved in around two years ago and we love the serenity of this community. Home has been a proper escape from our noisy,crowded and fast paced work environment.

We did receive the notice of the development of the 3812 Major Mackenzie Road condo project. Immediately, we felt strange and uncomfortable with this development.

After reading your letter and some afterward research, we agree with the point that this colossal development is more likely to devastate the neighbourhood: an already congested traffic, security issues, and the noises at night from the condos. It's just simply a bad, purely profit driven idea.

Please help forward our comment to the decision maker.

Thank you.

C281
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie
Date: March-15-22 10:14:51 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 15, 2022 10:10 AM
To: Thamer Yousif [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] 3812 Major Mackenzie

Good morning Thamer,
Hope you are doing well. Thank you for your email, however please note that **at this time, no decisions have been made on this application**. I made it very clear to the applicant during the March 1st Public Hearing, that I am in complete opposition to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Please let me know if you would like to discuss this further, I would be happy to give you a call.

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Thamer Yousif [redacted]
Sent: Tuesday, March 15, 2022 8:29 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie

Good morning dear Councillor

I'm writing to you this morning to let you know about my disappointment in the city of Vaughan for approving this project this project will put a pressure on our community will add more traffic to the busy small routes we have we already experiencing a lot of traffic and delay we don't even have a proper transit system like some smaller cities around the world we still fall behind 20 years and this will add more to it will add pressure and all the schools in the neighbourhoods shopping malls hospital and everything you can imagine this neighbourhood was never meant to be put on it seven more buildings just to get more profit to the city without thinking about the people who live there

Thank you
Thamer Yousif

C282
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Future development
Date: March-15-22 3:45:18 PM

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 15, 2022 3:39 PM
To: Enza La Marca [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Future development

Hi Enza,
Thank you for your email and completely agree with your position. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in complete opposition to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.
Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Enza La Marca [redacted]
Sent: March 15, 2022 2:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Future development

Good afternoon Ms. Defrancesca,

I am a resident in Vaughan at Maria Antonia Road, and I just want to say that I oppose the proposed project on Weston and Major Mac, I'm referring to the high-rise buildings that they plan on building in that location. Just to let you know it's already a highly densely populated area with lots of traffic and congestion already as it is please. Please consider this as an opposition to this future program , thank you and have a great day

ThanksEnza and Joe La Marca

Sent from my iPhone

C283
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External]
Date: March-15-22 3:45:20 PM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, March 15, 2022 3:41 PM
To: Menh v [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External]

Hi Meni,

Thank you for your email and completely agree about the traffic issue. During the March 1st public meeting I expressed my concerns with this colossal development. I made it very clear to the applicant that I am in **complete opposition** to the development in its current form. I believe the developer understands that they have a fight on their hands and will have no choice but to go back to the drawing board.

I will forward your concerns to our city planners for consideration and our City Clerk.

Your email will be added on record and presented at our next Council meeting on March 22nd when council will vote on this item. You can watch live on March 22 at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

VAUGHAN

-----Original Message-----
From: Menh v [redacted]
Sent: March 15, 2022 2:11 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External]

Hey Rosanna I’ve heard about the development taking place at Weston and major Mac, we already live in a congested area and think that’s not a good idea… My name is Meni and I live at major Mac and Weston road..

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047
Date: March-16-22 1:33:12 PM

From: Jason [redacted]
Sent: Wednesday, March 16, 2022 1:30 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: [External] Re: Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

Good afternoon,

Once again, I send this message to confirm my **strong** objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth.

The requested amendments are unreasonable and should be swiftly declined.

I care greatly about our City and will always support its progress when done so in a respectful and fair manner.

Jason Fraga
Resident of Vellore Woods [redacted]

Sent from my iPhone

C288
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Opposition to the proposed expansion of 3812 Major Mackenzie
Date: March-18-22 10:51:41 AM

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 18, 2022 10:26 AM
To: Hotmail [redacted]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Opposition to the proposed expansion of 3812 Major Mackenzie

Hi George & Shirley,

Thank you for your email and comments.
I completely agree with your position, these types of developments have no place in our community.
Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk.
Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca

City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1

-----Original Message-----
From: Hotmail [redacted]
Sent: March 17, 2022 9:39 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to the proposed expansion of 3812 Major Mackenzie

Hi Rosanna,
I am reaching out to you regarding the proposed development of 3812 Major Mackenzie Drive as a homeowner nearby the site. I am the owner of a townhouse on Farooq boulevard, a stone's throw from the proposed site. I am writing to you to express my opposition to the proposed expansion of 3812 Major Mackenzie. While I generally support development of our neighbourhood, I am against the substantial increase in density, taking it to 5.78FSI. The social landscape of our current neighbourhood is supportive of young families or new families landing in Canada. I don't believe the development of such a high-density building will be improve the quality of life for these young and

new families as we have toddlers, kids, and young teens that should enjoy open space. Please let me know if there is anything I can do on my end towards ending the proposed expansion of 3812 major Mackenzie drive, I would be happy to help.

Thank you,
George and Shirley.

发自我的 iPad

C293
COMMUNICATION
COUNCIL - MARCH 22, 2022
CW (PM) - Report No. 10, Item 4

From: Rana R
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Zoning file z.21.040 refusal
Date: March-22-22 9:56:07 AM

Hi
My name is Rana, as a resident in the city of Vaughan and being within 1500 metre radius of the building proposal site. I refuse the proposal of putting any high rise buildings on this site (3812 major Mackenzie road). This pocket of the neighborhood is very dense as it is and will cause major traffic problems. Creating more housing without improving roads is going to make it very problematic to the people living in this neighborhood. The neighborhood may take a few more single homes or town homes but not much more should be put in. I think we can benefit from more family entertainment oriented centres and commercial.

Thanks,
Rana

Sent from my iPhone

From: Rosanna DeFrancesca
To: Jane Huang
Cc: Clerks@vaughan.ca
Subject: RE: [External] 3812 Major MacKenzie Drive Proposal
Date: March-22-22 9:06:43 AM
Attachments: image001.png

Hi Jane,

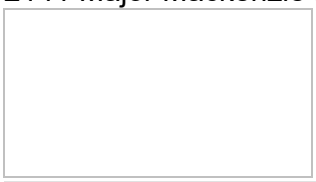
Thank you for your email. Council will be voting on this items today at 1PM, you can watch live at: Live Council Broadcast (vaughan.ca).

As you are aware I am opposed to this and will be voting against this application in its current form.

Sincerely,

Rosanna

Rosanna DeFrancesca
905-832-8585 x8339 | rosanna.defrancesca@vaughan.ca
City of Vaughan | Ward 3 Councillor
2141 Major Mackenzie Drive., Vaughan, ON L6A 1T1



From: Jane Huang [redacted]
Sent: March 21, 2022 8:37 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Subject: [External] 3812 Major MacKenzie Drive Proposal

This email is to confirm my strong objection to the subject application at 3812 Major Mackenzie. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment as well as tremendously contribute to traffic congestion in the area.

Considering the glaring divergence from the existing policies and the lack of care shown to the existing community, I trust this will strongly contribute to the refusal of this application.

Jane Huang

Sent from Yahoo Mail on Android