COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 18, 2022		Item(s)
C1	Sabrina, dated February 10, 2022	4
C2	Jeff Rae, dated February 10, 2022	4
C3	Rosie Leigh, dated February 8, 2022	4
C4	J.A. Di Tomaso, dated February 9, 2022	4
C5	Carmela Mazzone Rae, dated February 11, 2022	4
C6	Hala Velocci, Isernia Crescent, Woodbridge, dated February 12, 2022	4
C7	Sadhendra Jaiswal, dated February 13, 2022	4
C8	Joe Collura, dated February 13, 2022	4
C9	Minh Cong Tran and Kieu Oanh Dinh, Silver Sterling Crescent, Woodbridge, dated February 13, 2022	4
C10	Alessandro Tersigni, dated February 13, 2022	4
C11	Levent Kurtulus, dated February 13, 2022	4
C12	Ahmet Baser, dated February 13, 2022	4
C13	Eslem Ibrahim, dated February 13, 2022	4
C14	Sofia Lionti, dated February 13, 2022	4
C15	Steve and Nicole Grisolia, dated February 13, 2022	4
C16	Engin Gul, dated February 13, 2022	4
C17	Erkan, Figen and Lara Gurleyen, Bathurst Street, Thornhill, dated February 5, 2022	2

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 18, 2022 continued		Item(s)
C18	Christopher Dewar, Oland Drive, Vaughan, dated February 14, 2022	4
C19	Tanya Varvara, dated February 14, 2022	4
C20	Leo Verrilli, dated February 14, 2022	4
C21	Zahra Fadhlaoui, February 15, 2022	4
C22	Giulia Grossi Quattrociocchi, dated February 15, 2022	4
C23	Ozlem Keser, dated February 15, 2022	4
C24	Frank Cascardo, Headwind Boulevard, Vaughan, dated February 16, 2022	4
C25	Kevin Goncalves, dated February 16, 2022	4
C26	Fausta Molnar, Wheatfield Drive, Woodbridge, dated February 16, 2022	4
C27	Camille Azzolin-Rai, dated February 16, 2022	4
C28	Cathy Pompili, dated February 16, 2022	4
C29	Effy, dated February 16, 2022	4
C30	Kristi Barnes, dated February 16, 2022	4
C31	Derya Hidir, dated February 16, 2022	4
C32	Jennifer Ngai, dated February 16, 2022	4
C33	Jamie Doolittle, Zachary Place, Woodbridge, dated February 16, 2022	4
C34	Veronica Almeida, dated February 16, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 18, 2022 continued		Item(s)
C35	Ruchi Mehta, dated February 16, 2022	4
C36	Roberta Spinosa, Barbini Drive, Woodbridge, dated February 16, 2022	4
C37	Odette Amaral, dated February 16, 2022	4
C38	Patti and Anthony Persaud, Wheatfield Drive, Woodbridge, dated February 16, 2022	4
C39	Voula Cicchelli, dated February 16, 2022	4
C40	Fabio Passos, dated February 16, 2022	4
C41	Joseph Vetro, dated February 16, 2022	4
C42	Gorete Tomaz, dated February 16, 2022	4
C43	Pat and Christina Chiefalo, dated February 16, 2022	4
C44	Suzan McMillen, dated February 16, 2022	4
C45	Karla Padilla, Pageant Avenue, Vaughan, dated February 16, 2022	4
C46	Jason Fraga, Vaughan, dated February 16, 2022	4
C47	Avneet Bhatia, Vaughan, dated February 16, 2022	4
C48	Stacey Carlete, Hansard Drive, Woodbridge, dated February 16, 2022	4
C49	John Qaqish, dated February 16, 2022	4
C50	Joe Andreoli, Vaughan, dated February 16, 2022	4
C51	Joseph Muscat, Woodbridge, dated February 16, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 18, 2022 continued		Item(s)
C52	Joseph and Sandra Vetro, dated February 16, 2022	4
C53	Nadi Larocque, dated February 16, 2022	4
C54	Elio Gaglia, dated February 16, 2022	4
C55	MaryJane Morrone, dated February 16, 2022	4
C56	Lou Tantalo, Hailsham Court, Vaughan, dated February 16, 2022	4
C57	Julia Masciangelo, dated February 16, 2022	4
C58	Kris Watten, dated February 16, 2022	4
C59	Sabrina Iacopini, dated February 16, 2022	4
C60	Monica Tersigni, dated February 16, 2022	4
C61	Arun Khatri, dated February 16, 2022	4
C62	Kim Do, dated February 16, 2022	4
C63	Angelina Zarpellon, dated February 16, 2022	4
C64	Ann Mary Jose, dated February 16, 2022	4
C65	Lucy Uncao, dated February 16, 2022	4
C66	Tanya, dated February 16, 2022	4
C67	Marilisa Di Maria, dated February 16, 2022	4
C68	Ruby Dhillon, Fontevielle Crescent, Woodbridge, dated February 16, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 18, 2022 continued		Item(s)
C69	Ranbir Dhillon, Fontevielle Crescent, Woodbridge, dated February 16, 2022	4
C70	Peter Amaral, dated February 16, 2022	4
C71	Mona Bhalla, dated February 16, 2022	4
C72	Melissa, dated February 16, 2022	4
C73	Sheonne Harris, dated February 16, 2022	4
C74	Cindy Simone, dated February 16, 2022	4
C75	Sandra Moniz-Prencipe, dated February 16, 2022	4
C76	Nick Armata, dated February 16, 2022	4
C77	Christina Villa, dated February 16, 2022	4
C78	Lesley McNerney, dated February 16, 2022	4
C79	Cedric Tam, dated February 16, 2022	4
C80	Sandra Vetro, dated February 16, 2022	4
C81	Lucio Giacomino, dated February 16, 2022	4
C82	Mike Molnar, dated February 17, 2022	4
C83	Maria Aiello, dated February 17, 2022	4
C84	Carmela Verrilli, dated February 17, 2022	4
C85	Manuela Pedano, dated February 17, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 18, 2022 continued		Item(s)
C86	Marinda Sayavong, dated February 16, 2022	4
C87	Venessa Cocuzzoli, dated February 16, 2022	4
C88	Susan Nigro-Perrotta, dated February 17, 2022	4
C89	Tina Gandhi, dated February 16, 2022	4
C90	Esra Ipek, dated February 16, 2022	4
C91	Eric Ipek, dated February 16, 2022	4
C92	Lina Baccarella, dated February 17, 2022	4
C93	Zuhra Urkan, dated February 17, 2022	4
C94	Robert Brusco, dated February 17, 2022	4
C95	Susie Muzzi Di Marinto, dated February 17, 2022	4
C96	Kiran Qureshi and Farooque Ahmed, dated February 17, 2022	4
C97	TK Thomas, Mediterra Drive, Woodbridge, dated February 17, 2022	4
C98	Mark Fazari, Via Teodoro, Woodbridge, dated February 17, 2022	4
C99	Julie Philip, Mediterra Drive, Woodbridge, dated February 17, 2022	4
C100	Lia Grigoras & Family, Pine Heights Drive, Woodbridge, dated February 17, 2022	4
C101	Michael Zanon, dated February 17, 2022	4
C102	Nuran Yilmazkan Koca, dated February 17, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 23, 2022		Item(s)
C103	Daniela Pantaleo, dated February 17, 2022	4
C104	Luisa Del Duca, dated February 17, 2022	4
C105	Elias Mathioudakis, Levy Court, Woodbridge, dated February 17 2022	4
C106	Luigina Francella, dated February 17, 2022	4
C107	Thomas Cichon, dated February 17, 2022	4
C108	Elisa Morsillo, dated February 17, 2022	4
C109	N Di Felice, dated February 18, 2022	4
C110	Gabriella Letterio, dated February 17, 2022	4
C111	Rosanna Papadopoulos, Cityview Boulevard, Vaughan, dated February 17, 2022	4
C112	Aileen Trescher, Bellini Avenue, Woodbridge, dated February 17, 2022	4
C113	Cristina, dated February 17, 2022	4
C114	Tina Gandhi, dated February 17, 2022	4
C115	Derya Peker, dated February 17, 2022	4
C116	Nadia Tasevski, dated February 17, 2022	4
C117	Jianan (Eric) Niu and Xiaodan (Mandy) Gao, Major Mackenzie Drive, Woodbridge, dated February 17, 2022	4
C118	Denise Sweet, Fox Hound Crescent, Vaughan, dated February 17, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 23, 2022 continued		Item(s)
C119	Teresa Pittari, dated February 17, 2022	4
C120	Juan M. Vera, Farooq Boulevard, Woodbridge, dated February 17, 2022	4
C121	Anna Marchelletta, dated February 17, 2022	4
C122	Angela Pisan, Wildberry Crescent, Vaughan, dated February 18, 2022	4
C123	Catia Marchitto, dated February 18, 2022	4
C124	Tiana Kauder, dated February 18, 2022	4
C125	Presentation Material	3
C126	Rachel Rizzuto-Sortino, Doughton Road, Vaughan, dated February 18, 2022	3
C127	Oreste Caria, dated February 17, 2022	4
C128	Dennis Naumann, dated February 18, 2022	4
C129	Nicole Leone, dated February 18, 2022	4
C130	Mohsen Jarrah, dated February 18, 2022	4
C131	Alexa Schwartz, Silver Oaks Boulevard, Woodbridge, dated February 18, 2022	4
C132	Vanessa Molella, dated February 18, 2022	4
C133	Rosanna Ruffolo, dated February 18, 2022	4
C134	Anthony De Toma, dated February 18, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 23, 2022 continued		Item(s)
C135	Rosanna Falconio, dated February 18, 2022	4
C136	Jack Cristofoli, dated February 18, 2022	4
C137	Asha Yusuf, Sandwell Street, Vaughan, dated February 18, 2022	4
C138	Leila Boroumand, dated February 18, 2022	4
C139	Lisa Flynn, and Sherman Adams, dated February 19, 2022	4
C140	Nick Maggio, Templewood Crescent, Woodbridge, dated February 19, 2022	4
C141	Greg Cirillo, dated February 19, 2022	4
C142	Dimitra McGinnity, dated February 19, 2022	4
C143	Maria Bozzelli, dated February 19, 2022	4
C144	Samhita [redacted], [redacted] Woodbridge, dated February 19, 2022	4
C145	Elizabeth Focaccia, dated February 19, 2022	4
C146	Paul Lawson, Johnswood Crescent, Woodbridge, dated February 20, 2022	4
C147	Daniela Tessaro, dated February 20, 2022	4
C148	Gloria La Rosa, dated February 21, 2022	4
C149	Tony Iozzia, dated February 21, 2022	4
C150	Saverio La Rosa, dated February 21, 2022	4
C151	Amy Binotto, dated February 21, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 23, 2022 continued		**Item(s)**
C152	Maria Amoruso, Vaughan, dated February 21, 2022	4
C153	Mohammad Salam, Fluorish Street, Woodbridge, dated February 21, 2022	4
C154	Sonia and Naum Grimman, dated February 21, 2022	4
C155	Daniela Simos, dated February 22, 2022	4
C156	Johnathan O'Brien, dated February 21, 2022	4
C157	Susie Muzzi, dated February 20, 2022	4
C158	Claudia Caicedo, dated February 20, 2022	4
C159	Marco Bianco, dated February 21, 2022	4
C160	Jennifer and Don Scott, dated February 22, 2022	4
Distributed February 25, 2022		
C161	Daniel, Knightshade Drive, Vaughan, dated February 21, 2022	2
C162	Tianyang Jiao, Bathurst Glen Drive, Vaughan, dated February 21, 2022	2
C163	Cassie Liu, Autumn Hill Boulevard, Thornhill, dated February 20, 2022	2
C164	Xin Hui and Liang Jian, Ravel Drive, Vaughan, dated February 21, 2022	2
C165	Owner, Summeridge Drive, Thornhill, dated February 21, 2022	2
C166	Liat Erlick, Thornhill, dated February 22, 2022	2

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 25, 2022 continued

C167	Andrey Komissarov, dated February 22, 2022	2
C168	Yevgeniy Zaydens, dated February 22, 2022	2
C169	Benny Anbar, Ravel Drive, Thornhill, dated February 22, 2022	2
C170	Sharise Gerson, dated February 22, 2022	2
C171	Jamil Datoo, dated February 22, 2022	2
C172	Ashley Ceciliot, dated February 22, 2022	4
C173	Jennifer Baun, dated February 22, 2022	4
C174	Carmela Bertucci, dated February 22, 2022	4
C175	Luca Balestrieri, Cannes Avenue, Vaughan, dated February 22, 2022	4
C176	Rick Gennaro, dated February 22, 2022	4
C177	The Varghese Family, dated February 22, 2022	4
C178	Rosaleigh Neal, dated February 22, 2022	4
C179	Jorge Amaral, dated February 22, 2022	4
C180	Nadia Ceciliot, Kingsnorth Boulevard, Woodbridge, dated February 22, 2022	4
C181	Paolo Anzivino, dated February 19, 2022	4
C182	Emily V. Di Salvo, dated February 22, 2022	4
C183	Boris Terekidi, dated February 22, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 25, 2022 continued

C184	Venu Nair, Woodbridge, dated February 22, 2022	4
C185	Eliana Iannucci, dated February 23, 2022	4
C186	Ronald Basso, Muzich Place, Woodbridge, dated February 23, 2022	4
C187	Danny Heuman, dated February 22, 2022	2
C188	Amani Zaki, Autumn Hill Boulevard, Thornhill, dated February 22, 2022	2
C189	Kimberly He, dated February 22, 2022	2
C190	Igor Korokhov, dated February 22, 2022	2
C191	Larry Tang, dated February 22, 2022	2
C192	Nasser Samaan, Autumn Hill Boulevard, Thornhill, dated February 22, 2022	2
C193	Joseph Boutros, Autumn Hill Boulevard, Thornhill, dated February 22, 2022	2
C194	Michael Gordon, dated February 23, 2022	2
C195	Kevin G, dated February 23, 2022	2
C196	Jeff Levy, dated February 23, 2022	2
C197	Robyn Cohen, Ravel Drive, Vaughan, dated February 23, 2022	2
C198	Sarit Palachi, Vaughan, dated February 23, 2022	2
C199	Ellen Drazner, Mistywood Crescent, Thornhill, dated February 23, 2022	2

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 25, 2022 continued

C200	Bryan Herskovits, dated February 23, 2022	2
C201	Yuefeng Zhang, dated February 22, 2022	2
C202	Gigi Hui, Ner Isral Drive, Vaughan, dated February 24, 2022	2
C203	Jodie Brown, Vaughan, dated February 24, 2022	2
C204	Cindy Nichol, Vaughan, dated February 24, 2022	2
C205	Steve Kruger, Vaughan, dated February 24, 2022	2
C206	Charlene Lewin, dated February 24, 2022	2
C207	Kate Cooper, Bousfield Inc., Church Street, Toronto, on behalf of 1834371 Ontario Inc., dated February 22, 2022	3
C208	Marco Filice, Liberty Development Corporation, Steelcase Road West, Markham, dated February 24, 2022	3
C209	Reno Capano, Retreat Boulevard, Vaughan, dated February 24, 2022	4
C210	David Ly, dated February 24, 2022	4
C211	Rosetta Corsin and Family, dated February 24, 2022	4
C212	Judy Papa, dated February 24, 2022	4
C213	Cathy Milani, dated February 23, 2022	4
C214	Silvana Morton, Lindbergh Drive, Woodbridge, dated February 24, 2022	4
C215	Cynthia Spanjers, dated February 24, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 25, 2022 continued

C216	Elisa De Carolis, dated February 24, 2022	4
C217	Mary Ciampa, dated February 24, 2022	4
C218	Sandra Cortese, dated February 24, 2022	4
C219	Adriana Iacopini, dated February 25, 2022	4
C220	Nadia Conte, dated February 25, 2022	4
C221	Ron Rotman, dated February 23, 2022	4
C222	Victor Lacaria, Polo Crescent, dated February 25, 2022	4
C223	Melinda Ferrara, Stark Crescent, Woodbridge, dated February 25, 2022	4
C224	Alessandra Ghazarian, dated February 24, 2022	4
C225	Vince Galea, Purple Creek, Vaughan, dated February 24, 2022	4
C226	Vaughan Resident, dated February 25, 2022	4
C227	Maria Attisano, dated February 24, 2022	4
C228	Sonia Deleo, Antorisa Avenue, dated February 24, 2022	4
C229	Afrooz Cianfrone, Planter Crescent, Woodbridge, dated February 25, 2022	4
C230	Diane Macri, dated February 25, 2022	4
C231	Lisa Kruger, Vaughan, dated February 24, 2022	2
C232	Sabrina Romanescu, dated February 25, 2022	2

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 25, 2022 continued

C233	Alex Szkabarnicki and Rimma Vander, Ner Israel Drive, Vaughan, dated February 25, 2022	2
C234	Katya Faraj, dated February 25, 2022	4
C235	Sonia Facchini, dated February 25, 2022	4
C236	Paolo Gilfillan, dated February 25, 2022	4
C237	Stela Dickson, dated February 25, 2022	4
C238	Frank Pantaleo, Cappella Drive, dated February 25, 2022	4
C239	Sandy Agnoluzzi, dated February 25, 2022	4
C240	Diana Peluso, Twin Hills Crescent, Woodbridge, dated February 25, 2022	4

Distributed February 28, 2022

C241	Elizabeth DiNatale, Corkwood Crescent, Maple, dated February 25, 2022	4
C242	Jade Wycoco, dated February 25, 2022	4
C243	Denise De Masi, dated February 25, 2022	4
C244	Daniel Di Stefano, dated February 25, 2022	4
C245	Rita Di Stefano, dated February 25, 2022	4
C246	Melissa Colasanti, dated February 25, 2022	4
C247	Stephanie Bellomo, Via Teodoro, Woodbridge, dated February 25, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 28, 2022 continued

C248	Carm Petrozza, dated February 25, 2022	4
C249	Christina Bellissimo, dated February 25, 2022	4
C250	Teresa Slavec, dated February 25, 2022	4
C251	Rosemary and Bryan Santos, Cormorant Crescent, Woodbridge, dated February 25, 2022	4
C252	The Ciarlandini's, dated February 25, 2022	4
C253	Laura Cocuzzo, dated February 25, 2022	4
C254	Lilian Ambrico, dated February 25, 2022	4
C255	Brett Mistubata, Wheatfield Drive, Woodbridge, dated February 25, 2022	4
C256	Antonietta Di Mauro, dated February 25, 2022	4
C257	Ryan Rai, dated February 25, 2022	4
C258	Asher Tamir, Basie Gate, Thornhill, dated February 25, 2022	2
C259	Tanya M. Roman, Block 10 Thornhill Woods Developers Group Inc., Richmond Hill, dated February 25, 2022	2
C260	Adam Worth, Ner Israel Drive, Thornhill, dated February 25, 2022	2
C261	Mohamed Jivraj, Sahar Chakroun, Zaynab Jivraj, Ali Jivraj, and Husayn Jivraj, dated February 26 2022	2
C262	Evguenia Temis, Strauss Road, Thornhill, dated February 26, 2022	2
C263	Angela Carnovale, dated February 25, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 28, 2022 continued

C264	Serena De Gasperis, Vaughan, dated February 25, 2022	4
C265	Kim Straney, Vellore Woods Boulevard, Woodbridge, dated February 25, 2022	4
C266	Julia Suppa, dated February 26, 2022	4
C267	Damiano Colasanti, dated February 25, 2022	4
C268	Tasha Cortese, Vaughan, dated February 24, 2022	4
C269	Antonio Masciangelo, dated February 26, 2022	4
C270	Celia and Luis De Braga, dated February 26, 2022	4
C271	S G, dated February 26, 2022	4
C272	Lisa Carelli, dated February 26, 2022	4
C273	Eresha & Prasanna Perera, Headwind Boulevard, Woodbridge, dated February 27, 2022	4
C274	Anthony Perrotta, Vellore Park Avenue, Woodbridge, dated February 27, 2022	4
C275	Carlos Moniz, dated February 26, 2022	4
C276	Rose Barbieri, Hailsham Court, Woodbridge, dated February 25, 2022	4
C277	Maria Basic, dated February 25, 2022	4
C278	Patricia and Rogan De Freitas, Headwind Boulevard, Vaughan, dated February 25, 2022	4

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 28, 2022 continued

C279	Ron and Vivian Zanon, Fifth Avenue, Woodbridge, dated February 25, 2022	4
C280	Kristina Kaidanovich, Vaughan, dated February 25, 2022	4
C281	Nadia, dated February 25. 2022	4
C282	Megan BK, dated February 25, 2022	4
C283	Cristina Di Matteo, dated February 26, 2022	4
C284	Paul N., dated February 26, 2022	4
C285	Massimo Sturino, dated February 26, 2022	4
C286	Natalie Azzi, dated February 26, 2022	4
C287	Cathy and Chao, dated February 27, 2022	4
C288	Giuseppina and Maurizio Menna, Corner Brook Crescent, Woodbridge, dated February 27, 2022	4
C289	Tony Schirripa, dated February 27, 2022	4
C290	Nancy Blunt, dated February 27, 2022	4
C291	Andrea Rubino, Lormel Gate, Vaughan, dated February 27, 2022	4
C292	Tina Stirpe, Marrone Street, Woodbridge, dated February 27, 2022	4
C293	Joe Ricciardi, Marrone Street, Woodbridge, dated February 27, 2022	4
C294	Edson and Ana Fariello, dated February 27, 2022	4

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 28, 2022 continued

C295	Simon Katznelson, Auburndale Drive, Vaughan, dated February 27, 2022	2
C296	Bella Katznelson, Auburndale Drive, Vaughan, dated February 27, 2022	2
C297	Dr. Edy Braun, Knightshade Drive, Thornhill, dated February 26, 2022	2
C298	Tania Cucullo, dated February 27, 2022.	4
C299	Maurizio and Ursula Romeo, dated February 27, 2022.	4
C300	Natalia Perchenok, dated February 27, 2022.	4
C301	Hemaxi Patel, dated February 27, 2022.	4
C302	kailash kaushal, dated February 27, 2022.	4
C303	Arvind H, dated February 27, 2022.	4
C304	Ming-Han (Peter) Lee, dated February 28, 2022.	4
C305	Stephanie Fernandes, dated February 28, 2022.	4
C306	Eric Del Favero, Bath-Von Limited, c/o The Remington Group Inc., dated February 28, 2022.	2
C307	Alyson Naseer, Weston Consulting, presentation material, dated March 1, 2022.	1
C308	Chang Liu, dated February 28, 2022.	2
C309	Jing Xiang Zhong, dated February 28, 2022.	2
C310	Camille Zeng, dated February 28, 2022.	2

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 28, 2022 continued

C311	Shelley & Daniel Shields, dated February 28, 2022.	2
C312	Carmen Rojas, dated February 28, 2022.	4
C313	Daniel Mota, dated February 28, 2022.	4
C314	Francy Cescolini, dated February 28, 2022.	4
C315	Tim, dated February 28, 2022.	2
C316	Simona, dated February 28, 2022.	4
C317	Salvatore Cavarretta, dated February 28, 2022.	4
C318	Hasdeep Bhatia, dated February 28, 2022.	4
C319	Jin Xie Schuster lane, dated February 28, 2022.	2
C320	Bao Gang Fei, dated February 28, 2022.	2
C321	Angelina and Michael Valenzano, dated February 28, 2022.	4
C322	Yishu sun, dated February 28, 2022.	2
C323	Ryan Mino-Leahan, KLM Planning Partners Inc., presentation material, dated February 28, 2022.	2
C324	Berengere Moore, dated February 28, 2022.	4
C325	Rita Ristucci, dated February 28, 2022.	4
C326	Bo Zheng, dated February 28, 2022.	2
C327	Tianyang Jiao, dated February 28, 2022.	2

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COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MARCH 1, 2022

COMMUNICATIONS

Distributed February 28, 2022 continued

C328	Maurizio Rogato, Blackthorn Development Corp., presentation material, dated March 1, 2022.	~~2~~ 4
C329	Ryan Mino-Leahan, KLM Planning Partners Inc., dated February 25, 2022.	4
C330	Marie Gorette, dated February 28, 2022.	4

Distributed ~~February 29~~, March 1, 2022

C331	John Ross Harvey, dated March 1, 2022.	4

Received at meeting

C332	Elvira Caria, Vellore Woods RPA, dated March 1, 2022.	4
C333	Nick Ciappa, dated March 1, 2022.	4

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Please note there may be further Communications.

From: Paul [redacted]
Sent: Thursday, February 10, 2022 8:52 AM
To: Clerks@vaughan.ca
Subject: [External] OP.21.019 and Z.21.040

This is a written submission to an official plan amendment, and rezoning amendment proposal on Major Mackenzie and Weston Road (Official Plan Amendment File OP.21.019; Zoning By-law Amendment File Z.21.040).

As a member of the community who lives in close proximity to this land, I am in **complete disagreement** with this proposal.

When we purchased our home, we researched the proposal of the land around us including the land in question, and purchased our home based on what was planned to be built there. It is completely unfair to change the proposal when people purchase their home based on what is expected, approved and planned to be there and then to have it completely changed into something completely different .

The proposal causes many problems such as congestion; not just congestion with traffic which is already very congested (in particular at that intersection which has seen many accidents) but also community congestion. The amount of shops and cars are turning our residential community, which consists of many young families, into a busy and dangerous place. It is no longer a quiet , safe community to raise children. Our schools are also congested and this proposal will only continue to overcrowd our schools and further deteriorate our community. We bought our homes to get away from the busy, dangerous and congested city of Toronto but these proposals and **numerous** condo buildings are turning Vaughan into Toronto. This is a low density residential area. This area cannot support a high density population when we are zoned as low density. Current infrastructure cannot support it. Your own 'Guide to Vaughan's Planning Process' mailed to residents states that 'our city must grow in ways that are smart and any change must meet the needs and values of current and future residents'. How does over congested roads, over congested schools, and over crowded communities meet the needs and values of families trying to raise young children in a safe, quiet community? Instead of looking to destroy our community, why not choose to enhance it? We need more green spaces for children and people to roam not high-rise buildings with overcrowding number of people. Green spaces 'reflect the needs and values of current and future residents'. Not only will the overcrowding destroy our community but just the sight of it will as well. It is a great eyesore to those of us who look out our window only to see views blocked from large buildings.

I look forward to either watching or reading the minutes of this meeting that discusses and votes on the proposal so I, along with other community members, can know which of our 'representatives' elected in their position actually represented the concerns of their voters or the concerns of the money hungry corporations.

Thank you

Sabrina

-----Original Message-----
From: JEFF RAE [redacted]
Sent: Thursday, February 10, 2022 8:53 AM
To: Clerks@vaughan.ca
Subject: [External] Comments zoning by law Z.21.040

This complex is much too large for this neighbourhood. Traffic on Major Mac and Weston is already at dangerous levels.

I pay taxes to live in a community that is low rise and family friendly. This does not fit that narrative! About five years ago something similar to this was planned for the old Marina land just east of Vallore woods and south of Major Mac. We stood up then and will protest this plan as well. Let's get Serious and make this a low rise complex.

Enough is enough right.

Cheers, Jeff Rae a concerned tax payer.

Jeff Rae @ Truserve

From: Rosie Leigh [redacted]
Sent: Tuesday, February 08, 2022 4:22 PM
To: Clerks@vaughan.ca
Subject: [External] Written Comments

Hello,

OP 21.019
Z.21.040
These are our comments for the residential buildings:
-already too much congestion on major mackenzie and the 400 (major exit to this area) which has been made even worse by the opening of the Cortellucci hospital.
-Adding more units will make the congestion even worse for existing residents
-Major mackenzie in general already has too much traffic flow

From: Letizia D'Addario <Letizia.D'Addario@vaughan.ca>
Sent: Thursday, February 10, 2022 6:45 PM
To: proxema limited [redacted]
Cc: Clerks@vaughan.ca
Subject: RE: [External] Proposed Development 3812 Major Mackenzie drive Vaughan

Communication for 3812 Major Mackenzie Drive (Files OP.21.019 & Z.21.040) – Public Meeting Date March 1, 2022

Thank you for your comments.

Your email has been forwarded to the City Clerks Department for inclusion into the public record for the March 1, 2022 Public Meeting. If you have additional comments you would like to add, you can send them to the City Clerks Department (copied on this email).

The studies, reports and plans that the Owner submitted in support of the Applications are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer). Just type in the file number **Z.21.040** into the search bar and click on the tabs on the left side of the page to obtain this information.

Hope this is of assistance.

Best regards,

Letizia

Letizia V. D'Addario, MES | MCIP | RPP
Senior Planner
905-832-8585 ext. 8213 | letizia.d'addario@vaughan.ca

From: proxema limited [redacted]
Sent: Wednesday, February 9, 2022 6:38 PM
To: Letizia D'Addario <Letizia.D'Addario@vaughan.ca>
Subject: [External] Proposed Development 3812 Major Mackenzie drive Vaughan

hi Letizia,
please send information on this development.
I am a 40 year plus resident in this area and this particular development seems too aggressive for the area.

I AM DEFINANTLY GOING TO DO EVERYTHING IN MY POWER TO STOP THIS!

please provide as much info as you are at liberty to provide.

thanks,

regards,

J.A.DI TOMASO
[redacted]

From: Carmela Mazzone-Rae [redacted]
Sent: Friday, February 11, 2022 11:03 AM
To: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie High Rise proposal

Good day,
I am a tax paying citizen of Vaughan, living in the Major Mackenzie & Weston Rd area. I have been a resident of this area for almost 20 years. The recent proposal to build 5 high rise apartment buildings at the corner of Weston & Major Mack has me deeply concerned, angered and worried.

This proposal CANNOT go through. Having spoken to many of my neighbors and people in the area, we all agree that the reason we moved to this area was to live in a family oriented, quiet suburb outside Toronto. I pay tax dollars for this purpose. Our area is becoming over run with too many cars and too many accidents at the traffic lights on Major Mack. It's grid lock every single day. I implore the city to not move forward with this development. Instead offer a compromising solution of low-rise (4 story) building or town homes like they built at Major Mack & Hwy 400 when the Boat business was there.

It is my sincerest hope that my valid concerns as a tax paying citizen will be heard and considered.

Thank you,
Carmela Mazzone Rae

-----Original Message-----
From: HALA VELOCCI [redacted]
Sent: Saturday, February 12, 2022 6:20 PM
To: Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca
Subject: [External] Amendment file OP.21.019 - G Group major Mackenzie inc

Hi,

This is in regards to the G Group major Mackenzie inc development, and zoning bylaw amendment.

I would like to register my objection to this application. While I understand the need to increase density in the city of Vaughan. Approving such development over 12 floors high is unprecedented for this area that does not have the adequate roads, transit infrastructure, schools and general services to support such density.

Moreover, while such high rise buildings work for hwy 7 near existing subway, they will create gridlocks in our neighbourhood. Currently, We are unable to find a family doctor in our area, so how do you expect such density would impact access to such essential services?

This type of high rise buildings are not in line with the character of major Mackenzie and the nearby conservation areas. Condo buildings in this area should be limited to 12 floors at maximum and should have some design standards to avoid downtown-like high rise office buildings.

I would like to request to be informed of the final decision.

Hala Velocci
[redacted] Isernia Cres
Woodbridge, ont
[redacted]
Tel [redacted]

From: sadhendra jaiswal
Sent: Sunday, February 13, 2022 9:50 AM
To: Clerks@vaughan.ca
Subject: [External] Notice of Public Meeting March 01 2022

Good Morning,

This is regarding the Official Plan Amendment File OP.21.019 & Zoning By-law Amendment File Z.21.040

I would like to object and do not agree to the owner seeking amendment and changes in official plan and Zoning By-law @ 3812 Major Mackenzie Drive.

I humbly request the Council not to approve Owner Request.

Best Regards,
Sadhendra Jaiswal

From: Joe Collura [redacted]
Sent: Sunday, February 13, 2022 12:18 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: [External] Opposition to Application 19T-14V001

Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

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. 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.

-----Original Message-----
From: Kieu Dinh [redacted]
Sent: Sunday, February 13, 2022 2:10 PM
To: Clerks@vaughan.ca
Subject: [External] Oppose: File OP.21.019 and Z.21.040

Dear City of Vaughan,

We are Minh Cong Tran and Kieu Oanh Dinh at
[redacted] Silver Sterling Crescent
Woodbridge, ON, [redacted]
We are writing this letter to oppose the Official Plan Amendment File OP.21.019 and Zoning By-law Amendment File Z.21.040 (G. Group Major Mackenzie Inc.) The reasons why we disagree with this project build at the northwest corner of Major Mackenzie Drive and Weston Road is because it will create a lot of traffics and adding large amounts of density in the area. Towers will look over people backyards. Schools can't support the growing population. Traffics already as bad during rush hour in our area traveling neither East or West of Major Mackenzie and we just can't imagine what will be like if these towers are adding on. These buildings will definitely effecting the existing residents and the Cortellucci Vaughan Hospital in the area!
Please write us back if you have any questions.

Best Regards,

Minh and Kieu

Sent from my iPhone

From: Alessandro [redacted]
Sent: Sunday, February 13, 2022 3:41 PM
To: 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. 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.

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Regards,

Alessandro Tersigni

Sent from Mail for Windows

From: levent kurtulus [redacted]
Sent: Sunday, February 13, 2022 3:49 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Application 19T-14V001

Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

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. 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.

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From: Ahmet baser [redacted]
Sent: Sunday, February 13, 2022 3:59 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Application 19T-14V001

Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

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

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From: Eslem Ibrahim [redacted]
Sent: Sunday, February 13, 2022 4:05 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Application 19T-14V001

Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

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

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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.

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From: Sofia Lionti [redacted]
Sent: Sunday, February 13, 2022 4:15 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Application 19T-14V001

Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

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. 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.

Kind regards,

Sofia Lionti

From: STEVE GRISOLIA [redacted]
Sent: Sunday, February 13, 2022 8:30 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Application 19T-14V001

Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

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. 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.

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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.

Steve and Nicole Grisolia

From: Engin Gul [redacted]
Sent: Sunday, February 13, 2022 1:21 PM
To: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Dr. Zoning By-law amendmetn

Hello,

As a resident in the area, I am opposed to the by-law change. I am not clear what the current by-law allows for development but adding such a massive complex into the area will put significant pressure on the existing infrastructure which barely is able to support the existing developments.

So, my vote is a NO.

Thanks,
Engin

From: Carol Birch <Carol.Birch@vaughan.ca>
Sent: Monday, February 14, 2022 10:01 AM
To: Clerks@vaughan.ca
Subject: FW: [External] 8940 Bathurst Street - Plan 65M-3808 (File Numbers: OP.21.024 and Z.21.048)

Hello,

Please see the request to be notified below regarding the above noted files.

Thank you,

Carol Birch, BAA MCIP RPP
Planner
905-832-8585, ext. 8485 | carol.birch@vaughan.ca

City of Vaughan I Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

From: Figen Gurleyen [redacted]
Sent: Saturday, February 05, 2022 11:38 AM
To: Carol Birch <Carol.Birch@vaughan.ca>
Cc: Erkan Gurleyen [redacted]
Subject: [External] 8940 Bathurst Street - Plan 65M-3808 (File Numbers: OP.21.024 and Z.21.048)

To whom it may concern,

I have received the "Notice to the Public of Complete "Not Approved" Applications" in the mail regarding the development of 8940 Bathurst Street.

I have carefully reviewed all the attachments and here are my thoughts on the development plans;

First of all, I was not thrilled about a development plan of two high-rise apartment buildings (Block A, 12 stories, 362 units and Block B, 10 stories, 231 units) total of 593 residential units in our neighbourhood. And this number does not even include the townhomes (total of 125 units).

There are couple of reasons why I am against this plan;

1) Personally, I do not want to see any high-rise apartment buildings near where I live. (We have already raised our concerns previously regarding the development - Jaffari Community Centre, because of the same issue. Now I can see that, the two buildings have been approved as 8 stories and 6 stories, as shown on attachment 1).

Also from another point of view;
- 8940 Bathurst St. development will have 2 high rise buildings,
- Jaffari development will have 2 high rise buildings, and
- Tridel will also have 2 high rise buildings just across from the Bathurst Street and Ner Israel Drive intersection near the Richmond Hill Country Club.

Total of 6 high rise buildings that will be erect in a very small area. I'm afraid that all these developments will disturb the peace and serenity of our neighbourhood.

2) I would also like to bring up another point; The highest building on the Bathurst Street corridor is the Thornhill Woods Retirement Community building which is a 6 stories high. I have nothing against townhouse complexes or low-rise buildings which we have seen be built along Bathurst Street in the past 5 years. Anything beyond that I don't think it will work with our community.

3) Traffic; Have you ever tried travelling on Bathurst Street between Highway 407 and Rutherford Road during morning or evening rush hour?
It's already backed up and with this proposed plan, at least 500 more cars will be added to this chaos making the situation go from bad to worse. We clearly don't need this as a community.

4) Insurance; The car insurance is already high for our location, due to the high risk of accidents. With the increased number of cars and with the increased volume of traffic, I don't think the insurance companies will have mercy.

I would like to be included in any public reviews/discussions/meetings regarding any development in our community.

I hope these comments will be taken into consideration.

Regards,
Erkan, Figen and Lara Gurleyen
[redacted] Bathurst St. [redacted]
Thornhill

From: Chris Dewar [redacted]
Sent: Monday, February 14, 2022 1:25 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP.21.019, Zoning By-law Amendment File Z.21.040

I'm writing to express my objection to Official Plan Amendment File OP.21.019, Zoning By-law Amendment File Z.21.040 by G Group Major Mackenzie Inc to rezone 3812 Major Mackenzie Rd.

G Group's request to rezone this parcel to accommodate 3,013 high rise residential units is not fitting of the existing community of largely low/mid rise, townhouses, semi-detached and single family homes. The four 32-36 story buildings proposed will block sunlight and views from the neighborhood and will attract other high rise zoning applications to the area.

The roads in the area are already severely congested and cannot accommodate the vehicular traffic from another 3,013 homes. Walking trails, parks, recreational facilities, community centres, libraries, arterial roads and highway on ramps are not scaled for this development. There are no public transportation hubs at this major intersection, forcing these new residents to rely on automobiles and further contributing to congestion, noise, poor air quality and greenhouse gases.

High rise developments such as this one should be centralized around the Vaughan Metropolitan Centre, where the residents will have access to transit hubs, reducing their automobile dependency and increasing public transit ridership. This development will create needed housing spaces, however it is ill conceived to locate it in the far reaches of Vaughan's suburbs rather than locating it in the metro center.

G Group is not an invested resident, looking out for the long-term interest of the Vellore community, but rather is focused solely on its own financial interest, hoping to enjoy the significant financial windfall that comes from a successful rezoning application.

This developer should redirect its efforts on acquiring and developing land located within VMC, rather than expending resources applying for and lobbying the municipality to rezone and destroy Vaughan's family-oriented communities.

Don't make the mistake of letting Vaughan turn into an incongruently planned community, with tall buildings sprinkled randomly through every neighborhood, miles from major subway hubs and no vibrant downtown centre like Mississauga has.

Christopher Dewar

[redacted]Oland Drive, Vaughan

From: Tanya Varvara [redacted]
Sent: Monday, February 14, 2022 5:17 PM
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

Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

This is to confirm my strong objection to the subject application. 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

Tanya varvara

From: leo.verrilli leo.verrilli [redacted]
Sent: Monday, February 14, 2022 7:33 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to Application 19T-14V001

Dear City of Vaughan,

I have been just made aware of this application and am not happy.

As a long resident of Vaughan, we need to start supporting reasonable city growth.

I am writing to confirm my strong objection to this application

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.

Regards,

Leo Verrilli

From: Zahra Fadhlaoui [redacted]
Sent: Tuesday, February 15, 2022 1:45 PM
To: Clerks@vaughan.ca
Subject: [External] re: OPPOSE - Official Plan Amendment File OP.21.019

Good afternoon,

I'm in receipt of the Applicant's proposal for the new development at 3812 Major Mackenzie Drive.

I oppose the proposal and do not wish to see high rise condominiums or developments near or around my place of residence as I made a conscientious decision to reside in a neighborhood with a 360 view of flat terrain (with the exception of metropolitan areas in the distant horizon). I ask that the city protect our interests and natural landscape.

Thank you,
Khadija Fadhlaoui

From: Giulia Grossi [redacted]
Sent: Tuesday, February 15, 2022 6:51 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: [redacted]
Subject: [External] OP.21.019 Z.21.040

Ms. DeFrancesca,

I am a resident of Farooq boulevard and I am appaled at this requested amendment for this condo development. I strongly OPPOSE this. The sheer amount of high rise and high density buildings that are planned for this area just blows my mind. This is not downtown Toronto. We bought this house with the intent of raising our small children in a quiet community. What will traffic be like with the 3000+ units planned for this corner alone??? This is not even including the buildings planned for the NE corner of weston and major mac and others in the general area.

We DO NOT agree with these amendments and DO NOT want them approved.

Giulia Grossi Quattrociocchi

From: Özlem Keser [redacted]
Sent: Tuesday, February 15, 2022 7:26 PM
To: Clerks@vaughan.ca
Subject: [External] Condo developments at Weston and major Mackenzie

Good evening,

I am writing with regards to the condo development notices I recently received. I would like to object the development of so many condos in this area as this area is mostly single homes or townhouses. This area was not identifed in the Vaughan official plan as an area where high rise buildings would be constructed.

Our current schools are at full capacity with students coming also from kleinburg area. These developments will negatively impact our children and the schools in the area. Class sizes will be negatively impacted and therefore our children's learning will be impacted negatively.

Furthermore, the traffic in the area is already high with cars and this will add to the issue even more. I am very concerned for traffic security in this corner already. Crossing the street even on green light is hard as cars do not pay attention to pedestrians and this will increase car traffic by 100 folds or more.

Please let me know if there is an ongoing petition for these condo developments as I would like to add my name.

I hope that the city of Vaughan will consider how these developments will negatively impact the community and the safety of our neighborhood.

Thanks
Ozlem
--
Özlem Keser

In the long run, you hit only what you aim at: Therefore aim high.

Henry David Thoreau
US Transcendentalist author (1817 - 1862)
--
Özlem Keser

In the long run, you hit only what you aim at: Therefore aim high.

Henry David Thoreau
US Transcendentalist author (1817 - 1862)

From: FRANK CASCARDO [redacted]
Sent: Wednesday, February 16, 2022 9:43 AM
To: Clerks@vaughan.ca
Cc: Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Comments -3812 Major Mackenzie (Ref. Official Plan Amendment File O.P.21.019, Zoning By-law Amendment FIle Z.21.040)

Attention to: the office of the City Clerk

I'm writing on behalf of a group of residents at N-W corner of Weston Rd. & Major Mackenzie Dr.

As a premise, the Notice of Public Meeting we receveid by mail refers of five building in total. Actually the the number of towers will be seven, the size of a downtown core, highly disproportionate for miles with the surrounding areas.

We strongly oppose the proposed massive subject development for the following reasons:

A) TRAFFIC
traffic in our area is already highly congested. In the morning to drive a few hundred meters eastbound to the highway 400 it takes forever ! Just to get to the ramp is a nightmare, accidents happen on a daily basis due to drivers frustration. There are already four trafffic lights, from Weston Rd to hwy 400, too close one to another and all the lanes in between them become easily congested. Driving on Weston Rd northbound after 4:30 pm is a big challenge starting from Highway 7. At this intersection (Weston & HWY 7) traffic changed for the worst dramatically after the contructions of the two towers. The same condition will take place here at Weston & Major Mackenzie if this development will get approved as it is. It will bring at least another 6000 vehicles in this area;

B) PUBLIC TRANSIT
This problem is related to the traffic congestion. The city of Vaughan has never implemented any incentive to encourage people to use public transit. This is an area, like most of Vaughan's, where buses are running empty because the cost for a ride is outrageous. If for example, we're thinking to leave our car home and go for a stroll at Vaughan Mills, for a family of four a both ways trip will cost the price of our lunch. As we all know, we can only rely on cars in a city without an LRT, with no subway lines and expensive bus fares. Projects of this magnitude could be proposed only nearby highway 7 & Jane where the actual subway station can absorb the demand for movement of large number of people. By approving this gigantic development without planning the future for public transportation it's like planning for more disruptions in resident lives

C) AIR QUALITY
air quality is already poor in our area especially during hot summer days. We already have all the pollution produced by the heavy traffic of the adjacent highway 400. People affected even by non severe asthma will suffer more than ever. If we cannot enjoy our lives outdoor we will have to move away from this area. The City has not done enough for years to improve air quality: the area of new green spaces is ridicolously small if compared with extensive suburban developments and now with highrise buildings here and there. We will be forced to leave Vaughan and move further north from here if projects of huge environmental impact like this will be approved;

D) URBAN PLANNING

the City of Vaughan has never had a clear idea of what a modern city should be. For a population of more than 350k, after a lifetime an healthcare facility has been built. Its capacity is already not adequate for the actual large population. Health care system in Vaughan is not sustainable based on growth of the proposed magnitude..
We do not seem to live in a city as we do not have available all the facilities and services that a city is supposed to offer. We lack of meeting places for social life, there is not a theatre for concerts and events of some relevance. We only have the caotic aspect of a city.
It looks like the only problem for city councillors has always been how to expand residential and commercial units to collect more money (past years $1.3B !) .To Vaughan's residents It was given the impression that a downtown core and massive highrise buildings will be created only at Hwy 7 & Jane. We invested millions of dollars (average price for a single dwelling house is $1.25M in our area) and we feel now being cheated.

This message is to notify you that we're going public to oppose this hige and incongrous development in this area.

Regards
Frank Cascardo
[redacted] Headwind Blvd [redacted]

From: Kevin G [redacted]
Sent: Wednesday, February 16, 2022 11:15 AM
To: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie Inc

Hi Team,

Hope you are having a great week thus far.

In regards to the development application for 3812 Major Mackenzie Drive. I would like to express my concern in regards to this proposed project.

This is a colossal development that is unacceptable and one that would surely devastate our neighbourhood. My family and I live in Cold Creek Estates, a neighborhood whose homes range anywhere from 1.3 million to 3 million dollars.

We love our neighborhood, but having 13 towers just a block away is absolutely unacceptable. We did not purchase our dream home here to have towers next to us. It truly does not fall in line with the area. It would leave many homeowners devastated, which could potentially lead to homes being put up for sale and home owners leaving the area!

Thank you for taking the time to read this email.

I wish you a great week ahead.

Thank you,

Kevin Goncalves
Scotiabank - Human Resources

From: Fausta Cutillo [redacted]
Sent: Wednesday, February 16, 2022 11:49 AM
To: Clerks@vaughan.ca
Subject: [External] Plan amendment file OP.21.019

I am a resident of Vellore Woods. I received the attached letter regarding plans for the Weston Rd and Major Mackenzie area.

I am mortified that this is actually being considered. It took me YEARS to convince my husband to move to Woodbridge. We used to live in a Toronto and it was a breathe of fresh air to get away from the disaster of apartment buildings, condos and the TRAFFIC that came with it. It blows my mind that developers are proposing these monstrosities in this area. Schools are very close to the area and the increased traffic will make it very unsafe for the children in the area. If I wanted to be surrounded by condos and live the “city life”, I would of stayed in Toronto.

Where are we supposed to move? Further and further North!?!?!

PLEASE STOP THIS from proceeding!!!!!!! Woodbridge has been ruined enough !!!!!!!!!!

Fausta Molnar - [redacted] Wheatfield Dr, Woodbridge, ON [redacted]

From: Camille A. [redacted]
Sent: Wednesday, February 16, 2022 12:09 PM
To: Clerks@vaughan.ca
Subject: [External] 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.

Thank you
Camille Azzolin-Rai

-----Original Message-----
From: Caterina Pompili [redacted]
Sent: Wednesday, February 16, 2022 12:10 PM
To: 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.

Thank you,
Cathy

Sent from my iPhone

-----Original Message-----
From: E kolianou [redacted]
Sent: Wednesday, February 16, 2022 12:50 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

Re:

Hello,

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.

Traffic in this area is already at an all time high, causing increased car insurance rate and collisions in the area. Safe of my children is also important with the increase in trade to going through the ashberry and vellore woods area as they walk home from school, play in the neighborhood etc.

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.

Take Care
Effy

From: Kristi Barnes [redacted]
Sent: Wednesday, February 16, 2022 1:14 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

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 for your consideration and hearing our voices.
Kristi Barnes

From: Derya Hidir <dhidir@trustflooring.com>
Sent: Wednesday, February 16, 2022 1:16 PM
To: defrancesca@vaughan.ca; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie Inc. Application 19T-14V001

This is 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 does not adhere to the many policies that exist to protect encourage responsibility growth and respect the natural environment.
There will be strange traffic in the city and it will disrupt the visual structure of the city and make it ugly.
There will be no place to walk in peace around.

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

Derya Hidir
Trust Flooring Group
4965 Steeles Avenue W
M9L 1R4
416-745-8518 EXT 240
dhidir@trustflooring.com

From: Jennifer Ngai [redacted]
Sent: Wednesday, February 16, 2022 1:39 PM
To: Clerks@vaughan.ca
Subject: [External] OP.21.019 and Z.21.040 REQUEST to limit size of development

I would like to share my concerns regarding the amendment of the Official Plan and Zoning By-Law to permit large apartment buildings at the northwest corner of Weston Road and Major Mackenzie Drive. (Official Plan Amendment File OP.21.019 and Zoning By-Law Amendment File Z.21.040). **I am requesting that the size of these buildings are as limited as possible.**

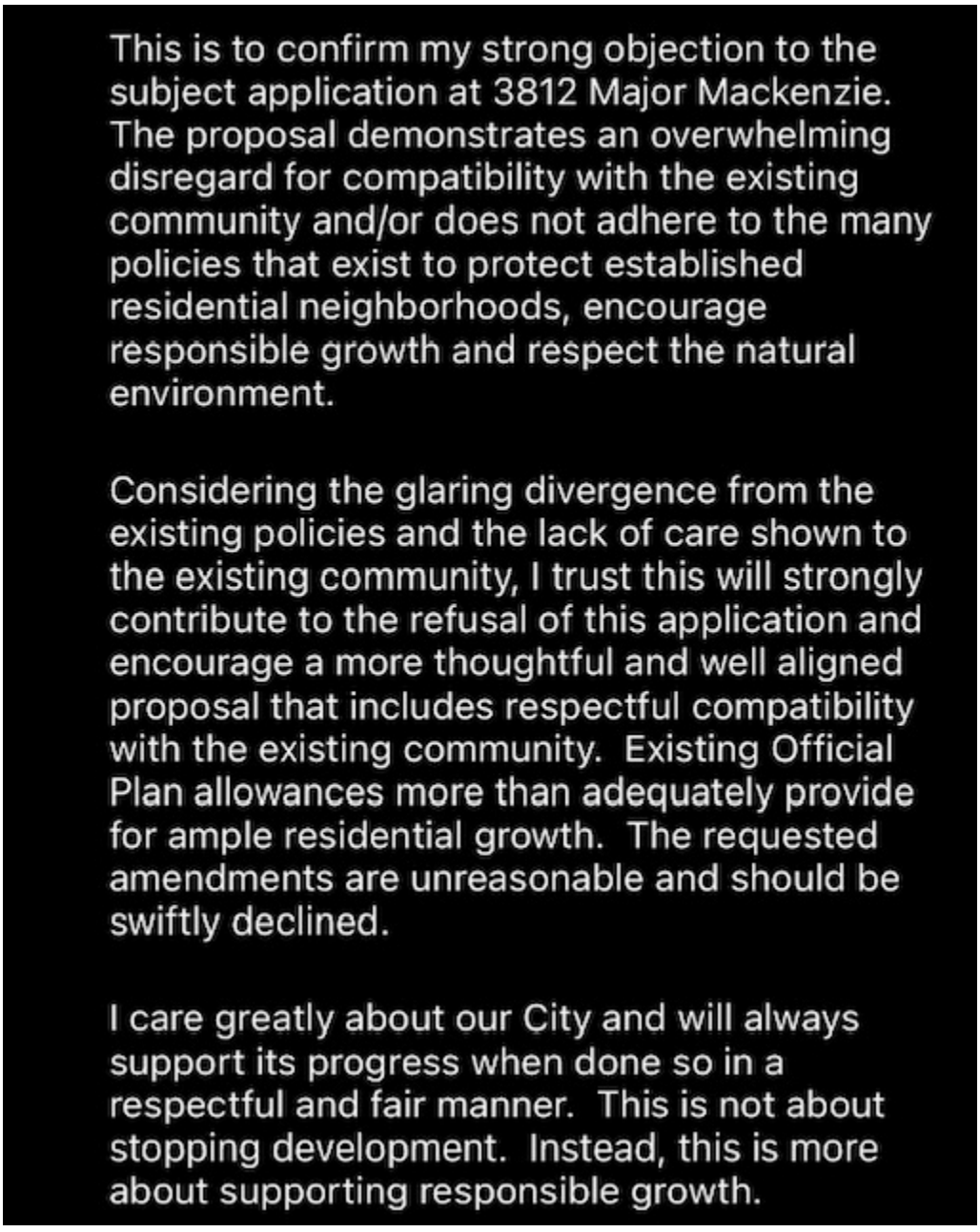
As an 8-year resident and homeowner within the northwest corner of Weston Road and Major Mackenzie Drive, I am deeply concerned about this change to allow such large apartment buildings in our immediate neighbourhood. The addition of 3013 residential units will have a tremendous and negative impact on traffic in the area, especially along Major Mackenzie Drive. This is a vital artery to the residents living at this intersection, not to mention the multiple emergency services that need to travel along this route (i.e. Fire Department and ambulances to access Cortellucci Vaughan Hospital).

Part of what attracted us to this neighbourhood was the lack of large apartments in the area. The addition of TWO large residential apartment buildings plus THREE mixed-use residential apartment buildings would cause us to seriously reconsider living in this neighbourhood. I do believe it would significantly and detrimentally change the feel and living experience within our beautiful neighbourhood.

Please limit the size of these buildings that are being proposed.

Thank you
Jennifer Ngai

From: Jamie Doolittle [redacted]
Sent: Wednesday, February 16, 2022 1:57 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] G Group Major MacKenzie Inc



Jamie Doolittle
[redacted] Zachary Place Woodbridge

Sent from my iPhone

From: Veronica Almeida [redacted]
Sent: Wednesday, February 16, 2022 1:57 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@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.

Veronica Almeida

-----Original Message-----
From: Ruchi Mehta [redacted]
Sent: Wednesday, February 16, 2022 2:06 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.

Sent from my iPhone

From: Roberta A. Spinosa-Millman [redacted]
Sent: Wednesday, February 16, 2022 2:19 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Application 19T-14V001

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

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 neighbourhoods, 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.

I believe in the building and growth of healthy communities and not their suffocation caused by the sake of development alone.

Thank you,

Roberta Spinosa
Vellore Village resident
[redacted] Barbini Drive
Woodbridge, ON
[redacted]

-----Original Message-----
From: Odette Amaral [redacted]
Sent: Wednesday, February 16, 2022 2:47 PM
To: Clerks@vaughan.ca
Subject: [External] Proposed development -3812 Major Mackenzie Drive

I reside in the area for long time and strongly disagree with this construction

Sent from my iPhone

From: Patti Persaud [redacted]
Sent: Wednesday, February 16, 2022 3:26 PM
To: Clerks@vaughan.ca; 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

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 so much,

Patti & Anthony Persaud
[redacted] Wheatfield Dr
Woodbridge ON
[redacted]
--
Love and Light,
Patti Persaud

From: Voula Cicchelli [redacted]
Sent: Wednesday, February 16, 2022 3:57 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 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.

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Regards,

Voula Cicchelli RHN, CSN, NNCP
t: [redacted]
e: [redacted]
Healthy Eating, Healthy Living!

From: Fabio Passos [redacted]
Sent: Wednesday, February 16, 2022 4:01 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Concerns regarding 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. There is simply to much traffic congestion in the neighborhood without the proper infrastructure to support it.

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,
Fabio

From: Joseph Vetro [redacted]
Sent: Wednesday, February 16, 2022 4:12 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; 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.

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From: Gorete Tomaz [redacted]
Sent: Wednesday, February 16, 2022 4:41 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Proposed buildings

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.

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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.

Sincerely

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

From: C Chiefalo [redacted]
Sent: Wednesday, February 16, 2022 4:44 PM
To: Clerks@vaughan.ca; 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.

Yours kindly
Concerned resident of Vellore Woods

Pat and Christina Chiefalo

From: Suzan McMillen [redacted]
Sent: Wednesday, February 16, 2022 4:47 PM
To: Rosanna.DeFrancesxa@vaughan.ca
Cc: Clerks@vaughan.ca
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

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.

Best Regards,
Suzan McMillen

From: karla padilla [redacted]
Sent: Wednesday, February 16, 2022 4:50 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Application 19T-14V001

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

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 neighbourhoods, 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.

I believe in the building and growth of healthy communities and not their suffocation caused by the sake of development alone.

Thank you,

Karla Padilla
[redacted] Pageant Ave

-----Original Message-----
From: Jason [redacted]
Sent: Wednesday, February 16, 2022 4:53 PM
To: Clerks@vaughan.ca; 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

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.

Jason Fraga
Resident of Vellore Woods (L4H)

Sent from my iPhone

From: Avneet Bhatia [redacted]
Sent: Wednesday, February 16, 2022 5:07 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Major Mackenzie - Please stop this

Hi my name is Avneet Bhatia. My wife and I live near Poetry and Major Mackenzie. We are firmly against this development.

It will cause too much traffic and congestion in our area. The congestion and traffic is already out of control.

In addition, it will be an eyesore as this is a bedroom community area. We do not need tall condo buildings here. This is why we have VMC which is near the highway.

I am all about expanding real estate and giving people places to live, but why not zone the area for additional townhomes and other types of properties.

Thank you

Avneet

-----Original Message-----
From: Stacey Carlete [redacted]
Sent: Wednesday, February 16, 2022 5:13 PM
To: Clerks@vaughan.ca
Subject: [External] Fwd: Opposition to application 19T-14V001

Hello,
>
> This is to advise that I am strongly opposed to application:
> Official Plan Amendment: OP.21.019
> Zoning By Law Amendment: Z.21.040
>
> Given the glaring change in dynamics that this application would bring to both the environment and the design of the existing low/mid rise residential neighborhood and the already congested intersection of Weston and Major Mackenzie I am greatly opposed to the approval of this type of construction within our subdivision. I am currently living within this neighborhood at [redacted] Hansard Dr., Woodbridge, Ont. and feel that an approval by council of this application would demonstrate a total disregard for what the community wants in this riding. I encourage that the developer take into account when applying a more thoughtful and neighborhood friendly low rise development that would contribute to the existing surrounding Development but still allow for ample growth. An approval of this type would set a precedent for other existing undeveloped parcels in this area.
>
> I am strongly opposed and hope that you take this letter into consideration when deciding on approval of this application.
>
> Thank you,
> Stacey Carlete
>
> Sent from my iPhone

-----Original Message-----
From: John Qaqish [redacted]
Sent: Wednesday, February 16, 2022 5:23 PM
To: Clerks@vaughan.ca
Subject: [External] Proposed Development- 3812 Major Mackenzie Drive - NO!

Hi,

I am resident of Woodbridge for the last 9yrs at the corner of Major Mackenzie and Weston Rd. I definitely reject and say NO to this. It is crazy to have it there and cover the beautiful homes! Definitely a big Eye Soar! There is no subway system and doesn't make sense. They all should be on Hwy 7 where the subway is!
Thank you

Sent from my iPhone

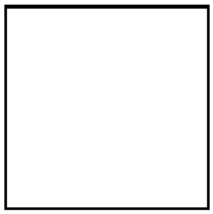
From: Joe Andreoli [redacted]
Sent: Wednesday, February 16, 2022 5:42 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Re: URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.

> Ladies and gentlemen, I am writing to you all today to let you know that the community does not support this ludicrous proposal. I have lived in Weston Downs for decades and have seen the traffic congestion, crime and frustrations grow to a point where we need to begin to analyse what we are doing to our great city. We do not need nor want this high density proposal. If this area is zoned for townhouses, simply build them. I am all in favour of increased affordable housing that is very much needed but not at the expense of the community who is suffering daily with congestion. We do not need any more condos on Major Mackenzie, Rutherford Rd or Weston Rd. As a homeowner of Weston Downs, we moved here because it was zoned for single family homes with low density surrounding us. We are already overflowing with traffic in all directions. Adding additional cars into an already overly congested family oriented neighbourhood with lots of children makes absolutely no sense. The homeowners in the area are very disappointed that council is even considering such a ridiculous proposal. We would like to know where you stand on this matter. We trust that you and Mr. Bevilacqua will join us in opposing this development. As politicians, you have always had the support of our community and it is now time for you to support us. Stop the madness. This makes no sense. Please support what is right and correct what is wrong. This proposal is beyond wrong.
>
> Looking forward to your response and next steps. Several homeowners are bcc'd on this and anxiously awaiting your response.

Joe Andreoli
At Your Service.....Always
CELL | 416.574.8778
OFFICE | 416.487.5131
www.AtYourServiceAlways.com
RE/MAX Ultimate Realty Inc., Brokerage

On Wednesday, February 16, 2022, 05:01:17 p.m. EST, Councillor Rosanna DeFrancesca <rosanna.defrancesca@vaughan.ca> wrote:

February 16, 2022



Dear Neighbours,

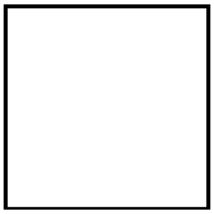
On February 4th, 2022, the City of Vaughan, as directed by the Provincial Planning Act, circulated notice of a new development application for 3812 Major Mackenzie Drive. Expanded notice was delivered to all the households within a 1500 metre radius of the site. If you do not have a copy of the notice, please contact me at rosanna.defrancesca@vaughan.ca and one will be emailed to you or visit PH030122_OP.21.019_Z.21.040.pdf (vaughan.ca) to view and download a copy.

I am reaching out to you to ask that we join together to save our community from a colossal development that is unacceptable and one that would surely devastate our neighbourhood.

Timeline of Events:
2021 - APPLICATION

- The owners of 3812 Major Mackenzie submitted for an Official Plan Amendment (OP.21.019) and a Zoning By-law (Z.21.040) to permit **Seven Towers from 11 to 36 storeys and over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted. The requested density increase is over 3.5times what was approved at the Ontario Municipal Board -2010.**

3812 Mackenzie Proposal



3812 Mackenzie Road - Today

- A notice of incomplete was issued to the application on November 16, 2021.

- Notice signs were installed on November 29, 2021.

- Notice of Complete Application was mailed out on November 18, 2021, to homes and businesses within a **150-metre radius**, to the local **Ratepayers Associations** and to anyone on the file with the City of Vaughan's Clerks that requested notice.

DECEMBER 2020 – REQUEST FOR A MINISTERIAL ZONING ORDER (MZO)

- In winter 2020, the Minister of Municipal Affairs and Housing received a request for an MZO from the same applicant.

- The request noted that the site already permits Residential High-Rise and Apartment units.

- The applicant was seeking an increase of additional height and density of 4.1 times coverage of the lands.

- The proposal also included **2750 affordable housing units**, a park and a community centre with daycare services.

- On January 13th, 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.**

DECEMBER -2019 – REQUEST FOR AN INCREASE IN DENSITY FROM 1.57 TO 2.15 FSI

- 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.

Our 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 fabric of our community. **IT MAKES NO SENSE!** Even if the developer reduces the density by half, **IT STILL MAKES NO SENSE!**

We need prompt action! The Public meeting for this development is scheduled for **March 1st, 2022, at 7:00 pm**. It's vital that Council hears from the community to inform their decision-making. **You can participate in the Public Meeting and make your voice heard by:**

- Submitting a written communication/email for review by the Mayor & all Members of Council and Senior Manager of Development Planning, Mark Antoine as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca with a cc: to **rosanna.defrancesca@vaughan.ca**

- Requesting to speak via teleconference (through a computer, app or by phone) **live** during the meeting. **Pre-registration is required**. Complete a Request to Speak form at **vaughan.ca/HaveYourSay** or call Access Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate in this way. ***Requests to speak must be**

Please address emails to:

Mayor:
maurizio.bevilacqua@vaughan.ca

Ward 1 Councillor:
marilyn.iafrate@vaughan.ca

Ward 2 Councillor:
tony.carella@vaughan.ca

Ward 3 Councillor:
rosanna.defrancesca@vaughan.ca

Ward 4 Councillor:
sandra.racco@vaughan.ca

Ward 5 Councillor:
alan.shefman@vaughan.ca

Regional Councillors:
mario.ferri@vaughan.ca
linda.jackson@vaughan.ca
gino.rosati@vaughan.ca

Senior Manager of Development Planning:
mark.antoine@vaughan.ca

Clerks Department:
clerks@vaughan.ca

received by noon on the last business day before the meeting. *

- Email me directly at rosanna.defrancesca@vaughan.ca with your comments and I will forward your email directly to the City Clerk to be included in the agenda items for review by council.

I NEED YOUR HELP. WE NEED TO FIGHT THIS TOGETHER.

Yours in Service,

Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca

DATE & TIME OF LIVE STREAM HEARING: **Tuesday, March 1, 2022 at 7:00 p.m.**

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at **Vaughan.ca/LiveCouncil**.
Please submit written comments by mail or email to:
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

To speak electronically at the meeting, please complete the **Request to Speak Form** online or contact the Office of the City Clerk **clerks@vaughan.ca** or **905-832-8504**.

Written comments or requests to speak must be received by noon on the last business day before the meeting.

APPLICANT:	G Group Major Mackenzie Inc.
DESCRIPTION OF SUBJECT LANDS:	3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road. The subject lands and the surrounding land uses are shown on Attachment 1.
WARD:	**3**
PURPOSE OF THE APPLICATIONS:	The Owner is seeking to amend the Official Plan and Zoning By- law to permit a development consisting of two residential apartment buildings and three mixed-use residential apartment buildings (five buildings in total). The apartment buildings range in height from 11 to 36 storeys, with a total of 3,013 residential dwelling units and a Floor Space Index (FSI) of 5.78 times the area of the lot, as shown on Attachments 2 and 3.
RELATED APPLICATION(S):	N/A

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Letizia D'Addario, Senior Planner, at Letizia.D'Addario@vaughan.ca or 905-832-8585, Extension 8213. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file number and applicant.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes these applications, but is unable to attend the statutory public meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1 clerks@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at **vaughan.ca/LiveCouncil.** To speak electronically, pre-registration is required by completing the Request to Speak Form online or by contacting the Office of the City Clerk no later than **noon** on the last business prior to the day of the scheduled meeting (see above for contact details).

NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment or the passing of a proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in

the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

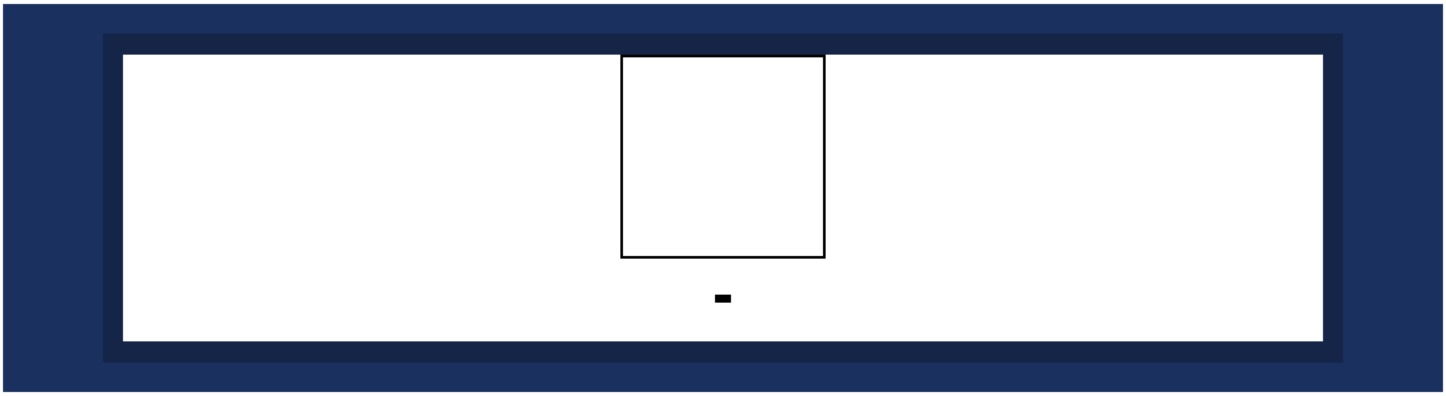
OLT appeals, together will all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elto.gov.on.ca.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47(2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: February 4, 2022

NANCY TUCKETT, Director of Development Planning TODD COLES, City Clerk



City of Vaughan | 2141 Major Mackenzie Drive, Vaughan, L6A 1P7 Canada

Update Profile | Constant Contact Data Notice

Sent by rosanna.defrancesca@vaughan.ca

From: Joseph Muscat [redacted]
Sent: Wednesday, February 16, 2022 6:17 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3812 Mackenzie Road

To whom it may concern.

My name is Joseph Muscat.
I live in Woodbridge, Ontario

I am extremely concerned about this new proposed development as it completely devolves our community.

I am not in favor.

Currently, our community has been made up of low density family units that is currently supported by an infrastructure that works.
Thanks to City Council and all their hard work.

The installation of this project would surely upset and create conflict, coupled with civil unrest due to the abnormal density of population.

The fact that the builders have not met and/or even followed through with all the correct and/or authorized permits is yet another reason that is proposal should be abolished.

Simply put, this project is unnecessary and detrimental to the ways of life many of our families have built and work so hard to keep and protect.

Thank you for your time.
Joseph Muscat
[redacted]

From: Joseph Sandra Vetro [redacted]
Sent: Wednesday, February 16, 2022 4:20 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; 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.

From: [redacted]
Sent: Wednesday, February 16, 2022 6:52 PM
To: Clerks@vaughan.ca
Subject: [External] purpose for new buildings on Major Mackenzie and Weston.

Hi, Can you please speak for me? It's about the purpose for new buildings on Major Mackenzie and Weston. I'm Deaf, I regularly vote, I'm a taxpayer and have been living in that area for more than 15 years. I'm 100% against the purpose! Let me explain some of the reasons I'm against it.

-On Weston and Rutherford there is already traffic

-On Major Mackenzie and Highway 400 near the fire station there is already traffic. It will not be easier for firetrucks to get through if you build new condos.

-I already researched and have proven that 100 Deaf people live in that area, it is NOT SAFE if you build more condos.

-About 500 people with disabilities live in that area! it is NOT SAFE if you build more condos.

-75% elderly people live in that area. It is NOT SAFE if you build more condos.

-There's a high school near the intersections and it will not be safe for them to walk around if you build more condos!

For example, there are more accidents on Highway 7 and Weston than before because of condos there!

-It will cause our auto insurance to go higher! Our car insurance has already increased since you built condos and caused traffic and caused accidents.

-Have you noticed that crime in the Woodbridge area has increased since you built condos on Highway 7 and Weston and some other areas too.

-There's a bike club using major Mackenzie and north weston on weekends. Safe environment for them.

-Mental health issues got worse in Woodbridge, please research it. The City of York, and the City of Vaughan are supporting and advocating for mental health, if you build more condos that will make them feel worse and angry.

-One thing, at the high school, every morning and every afternoon, on Weston near Davos street, most parents park on Weston to drop kids off or pick up causing traffic on Weston!

-New townhouse on Weston and Davos, lot UPS, Purlarator, and food deliveries literally parked on Weston to drop off the package or food. I saw a lot of “almost” accidents in front of parked trucks/cars. It's the wrong design!

If you go ahead to build the condos, more crimes, more accidents, or traffic gets worse. It's your responsibility! You’ll face angry homeowners if they get higher tax property!

We have enough traffic around here, we need a quiet neighborhood and we have a good view of sunrise, sunsets etc if you go ahead to build condos, that will cause depression!

Please save our town of Woodbridge and please turn down the purposes!

From: Elio Gaglia [redacted]
Sent: Wednesday, February 16, 2022 6:50 PM
To: Clerks@vaughan.ca; Mark Antoine <Mark.Antoine@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed development at 3812 Major Mackenzie Drive

To all members of city council
I am against such a ridiculous plan proposal development of these towers
In a community of single homes
Do not approve this development

- The owners of 3812 Major Mackenzie submitted for an Official Plan Amendment (OP.21.019) and a Zoning By-law (Z.21.040) to permit **Seven Towers from 11 to 36 storeys and over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted. The requested density increase is over 3.5times what was approved at the Ontario Municipal Board -2010.**

Our 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 fabric of our community. **IT MAKES NO SENSE!** Even if the developer reduces the density by half, **IT STILL MAKES NO SENSE!**

Resident of Vaughan
Taxpayer
Elio Gaglia

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 7:24 PM
To: Maryjane Morrone [redacted]
Cc: Development Planning Department <QDevPlan@vaughan.ca>; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Apartments at Weston and Major Mackenzie!!!

Hi Maryjane,

Thank you for your email. I will NOT be supporting this application in its current form. By copy of this email I will forward your comments to our planning staff.

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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Maryjane Morrone <[redacted]
Sent: Wednesday, February 16, 2022 6:04 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Apartments at Weston and Major Mackenzie!!!

Hi just want to know if it's true that they are building apartments at the corner of Weston and Major MacKenzie?! I strongly appose this and hope you have the same view on this Where do you Stand on this development?

MaryJane

Sent from my iPhone

From: Lou Tantalo [redacted]
Sent: Wednesday, February 16, 2022 7:27 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive.

I am completely opposed to this eyesore. There should be no compromise regarding this development. It simply needs to go. It has no place in our community. Hopefully, this high density monstrosity will not be considered seriously by City Council. I cannot believe that the development has made it thus far for consideration. Unfortunately, the City of Vaughan has no By-laws to stop this development from proceeding and relys on the community to do the heavy lifting. Vaughan needs to rip a page from King City Bylaws and study how they curb such outrageous development. It should not be up to the citizens to stop this craziness. It should never have gotten this far in the first place.

sincerely

Lou Tantalo
[redacted] Hailsham Crt., Vaughan, ON [redacted]

-----Original Message-----
From: Julia [redacted]
Sent: Wednesday, February 16, 2022 7:29 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

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.

Julia Masciangelo
Resident since 1987

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 7:32 PM
To: Kris Watten [redacted]
Cc: Development Planning Department <QDevPlan@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] Re: URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.

Hi Kris,

Thank you for your email. The Public Hearing noticed was sent to a 1500 m radius through the planning department. I will be sending out a notice from my office to 12000 homes next week. Should you not receive, there is a link on my social media with the information. I will be forwarding your email to development planning.

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

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

To subscribe to my E-Newsletter click here.

From: Kris Watten [redacted]
Sent: Wednesday, February 16, 2022 5:41 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@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>
Subject: [External] Re: URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.

Hello Rosanna,

Not sure whether the notice has been sent to residents within 150 or 1500 meters (both numbers are referenced in below email). I live within 1500 m and have not received anything.

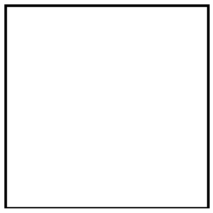
I am strongly against the proposal to increase density and against this high rise development.

Regards,

Kris

On Wednesday, February 16, 2022, 05:01:15 p.m. EST, Councillor Rosanna DeFrancesca <rosanna.defrancesca@vaughan.ca> wrote:

February 16, 2022



Dear Neighbours,

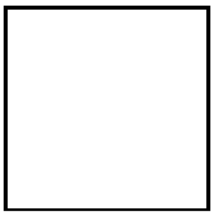
On February 4th, 2022, the City of Vaughan, as directed by the Provincial Planning Act, circulated notice of a new development application for 3812 Major Mackenzie Drive. Expanded notice was delivered to all the households within a 1500 metre radius of the site. If you do not have a copy of the notice, please contact me at rosanna.defrancesca@vaughan.ca and one will be emailed to you or visit PH030122_OP.21.019_Z.21.040.pdf (vaughan.ca) to view and download a copy.

I am reaching out to you to ask that we join together to save our community from a colossal development that is unacceptable and one that would surely devastate our neighbourhood.

Timeline of Events:
2021 - APPLICATION

- The owners of 3812 Major Mackenzie submitted for an Official Plan Amendment (OP.21.019) and a Zoning By-law (Z.21.040) to permit **Seven Towers from 11 to 36 storeys and over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted. The requested density increase is over 3.5times what was approved at the Ontario Municipal Board -2010.**

3812 Mackenzie Proposal



3812 Mackenzie Road - Today

- A notice of incomplete was issued to the application on November 16, 2021.

- Notice signs were installed on November 29, 2021.

- Notice of Complete Application was mailed out on November 18, 2021, to homes and businesses within a **150-metre radius**, to the local **Ratepayers Associations** and to anyone on the file with the City of Vaughan's Clerks that requested notice.

DECEMBER 2020 – REQUEST FOR A MINISTERIAL ZONING ORDER (MZO)

- In winter 2020, the Minister of Municipal Affairs and Housing received a request for an MZO from the same applicant.

- The request noted that the site already permits Residential High-Rise and Apartment units.

- The applicant was seeking an increase of additional height and density of 4.1 times coverage of the lands.

- The proposal also included **2750 affordable housing units**, a park and a community centre with daycare services.

- On January 13th, 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.**

DECEMBER -2019 – REQUEST FOR AN INCREASE IN DENSITY FROM 1.57 TO 2.15 FSI

- 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.

Our 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 fabric of our community. **IT MAKES NO SENSE!** Even if the developer reduces the density by half, **IT STILL MAKES NO SENSE!**

We need prompt action! The Public meeting for this development is scheduled for **March 1st, 2022, at 7:00 pm**. It's vital that Council hears from the community to inform their decision-making. **You can participate in the Public Meeting and make your voice heard by:**

- Submitting a written communication/email for review by the Mayor & all Members of Council and Senior Manager of Development Planning, Mark Antoine as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca with a cc: to **rosanna.defrancesca@vaughan.ca**

- Requesting to speak via teleconference (through a computer, app or by phone) **live** during the meeting. **Pre-registration is required**. Complete a Request to Speak form at **vaughan.ca/HaveYourSay** or call Access Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate in this way. ***Requests to speak must be**

Please address emails to:

Mayor:
maurizio.bevilacqua@vaughan.ca

Ward 1 Councillor:
marilyn.iafrate@vaughan.ca

Ward 2 Councillor:
tony.carella@vaughan.ca

Ward 3 Councillor:
rosanna.defrancesca@vaughan.ca

Ward 4 Councillor:
sandra.racco@vaughan.ca

Ward 5 Councillor:
alan.shefman@vaughan.ca

Regional Councillors:
mario.ferri@vaughan.ca
linda.jackson@vaughan.ca
gino.rosati@vaughan.ca

Senior Manager of Development Planning:
mark.antoine@vaughan.ca

Clerks Department:
clerks@vaughan.ca

received by noon on the last business day before the meeting. *

- Email me directly at rosanna.defrancesca@vaughan.ca with your comments and I will forward your email directly to the City Clerk to be included in the agenda items for review by council.

I NEED YOUR HELP. WE NEED TO FIGHT THIS TOGETHER.

Yours in Service,

Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca

DATE & TIME OF LIVE STREAM HEARING: **Tuesday, March 1, 2022 at 7:00 p.m.**

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

A live stream of the meeting is available at **Vaughan.ca/LiveCouncil**.
Please submit written comments by mail or email to:
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

To speak electronically at the meeting, please complete the **Request to Speak Form** online or contact the Office of the City Clerk **clerks@vaughan.ca** or **905-832-8504**.

Written comments or requests to speak must be received by noon on the last business day before the meeting.

APPLICANT:	G Group Major Mackenzie Inc.
DESCRIPTION OF SUBJECT LANDS:	3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road. The subject lands and the surrounding land uses are shown on Attachment 1.
WARD:	**3**
PURPOSE OF THE APPLICATIONS:	The Owner is seeking to amend the Official Plan and Zoning By- law to permit a development consisting of two residential apartment buildings and three mixed-use residential apartment buildings (five buildings in total). The apartment buildings range in height from 11 to 36 storeys, with a total of 3,013 residential dwelling units and a Floor Space Index (FSI) of 5.78 times the area of the lot, as shown on Attachments 2 and 3.
RELATED APPLICATION(S):	N/A

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Letizia D'Addario, Senior Planner, at Letizia.D'Addario@vaughan.ca or 905-832-8585, Extension 8213. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file number and applicant.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who supports or opposes these applications, but is unable to attend the statutory public meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1 clerks@vaughan.ca

ELECTRONIC PARTICIPATION: During the COVID-19 emergency, residents can view a live stream of the meeting at **vaughan.ca/LiveCouncil.** To speak electronically, pre-registration is required by completing the Request to Speak Form online or by contacting the Office of the City Clerk no later than **noon** on the last business prior to the day of the scheduled meeting (see above for contact details).

NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment or the passing of a proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in

the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

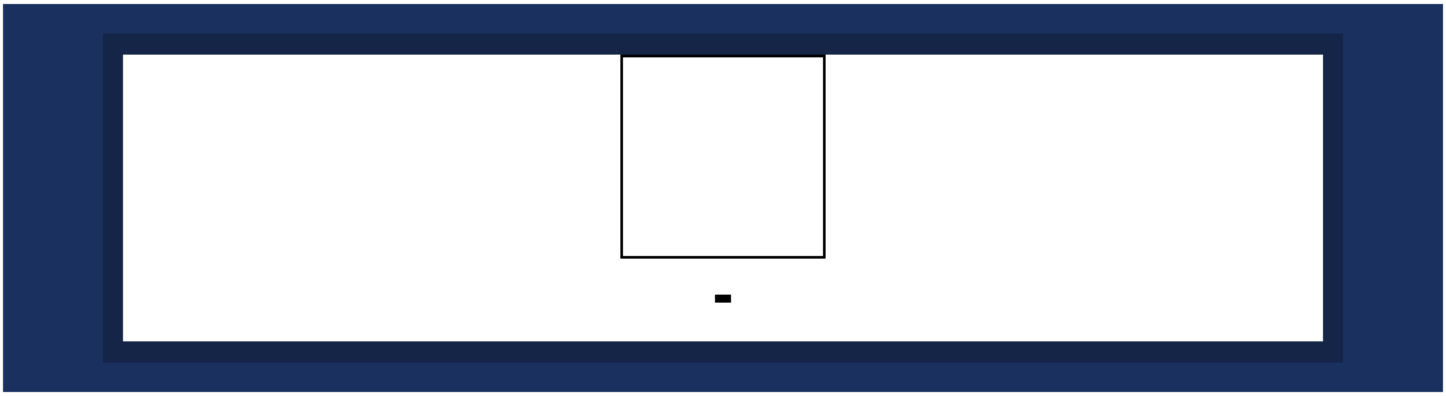
OLT appeals, together will all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elto.gov.on.ca.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47(2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: February 4, 2022

NANCY TUCKETT, Director of Development Planning TODD COLES, City Clerk



City of Vaughan | 2141 Major Mackenzie Drive, Vaughan, L6A 1P7 Canada

Update Profile | Constant Contact Data Notice

Sent by rosanna.defrancesca@vaughan.ca

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 7:42 PM
To: Sabrina Iacopini [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] G Group Major Mackenize Inc.

Hi Sabrina,

Thank you for your email. I completely agree with your comments. I will NOT be supporting this application in its current form! I will forward your comments to our planning staff and clerks office.

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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Sabrina Iacopini [redacted]
Sent: Wednesday, February 16, 2022 5:37 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: 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.

Sent from my iPhone

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 7:48 PM
To: monica tersigni [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Proposed buildings at Major Mac and Weston 3812 Major Mackenzie Dr

Hi Monica,

Thank you for your comments. I completely agree! I will NOT be supporting this development in its current form.
I will forward your email to our clerk and planning department.

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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: monica tersigni [redacted]
Sent: Wednesday, February 16, 2022 12:05 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed buildings at Major Mac and Weston 3812 Major Mackenzie Dr

Hello
Hope you are well.
We as a community are very alarmed at the changes being planned for an area that already has an influx of dense population. It looks like all they have done is moved their plan to across the street.
First it was the corner of Retreat and Weston now it's Weston and Major Mac one block up.
If Vaughan really wants high rise building they should look at Teston and the 400 lots of land off the highway that doesn't affect the current communities or status .
My understanding when they stared build townhomes they would continue those town homes in this vacant space.
I have live in maple then Woodbridge (Weston rd and Retreat) for 21 years and this change will negatively impact the area and the over populating of a space that is already dense and unmanageable.
Please support our community and continue to say NO to developers looking for the billion dollar payouts.

Thank you for taking the time to hear my view points and I hope you continue to support the views of the community and the well-being of its future, Kind Regards Monica Tersigni

Sent from my iPhone

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 7:53 PM
To: Arun K [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] Official Plan Amendment File OP.21.019

Hi Arun,

Thank you for your comments. I completely agree with you! I will NOT be supporting this development in its current form. I will forward this email to our planning department and clerks.

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

To subscribe to my E-Newsletter click here.

From: Arun K [redacted]
Sent: Wednesday, February 16, 2022 12:19 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 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.

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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,
Arun Khatri

From: Kim Do [redacted]
Sent: Wednesday, February 16, 2022 8:04 PM
To: Mark Antoine <Mark.Antoine@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; 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.

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From: [redacted]
Sent: Wednesday, February 16, 2022 8:12 PM
To: Clerks@vaughan.ca
Subject: [External] Proposed Ammendment

Hello

I am a resident who received notice of the new proposed zoning amendment for the new towers at Major Mackenzie and Weston Road. I have been living here for almost ten years and have two small children and am opposed to this new zoning. I have been witness on many occasions to fire trucks being unable to leave the station only one block away from the proposed towers and now we want to further cause congestion so we will be unable to access emergency services.

The schools in the area are already bursting at the seams and unable to handle the enrolment and this would only further add to this issue. As an educator myself I am well aware of how this would impact the level of education my children and all the others who live in the area would receive. It is imperative that we put the needs of residents ahead of the pockets of weathly builders who do not care about the well being of the neighbourhoods they destroy. The families in this area deserve to have the opportunity to maintain a community that is safe and not congested because our own city planners chose to ignore the detrimental impact five massive towers in a small residential area will have.

Regards

Angelina Zarpellon

Sent from Yahoo Mail for iPhone

-----Original Message-----
From: Ann Mary Jose [redacted]
Sent: Wednesday, February 16, 2022 8:25 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

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.

Thank you for your understanding in this matter,

Sincerely,

Ann

Sent from my iPhone

-----Original Message-----
From: Lucy Uncao [redacted]
Sent: Wednesday, February 16, 2022 8:41 PM
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

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Thank you
Lucy Uncao

-----Original Message-----
From: Tanya [redacted]
Sent: Wednesday, February 16, 2022 8:39 PM
To: Clerks@vaughan.ca
Subject: [External] Stop development

To whom it may concern, I am voicing my disapproval of the development being considered at Weston Road and Major Mac. I am a resident and for many many reasons these towers don't belong in our community. I strongly oppose and would like this development reconsidered.

-----Original Message-----
From: [redacted]
Sent: Wednesday, February 16, 2022 9:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment -OBJECTION

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.

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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.

Kindest regards,

Marilisa Di Maria

From: Ruby Dhillon [redacted]
Sent: Wednesday, February 16, 2022 9:56 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Please Read: Oppose Application 19T-14V001 (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.

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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: Ruby Dhillon
[redacted]Fontevielle Cres., Woodbridge

Sent from my iPhone

From: Ranbir Dhillon [redacted]
Sent: Wednesday, February 16, 2022 9:31 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

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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

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 9:32 PM
To: Peter Amaral [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: RE: [External] Fwd: 3812 Major MacKenzie Drive - Proposed Development

Hi Peter,

Thank you for your email. I too am very disappointed in this development. Unfortunately under the Planning Act the City is obligated to receive and review the application and put forward either a recommendation of approval or denial. March 1st is the public hearing on this item where the public can submit all their concerns and the planning department will consider those concerns in their final report. I completely agree that this development will devastate this community and therefore I will NOT support this application in its current form. Please have your neighbors submit their comments to me, Mayor and members of Council along with the clerks, and planning department.

I am taking the liberty to forward your comments to our staff.

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

To subscribe to my E-Newsletter click here.

From: Peter Amaral [redacted]
Sent: Wednesday, February 16, 2022 2:39 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fwd: 3812 Major MacKenzie Drive - Proposed Development

Sorry made an error on the email address:
Please see below.

Sent from Peter's iPhone

Begin forwarded message:

From: Peter Amaral [redacted]
Date: February 16, 2022 at 2:28:44 PM EST
To: rosanna.defranchesca@vaughan.ca
Cc: Clerks@vaughan.ca
Subject: 3812 Major MacKenzie Drive - Proposed Development

Hello,

I saw this post on Instagram and I cannot express how devastating approving a condo (as per the subject line) like this would be to our community.

I vehemently disagree and oppose this condo and any other projects for high rises of any sort in this area. It's absolutely disgusting that this is even being considered in a community neighbourhood like ours.

If you want to have more and more residents moving out of your communities, this is the best way to do it. I cannot express how upsetting this is to me and my family (my self, my wife, son who is 6, and daughter who is 5) this is our family/first home and we've worked hard to upgrade our home and not only that but doing everything appropriately with permits from the city of Vaughan, and this would devalue all of that work/money spent.

I do not know how this land in Vaughan can even be zoned to allow applications like this one to come forward. This is a disgrace.

Appreciate you reading and listening to your current community members/residents.

Lastly, I am happy to answer any emails, calls or questions you may have.

Thank you,
Peter Amaral

Sent from Peter's iPhone

-----Original Message-----
From: Mona Bhalla [redacted]
Sent: Wednesday, February 16, 2022 9:53 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External]

Email: Rosanna.DeFrancesca@vaughan.ca
And Clerks@vaughan.ca

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.

-----Original Message-----
From: Melissa [redacted]
Sent: Wednesday, February 16, 2022 9:58 PM
To: rosanna.difrancesca@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

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 neighborhood's , 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 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.
Melissa
Sent from my iPhone

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 10:03 PM
To: Sheonne Harris [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] Oppose to new building

Hi Sheonne,

Thank you for your email. I completely agree!! I will NOT be supporting this development in its current form. I will forward your email to our planning department 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

To subscribe to my E-Newsletter click here.

From: Sheonne Harris [redacted]
Sent: Wednesday, February 16, 2022 4:46 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Oppose to new building

Hi Rosanna,
I am opposing to this monster of f a building as it will cause so much congestion to the existing issue we face now.

Thanks

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 10:31 PM
To: Cindy Simone [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] G Group Major Mackenzie Inc

Hi Cindy,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Cindy Simone [redacted]
Sent: Wednesday, February 16, 2022 7:41 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Cindy Simone [redacted]
Subject: [External] G Group Major Mackenzie 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.

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 10:35 PM
To: Sandra Moniz-Prencipe [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] G Group Major Mackenzie Inc - Application 19T-14V001

Hi Sandra,

Thank you for the email. Hope you and your family are doing well. This application will destroy our beautiful community! This area is not designated for this type of density or heights. I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their 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

To subscribe to my E-Newsletter click here.

From: Sandra Moniz-Prencipe [redacted]
Sent: Wednesday, February 16, 2022 7:59 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] G Group Major Mackenzie Inc - Application 19T-14V001

Dear Councillor De Francesca,

I am writing you with displeasure after learning about a proposed 36 story, multi tower development to be located at 3812 Major Mackenzie Drive, Part of lot 21, Concession 6.

Everywhere I turn there is condo developments and cranes, most of which are near the subway and highways however not the one that I am wiriting you about tonight.

This proposed developed is supposedly not in line Vaughan's official plan if developers will continually disregard them and propose such preposterous applications? This corridor cannot be zoned for intensification. Moreover the schools in the area are already overcrowded and is already a holding school for the heavily populated new Kleinburg area.

Can you please help ensure that the development is denied or reduced to the allowable size?

Thank you,

Sandra

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 10:41 PM
To: Nick Armata [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Fwd: URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.

Hi Nick,

Thank you for your email. I will NOT be supporting this development in the 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

To subscribe to my E-Newsletter click here.

From: Nick Armata [redacted]
Sent: Wednesday, February 16, 2022 8:09 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fwd: URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.

To whom it may concern,
I am writing that I strongly appose to this building application and would support to have this application denied.

Thanks
Nick Armata

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 10:56 PM
To: christina villa [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Proposed Development 3812 Major Mackenzie Drive

Hi Christina,

Thank you for your email. I completely agree with your comments. This dense development is not sustainable in this community! I will NOT be supporting this application in this current form. I will forward your concerns to our City planners for their review and 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

To subscribe to my E-Newsletter click here.

From: christina villa [redacted]
Sent: Wednesday, February 16, 2022 8:43 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: [redacted]
Subject: [External] Proposed Development 3812 Major Mackenzie Drive

To whom this may concern,

I am writing to you regarding the proposed development at 3812 Major Mackenzie Dr. I am concerned about the traffic congestion and safety on the side streets and school zones if 3000 residential units are built. As it stands, it is extremely difficult to travel eastbound on Major Mackenzie and currently affects my commute to and from work.

I am also concerned about the thousands of new residents using the side streets to avoid main roads, which would create an unsafe environment for my 1 year old daughter and 4 year old son. Also creating an unsafe area surrounding the 2 elementary schools in our community.

I wanted to express my concerns regarding this development. Please consider this email. Please consider the community and the children.

Thank you for your time,

Christina

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 11:00 PM
To: Lesley McNerney [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Proposed Development 3812 major Mackenzie

Hi Lesley,

Thank you for the email. I completely agree with all that you have said. Our community is not the place for this massive development. I will NOT be supporting this application in its current form. I will forward your concerns to our city planners for their 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

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-----Original Message-----
From: Lesley McNerney [redacted]
Sent: Wednesday, February 16, 2022 8:56 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: [redacted]
Subject: [External] Proposed Development 3812 major Mackenzie

Dear Rosanna

I am writing to you this evening in regards to serious concerns for the proposed massive residential complex at the address above. As a member of this community I am completely AGAINST having something this massive within our already crowded community. There are already so many issues with traffic speed and congestion along both major Mackenzie and side streets. The area has become unsafe for the many families and children who use the parks, paths and sidewalks close to this Proposed location. There is no space to allow this complex to go up and keep the community safe. Not to mention this is a complex designed for a downtown location. Please stop this from happening, please stop

them from ruining our community with this massive towers. Think about our children and their safety, everywhere around here is already ridiculously congested. I am completely against this complex from being built.

I know you are also against this project as well please help save our community

Lesley McNerney

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, February 16, 2022 11:02 PM
To: Cedric Tam [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] G Group Major Mackenize Inc. Application 19T-14V001

Hi Cedric,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I will forward your concern to our planning staff for their 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

To subscribe to my E-Newsletter click here.

From: Cedric Tam [redacted]
Sent: Wednesday, February 16, 2022 9:22 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; 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.

Thanks,
Cedric Tam
[redacted]

From: Sandra Vetro [redacted]
Sent: Wednesday, February 16, 2022 11:07 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; 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.

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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.

-----Original Message-----
From: Lucio Giacomino [redacted]
Sent: Wednesday, February 16, 2022 11:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment

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,

Lucio Giacomino

From: [redacted]
Sent: Thursday, February 17, 2022 6:50 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 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.

THANK YOU

Mike Molnar

-----Original Message-----
From: maria aiello [redacted]
Sent: Thursday, February 17, 2022 7:28 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie 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.

Regards,
Maria Aiello

-----Original Message-----
From: Carmela Verrilli
Sent: Thursday, February 17, 2022 7:32 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Re: Proposed Development 3812 Major Mackenzie Dr

Hello Rosanna and City of Vaughan

I have just read this proposal and I oppose this development 100%. I am not in favor for this to proceed.

This is too much intensification for the area and does not follow the original Plan.

You can count on my support in opposing this development

Carmela Verrilli

From: Manuela Pedano [redacted]
Sent: Thursday, February 17, 2022 8:01 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: [External] GET IT OUT OF HERE: G Group Major Mackenzie Inc. Application 19T-14V001 OP Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.0140

****Northwest corner of Weston Road and Rutherford Road**

Good morning,

I have spent more than 20 years volunteering as a member of the Vellore Woods Ratepayers Association and I'm darn proud of our collective efforts to ensure our community and its surroundings are beautiful, safe, and welcoming. This application is absurd and more and more of these are popping up around Vellore. Get them out of here please!!!! We are NOT the VMC and we are NOT Yonge and Eglinton. This is a close knit community and these horrible and ridiculously large towers do not belong in our backyards!

I second the following sentiment:

This is to confirm my strong objection to the subject application. 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.

Manuela Pedano
Cell: [redacted]

From: Marinda Say [redacted]
Sent: Wednesday, February 16, 2022 10:48 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.

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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.

Sincerely,

Marinda Sayavong
[redacted]

From: Venessa Cocuzzoli [redacted]
Sent: Wednesday, February 16, 2022 7:05 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@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>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>
Subject: [External] 3812 Mackenzie Proposal

Dear All,

I have just reviewed the information surrounding the development of 3812 Mackenzie Road. To say that allowing this plan to come to life would be a detriment to the area would be a severe understatement.

I have been a resident of Weston Downs for 10 years and am raising a young family in Vaughan. As the years have passed we have seen development skyrocket to the point where I now have to avoid local areas, such as Weston Road and Highway 7, because the traffic is unbearable and I can't access the local businesses that are in that area. This situation is repeated already on Weston road with tremendous traffic pressure during commute time, and no relief from Pine Valley in sight any time soon. Adding such a large development along Weston will cause a complete bottle neck between Highway 7 and Major Mackenzie, essentially choking off 3 of the 6 entry/exit paths for those that live in Weston Downs. The needs of home owners are being overlooked in favour of the profits of developers and it is completely unfair.

This is not the city I chose when I purchased a house 10 years ago. It was a quiet and family friendly place to raise my family. My commute home in the evening has become unbearable due to either having to drive down Weston Road or waiting interminably on Rutherford to make a turn. Even getting around on a Saturday for errands and extra curricular activities has become a burden. Please consider that all of these people that would be added need to get in and out of the area and the roads just cannot handle any more. Please do not allow this development to go forward as is.

Regards,
Venessa Cocuzzoli

From: Susan Nigro [redacted]
Sent: Thursday, February 17, 2022 8:57 AM
To: Clerks@vaughan.ca; 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.

Thank you kindly,
Susan Nigro-Perrotta

[redacted]

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 9:08 AM
To: Tina MSW [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] New development

Hi Tina,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in the current form. I will forward your concerns to our planning staff 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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Tina MSW [redacted]
Sent: Wednesday, February 16, 2022 11:13 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Cc: clarks@vaughan.ca
Subject: [External] New development

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.

Sincerely

Tina Gandhi

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 9:13 AM
To: ESRA SAHIN IPEK [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] New development on Major mackenzie and Weston Rd

Hi Esra,

Thank you for your email. I completely agree with all your comments! I will NOT be supporting this development in its current form. I will forward your concerns to our city planning staff 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

To subscribe to my E-Newsletter click here.

From: ESRA SAHIN IPEK [redacted]
Sent: Wednesday, February 16, 2022 11:50 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; clarks@vaughan.ca
Subject: [External] New development on Major mackenzie and Weston Rd

Get Outlook for Android

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

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Sincerely

Esra Ipek

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 9:15 AM
To: Erkan Ipek [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] RE: New development on Major mackenzie and Weston Rd

Hi Eric,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I will forward your concerns to our city planning staff 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

To subscribe to my E-Newsletter click here.

From: Erkan Ipek [redacted]
Sent: Wednesday, February 16, 2022 11:53 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; clarks@vaughan.ca
Subject: [External] RE: New development on Major mackenzie and Weston Rd

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

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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.

Sincerely

Eric Ipek

From: Lina Baccarella [redacted]
Sent: Thursday, February 17, 2022 9:26 AM
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.

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The requested amendments are unreasonable and should be swiftly declined.

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This is not about stopping development. Instead, this is more about supporting responsible growth.

Lina Baccarella
[redacted]

From: Ward 3 Support Staff <ssward3@vaughan.ca>
Sent: Thursday, February 17, 2022 9:45 AM
To: Zuhra Urkan [redacted]
Cc: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: Official Plan Amendment File OP.21.019

Hi Zuhra,
Thank you for your support and voicing your objection over this proposed development. Councillor DeFrancesca shares for concerns and opposition to this development.
I have taken the liberty of copying in our city planners and clerks department for their consideration.

Thank you,

Anna Commisso
Council Assistant
ssward3@vaughan.ca

From: Zuhra Urkan [redacted]
Sent: Wednesday, February 16, 2022 11:56 PM
To: Ward 3 Support Staff <ssward3@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

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.

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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.

Sincerely

From: Robert Brusco [redacted]
Sent: Thursday, February 17, 2022 9:50 AM
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

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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.

--
Robert Brusco

-----Original Message-----
From: Susie Muzzi [redacted]
Sent: Thursday, February 17, 2022 10:02 AM
To: rosanna.defrancesco@vaughan.ca; Clerks@vaughan.ca
Subject: [External] 3812 major Mackenzie

Dear Rosanna

Please do not allow this building to go up , there are to many children walking those streets to many school abs buses in the area this will cause more traffic and more accidents ,, we do not need this move it down to teston if it's a necessary thing .
STOP THIS BUILDING

Susie Muzzi Di Marinto / vellore woods resident

Sent from my iPhone

From: Kiran Farooque [redacted]
Sent: Thursday, February 17, 2022 9:51 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 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.

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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.

Kiran Qureshi
Farooque Ahmed

From: Ramon Thomas [redacted]
Sent: Thursday, February 17, 2022 10:22 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Response to proposed Highrise building NW corner of Major Mac and Weston Road

Good morning
I am writing to record my opposition and the official response to the proposed high-rise building on NW corner of Major Mackenzie and Weston road. i was appalled by the idea of 3000+ units and what a mess this will bring to this community and neighborhood which is already crawling with people, cars, trucks, and traffic. I have been a resident for 16 years and have noticed the increase in traffic and shoppers in the stores nearby. This new building will bombard the schools, medical facilities, grocery and other stores of the area and will create a large mess in our area. Hope you will take this message seriously and thanks for the opportunity

TK Thomas
[redacted] Mediterra Dr
Woodbridge, ON, [redacted]

From: MARK FAZARI [redacted]
Sent: Thursday, February 17, 2022 10:42 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive PH030122_OP.21.019_Z.21.040

Mark Fazari
[redacted] Via Teodoro, Woodbridge ON

We are strictly opposed to the continuation of this development. The requested density of this development is 5.78 FSI vs the 1.58 FSI that was approved by the OMB in 2010.
This will have an immediate impact the the standard of living in the area. Increasing traffic and the number of people living in the area.
This request is 3.5 times the approved size permitted which was based on maintaining the current population and infrastructure approved.

Thank you
Mark Fazari

From: Julie [redacted]
Sent: Thursday, February 17, 2022 11:03 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fwd: Response to proposed Highrise building NW corner of Major Mac and Weston Road- opposing

Good morning
I am writing to record my opposition and the official response to the proposed high-rise building on NW corner of Major Mackenzie and Weston road. i was appalled by the idea of 3000+ units and what a mess this will bring to this community and neighborhood which is already crawling with people, cars, trucks, and traffic. I have been a resident for 16 years and have noticed the increase in traffic and shoppers in the stores nearby. This new building will bombard the schools, medical facilities, grocery and other stores of the area and will create a large mess in our area. Hope you will take this message seriously and thanks for the opportunity

Julie Philip
[redacted] Mediterra Dr
Woodbridge, ON, [redacted]

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 11:08 AM
To: Lia Grigoras [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] Opposition to CONSTRUCTION project on 3812 Major Mackenzie Drive

Hi Lia,

Thank you for your email. I completely agree with all your comments. This project proposes 3000 units in under 10 acres of land!!! I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for consideration.

Sincerely,
Rosanna

Sent from my iPad

On Feb 17, 2022, at 6:26 AM, Lia Grigoras [redacted] wrote:

Dear Rosana DeFrancesca,

I learned from other desperate local residents that the city is working on approving a construction project located at the northwest corner of 3812 Major Mackenzie Drive and Weston Rd. Thanks to the mayor's office for information and transparency. It is about 2 residential apartment buildings and 3 mixed buildings, a total of 5 buildings and 11-36 high rise buildings ???

Why my family and I , we oppose this mega project?

I am shocked. Canada has a lot of land and the opportunity to build like no other country
Why crowd so many people in an already small space ?

Right now this neighborhood on Major Mackenzie Drive and Weston Rd is a chic, residential neighborhood with a normal density.

The new project can be hazardous, unhealthy and poses security problems for citizens.
Why?

1) **The area will be overcrowded, Canada wants to bring in hundreds of thousands of migrants very soon. A lot of buildings that have a high population of immigrant residents, their relatives come from oversees. And until those relatives get established and set up jobs and apartments of their own, they go into the apartments. This is the reason of overcrowding.**

2) Parking problems = pollution
3) In bad economy people start taking on roommates that pay, or for example, where a married couple that had a house at one time, down-sized to an apartment then one of the kids moves back (millennial do that)

4) People are still dealing with the residual bad effects of COVID-19, lost business, jobs, homes,.....etc.

5) We must consolidate this beautiful area, if we neglect this current residents will be forced to move where there is not so much congestion
Why during the Covid period many left downtown Toronto and took refuge in the GTA ?

We must contribute to the well-being and happiness of our citizens.

Let's not stress those who have already invested in this area, and find a place for the new project because thank God we have a lot of unused land !

Thanks with Regards,
Lia Grigoras & family

[redacted] Pine Heights Dr
Woodbridge, ONT
[redacted]

From: Zanon, Michael [redacted]
Sent: Thursday, February 17, 2022 11:21 AM
To: Clerks@vaughan.ca; Mark Antoine <Mark.Antoine@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>
Subject: [External] FW: Fwd: URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.
Importance: High

Dear Mr. Mayor and Mark Antoine,

This proposed building plan is an absolute travesty to the area. 7 high-rise condos in proposed in this area has no place and will demoralize the traffic and fibre of this community. What was once such a highly sought-after community for it's parks and schools will be completely ravaged by the sheer volume of these condos.

As per Rosanna, this plan makes NO SENSE and will ruin this community. The infrastructure is not set up and we have no need for these towers. This is a complete attempt at a cash grab from a developer who cares nothing about this community and is looking to line their pockets. If this is abomination of the community is able to proceed, it will beg the question of who else's pockets stand to be lined as a result of this proceeding.

Do the right thing and keep this community beautiful and thriving. The rates of crime are quickly creeping up with the density, and throw in this # of units and watch everything deteriorate. My neighbours and I are appalled at what is being proposed here. Do the right thing for your voters and your community and DO NOT LET THIS PASS.

What a mockery this would make of the city planning team!!!

-----Original Message-----
From: NR5H [redacted]
Sent: Thursday, February 17, 2022 11:24 AM
To: Clerks@vaughan.ca
Subject: [External] City of Vaughan - Office of the City Clerk - G Group Major Mackenzie Inc.

> 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.
>
> Sincerely

Nuran Yilmazkan Koca

From: Daniela Pantaleo [redacted]
Sent: Thursday, February 17, 2022 11:33 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive

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.

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Thank you,

Daniela Pantaleo
Sent from my iPhone

From: Rogers [redacted]
Sent: Thursday, February 17, 2022 11:45 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Official Plan Amendment File OP.21.019 Zoning By-law Amendment File Z.21.040

Hello,

As a homeowner in the area, I OPPOSE to this re-zoning amendment and to these high rise buildings in our area. I am very frustrated that this is happening.
I will be logging in to hear the live stream on March 1, 2022 at 7pm.

Regards,

Luisa Del Duca

From: Louie Elias Mathioudakis [redacted]
Sent: Thursday, February 17, 2022 1:52 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive

Elias Mathioudakis
[redacted] Levy Court, Woodbridge, ON
[redacted]
February 17, 2022
City of Vaughan Planning Department
To Whom it may concern

RE:Official Plan Amendment (OP.21.019) and a Zoning By-law (Z.21.040)

Proposed erection of 7 Towers and over 3000 new residential units
I write in connection with the above planning application. I have examined the plans and I know the site well as I live in the neighbourhood. I wish to object strongly to the development in this location for the following reasons:
-these high rise do not fit in with the single family and condo units currently in the surrounding neighborhoods
-increase in traffic in an area that is already clogged with cars from hospital/Wonderland
-all the extra people will bring more pollution, crime and noise
-schools in the area are already at over full capacity
-less and less green space is becoming available - better to have a parkette in this area
-townhome and/or semi detached units would better fit in with the current character of the neighbourhoods
-lack of privacy as these units would peer into hundreds of existing homes/backyards
-shading and loss of daylight

On the basis of the above, I trust my concerns will be taken into consideration prior to a decision being reached on this planning application.
Sincerely,
Elias Mathioudakis

From: Luigina Francella <luigina@royallepage.ca>
Sent: Thursday, February 17, 2022 2:00 PM
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

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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!
Luigina Francella

--
Sincere Services with Real Results

Luigina Francella,
Sales Representative
Royal LePage, Your Community Realty
D (647) 406-6785
O (905) 832.6656
F (905) 832.6918

From: T C [redacted]
Sent: Thursday, February 17, 2022 2:17 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

I strongly support the rejection of proposed application as per below email from my fellow neighbours. The share size of the height of those condominium doesn't fit with our community.

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.

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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,

Thomas Cichon

-----Original Message-----
From: Elisa Morsillo [redacted]
Sent: Thursday, February 17, 2022 3:19 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; maurizio.bevilaqua@vaughan.ca
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive

Hello,

I am writing to express my strong opposition to the proposed development at 3812 Major Mackenzie Drive.

This proposal is blatantly in disregard to the existing community and is in complete disregard to existing policies around responsible growth.

This increase in density cannot and should not be supported.

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.

Please act on behalf of this community to help stop this proposal.

Thank you,
Elisa Morsillo

From: NADIA DIFELICE DIFELICE [redacted]
Sent: Friday, February 18, 2022 12:51 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Fwd: 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

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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
N Di Felice

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 5:03 PM
To: [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] Development on Major Mackenzie

Hi Gabriella,

Thank you for taking the time to email your concerns. I completely agree with all your points. I will NOT be supporting this development in its current form. I will forward your comments to our city planners for their 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

To subscribe to my E-Newsletter click here.

From: [redacted]
Sent: Thursday, February 17, 2022 8:16 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Development on Major Mackenzie

I have been a resident of Vaughan for over 37 years and I am extremely disappointed that the city has now allowed so many high rises to be erected.

Many years ago under I believe it was Mayor Lorna Jackson it had been decided that we would not get high rises and the limit had been set at I believe no higher than 5 stories.

We are now building high rises up to 30 stories high along the perimeters of all major intersections and we are clogging all these main arteries of our roads with traffic we cannot handle.

I moved here to get away from the major cities and when I moved here my insurance rate dropped. We are now in a really high insurance rate area because of all the car accidents.

I have written to you repeatedly about the speeding issue and high traffic on Ansley Grove road a street where one of our major high schools is situated. The speed limit is 40 and every car that drives on that street speeds in excess of 60. The traffic has increased because of the congestion on highway 7. Ansley Grove road has become a major through way for people avoiding highway 7 and to cut through to Langstaff to get to islington.

Yesterday there was another accident on Ansley Grove and the road was closed just south of Father Bressani high school. This is become the new norm cars rolled over or major accidents.

We have parents with strollers crossing that street to get access to community center and library or the parks there. We have elderly people trying to get across the street to the church or community centre and its just a matter of time before something serious happens there.

Putting all these high rise buildings up is creating a traffic nightmare and is causing subdivisions to now have increased traffic and speeding. Why is our mayor allowing these builders to put these towers up without accessing our infrastructure capacity to deal with it.

We do not want to become like Toronto where it is grid lock everywhere. Whats next are we going to be hit with double land transfer taxes to deal with the high traffic roads?

Getting to the new hospital from langstaff and weston is a nightmare already. Its faster for me to hope on 400 and go to keele to Humber or to go to William osler hospital.

I think the city should ask the people what they want rather than the city just pushing through approvals with assessing our infrastructure first. Look at weston road before highway 7, there are 3 traffic lights within 20 yards of each other, its a nightmare there. This needs to stop.

Gabriella Letterio
[redacted]
Sent from my Bell Samsung device over Canada's largest network.

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 5:49 PM
To: Rosanna Papadopoulos [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca; Clerks@vaughan.ca
Subject: RE: [External] notice of a new development application for 3812 Major Mackenzie Drive

Hi Rosanna,

Thank you for your email. I completely agree with all your comments and thank you for the support. There is strength in numbers!!! As I have already stated, I will NOT be supporting this development in its current form. I will forward your comments 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

To subscribe to my E-Newsletter click here.

From: Rosanna Papadopoulos [redacted]
Sent: Thursday, February 17, 2022 10:00 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: [redacted]
Subject: [External] notice of a new development application for 3812 Major Mackenzie Drive

Good morning Rosanna,

Hope your morning is going well so far:)

My name is Rosanna Papadopoulos, I am in receipt of your email and I also did receive all correspondences pertaining to the new development application for 3812 Major Mackenzie Drive.

I am emailing, due to the fact I would not be able to be present at council meetings.

I have been a residence in Vaughan for the last 25 years, and for the last 12 years where this new development is being proposed. I also work not too far from this.

Not happy to see this. This development is not suitable for this area.

I feel that for our value of our homes, this development would be an eye sore. Especially being at the corner of Weston Road and Major Mackenzie. These types of developments should be put somewhere where there is large empty land.

This development would make it such a congestion in our area. I know that there is a lot of land between Teston Road and Pinevally. There this development would be suitable.

Hoping that with your help we can cancel this and allow our area to grow free of any large developments. I am on your side!!!!!!!!!!!!!!!!!!!!

Your time in this matter is greatly appreciated.

Respectfully,

ROSANNA PAPADOPOULOS
[redacted] CITYVIEW BLVD, [redacted]
VAUGHAN, ON [redacted]
[redacted]

From: Aileen Trescher [redacted]
Sent: Thursday, February 17, 2022 5:54 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP.21.019 and Zoning By-Law Amendment File Z.21.040

I would like my comments shared with the Council on the proposed amendments.

The current proposals would see the creation of 3,013 residential units. Based on the last census, this would equate to approximately 9,642 incremental people in the area (based on 3.2 avg per household) but more importantly will add approximately 4,520 vehicles to the area!

It is the latter that is of tremendous concern to me. The area is already incredibly congested. Major Mackenzie and Weston are an absolute nightmare during rush hours and this will get far worse as the majority of Woodbridge residents seem to drive versus transit. The car pool lanes appear to do nothing to reduce the congestion and traffic lights do not appear to be able to keep up - especially around the lights going into and emptying from the large plazas along Major Mackenzie between Weston and Melville. There is often gridlock in these intersections.

Expanding Major Mackenzie, Rutherford and Weston Rd does not seem feasible but if we are going to add this number of people and vehicles to the area there must be a plan to accommodate them - can't just throw them up and hope for the best. We are already experiencing the worst.

I am not a traffic planner so don't have a lot of suggestions but maybe we could look at widening these key routes, possibly reversing lanes during rush hours to increase lanes during peak periods and limiting the number of parking spots available in these new buildings to reduce the average numbers of cars per household. Regardless, I do not think we have the infrastructure (schools, parking, grocery stores, retailers) to support another 10K people in one of the already busiest areas of Woodbridge.

Thank you

Aileen Trescher
[redacted] Bellini Ave, Woodbridge, ON [redacted]

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 7:07 PM
To: FAZIO [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Mega project at 3812 Major MacKenzie Dr

Hi Cristina,

Thank you for your email. I completely agree with your comments. I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their 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

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-----Original Message-----
From: FAZIO [redacted]
Sent: Thursday, February 17, 2022 5:42 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Mega project at 3812 Major MacKenzie Dr

Hello Rosanna, I am very concern that this mega project is being considered in such a highly congested area.
Traffic is frequently gridlocked in certain areas of Vaughan, additional traffic brings noise, pollution, and added stress to peoples lives.
We do need additional housing but it should be built in areas that are not so congested.
Thanks for all that you do.
Cristina

Sent from my iPad

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 7:22 PM
To: Tina MSW [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Additional concerns

Hi Tina,

Thank you for the additional comments. I will forward them to city planners and clerks office.

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

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-----Original Message-----
From: Tina MSW [redacted]
Sent: Thursday, February 17, 2022 12:36 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Additional concerns

Hi Rosanna,

In addition to the issues noted on my first email, other concerns with this development are impact to landscape and community as the recreation and parks are maximized and impact on traffic , which requires 20 minutes currently and if an emergency were to occur between 7:45-8:30 a.m, it would be nearly impossible for a vehicle to get through.

As co-chair of the school council at Johnny Lombardi public school and school council at Tommy Douglas , concerns about traffic are noted at every single council meeting and in our minutes. There is currently an overflow of students as it is - there are currently over 800 students (beyond maximum capacity) with a portable at Johnny Lombardi and we are currently unable to admit any further students at our school. Safety concerns about traffic flow have been raised on numerous occasions at school council and the risk of accidents due to the current amount of traffic in every direction

and the high risk of an accident. Tommy Douglas is also maximized at 1665 students and at every meeting, concerns about drop off and traffic are raised.

This also has an impact on mental health interventions and accommodation for special needs in service provision at schools , speaking as an seasoned social worker , I have seen the impact first hand due to strains on the educational system.

Sincerely

Tina Gandhi

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 7:26 PM
To: [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External]

Hi Derya,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their 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

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From: [redacted]
Sent: Thursday, February 17, 2022 12:45 PM
To: Ward 3 Support Staff <ssward3@vaughan.ca>; 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

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.

Sincerely
Derya Peker

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 7:35 PM
To: Nadia Tasevski [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Proposed Weston & Major Mackenzie development

Hi Nadia,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their 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

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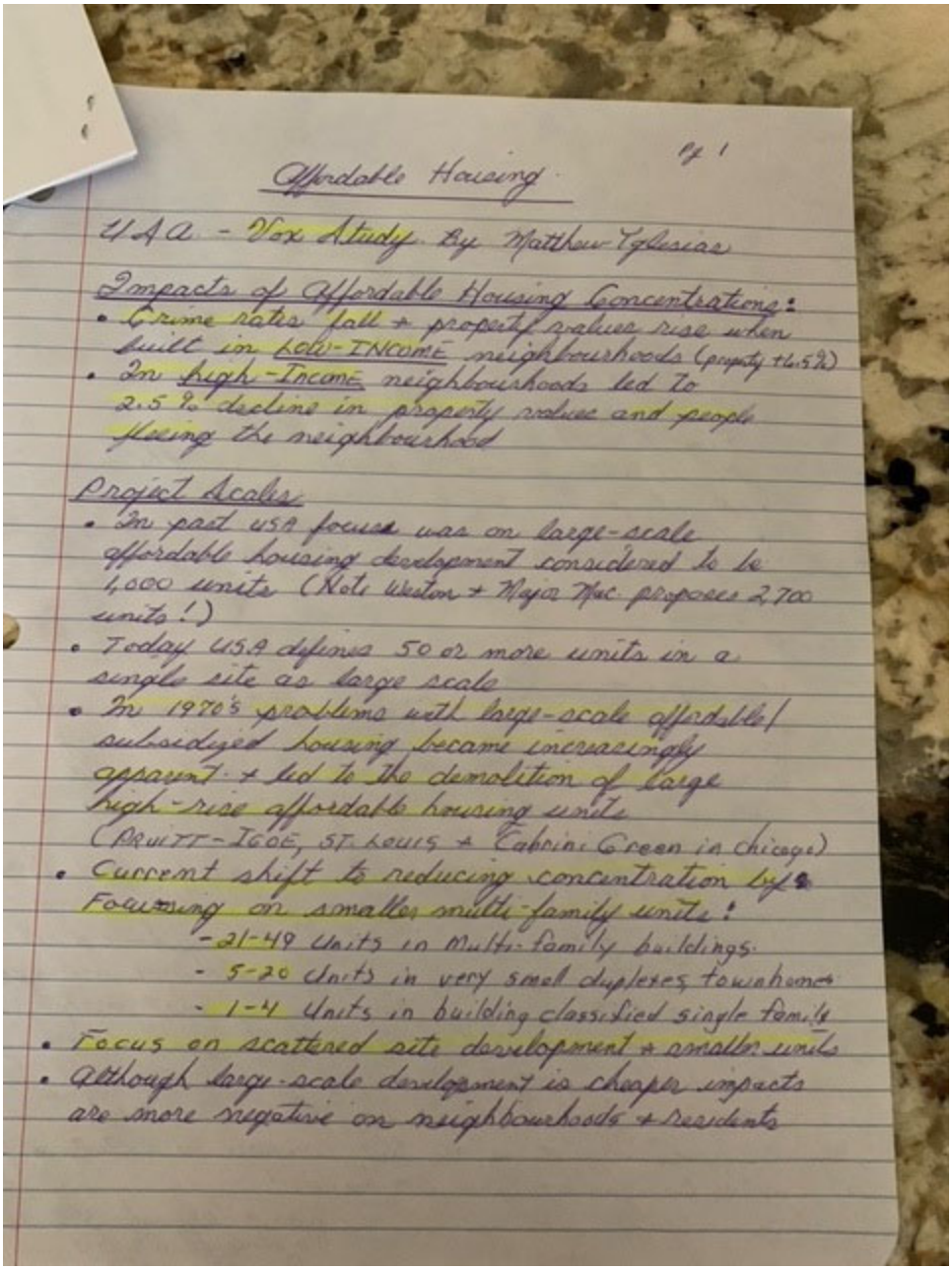
From: Nadia Tasevski [redacted]
Sent: Thursday, February 17, 2022 2:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Weston & Major Mackenzie development

Rosanne, short of typing out, on my iPhone, my comments, findings and concerns regarding the proposed subject project, I have attached my hand written comments. Please share these with everyone concerned. Needless to say I find this proposal very disturbing and see it as the beginning of the destruction of this area and our lifestyles. Approving this development will be the beginning of the end. It will be an introduction to an American style ghetto, a Woodbridge Regent Park. A point of no return and a time of great regret.

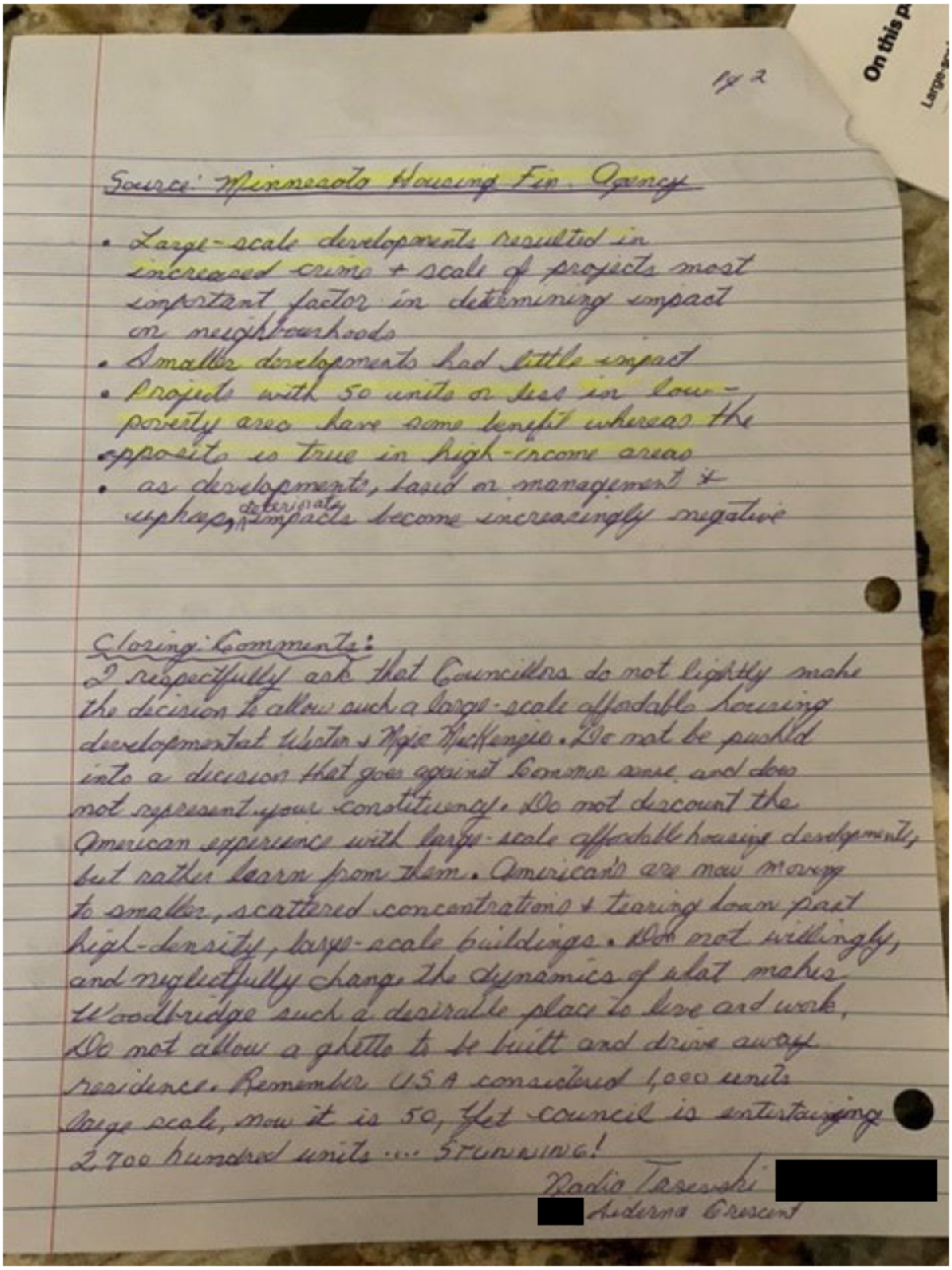


Affordable Housing

USA - Vox Study By Matthew Yglesias

Impacts of Affordable Housing Concentrations:
- Crime rates fall + property values rise when built in LOW-INCOME neighbourhoods (property +6.5%)
- In High-Income neighbourhoods led to 2.5% decline in property values and people leaving the neighbourhood

Project Scales
- In past USA focus was on large-scale affordable housing development considered to be 4,000 units (Note Weston + Maja MC proposes 2700 units!)
- Today USA defines 50 or more units in a single site as large scale
- In 1970's problems with large-scale affordable/subsidized housing became increasingly apparent + led to the demolition of large high-rise affordable housing units (PRUITT-IGOE, ST. LOUIS + Cabrini Green in Chicago)
- Current shift to reducing concentration by focusing on smaller multi-family units:
  - 21-49 Units in Multi-family buildings
  - 5-20 Units in very small duplexes, townhomes
  - 1-4 Units in building classified single family
- Focus on scattered site development + smaller units
- Although large-scale development is cheaper impacts are more negative on neighbourhoods + residents



1 of 2

Source: Minnesota Housing Fin. Agency

- Large-scale developments resulted in increased crime + scale of projects most important factor in determining impact on neighbourhoods
- Smaller developments had little impact
- Projects with 50 units or less in low-poverty areas have some benefit whereas the opposite is true in high-income areas
- as development, land or management + ~~upkeep~~ deteriorate impacts become increasingly negative

Closing Comments:

I respectfully ask that Councillors do not lightly make the decision to allow such a large-scale affordable housing developmental Woods & Ryde Wellington. Do not be pushed into a decision that goes against Canada and does not represent your constituency. Do not discount the American experience with large-scale affordable housing developments, but rather learn from them. Americans are now moving to smaller, scattered concentrations & tearing down past high-density, large-scale buildings. Do not willingly, and neglectfully change the dynamics of what makes Woodbridge such a desirable place to live and work. Do not allow a ghetto to be built and drive away residence. Remember USA considered 4,000 units large scale, now it is 50, Yet council is entertaining 2 700 hundred units ... STUNNING!

Nadia Tasevski [redacted]
[redacted] Aldina Crescent

Sent from N. Tasevski

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 7:43 PM
To: Eric Niu [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] FORMAL OBJECTION TO PROPOSED ZONING AND SITE PLAN APPLICATION FOR NORTHWEST CORNER OF WESTON ROAD AND MAJOR MACKENZIE

Hi Mandy,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

From: Eric Niu [redacted]
Sent: Thursday, February 17, 2022 7:37 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] FORMAL OBJECTION TO PROPOSED ZONING AND SITE PLAN APPLICATION FOR NORTHWEST CORNER OF WESTON ROAD AND MAJOR MACKENZIE

Dear Councillor Rosanna DeFrancesca,

FORMAL OBJECTION TO PROPOSED ZONING AND SITE PLAN APPLICATION FOR NORTHWEST CORNER OF WESTON ROAD AND MAJOR MACKENZIE

Including 3812 Major Mackenzie Drive (file OP.21.019 and Z.21.040 applicant Ggroup Major Mackenzie Inc.) and any future high rise or mid-rise residential building over there from G Group development

I would like to formally object to the proposed highrise condominiums buildings on the following basis;

1. Visual Impact

When we look the east and west and we can see the big sky and also Canada wonderland is a beautiful view from our neighborhood, once they build those high rise building we cant see nothing but these condos.

2. Impact on Natures

The land used to be a beautiful farm and they bought it .on the farms there are many old giant trees and also apple trees .there some trees have been a time more than 50 years old .they are tall, very beautiful and they are all in great condition well. once they build condos, they must remove these trees for their construction purpose, these trees are must not be kept.

3. Impact on the community traffic

(The northwest area of Weston Road and Major Mackenzie is already super busy these days and jammed up at rush hours. Three schools are located on Lawford Rd. (north of Major Mackenzie) In the morning the area is busy due to the student's drop off and also students pick up in the afternoon by the parents. Currently, there are 121 families (townhouses)are living in the area(east of Lawford, south of Farooq Blvd, north of Major Mackenzie Drive) next to the proposed land. The proposed land is about 1.8 times bigger according to their development plan, they are going to build more than 8 condominiums .most of them are high rise. once they built those condos a few thousand more families/units will live in the area. the density of population will be increased crazily .it will cause many pressures for the traffic.

4. Living conditions nearby impact

If the zoning application is permitted, that area will be super busy with more cars and emissions, pollution .dusts and noises will impact the living condition of the existing community for the next few years or even more

For the above reasons, we would like to ask your help to keep our community the way it is . Condominiums will disturb and impact our living conditions and we believe you can help us talk to the city planner or Vaughan zoning department Our other community members will have the same consideration and also need your support to express our will.

Sincerely,
Jianan (Eric) Niu

Xiaodan (Mandy) Gao

Residents of [redacted] Major Mackenzie Dr Woodbridge ON [redacted]

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 17, 2022 7:50 PM
To: Denise Sweet [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Group Major Mackenize Inc. Application 19T-14V001

Hi Denise,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

From: Denise Sweet [redacted]
Sent: Thursday, February 17, 2022 4:08 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Group Major Mackenize Inc. Application 19T-14V001

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,
Denise Sweet
[redacted] Fox Hound Crescent

Sent from Yahoo Mail on Android

From: Teresa Pittari [redacted]
Sent: Thursday, February 17, 2022 8:35 PM
To: Clerks@vaughan.ca; 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

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
Teresa Pittari
[redacted]

From: Juan M. Vera [redacted]
Sent: Thursday, February 17, 2022 8:50 PM
To: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive Development meeting

Official Plan Amendment File OP.21.019

Zoning By-law Amendment File Z.21.040

On the above matter of the re-zoning and the development of the mentioned area, I want to express my Opposition to it. I DO NOT support the development as proposed.

Please Notify me on the decision by the council to [redacted] or my residential address:

Juan M Vera

[redacted] Farooq Blvd

Woodbridge ON

[redacted]

Reasons for which I oppose this development:

- High number of residential units for a small area
- This will increase traffic on the areas around the intersaction of Major Mackenzie Dr and Weston road. Collapsing the system with the amount of expected units
- Over 3000 units means over 3000 vehicles, assuming during peak hours 20 % of them will move on the area, it is over 600 more vehicles at peak hours
- Current business will experience overcapacities, they will not be able to support that spike in population. Walmart on the area is already busy, similarly popular fast food restaurants like Mcdonalds drive through is already today creating huge lineups. Service at Shoppers drug mart pharmacy is already incredible slow due to the number of customers, this new number of reseidents will increase it significantly damaging even more the level of service.
- Schools in the areas (elementary and highshool) already are using portable classrooms, this will increase population on surrounding schools which creates even more traffic at peak hours.

- Traffic across from Tommy Douglas School and St Jean de Brebeouf schools are already a nightmare during morning admission and afternoon dismissal times. Increasing school populations will just make both areas a stand still on traffic.
- Due to the increased negative points that this huge project will bring to the area, the property value of existing residences will be drawn down.
- Community center services will be even more crowded.
- Traffic over the 400 Highway, on major Mackenzie Overpass, is already slow at peak hours. This will increase it.
- Off ramp from Highway 400 to Major Mackenzie Dr, even before the hospital construction active zone, was very heavy, this will just make it more dense and dangerously carry it over into the highway.

Thanks

Juan M Vera

From: Anna Marchelletta [redacted]
Sent: Thursday, February 17, 2022 7:26 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Amendment file OP.21.019, zoning by-law amendment file Z.21.040

This confirms that I do not support this project. The proposal does not fit with the existing community/residential plan and should be declined.

Thank you
Anna
--
Sent from Gmail Mobile

From: Angela P. [redacted]
Sent: Friday, February 18, 2022 10:13 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

To the City of Vaughan-City Clerks Office and Councillor DeFrancesca

I am a long time resident of Vaughan and the Vellore Woods Community. I thank you for notifying me of this development and wish to share my objection to it.

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.

Sincerely
Angela Pisan
[redacted] Wildberry Crescent

From: Catia Marchitto [redacted]
Sent: Friday, February 18, 2022 11:40 AM
To: Clerks@vaughan.ca; 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

Hello

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

Catia

From: Tiana Kauder [redacted]
Sent: Friday, February 18, 2022 1:11 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

Good afternoon,

I am writing to express my strong objection to the subject application at 3812 Major Mackenzie.

The proposal demonstrates an overwhelming disregard for compatibility with the existing community and 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.

Thank you for your consideration in this matter.

Tiana Kauder

216-220 DOUGHTON ROAD

Public Meeting:

Draft Plan of Subdivision

March 1st, 2022

PLAZA
pureplaza.com

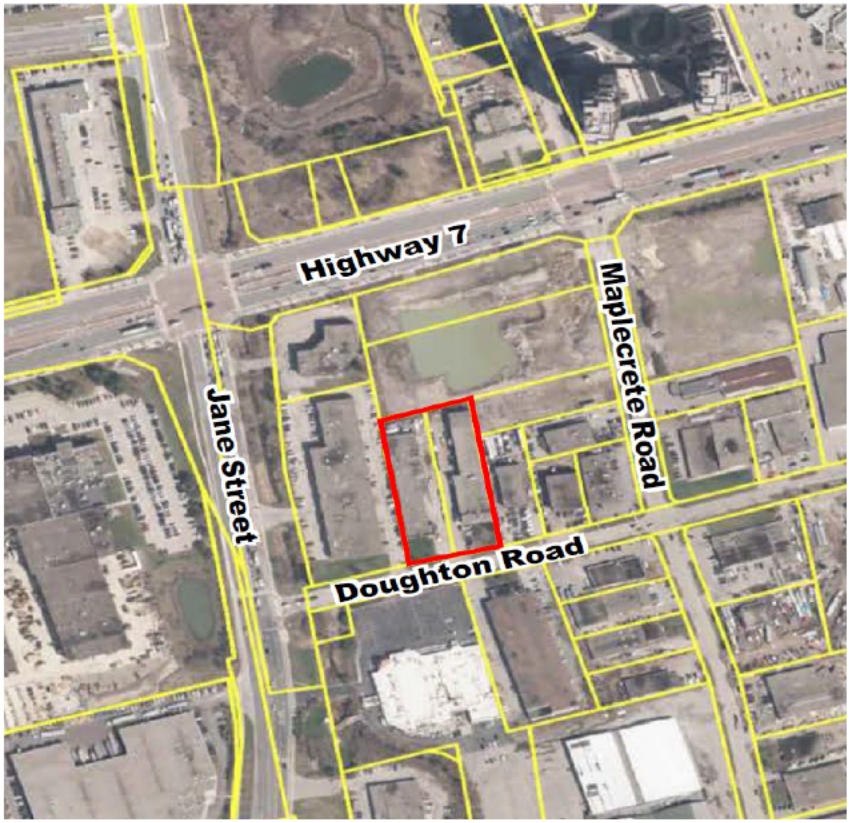
BDP. Quadrangle

ELITE CONSTRUCTION INC

SIGNATURE COMMUNITIES

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

CURRENT SITE CONDITION



Site Stats:

- Existing Industrial/Commercial Lands.
- 6,596 sq. m (1.63 ac) in size.
- Approx. 62 m frontage on Doughton Road.

Transit Routes:

- Within 800 m of the VIVA Bus Rapid Transit Station – Creditstone.
  - Connecting riders to all VIVA Rapid Transit Lines.
- Within 500 m of the Vaughan Metropolitan Centre Subway Station.
  - Connecting riders to the TTC Line 1 subway extension.

CURRENT SITE CONDITION

Looking North on Doughton Road towards the Subject Lands: Existing Commercial/Industrial Establishments and surface parking.

Looking North West on Dougthon Road towards the Subject Lands: Existing Triple Touch Moulding Ltd and surface parking.

Looking North East on Doughton Road towards the Subject Lands: Existing City Kitchens Inc and surface parking.

SURROUNDING LAND USES

North: Lands immediate north have been re-designated for mixed use development. Further north is Highway 7 and the two (2) recently constructed mixed-use residential tower development.

South: Paradise Banquet and Convention Centre and industrial lands with existing two-storey industrial/office buildings. These lands have been designated for future mixed use development.

East: Industrial operations with existing two-storey industrial/office buildings and an adult entertainment lounge. These lands have been designated for future mixed use development. Further east is Maplecrete Road.

West: Commercial lands with an existing two-storey building and Jane Street. These lands have been designated for future mixed use development as well as for the Black Creek realignment.

PROPOSAL

PROPOSED BUILT FORM

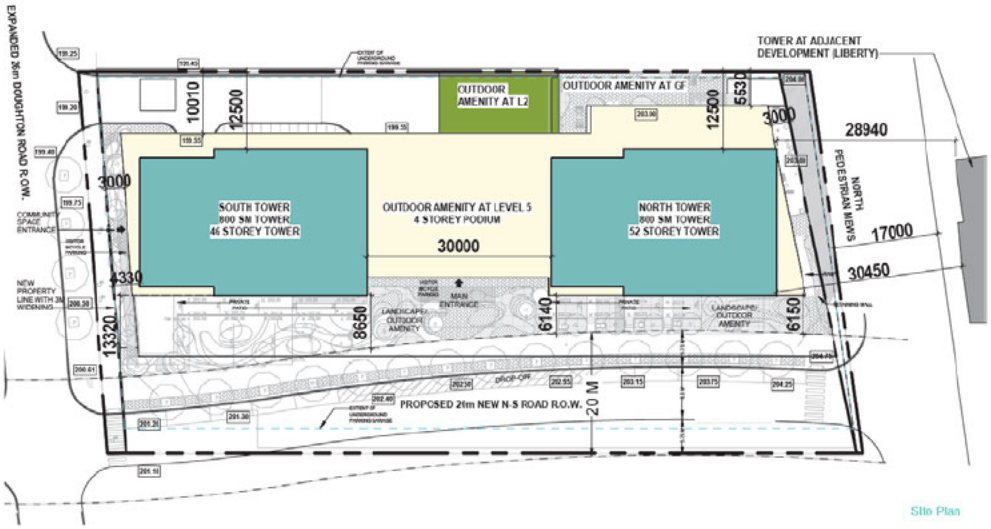
- Proposed 46-storey and 52-storey residential towers with 4-storey podium residential development.

- Total Residential GFA of 85,032 sq. m.

- 1,148 Units:
  - 3 Bachelor units (0.2%).
  - 173 1-bedroom units (15.1%).
  - 575 1-bedroom + Den units (50.1%)
  - 389 2-bedroom units (33.9%)
  - 17 3-bedroom units (1.5%).

- 574 Parking spaces:
  - 402 residential parking spaces.
  - 172 visitor parking spaces.

- 500 sq. m. of community space.

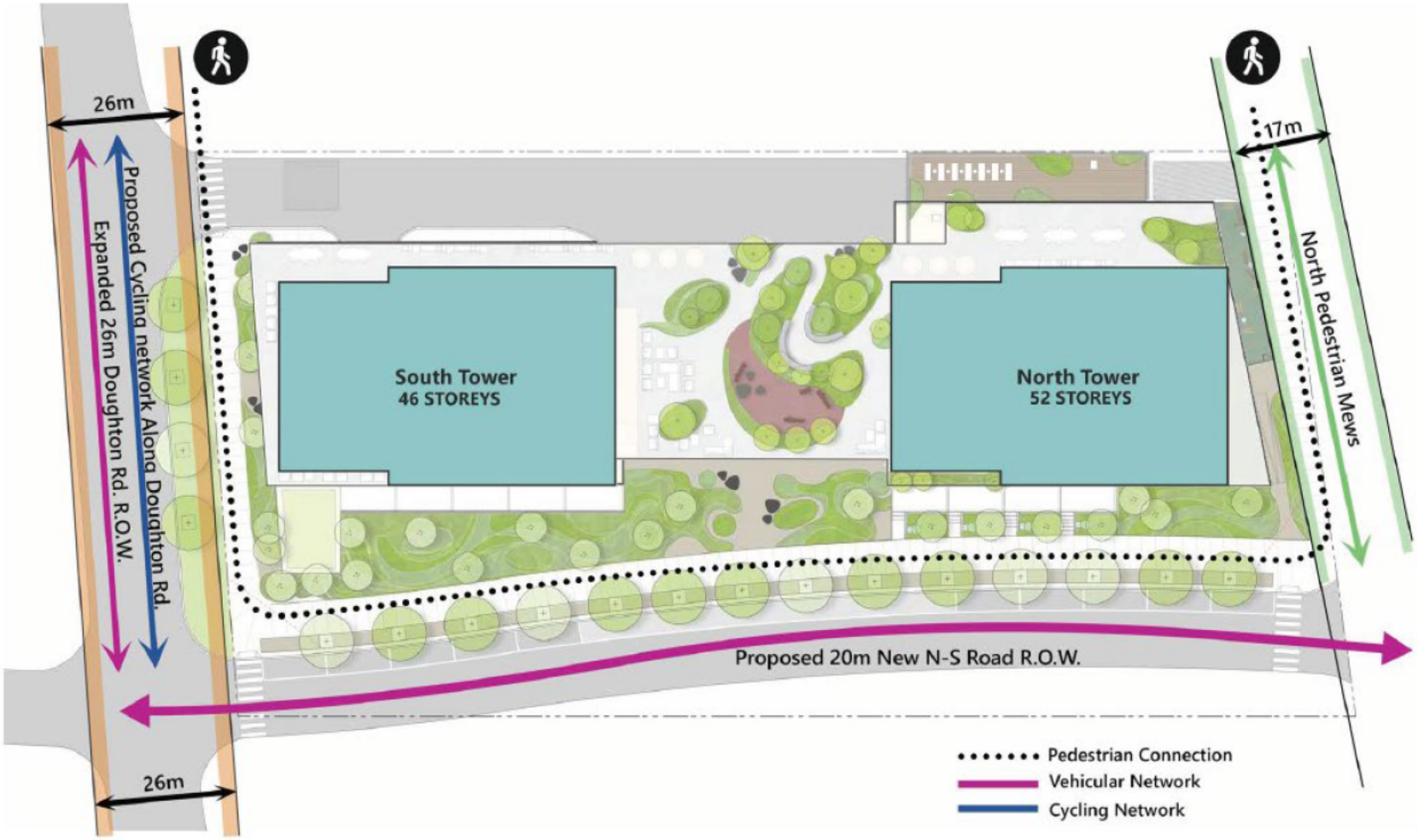


DRAFT PLAN OF SUBDIVISION

A Draft Plan of Subdivision is sought to implement the proposed blocks and road within the Subject Lands:

- Block 1 – High Density Residential;
- Block 2 – Road;
- Block 3 – Road Widening;
- Block 4 – Mews
- Block 5 – Strata

VEHICULAR AND PEDESTRIAN NETWORK



DRAFT PLAN OF SUBDIVISION

The *Planning Act* is a provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The following is a summary of how the relevant policies of Section 51 (24) of the *Planning Act* have been considered:

- The proposed Draft Plan of Subdivision maintains provincial interests.
- The Subject Lands are within an Urban Growth Centre and Major Transit Station Area as defined by the Growth Plan.
- The proposal is in the public interest as it will allow for better utilization of the Subject Lands without the need to re-designate other lands for these purposes.
- The proposal will not create undue environmental or public health and safety concerns
- The proposal will contribute to providing for connectivity and active transportation.
- The proposed Plan conforms to the Regional OP, City OP and Secondary Plan.
- The Subject Lands will not generate measurable impact on the operations of abutting roadways or intersections.
- The blocks have been designed to optimize the use of land for the proposal and public street while still achieving an appropriate built form and density.
- The proposed north south road will connecting to the greater road network proposed within the immediate area, specifically lands to the north.

THANK-YOU

ANY QUESTIONS?

Assunta Ferrante

From: Natalie Wong
Sent: Friday, February 18, 2022 10:36 AM
To: Clerks@vaughan.ca; Assunta Ferrante
Cc: [redacted]
Subject: Communications - Public Meeting Item 19T-21V008 (216 and 220 Doughton Road)

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Office of the Clerks, Assunta,

Please find below an Communications sent to the VMC Program from Ms. Sortino, as it relates to the Public Meeting item for Draft Plan of Subdivision 19T-21V008 for 216 and 220 Doughton Road. As per Ms. Sortino's request, please have this email formally included as a Communications to this public meeting item. If you could please confirm that this email will be included it would be greatly appreciated.

Ms. Sortino, please accept this email as confirmation that unless you wish anything further to this email, you will not be required to forward any additional correspondence to Clerks by the deadline before the Public Meeting.

Thank you.

Regards,

Natalie Wong, BES
Senior Planner, VMC
(905) 832-8585 ext. 8866 | natalie.wong@vaughan.ca

City of Vaughan I Planning and Growth Management Portfolio
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
myVMC.ca

VAUGHAN
VAUGHAN METROPOLITAN CENTRE

From: rachel sortino[redacted]
Sent: Friday, February 18, 2022 9:28 AM
To: Natalie Wong <Natalie.Wong@vaughan.ca>
Cc: [redacted]; Amy Roots <Amy.Roots@vaughan.ca>; Musa Deo <Musa.Deo@vaughan.ca>; Jennifer Cappola-Logullo <Jennifer.Logullo@vaughan.ca>
Subject: Re: [External] Public Meeting Committee of the Whole RE: draft plan of subdivision 19T-21V008 216 and 220 Doughton Road

Good Morning Natalie,

I was planning on responding today. Thanks for your follow up message and responding to the questions. Yes, please forward my email to the City Clerk's Office to be documented as a formal Communications to the Public Meeting for March 1, 2022 related to File 19T-21V007 for 216 and 220 Doughton Road.

To confirm, there is no need for me to forward my to Clerks@Vaughan.ca before 12:00 noon of February 28, 2022 before the Public Meeting. I understand you will forward the email. Is this correct?

Regards,
Rachel

On Fri, Feb 18, 2022 at 9:17 AM Natalie Wong <Natalie.Wong@vaughan.ca> wrote:

> Good Morning Rachel,
>
> Just a gentle follow-up to my email below; would you please confirm whether you'd like me to forward the below correspondence to our City Clerks Office to be documented as a formal Communications to the Public Meeting for March 1, 2021 related file 19T-21V007 for 216 and 220 Doughton Road? Please confirm at your earliest convenience. Thank you.
>
> Regards,
>
> **Natalie Wong, BES**
>
> **Senior Planner, VMC**
>
> (905) 832-8585 ext. 8866 | natalie.wong@vaughan.ca
>
> **City of Vaughan I Planning and Growth Management Portfolio**
>
> 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
>
> myVMC.ca
>
> VAUGHAN
> VAUGHAN METROPOLITAN CENTRE

From: Natalie Wong
Sent: Wednesday, February 16, 2022 9:01 AM
To: [redacted]
Cc: [redacted]; Amy Roots <Amy.Roots@vaughan.ca>; Musa Deo <Musa.Deo@vaughan.ca>; Jennifer Cappola-Logullo <Jennifer.Logullo@vaughan.ca>
Subject: RE: [External] Public Meeting Committee of the Whole RE: draft plan of subdivision 19T-21V008 216 and 220 Doughton Road

Hello Rachel,

Thank you for contacting the City of Vaughan and providing the City with some of your preliminary comments below. With your permission, we will forward your contact information along to our Office of City Clerks to be kept on record pursuant to your request. If you wish to provide any formal comments on the proposed application 19T-21V008, you may forward this written communication to me and by copying Clerks@Vaughan.ca before 12:00 noon of February 28, 2022 before the Public Meeting.

In response to your questions, please see my responses in RED below. Please contact the City should you have further questions or concerns.

Regards,

Natalie Wong, BES

Senior Planner, VMC

(905) 832-8585 ext. 8866 | natalie.wong@vaughan.ca

City of Vaughan I Planning and Growth Management Portfolio

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

myVMC.ca

VAUGHAN
VAUGHAN METROPOLITAN CENTRE

From: rachel sortino [redacted]
Sent: Tuesday, February 15, 2022 2:13 PM
To: Jessica Kwan <Jessica.Kwan@vaughan.ca>; Natalie Wong <Natalie.Wong@vaughan.ca>; Musa Deo <Musa.Deo@vaughan.ca>; Jennifer Cappola-Logullo <Jennifer.Logullo@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Cc: [redacted] Mom and Dad [redacted]; [redacted]; rachel sortino [redacted]
Subject: [External] Public Meeting Committee of the Whole RE: draft plan of subdivision 19T-21V008 216 and 220 Doughton Road

Hello Natalie,

My name is Rachel Rizzuto Sortino, and I am emailing you regarding the upcoming 1 March 2022 Public Meeting - Committee of the Whole, regarding 216 and 220 Doughton Road (Draft Plan of Subdivision File 19T-21V008). My father owns [redacted] Doughton Road, the property adjacent to the applicant. We have opposed the proposed location of the road that will run north and south between 220 and 190 Doughton Road, at previous meetings. We are very concerned about the implications that this road will have to my father's property.

Recently, we have met with an architect and land developer regarding the future development of our property. Upon initial analysis of the site and surrounding lands, we were told that the proposed location of the road will considerably limit what we can potentially build on [redacted] Doughton Road. The architect and builder advised us that a slightly amended road configuration would only minimally affect the neighboring property, and could potentially increase our overall buildable gross floor area (GFA) by 30% to 40%. We would like to work together, with the neighbour and the City, to amend the proposed road configuration in such a way as to benefit all parties equally. We ask for a commitment, from both the City and yourself, that "NO" final decision is made regarding the road configuration until such time we are able to put together a proposal that suits everyone amicably.

As a follow up to the notice of the Committee of the Whole meeting on 1 March 2022, we have some questions/requests:

1. We would like to obtain all information regarding the application that is being brought forward, in addition to any information pertaining to the proposed road running north/south between 220 and 190 Doughton Road, as well as any other information that impacts [redacted] Doughton Road.

To access details respecting the formal Applications filed for 216 and 220 Doughton Road. Please visit the City's PLANit Viewer to access the information submitted to-date with the City. You may reference files OP.20.005, Z.20.013, DA.21.026 and 19T-21V008.

2. We are formally requesting to be notified of the decision of Council in respect to this application. Please forward any decisions to the addresses below:

[redacted] - owner

[redacted] - daughter of owner

[redacted] - son of owner

[redacted] - daughter of owner

This email confirms that VMC Planning will include these emails for notification, and such emails have been copied to the Office of the City Clerk for notification.

3. Is this email notifying the City that we are opposed to the road configuration sufficient notice to proceed with an appeal if we want to dispute the final decision with the Ontario Land Tribunal? Or, are we required to complete a Request to Speak Form, and provide verbal feedback at the Committee of the Whole meeting on 1 March 2022?

For any inquiries respecting your rights to appeal, please consult with your own legal counsel on this matter. If you would like to submit any other formal communication or make a Request to Speak, you may forward such correspondence to the Office of the City Clerks.

4. Please confirm if a final decision regarding the road configuration will be made on 1 March 2022 during the Committee of the Whole, or soon thereafter. What steps do we need to take to postpone this decision until we can bring forward our plans for consideration?

No decisions will be made respecting the road configuration at the Public Meeting to be held on March 1, 2022. The purpose of the Public Meeting is to obtain comments from members of Committee of the Whole and Council, external agencies and the public.

We look forward to hearing from you.

Regards,

Rachel Rizzuto-Sortino

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.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 7:45 AM
To: Assunta Ferrante
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

From: orestecaria [redacted]
Sent: Thursday, February 17, 2022 7:46 PM
To: Rosanna.Defrancesa@vaughan.ca; Clerks@vaughan.ca
Cc: [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

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.

Sent from my Galaxy

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 3:22 PM
To: Assunta Ferrante
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

-----Original Message-----
From: Dennis Naumann [redacted]
Sent: Friday, February 18, 2022 3:22 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

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

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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 Dennis

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 3:30 PM
To: Assunta Ferrante
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

From: Nicole Leone [redacted]
Sent: Friday, February 18, 2022 3:25 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

Hi Rosanna,

I hope all is well. I'm not sure if you remember me, but I think I trained you once upon a time at Bodies by Design!

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.

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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,

Nicole Leone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 3:47 PM
To: Assunta Ferrante
Subject: FW: [External] G Group Major MacKenzie Inc. Application 19T-14V001 Official Plan Amendment File 0P.21.019 Zoning by - law Amendment File Z.21.040

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 18, 2022 3:43 PM
To: mohsen jarrah [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] G Group Major MacKenzie Inc. Application 19T-14V001 Official Plan Amendment File 0P.21.019 Zoning by - law Amendment File Z.21.040

Hi Mohsen,

Thank you for your email. I completely agree with your comments. 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

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From: mohsen jarrah [redacted]
Sent: Thursday, February 17, 2022 12:29 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] G Group Major MacKenzie Inc. Application 19T-14V001 Official Plan Amendment File 0P.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.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 3:57 PM
To: Assunta Ferrante
Subject: FW: [External] Major Mac and Weston condo

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 18, 2022 3:49 PM
To: Alexa Schwartz [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Major Mac and Weston condo

Hi Alexa,

Thank you for your email. I completely agree!! 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

To subscribe to my E-Newsletter click here.

From: Alexa Schwartz [redacted]
Sent: Friday, February 18, 2022 7:12 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Major Mac and Weston condo

To Whom It May Concern,

I am against this project. This will increase density of population over the admissible legal limits . Traffic is a nightmare now . What the builders of that monstrously building is willing do to accommodate the traffic for another, close to 6000 cars ?

Regards,
Alexa Schwartz
[redacted] silver oaks Blvd.

Woodbridge

Sent from Yahoo Mail on Android

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 3:58 PM
To: Assunta Ferrante
Subject: FW: [External] Opposing Vellore Woods High Rise Towers

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 18, 2022 3:58 PM
To: Vanessa Perfetto [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Opposing Vellore Woods High Rise Towers

Hi Vanessa,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Vanessa Perfetto [redacted]
Sent: Friday, February 18, 2022 9:34 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposing Vellore Woods High Rise Towers

Good morning,

I am a resident of the Vellore Woods area who received the notice of the new zoning amendment for 7 High-rise towers at Major Mackenzie and Weston Road.

I moved into this area one year ago with my husband and two small children. When we decided to buy a new build home, one of the main reasons why we chose this area was because it is quaint, has beautiful parks and schools nearby and is a great area to raise a family. We did not build our $1.5 million dollar dream home in a quiet ravine area only to receive this disappointing notice one year after settling in. A project such as this will cause so much congestion to this area making the access in and out so difficult. It will also destroy the integrity of our already busy schools trying to keep

up with so many enrolment applications. As an educator myself, I know that this will greatly impact the kind of education our children receive and it is simply unjust.

It would be nice for once if the people living in the community are seen and heard instead of these large building companies who do not think of how these developments destroy beautiful neighbourhoods and the impact they have on a small residential area.

Regards,

Vanessa Molella

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 4:11 PM
To: Assunta Ferrante
Subject: FW: [External] Objection to westonrd / major mack development

---

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 18, 2022 4:00 PM
To: R Ruff [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Objection to westonrd / major mack development

Hi Rosanna,

Thank you for the email. I agree with your comments. 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

To subscribe to my E-Newsletter click here.

From: R Ruff [redacted]
Sent: Friday, February 18, 2022 9:38 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to westonrd / major mack development

Hello,
I object to the development based on traffic alone.
It is already packed and unsafe.
This will only cause a more congested area.
Causing more accidents and unsafe neighbourhood for our young children / youth.
Respectfully,
Rosanna Ruffolo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 18, 2022 4:27 PM
To: Assunta Ferrante
Subject: FW: [External] Fight against 3812 Major Mackenzie Development

---

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 18, 2022 4:27 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: FW: [External] Fight against 3812 Major Mackenzie Development

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

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

To subscribe to my E-Newsletter click here.

From: Anthony De Toma [redacted]
Sent: Friday, February 18, 2022 11:06 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] Fight against 3812 Major Mackenzie Development

Hello,

I completely disagree with the decision to develop condominiums at Weston and Major Mackenzie in Maple, ON. As a licensed real estate agent, who serves the Vaughan area, I must fight for the importance of keeping an area like Weston and Major Mackenzie zoned as the freehold single family residences. Adding condominiums to an area like this is not the solution to our housing inventory problems, and will decrease the value of the homes around here and give reason to families wanting to live in Vaughan to look elsewhere as it will not congest the area in every bad reason possible, which is already bad enough. Townhomes would be fine to add there, as it is a way to use the space to add multiple homes, but as I mentioned before, adding condos will give reasons to many families to look elsewhere outside of Maple to raise their families and will give this area a bad long term result.

Thank you

On Wed, Feb 16, 2022 at 8:18 PM Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:

Hi Anthony,

Please email your comment of objection to me, Mayor and members of Council, as well as our planning staff and clerk's office.

Should you require assistance I will copy my Executive assistant for your reference.

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

To subscribe to my E-Newsletter click here.

From: Anthony De Toma [redacted]
Sent: Wednesday, February 16, 2022 1:32 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fight against 3812 Major Mackenzie Development

Hello Rosanna, My name is Anthony and I would like to know how to help push back against the condo development at 3612 Major Mackenzie Drive. Thanks

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:19 AM
To: Assunta Ferrante
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

-----Original Message-----
From: Rosanna Falconio [redacted]
Sent: Friday, February 18, 2022 6:28 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; 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

Hello,

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.

Rosanna Falconio

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:20 AM
To: Assunta Ferrante
Subject: FW: [External] 3812 major Mackenzie land development

---

From: Jack Cristofoli [redacted]
Sent: Friday, February 18, 2022 6:51 PM
To: Clerks@vaughan.ca
Subject: [External] 3812 major Mackenzie land development

My name is Jack and I live in the vellore village area which is very close to the proposed development site at 3812 Major Mackenzie Dr. I am writing to vote against this proposal from happening. Major Mackenzie is already a very congested road with Canadas wonderland and the well needed and welcomed Cortelluci hospital being so close to each other. Adding these 5 gigantic buildings will add a tremendous amount of traffic to the already over crowded Major Mackenzie. Having these 5 building at the N/W corner of Weston and Major Mackenzie will also be an eye sore as they will be the only things seen while driving by this beautiful neighborhood. I'm ok with something a lot smaller being developed, but what is being proposed, I am totally against. --
Thanks

Jack Cristofoli

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:20 AM
To: Assunta Ferrante
Subject: FW: [External] Major Mack and Weston High rise

From: Asha Yusuf [redacted]
Sent: Friday, February 18, 2022 8:21 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Major Mack and Weston High rise

Hello Counsellor,

This email is pertaining to the plan of building a high rise by Major Mack and Weston. As much as I love how the city of Vaughan is developing, this plan is UNACCEPTABLE and RIDICULOUS if you asked me. For one, the purpose of living in an area where you want your peace and quit and many people are moving in to Vellore so they can raise there family in an area where it's not congested, fresh air with less cars and quite frankly an area where it is not so populated creating an area with no crime is why we lived here. If we wanted congestion, many of us would not move from Toronto and would be close to work as many in Vaughan work in Toronto. Now, it's understandable Hwy 7 and Weston & Jane to have high rises as houses are not close by. But to have a family oriented neighborhood with so much town houses and detached home yet again build high rises this close to our backyards is mind boggling.

I oppose to this plan and would like my name to be counted.

My name is Asha And I live on Sandwell Street

Best,
Asha

Get Outlook for iOS

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:20 AM
To: Assunta Ferrante
Subject: FW: [External] Application 19T-14V001

From: Leila Boroumand [redacted]
Sent: Friday, February 18, 2022 9:02 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: 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.

Regards
Leila
Sent from Yahoo Mail for iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:21 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development at 3812 Major Mackenzie Drive.

From: Lisa Flynn [redacted]
Sent: Saturday, February 19, 2022 8:22 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive.

Dear Vaughan City Counsel:

We strongly disagree with the proposed development of 3812 Major Mackenzie. The sheer magnitude of the proposal is astonishing! It physically does not belong in this community.

Our community is made up of mostly single family homes, semi-detached and townhouses with ancillary educational, recreational, and commercial uses. The sheer size and magnitude of the proposed structures will loom over the community - in height and number! We expect this size of development in our new downtown area but not in this established neighborhood.

The proposed development will grossly increase the population in our area. How will the local community physically handle the increase brought on by this multitude of apartment units and residential homes? The congestion along and in the vicinity of Major Mackenzie has already increased with the recently constructed towns along Highway 400, the new hospital, and continued development of homes north of Major Mackenzie. In addition, there is an existing proposed development of several 10-12 storey apartment complexes on the north east corner of Major Mackenzie and Weston Rd.

Please continue to find a better solution with the developer and the OMB.

Lisa Flynn and Sherman Adams

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.019

From: Nick Maggio [redacted]
Sent: Saturday, February 19, 2022 2:03 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.019

To whom it may concern,

As a resident of Vaughan I wish to voice my concern with the development of 5 rental apartment buildings at Weston and Major Mackenzie. Is the plan to create another Jane Finch corridor. The city of Vaughan has already created crime and drugs infested corridor at the rental apartments at Jane and Hwy 7. I have witnessed three drug busts on Portage apartments.

I demand to STOP the proposed development of this ludicrous project. Stop crime and drugs. Getting revenue from developers is NOT the answer.

I am an extremely dissatisfied resident of Vaughan. Mayor Bevilacqua should think about the long term and not the short term.

Thank you for your consideration and please accept my NO for this development.

Nick Maggio
[redacted]Templewood Crescent
Woodbridge, ON

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] Opposal of 3812 major mackenzie official plan amendment file op.21.019

From: acelogic [redacted]
Sent: Saturday, February 19, 2022 2:47 PM
To: Clerks@vaughan.ca
Subject: [External] Opposal of 3812 major mackenzie official plan amendment file op.21.019

Dear Nancy Tuckett and Todd Coles,

I have been a resident of vaughan for 22+ years and have not been able to enjoy the life of suburban benefits due to constant construction and traffic congestion. Approvals for construction of rowhousing and apartment buildings have flooded the roads and high schools to the point where lack of good part time jobs has been an issue for our young adults as well as affect our open space which we accepted to pay extra for. I am against the proposed construction of 5 new apartments buildings at 3812 Major Mackenzie and wish to exercise my right to oppose acceptance of application proposal.

Sincerely and best wishes,

Greg Cirillo

Sent from my Galaxy

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] Application 19T-14V001

-----Original Message-----
From: Dimitra McGinnity [redacted]
Sent: Saturday, February 19, 2022 3:16 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@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.

Thank you,
Dimitra McGinnity

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] Application:19T-14V001

From: [redacted]
Sent: Saturday, February 19, 2022 3:25 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Ward 3 Support Staff <ssward3@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

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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.

Sincerely.
Maria Bozzelli

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001

From: Samhita [redacted]
Sent: Saturday, February 19, 2022 5:51 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@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

Hello,

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.

I would encourage you to consider this request from a concerned citizen that has been living in this community for a long time. And I am strongly against the execution of this plan.

Thank you for your consideration.

Samhita [redacted]
[redacted] Woodbrige. Ontario. [redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:23 AM
To: Assunta Ferrante
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, February 20, 2022 10:19 AM
To: Leasa Focaccia [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001

Hi Elizabeth,

Thank you for your email. I completely agree with your comments. 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

To subscribe to my E-Newsletter click here.

From: Leasa Focaccia [redacted]
Sent: Saturday, February 19, 2022 7:24 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: 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.

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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.

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:23 AM
To: Assunta Ferrante
Subject: FW: [External] Re: Development Proposal for Major Mac & Weston Road

---

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Sunday, February 20, 2022 10:39 AM
To: Paul Lawson [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Clerks@vaughan.ca
Subject: RE: [External] Re: Development Proposal for Major Mac & Weston Road

Hi Paul,

Thank you for your email. I completely agree!!!! I will NOT be supporting this development in its current form. Unfortunately under the planning act we are obligated to receive the application and review. The residents will have an opportunity March 1st at 7pm to make deputation either electronically or written.

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

To subscribe to my E-Newsletter click here.

From: Paul Lawson [redacted]
Sent: Saturday, February 19, 2022 11:33 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Development Proposal for Major Mac & Weston Road

I can`t believe that Vaughan would even consider a building proposal of this magnitude for this area. A development of this size might be suitable for Hwy.7 but certainly not for here. With all the townhouse development along Major Mac, this development would strangle the area. It would ruin the area in my opinion .I certainly hope that it does not go forward.
Paul Lawson
[redacted] Johnswood Crescent.

Sent from Mail for Windows

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:23 AM
To: Assunta Ferrante
Subject: FW: [External] Development at Major Mackenzie and Weston Road

---

From: Daniela Tessaro [redacted]
Sent: Sunday, February 20, 2022 9:48 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Development at Major Mackenzie and Weston Road

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, Daniela
Vaughan Resident

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:24 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenize

From: Gloria La Rosa [redacted]
Sent: Monday, February 21, 2022 6:59 AM
To: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenize

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

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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.

Sincerely

Gloria La Rosa

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:24 AM
To: Assunta Ferrante
Subject: FW: [External] Application 19T-14V001

-----Original Message-----
From: [redacted]
Sent: Monday, February 21, 2022 8:06 AM
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

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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.

Sincerely

Tony Iozzia

Sent from my iPhone where typos are quite common.
Thanks for understanding

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:24 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenzie Inc

-----Original Message-----
From: Saverio La Rosa [redacted]
Sent: Monday, February 21, 2022 8:23 AM
To: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie 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

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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.

Sincerely
Saverio La Rosa

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:24 AM
To: Assunta Ferrante
Subject: FW: [External] Buildings/Application at 3812 Major Mackenzie

-----Original Message-----
From: Amy Mirabelli-Binotto [redacted]
Sent: Monday, February 21, 2022 9:10 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Buildings/Application at 3812 Major Mackenzie

Ms. DeFrancesca,

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

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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,
Amy Binotto
[redacted]

Sent from my iPhone

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:25 AM
To: Assunta Ferrante
Subject: FW: [External] Buildings/Application at 3812 Major Mackenzie

---

From: Mary Mirabelli [redacted]
Sent: Monday, February 21, 2022 9:18 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Buildings/Application at 3812 Major Mackenzie

Ms. DeFrancesca,

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

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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,
Maria Amoruso
[redacted]

Maria Amoruso

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:27 AM
To: Assunta Ferrante
Subject: FW: [External] Official plan amendment file OP.21.019

From: Mohammad Salam [redacted]
Sent: Monday, February 21, 2022 4:45 PM
To: Clerks@vaughan.ca
Subject: [External] Official plan amendment file OP.21.019

Hi
I am a house owner at Woodbridge closely located to proposed plan amendment site. This is unbelievable that city is even considering such project of high density with multiple highrise in small area surrounded by low-rise houses. When we purchased the house there's no indication of such plan and we put our everything to buy this property. We strongly object to any such plan amendment by city.
Thanks
Mohammad Salam
[redacted] Flourish Street
Woodbridge,[redacted],ON

Sent from Yahoo Mail on Android

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:27 AM
To: Assunta Ferrante
Subject: FW: [External] Construction on Major Mckenzie

From: Sonia Grimman [redacted]
Sent: Monday, February 21, 2022 9:08 PM
To: Clerks@vaughan.ca
Subject: [External] Construction on Major Mckenzie

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

Sincerely,
Sonia and Naum Grimman

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:27 AM
To: Assunta Ferrante
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

From: Daniela Simos [redacted]
Sent: Tuesday, February 22, 2022 6:18 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

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.

Thank you,
Daniela Simos

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:28 AM
To: Assunta Ferrante
Subject: FW: [External] Opposition to Application - Official Plan Amendment File OP.21.019 & Zoning By-law Amendment File Z.21.040

From: Jonathan O'Brien [redacted]
Sent: Monday, February 21, 2022 9:47 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to Application - Official Plan Amendment File OP.21.019 & Zoning By-law Amendment File Z.21.040

To the Office of the City Clerk:

I am writing to you with respect to my opposition to an Application, brought by G Group Major Makenzie Inc., to amend the Official Plan and Zoning By-law to permit the development of two residential apartment buildings and three mixed-use residential apartment buildings at 3812 Major Mackenzie Drive (northwest corner of Major Mackenzie Drive and Weston Road - hereinafter the "proposed development").

The proposed development is located within Vellore Centre. Vellore Centre, in accordance with the City of Vaughan Official Plan (hereinafter COV), is identified as a Local Centres. The COV includes a hierarchy for intensification areas to which Local Centres are the second lowest in priority. The COV adds that Local Centres "act as the focus for communities, are lower in scale and offer a more limited ranges of use" and are "predominantly residential in character." Vellore Centres, at present, is a mixed-use community including single family dwellings (including townhomes), schools, community parks, and single storey commercial plazas.

The proposed development is a blatant contravention of the COV and is abhorrently incompatible with the local context and existing community. The intensification of the proposed development (with its 5 buildings, ranging in heights from 11 to 36 storeys, with a total of 3,013 residential dwellings) is entirely inconsistent with that contemplated for Local Centres. A proposal of this scale, size, and extent would be more suitable for the Vaughan Metropolitan Centre or those identified as Primary Centres.

The proposed development will have profound and long-term impacts to the residents of Vellore Centres and its neighbouring communities. The addition of a minimum of 3,000 plus residents, along a crucial artery in our community (Major Mackenzie Drive), will inevitably increase traffic congestion, impacting response time of local fire and ambulance services, and notably emergency runs to Cortellucci Hospital. The existing traffic congestion on Major Mackenzie Drive, even with recent lane expansions, is less than ideal. An additional consideration is its impact to local schools (capacity), the inevitable move to cubicle style learning that will result, and erosion in the quality of our education system.

It is my hope that Council denies the subject Application.

Jonathan O'Brien

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 11:05 AM
To: Assunta Ferrante
Subject: FW: [External] Re:, G Group Major Mackenize Inc., Application 19T-14V001, Official Plan Amendment File OP.21.019

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, February 22, 2022 10:57 AM
To: Susie Muzzi [redacted]
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re:, G Group Major Mackenize Inc., Application 19T-14V001, Official Plan Amendment File OP.21.019

Good morning Susie,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Susie Muzzi [redacted]
Sent: Sunday, February 20, 2022 10:39 PM
To: clarks@vaughan.ca; Ward 3 Support Staff <ssward3@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.

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.

Sincerely

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 11:05 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, February 22, 2022 10:59 AM
To: Claudia Caicedo [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] G Group Major Mackenize Inc. Application 19T-14V001

Good morning Claudia,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Claudia Caicedo [redacted]
Sent: Sunday, February 20, 2022 10:26 PM
To: clarks@vaughan.ca; Ward 3 Support Staff <ssward3@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.

Sincerely

Claudia caicedo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 11:16 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development at 3812 Major Mackenzie Drive.

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, February 22, 2022 11:10 AM
To: Marco Bianco [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Proposed Development at 3812 Major Mackenzie Drive.

Hi Marco,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: Marco Bianco [redacted]
Sent: Monday, February 21, 2022 9:57 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive.

Hello Rosanna,
First, I would like to thank you for your continued service and dedication to our city and ward. I am one of your constituents and continue to support you. Keep up the great work.

The reason for this email is with regards to the proposed development at 3812 Major Mackenzie Drive. My family and I live adjacent to the proposed site, and I would like to let our option be known that we vehemently oppose the proposal. The proposed density is much higher than what is approved and what is typical for our community. What has been proposed simply does not fit with the fabric of our community and screams of a developers cash grab, while trying to placate stakeholders with features not even desirable to the current members of the community. How the developers

seem to be attempting to skirt zoning bylaws gives the impression of favouritism and unfairness. Something not quite right.

The traffic in the area has already become extremely congested, and this development would make the area undrivable (either by car or public transit).

This is not why my family and thousands of others have moved to this area.

Rosanna, please let us know what we can do to ensure this development (or any future similar) do not get approved or moves forward. I am not quite sure why this is even up for review since the proposed is so far outside the zoning bylaws, and application process has not been followed either.

Thanks for your attention and action on this matter, Marco Bianco

Sent from my mobile device

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 11:44 AM
To: Assunta Ferrante
Subject: FW: [External] Re: G Group Major Mackenize Inc., Application 19T-14V001

From: Jennifer Scott [redacted]
Sent: Tuesday, February 22, 2022 10:37 AM
To: Clerks@vaughan.ca
Subject: [External] Re: 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.

Jennifer & Don Scott

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:26 AM
To: Assunta Ferrante
Subject: FW: [External] Objection - Plan 65M-3808 by 8940 Bathurst Street Limited

From: Daniel Y [redacted] >
Sent: Monday, February 21, 2022 12:11 PM
To: Clerks@vaughan.ca
Subject: [External] Objection - Plan 65M-3808 by 8940 Bathurst Street Limited

Dear Committee of The Whole Members,

I am writing as a resident of Knightshade Dr to express my views regarding the plan 65M-3808 submitted by 8940 Bathurst Street Limited, under the Files OP.21.024 and Z.21.048. The request to build two mid-rise residential buildings, 10 stories and 12-stories high density elongated crowed buildings(Rental units), and five stacked back-to-back townhouse blocks, in my view, excessive, unpleasant and out of place in the neighbourhood.

I strongly object the subject plan for the following reasons:

1. The plan to build high density residential buildings, especially the 10 stories and 12-stories building are massive, crowed and busy. This poses too much pressure to local roads/amenities. Aesthetically, the proportions of the structures would be unsightly.
2. This section of the neighborhood is serene. The generous lots allow for pleasant green space which is environmentally beneficial for our city and the health of all our residents. The proposed amenity is too little to support the proposed extremely high-density 781 units, this will would obstruct the benefits for our city and the health of all our residents. Allowing this plan would obstruct and reduce this quality.

3. Also, this land is surrounded by TRCA regulated areas. We often see animals on the proposed land. If allowing such massively high density structures, this would be destructible to the environment and make it inhabitable for the wild animals.
4. The proposed high-density structures are tenured rental units, and this does not fit the integrity of the neighborhood.

I will also like to confirm my digital attendance at the closed public meeting on Tuesday March 1st, 2022 at 7:00pm. Kindly email me the details to view.

Thank you for considering my objections in your ruling.

Daniel

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:26 AM
To: Assunta Ferrante
Subject: FW: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

-----Original Message-----
From: Tianyang Jiao [redacted]>
Sent: Monday, February 21, 2022 1:48 PM
To: Clerks@vaughan.ca
Subject: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

Dear city clerk,

This email is written regarding official plan amendment file OP 21 024, and zoning by law amendment file z 21 048.

Applicant is 8940 Bathurst Street Limited (herein after called 8940).

I am a residence on Bathurst Glen Drive. I oppose this development and zoning amendment plan according to the following reasons.

1. City recently approved a nearby development (Jaffari Village, north of the 8940 site). At that time traffic and insufficient parking is a major concern. Jaffari community centre hosts multiple weekly gatherings, often resulted in overflow in traffic and parked cars on streets during rush hours. 8940 development did not consider the nearby development, the addition of over 700 units will definitely worsen this problem. The high density residential building will overcrowd the existing road infrastructure. Especially on the road (Bathurst st., and Ner Israel Drive).

In addition to 8940 development, there is Jaffari development (north). Across the road, the city of Richmond hill has received an application to develop a high rise condo by Tridel (8905 Bathurst St. Development). The planned development is 396 units, 16 and 20 storey building with 535 parking spaces.

In total, there will be 3 development in total near the Bathurst st. And Ner Israel Drive. I strongly think that discussion between City of Vaughan and City of Richmond Hill is needed and both application should be considered with their cumulative impact in mind.

2. The location is currently a vacant land, hosting many wild life and insects. The development would destroy the natural environment by killing the home of pollinators.

3. The developer for 8940 plans to build rental apartment. The developer is Medallion, with a very poor reputation in property management. Their plan does not fit this neighborhood since the developer Medallion is trying to create a hostile living environment. Their tenant think that Medallion lacks professionalism, low in quality, and not responsive at all.

Example:
Medallion Corporation Manages multiple rental apartments with average 1 start review from its own tenants.
970 Lawrence Ave W, North York, ON M6A 3B6 Tenant review: https://g.co/kgs/759cRk

Medallion Developments
505 Consumers Rd, North York, ON M2J 4V8 Tenant review: https://g.co/kgs/3BKWrW

4. Not enough parking space. The proposed 710 parking is for 708 units, which is very little.

5. The new proposal along with the Jaffari development would increase enrolment of student to nearby public schools, daycare. Does these schools have enough capacity to accept new students with their resources?

Please view this email as my digital attendance at the public meeting on march 1st. 2022.

Thank you for your time.

Tianyang Jiao

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:26 AM
To: Assunta Ferrante
Subject: FW: [External] 8940 Bathurst Street - File OP.21.024 & Z.21.048
Attachments: Letter opposing 8940 Bathurst St. Development.pdf

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From: Cassie Liu [redacted]>
Sent: Monday, February 21, 2022 2:08 PM
To: Clerks@vaughan.ca
Subject: [External] 8940 Bathurst Street - File OP.21.024 & Z.21.048

Hi,

Please find attached letter regarding the above noted development application.

Regards,
Cassie

February 20, 2022

RE: 8940 Bathurst Street Limited

FILES: OP.21.024 and Z.21.048

Dear members of Vaughan Council,

As much as we, residents and tax payers of Vaughan, appreciate the growth of the city, we are deeply concerned about the above mentioned development application. We, notified for the public meeting as we live in vicinity of the proposed development, have a number of questions/concerns/comments outlined below:

- **Over-development and overcrowding of the site** – The site is currently zoned as RVM2 (Residential Urban Village Multiple Dwelling Zone Two). The proposal is too dense and the buildings are too high and not appropriate for this area.
- **Thornhill Woods is a built up area** with only with a very small percentage of land left to developed. The proposal will create instability and destroy the neighbourhood's fabric, character and integrity.
- **The subject lands are not located within an intensification area as identified in the City's Vaughan Official Plan 2010**. The lands are not intended to be intensified in the City's Official Plan or Zoning By-law
- **Shortage of parking spaces** – Vaughan's Zoning bylaw 2018 *(Section 3.8)* required 1.5 parking spaces per dwelling unit for *Residential – Multiple Family Dewelling; Apartment Dwelling,* and required *an additional 0.25 parking spaces per dwelling unit be set aside for visitors*. The proposed development of 708 dwelling unit and 710 parking spaces clearly does not meet these requirements.
- **Site access is extremely limited** – The Conceptual Site Plan shows there are only two separate un-connected access routes. It is unimaginable and unsustainable for over 700 families to get in and out without creating a chaos.
- **No surface parking spaces on proposed Site Plan** – this creates a huge concern for visitors and courier services as they will park on Ner Israel Drive, blocking traffic on this one lane road and increase risks to pedestrians. For this reason, we would like to request a traffic study report be completed for public review.
- **Minimum Landscaped Area** – The entire Thornhill Woods has now a minimum of sixty percent (60%) soft landscaping on front yard and much more in rear yard. The proposed development do not seem to come anywhere close to this percentage.
- **Frontage on Bathurst Street** – Section 3.21 of Vaughan Zoning Bylaw require that "No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street." We would like to understand how the proposal can exempt from this.
- **Nuisance** – The most recent nuisance of FILES OP.13.003 &Z.13.036, immediately north of the proposed development, has already upset the community of Thornhill Woods.
- **Potential infrastructure capacity constraints** – Not knowing the available capacity within the current infrastructure system, including water, wastewater and stormwater, we would like the developer to work with the City and show proof that the proposed development will not

have any adverse impacts, temporary or permanent, on the existing users. Adverse impacts can include disruption of services and increased risk of basement flooding.

For the reasons above, I would like to request Council to reject this development application.

Regards,

Owner of [redacted] Autumn Hill Blvd., Thornhill, ON

[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 9:27 AM
To: Assunta Ferrante
Subject: FW: [External] Disagree with Office Plan Amendment File OP.21.024 (Zoning By-law Amendment File Z.21.048)

From: Jack X [redacted]>
Sent: Monday, February 21, 2022 4:22 PM
To: Clerks@vaughan.ca
Cc: [redacted]>; JIAN LIANG [redacted]
Subject: [External] Disagree with Office Plan Amendment File OP.21.024 (Zoning By-law Amendment File Z.21.048)

Hello Clerk ,

We are owners of [redacted] RAVEL DR VAUGHAN, ON.

We disagree with the new development of two mid-rise residential buildings, and five stacked back-to back townhouse block with total of 708 dwelling units in my community.

The following is reason :

1. There will be too many people in small area, and will make very difficult traffic in our community.
2. These rental units will be not suitable for our neighbourhood.

Kindest Regards

XIN HUI
LIANG JIAN
[redacted] RAVEL DR
VAUGHAN, ON.

February 21, 2022

RE: 8940 Bathurst Street Limited

FILES: OP.21.024 and Z.21.048

Dear Councilors of Vaughan,

It has brought to my attention recently regarding the above mentioned land development application. Having lived in the Thornhill Woods for over 6 years now, I am shocked to see such application come through.

The Community of Thornhill Woods has always been very quiet, safe and known for its abundance of greens. The proposal contains high rise buildings and multi storey dwellings that are not consistent with the community character. 700+ units in such a small piece of land – that's almost half of Thornhill Woods' population. **Way too crowded and insane high density!!** Also I don't see much greens being planned on the proposed landscape plan.

How can the public school system handle addition of such a big new population? Will the teachers be able to handle it? What will happen to my children if there is a flood of new students coming into the school? I can only imagine my children will suffer both physically and mentally.

Same questions go for the amenities including children's playground and open sports areas. Will there be new playgrounds and sports amenities to accommodate this proposal? If not, where will the residents supposed to go for recreation? Again, flooding the existing playgrounds and amenities?

Also how is the traffic managed? Hundreds of cars going in and out from Ner Israel Drive - a single lane street. It only occurs to me as unsustainable – is there a traffic study to support that this is even feasible? Have the developers thought about an access road from Bathurst Street?

What about noise and construction impacts? This many buildings will take a time to construct, or in phases. We as residents would have to deal with those for years? I'm afraid my physical and mental health will be adversely impacted, and who's going to be responsible to that?

With that said, I want to express my opinion to object this development application. I request all councilors to put resident's health and sustainable development as their priority. I would like to stay connected with all council decisions.

Regards,

Owner of [redacted] Summeridge Drive, Thornhill, ON

[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 11:37 AM
To: Assunta Ferrante
Subject: FW: [External] OP.21.024/Z.21.048-8940 Bathurst

-----Original Message-----
From: Liat Erlich [redacted]>
Sent: Tuesday, February 22, 2022 11:32 AM
To: Clerks@vaughan.ca
Subject: [External] OP.21.024/Z.21.048-8940 Bathurst

As a resident of Thornhill Woods I do not support this development - we cannot afford to flood our community with this type of development given our already high density/congested area. Traffic levels in our community are already so high, parking is already limited. This development proposal is going to cause so much more congestion - as is we are dealing with congestion. This proposal should be rejected.

Thanks,
Liat Erlich, concerned resident.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 1:21 PM
To: Assunta Ferrante
Subject: FW: [External] "File OP.21.024/Z.21.048 - 8940 Bathurst"

From: Andrey K [redacted]>
Sent: Tuesday, February 22, 2022 12:27 PM
To: Clerks@vaughan.ca
Subject: [External] "File OP.21.024/Z.21.048 - 8940 Bathurst"

Hello,

Size of following project ("File OP.21.024/Z.21.048 - 8940 Bathurst") cannot happen in Thonhill Woods, this is way too much for our already very busy area.

Thanks,
Andrey Komissarov

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 2:16 PM
To: Assunta Ferrante
Subject: FW: [External] Support for development

From: Eugene Zaydens [redacted]>
Sent: Tuesday, February 22, 2022 2:08 PM
To: Clerks@vaughan.ca
Subject: [External] Support for development

Hello,

This is in regards to File OP.21.024/Z.21.048 - 8940 Bathurst. I support the development, as we need to densify our sparse neighborhoods if the public transportation is ever to become useful to people in this neighborhood and in order to help stem the ever-increasing housing prices.

One thing I would require of the developer: put in commercial space on the first floor of the high-rise. Commercial space within the development would serve both the tenants and the overall community. The city should facilitate this by augmenting the zoning laws accordingly.

Thank you!

Yevgeniy Zaydens

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 2:21 PM
To: Assunta Ferrante
Subject: FW: [External] FILE # OP.21.024/Z.21.048 - 8940 BATHURST

From: Benny Anbar [redacted]>
Sent: Tuesday, February 22, 2022 2:20 PM
To: Clerks@vaughan.ca
Subject: [External] FILE # OP.21.024/Z.21.048 - 8940 BATHURST

I would like to voice my total shock and opposition to this recent development plan in my neighborhood. The size and density of this project is against the tenets of a low density neighborhood that my neighbors and I have invested our futures in. We are stunned that the city is entertaining this application after the total failure to your citizens in the Jaffari application. I do not understand how these insane applications failing your citizens.

Regards,

Benny Anbar

Ravel Dr, Thornhill Woods Resident

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 2:39 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.22.024/Z.21.048- 8940 Bathurst

-----Original Message-----
From: Sharise Gerson [redacted]>
Sent: Tuesday, February 22, 2022 2:39 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.22.024/Z.21.048- 8940 Bathurst

Hello,

I am opposed to the new application being submitted in regards to the development at 8940 Bathurst St. I moved to the Bathurst and Rutherford area almost 10 years ago and in that time I have seen beautiful fields and forested areas demolished to make room for new homes. I have seen complaints in local groups for rodent and animal problems, these animals have nowhere to go. I have seen traffic take up residential streets due to the lack of roads and throughout. This traffic and the stress of it has caused running of stoplights, traffic stops this makes for extreme danger especially while students and families are walking to school. The area has no more need for development. Leave it as is. Unless the city agrees to add more green space and safer traffic options while adding more homes to the area, than any future application, this one and others should be denied.

Thank you,

Sharise Gerson

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 4:10 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

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From: Jamil Datoo [redacted]>
Sent: Tuesday, February 22, 2022 2:52 PM
To: Clerks@vaughan.ca; clerk@vaghan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Subject: application of development at 8940 Bathurst

In the strongest terms, I would like to state that I am appalled and opposed to the size and scope of the development project proposal for 8940 Bathurst. I am also extremely disappointed that the city would even consider such a submission given all the debate and contention that arose for the development of the lands next door at 9000 Bathurst. That debate fractured the neighbouring community and now the city is reopening the wounds by allowing such a massive proposal. I cannot understand (at all) why the city would even consider allowing such a project knowing full well that a large segment of the neighbourhood opposed a similar development plan but on a much larger land footprint. This proposal of 2 large-story buildings plus 5 additional stacked town home blocks on a much smaller size of land is simply outrageous and unacceptable. Not only does it deface the fabric and serenity of the neighbourhood, but it also smacks of extreme hypocrisy and double standards. For this proposal to even be considered, it must be extensively scaled back to the point where living density is proportional to all the neighbouring lands.

Sincerely,

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 12:54 PM
To: Assunta Ferrante
Subject: FW: [External] Strong Objection to the application at 3812 Major Mackenzie

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From: Ashley Ceciliot [redacted]
Sent: Tuesday, February 22, 2022 12:36 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Subject: [External] Strong Objection to the application at 3812 Major Mackenzie

Please accept this email as a written communication for review by the Mayor and all Members of Council and Senior Manager of Development Planning, as part of an agenda item.

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

The plan submitted for amendment and zoning By-law asks to permit **over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted.** Considering the 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.

Thank you,
Ashley Ceciliot

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 12:59 PM
To: Assunta Ferrante
Subject: FW: [External] New development application for 3812 Major Mackenzie Drive

---

From: Jennifer Baun [redacted]>
Sent: Tuesday, February 22, 2022 12:55 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] New development application for 3812 Major Mackenzie Drive

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 Office of the City Clerk,

This email response is to confirm my strong objection to the subject application at 3812 Major Mackenzie. This proposal demonstrates an overwhelming disregard for compatibility with the existing community and does not adhere to the many policies that exist to protect established residential neighbourhoods, encourage responsible growth and respect for the natural environment which do not align to City of Vaughan's strategic priorities.

This application is a glaring divergence from the existing policies and lack of consideration shown to the existing community. Existing official plan already allows for ample residential growth and this requested amendment should be declined.

As a citizen for over 20 years, I'm fully vested in this community and wish to see it grow in a respectful and fair manner.

Thank you,

Jennifer Baun

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 1:11 PM
To: Assunta Ferrante
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

-----Original Message-----
From: CARMELA BERTUCCI [redacted]>
Sent: Tuesday, February 22, 2022 1:07 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
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

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

Carmela Bertucci

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 2:28 PM
To: Assunta Ferrante
Subject: FW: [External] Notice of Public Meeting - File OP.21.019 / Z.21.040

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, February 22, 2022 2:28 PM
To: Luca Balestrieri [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Notice of Public Meeting - File OP.21.019 / Z.21.040

Hi Luca,

Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

From: Luca Balestrieri <[redacted]
Sent: Tuesday, February 22, 2022 12:25 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Access Vaughan - VOL <accessvaughan@vaughan.ca>
Subject: [External] Notice of Public Meeting - File OP.21.019 / Z.21.040

Hi Rosanna and City Planner, hope you are well.

I just received a Notice of Public Meeting in the mail for an official plan amendment (file OP.21.019) and zoning by-law amendment (file Z.21.040). The meeting is scheduled for March 1st at 7pm.

I would like you and the city planner to know my opinion on this matter. I believe that the proposed low/mid rise residential apartment buildings are ok (i.e. 11 storeys) but the proposed 36 storeys seems too excessive for this area. I think those giant buildings would be 'out of place' for this area given the quaint surroundings and that it will also lead to over-population.

Thank you for taking my comments into consideration.

Regards
Luca Balestrieri
[redacted] Cannes Ave, Vaughan, ON [redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 2:39 PM
To: Assunta Ferrante
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, February 22, 2022 2:36 PM
To: rick gennaro [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001

Good afternoon Rick,
Thank you for your email. I completely agree with all your comments. 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

To subscribe to my E-Newsletter click here.

From: rick gennaro [redacted]>
Sent: Tuesday, February 22, 2022 7:29 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: 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.

--
Rick Gennaro
International Cabinet Doors Inc.
400 Eddystone Avenue
Toronto, M3N 1H7
T 416 745 1625
F 416 745 3554
www.internationalcabinetdoors.com

Virus-free. www.avast.com

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 2:45 PM
To: Assunta Ferrante
Subject: FW: [External] Oppose to the Proposed development on 3812 Major Mac

---

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, February 22, 2022 2:45 PM
To: Melissa Varghese [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Oppose to the Proposed development on 3812 Major Mac

Hi Melissa,

Thank you for your email. I hope you and your family are well.
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.

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

To subscribe to my E-Newsletter click here.

From: Melissa Varghese [redacted]
Sent: Tuesday, February 22, 2022 2:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Oppose to the Proposed development on 3812 Major Mac

Madam Rosanna ,

Trust this note finds you well!

I am writing to you on the proposed development on 3812 major Mac …we need to protect & save out residential community.

Thanks ,
The Varghese family

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 4:09 PM
To: Assunta Ferrante
Subject: FW: [External] 3812 Major Mackenzie Application

From: Rosaleigh Neal [redacted]>
Sent: Tuesday, February 22, 2022 2:47 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Subject: [External] 3812 Major Mackenzie Application

Please accept this email as a written communication for review by the Mayor and all Members of Council and Senior Manager of Development Planning, as part of an agenda item.

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 neighbourhoods, encourage responsible growth and respect the natural environment.

The plan submitted for amendment and zoning By-law asks to permit **over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted.** Considering the 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.

Thank you,
Rosaleigh Neal

IMPORTANT: This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this record is strictly prohibited. If you receive this record in error, please notify me immediately.

In an effort to be environmentally friendly, please do not print unless required for hard copy record

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, February 22, 2022 4:11 PM
To: Assunta Ferrante
Subject: FW: [External] High rise construction at Weston & Major Mackenzie

-----Original Message-----
From: Jorge Amaral [redacted]>
Sent: Tuesday, February 22, 2022 3:48 PM
To: Clerks@vaughan.ca
Subject: [External] High rise construction at Weston & Major Mackenzie

I do not agree with this type of building in Vaughan, totally opposed.
Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:29 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to the application at 3812 Major Mackenzie

---

From: Nadia [redacted] >
Sent: Tuesday, February 22, 2022 5:16 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Subject: [External] Objection to the application at 3812 Major Mackenzie

Please accept this email as a written communication for review by the Mayor and all Members of Council and Senior Manager of Development Planning, as part of an agenda item.

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

The plan submitted for amendment and zoning By-law asks to permit **over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted.** Considering the 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.

Thank you. Nadia Ceciliot, [redacted] Kingsnorth Blvd, Woodbridge

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:30 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed high rise

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Tuesday, February 22, 2022 6:28 PM
To: Paolo Anzivino [redacted]>
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Proposed high rise

Hi Paolo,

Thank you for your email. I completely agree with your comments. I will NOT be supporting this development in its current form. Please encourage your neighbors to email me with their comments as well. I will submit your concern 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

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-----Original Message-----
From: Paolo Anzivino <[redacted]>
Sent: Saturday, February 19, 2022 10:27 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed high rise

Hi Rosanna,

I saw your message on WhatsApp and decided to reach out. First off, I'd like to say that I am not opposed to development projects in the city. I think multi unit residences are good opportunities for younger people to get into the market and become homeowners. Having said that, this proposed development looks nothing short of a monstrosity. Traffic will be a nightmare. Property values of those who live in the area will surely dip. And I can't even imagine the safety concerns this brings to mind. It's vital that we all come together to thwart this developer's attempt to permanently and intrusively put their stamp on our community. Other than this email, though, what can we do?

With much concern,

Paolo Anzivino

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:32 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenize Inc. Application 19T-14V001

From: Emily DiSalvo [redacted]>
Sent: Tuesday, February 22, 2022 7:22 PM
To: Mark Antoine <Mark.Antoine@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@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.

Regards,
Emily DiSalvo
--
Emily V. Di Salvo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:31 AM
To: Assunta Ferrante
Subject: FW: [External] Regarding files OP.21.019 and Z.21.040

-----Original Message-----
From: Boris Terekidi [redacted]>
Sent: Tuesday, February 22, 2022 7:06 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Regarding files OP.21.019 and Z.21.040

Hi Rosanna,

I am sure you probably received quite a few emails regarding these new development proposals from people in our community.
I would also like to voice my concerns about the proposed plan to build 4 high-rise towers on Weston and Major Mac intersection.

Our family lives on Sunset Terrace.
Since we first moved in, this community was always a prime example of a quiet, perfectly planned and “suitable to raise a family” type of area.
Now, there is a proposal to convert this wonderful neighbourhood into something we usually see in large cities, with noise, traffic, polution and even higher crime rates.

Adding more than 3000 new units just with this development (and we do realize there will be more development happening) will make this wonderful neighbourhood similar to what we see on Hwy7 and Jane. That area (Jane/7) is such a perfect example of poor planning and greed to generate as much revenue from every square foot of land. Traffic is terrible (probably the worst in the whole city of Vaughan), a lot of condos were bought as investment and rented out to people who don’t care much about the neighbourhood (some units are sub-lease with multiple families living in small appartments). There are always police in that area dealing with people, parties, noise, drugs, etc.

We beg you to reconsider and take our side. We don’t want our wonderful neighbourhood to follow the same fate. Weston and Major Mac is wonderful. Adding some townhomes or houses would be acceptable, but 4 high-rise residential towers would be devastating!

Thanks,
Boris T.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:32 AM
To: Assunta Ferrante
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

From: Venu Nair [redacted]
Sent: Tuesday, February 22, 2022 10:02 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
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

Hi Councillor,

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,
Venu Nair
Woodbridge

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:44 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to redevelopment

From: [redacted]
Sent: Wednesday, February 23, 2022 8:00 AM
To: Clerks@vaughan.ca
Subject: [External] Objection to redevelopment

Please accept this email as a written communication for review by the Mayor and all Members of Council and Senior Manager of Development Planning, as part of an agenda item.

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

The plan submitted for amendment and zoning By-law asks to permit **over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted.** Considering the 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.

Thank you,

Eliana Iannucci

Sent from my iPhone

COMMUNICATION C186
ITEM NO. 4
COMMITTEE OF THE WHOLE (PUBLIC MEETING)
March 1, 2022

February 23, 2022
Clerks©vaughan.ca
Rosanna.defrancesca©vaughan.ca, marilyn.Iafrate@vaughan.ca, mario.ferri@vaughan.ca, gino.rosati@vaughan.ca Tony.Carella@Vaughan.ca, Sandra.Racco@Vaughan.ca, linda.jackson@vaugham.ca, alan.shefman@vaughan.ca, maurizio.bevilacqua@vaughan.ca, Letizia. D'addario@vaughan .ca

PLANNING APPLICATION FILE-0P21.019 and Z.21-040. (3812 Major Mackenzie drive). Public meeting for March 1, 2022.- 7 PM

We are the owners of a property on Sunset Terrace adjacent to the subject planning application. We are opposed to this application because of the excessive building heights and densities. **As we will not make a presentation, we hope you find the time to read this.**

1-Summary for reasons to reject this application

The proposed density of this development is 268.15% the current approved density. There is no need for such a high density development in Vellore centre lands. This development is more appropriate for the Vaughan city centre and other centers closer to transportation hubs like go station and subway station. This development will change the character of the area, change the current area residents life styles, their financial well being (via property value reductions and motivation to better their life) and their physical and physiological well being.

A development of such intensity of high density housing is inappropriate for this area because it is in the proximity of a family oriented communities. Crime, public safety and health are directly correlated to higher densities, especially when considering the significant density over the current policies this development proposes. Denser places are known to have higher mortality rates due to city related stresses that result from difference among people and the higher level of competitions among people. Well planned, lower density family communities have better health outcomes and better other social benefits for everyone compared to high density communities that may require persistent policing to enforce acceptable social norms. **Are the current schools adequate for this and all other developments in the area?**.The city and developers in the area are familiar with the local communities expectation for the developments in the area. See **summary of work done on the subject application site**, item 3 below.

2-Summary on traffic issues

This development will create significant new traffic problems in the area especially when the density of this development is taken together with all other developments sites in the area that have already applied for increased density approval or already have approval for higher density than currently allowed with current policies. **It is expected that each application in the area will or had significantly under-estimated** the traffic levels because either some applicants **did not carry out a traffic study** or some developments (Dormant) were not included in the new applications for approval. For example WSP global mobility study with respect to application Z21.002 dated December 2020 points out that: (Page 7 section 2.2) " Due to the ongoing COVID-19 pandemic, no new traffic counts were conducted as part of this study. This is because traffic volumes would not represent typical traffic conditions. Instead, the most recent historical data have been reviewed and balanced conservatively to adequately represent existing conditions".

The weakness to the mobility study is **the use of older data with no indication of how old**. On page 17 table 3.1 of the subject mobility study lists the 7 development applications, in the nearby area, that have been used to estimate the additional traffic generated by these 7 new development sites. This table appears to be already outdated and so the study may have under-estimated the traffic volumes in the area by not including all current (February 2022) applications.

We have used Vaughan PLAN it online application viewer and found considerably more applications. We recorded the following applications and the ones highlighted in red have not been included in table 3.1 of the WSP mobility study for Z21.002

DA:15.078 - DA.15.084- DA.17.082- DA17.118- Z16.018- Z20.003- Z21.002- Z20.016-DA.19.01- DA18.084- DA21.065- Z14.047- Z14.004 (Now Z21.040), other applications could be added.

In addition it appears that some new applications in the area near the current application attempt to channel traffic into current residential streets that have been designed too narrow to accommodate the new additional traffic. This will result in traffic ques (or delay exiting driveways) within the neighborhood street to get into the major street such as Major Mackenzie Dr West and Weston road. For example, application OP 21.023 and Z21.047 appear to propose in having new traffic routed to existing residential street like Sydney Circle and Sandwell Street. The picture at the end shows a typical local street in the area without taking in to account the additional traffic generated from this and other developments in the area.

Major Mackenzie West is a direct route to Canada Wonderland and the new Vaughan Cortellucci hospital. These institution generate significant amount of traffic from areas external to the local neighborhoods, this will increase traffic in all areas near the proposed development and slowdown public serve vehicles like fire and ambulances. In addition the extension of Major Mackenzie Dr to the highway 427 will generate additional traffic on Major Mackenzie Dr. West from neighborhoods up to and possibly beyond highway 427 making the intersection of Weston Road and Major Mackenzie a pinch point for everyone using the roads

3- Summary of work done on the subject application site

A significant amount of work was done on the subject property:
1) OMB work from a few years ago (restriction 985).
2) The more recent Vaughan comprehensive zoning by-law review which maintained restriction 985 for this property.
3)The Vellore centre land use study options report (April 7, 2021) in which the city manager recommended option I and stated that both the land owner and ratepayers were consulted.
In option I the city manage states: "Option I - 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 VOID 2010, has focus on an urban design framework."
4)The local ratepayer associations followed up on the area study with communication C15 Communication CW (1) - April 7, 2021 Items # - 7. stressing the enforcing of current policies

We would appreciate your help in maintaining the current policies for this area as outlined in the documents mentioned in section 3 points 1 to 4 above. PLEASE CONTINUE TO KEEPS US INFORMED.

Picture of Sandwell street looking toward OP 21.023, Z21.047 (ref section 2 above)

Ronald Basso
[redacted]Muzich Place Woodbridge Ontario [redacted]
For: Stefanie Basso, Alessandra Basso, Ronald Basso and Tudor Cacenco

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:28 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8900 Bathurst
Attachments: vaughan_op.png

Follow Up Flag: Follow up
Flag Status: Flagged

From: Danny Heuman [redacted]
Sent: Tuesday, February 22, 2022 4:25 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8900 Bathurst

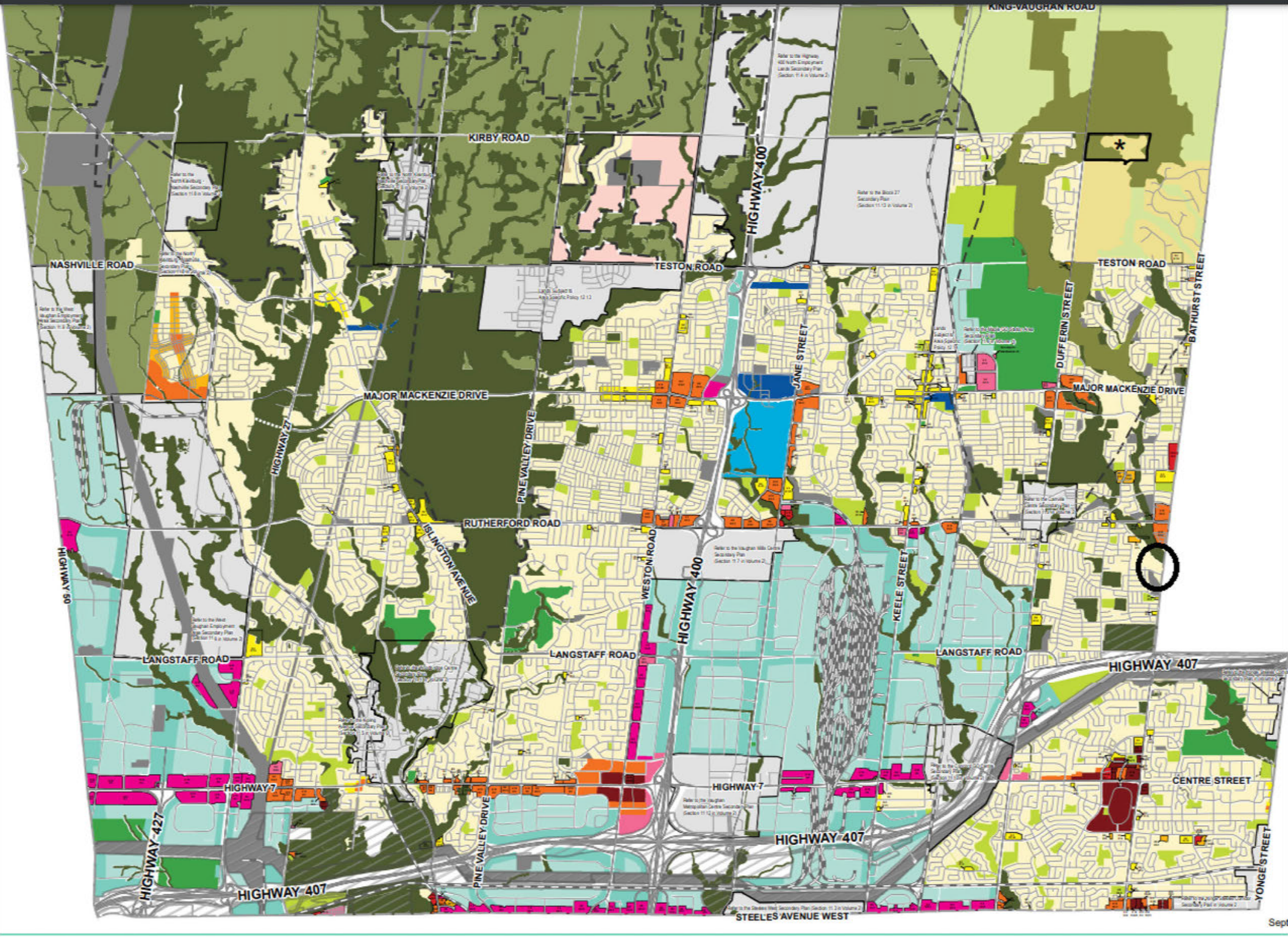
To Whom It May Concern:

I am a home owner of 16 years living at [redacted] Ohr Menachem Way in Vaughan.

I ***object*** to the proposed development located at 8940 Bathurst Street. The density, number of apartment buildings, number of units and resulting number of cars will place undo stress on the existing infrastructure. This proposal is less than 500 metres from my house and will affect me and all my neighbourhoods - all negative! There is nothing positive in having apartment buildings built within close proximity of houses that are currently valued at more than $2,000,000.

Please remain true to your official plan that slates this property as "low rise residential". Please remind yourselves of the map of Vaughan's Official Plan with the attachment and the proposed site circled in Black.

Regards,
Daniel Heuman


KING-VAUGHAN ROAD
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NASHVILLE ROAD
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BATHURST STREET
DUFFERIN STREET
JANE STREET
MAJOR MACKENZIE DRIVE
MAJOR MACKENZIE DRIVE
HIGHWAY 27
PINE VALLEY DRIVE
RUTHERFORD ROAD
ISLINGTON AVENUE
HIGHWAY 50
WESTON ROAD
HIGHWAY 400
KEELE STREET
LANGSTAFF ROAD
LANGSTAFF ROAD
LANGSTAFF ROAD
HIGHWAY 407
HIGHWAY 7
HIGHWAY 7
CENTRE STREET
HIGHWAY 427
PINE VALLEY DRIVE
HIGHWAY 407
HIGHWAY 407
YONGE STREET
STEELES AVENUE WEST

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:30 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/z.21.048- 8940 bathurst

Follow Up Flag: Follow up
Flag Status: Flagged

From: Amani Zaki [redacted]>
Sent: Tuesday, February 22, 2022 6:30 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/z.21.048- 8940 bathurst

Hi

My name is Amani Zaki I live in Thornhill, [redacted] Autumn Hill blvd.

As a resident in Thornhill, I am **against** the development application of the two midrise apartment buildings with 125 units of stacked townhouses by Medallion. As this development is not acceptable in our community. The schools, streets and all the other infrastructure in our area can not withstand that big number of houses. This will overcrowd our Thornhill community and will not be safe for my children, my parents, and myself to walk in the neighborhood. This overcrowdedness will affect my everyday commute to work to downtown. Please reject this development application.

Regards

Amani Zaki

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:32 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst - BAD IDEA

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kimberly He [redacted]>
Sent: Tuesday, February 22, 2022 8:35 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst - BAD IDEA

Hi City,

Please stop this development. Adding 1k new residents to a dense community is VERY BAD!!!

Thanks,
Kim

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:32 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Follow Up Flag: Follow up
Flag Status: Flagged

From: Igor Korokhov [redacted]>
Sent: Tuesday, February 22, 2022 9:37 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Att: City of Vaughan

As a resident of the Thornhill Wood I strongly oppose the development proposal on the subject due to the following main reasons:

1. Traffic and Safety. My house is located close to the intersection of Bathurst Glen Dr and Apple Blossom Dr. Every day I witness many passing cars neglect the stop sign and pass it without stopping. Very often car drivers swing the car to make a quick launch at the turn to Apple Blossom Dr right facing to my house and quickly accelerate and over speed. Increasing population in the adjacent area will increase the % of dangerous traffic accordingly. There are many small children living at that corner and me and my family are in real concern if the traffic increases in that area due to a rapid growth of population in high rise neighbor buildings.

2. Adopting an existing environment and respecting current residency. New buildings should be similar in size and standard that used in the current area. There are no high rise condominiums at all in that area. New townhomes should be planned to match the standard of existing houses in the area. It is a known fact that creating a large rise building area will entail increasing car insurance and land taxes in that area, that will impact the cost of life for my family in particular.

Please consider my opposition when you review the development application on 8940 Bathurst.

Regards,
Concerned Vaughan Resident
Igor Korokhov

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:45 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst - This is not reasonable

Follow Up Flag: Follow up
Flag Status: Flagged

From: Larry Tang [redacted]>
Sent: Tuesday, February 22, 2022 8:33 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst - This is not reasonable

Hi City of Vaughan,

I am strongly against this development. The community is already crowded. There is no way that we can support the number of rental units plus townhouses. This is not good for the community and the city.

Best,
Larry

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:45 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/z.21.048- 8940 bathurst

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nasser Samaan [redacted]>
Sent: Tuesday, February 22, 2022 7:24 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/z.21.048- 8940 bathurst

Lm

This huge and unrealistic proposed addition to Thornhill, which is already becoming congested. The streets, the schools, the community center, the shopping centers, and all other services in Thornhill will be too congested and cannot support this expansion.

I strongly object the approval of this project proposed by Medallion

Regards

Nasser Samaan
[redacted] Autumn Hill Blvd

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 8:45 AM
To: Assunta Ferrante
Subject: FW: [External] SUBJECT: File OP.21.024/z.21.048- 8940 bathurst

Follow Up Flag: Follow up
Flag Status: Flagged

From: Joseph Boutros [redacted]>
Sent: Tuesday, February 22, 2022 7:09 PM
To: Clerks@vaughan.ca
Subject: [External] SUBJECT: File OP.21.024/z.21.048- 8940 bathurst

As a senior citizen and resident of Thornhill, I am scared of the huge and unrealistic proposed addition to Thornhill, which is already becoming congested. The streets, the schools, the community center, the shopping centers, and all other services in Thornhill will be too congested and cannot support this expansion.

I strongly object to the approval of this project

Joseph Boutros
[redacted] Autumn Hill Blvd, Vaughan, ON [redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 9:35 AM
To: Assunta Ferrante
Subject: FW: [External] File# OP.21.024/Z.21.048-8940 Bathurst

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Michael [redacted]
Sent: Wednesday, February 23, 2022 9:04 AM
To: Clerks@vaughan.ca
Subject: [External] File# OP.21.024/Z.21.048-8940 Bathurst

Dear City of Vaughan,

I am writing you to express my concerns about the proposed development at 8940 Bathurst. While I know the City is looking to grow, having a project of this size and magnitude in this pocket is not acceptable. If you wish to allow townhomes, semi's and detached homes, it would be in line with what is going on with the community, what they want and what makes sense.

Don't let the greed of developers and the idea of condo investors take away from a established community. All you will do is make a few builders richer and take away from a wonderful community. Please do not allow any intensification in this area. There are other areas of Vaughan where it make more sense I encourage you to explore those area and continue to make Vaughan grow and thrive, not become more like Toronto.

Thank you,

Michael Gordon
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 1:38 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

-----Original Message-----
From: Kevin G [redacted]
Sent: Wednesday, February 23, 2022 1:28 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Hi
This appilication is absolutely unacceptable, the infrastructure in place cannot support this kind of density, and we dont see any relief in the future. This a No no no.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 1:39 PM
To: Assunta Ferrante
Subject: FW: [External] City proposal

-----Original Message-----
From: jeff levy [redacted]>
Sent: Wednesday, February 23, 2022 1:14 PM
To: Clerks@vaughan.ca
Subject: [External] City proposal

I am registering my objection to the thornhill woods proposed development at 8940 Bathurst Street.

Thank you.

Jeff Levy

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 2:21 PM
To: Assunta Ferrante
Subject: FW: [External] reference "File OP.21.024/Z.21.048 - 8940 Bathurst"

From: [redacted]
Sent: Wednesday, February 23, 2022 2:17 PM
To: Clerks@vaughan.ca
Subject: [External] reference "File OP.21.024/Z.21.048 - 8940 Bathurst"

Hi, I'm writing to provide my feedback regarding the application to develop and build over 708 rental apartment units on the strip of land that sits in front of the Jaffari Community Centre at Ner Israel and Bathurst.
I live on Ravel drive which is a few streets over, so this location is very close to where my family of 5 lives. When we purchased this house 14 years ago, we were attracted to the area where houses were filled with families with children similar in ages to mine which was in close proximity to Bathurst as well as the 407. Over the years the traffic on Bathurst alone has increased tremendously, and this proposed build would increase traffic and congestion to the area significantly. Adding buildings instead of houses to this pre existing area changes the dynamic of what we were attracted to when we chose Thornhill Woods.
Let me be clear, our family DOES NOT support this application.
While I recognize that there is a severe shortage of affordable housing within the City of Vaughan, I cannot support a development of this size and density in our community. This is similar to the reason I objected to the Jaffari development application over their final proposal for 6 and 8 storey buildings, and this new application is more than twice the size. This is even more crazy when you consider that Tridel has filed an application with the City of Richmond Hill to build two buildings (16 and 20 floors) directly across the street at the Richmond Hill Country Club with 396 residential units.
The future congestion to the surrounding streets (including my street), the future congestion on street parking, the different demographics attracted to buildings instead of houses, are just some of the key reasons I do not want these buildings built where my kids ride their bikes and next to where my family lives, this is not what I signed up for when I moved to this area.
Again, my family does not support this application, it needs to be denied.
Thanks,
Robyn Cohen

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, February 23, 2022 2:21 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048-8940 Bathurst

Importance: High

From: Sarit Palachi [redacted]
Sent: Wednesday, February 23, 2022 2:18 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048-8940 Bathurst
Importance: High

Hi there

I live in the Thornhill Woods Community for almost 20 years. I love this neighbourhood. It has great neighbours and a nice quiet area for families.

This will change if you allow the development to go through and you will then force me as well as the rest of the neighbourhood to move. It will no longer be quiet area for my children. This is definitely not the area to build midrise apartment buildings nor additional townhomes

Very disappointed

Sarit Palachi

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 9:44 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

-----Original Message-----
From: Ellen Drazner [redacted]>
Sent: Wednesday, February 23, 2022 6:47 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

To whom it may concern,
I have lived in Thornhill Woods since 2003. I love my house, neighborhood and neighbors.
I strongly object to the new proposed building of over 708 rental apartments in my neighborhood. These large buildings are going to cause excessive parking issues. When i moved to Thornhill, this neighborhood appealed to me since it was zoned for single family homes and not huge complexes. I objected to the Jaffari Development Application due to the size and density in our community. I knew If they allowed one development to change the bylaws, more would follow. This development is twice the size.
Please stop this now. We are losing all the beauty of our community we love.

Ellen Drazner
[redacted] Mistywood Crescent
Thornhill ON. [redacted]
[redacted]

Stay Healthy. Stay Safe
Sent from my IPAD

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 9:45 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

---

From: Bryan Herskovits [redacted]
Sent: Wednesday, February 23, 2022 10:17 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Our family is absolutely opposed to a development of this size and density in our community. This is even more crazy when you consider that Tridel has filed an application with the City of Richmond Hill to build two buildings (16 and 20 floors) directly across the street at the Richmond Hill Country Club with 396 residential units.

The impact on the Community and the infrastructure in place today cannot possibly accommodate this number of people this number of cars this amount of traffic in this area. Kids are already being run down by cars in our streets we certainly do not need more of them parking on the street and obstructing traffic. In addition this type of plan is not at all congruent to the existing developments in the community and does not respect the overall needs of our community. There's no way that a development like this should be allowed to proceed in our neighborhood. Thank you for your attention

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 10:49 AM
To: Assunta Ferrante
Subject: FW: [External] concerns about the development at 8940 Bathurst

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From: Carol Birch <Carol.Birch@vaughan.ca>
Sent: Thursday, February 24, 2022 10:21 AM
To: Clerks@vaughan.ca
Subject: FW: [External] concerns about the development at 8940 Bathurst

Hello,

Development Planning has received the comment below for Files OP.21.024 and Z.21.048, scheduled for the March 1, 2022 Committee of the Whole Public Meeting.

Regards,

Carol Birch, BAA MCIP RPP
Planner
905-832-8585, ext. 8485 | carol.birch@vaughan.ca

City of Vaughan I Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

From: YF Z. [redacted]
Sent: Tuesday, February 22, 2022 7:31 PM
To: Carol Birch <Carol.Birch@vaughan.ca>
Subject: [External] concerns about the development at 8940 Bathurst

Dear Mr. Birch,
I am writing to you regarding the above development proposal. As a nearby residence, I am very concerned about this proposal. At this Bathurst & Ner Israel intersection, three high-density development proposals are under review (actually one was approved already). With these three development, the population at this intersection will be insane. This will put huge burden to our community, including local traffic (Ner Israel is a very narrow street), schools (our school in subdivision is already packed) and community resources (it is so hard to book activities such as swimming pool in our community centre). These three development proposal shall offer new community centre as well as their own school. Study on the traffic shall be conducted and access to these development shall be limited to Bathurst to minimize impact to the subdivision.
Also, we negotiated with development and city on the density of development for this area. It was ruled that buildings shall be limited to lower than 8 floors. Please apply the same requirement to the new proposals.
Thanks for your consideration. Looking forward to see the solutions.

Regards,

Yuefeng Zhang

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 10:49 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048-8940 Bathurst

From: Gigi Hui [redacted]
Sent: Thursday, February 24, 2022 10:10 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@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>
Subject: [External] File OP.21.024/Z.21.048-8940 Bathurst

Good Morning,

I'm residence on Ner Israel Drive, and I'm writing this letter to explain my upset about the new Madallion rental development application at Bathurst and Ner Israel Drive. Below is my concern about this new development.

1. This proposal will introduce 3 new driveways along Ner Israel Drive. All these driveways are very close to each other. With this short distance on Ner Israel Drive, it is inappropriate to create many driveways on a busy residential street.

2. There's total of 708 proposed unit for this development. What's their proposed parking ratio? How many parking spaces will introduce from this development? Can this corner support this heavily traffic? Ner Israel Drive is a heavily traffic and parking street, there's community centre and school along the street. How they going to handle the safety issue?

3. We already have a lot of parking issue on our street. There's always cars parking in front of our house from morning to nighttime. A lot of condominium / apartment has issues for parking control. Most residence will choose to park on the street during daytime rather than parking into their underground parking garage.

4. When there's event going on existing Jaffari Community Centra, they need to hire police to control the traffic for the day. How can this development control their heavily traffic everyday?

5. Is there any Dedicated Park Area from this development?

6. What's their proposed Outdoor and Indoor Amenities ratio? With 708 units, the outdoor amenity area seems very minimal. I wonder it meets the city's standard?
7.

8. For the Stacked Townhouses, what I understand is there's townhouses units above each other. They using typical one townhouse unit area to create 4 different units. All the stacked townhouses design are very tight and with lack of storage spaces. Most residential will only storage their belonging in their patio / front yard / and balconies. How are they going to control it to make the street look nice and clean?

8. How they going to organize the garbage pick-up / storage for the stacked townhomes residence? If the stacked townhomes with very little storage spaces, will they leave their garbage / bins in their patios?

9. By introduce new stacked townhomes, why can't they design regular conventional townhouses with the garage entrance from the backstreet?

There are three large developments (Medallion, Jaffari and Tridel) is completely inappropriate for a low density residential community. We all love our neighbourhood. It's peaceful and quiet, this is why we didn't choose to live in the city. Is it really necessary to change a low density to a high density residential community? It is not fair for all the existing residences who already adapt to our neighbourhood.

Thank you and please consider with all my concerns above.

Regards,

Gigi Hui

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 2:37 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

From: Jodie Brown [redacted]>
Sent: Thursday, February 24, 2022 2:35 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@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>
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Subject: New Medallion rental development application proposed for Bathurst and Ner Israel Drive

I am a resident and already do my best to avoid this area and the proposed development will further destroy our city with greater congestion.

Regarding the three large developments (Jaffari, Medallion, Tridel) is completely inappropriate for a low-density residential community.
I believe that the Medallion community would add about 3500 people on a postage stamp size land, also the Jaffari development would add another 3500 people on a small part of land adjoining the Medallion project.
Then the Tridel project could add another 3500 or more people across the street.
That alone, adding over 10,000 people on a so-called postage-stamp size land allotted is reason alone to not allow not only, but the 3 projects.
We have reason to believe our area density is already at the maximum and cannot absorb more.

- Where is the parking?
- The traffic flow right now is over burdening.
- Daylight exposure will be extremely impeded, so health and mental concerns here.
- There are no new schools or being built to handle the new influx of children. Where is the new high school?
- Already traffic concerns such as extreme speeding and noncompliance stop signs infractions which are not being enforced.
- Two to three times a day, I cannot back out of my driveway for long periods of time because of extreme traffic volume, speeding traffic to get to a stop sign that if they can stop for it, near collisions of my vehicle due to the traffic thinks they can drive on the sidewalks to get around me as we attempt to get out or get into our driveway.
- Ner Israel Dr has ongoing problems with sewer infrastructure problems
- Where to absorb the extra garbage, recycling and city water to an extra 10,000 people at the end of our street.
- I believe that the traffic will be fully grid locked at the intersection of Bathurst St. and Ner Israel Dr. Currently, there is long line ups of cars in all directions at this intersection.
- What about CRIME? Historically, crime follows into these Extreme High-Density projects, will there be a satellite police station here.
- Safety concerns for small children due to traffic on Ner Israel Dr. as well as Bathurst St.
- Safety concerns for the public as personal assaults usually happen in extreme densities.

• Construction of these projects will take years creating extreme traffic havoc, dust, dirt, noise and pollution. We have enough pollution as it is as the politicians state.
• Traffic, north and south bound on Bathurst St is heavy from 7 AM nearly 11 PM and that is during Covid times which will be worse when we return to “normal”.
• These will be RENTAL units and therefore will be transient renter activity, not stable (in my experiences in rentals)
• A deep concern for devaluating properties here.
• A deep concern for our safety in our own homes.
• The Context & Location Map of the project land mailed to us appears to be in disproportional scale, therefore making it appear larger, to be more desirable presentation from developers.
• The mailing attachments appear to have contradictory information on project details, therefore not trustworthy.
• Thornhillwoods area will soon become the SLUMS of Vaughan if this continues. There is always garbage (toilets, mattresses, etc.) piled on city properties on every street all the time to support the term SLUMS.
• THIS KIND OF GROWTH IN THIS AREA IS NOT SUSTAINABLE ANYMORE AND MUST BE STOPPED.

Please do something and stick up for the community. We all want rental properties but this proposal is unacceptable and unreasonable.

Jodie

Get Outlook for iOS

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 11:41 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

From: Cindy Nichol [redacted]
Sent: Thursday, February 24, 2022 11:33 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@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>
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

This email is in relation to the Medallion rental development application at Bathurst and Ner Israel Drive.

I am a VERY concerned citizen of Thornhill Woods that the City would even be considering this application.

This is a low density residential community. The infrastructure for traffic, parking, schools, etc are already maxed out.

I would also like to remind Council that three large developments (Jaffari, Medallion, Tridel) are completely inappropriate for the points above!

The residents of this small community are constantly fighting against these monstrous developments that keep coming before you. We are at capacity. Traffic is already a nightmare. Schools have portables due to over crowding.

I, along with thousands of other residents in Thornhill Woods, implore you to stop this application immediately and all others like it! Please keep our community as it was meant to be. Low density.

Sincerely,

Cindy Nichol

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 12:47 PM
To: Assunta Ferrante
Subject: FW: [External] 8940 Bathurst Street (vicinity of Bathurst & Ner Israel

-----Original Message-----
From: Steve Kruger [redacted]
Sent: Thursday, February 24, 2022 12:35 PM
To: Clerks@vaughan.ca
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@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>
Subject: [External] 8940 Bathurst Street (vicinity of Bathurst & Ner Israel

Hello All,
Firstly, I hope you are all safe and staying out of harms way during this pandemic.

I'm writing you today to voice my absolute displeasure of the proposed development at 8940 Bathurst Street and quite frankly all the proposed developments in this vicinity. This area is already so busy and dense and can't imagine all the added congestion and traffic it could bring. This corner isn't even a main intersection and is clearly a nice quiet subdivision that wasn't ever meant for large condos and will no doubt ruin the area and add an insane amount of congestion to an already congested area.

Regards.
Steve Kruger
[redacted]

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 1:07 PM
To: Assunta Ferrante
Subject: FW: [External] 8940 Bathurst Street File OP.21.024/ Z.21/048

From: charlenelewin charlenelewin [redacted]>
Sent: Thursday, February 24, 2022 1:04 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; rosanna.defrancesca@vaugha.ca; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] 8940 Bathurst Street File OP.21.024/ Z.21/048

Good afternoon - The Jaffari Medallion and Tridel developments are completely inappropriate for THORNHILL WOODS. I understand that the residents have been complaining since this was first proposed 8 or 9 years ago. The traffic in this area is horrific. I would suggest that members of your office try to navigate the roads between 8 and 9 a.m. There are 3 schools and limited exits to Bathurst/Dufferin/Rutherford and highway 7. It is very difficult to manouever if you have to drop off children or get to work. An ambulance or fire truck would have tremendous difficulty accessing the streets during rush hour. The sewer system would be over taxed as well as other utilities. This is a low density residential community not the downtown core. I would hope that the City of Vaughan will listen to residents before making any final decisions. We need some green spaces and not further condo towers to block out the sunlight. Our children have limited park areas at present.

Charlene Lewin [redacted]
visit us on the web at [redacted]

BOUSFIELDS INC.

Project No. 2261

February 22, 2022

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A1TA

Dear Committee of the Whole:

Re: Public Meeting – March 1, 2022
Draft Plan of Subdivision 19T-21V008, 216 – 220 Doughton Rd.

And

Re: Site Plan Application DA.21.026, 216 – 220 Doughton Rd.
Zoning By-law Amendment Z.20.013, 216 – 220 Doughton Rd.
Official Plan Amendment OP.20.005, 216 – 220 Doughton Rd.

We are writing on behalf of 1834371 Ontario Inc., the owners of the lands located at 180-190 Maplecrete Rd. and 2951 Highway 7. The 1834371 lands are immediately north of the above noted Draft Plan of Subdivision and accordingly we are currently reviewing this application in the context of both of our projects.

We want to ensure that this Application provides for an efficient and comprehensive development for both properties. In reviewing the Doughton Residences Corp. proposal, we wish to raise the following comments for discussion, which remain outstanding:

1. It appears the setbacks being provided do not meet the 12.5 metre required standard to their northern property line for tower setbacks. While we note that a tower is not currently contemplated on the 1834371 lands to the immediate north, our application is under review and subject to change. We do not want to limit any redevelopment scenarios that could occur at this very preliminary stage of the review.

2. While we have no problem generally with tall towers, we are concerned with the siting of their buildings and the impact the towers will have on the 1834371 development's public parks. You need to review this in more detail. We would also note that the Doughton Draft Plan of Subdivision does not provide for any public parkland. We are concerned with this lack of parkland dedication and how that may impact the public realm.

3. The location of the servicing being proposed also needs to be reviewed in more detail. It is our opinion that the services may create infrastructure challenges for neighbouring properties.

We have had discussions directly with the Applicant for some time now and will continue reaching out to them to realize the potential of both development parcels. We also look forward to continuing to work with the City to review the issues we have raised in more detail with a goal to achieving a development proposal for both lands that complement the existing area and planned vision for the VMC.

Yours very truly,
Bousfields Inc.

Kate Cooper

Kate Cooper B.E.S, MCIP RPP

/encl.

Subject: FW: 216 and 220 Doughton Road - OP.20.005 & Z.20.013
Attachments: Letter re 216-220 Doughton Road.pdf

From: Thanh Nguyen <thanh@libertydevelopment.ca>
Sent: Friday, September 11, 2020 3:29 PM
To: rrabinowitz@plazacorp.com
Subject: 216 and 220 Doughton Road - OP.20.005 & Z.20.013

Dear Robyn,

Please find attached letter on behalf of the owner of the lands at 2951 Highway 7 and 180-190 Maplecrete Road with respect to the above noted rezoning application on your lands.

Feel free to let us know if you have any questions or comments.

Best regards,

Thanh Nguyen, MES
Land Development Planner, Project Coordinator
Liberty Development Corporation
1 Steelcase Rd. W. | Unit 8 | Markham, ON L3R 0T3
Tel: 905.731.8687 | Ext: 290 | Fax: 905.731.6826
thanh@libertydevelopment.ca | www.libertydevelopment.ca

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LIBERTY development

September 11, 2020

WITHOUT PREJUDICE

Robyn Rabinowitz
Doughton Residences Corp. (c/o Plazacorp)
10 Wanless Avenue, Suite 201
Toronto, ON M4N 1V6

Sent via: Email

Dear Mrs. Rabinowitz:

RE: 216 and 220 Doughton Road. Part of Lot 2, Reg. Plan No. 7977
Official Plan Amendment and Zoning By-law Amendment
Vaughan File #: OP.20.005 and Z.20.013

I am writing to you on behalf of 18343371 Ontario Inc., the owner of the lands at 2951 Highway 7 and 190 & 180 Maplecrete Road, immediately North of your lands. We are in receipt of a Notice of Public Hearing of the Committee of the Whole with respect to the above noted rezoning application. In the interest of maintaining neighbourly rapport and cooperation, it is our intention to provide you with direct feedback based on our preliminary review of your application, in particular, an Architectural Set prepared by Quadrangle dated April 15, 2020.

Our review of drawing A206.S Typical Tower Floor Plan, attached to this letter for your reference, reveals that Tower 1, the most northerly situated tower in your site plan, has varying tower setbacks to your northern property line and our southern property line. For instance, the northwest corner of Tower 1 is setback 10.25 metres from your northern property line, whereas the northeast corner of Tower 1 is setback 13.67 metres.

Notwithstanding the approved rezoning application on our lands and in light of VMC policies requiring a minimum 25 metre separation between high-rise towers, it is in our respectful submission that your Tower 1, exclusive of the podium, requires a minimum setback of 12.5 metres from your northern property line. This ensures the equitable distribution of the setbacks between your Tower 1 and future towers on our lands.

This letter represents our preliminary feedback on your application and is subject to additional comments upon a more fulsome review. Feel free to contact us for further dialogue on this matter.

Yours truly,

Thanh Nguyen
Land Development Planner

Encl.

1 Steelcase Rd. W., Unit 8 · Markham, ON · L3R 0T3
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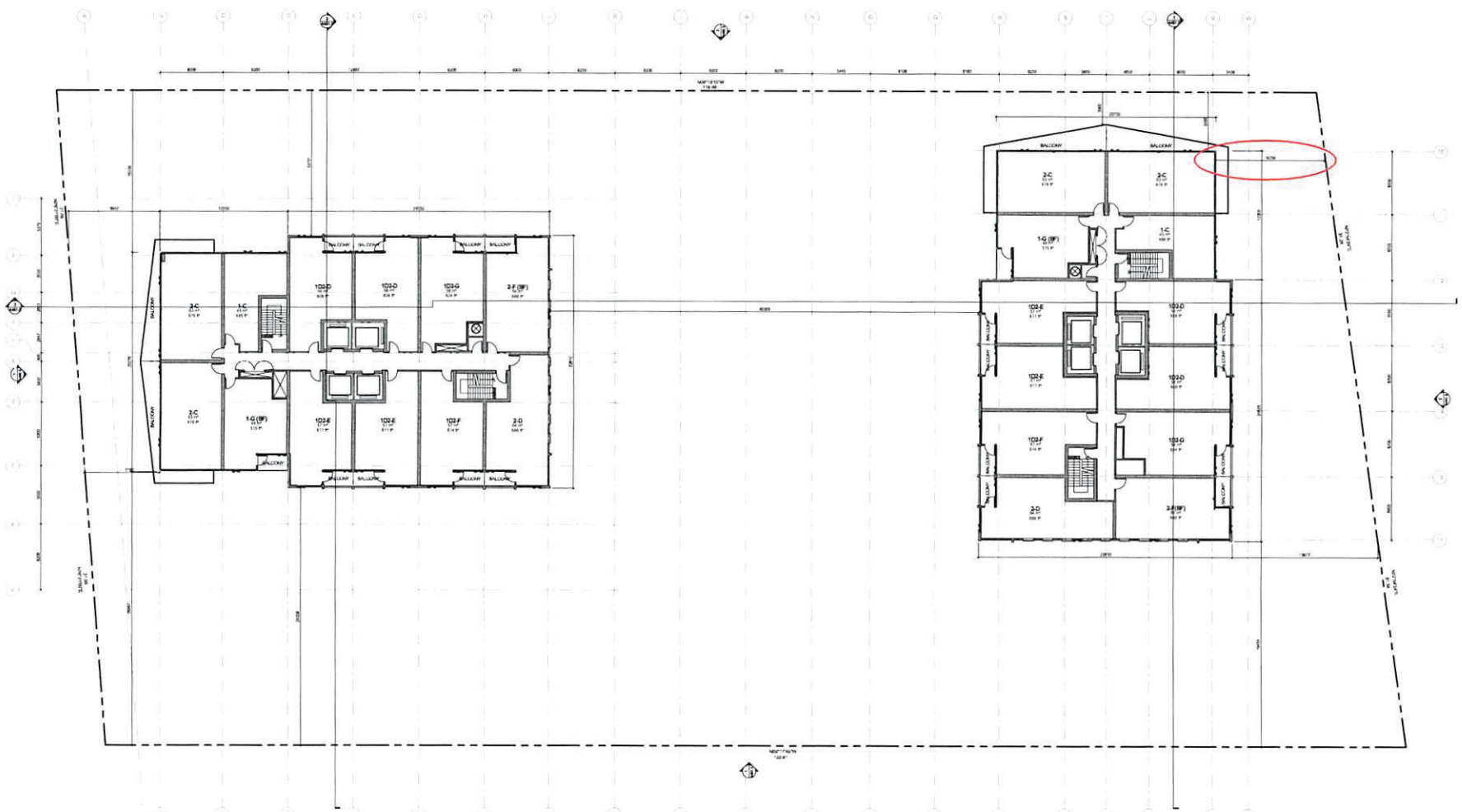

Quadrangle

216-220 Doughton Road

Vaughan, Ontario

for

Doughton Residences Corp.

1/8"=1'-0" 1:100 JZ SSC

Typical Tower Floor Plan

A206.S

VAUGHAN

Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca

NOTICE OF PUBLIC HEARING
COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.20.005
Zoning By-law Amendment File Z.20.013

DATE & TIME OF LIVE STREAM HEARING:

Tuesday September 15, 2020 at 7:00 p.m.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.

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Please submit written comments by mail or email to:

City of Vaughan
Office of the City Clerk
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clerks@vaughan.ca

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APPLICANT:

Doughton Residences Corp.

DESCRIPTION OF SUBJECT LAND:

216 and 220 Doughton Road east of Jane Street and north of Doughton Road (Attachment 1 – Ward 4)

PURPOSE OF THE APPLICATIONS:

The Applicant has submitted Official Plan Amendment File OP.20.005, and Zoning By-law Amendment File Z.20.013 to permit the development of two, 47 and 49-storey residential apartment buildings (Towers A and B) on a shared 4-storey podium comprising of ground floor amenity areas and residential uses served by 4 levels of underground parking for a total of 1,151 units, as shown on Attachments 2 to 3. The following amendments are proposed:

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   c. Policy 8.7.18 – to increase the maximum floor plate size for the two, 47 and 49-storey residential towers from 750 m^2 to 800 m^2
   d. Amend Schedules A to K of the VMCSP to illustrate the proposed realignment of a north-south private street
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Prestige Employment Area Zone" to the "C9 Corporate Centre Zone" to permit the residential uses and together with site-specific zoning exceptions to permit the development.

RELATED APPLICATIONS: N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS.

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Natalie Wong, Senior Planner, at Natalie.Wong@vaughan.ca or 905-832-8585, Extension 8866. Requests for additional information can also be submitted by email to VMCProgram@vaughan.ca and developmentplanning@vaughan.ca.

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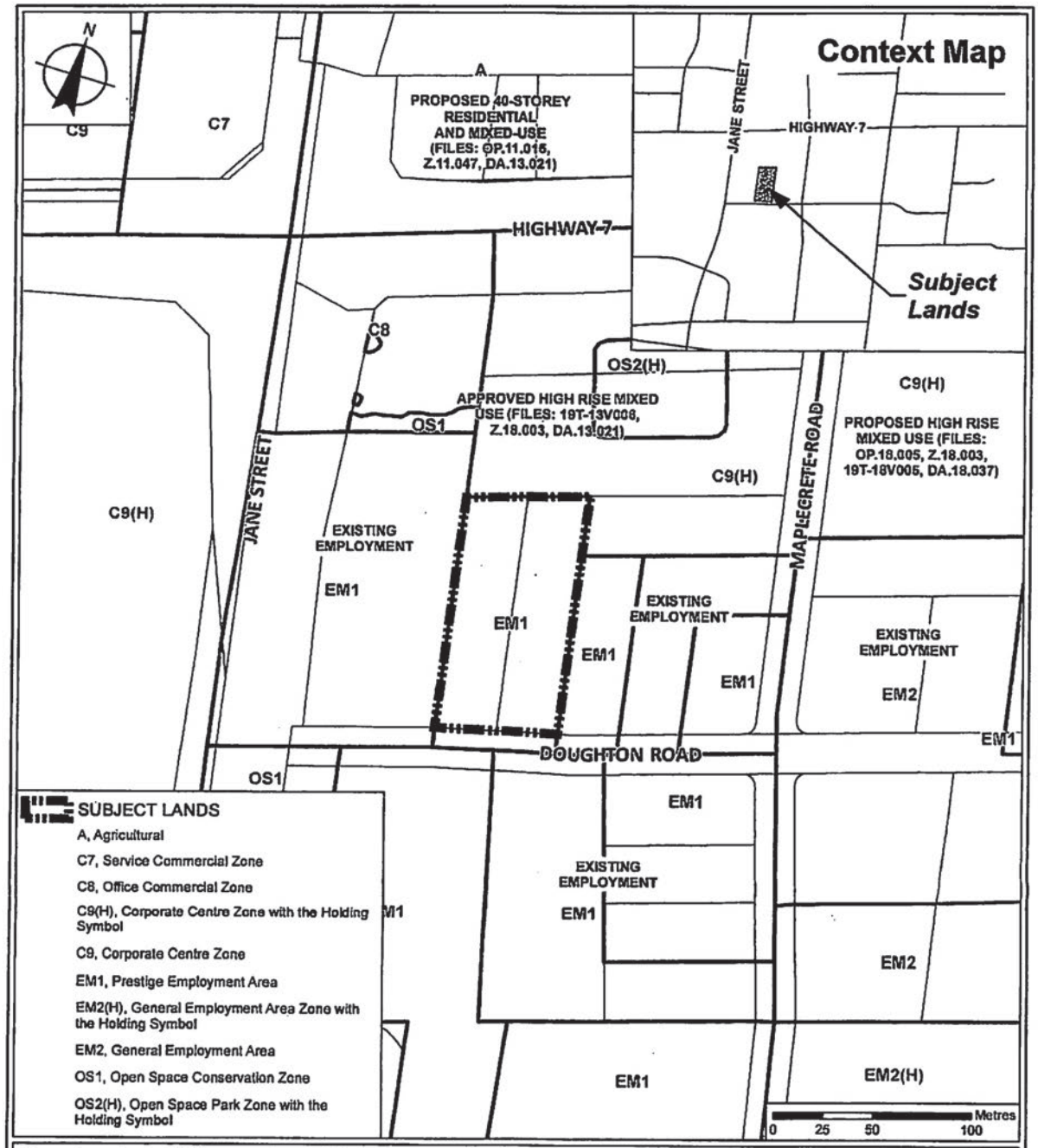
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

LPAT appeals, together will all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elto.gov.on.ca.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.



Context and Location Map

LOCATION: 216 and 220 Doughton Road;
Part of Lot 5, Concession 4

APPLICANT:
Doughton Residences Corp.

VAUGHAN
Development Planning

Attachment 1

FILES:
OP.20.005 and Z.20.013

DATE:
September 15, 2020

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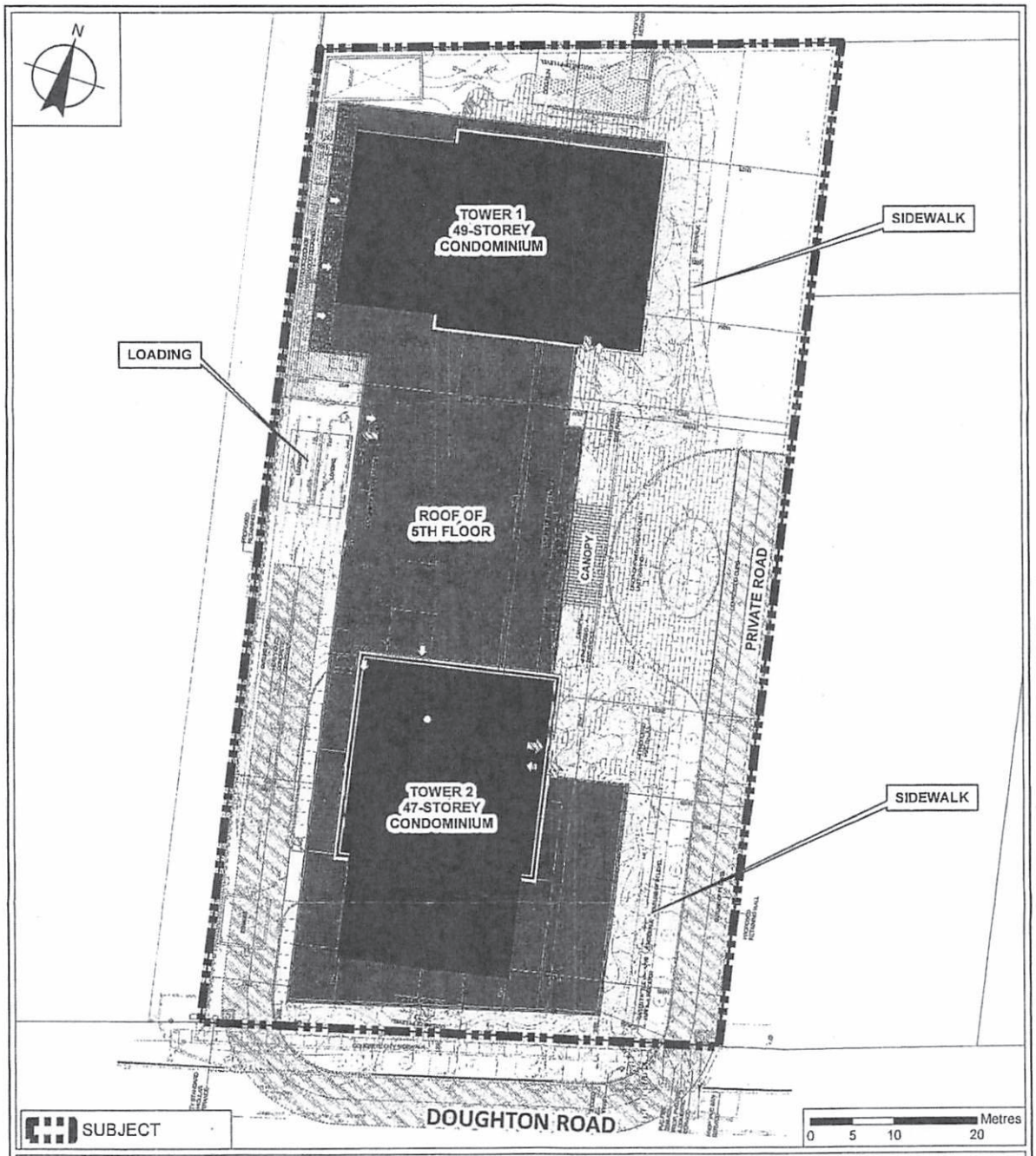
Created on: 9/8/2020



Site Plan

LOCATION: 216 and 220 Doughton Road;
Part of Lot 5, Concession 4

APPLICANT:
Doughton Residences Corp.

VAUGHAN
Development Planning

Attachment

FILES:
OP.20.005 and Z.20.013

DATE:
September 15, 2020

2

N:\GIS_Archive\Attachments\OP\2020-2024\OP.20.005_Z.20.013\OP.20.005_Z.20.013_C_SitePlan.mxd

Created on: 6/9/2020

In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: August 21, 2020

NICK SPENSIERI, Acting Deputy City Manager, Planning and Growth Management
TODD COLES, City Clerk

Assunta Ferrante

Subject: FW: [External] FW: 220 Dougton Rd. - Dougton Residences Corp. - 2/23/22
Attachments: Ltr to City Public Meeting March 1 2022 Doughton Subdivision - Copy.pdf

Importance: High

From: Marco Filice (Liberty Development Corp.) <mfilice@libertydevelopment.ca>
Sent: Thursday, February 24, 2022 8:38 AM
To: Christina Bruce <Christina.Bruce@vaughan.ca>
Subject: [External] FW: 220 Dougton Rd. - Dougton Residences Corp. - 2/23/22

Hi Christina,
Good day.
I'm sure the Clerk already shared the letter with you but just in case, see below and enclosed as re concerns previously raised.

Perhaps you may have some time to speak later today or tomorrow, about some options here?

Thanks,
Marco

Marco Filice
Liberty Development Corporation
1 Steelcase Rd. W. | Unit 8 | Markham, ON L3R 0T3
Tel: 905.731.8687 | Ext: 251 | Fax: 905.731.6826
mfilice@libertydevelopment.ca | www.libertydevelopment.ca

This message is intended only for the addressee. It may contain privileged or confidential information. Any unauthorized disclosure is strictly prohibited. If you have received this message in error, please notify us immediately so that we may correct our internal records. Please then delete the original message. Thank you.

From: Marco Filice (Liberty Development Corp.)
Sent: Wednesday, February 23, 2022 1:51 PM
To: Robyn Rabinowitz <rrabinowitz@plazacorp.com>; Sebastian Mizzi <smizzi@signaturecommunities.ca>
Subject: 220 Dougton Rd. - Dougton Residences Corp. - 2/23/22

Good morning.

Further to my conversations with Sebastian this past week, it appears there is still some push back from your team with respect to the setbacks and siting of the buildings. We do want to continue discussions with yourselves and the City in hopes of negotiating a proposal that will work for both of our lands. Because discussions are underway, the Owners have been advised by their advisors to file the attached letter for the upcoming Public Meeting on March 1st. Please take a look at it and we would be pleased to set up a meeting to continue working through the few issues that have been raised. I trust we will be able to find common ground and wrap this up in a manner that is satisfactory to all parties. Look forward to hearing back from you.

Sincerely,

Marco Filice, SVP
Liberty Development Corporation
1 Steelcase Rd. W. | Unit 8 | Markham, ON L3R 0T3
Tel: 905.731.8687 | Ext: 251 | Fax: 905.731.6826
mfilice@libertydevelopment.ca | www.libertydevelopment.ca

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BOUSFIELDS INC.

Project No. 2261

February 22, 2022

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A1TA

Dear Committee of the Whole:

Re: Public Meeting – March 1, 2022
Draft Plan of Subdivision 19T-21V008, 216 – 220 Doughton Rd.

And

Re: Site Plan Application DA.21.026, 216 – 220 Doughton Rd.
Zoning By-law Amendment Z.20.013, 216 – 220 Doughton Rd.
Official Plan Amendment OP.20.005, 216 – 220 Doughton Rd.

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Bousfields Inc.

Kate Cooper

Kate Cooper B.E.S, MCIP RPP

/encl.

Subject: FW: 216 and 220 Doughton Road - OP.20.005 & Z.20.013
Attachments: Letter re 216-220 Doughton Road.pdf

From: Thanh Nguyen <thanh@libertydevelopment.ca>
Sent: Friday, September 11, 2020 3:29 PM
To: rrabinowitz@plazacorp.com
Subject: 216 and 220 Doughton Road - OP.20.005 & Z.20.013

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Best regards,

Thanh Nguyen, MES
Land Development Planner, Project Coordinator
Liberty Development Corporation
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LIBERTY development

September 11, 2020

WITHOUT PREJUDICE

Robyn Rabinowitz
Doughton Residences Corp. (c/o Plazacorp)
10 Wanless Avenue, Suite 201
Toronto, ON M4N 1V6

Sent via: Email

Dear Mrs. Rabinowitz:

RE: 216 and 220 Doughton Road. Part of Lot 2, Reg. Plan No. 7977
Official Plan Amendment and Zoning By-law Amendment
Vaughan File #: OP.20.005 and Z.20.013

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Thanh Nguyen
Land Development Planner

Encl.

1 Steelcase Rd. W., Unit 8 · Markham, ON · L3R 0T3
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Visit us on the Web:
www.libertydevelopment.ca

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Quadrangle

Vaughan, Ontario

Typical Tower Floor Plan

A206.S

VAUGHAN

Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T 905 832 8585
E clerks@vaughan.ca

NOTICE OF PUBLIC HEARING
COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.20.005
Zoning By-law Amendment File Z.20.013

DATE & TIME OF LIVE STREAM HEARING:

Tuesday September 15, 2020 at 7:00 p.m.

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APPLICANT:

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DESCRIPTION OF SUBJECT LAND:

216 and 220 Doughton Road east of Jane Street and north of Doughton Road (Attachment 1 – Ward 4)

PURPOSE OF THE APPLICATIONS:

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RELATED APPLICATIONS: N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS.

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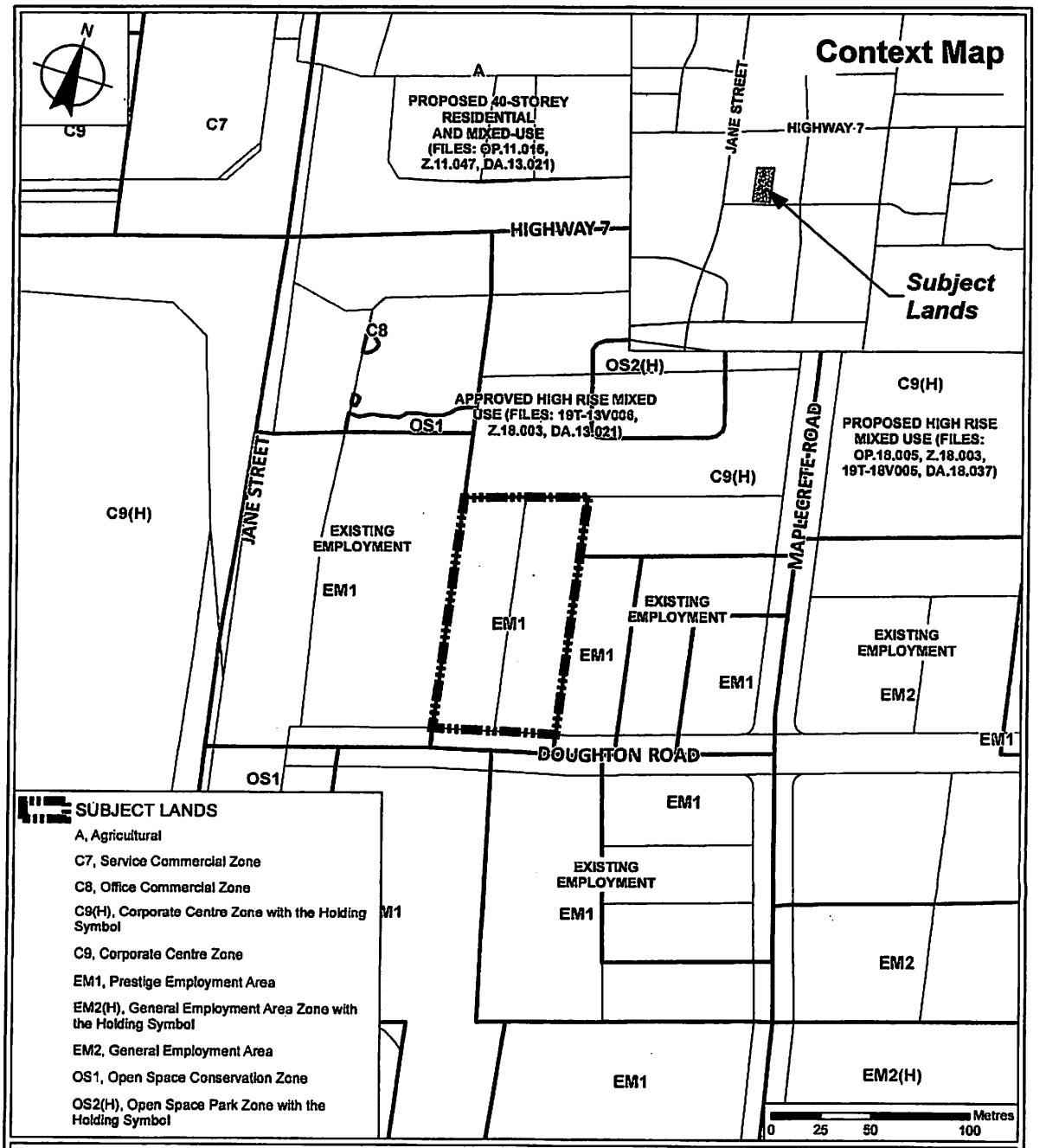
The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

LOCAL PLANNING APPEAL TRIBUNAL (LPAT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan and/or the Regional Municipality of York, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment, the passing of a proposed Zoning By-law Amendment or the approval of a draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

LPAT appeals, together will all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elto.gov.on.ca.

NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.



Context and Location Map

LOCATION: 216 and 220 Doughton Road; Part of Lot 5, Concession 4

APPLICANT:
Doughton Residences Corp.

VAUGHAN
Development Planning

Attachment 1

FILES:
OP.20.005 and Z.20.013

DATE:
September 15, 2020

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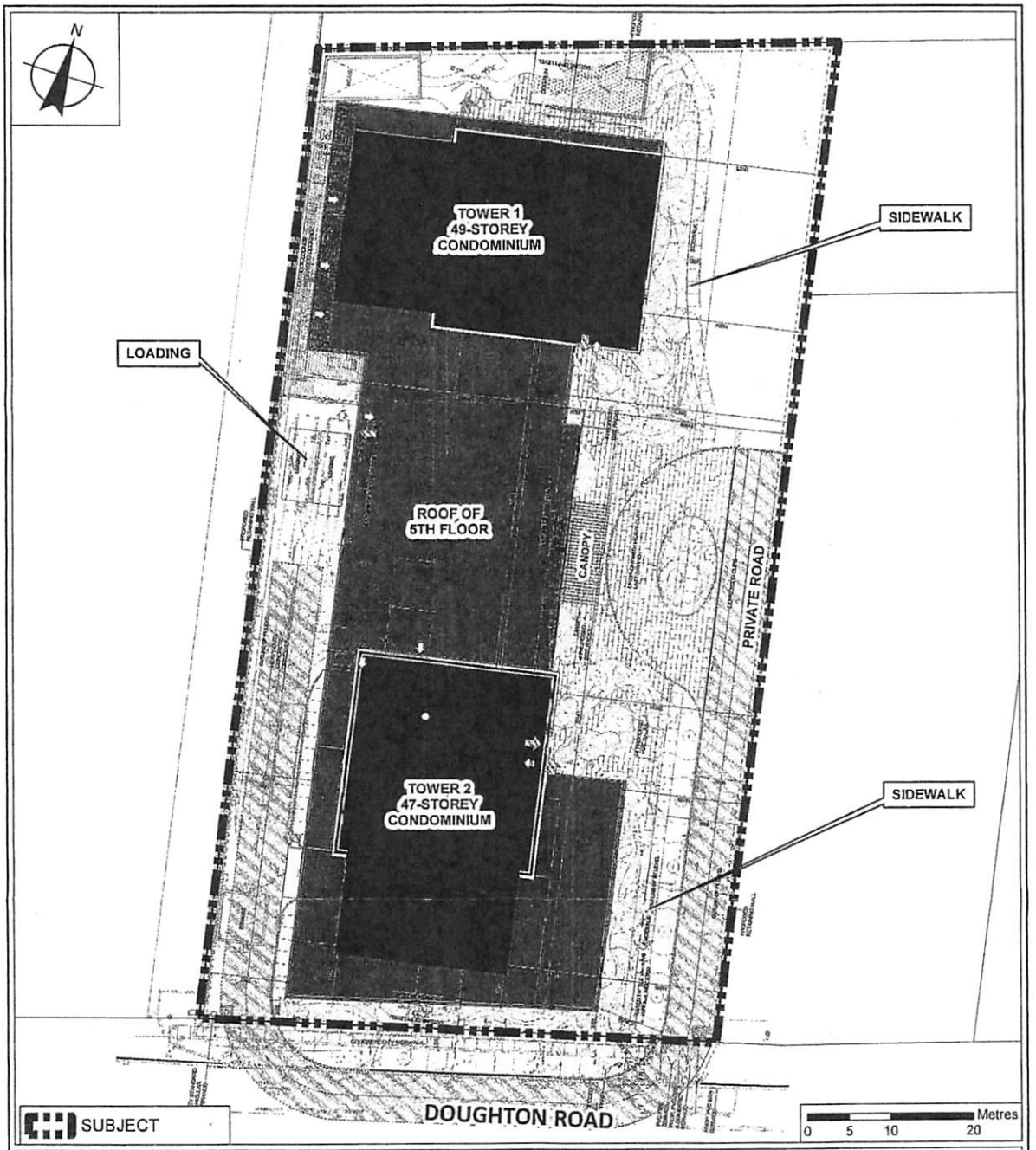
Created on: 9/8/2020



Site Plan

LOCATION: 216 and 220 Doughton Road;
Part of Lot 5, Concession 4

APPLICANT:
Doughton Residences Corp.

VAUGHAN
Development Planning

Attachment

FILES:
OP.20.005 and Z.20.013

DATE:
September 15, 2020

2

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Created on: 6/8/2020

In accordance with the Condominium Act, a corporation that is served with a notice under the Planning Act shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: August 21, 2020

NICK SPENSIERI, Acting Deputy City Manager, Planning and Growth Management
TODD COLES, City Clerk

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 12:47 PM
To: Assunta Ferrante
Subject: FW: [External] 3812 Major Mackenzie Drive - G Group Major Mackenzie Inc - OP.21.019 and Z.21.040

From: Reno Capano <rcapano@tacc.com>
Sent: Thursday, February 24, 2022 12:33 PM
To: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive - G Group Major Mackenzie Inc - OP.21.019 and Z.21.040

Hi,
I would like to inform you that I am completely against this application. While I am not against intensification, this application is ridiculous. We don't need high-rise buildings in an already congested area. The nearby schools are already jammed as it. Roads in the area will not be able to accomodate all the extra vehicles that this will add to the area. I am not quite sure why this area has been chosen for so many developers to build high rise units. Perhaps, they should stick to areas in the VMC area, where transit and roads have been upgraded to accomodate. When I purchased in this area, I did not anticipate living amongst all these buildings. This clearly does not fit the current landscape of Vellore Village.

I would like to be added to the correspondence on the decision of this application. Thanks.

Resident at [redacted] Retreat Blvd

Reno Capano

C.E.T., PMP®.

TACC CONSTRUCTION LTD.

270 Chrislea Road

Woodbridge, ON L4L 8A8

t 905.856.8500

m 416.717.8320

e rcapano@tacc.com

tacc.com

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, February 24, 2022 2:24 PM
To: Assunta Ferrante
Subject: FW: [External] Opposing the high rise development at weston/major mac

---

From: David Ly [redacted]
Sent: Thursday, February 24, 2022 2:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Opposing the high rise development at weston/major mac

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 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.

Kind regards,
David Ly

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:29 AM
To: Assunta Ferrante
Subject: FW: [External] Vellorewoods Re; G Group Major Mackenzie Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

From: Corsin, Rosetta (Planning Services) <Rosetta.Corsin@tcdsb.org>
Sent: Thursday, February 24, 2022 5:02 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: elvira@elviracaria.com
Subject: [External] Vellorewoods 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 neighbourhoods, 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 an 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.

I have lived in Vaughan for over 36 years and I hope to continue to live here going forward – the traffic and congestion is already being felt by myself and most people I speak with along the Major Mackenzie and Weston Road area. You are proposing 213 storeys (I counted all the floors in all the proposed buildings) plus residential – our roads, our highways and the safety of our people

cannot support this. I ask that you reconsider this application and put a stop to these high rises in our area. Since the opening of the 427 highway to Major Mackenzie and the new hospital at Jane Street combined with Canada's Wonderland has put an extreme traffic jams on Major Mackenzie – even with the increased lanes – the traffic getting from my home to the 400 Southbound and Northbound is horrendous. Again, I ask you to reconsider and take a close look at the traffic we already have – could you imagine with all the buildings you are proposing – what damage it will do to our neighbourhoods. I only want what is fair and right for the people that live in this area that continue to support Vaughan. Your Planning Department and Roads Department know what is right for the people living in this area and our concerns should be respected and heard. Please do the right thing.

Regards,
RC & Family

TCDSB Confidentiality Disclaimer: "This e-mail may be privileged and/or confidential. The sender does not waive any related rights and obligations. Any distribution, use, or copying of this e-mail or the information it contains by anyone other than the intended recipient(s) is unauthorized and may breach the provisions of the Municipal Freedom of Information & Protection of Privacy Act. If you received this e-mail in error, please advise me by return e-mail and delete the material."

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:29 AM
To: Assunta Ferrante
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

-----Original Message-----
From: JOSEPH PAPA [redacted]
Sent: Thursday, February 24, 2022 5:46 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

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.

Judy Papa
Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:30 AM
To: Assunta Ferrante
Subject: FW: [External] Application 19T-14V001

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, February 24, 2022 3:23 PM
To: [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Application 19T-14V001

Hi Cathy,

Thank you for your email. I completely agree with your comments. 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

To subscribe to my E-Newsletter click here.

-----Original Message-----
From: [redacted]
Sent: Wednesday, February 23, 2022 7:10 AM
To: 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.

Thank you for your attention to this matter.
Sincerely,
Cathy Milani

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:31 AM
To: Assunta Ferrante
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

From: SILVANA CALABRETTA-MORTON [redacted]
Sent: Thursday, February 24, 2022 8:49 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
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 Madam/Sir,

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 Drive. 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 neighbourhoods, 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.

Sincerely,

Silvana Morton
[redacted] Lindbergh Drive
Woodbridge, Ontario
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:31 AM
To: Assunta Ferrante
Subject: FW: [External] Application 19T-14V001

-----Original Message-----
From: Cynthia Diner-Spanjers [redacted]>
Sent: Thursday, February 24, 2022 9:02 PM
To: Clerks@vaughan.ca
Subject: [External] Application 19T-14V001

Email: Rosanna.DeFrancesca@vaughan.ca
And Clerks@vaughan.ca

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.

Cynthia Spanjers

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:32 AM
To: Assunta Ferrante
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

From: elisadecarolis [redacted]
Sent: Thursday, February 24, 2022 10:16 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@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

Dear 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.

Thank you
Elisa

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:32 AM
To: Assunta Ferrante
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

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 25, 2022 1:31 AM
To: Mary Ciampa [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@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 Mary,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 24, 2022, at 1:21 AM, Mary Ciampa <mirchamp@rogers.com> wrote:
>
>
> Dear Councillor DeFrancesca;
>
> 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.
> Sincerely,
>
>

> Mary Ciampa
>
>
> Be the change you wish to see in the world 🌎 • Mahatma Gandhi 🕯️

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:32 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development at 3812 Weston/Major Mackenzie

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From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 25, 2022 1:38 AM
To: Sandra Cortese [redacted]>
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] Proposed Development at 3812 Weston/Major Mackenzie

Hi Sandra,

Thank you for your email. I will forward your comments to our city planners and city clerks office for the record.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 24, 2022, at 11:26 AM, Sandra Cortese <sandraco@sympatico.ca> wrote:
>
> Hello Rosanna,
>
> I am a resident and I strongly oppose the proposed development at 3812 Weston/Major Mackenzie Drive. I have lived in the area for 15 years and chose this neighbourhood to raise my children. I chose to live away from the city and I am very concerned about the traffic congestion this will cause and I do not want to be surrounded by a concrete jungle. You spoke to my husband Frank Cortese this morning and we both thank you for fighting for us.
>
> Thank you,
>
> Sandra Cortese

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenzie Inc.

From: ADRIANA IACOPINI [redacted]
Sent: Friday, February 25, 2022 7:22 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie Inc.

RE: Application 19T-14V001
Official Plan Amendment File OP.21.019
Zoning By-Law Amendment File
Z.21.040

Dear M. DeFrancesca,

I am writing to you to confirm mine and my families strong objection to the subject application at 3812 Major Mackenzie. We have been residents in the Vellore Woods neighborhood for 20 years now and have witnessed an abundance of positive growth in the community. We have raised 2 children who are now grown and would love nothing more than to raise their future children here as well. With that said, the above mentioned 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.

Sincerely,
Adriana Iacopini
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed project Vaughan

-----Original Message-----
From: Nadia Conte-Cicorella [redacted]>
Sent: Friday, February 25, 2022 8:11 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed project Vaughan

Dear Ms. DeFrancesca,

Good morning.

I am writing to you today with strong opposition to the proposed high-rise condos and project going up at Weston Road and Major Mackenzie in Vaughan. The traffic in this area is already highly congested. Adding towers to this area would be devastating to the residence from a commute prospective. In addition to the traffic that it would create, this proposed project would devalue the area. I have resided in Woodbridge my entire life and I'm not happy with the way things are proper to be going in this city. I deeply care about this city.

Thank you,
Nadia Conte

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed development at 3812 Major Mackenzie Drive

---

From: Ward 3 Support Staff <ssward3@vaughan.ca>
Sent: Friday, February 25, 2022 8:18 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: FW: [External] Proposed development at 3812 Major Mackenzie Drive

---

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 25, 2022 1:18 AM
To: Ron Rotman [redacted]
Cc: Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] Proposed development at 3812 Major Mackenzie Drive

Hi Ron,

Thank you for your email. I completely agree! Please feel free to write in your comments to this city clerk for the record and copy my office. I will NOT be supporting this development in its current form.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 23, 2022, at 2:04 PM, Ron Rotman [redacted] wrote:
>
> Good Afternoon Rosanna,
> Re: 3812 Major Mackenzie Drive Lot 21 Concession 6
>
> 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.
> Not to mention the effect it will have on the neighbourhood.
>
> Please let me know what can be voiced to the City Planning group prior to the March 1st council meeting.
>
> Thank you

--
Regards,

Ron Rotman
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] Written Submission: March 1, 2022 Public Hearing: 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
Attachments: March 1, 2022 Letter 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.docx

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From: Victor Lacaria [redacted]>
Sent: Friday, February 25, 2022 8:30 AM
To: Mark Antoine <Mark.Antoine@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>
Subject: [External] Written Submission: March 1, 2022 Public Hearing: 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 W...

Good morning Mayor Bevilacqua, Members of Council and City Staff,

This email is to inform you I have attached below my written submissions regarding Item 4 scheduled to be heard for the March 1, 2022 public hearing.

Yours truly,

--
Victor Lacaria
[redacted]

Dear Mayor Bevilacqua, Members of Council, and City Staff,

Today I write in opposition to the proposed application by G Group Major Mackenzie Inc. I want to mention the four principles of good land-use planning, appropriateness, accessibility, affordability, and compatibility. These four principles remain the litmus test for good land-use planning direction and decisions in all municipalities across Ontario. These principles ensure land-use planning on proposed lands maintain standards set by the York Region Official Plan and the Vaughan Official Plan. These four principles also help decision-makers interpret the current Provincial Policy Statement. I submit that the current proposal fails to meet the appropriateness and compatibility principles of good land-use planning for this specific area.

Development proposals, when considered, should be sensitive and unintrusive to the character of existing and surrounding communities. The Vaughan Official Plan 2010 and York Region Official Plan have designated all four corner lands at Weston Road and Major Mackenzie Drive as "Local Centre lands." I want to quote the Vaughan Official Plan 2010 regarding Local Centre lands:

"Local Centres act as the focus for communities, are lower in scale and offer a more limited range of uses." – *Vaughan Official Plan 2010, Vaughan Urban Structure*: 2.2.1.1. d) iv)

"Local Centres will provide the mixed-use focus for their respective communities, in a manner that is compatible with the local context." – *Vaughan Official Plan 2010, Intensification Areas*: 2.2.5 point six.

Vellore Village, Vellore Woods, Vellore Park, and Cold Creek Estates are residential communities with a low rise, "medium density" homes with "R" class zoning. Other applications surrounding this application at the City for decision or at the Ontario Lands Tribunal have applied for low rise townhomes or mid-rise condominiums. Why must this proposal move away from the "local context" and propose extreme heights and densities? How does this development respect the VOP 2010's definition of Local Centres? It appears that based on the definition and descriptions of what Local Centres are, this development proposal would be inappropriate and incompatible with the Local Centre lands. This proposal would drastically change the character of the Local Centre lands and surrounding communities and possibly

influence future zoning uses within the Local Centre lands. Local Centre areas would not receive high intensification. Instead, they would “offer a more limited range of uses” The VOP 2010 clearly states that Local Centre lands are restrictive towards intensification and building heights.

The VOP 2010 is a clear guide for future development in Vaughan and must respect the character of existing communities. Vaughan Council should be committed to ensuring development in our City continues; However, the principles of good land-use planning must continue to influence decision making to bring about positive outcomes for all Vaughan residents. I have submitted why this development fails to meet the appropriateness and compatibility principles criteria. City Staff must consider all the principles of good land-use planning once an application is received. City Staff must provide a staff report sensitive to the Local Centre designation set by the VOP 2010 and the surrounding communities. If not, Vaughan Council must immediately turn this application down as it is an extreme proposal that would change the character of not one but four communities forever.

Yours truly,

Victor Lacaria

[redacted] Polo Crescent

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:34 AM
To: Assunta Ferrante
Subject: FW: [External] **new development application for 3812 Major Mackenzie Drive**

From: Melinda Rapallo [redacted]
Sent: Friday, February 25, 2022 8:00 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Steve Ferrara <safdesign@live.ca>
Subject: [External] **new development application for 3812 Major Mackenzie Drive**

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.

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,
Melinda Ferrara
[redacted] Stark Cres., Woodbridge, ON. [redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:31 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to 3812 Major Mackenzie

From: Alessandra I [redacted]
Sent: Thursday, February 24, 2022 8:59 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Subject: [External] Objection to 3812 Major Mackenzie

Hi,

Please accept this email as a written communication for review by the Mayor and all Members of Council and Senior Manager of Development Planning, as part of an agenda item.

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

The plan submitted for amendment and zoning By-law asks to permit **over 3000 new residential units at a density of 5.78 FSI where a maximum of 1.58 FSI is permitted.** Considering the 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.

Thank you,

Alessandra Ghazarian

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] Weston/Mack Proposed Development

From: Vince Galea [redacted]>
Sent: Friday, February 25, 2022 8:53 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] Weston/Mack Proposed Development

Thank you most sincerely.
We are not opposed to increasing density - this does offer more affordable housing options for people. However, what is currently on the table is not acceptable.

I would ask the city developers to consider that perhaps adding some higher density low rise condo options specifically for seniors would be a good idea - spacier units, community gardens, two story units within a building with elevator lifts … this is needed as our population ages. I think of my own parents who are priced out of a bungalow but who would like a little more space than 600 sq feet on the 15th floor of a condo. It would be nice to keep our seniors close to their families in Vaughan with housing options that are more akin to older families/couples as well.

Just a thought.

Thank you for your time and for opposi the current proposal at Mack and Weston.

VG

On Fri, Feb 25, 2022 at 8:47 AM Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:

> Hi Vince,
>
> Thank you for your email. I completely agree with all your comments!! I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their consideration.
>
> Sincerely,
> Rosanna
>
> Sent from my iPad
>
> > On Feb 24, 2022, at 8:59 PM, Vince Galea [redacted] wrote:
> >
> > Hello Coun. DeFrancesca -
> >
> > A short message to make you aware that my wife and I (Vince Galea & Brigitte Pilato; [redacted] Purple Creek) and parents (Tony & Maria Galea; [redacted] Ozner Cres.) are VEHEMENTLY opposed to the gross development of Major Mack and Weston. This is unacceptable and will create an unsustainable traffic problem in the area! Already we see Major Mack

and Jane is a hot mess! We cannot afford this much congestion and density in this area - not without VASTLY improved infrastructure first which is NEVER Vaughan's way as confirmed to me in a phone conversation late last year with Regional Councillor Jackson (we just don't have the tax base). Please do not support this development! There are other ways to increase density without a multitude of condos at one intersection/corridor!
>
> Thank you -
> vg
>
> Sent from my iPhone
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.

From:	Clerks@vaughan.ca
To:	Assunta Ferrante
Subject:	FW: [External] Vaughan Resident Objection to Proposed Development Plan: 3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road
Date:	Friday, February 25, 2022 10:08:50 AM

From: Great land [redacted]
Sent: Friday, February 25, 2022 10:07 AM
To: Clerks@vaughan.ca
Subject: [External] Vaughan Resident Objection to Proposed Development Plan: 3812 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road

Hi,

This proposed development & Zoning Amendment has been planned in my neighborhood. I am living in the same neighborhood & I have noticed this proposed building will impact our neighborhood .

The proposed five high rise buildings are very tall and wide for such a narrow property size. The proposed buildings range in height from 11 to 36 storeys, with a total of 3013 residential dwelling units and a Floor Space Index(FSI) of 5.78 times the area of the lot.

Listed below are the concerns that pertain to residents of the community:

1. ZONING CONCERNS AND SIZE OF HIGH-DENSITY BUILDING

a. Zoning Concerns:

- The proposed building is being built in an area zoned for low-density development.
- When the residential area was being developed, this location was designated for existing or future residential in which the property was zoned for “low density residential character area”).
- Therefore, when residents invested in homes in this area, it was bought on the basis that the community area was zoned for low-density dwelling (detached, semidetached or town homes) not High-rise Building with another one right next to it coming in the Future.

b. Height Concerns:

- Residents believe that the proposed storey building design is too large and dominant for this site. Especially because the current community design is currently Zoned for low Volume single detached homes and semi-detached homes.

2. PRIVACY CONCERNS

Based on the height of the proposed buildings, the existing residential homes and personal living space will become an invasion to residential privacy.

- Privacy Concerns: The high rise storey buildings height will tower over homes, which are close to neighbouring homes. This will cause 24/7 privacy concerns due to the close proximity of the building location and the neighbouring personal spaces such as: bedrooms, bathrooms, kitchens, backyards and porches.

3. POLLUTION

a. Noise Pollution:

- More vehicles entering and exiting
- Building Exhaust Fans Drone Sound will be heard both day and night
- Daily commercial truck noise due to deliveries, garbage removal and residential moving in, will cause high level of noise due to engine and rear back-up warning sounds.
- Concerns about noise from emergency response units and alarms affecting nearby residents. Considering the frequency in apartment buildings and occurrences.

b. Air Pollution:

- Air quality, cars, and AC units contribute greatly to poor air quality in the area.
- Residents are concerned with an increase in air pollution for their health.
  - Underground parking fan exhaust emissions.
  - Exhaust fumes from traffic in and out of the building (residential and commercial). Daily vehicle traffic in and out the building, will also add to higher-level Carbon monoxide ingestion to existing residents.

4. SUN AND SHADE CONCERNS

a. Due to the height of the proposed high rise apartments, it will block the morning sunlight affecting the neighbour low rise residents.

b. Due to the height of the building, it will block the natural passage of air/wind circulation.

Resident concerns relating to blocking of sunshine and wind:

a. The lack of sunshine and the effects of shade may cause a strain on resident mental health.

b. Resident wellness may be impacted, as building will be blocking the sunshine when children, young adults, and seniors who are at

home each day, take walks, and come out for exercise.

No Right to block the Sun

a. Due to the close proximity to pre-existing residential properties, the city should consider a close review and analysis of the proposed development.

b. The new builder has no right to be the ultimate blocker of the sun if this buildings are constructed.

c. Our city should not allow a builder power over residents potentially affecting their way of life and health. The views, atmosphere, and environment of the area will be completely devastated by the apartment buildings. When residents look in the direction all they will see is a huge building that is towering over homes. No builder should be given that power to build a structure that will affect existing residents and control of natural options.

5. ROAD CAPACITY ON CORE STREET

a. Where this buildings are zoned, they will directly increase traffic on a major city artery.

b. With the influx of more vehicles utilizing the streets, this will cause major traffic only adding to the daily rush hour volumes.

6. PROPERTY VALUE

Last but not least Property Values, Having Apartment buildings in a Detached and Semi Detached neighbourhood only De-values Residents investment.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 9:23 AM
To: Assunta Ferrante
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

-----Original Message-----
From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 25, 2022 9:07 AM
To: Maria [redacted]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@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 Maria,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 24, 2022, at 9:44 PM, Maria [redacted] wrote:
>
>
>>
>> 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.
>
> Maria Attisano

>
>
> Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 9:23 AM
To: Assunta Ferrante
Subject: FW: [External] proposed development at 3812 Maj Mac

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 25, 2022 9:14 AM
To: Sonia Deleo <Sonia.Deleo@humber.ca>
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: Re: [External] proposed development at 3812 Maj Mac

Hi Sonia,

Thank you for your email. Unfortunately under the planning act we are obligated to receive all applications. We then have a process where planning staff review and report to Council. I completely agree with all your comments!! I will NOT be support this development in its current form. I will forward your concerns to our city planners for their consideration.

Sincerely,

Rosanna

Sent from my iPad

> On Feb 24, 2022, at 10:52 PM, Sonia Deleo <Sonia.Deleo@humber.ca> wrote:
>
> Hello I am writing to you to express my extreme anger and dissatisfaction with the city of Vaughan for even considering put up such a high rise in our community. All of the residents in Vaughan came to avoid the high rises of Toronto and what they bring.
> This particular subdivision is a well maintained and highly sought after community because of the beautiful homes and parks. Developing this atrocity will lower our home values and disintegrate the neighborhood.
>
> Please do not put this up in our neighborhood Keep the high rises at Hwy & and Weston road where reh mayor said he would build downtown Vaughan. Not in our family neighborhoods. Shame on the mayor for even giving this a thought.
>
> Myself , my neighbors and community are categorically opposed to this.
>
> Regards,
> [redacted] Antorisa ave
>
> *Sonia Deleo*

Clinical Operations Specialist
Humber Institute of Technology & Advanced Learning
Facutly of Health Science and Wellness
205 Humber College Boulevard
Toronto, Ontario, Canada M9W 5L7
416-675-6622 ext 5325
sonia.deleo@humber.ca<mailto:sonia.deleo@humber.ca

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Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 9:23 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development 3812 Major Mackenzie Drive
Attachments: 45ph1006_20ex_5.pdf

From: Afrooz Cianfrone [redacted]>
Sent: Friday, February 25, 2022 9:22 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Proposed Development 3812 Major Mackenzie Drive

Hello Councillor,
I am writing to oppose the development of towers on 3812 Major Mackenzie Drive. I wrote a letter opposing it in 2020 and I continue to be against it. The road capacity in this area seems to be overwhelmed already and putting 5 towers will make it much worse. With the Coretulluci hospital and Canada's wonderland , HWY 400 and all the commercial units in the surrounding area of this location, traffic is bad as is. Current infrastructure and poor planning has lead to a crazy amount of traffic and frustration for the residents in woodbridge/Maple area and they cannot tolerate more time wasted in travelling between a single intersection. This needs to stop ASAP.

Regards,
Afrooz Cianfrone
[redacted] Planter Cres. Woodbrige,ON
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 9:38 AM
To: Assunta Ferrante
Subject: FW: [External] Strong Objection re: Application 19T-14V001

From: [redacted]
Sent: Friday, February 25, 2022 9:21 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Strong Objection re: 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.

This proposal does not fit into the current /surrounding area developments and existing residential neighbourhoods. The planner has been trying for too long to simply do what they want from a self interest perspective without a care for our community. The overall planning/ traffic/ look/ nature/ density among other factors would greatly affect our community in a negative way if approved.

I trust my email is sent forth as a strong objection to this application.

Thank you

Diane Macrì

[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 8:29 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Follow Up Flag: Follow up
Flag Status: Flagged

From: Lisa Kruger [redacted]>
Sent: Thursday, February 24, 2022 5:37 PM
To: Clerks@vaughan.ca
Cc: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@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>
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Hello,

I'd like to voice my extreme displeasure with the proposed development at 8940 Bathurst Street, and all other proposed developments in this low density vicinity. This area is already so busy and dense with traffic and parking issues, that I can't imagine all of the added congestion that the new developments will bring throughout the entire area, let alone the direct area. This corner isn't even a main intersection and is a quiet subdivision that was not designed for large condos.

I recognize that there is a shortage of affordable housing within Vaughan, but a development of this size and density in this area is not fathomable. We objected to
the Jaffari development application over their final proposal for 6 and 8 storey buildings and this new application is more than twice the size.

The issue here is that there are now three massive development applications (Jaffari, Medallion and Tridel) submitted for the corner of Bathurst and Ner Israel Drive and this
intersection is already heavily congested with traffic and parking issues. We want more affordable housing but building three massive
developments at a location that was never identified in the City's Official Plan for intensification is just insanity and inappropriate.

Please support our community and seriously consider our feedback.

Thank you,

Lisa Kruger
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 10:02 AM
To: Assunta Ferrante
Subject: FW: [External] OP.21.024/Z.21.048 - 8940 Bathurst
Attachments: City Council Letter.pdf

From: Sabina Romanescu [redacted]
Sent: Friday, February 25, 2022 9:54 AM
To: Clerks@vaughan.ca
Subject: [External] OP.21.024/Z.21.048 - 8940 Bathurst

Good morning,

I am attaching a letter opposing the development of a high density apartment complex at 8940 Bathurst Street (please see below). This is in response to a letter that was sent from the City of Vaughan announcing the city council meeting on March 1st at 7pm and requesting written comments.

Thank you,

Sabina Romanescu

[redacted] Bathurst Glen Dr
Thornhill, ON. [redacted]
February 22, 2022

Dear City Council Members,

I am writing to you in order to express my opposition to the development of high-density residential buildings at the 8940 Bathurst Street location in Thornhill Woods.

My husband and I purchased our first home on Bathurst Glen Drive two months ago. Soon after we moved in, we were alarmed to learn that the peaceful and quiet neighborhood which was a huge selling point for us is at risk of becoming over-developed, overcrowded and underserved. I am concerned that the project proposes the addition of an unreasonable number of new dwellings, especially considering the land size, and these will ultimately strain the existing neighborhood resources, to say nothing of the decreased quality of life for the residents in the vicinity of 8940 Bathurst Street.

To put in perspective the astronomic increase in housing units, consider the 2016 census which shows that the entire city of Vaughan supported 94,253 private dwellings (occupied by usual residents). By adding 708 new dwellings, the 8940 Bathurst Street project will concentrate almost 1% of the total number of households in the entire city of Vaughn in a very small area of land inside a subdivision of a small neighborhood in the city of Vaughan.

The population increase resulting from this addition will undoubtedly put a strain on the small residential area infrastructure. Amenities such as schools, community centers and recreation areas, which will undoubtedly be used by 8940 Bathurst Street residents are all nestled within the heart of the residential neighborhood and are at enough distance from 8940 Bathurst Street to require private transportation. All streets in the neighborhood are two lanes wide with 4-way stops which will result in abysmally slow and congested traffic within a quiet neighborhood. Slow traffic is already a problem at school drop-off and pick-up times, particularly on Apple Blossom Dr spanning from Bathurst Glen Dr all the way to Dufferin St. The population boom resulting from this project will undoubtedly exacerbate this problem, especially considering that the school in question is closest to 8940 Bathurst Street.

Second, community resources such as schools and community activities will be strained by the addition of such a large number new residents. There is only a small number of public schools serving Thornhill Woods and they have already been negatively affected by shortages, budget cuts and COVID restrictions. Adding a large number of residents to this area will increase the number of students per classroom, or require local children to commute to schools outside of the neighborhood. Similarly, many available community resources such as recreational programs are operating at reduced capacity due to COVID restrictions. Adding a large number of people to the community will make it virtually impossible for anybody to benefit from community programs.

Lastly, I am concerned that such a project reduces the quality of life of the residents within the close vicinity of 8940 Bathurst Street by reducing their enjoyment and value of their properties and negatively affecting their mental health. First, the noise pollution and unsightliness of a construction project of this size will make the area a less enjoyable place to live. Imagine having to wake up every morning to the sound of hammering, drilling and heavy machinery just across the street, or having dust and debris settle in your yard, where your children used to play. This will undoubtedly decrease the residents' enjoyment of their own properties, to say nothing of the potential decrease in property value for houses

being put on the market within the coming years. Being recent home buyers ourselves, we would never have bought a house next to a construction site, or a large apartment building complex. Second, several studies have shown that living in a densely populated area is associated with increased anxiety and overall lower average life satisfaction. While this may seem trivial, I am convinced that many of our neighbours already feel anxious at the thought of our quiet neighborhood changing into an urban-like environment.

I believe that the 8940 Bathurst Street project proposes an unreasonable number of new dwellings, resulting in further strain on the existing infrastructure and community resources. Furthermore, it will negatively impact the quality of life of the current residents. I do not foresee how such a project would bring any benefit to the community in order to make up for its many disadvantages. Therefore, I urge the City Council to stop this development project, which will ruin our neighborhood.

Sincerely,

Sabina Romanescu

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 12:15 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst
Attachments: Medallion Developments.docx

Importance: High

From: Alex Szkabarnicki [redacted]
Sent: Friday, February 25, 2022 12:09 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@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>
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst
Importance: High

File OP.21.024/Z.21.048 - 8940 Bathurst

Subject: New Medallion rental development application proposed for Bathurst and Ner Israel Drive
Regarding the three large developments (Jaffari, Medallion, Tridel) is completely inappropriate for a low-density residential community.
We believe that the Medallion community would add about 3500 people on a postage stamp size land, also the Jaffari development would add another 3500 people on a small part of land adjoining the Medallion project.
Then the Tridel project could add another 3500 or more people across the street.
That alone, **adding over 10,000 people combined** on a so-called postage-stamp size land allotted is reason alone to not allow not only Medallion, but all three projects.
We have reason to believe our area density is already at the maximum and cannot absorb more.

- Where is the parking?
- The traffic flow right now is over burdening.
- Daylight exposure will be extremely impeded, so health and **mental** concerns here.
- There are no new schools or being built to handle the new influx of children.
- Already traffic concerns such as extreme speeding and noncompliance stop signs infractions
- which are not being enforced.
- Two to three times a day, I cannot back out of my driveway for long periods of time because of extreme traffic volume, speeding traffic to get to a stop sign that if they can stop for it, near collisions of my vehicle due to the traffic thinks they can drive on the sidewalks to get around me as we attempt to get out or get into our driveway.
- Ner Israel Dr has ongoing problems with sewer infrastructure problems

- Where to absorb the extra garbage, recycling and city water to an extra 10,000 people at the end of our street.
- I believe that the traffic will be fully grid locked at the intersection of Bathurst St. and Ner Israel Dr. Currently, there is long line ups of cars in all directions at this intersection.
- What about CRIME? Historically, crime follows into these Extreme High-Density projects, will there be a satellite police station here.
- Safety concerns for small children due to traffic on Ner Israel Dr. as well as Bathurst St.
- Safety concerns for the public as personal assaults usually happen in extreme densities.
- Construction of these projects will take years creating extreme traffic havoc, dust, dirt, noise and pollution. We have enough pollution as it is as the politicians state.
- Traffic, north and south bound on Bathurst St is heavy from 7 AM nearly 11 PM and that is during Covid times which will be worse when we return to “normal”.
- These will be RENTAL units and therefore will be transient renter activity, not stable (in my experiences in rentals)
- A deep concern for devaluating properties here. Lawyers will love this one.
- A deep concern for our safety in our own homes.
- The Context & Location Map of the project land mailed to us appears to be in disproportional scale, therefore making it appear larger, to be more desirable presentation from developers.
- The mailing attachments appear to have contradictory information on project details, therefore not trustworthy.
- Thornhillwoods area will soon become the SLUMS of Vaughan if this continues. There is always garbage (toilets, mattresses, etc.) piled on city properties on every street for days and weeks at a time to support the term SLUMS.
- The City's Official Plan doesn't designate this area for intensification.
- To continue to build detached homes in continuance of existing homes similar to homes in the Thornhillwoods area on all 3 projects would be acceptable.
- There will not be enough parking in this development and other development(s) and parking will spill over into the surrounding streets as it has happened in the past.
- There are not enough entrances and there will be massive traffic jams from the Mosque and this development.
- When we bought our house we selected the area because it wasn't targeted for high density.
- Apple Blossom Drive was to connect to Bathurst St in the original plan which would help alleviate current traffic chaos.
- **THIS KIND OF GROWTH IN THIS AREA IS NOT SUSTAINABLE ANYMORE AND MUST BE STOPPED.**

Alex Szkabarnicki
Rimma Vander
[redacted] Ner Israel Dr.
Vaughan ON [redacted]

Regards
Alex Szkabarnicki
Network Panels & Communications
647-287-2460 - 416-736-4996 - 718-705-0016

This E-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary , confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this E-mail message immediately.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 12:02 PM
To: Assunta Ferrante
Subject: FW: [External] Zoning By-Law Amendment File Z.21.040 - Oppose

---

From: Katya Faraj [redacted]
Sent: Friday, February 25, 2022 12:02 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Mazen Faraj [redacted]; Katya Faraj [redacted]
Subject: [External] Zoning By-Law Amendment File Z.21.040 - Oppose

Hello Councilor DeFrancesca & city clerks,

Please accept this note as my official opposition to the proposal put forth to amend zoning to build over 3,000 family units in high-rise format at the corner of Weston Road and Major Makenzie Drive.

I oppose this request put forth by G Group Major Makenzie Inc for the following reasons:

- **Traffic**
  - Traffic is a major concern currently in this community. Adding an addition 3,000 cars at least to the existing infrastructure would create havoc.
  - Today, Lawford Road has major traffic back up during school drop off and pick as families drop off their children at one of three schools located on this street.

- **Schools**
  - With the current growth of the community, all schools located on Lawford Road have also seen a drastic increase in their student base. As you may already be aware, Johnny Lombardi has recently utilized the use of portables to accommodate this. This proves that the schools located in this neighborhood are at or over capacity. Where will the children of the new residence attend school? Are there plans to build additional schools? We tried to reach out to the school boards as directed by the city of Vaughan with no response to date. If there are indeed plans for new schools, will these build in parallel with the condo project?

Please note that I do not wish to speak at the meeting on Tuesday. However, I would like my opposition put forth and possibly have my questions answered during the meeting regarding schools.

Thank you for your time.
Best regards
Katya Faraj

Sent from Outlook

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 10:34 AM
To: Assunta Ferrante
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

-----Original Message-----
From: sonia facchini [redacted]
Sent: Friday, February 25, 2022 10:22 AM
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.

Thank you
Sonia Facchini

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 10:46 AM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenzie Inc - Application 19T-14V001

From: Paolo Gilfillan [redacted]
Sent: Friday, February 25, 2022 10:43 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] G Group Major Mackenzie Inc - Application 19T-14V001

Hi Rosanna,

I appreciate that. Although I must reiterate that I don't agree with any form that increases dwellings beyond what is zoned today. I believe I laid out a reasonable argument which shows that we have a current infrastructure problem today even without additional dwellings.

So I would not support any "form" that allows for additional dwellings that it is not currently zoned for. I don't even agree with the current zoning as I believe it was done when the area was much less dense in population.

Appreciate your support,
Paolo Gilfillan

On Fri, Feb 25, 2022 at 10:17 AM Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:

> Hi Paolo,
>
> Thank you for your email. 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.
>
> 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: Paolo Gilfillan [redacted]
Sent: Friday, February 25, 2022 10:09 AM
To: 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>; Clerks@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] G Group Major Mackenzie Inc - Application 19T-14V001

Re: Official Plan Amendment File OP.21.019

Zoning By-Law Amendment File Z.21.040

Dear Members of Council,

I am writing to express my **strong objection to the rezoning application (as file noted above)** of a multi tower development to be located at 3812 Major Mackenzie Drive, Part of lot 21, Concession 6.

My objections are hereby categorized into two distinct groups:

1. Personal Observations - based on the nearly 8 years of living, working and community participation in the adjacent community of the lot in question

2. Close Review of the application documentation as made available by The City of Vaughan Senior Planner Letizia D'Addario

   a. Throughout this letter I will cite from the following documents made available:
      i. Architectural Dwg Set
      ii. Transportation Impact Study
      iii. Tree Inventory and Preservation Plan Report
      iv. Phase Two Environmental Site Assessment

Personal Observations and Objections:

As noted, my personal objections are based on experiences from ~8 years of living, working and community participation in the adjacent community. In this time, I have parented 3 children who have attended the local school, parks and recreation centres. As an individual and family we have utilized the local infrastructure including roads, retail, highway, healthcare etc.

It is my opinion that this community has expanded rapidly, and the current infrastructure is not adequate for the current population, let alone an additional 3,013 residential dwelling units as per the application/file in question.

Additional observations include:

- High traffic and unacceptable concentration at the intersection of Major Mackenzie and Weston Road
- High traffic and unacceptable concentration at Hwy 400 On/Off ramps
- High traffic and unacceptable concentration on feeder streets within my community and adjacent communities including but not limited too – Stanton Ave, Canada Drive, Poetry Drive, Lawford Road, Fossil Hill Road, Via Campanile, Davos Road, Vellore Wood Blvd, Cityview Blvd.
- Overpopulated community centres and public amenities including but not limited to Vellore Village Community Centre including lack of amenity rental capacity, activity programs including swim/skate and many others.
- Overpopulated retail amenities including retail shops, local healthcare (walk-in clinics & specialty services)
- Dense surrounding traffic, pollution and noise from exceedingly numerous single occupant automobiles and the close proximity to Hwy 400
- Overcrowded outdoor amenities such as parks including the newly constructed Chatfield District Park and all available amenities (Tennis, Soccer, Splash Pad, play area, running track, baseball diamond etc.)
- Lack of sophisticated Public Transportation including Subway access and lack of bus routes/access
- Lack of enrollment opportunity to local childcare centres
- Overall unsafe community conditions with the high concentration of cars surrounding the overpopulated parks, schools and other amenities

In summary, it is my personal observation that the communities surrounding Major Mackenzie and Weston Road are currently oversized for the local infrastructure and amenities and overall, under serviced. As such, the proposal of additional dwellings of this magnitude will contribute to catastrophic issues such as:

- Unmanageable local traffic conditions
- Overwhelmed public transportation
- Increase in environmental pollution
- Increase in noise pollution

- Overcrowded and lack of access to childcare and schools
- Unusable local amenities such as parks and community centre
- Unsafe community environments due to significant increase of automobiles in close proximity to the local schools, bike ways, parks etc.

It would be my recommendation to consider to unanimously decline this active application and consider less additional dwellings scenarios and more real estate for community supporting investments such as parks, community centres, libraries, and schools.

Objections following review of supporting application Documentation:

Following review of key application documents made publicly available, I have determined these following conclusions which I feel should be under consideration for strong opposition of this application/file.

- Concerns regarding MTO facility nearby and concerns with the proposed buildings proximity to this facility as sited below within:

> *An MTO Road Maintenance Facility containing two underground fuel storage tanks is located adjacent to the south of the Site, beyond Major Mackenzie Drive West. Based on the proximity, there is a potential for environmental liabilities to the Site.* – Page 15 Section 3 of Phase Two Environmental Site Assessment
>
> *An MTO Road Maintenance Facility containing a salt dome is located adjacent to the south of the Site, beyond Major Mackenzie Drive West. Based on the proximity, there is a potential for environmental liabilities to the Site.* Page 15 Section 4 of Phase Two Environmental Site Assessment

- Traffic reports were not conducted in key areas which are already experiencing high traffic conditions

> *In light of the Covid pandemic, the turning movement count for unsignalized intersection could not be conducted,….* – Page 5 Section 2.3 of the Transportation Impact Study

- 41% less parking spots available than the current bylaw allows. These surplus cars will end up parking along residential streets, the District Park closet by, and the school parking lots causing mayhem within the residential community

> *Based on the City's Zoning By-Law 1-88, a total of 5359 parking spaces are required for the proposed development. It is our understanding that the proposed development provides a total of 3126 vehicle parking spaces, this presenting a technical shortfall of 2233 parking spaces (41.6% reduction).* - Page ii of Transportation Impact Study

- Congestion sited at Major Mackenzie and Weston Road which is consistent with my personal observations as noted above

Major Mackenzie Drive and Weston Road, Hwy 400 N off ramp and Major Mackenzie Drive intersection due to high turning traffic volumes. The westbound left turn movement at Farooq Blvd and Weston Road is expected to be over capacity due to high turning movement at Weston Road, this intersection might be signalized in the future. – Page20 of Transportation Impact Study

- Congestion at Hwy 400 On/Off ramps which is consistent with my personal observations as noted above

- Traffic analysis appears to have been conducted within April of 2020 which was the first full month of the pandemic restrictions. These studies at a minimum should be reconducted in 2023

Existing traffic volumes at the study area intersections were extracted from background development – Weston Road and Major Mackenzie Drive West- Urban Transportation Considerations (April 2020) prepared by BA Group. – Page 4 section 2.3 of Transportation Impact Study

Given the above points, a strong denial of Zoning By-Law Amendment File Z.21.040 is the only acceptable outcome by council. In addition, I implore a reconsideration of the current zoning given the significant growth in the adjacent communities and lack of supporting community infrastructure. These were not present when the last application for rezoning was reviewed and as such should be cause for reconsideration.

Vote against Zoning By-Law Amendment File Z.21.040 and this application with vigorous intent.

Regards,

Paolo Gilfillan

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.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 11:20 AM
To: Assunta Ferrante
Subject: FW: [External] Re G Group Major Mackenize Inc. - Application 19T-14V001

From: Stela Dickson [redacted]
Sent: Friday, February 25, 2022 11:17 AM
To: Ward 3 Support Staff <ssward3@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Re G Group Major Mackenize Inc. - Application 19T-14V001

Good morning,
I am writing regarding:
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.

Sincerely,
Stela Dickson

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 11:36 AM
To: Assunta Ferrante
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

From: Home [redacted]
Sent: Friday, February 25, 2022 10:51 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 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.

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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,

Frank Pantaleo
[redacted] Cappella Drive
Woodbridge, Ontario
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 11:36 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to Application 19T-14V001

From: Sandy [redacted]
Sent: Friday, February 25, 2022 10:02 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Objection to Application 19T-14V001

Bellied Woods community supports wholeheartedly the statement below.

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.

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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.

Sandy Agnoluzzi

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 11:36 AM
To: Assunta Ferrante
Subject: FW: [External] FW: G GROUP MAJOR MACKENZIE INC.

From: Diana Peluso [redacted]
Sent: Friday, February 25, 2022 9:48 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] FW: G GROUP MAJOR MACKENZIE 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.

Regards,
Diana Peluso
[redacted] Twin Hills Cr.
Woodbridge, Ontario
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 12:15 PM
To: Assunta Ferrante
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

From: ELIZABETH DINATALE [redacted]
Sent: Friday, February 25, 2022 12:08 PM
To: Clerks@vaughan.ca
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 Madam/Sir,

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 Drive. 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 neighbourhoods, 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.

Sincerely,

Elizabeth DiNatale
[redacted] Corkwood Crescent
Maple, Ontario
[redacted]
Sent from Rogers Yahoo Mail on Android

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 12:54 PM
To: Assunta Ferrante
Subject: FW: [External] Application 19T-14001

-----Original Message-----
From: jade wycoco [redacted]
Sent: Friday, February 25, 2022 12:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Application 19T-14001

Email: Rosanna.DeFrancesca@vaughan.ca
And Clerks@vaughan.ca

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.

Jade Wycoco

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 1:15 PM
To: Assunta Ferrante
Subject: FW: [External] G Group Major Mackenzie Inc. Application 19T-14V001

From: Denise De Masi [redacted]
Sent: Friday, February 25, 2022 1:13 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie Inc. Application 19T-14V001

Hello,

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 neighbourhoods, 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 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 fair manner. This is not about stopping development, it's about supporting responsible reasonable growth.

Thank you.

Denise

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 1:37 PM
To: Assunta Ferrante
Subject: FW: [External] FW: Objection To Proposed Development

---

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 25, 2022 1:37 PM
To: Daniel Distefano [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: RE: [External] FW: Objection To Proposed Development

Hi Daniel
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

From: Daniel Distefano [redacted]
Sent: Friday, February 25, 2022 12:59 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] FW: Objection To Proposed Development

Hello Mrs. DeFrancesca,

Please accept this email as an official objection to the proposed development at 3812 Major Mackenzie Drive.

I do not want this type of excessive development in my neighbourhood.

Sincerely,

Daniel Di Stefano
Chief Financial Officer

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 2:06 PM
To: Assunta Ferrante
Subject: FW: [External] Objection To Proposed Development

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, February 25, 2022 1:41 PM
To: [redacted]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: FW: [External] Objection To Proposed Development

Good afternoon Rita,

Thank you for your email and you 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

From: Rita Di Stefano [redacted]
Sent: Friday, February 25, 2022 12:58 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection To Proposed Development

Hello Mrs DeFrancesca,

Please accept this email as an official objection to the proposed development at 3812 Major Mackenzie Drive. I am in disbelief at what has been proposed and the amount of high rise buildings that they intend to build. I hope this email helps in stopping this development from going forward.

Sincerely

Rita Di Stefano

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 2:16 PM
To: Assunta Ferrante
Subject: FW: [External] Vellore woods project

From: Melissa M [redacted]
Sent: Friday, February 25, 2022 2:14 PM
To: rosanna.difrancesca@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Vellore woods project

Hello Rosanna,

This is to inform you of my objection to the Vellore Woods Project at the corner of Major Mack and Weston!

This is a gridlock waiting to happen! I do not want that high density in my neighbourhood! Just in that corner the amount of people is equivalent to all the blocks in Vellore of houses.

Thank you

Melissa M Colasanti

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 2:24 PM
To: Assunta Ferrante
Subject: FW: [External] 3812 Major Mackenzie Development

-----Original Message-----
From: Stephanie Bellomo [redacted]
Sent: Friday, February 25, 2022 2:20 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Development

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 Rosanna,

I am writing to you to express 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,

Stephanie Bellomo
[redacted] Via Teodoro
Woodbridge, ON
[redacted]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 2:59 PM
To: Assunta Ferrante
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

-----Original Message-----
From: Carm Petrozza [redacted]
Sent: Friday, February 25, 2022 2:52 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

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.

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 3:07 PM
To: Assunta Ferrante
Subject: FW: [External] Major Mac and Weston proposed development 3812 major Mackenzie

---

From: Christina Bellissimo [redacted]
Sent: Friday, February 25, 2022 3:05 PM
To: [redacted]; Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Major Mac and Weston proposed development 3812 major Mackenzie

Hello,

I am writing as a constituent in your riding that lives in close proximity to this proposed development. The gridlock in this area is already enough, but to add this proposal would exasperate the issue. The roads and infrastructure in the area cannot handle this proposed development.

For the hearing taking place on March 1, 2022, I would like it to be known that as a constituent and community member I am against this proposal as it will only negatively effect the community. We need more green space and community areas not high rises!

I would expect as a constituent that I receive confirmation that you've received this email.

Christina Bellissimo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 3:21 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed development 3812 Major Mackenzie

-----Original Message-----
From: teresa slavec [redacted]
Sent: Friday, February 25, 2022 3:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] Proposed development 3812 Major Mackenzie

Good afternoon

I am writing to add my voice to oppose this development.
I don't understand why the city of Vaughan would want to add anymore traffic to Major Mackenzie. Traffic on Major Mckenzie is already unbearable. Think of what the impact would be on the hospital as well if an ambulance has to get through.
Look at Rutherford Road with all those condos. It's a nightmare. It takes half an hour or more to crawl across Rutherford from the 400 to Keele. Do you really want to gridlock Maple - Major Mackenzie as well. Can cooler heads please prevail!
Think of your constituents please. We do not want this!!
The infrastructure does not support this many units I'm sure you would agree.
This is greed.
I implore you please do NOT approve this horrible plan.
I await your reply

Teresa Slavec

Sent from my iPad

Assunta Ferrante

From: Rosemary Forte Santos [redacted]
Sent: Friday, February 25, 2022 4:41 PM
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] OPPOSING Proposed Development 3812 Major Mackenzie

We strongly oppose this development being built in our subdivision. We are already way too congested. Traffic coming in an out of the subdivision already very busy making it unsafe and very inconvenient / frustrating.

Thank you,

Rosemary Santos and Bryan Santos
[redacted] Cormorant Crescent, Woodbridge, ON

Sent from Mail for Windows

Assunta Ferrante

From: Nicki Ciarlandini [redacted]
Sent: Friday, February 25, 2022 4:44 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Opposing Proposed Development at 3812 Major Mackenzie

My family and I strongly oppose this new development. We do not need a high rise in our community. It is already over-populated!!
Thank you!
The Ciarlandini's

Get Outlook for iOS

Assunta Ferrante

From: Laura Cocuzzo [redacted]
Sent: Friday, February 25, 2022 5:44 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] 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 neighbourhoods, 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!

Sent from my iPhone

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Friday, February 25, 2022 6:17 PM
To: Lil Ambrico
Cc: DevelopmentPlanning@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff; Clerks@vaughan.ca
Subject: Re: [External] Vellore Woods proposed high rises

Hi Lilian,

Thank you for your email. I completely agree! I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 25, 2022, at 7:39 AM, Lil Ambrico [redacted] wrote:
>
> Dear Ms DeFrancesca,
>
> I am a resident in the Vellore Woods community and am opposed to the application for 7 high rises on the North West corner of Weston and Major Mackenzie. Enough with these high rises in our beautiful city. Please keep it that way and DO NOT allow this application.
>
> Sincerely,
> Lilian Ambrico
>
> Sent from my iPhone

Assunta Ferrante

From: Brett Mitsubata [redacted]
Sent: Friday, February 25, 2022 6:41 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Re: G Group

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.

Brett Mitsubata
[redacted] Wheatfield Dr, Woodbridge, ON [redacted], Canada

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Friday, February 25, 2022 7:04 PM
To: Antonietta
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: Re: [External] Fwd: Proposed development major Mackenzie

Hi Antonietta,

Thank you for your email. I completely agree with all your comments. Unfortunately the planning act (provincial legislation) forces the municipality to accept and process all development requests and render a planning decision to accept or deny. Once that happens the decision still may be appealed at the OLT (Ontario Land Tribunal) where all decisions are final. I am disappointed in the development application that is before us and I will NOT be supporting this in its current form. I will forward your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 25, 2022, at 12:46 PM, Antonietta [redacted] wrote:
>
>
>> Hello Rosanna,
>
>> I am writing as a concerned resident. I would hope you are my voice on this proposed development.
>>
>> This community means a lot to all of us. You cannot allow such a large development of condo buildings at the corner of major Mackenzie and Weston road.
>>
>> The traffic is already horrendous , even after the roads have been expanded. The time it takes me to get to the highway some days is already 30 minutes.
>>
>> Our community is surrounded by lovely conservation areas. We have lots of wildlife and expanding the community this way will harm our wildlife. These sky skyscrapers will detour all of this. If we were to compromise no structure should be higher than what is already there ! The land was proposed townhomes and semis. The original permit was for that development. How dare the city council even bother to hear such a request. Are councillor members saying they made a mistake with the first permits?
>
>> Then there is my property value, being in a house rather than a condo. This development will decrease my home value tremendously.
>
>> I am strictly opposed of this development.
>>
>> Be my voice and vote against this!
>> I appreciate you taking care of myself and my family.
>>
>> Regards
>>

>> Antonietta Di Mauro
>

Assunta Ferrante

From: Ryan Rai [redacted]
Sent: Friday, February 25, 2022 10:44 PM
To: Clerks@vaughan.ca
Subject: [External] 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.

Thank you
Ryan Rai

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, February 25, 2022 3:15 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

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From: Asher Tamir [redacted]
Sent: Friday, February 25, 2022 3:14 PM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

We are long time residents of Thornhill Woods and do not want to have our neighbourhood ruined by a high density of "affordable" rental apartments and cheap stacked townhomes. There are sufficient large vacant land plots in Vaughan where the city can approve this kind of development. We are definitely against this development in our lovely neighbourhood.
Mariana and Asher Tamir
--
Asher Tamir M.Sc., P.Eng.
[redacted] Basie Gate, Thornhill
Ontario, [redacted]
Canada

BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.
40 Vogell Road, Unit 48
Richmond Hill, ON
L4B 3N6
Tel: (905) 770-3330 Fax: (905) 770-3530

February 25, 2022

Via email: clerks@vaughan.ca

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Sir,

Re: 8940 Bathurst Street Limited
Official Plan Amendment File OP.21.024
Zoning Bylaw Amendment File Z.21.048
8940 Bathurst Street

It is our understanding that a public meeting is scheduled for Tuesday March 1, 2022 in regards to the above noted applications for 8940 Bathurst Street at Ner Israel Drive.

As Trustee of the Block 10 Thornhill Woods Developers Group ("Developers Group") we are writing to advise the City that there are outstanding cost sharing obligations owing to the Developers Group as a result of this proposed development pursuant to the Thornhill Woods Developers Cost Sharing Agreement.

We are hereby requesting the City to have regard for potential cost sharing obligations and incorporate the appropriate condition in either the Hold provisions of the zoning bylaw, if applicable, or in the future draft plan of subdivision and/or site plan conditions requiring a Trustee release/clearance prior to the issuance of final approval for development on the lands.

Furthermore, please ensure that we are included in the circulation list and notified of all future meetings and decisions regarding the subject lands.

Yours Very Truly,
BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.

Tanya M. Roman, A.S.O.

cc: Ms. Carol Birch, Planner (email: carol.birch@vaughan.ca)
Members of the Block 10 Thornhill Wood Developers Group

Assunta Ferrante

From: Adam Worth [redacted]
Sent: Friday, February 25, 2022 8:06 PM
To: Clerks@vaughan.ca
Cc: Sandra Yeung Racco; Mario Ferri; Maurizio Bevilacqua; Gino Rosati; Linda Jackson; Marilyn Iafrate; Tony Carella; Alan Shefman; Rosanna DeFrancesca
Subject: [External] File Numbers: OP.21.024 and Z.21.048

To Whom it May Concern,

My name is Adam Worth and I have lived at [redacted] Ner Israel Drive since July 2006, which is only meters away from the proposed re-zoning and re-development area outlined in application for 8940 Bathurst St. As a father of 3 children, I am adamantly opposed to the development plan under File Numbers: OP.21.024 and Z.21.048 and I am horrified as to the potential impact that the re-zoning and re-development will have on my family, community, and environment.

The neighborhood and streets immediately surrounding the proposed development area are heavily traveled and I have personally witnessed increased traffic levels over the past number of years. Traffic delays and road congestion are commonplace and are further exacerbated with the regular festivals held at the Jafari Village. The potential changes in zoning and development would add thousands of new residents to this area and a considerable amount of new vehicle on our roads at all hours of the day. Furthermore, parking is already problematic in the immediate area surrounding this area and the proposal will ultimately put more parked cars on the surrounding streets. This fact is clearly evident by only offering 710 parking spaces for 708 dwelling units in the application. Moreover, direct access to public transit does not equate to transit usage and should not be considered as a mitigating factor.

The size and scale of the proposed re-zoning and re-development will have an environmental impact on our community. The subject lands noted in the applications are filled with old-growth trees and home to wild-life. If the application is approved, this beautiful area will be changed forever and will increase the noise and light pollution levels generated not only from this massive development project, but the people who would live there afterwards. Like my fellow residents on the south-side of Ner Israel Dr., my home faces north and this proposed development would be a visual eye-sore where an open sky once was.

There are numerous other concerns, including

- The burned this project would further put on our infrastructure, schools, and parklands
- Overcrowding and general safety in the area
- Will these be rental or condominiums dwellings?
- Overall quality of life living through a large-scale construction project
- The negative impact on the quality of life for the community as a whole
- The impact that this and other adjacent proposals will have collectively on the community

The community of Thornhill Woods does not benefit from the above-mentioned application whatsoever. I support the current zoning of these lands and completely oppose any further development and/or changes in zoning. I ask that the City of Vaughan denied this application.

Yours truly,

Adam Worth
[redacted] Ner Israel Drive
Thornhill, ON [redacted]

[redacted]

Assunta Ferrante

From: Mohamed Jivraj [redacted]
Sent: Saturday, February 26, 2022 9:00 AM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua; Mario Ferri; Gino Rosati; Linda Jackson; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

In the strongest terms, I would like to state that I am appalled and opposed to the size and scope of the development project proposal for 8940 Bathurst. I am also extremely disappointed that the city would even consider such a submission given all the debate and contention that arose for the development of the lands next door at 9000 Bathurst. That debate fractured the neighboring community and should have been something by which the city learnt from. Instead, by even considering such a massive proposal, the city is showing indifference and perhaps even contempt for the neighborhood. This proposal of 2 large-story buildings plus 5 additional stacked townhome blocks on a much smaller size of land (vis-a-vis the 9000 Bathurst project) is simply outrageous and unacceptable. Not only does it deface the fabric and serenity of the neighborhood, but it also smacks of extreme hypocrisy and double standards. For this proposal to even be considered, it must be scaled back extensively and be in proportion to the density of the neighboring lands.

Sincerely,

Mohamed Jivraj
Sahar Chakroun
Zaynab Jivraj
Ali Jivraj
Husayn Jivraj

Assunta Ferrante

From: Eugenia Temis [redacted]
Sent: Saturday, February 26, 2022 11:55 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua; Mario Ferri; Gino Rosati; Linda Jackson; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman
Subject: [External] RE: File OP.21.024/Z.21.048 - 8940 Bathurst

Dear City Council,

My name is Evguenia Temis. My family lives at [redacted] Strauss Road, Thornhill, [redacted]. Strauss Road is in the closest proximity to the proposed development. As such I strongly oppose any zoning by-law amendments to turn low-density residential area to high-density.

Adding, as proposed by Medalion, 3,500 people on the tiny piece of land

- turns the existing already highly congested during rush hour traffic into nightmare
- turns all neighbouring streets into parking lots and creates a dangerous environment for children especially
- schools in Thornhill Woods are already at capacity
- when we bought our house, we selected the area because it was not targeted for high density
- current auto insurance in the area increases annually due to the accidents volume, the new development would turn the trend from bad to worst.

I hope that my family voice would be heard as well as voices of all people who currently lives in Thornhill Woods.

Regards,
Evguenia Temis

Assunta Ferrante

From: Angela Carnovale [redacted]
Sent: Friday, February 25, 2022 4:08 PM
To: Rosanna DeFrancesca; 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

To Rosanna DeFrancesca

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.

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.

Concerned and sincerely,

Mrs Angela Carnovale

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Saturday, February 26, 2022 9:02 AM
To: Serena D'Andrea
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: Re: [External] Proposed Development 3812 Major Mackenzie Dr.

Hi Serena,

Thank you for your email. I completely agree with all your comments!! I will NOT be supporting this development in its current form. I will forward your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

On Feb 25, 2022, at 2:44 PM, Serena D'Andrea [redacted] wrote:

Dear Rosanna

I am writing to you this evening in regards to serious concerns for the proposed massive residential complex at the address above. As a member of this community I am completely AGAINST having something this massive within our already crowded community. There are already so many issues with traffic speed and congestion along both Major Mackenzie Dr. and side streets. The area has become unsafe for the many families and children who use the parks, paths and sidewalks close to this Proposed location. There is no space to allow this complex to go up and keep the community safe. Not to mention this is a complex designed for a downtown location. Please stop this from happening, please stop them from ruining our community with this massive towers. Think about our children and their safety, everywhere around here is already ridiculously congested. I am completely against this complex from being built.

Please help save our community!

Thank you,

Serena De Gasperis
[redacted]

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Saturday, February 26, 2022 9:05 AM
To: Straney, Kim
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: Re: [External] Re: Subject application at 3812 Major Mackenzie

Hi Kim,

Thank you for the email. Well said!! I completely agree with your comments. I will NOT be supporting this development in its current form. By copy of this email I will forward your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

On Feb 25, 2022, at 2:44 PM, Straney, Kim [redacted] wrote:

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.
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.

Kim Straney
[redacted] Vellore Woods Blvd.
Woodbridge, On.
[redacted]

Assunta Ferrante

From: Julia Suppa [redacted]
Sent: Saturday, February 26, 2022 9:47 AM
To: Rosanna DeFrancesca
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: Re: [External] Objecting the Proposed Development

Thank you, I appreciate that.

Have a great weekend.

Julia

Sent from my iPhone

> On Feb 26, 2022, at 9:14 AM, Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:
>
> Hi Julia,
>
> Thank you for your email. I completely agree with your comments. I will NOT be supporting this development in its current form. Will forward your concerns to our city planners for consideration.
>
> Sincerely,
> Rosanna
>
> Sent from my iPad
>
> > On Feb 25, 2022, at 2:58 PM, Julia Suppa [redacted] wrote:
> >
> > Hi Rosanna,
> >
> > I hope you're well.
> >
> > While I'm not a Ward 3 resident, I vehemently oppose the development at 3812 Major Mackenzie Drive in Vaughan. In addition to the extreme traffic and congestion concerns this development will bring, there is also a lack of infrastructure in place to accommodate a population growth of this magnitude: schools, roadways.
> >
> > This development affects every single person who lives in Vaughan, our access to the Hwy 400, neighbourhood shops and restaurants.
> >
> > Thanks for your time.
> >
> > Julia

Julia Suppa

Producer. Host. Storyteller. Media Pro.

simplysuppa.com
suppamedia.com
[redacted]

"Everybody has a story. Let me help you tell yours."

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.

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Saturday, February 26, 2022 9:52 AM
To: Damiano
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: Re: [External] Velour woods project

Hi Damiano,

Thank you for your email. Completely agree!!! I will NOT be supporting this development in its current form. I am forwarding your comments to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 25, 2022, at 6:45 PM, Damiano [redacted] wrote:
>
> Hi I am strongly opposed to the building of the towers at Weston and mac. Our infrastructure can in no way support this and would greatly damage this beautiful community
>
> Thanks
>
> Damiano colasanti
>
> Sent from my iPhone

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Saturday, February 26, 2022 10:03 AM
To: Tasha Cortese
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: Re: [External] Fwd: Opposition Letter to the Proposed High Rise Buildings

Hi Tasha,

Thank you for your email. I agree with all your comments. I will NOT be supporting this development in its current form. I am forwarding your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

On Feb 26, 2022, at 7:14 AM, Tasha Cortese [redacted] wrote:

Sent from my iPhone

Begin forwarded message:

From: Tasha Cortese [redacted]
Date: February 24, 2022 at 5:09:49 PM EST
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: [redacted]
Subject: Opposition Letter to the Proposed High Rise Buildings

Dear Council Members and Honourable Mayor Bevilacqua,

As a resident of Ward 3 and health care worker at Cortellucci Vaughan Hospital, I would like to express my opposition to the proposed high rise buildings at Weston Rd and Major Mackenzie Drive.

The density for which these buildings have proposed will be detrimental to the health and safety of current residents of this area.

Pedestrian traffic would of course increase exponentially and with the lack of safe crossings and sidewalks, I foresee many traffic related pedestrian accidents. This in turn puts pressure on our already crippling healthcare system. We simply cannot afford to risk our community members safety.

The buildings will also greatly impact our ecosystems and natural surroundings. Wild life have already invaded residential neighbourhoods: my own backyard has had skunks, raccoons, fox and rabbits. These buildings will result in further reduction in green space

and natural environments where these animals would flourish. Instead we should focus on how to incorporate more green space on these empty lands.

These buildings will destroy our infrastructure that already fall short in keeping up with the growing community. We do not have proper public transit; our schools are maxed out; our roads are not large enough to maintain this volume of traffic. This project CANNOT happen.

I urge you to consider these factors in your vote and make the right decision in preserving the best health for our community.

Thank you for your time.

Concerned citizen,

Tasha Cortese

Assunta Ferrante

From: antonio masciangelo [redacted]
Sent: Saturday, February 26, 2022 1:13 PM
To: Rosanna DeFrancesca; 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

> 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.

Antonio Masciangelo

Sent from my iPhone

Assunta Ferrante

From: Celia and Luis De Braga [redacted]
Sent: Saturday, February 26, 2022 5:06 PM
To: Rosanna DeFrancesca
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

Dear Ms. De Francesca,

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.

Sincerely,

Celia and Luis De Braga

Assunta Ferrante

From: S G [redacted]
Sent: Saturday, February 26, 2022 8:57 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca; Maurizio Bevilacqua
Subject: [External] Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Hello Everyone,

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.

Assunta Ferrante

From: Lisa Carelli [redacted]
Sent: Sunday, February 27, 2022 6:38 AM
To: Rosanna DeFrancesca
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: Re: [External] Proposed Condo towers at Major Mackenzie

Thank you Rosanna.
I appreciate it.

Many Thanks
Lisa

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Saturday, February 26, 2022 7:05:33 PM
To: Lisa Carelli [redacted]
Cc: DevelopmentPlanning@vaughan.ca <DevelopmentPlanning@vaughan.ca>; Clerks@vaughan.ca <Clerks@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: Re: [External] Proposed Condo towers at Major Mackenzie

Hi Lisa,

Thank you for your email. I completely agree with all your comments. I will NOT be supporting this development in its current form. I am forwarding your concerns to our city planners for their consideration.

Sincerely,
Rosanna

Sent from my iPad

> On Feb 26, 2022, at 6:32 PM, Lisa Carelli [redacted] wrote:
>
> 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.
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> 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,
Lisa

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.

Assunta Ferrante

From: Eresha Perera [redacted]
Sent: Sunday, February 27, 2022 10:38 AM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] STOP high rise towers

Hi Rosanna
This is to confirm we oppose to building high rise towers North West corner of Weston and Major Mackenzie Dr.

Kind regards
Eresha & Prasanna Perera
[redacted] Headwind Blvd
Woodbridge
Sent from Yahoo Mail on Android

Assunta Ferrante

From: Anthony Perrotta [redacted]
Sent: Sunday, February 27, 2022 11:13 AM
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] Very Concerned Resident

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 and the social / emotional well-being of a community.

Such a development will add significant layers of stress of the existing community, which is unfair and inequitable.

Regards,

Anthony Perrotta
[redacted] Vellore Park Avenue, Woodbridge

Assunta Ferrante

From: Carlos Moniz [redacted]
Sent: Saturday, February 26, 2022 8:31 AM
To: Clerks@vaughan.ca
Subject: [External] 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.

Carlos Moniz

Get Outlook for Android

Get Outlook for Android

Assunta Ferrante

From: Rose Barbieri [redacted]
Sent: Friday, February 25, 2022 4:41 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] 3812 Major Mackenzie Drive Amendment to Official Plan

I STRONGLY oppose to the proposal of 5 buildings.

- this will fuel foreign investments and most likely not to be owner occupied
- road safety is paramount and over 3,000 dwellings will increase road safety risk
- this is not fair to existing home owners in the area who bought their homes with the understanding that the area was going to have townhouses.
- we need middle-housing - low-rose buildings with minimum 1000 square feet to accommodate young families that cannot afford larger homes

Rose Barbieri
[redacted] Hailsham Court
Woodbridge, ON

Assunta Ferrante

From: Maria Basic [redacted]
Sent: Friday, February 25, 2022 5:06 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Opposition to development

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.

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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.

Sincerely,

Maria Basic

Sent from my iPhone

Assunta Ferrante

From: [redacted]
Sent: Friday, February 25, 2022 5:37 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Re: 3812 Mackenzie Proposal

To whom it may concern,

I am writing to express my disapproval and objection to the 3812 Mackenzie Proposal. I live in the neighbourhood and I do not want to see such a development be built there. This neighbourhood is full of single family homes. The construction of high rise and multi unit complexes would ruin the look of our community out here. Many families who live here, built and bought houses this far North so that we could not live such buildings.
Traffic is already a great concern as many people who live out here, commute to work. With the addition of more people that this complex would house, would greatly impact the traffic situation at is already hindered by the addition of the new hospital and the existence of Canada's Wonderland and Vaughn Mills Shopping Mall. My husband and I already drive one hour each way to work but do so that we can live in a home that is not near or is an apartment complex or condominium.
Please take this into consideration and keep our neighbourhood the single family dwellings we all moved here to enjoy.

Sincerely,
Patricia and Rogan De Freitas
[redacted] Headwind Blvd,
Vaughan, [redacted]

Assunta Ferrante

From: [redacted]
Sent: Friday, February 25, 2022 6:47 PM
To: Rosanna DeFrancesca; 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

To: Rosanna DeFrancesca

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.

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 for your support. It is much appreciated.

Regards,

Ron and Vivian Zanon

[redacted] Fifth Avenue

Woodbridge, Ontario

[redacted]

Assunta Ferrante

From: [redacted]
Sent: Friday, February 25, 2022 7:21 PM
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] You CANNOT approve this structure!

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. How can you possible consider this?!

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.

Please please please reconsider! We cannot have more tragic and pollution in our community. We're literally over capacity everywhere we turn. I beg you Rosanna!

Sincerely,
Kristina Kaidanovich
Vellore Woods Community

Assunta Ferrante

From: De Liberato [redacted]
Sent: Friday, February 25, 2022 11:17 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
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.

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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.

The traffic is already overwhelming at this intersection as well as at Pine Valley which remains undeveloped south of Rutherford. Without adequate ways to get into and out of this Subdivision we cannot take on more vehicles.

Nadia

Assunta Ferrante

From: Megan BK [redacted]
Sent: Friday, February 25, 2022 11:30 PM
To: Rosanna DeFrancesca; 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.

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Assunta Ferrante

From: Cristina Di Matteo [redacted]
Sent: Saturday, February 26, 2022 11:25 AM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] 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.

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Thank you

Cristina Di Matteo

Assunta Ferrante

From: Paul Tina [redacted]
Sent: Saturday, February 26, 2022 12:22 PM
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] Group Major Mackenzie 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 wit 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.

Sincerely,

Paul N.

Assunta Ferrante

From: Massimo Sturino [redacted]
Sent: Saturday, February 26, 2022 5:24 PM
To: Rosanna DeFrancesca
Cc: Clerks@vaughan.ca
Subject: [External] Group G Major Mackenzie Dr Inc. App 19T-14V001

Please see my note attached.

Thank you,
Massimo Sturino

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.

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Assunta Ferrante

From: Natalie A [redacted]
Sent: Saturday, February 26, 2022 8:26 PM
To: Rosanna DeFrancesca; 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

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.

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Thank you for your consideration.

Natalie Azzi
[redacted]

Assunta Ferrante

From: chao zhang [redacted]
Sent: Sunday, February 27, 2022 2:20 PM
To: Clerks@vaughan.ca
Subject: [External] Application of Apartment Buildings from G Group Major Mackenzie Inc

Dear Sir / Madam,

RE: G Group Major Mackenzie Inc.
3812 Major Mackenzie Drive
Part of Lot 21, Concession 6

As a family residing in Vellore Village, we are writing to oppose the application from G Group Major Mackenzie Inc. to develop the high-rising apartment buildings at the northwest corner of Major Mackenzie Drive and Weston Road.

These high-rising apartment buildings, if permitted and finally built, will result in:
(1) complete landscape changing in this area where low-rising residence houses have been zoned and built.
(2) significant traffic jam in Major Mackenzie Drive to Highway 400 where we now usually spend tens of minutes to reach Highway 400 during the morning rush hour.

Cathy / Chao, a Vellore Village Family

Assunta Ferrante

From: Maurizio Menna [redacted]
Sent: Sunday, February 27, 2022 3:03 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Opposed Proposed High Rise Development at 3812 Major Mackenzie Drive

Good afternoon,

I am writing this email on behalf of myself and my family who wholeheartedly oppose the above proposed development. The area surrounding Weston and Major Mackenzie Rd is already a busy one, with Canada's Wonderland and Cortellucci Hospital nearby. We need to do whatever we can to oppose this development so we avoid further increased congestion. These high rise buildings would stand out like a sore thumb in the neighbourhood. We need to keep Weston and Major Mackenzie a family-oriented community, and prevent it from mimicking Weston and Highway 7 which is filled with high rise buildings and traffic as infrastructure would need to be built around Weston and Major Mackenzie to support these buildings.

Please respect the wishes of the taxpayers and maintain the sense of community we have established and have grown to love. OPPOSE THE DEVELOPMENT OF APARTMENT BUILDINGS AT 3812 MAJOR MACKENZIE ROAD!

Thank you for your consideration.

Giuseppina and Maurizio Menna
[redacted] Corner Brook Crescent
Woodbridge, ON
[redacted]

Assunta Ferrante

From: Schirripa, Tony <Tony.Schirripa@jti.com>
Sent: Sunday, February 27, 2022 4:18 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] URGENT Information RE: Proposed Development at 3812 Major Mackenzie Drive.

Importance: High

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 Schirripa
District Sales Manager

jti.com

JTI-Macdonald Corp.
2740 Matheson Blvd. E.Unit 3
Mississauga, ON L4W 4X3
T+905-624-4732
M+289-200-9893
Tony.schirripa@jti.com

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Assunta Ferrante

From: Nancy Blunt [redacted]
Sent: Sunday, February 27, 2022 5:12 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Re: Proposed plan at 3812 Major Mackenzie.

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.

PLEASE RECONSIDER!
Sincerely,

A concerned resident of Woodbridge of over 35 years!
Nancy Blunt

Assunta Ferrante

From: Andrea Rubino [redacted]
Sent: Sunday, February 27, 2022 2:50 PM
To: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive. (Official Plan Amendment File OP.21.019 and Zoning By-law Amendment File Z.21.040)

To whom this may concern,

I am writing to strongly oppose the amendments for 3812 Major Mackenzie Drive. These buildings would bring in a huge amount of residents to the area. This will have a negative impact on traffic and it's busy enough already. All the extra cars brought in from this development would cause major congestion and be a source of frustration for us residents. This would also have a negative impact on our already crowded schools. It makes me unhappy that my kids are attending school in portables and this would just mean more kids and more portables. This project is way too big and can't imagine anyone thinking this would be a good idea other than the developers who will profit from it. This is something you would expect to see downtown not in the middle of the subdivisions of Major Mackenzie and Weston. Any elected official in support of this project will not get my vote and I can't believe this project has even gotten this far that it requires the residents of the area to have to fight to oppose it. It's my expectation that those in power within the City of Vaughan would make good decisions for the tax paying residents of this area and this is a no brainer. This project is ridiculous and doesn't belong here. It's an absolute NO from me.

Andrea Rubino
[redacted] Lormel Gate

Assunta Ferrante

From: Tina Stirpe [redacted]
Sent: Sunday, February 27, 2022 6:03 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] G Group Major Mackenzie 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

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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.

Sincerely,
Tina Ricciardi
[redacted] Marrone Street
Woodbridge, Ontario
[redacted]

Sent from my iPhone

Assunta Ferrante

From: joe Ricciardi [redacted]
Sent: Sunday, February 27, 2022 6:06 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Fwd: G Group Major Mackenzie INC

Subject: G Group Major Mackenzie 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

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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.

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Sincerely,
Joe Ricciardi
[redacted] Marrone Street
Woodbridge, Ontario

[redacted]

Sent from my iPhone

Assunta Ferrante

From: [redacted]
Sent: Sunday, February 27, 2022 6:43 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca; [redacted]
Subject: [External] Official Plan Amendment (OP.21.019) - this need to be stopped

Dear Sir/Madam,

We are homeowners in the Ward 3 near the area of the Official Plan Amendment (OP.21.019) project. We bough our house from the developer/builder Lormel Homes back in 2008/2009. These are our comments regarding this project:

1. Our community is made primarily of singles, semis and townhomes. So having 7 towers with up to 36 storeys and a total of over 3,000 residential units built here simply makes no sense.
2. A super high-density residential project like the one proposed by the Applicant simply does not fit that traditional planning and imposes a change to the community that was never planned for nor desired by those who invested in the area.
3. This type of colossal buildings should be built near the new Vaughan Metropolitan Centre and the subway stations, not on Weston and Major Mackenzie
4. Adding over 3,000 residential unitd in such small area will have several negative impacts in the community, including worsening traffic which is already heavy in peak hours and will get even heavier as the pandemic is behind us.
5. It also has an impact on schools as several elementary and high schools in that area have already been operating with container classrooms for years. Our two children have been on container classrooms every other year for the last 8 years.
6. There will be a negative impact with the disproportional increase in demand for the City's local infrastructure and resources such as the Fire and Rescue Department, Libraries, Community Centers, transit and so on.
7. The local Community, Mayor Bevilacqua, Councillor DeFrancesca and the other Councillors have repeatedly communicated and refused projects like this in the past. Developers and builders should take notice that these types of projects are not welcomed in this area. There is a place for them and I am sure the City staff and Council as well as the population of Vaughan will support the right projects in the right places. Not this one.

Sincerely,

Edson and Ana Fariello

Assunta Ferrante

From: Simon katznelson [redacted]
Sent: Sunday, February 27, 2022 1:29 PM
To: Alan Shefman; Sandra Yeung Racco; Rosanna DeFrancesca; Tony Carella; Marilyn Iafrate; Linda Jackson; Gino Rosati; Mario Ferri; Maurizio Bevilacqua; Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Follow Up Flag: Follow up
Flag Status: Flagged

City of Vaughan Council and planning department staff,

For the record I wish to express strong objection to the subject proposed development. I am a long time resident of Thornhill Woods and I do not see how the subject development can even be considered due to the unsupported and unsustainable increase in the load, on the infrastructure. Our roads can't support the increase in traffic and accommodate the necessary parking. Our schools can't support the increase in students. Our existing water supply and sewage can not support the increased load; as it is we are experiencing sewage backup and insufficient water pressure in some areas of Thornhill Woods.

I request rejection of this application.

Sincerely,

Simon Katznelson
[redacted] Auburndale Drive,
Vaughan, Ontario
[redacted]

Assunta Ferrante

From: Bella Katznelson [redacted]
Sent: Sunday, February 27, 2022 2:23 PM
To: Clerks@vaughan.ca; Council@vaughan.ca; Maurizio Bevilacqua; Mario Ferri; Gino Rosati; Linda Jackson; Marilyn Iafrate; Tony Carella; Rosanna DeFrancesca; Sandra Yeung Racco; Alan Shefman
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern:

I am writing to express my strong opposition to this development proposal. The infrastructure in our community can not support the density proposed in this development application.

The City of Vaughan official plan for our community did not include infrastructure to support high density high rise development. Below are just some issues of concern:

- Traffic - 708 units will bring an addition of at least 708 cars into our community
- Parking - over the past 10 years the city has received hundreds of complaints in writing from residents of the community detailing the lack of available parking and the havoc it has created on our streets. This development will only serve to further exacerbate the issues already faced by residents.
- Safety - The streets in our community were not mean to accommodate a high volume of traffic . Most are narrow and have no sidewalks. These are used by our children to get to an from school and public spaces such as parks and the community Centre. The additional traffic in the community will result in increased accidents involving pedestrians and motor vehicles.
- Schools - Our public schools already have portable classrooms as they are over the capacity they were built to accommodate. This development will just make an existing problem more severe
- Water / Sewage - Residents are already dealing with sewage backup in the basements and reduced water pressure. The additional 708 units will just ass a big additional strain on the infrastructure.
- Environmental Impact - this development will have an adverse affect on the wildlife and vegetation in the area.
- Pollution - noise/dust pollution during the building stage and air pollution resulting from the additional traffic. Time cars will spend idling in the subdivision while waiting to get out to the major arteries.

I urge the city to reject this application.

Sincerely,
Bella Katznelson
[redacted] Auburndale Drive
Thornhill, ON
[redacted]

FROM: Dr. Edy Braun
[redacted] Knightshade Dr
Thornhill, ON, L4J9L1

TO: The Honorable Members of Vaughan Government
Maurizio Bevilacqua, Mario Ferri, Gino Rosati, Linda Jackson, Marilyn Iafrate, Tony Carella, Rosanna Defrancesca, Sandra Racco and Alan Shefman

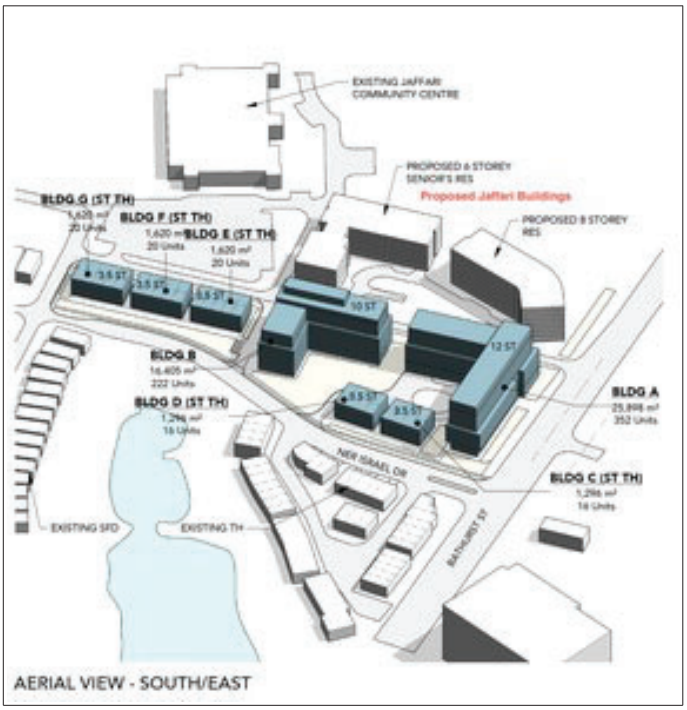
RE: File OP.21.024/Z.21.048 - 8940 Bathurst

February 26, 2022

Dear Honorable Members of Vaughan Government,

Thank you for informing your constituents of the new development planned for the corner of Ner Israel Drive and Bathurst Street (Medallion Corp - 8940 Bathurst) and fostering discussion on the impact this will have on our community. This development is in addition to previously discussed development proposals by Jaffari Community Centre (to the north) and Tridel (on the east side of same intersection, 8905 Bathurst).

I have had an opportunity to review the proposal including site plans, architectural drawings, and the various assessments on the website 8940bathurst.ca (i.e. landscape plan, arborist report, sun shadow study, wind study, stormwater, geotechnical, hydrogeological reports, and so on). I have also reviewed documents pertaining to proposals of the Jaffari and Tridel planned developments as it is important to view the Medallion development in the context of those other proposals.



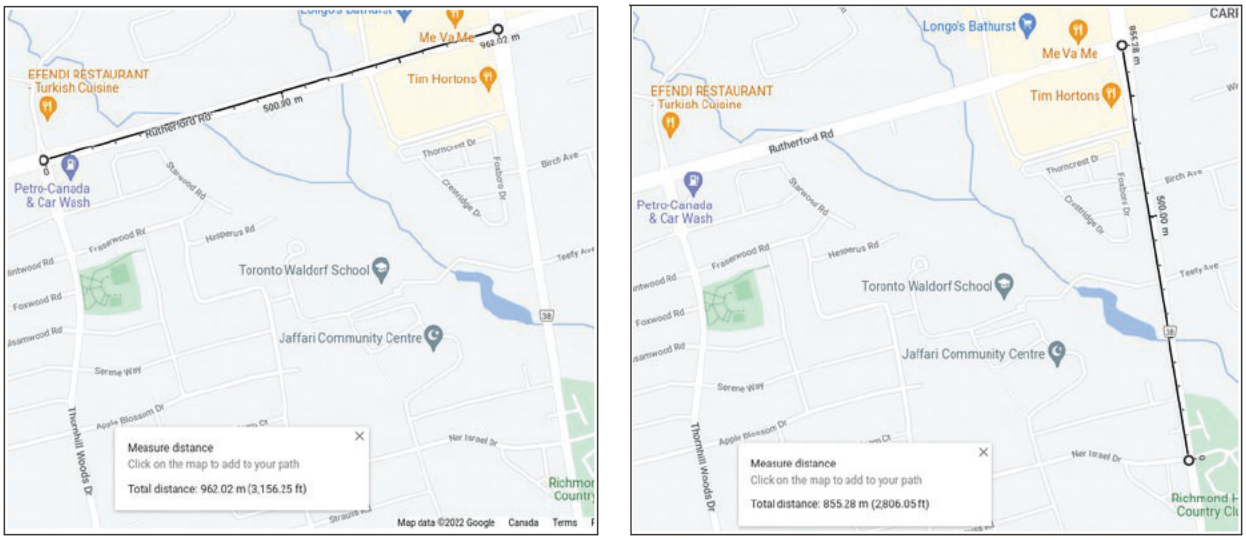
Artist rendition of proposed buildings from Facebook site

Medallion Corporation has put together an impressive proposal. However, I believe the scope of the project is over-ambitious for this site and will create a number of issues. These issues will impact both existing residents of the community as well as future tenants of the proposed development (and other developments being considered in the area). I have highlighted only a few of these concerns on the following pages.

Traffic

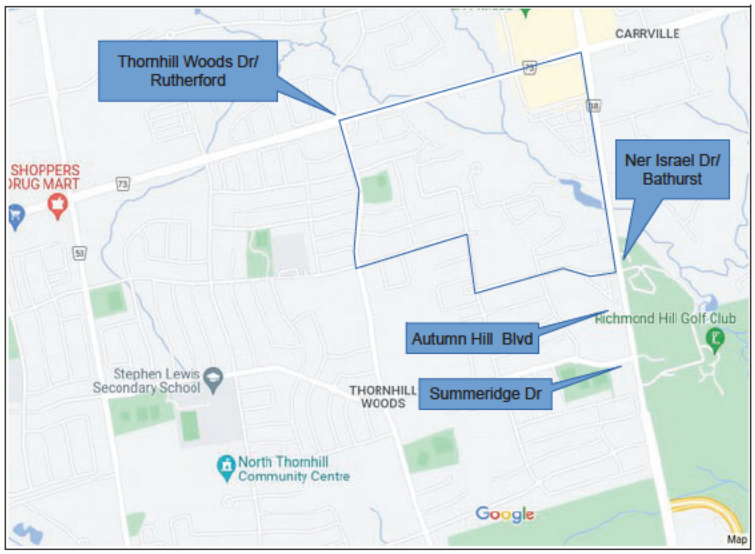
Bathurst is a major thorough-fare for north-south traffic especially during rush-hour. There are only a few streets allowing traffic in and out of the Thornhill Woods community and to Bathurst

between Hwy 7 and Rutherford. From south to north they are Summeridge Dr, Autumn Hill Blvd (300m north of Summeridge Dr), and Ner Israel (300m north of Autumn Hill Blvd). After Ner Israel, there are no other entries into Thornhill Woods until Rutherford (850m further north) due to a naturally occuring ravine and river that crosses diagonally north of the Jaffari Community Centre and Toronto Waldorf School and extends northwest to cross Rutherford between Thornhill Woods Drive and Bathurst (see maps below). As such, anyone wanting to enter Thornhill Woods from the north-east would have to pass through at Thornhill Woods Drive and Rutherford (960m west of Rutherford/Bathurst), or Ner Israel Dr and Bathurst (855m south of Rutherford/Bathurst) – see maps below.



The ravine blocking access to Bathurst and Rutherford forms a natural impass, so that the closest options for Thornhill Woods residents to reach these major streets is to use Thornhill Woods Dr or Ner Israel Dr

This means that Ner Israel Dr is in heavy use by existing community residents (most of north Thornhill Woods) who need Bathurst access, and also The Jaffari Community Centre which has daily school attendance and religious services throughout the year. Alternative routes to Bathurst from this area (along Knightshade Dr south to Autumn Hill Blvd) also become congested in an attempt for people to reach Bathurst.



No other streets access Thornhill Woods north of Ner Israel Dr

Living near the corner of Knightshade Dr and Ner Israel Dr I can often see the congestion in this area especially during morning/afternoon school dropoffs and pickups at the Jaffari Community Centre, which also has full parking lots throughout many days and especially during religious services and events.

The proposal of the Jaffari buildings (immediately north of this proposed Medallion Corp development) will further add traffic to the already busy Ner Israel/Bathurst intersection.

Adding hundreds and perhaps thousands of new tenants from yet another development (Medallion) and possibly all 3 proposed developments (including the Tridel buildings across the street at 8905 Bathurst) will overwhelm access for Thornhill Woods Community residents to their homes, and impact the major north-south Bathurst corridor. Not only will it create traffic congestion for anyone trying to enter/leave the Thornhill Woods community, but also the tenants of these proposed buildings. It will create a domino-effect or "choke point" to anyone trying to pass through on Bathurst going south during morning rush-hour traffic, and returning home after work northbound.

Parking

The architectural plans for 8940 Bathurst have designed fewer parking spaces than is required by law based on the number of units planned. This deficiency will result in spill-over parking onto surrounding neighbourhood streets, further congesting area roads and inconveniencing tenants and existing residents in the nearby community.

PARKING SPACES:	REQUIRED	PROPOSED
PHASE 1: (BLOCK A/C/D)	498	403
RESIDENT	398	322
VISITOR	100	81
PHASE 2: (BLOCK B/E/F/G)	380	307
RESIDENT	304	245
VISITOR	76	62
TOTAL:	**878**	**710**
RESIDENT	702	567
VISITOR	176	143
ACCESSIBLE PARKING SPACES:		
	17	**17**
TYPE A	8	8
TYPE B	9	9

Table from Medallion's Architectural Drawings

Strain on Infrastructure

I am concerned about the strain on the infrastructure and utilities required to serve thousands of potential tenants across all 3 developments (including Medallion) in this small area. The site is just north of a stormwater pond (Autumn Hill Pond) and south of a ravine with a small river. How will run-off and sewer flow from this large development impact both the pond and river system surrounding the site? Will having so much of the foundation and land surface area covered by a "concrete jungle" increase flooding risks and divert natural water flow in a way that impacts the natural beauty of the surrounding ravine and forest that we all enjoy?

Schools

The Medallion Corp development and other 2 proposed developments will bring families with children that have schooling needs to this area. Is the community able to handle this increase in population density and urbanization at a location that has traditionally seen mostly 1-2 story single family homes with many young families?

Safety and Fire

I have lived in an apartment complex in North York with several buildings sharing a common underground parking. In my experience, a fire alarm in one building or the underground parking would automatically trigger all other building alarms resulting in the entire complex needing evacuation. This would happen relatively often due to the inter-connectedness of the structure, large number of units and high chance of fire alarms being activated. Tenants would spill out on the street, and the alarm would be heard around the building in addition to emergency service sirens as they rush to the area.

In the event of a fire alarm, the buildings of this development would have to provide tenants with a space outside sufficiently far away from the buildings for safety. Given the proximity of this development to the proposed Jaffari development to the north, and the narrow street

corridors between this cluster of buildings (and limited collateral access routes), how will evacuations proceed and how easy will it be for fire and ambulance services to access this site in a timely and effective manner? What will be the noise and level of disruption be that such emergencies (which tend to be relatively frequent in apartment complexes) have on the surrounding community, including the quiet enclave of houses just to the south (8900 Bathurst)?

Improving the Public Realm

One of the "talking points" on the 8940Bathurst website is that it will improve the public realm. However, in my communications with the city, access to this improved realm seems to be limited to private use by tenants only. No access is given to the green spaces and dog area to residents in the surrounding community. There is also no obvious pedestrian path through the site that be used as a short-cut to Bathurst north, as it seems the buildings impede access or get blocked further north by the Jaffari development and ravine (which has no trail access either).

I was also told that there are no plans for any commercial space within the development. Many buildings today incorporate space for small businesses such as convenience stores, dry cleaners, nail salons, medical clinics, pharmacies, etc. to serve residents of the buildings and surrounding community. There does not appear to be any sign that these apartment buildings would provide the existing nearby Thornhill Woods community any benefit in terms of these services at all.

Conclusion

I understand that a progressive city such as Vaughan is constantly trying to best balance the needs of the community while anticipating and planning for future growth. We are also facing challenging issues of housing shortages and escalating costs for ownership. Rental apartments (such as those proposed by Medallion Corp with this development) may seem to offer a solution to address some of these complex challenges. However, I worry about the potential for high turn-over of tenants with limited long-term investment in the community. This may impact building maintenance and structural cosmetic up-keep as well as care for the surrounding public space. I worry about the proliferation of rental units (versus ownership) that robs our citizens of opportunities to build equity that they can then pass to future generations.

These are just some of the concerns regarding this development proposal. Ultimately the core issue is the magnitude of the project for this site (number of units, stories and proximity to possibly 2 other large multi-building development proposals). The surrounding Thornhill Woods community consists of mostly single-family homes, townhouses and no high-rises. It is a low density residential community with parks, schools, wooded areas and a community centre featuring library and recreational facilities. The Medallion, Jaffari and Tridel projects together may potentially create up to 6 apartment buildings within a stone's throw of each other, towering over the Ner Israel Dr/Bathurst intersection. Surely there are better options for developing these lands - options that better fit the needs of the community (e.g. low-rise commercial plaza, medical building, community recreational centre/library, religious facility, retirement housing). I implore the City of Vaughan to hold off on approving this proposal, especially in light of the unknown impact of the other proposed nearby developments, and to wait for proposals that better align with the existing community. I thank you for your time and consideration and welcome further discussion with all parties involved.

Sincerely,
Dr. Edy Braun

COMMUNICATION C298
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] FW:
Date: February-28-22 10:19:46 AM

From: Tania Conte [redacted]>
Sent: Sunday, February 27, 2022 8:27 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] FW:

Dear Ms. De Francesca,

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.

Sincerely,

Tania Cucullo
Vaughan Resident

COMMUNICATION C299
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From:	Clerks@vaughan.ca
To:	Adelina Bellisario
Subject:	FW: [External] 3812 Major MacKenzie Drive
Date:	February-28-22 10:19:53 AM

From: Maurizio Romeo [redacted]
Sent: Sunday, February 27, 2022 8:47 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 3812 Major MacKenzie Drive

Hi Rosanna,

I am writing this email to express my objection to the application for 3812 Major MacKenzie Drive. It is ridiculous to think of a possible 3000 units in such a small area. Resident in this area have spent millions on our homes because we thought we were in a quiet area with not much traffic. I am not against new construction but this was originally supposed to be townhouses not multiple condominiums.

Rosanna, I urge you and your team at the City of Vaughan to reject this application.

Thank you,

Maurizio and Ursula Romeo
[redacted] Antorisa Ave
Woodbridge, Ontario
[redacted]

COMMUNICATION C300
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

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 10:20:29 AM

From: [redacted] <[redacted]>
Sent: Sunday, February 27, 2022 9:06 PM
To: Clerks@vaughan.ca
Cc: Rosana.deFrancesca@vaughan.ca
Subject: [External] OPPOSITION to Official Plan Amendment OP.21.019 and Zoning By-Law Amendment File Z.21.040

Hello,

My husband 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,
Natalia Perchenok
[redacted]

COMMUNICATION C301
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed Development at 3812 Major Mackenzie Drive.
Date: February-28-22 10:20:37 AM

-----Original Message-----
From: [redacted] <[redacted]>
Sent: Sunday, February 27, 2022 9:21 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development at 3812 Major Mackenzie Drive.

Hello,
We would like to oppose proposal to build high rise at Weston rd and Major Mackenzie. When this neighbourhood was created, their was promise from city to not built high rise. I am staying in this neighborhood for more than 14 years. Traffic has increased significantly and roads are not big enough to accommodate such big increases to traffic.
- condo buildings will be eye soare to whole neighborhood where there are townhomes, semis and detached homes.
- instead of 36 story, they should bring either 5 story or lower buildings.
- city should make all the roads in Vaughan similar to peel regions before they choose to bring so many condo buildings. City is already bringing more than 40 condo buildings near Jane and 7, they should look to add more condos in condo area vs. Weston and Major Mackenzie.
I totally disagree to have high rise in this neighborhood.
Thank you,
Hemaxi Patel

Sent from my iPhone

COMMUNICATION C302
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Opposition to Zoning by-law amendment File Z.21.040, Official Plan Amendment File OP.21.019
Date: February-28-22 10:20:45 AM

From: Kailash Kaushal [redacted]
Sent: Sunday, February 27, 2022 9:41 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Zoning by-law amendment File Z.21.040, Official Plan Amendment File OP.21.019

Hi,

I would like to OPPOSE building of 5 residential buildings at 3812 Major Mackenzie Dr near Weston Road and Major Mackenzie Dr in Woodbridge.
This would bring lots of pressure on the local infrastructure and going to create other issues with 3,013 residential units coming in such a small area. With so many high rise buildings in such a small neighbourhood, this is going to give trouble to the existing residents and may create law and order situation once these units are constructed

kailash kaushal
[redacted] Retreat Blvd
Woodbridge

COMMUNICATION C303
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] strong objection to the subject application at 3812 Major Mackenzie
Date: February-28-22 10:21:11 AM

From: Arvind H[redacted]>
Sent: Sunday, February 27, 2022 11:16 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] strong 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.

COMMUNICATION C304
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re: G Group Major Mackenize Inc. Application 19T-14V001
Date: February-28-22 10:21:40 AM

From: Peter L [redacted] >
Sent: Monday, February 28, 2022 12:42 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Re: 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

Hi,

This is to go on record to voice out my firm objection to the subject application at 3812 Major Mackenzie. I know this project will eventually get approved and get built. And I know there will be many voting yes to this because it simply "cannot be stopped". And it's not In Their Backyard. But as a tax payer and a home owner in this area 8 years, and since this is a hearing. I feel it should still serve its core purpose of letting our voices be heard.

You've heard enough about the traffic problem, the lack of infrastructure. The fact that I have to wake up right before 8am to try to fight for spots for kids' community centre activities or else there is no chance of getting into some of the program, this is already been going on for a few years. Adding 3000+ units in that area with such building height that are not even happening in some larger neighbourhoods in the GTA. I am not opposed to growth, but I am opposed to traffic congestion, lack of infrastructure to support such high density. People worked their entire life in order to come here to live and stay away from high rises and traffic congestions. This is not NIMBY, but it's NIMC (Not In My Community). And most importantly, it's common sense! There are other suitable places for such high density planning like the new Vaughan Downtown Core. If the subway was built all the way up north to Major Mackenzie, I would have nothing much to say about densifying the area because that's what a subway station would do. But this area has been zoned for houses, town houses and low rises. THAT is responsible planning and growing at a sustainable pace.

The following message also echos my viewpoint:
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.

My name is Ming-Han (Peter) Lee, representing residents at [redacted] Lawford Rd, Woodbridge, ON. The feedback is a firm NO.

Thank you,
Peter

COMMUNICATION C305
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Application 19T-14V001
Date: February-28-22 10:23:54 AM

-----Original Message-----
From: Stephanie Fernandes [redacted]>
Sent: Monday, February 28, 2022 9:49 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: 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
Hello

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.
Stephanie Fernandes.
Sent from my iPhone

BATH-VON LIMITED

COMMUNICATION C306
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

February 28, 2022

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Sir:

RE: OPA File OP.21.024/ZBA File Z.21.048
8940 Bathurst Street Limited
8940 Bathurst Street, Thornhill (Block 162, Plan 65M-3808)

We are in receipt of a Notice of Public Hearing concerning the above-referenced property and an application to amend the Vaughan Official Plan and rezone the subject lands to permit the development of two mid-rise residential buildings, 10 and 12 storeys, and five stacked back-to-back townhouse blocks with a total of 708 dwelling units. By way of background, Bath-Von Limited are the developers of the lands immediately south of the subject site on Ner Israel Drive.

We note that Bath-Von owns a small parcel of land at the northwest corner of Ner Israel Drive and Bathurst Street (Block 250, Plan 65M-3618) which does not appear to be included as part of these applications. As per clause 21.3.6 of the Bath-Von subdivision agreement, dated July 31, 2002, *"Blocks 249 and 250 on Schedule 'A1'...shall be developed only in conjunction with the abutting lands in Draft Plan 19T-98V11 and 19T-89037 (Langstaff Woods West). The City shall not issue a building permit for the said Blocks until the lands are combined to the satisfaction of the City."* The disposition and treatment of these lands needs to be appropriately addressed by the applicant before the application is approved. Otherwise, Bath-Von does not take issue or object to the application.

In summary, Bath-Von Limited requests the treatment of adjacent Block 250, plan 65M-3618 be addressed by 8940 Bathurst Street Limited in order to resolve its concerns with the proposed applications.

We request that we be notified of any further meetings of Committee or Council concerning these applications, and that we be advised of any formal decisions in writing.

Sincerely,
BATH-VON LIMITED

Eric Del Favero
Bath-Von Limited c/o The Remington Group Inc.

cc. C.Birch, City of Vaughan Planning

COMMITTEE OF THE WHOLE PUBLIC MEETING

Zoning By-law Amendment (Z.20.35) and Site Plan Application (DA.20.058)

9575 Keele Street

March 1st, 2022 @ 7 PM
City of Vaughan

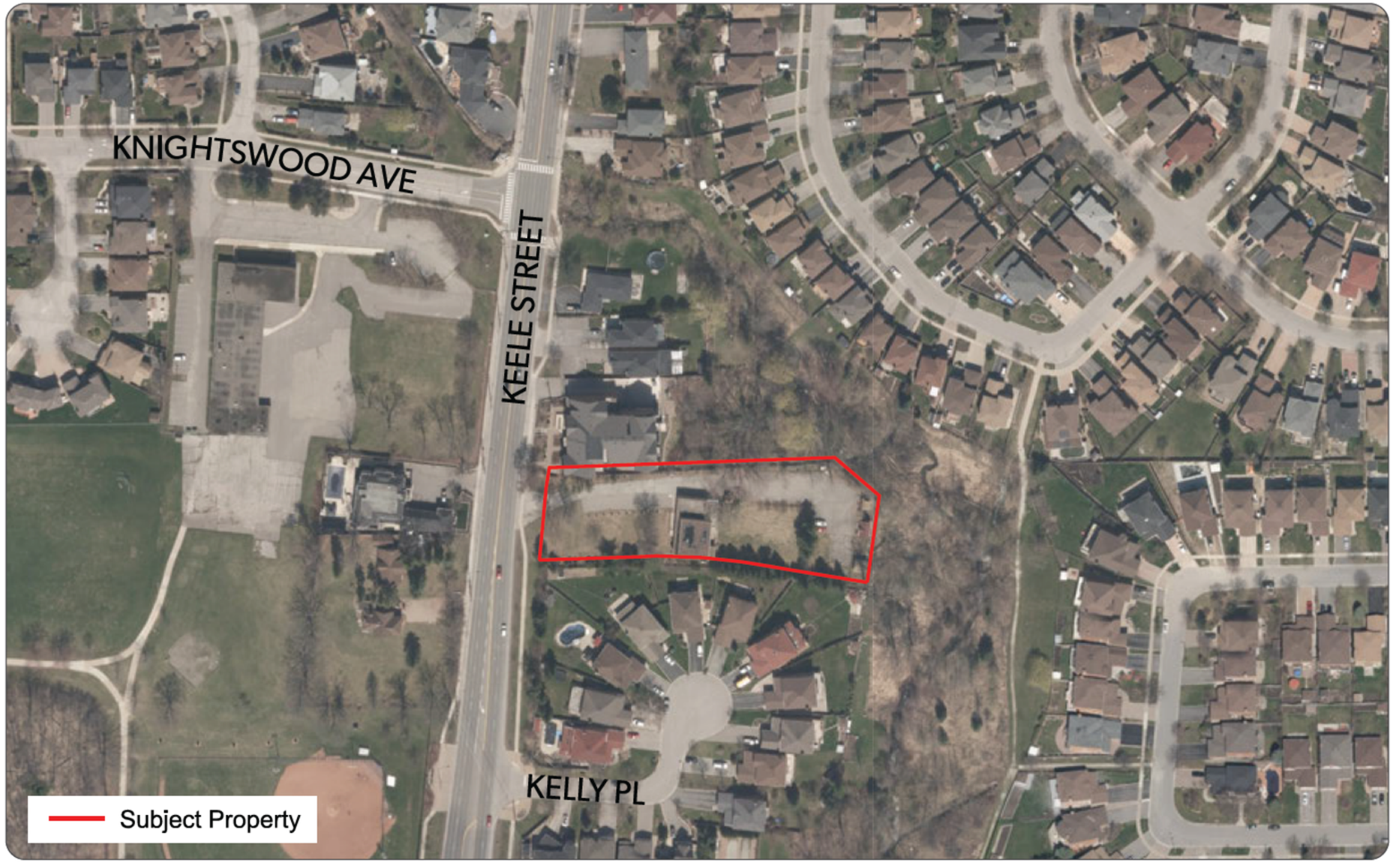
COMMUNICATION C307
ITEM NO. 1
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

WESTON CONSULTING

AGENDA

1. Location of the Subject Property
2. Previous Proposed Development (October 2020)
3. Revised Proposed Development (November 2021)
4. Next Steps

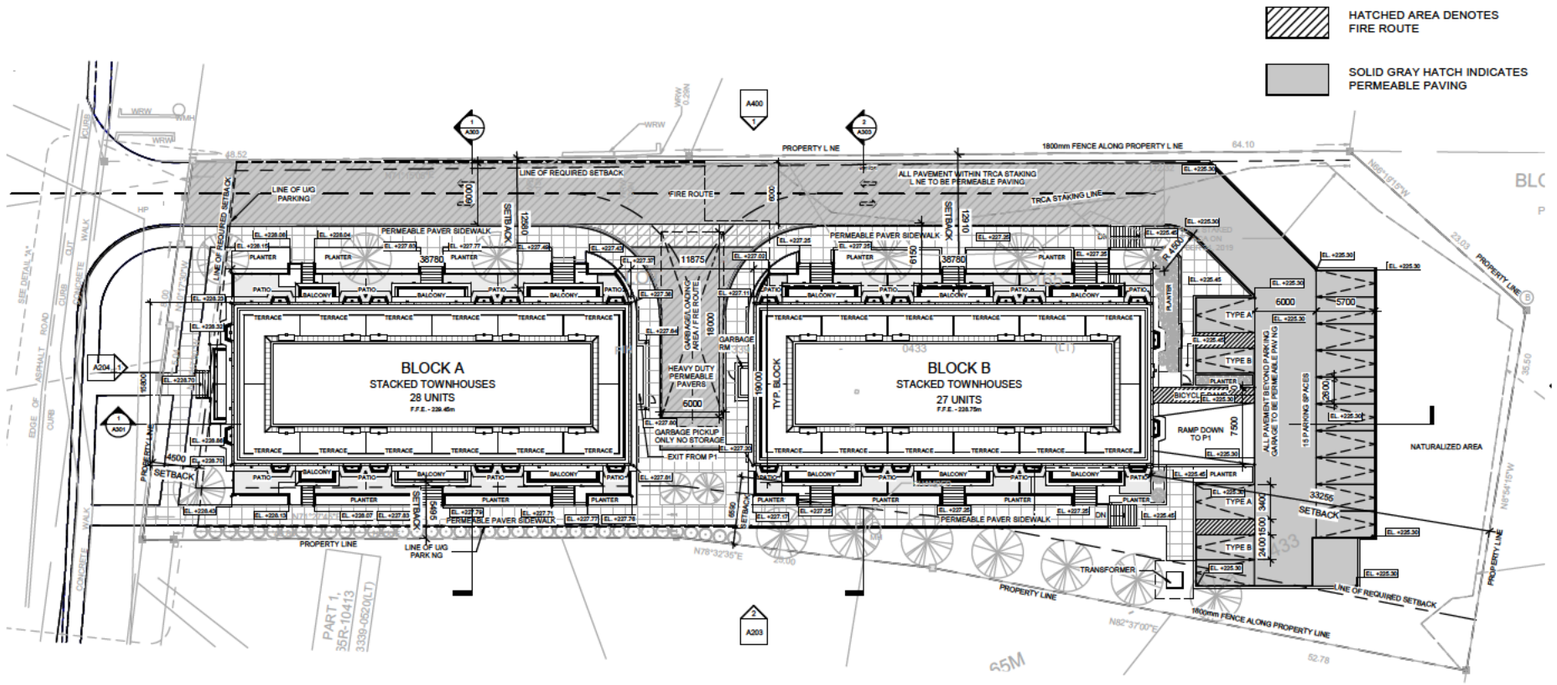
LOCATION OF THE SUBJECT PROPERTY



Aerial Photo of the Subject Property

- Located on the east side of Keele Street, north of Rutherford
- 5,192 m^2 (1.28 acres) in size with 35 meters frontage along Keele Street
- Existing residential dwelling with accessory structures located on the property
- Located in an area that is largely characterized by residential uses in the form of single detached dwellings
- Commercial uses are located near Major Mackenzie Drive West and Rutherford Road
- Rutherford GO and Maple GO stations are located within a 2-kilometre radius

NEIGHBOURHOOD CONTEXT



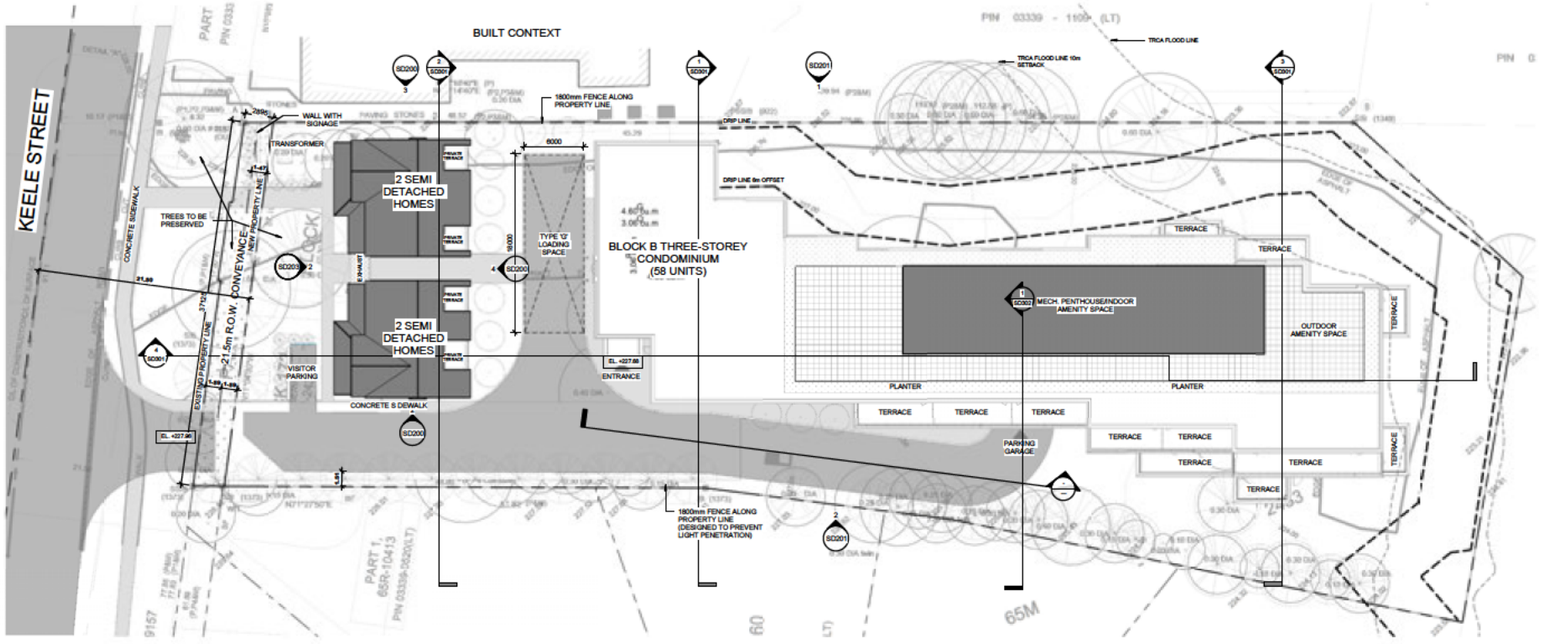
Proposed Site Plan prepared by KFA Architects

- Two 3-storey stacked townhouse condominium blocks
- 95 total parking spaces, (including 4 accessible parking spaces), and 39 bicycle parking spaces
- **Block A:** GFA of 2,590 sqm and 28 stacked townhouse units
- **Block B:** GFA of 2,532 sqm and 27 stacked townhouse condominium units

PREVIOUS PROPOSED DEVELOPMENT RENDERINGS

Rendering prepared by KFA Architects

REVISED PROPOSED DEVELOPMENT (NOVEMBER 2021)



Proposed Site Plan prepared by KFA Architects

- Two semi-detached houses fronting onto Keele Street
- 3-storey condominium building comprising of 56 units which in range in size from 1-bedroom, 2-bedroom and 3-bedroom units
- 79 parking stalls, including 78 parking spaces located throughout one level of underground parking

REVISED PROPOSED DEVELOPMENT RENDERINGS

Rendering prepared by KFA Architects

CHANGES TO PROPOSED DEVELOPMENT

- Revised from 2-blocks of stacked townhouses to a 3-storey condominium building
- Reduction in the condominium building height from 4-storeys to 3-storeys
- Inclusion of two semi-detached houses fronting onto Keele Street with a third multi-unit building behind to break up the development and to reduce the associated height
- Semi-detached houses fronting onto Keele Street are Victorian vernacular inspired to conform to the heritage district
  - The primary materials are red brick with buff brick quoins and detailing, a stone-like foundation, cast “stone” windowsills, bay windows and a gable roof line
- 30-meter buffer from the existing natural hazard and natural heritage features located to the east of the property
- Driveway reallocation to the south side of the subject property to protect the 3-existing trees fronting onto Keele Street

NEXT STEPS

- Have consideration for comments and feedback received during the public meeting
- Update proposed development and supporting documentation to reflect comments received from City Staff and external agencies
- Re-submit Zoning By-law Amendment and Site Plan Approval applications to the City of Vaughan for review

ELEVATIONS

North Elevation

South Elevation

Thank You

Comments & Questions?

Katie Pandey, MES, MCIP, RPP
Associate, Weston Consulting
kpandey@westonconsulting.com
905-738-8080 ext. 335

Alyson Naseer, B.URPL, MSc.M
Planner, Weston Consulting
anaseer@westonconsulting.com
905-738-8080 ext. 278

COMMUNICATION C308
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst
Date: February-28-22 10:31:49 AM

From: Chang Liu [redacted]>
Sent: Monday, February 28, 2022 10:04 AM
To: Carol Birch <Carol.Birch@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Hi,

I am a concerning resident in Thornhill Woods and I am writing to express my family's strong opposition against the proposed project. The proposed project will dramatically increase the density of population in the neighbourhoods and make the already packed traffics much worse. Both the existing residents and potential new residents' life will be drastically worsen with such worsened traffic and living conditions.

Thanks,

Chang Liu

COMMUNICATION C309
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to 8940 Bathurst Street Limited under the Files OP.21.024 and Z.21.048, plan 65M-3808
Date: February-28-22 10:33:19 AM

From: Teresa Zhong [redacted]>
Sent: Monday, February 28, 2022 10:24 AM
To: Clerks@vaughan.ca
Subject: [External] Objection to 8940 Bathurst Street Limited under the Files OP.21.024 and Z.21.048, plan 65M-3808

Dear Committee of The Whole Members,
I am the resident of [redacted] Apple Blossom Dr., Thornhill, and I am writing to express my strong objection to the development of 8940 Bathurst Street Limited under the Files OP.21.024 and Z.21.048, plan 65M-3808. The proposed development includes two mid-rise rental buildings, with 781 units.
My reasons are as followings,

1. The new development will place a huge load on already overcrowded local traffic, especially Bathurst Street and Rutherford. Currently, even without the development, it takes more than 20 minutes from Hwy 7 to Rutherford, just one block, during rush hours. The traffic from Bathurst to Rutherford go station is even worse. Please advise how do you plan to mitigate the traffic by adding another 781 units? We went to work every day and we pay the tax. The time we wasted on the traffic could be used for more work and more tax contribution.
2. There are one community center and three schools in our neighborhood. The new development will definitely impose big pressure on the amenity. Do you plan to build more schools and community center?
3. Our area has very limited green land, which is essential to our health and the habitat of wild animals. This new development will deprive the precious green land in our home.

We understand the shortage of rental buildings in Toronto, but those buildings can be built further north, where more land is available and traffic is not that heavier.
I would like to attend the public hearing on Tuesday March 1 at 7:00. Please email me the detail.
Thank you very much for reviewing my objection to the new development.
Best Regards,
Jing Xiang Zhong,

COMMUNICATION C310
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to 8940 Bathurst Development
Date: February-28-22 10:33:26 AM

From: Camille Zeng [redacted]>
Sent: Monday, February 28, 2022 10:31 AM
To: Clerks@vaughan.ca; Carol Birch <Carol.Birch@vaughan.ca>
Subject: [External] Objection to 8940 Bathurst Development

Dear Committee of the Whole members,

I am a resident who lived in [redacted] Mistysugar trial. I am writing to express my objection regarding to the Plan for 8940 Bathurst Street Limited (OP.21.024 and z.21.048).

The reason that I strongly object this plan are listed as following:

1. Bathurst road (and Ner Israel Dr) is one of the major roads for our neighbourhood and is currently very congested. This subject plan is proposed to add 781 units into this neighbourhood. These residents will affect the traffic and reduce the life quality of current residents. It will also bring a lot of health and safety issues.
2. The proposed parking plan was not sufficient for current lifestyles. Temporary parking for visitors and food delivery are not considered in this plan. Those cars even though they are temporary, they will become a trouble for the neighbourhood especially during rush hours and dinner time.
3. The neighbourhood does not have enough education resources and community facility to support this number of new residents. I lived nearby the Thornhill Woods school and I was affected by the line of cars to pick up children everyday. This plan will make this even more severe.
4. Thornhill Woods is a neighbourhood where people enjoy living with many wild lives. These animals are living in the neighbourhood forests and they are protected by TRCA. The noises will affect these animals and this new development will destroy the environment.

Thank you for considering my objections.

Regards,

Camille Zeng

COMMUNICATION C311
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] File OP.21.024/Z.21.048 - 8940 Bathurst
Date: February-28-22 10:34:06 AM

From: Shelley Shields [redacted]>
Sent: Monday, February 28, 2022 10:34 AM
To: Clerks@vaughan.ca
Subject: [External] File OP.21.024/Z.21.048 - 8940 Bathurst

Hello
I have been a resident in Thornhill woods since 2005. I am extremely upset about the recent massive application by Medallion to build over 708 Rental Apartment units. There are now 3 massive applications, by Jaffari, Medallion and Tridel, in a location that was never identified by the City's official plan for intensification.
We cannot support a development of this size in our community. The streets in this area are already fully congested during rush hours, and cannot handle additional cars from this development.
Also, has anyone thought out the parking?? The parking will be a nightmare. There will not be enough parking, which will inevitably spill over into the surrounding streets.
I'm all for affordable housing, but building 3 massive developments in this location is insanity.

Sincerely
Shelley & Daniel Shields

COMMUNICATION C312
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to the subject application at 3812 Major Mackenzie
Date: February-28-22 10:39:57 AM

From: Carmen Rojas [redacted]>
Sent: Monday, February 28, 2022 10:39 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Objection to the subject application at 3812 Major Mackenzie

Hello Everyone,

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 for your attention to this matter.

Sincerely

Carmen Rojas

COMMUNICATION C313
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to the subject application at 3812 Major Mackenzie
Date: February-28-22 10:57:40 AM

From: Daniel Mota [redacted]>
Sent: Monday, February 28, 2022 10:44 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Objection to the subject application at 3812 Major Mackenzie

Hello Everyone,

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie (OP. 21.019, Z.21.040). 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 for your attention to this matter.

Sincerely

Daniel Mota
[redacted] Boticelli Way
Woodbridge ON, [redacted]

COMMUNICATION C314
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] G Group Major Mackenzie Inc. Application 19T-14V001
Date: February-28-22 10:57:47 AM

From: Francy Cescolini <[redacted]>
Sent: Monday, February 28, 2022 10:46 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
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

This is to confirm my strong objection to the subject application at 3812 Major Mackenzie Drive. 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 neighbourhoods, 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 the 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,

Francy Cescolini
[redacted] Silver Sterling Cres.
Woodbridge ON [redacted]
[redacted]

COMMUNICATION C315
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Objection to Plan 65M-3808 by 8940 Bathurst Street Limited
Date: February-28-22 11:17:47 AM

From: Muyu Xiao [redacted]m>
Sent: Monday, February 28, 2022 10:38 AM
To: Clerks@vaughan.ca
Subject: [External] Objection to Plan 65M-3808 by 8940 Bathurst Street Limited

Dear Committee Member,

I am a resident on Bathurst Glen Dr in the community of Thornhill Woods. Thank you for mailing the detailed plan to build two mid-rise rental buildings and several more townhomes at the intersection of Bathurst St and Ner Israel Dr. Post careful review of the plan, I have multiple concerns and object to the proposed project.

1. The plan to build 700+ new units would significantly increase the population density of the neighborhood. Based on my rough estimate, there are approximately 320 homes in the polling area. The proposed project would more than DOUBLE the number of households in the area. This would lead to traffic congestion on existing roads and the Ner Israel/Bathurst intersection, which were initially designed for a low-density residential community. Also, the proposed plan does not include any on-surface parking, which would lead to people (including deliveries, visitors etc) parking on the street on Ner Israel Dr. Furthermore, the above does not even factor in the other two development projects at the Ner Israel/Bathurst intersection.

2. Capacity of existing schools, parks and other infrastructures need to be addressed to accommodate the huge increase in residents.

3. Significant environmental impact and noise pollution from the huge increase in residents.

4. The proposed units are mostly rental units, which are inconsistent with the current makeup of the Thornhill Woods community.

Given the short supply of housing inventory in the GTA, I do not object the city building more homes. However, the new construction should be consistent with the existing make-up of the community. Building high-density rental units in Thornhill Woods would not be acceptable.

Please provide the details for the virtual meeting on Tuesday, as I would like to participate. Thank you for considering my objection and concerns.

Regards,
Tim

COMMUNICATION C316
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fwd: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040
Date: February-28-22 10:58:03 AM
Attachments: image001.png

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, February 28, 2022 10:55 AM
To: Simona Martellacci [redacted]>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Ward 3 Support Staff <ssward3@vaughan.ca>
Subject: RE: [External] Fwd: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Good morning Simona,

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.

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: Simona Martellacci <[redacted]>
Sent: Monday, February 28, 2022 10:15 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fwd: G Group Major Mackenize Inc. Application 19T-14V001 Official Plan Amendment File OP.21.019 Zoning By-Law Amendment File Z.21.040

Good morning,

I hope this email find you well. Please find below my strong opposition to the future

development project for the northwest corner of 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.

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,
Simona
Sent from my iPhone

COMMUNICATION C317
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

February 28, 2022

Via Email

Rosanna.DeFrancesca@vaughan.ca
Clerks@vaughan.ca

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 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,

Salvatore Cavarretta

COMMUNICATION C318
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Public Hearing for 3812 Major Mackenzie Drive
Date: February-28-22 11:17:34 AM

From: Hasdeep Bhatia [redacted]>
Sent: Monday, February 28, 2022 10:44 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Avi Bhatia [redacted]>
Subject: [External] Public Hearing for 3812 Major Mackenzie Drive

My husband and I have been residents of Vaughan since 2010. For the last 11 years we've watched our neighbourhood expand at an exponential rate. There have been many great things about the expansion of the area, including the addition of parks, trails, schools and retail. Up until now, this is a neighbourhood we're been very proud and privileged to be a part of.

I'm deeply concerned about the new proposed development at 3812 Major Mackenzie. The applicant has proposed building SEVEN towers up to 36 storeys high, which equates to over **three thousand** residential units. Assuming that residential units may be occupied by more than one person, this could **increase the population in the area (one corner, really) by several thousand people.**

How many vehicles does three thousand units add to the road in an already growing area? Again, assuming that there may be multiple people living in one household, we're looking at the possible addition of thousands of vehicles. Let me repeat that - thousands of vehicles. Public transit has undoubtedly improved, but this is still an area that requires folks to have a car to get around. Has a traffic study been completed to understand the impact that adding thousands of cars on the road will have? What safety considerations have been given to increased traffic in an area where school kids are regularly walking up and down Major Mackenzie Drive?

And speaking of schools, are there plans to build additional schools to accommodate a possible influx in school aged children? How does it impact existing schools?

Even if we put traffic and schools aside for a moment, let's discuss the fact that our community is made up of mostly single-detached homes, semis and townhomes. We moved to this area to be part of a residential community, not an urban area overpopulated by high rise towers. The developer's proposal is requesting a **density increase of over 3.5 times what was approved by the Ontario Municipal Board.** Let me say that again - 3.5 times more than what's approved. Critical community thresholds like density are approved for a reason and we need to stay firm and abide by the approved density allotment to help maintain community safety and quality of life.

Not only will this have an incredibly detrimental effect on our property values, but it also harms our valuable community. This development does not fit the fabric of our community in any way and is clearly being driven by developer greed to build more and earn more. That's evidenced by their years long history of attempting to build multi residential buildings without bothering to understand

the area. There has been no regard for the residents who already make up this community and what's right for us.

I urge you to carefully consider the detrimental impact of this proposal and put a stop to it immediately. Over the last two years of the devastating pandemic, we've all grown to love and appreciate our community and our neighbours even more. Don't take that away from us.

Hasdeep Bhatia

COMMUNICATION C319
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] About Plan 65M-3808
Date: February-28-22 11:17:54 AM

From: jin923[redacted]
Sent: Monday, February 28, 2022 10:37 AM
To: Clerks@vaughan.ca; Carol Birch <Carol.Birch@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>
Subject: [External] About Plan 65M-3808

Dear Sir/Madam,

I am a resident of Thornhill woods, I am writing this letter for the plan 65M-3808 submitted by 8940 Bathurst Street Limited, under the Files OP.21.024 and Z.21.048.

The request to build two mid-rise residential buildings, 10 stories and 12-stories high density elongated crowed buildings(Rental units), and five stacked back-to-back townhouse blocks, in my view, excessive, unpleasant and out of place in the neighbourhood.

I strongly object the subject plan for the following reasons:

The plan to build high density residential buildings, especially the 10 stories and 12-stories building are massive, crowded and busy. This poses too much pressure to local roads/amenities. Many pedestrians and busy road. Tragic accidents happened in/around our neighborhood. Aesthetically, the proportions of the structures would be unsightly.

This section of the neighborhood is serene. The generous lots allow for pleasant green space which is environmentally beneficial for our city and the health of all our residents. The proposed amenity is too little to support the proposed extremely high-density 781 units, this will would obstruct the benefits for our city and the health of all our residents.

Also, this land is surrounded by TRCA regulated areas. We often see animals on the proposed land. If allowing such massively high density structures, this would be destructible to the environment and make it inhabitable for the wild animals.

The proposed high-density structures are tenured rental units, and this does not fit the integrity of the neighborhood.

Thank you for considering my objections in your ruling.

Sincerely,

Jin Xie
Schuster lane

Sent from my Galaxy

COMMUNICATION C320
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Re File OP.21.024/Z.21.048 - 8940 Bathurst
Date: February-28-22 11:18:03 AM

From: Bao Gang Fei [redacted]
Sent: Monday, February 28, 2022 10:25 AM
To: Clerks@vaughan.ca; Carol Birch <Carol.Birch@vaughan.ca>
Subject: [External] Re File OP.21.024/Z.21.048 - 8940 Bathurst

Dear Sir/Madam,

My name is Bao Gang Fei, and I live in Thornhill Woods, and my home address is [redacted] Apple Blossom Dr., Vaughan.

I'm writing to express my objection to the building of seven hundred rental apartment units at Ner Israel and Bathurst. Thornhill Woods has been a low-density community, and the building of those rental units will lay a huge burden on education, that is, it will increase the class size significantly, and therefore negatively impact the students learning outcome. The second concern is the traffic. there are always traffic congestions on Bathurst during rush hours. These seven hundred rental units will exacerbate the existing traffic conditions. Also, is there enough space for the parking lots? The last thing I want to see is the streets crowded with parked cars, which can lead to higher risk of collisions and unsafe places for children/pedestrians.

Again, I'm deeply concerned with this building plan. Please respond as soon as possible.

Regards,

Bao Gang Fei

COMMUNICATION C321
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Public Meeting for the proposed development at 3812 Major Mackenzie Drive
Date: February-28-22 11:18:10 AM

From: Angie Valenzano [redacted]>
Sent: Monday, February 28, 2022 10:25 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>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Public Meeting for the proposed development at 3812 Major Mackenzie Drive

Dear Mayor, Members of Council, Members of the Vaughan Planning Department, Members of the City Clerk Department

As taxpayers of over 30 years in Ward 3, we are vehemently opposed to this new development in our city. The development in Woodbridge is out of control! Where is the proposed infrastructure to sustain this? Our roads are a mess with so much congestion and our city has become a concrete jungle. Not to mention the escalation of crime in our area. Fix this before allowing high rise buildings such as this. This development does not fit what our community is made up of.

As concerned citizens of our community, we urge you to VOTE NO TO THIS DEVELOPMENT.

Thank you,

Angelina and Michael Valenzano
[redacted] Bloomingdale Lane
Woodbridge, Ontario
[redacted]

COMMUNICATION C322
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Object of plan 65M-3808
Date: February-28-22 11:31:58 AM

From: Carol Birch <Carol.Birch@vaughan.ca>
Sent: Monday, February 28, 2022 11:30 AM
To: Clerks@vaughan.ca
Subject: FW: [External] Object of plan 65M-3808

Hello,

Please see the comment below regarding Files OP.21.024 and Z.21.048 – 8940 Bathurst Street which are scheduled for the March 1, 2022 Committee of the Whole Public Meeting.

Regards,

Carol Birch, BAA MCIP RPP
Planner
905-832-8585, ext. 8485 | carol.birch@vaughan.ca

City of Vaughan I Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca

From: SS S <[redacted]>
Sent: Monday, February 28, 2022 11:28 AM
To: Carol Birch <Carol.Birch@vaughan.ca>
Subject: [External] Object of plan 65M-3808

Dear Committee of The Whole Members,

As a resident of 118 Hesperus Road, I am writing to express my views regarding the plan 65M-3808 submitted by 8940 Bathurst Street Limited, under the Files OP.21.024 and Z.21.048. The request to build two mid-rise residential buildings, 10 stories and 12-stories high density elongated crowed buildings(Rental units), and five stacked back-to-back townhouse blocks, in my view, excessive, unpleasant and out of place in the neighbourhood.

I strongly object to the subject plan for the following reasons:

The plan to build high-density residential buildings, especially the 10 stories and 12-stories buildings, is massive, crowded and busy. This poses too much pressure on local traffic. Our kids won't be safe to play in the neighbourhood anymore.

Also, this land is surrounded by TRCA regulated areas. We often see animals on the proposed land. If allowing such massively high-density structures, this would be destructible to the environment and make it inhabitable for the wild animals.

The proposed high-density structures are tenured rental units, and this does not fit the integrity of the neighbourhood.

Thank you

Best regards,

Yishu sun

COMMUNICATION C323
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

8940 Bathurst Street Ltd.

Official Plan Amendment OP.21.024

Zoning By-Law Amendment Z.21.048

For more information go to www.8940bathurst.ca

KLM
PLANNING PARTNERS INC.
Planning • Design • Development

Location

- The lands are legally described as Block 162 on Plan 65M-3808 except Parts 1 & 2 and municipally known as 8940 Bathurst Street and 0 Knightshade Drive in the City of Vaughan.

- The subject lands are located on the west side of Bathurst Street, south of Rutherford Road, at the northwest corner of Ner Israel Drive and Bathurst Street.

- The Subject Lands have:
  - A total area of 1.8 hectares (4.45 acres);
  - +/- 90 metres of frontage along Bathurst Street;
  - Lot depth of +/- 280 metres.

8940 Bathurst Street and 0 Knightshade Drive
Block 162 on Plan 65M3808 Except Parts 1 & 2
City of Vaughan

NTS

Development Proposal

- Two (2) mid-rise apartment buildings (i.e., Block A and Block B) comprised of 593 units.
  - Block A ranges from 6-12 storeys and Block B ranges from 6-10 storeys in height.
- Five (5) townhouse blocks (i.e., Blocks C, D, E, F & G) containing a total of 115 units.
  - The townhouses are 3.5-storeys in height.
- A total of 708 residential units with a suite mix of:
  - 19 Studio Units – 3%
  - 384 One-Bedroom Units – 54%
  - 260 Two-Bedroom Units – 37%
  - 45 Three-Bedroom Units – 6%
- Total Gross Floor Area of 47,125 m² with a Floor Space Index of 2.61.
- A total of 4648 m² of indoor/outdoor amenity space.
- A total of 710 parking spaces will be provided.

8940 Bathurst Street Inc.

City of Vaughan

KLM PLANNING PARTNERS INC.
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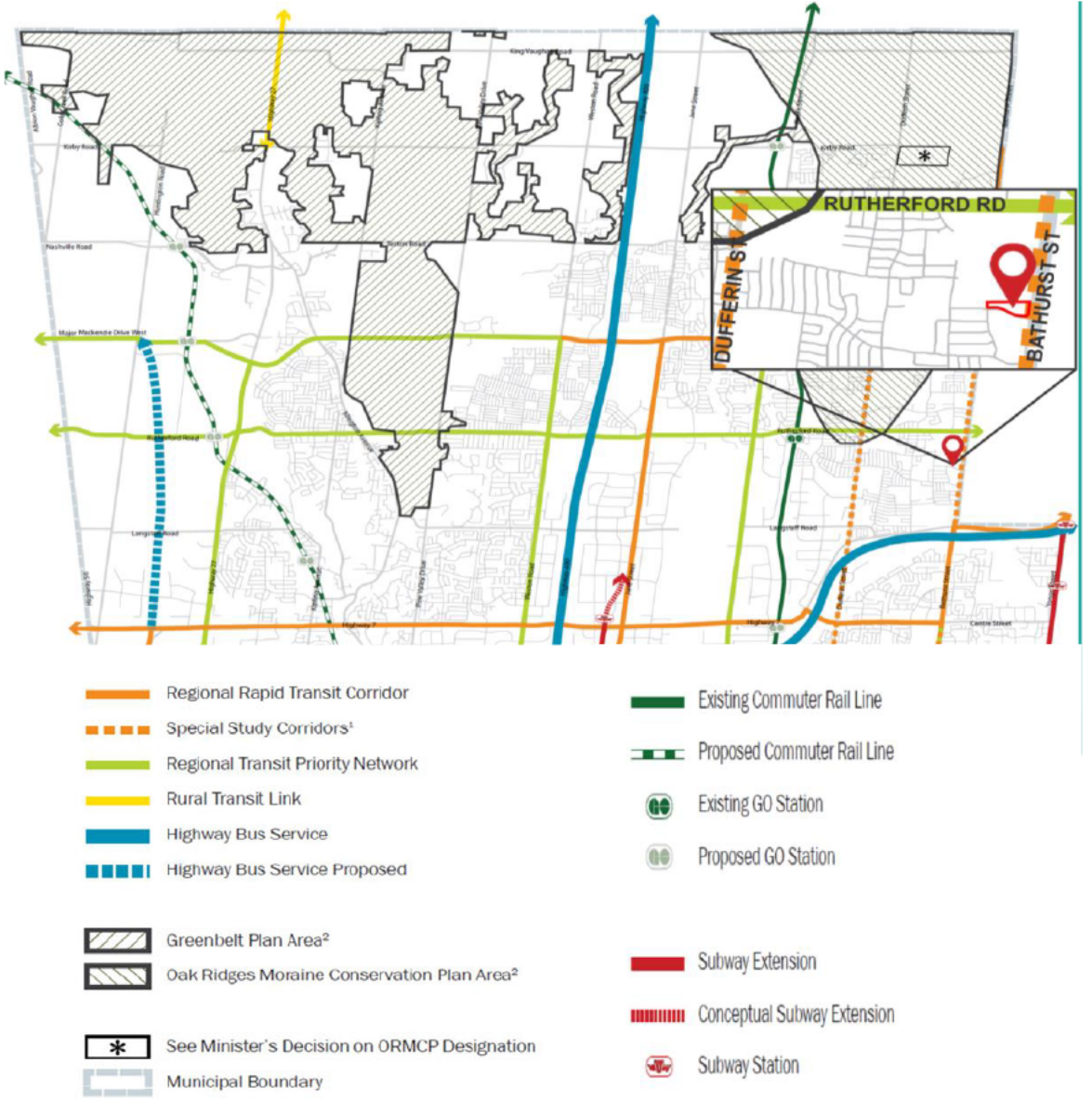
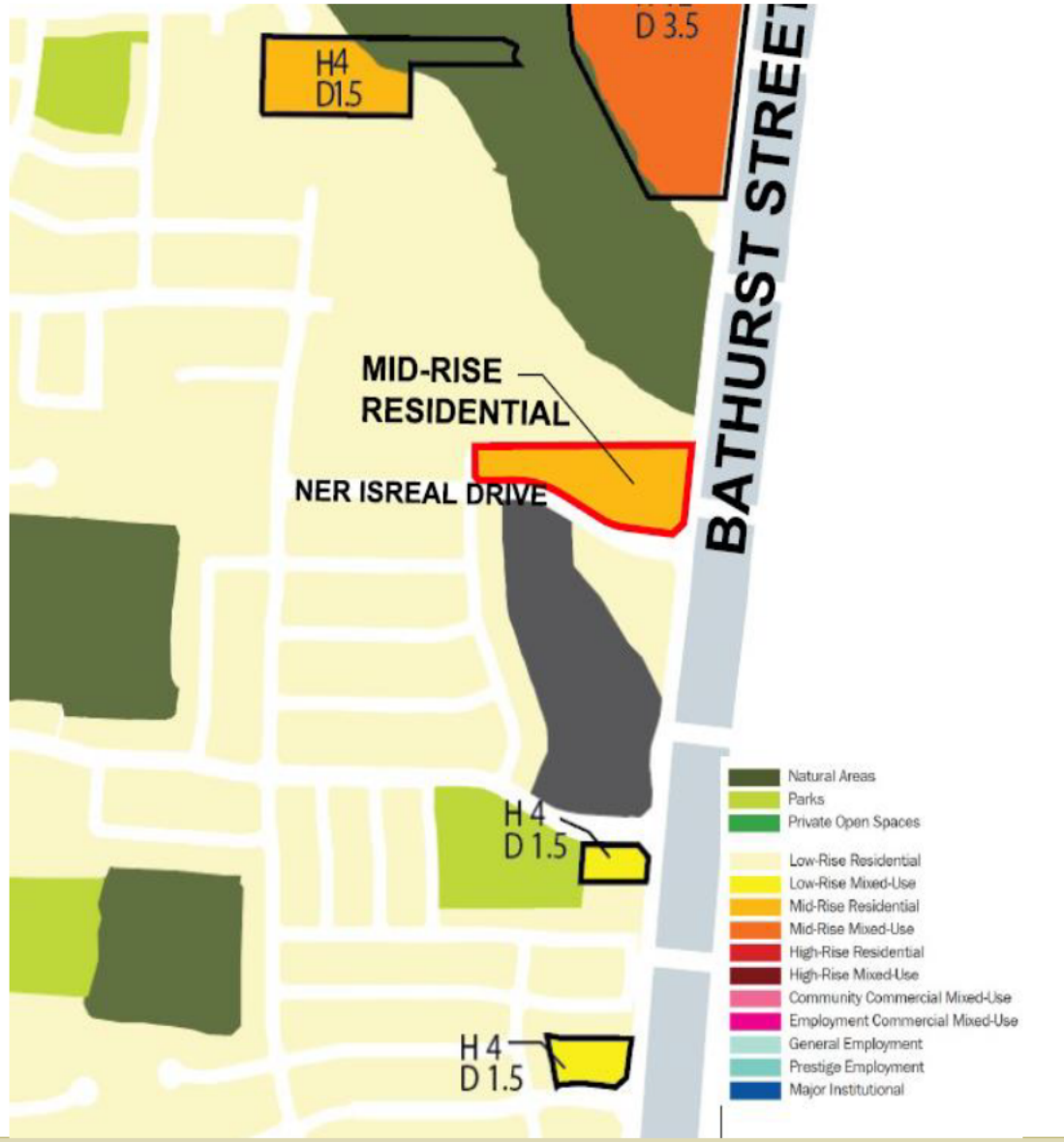
Transportation Context

- South of Highway 7, Bathurst Street is identified as a "Regional Corridor" on 'Map 1 – Regional Structure' and a "Special Study Corridor" on 'Map 11 – Transit Network' in the YROP.
- Bathurst Street, Rutherford Road and Highway 7 are identified as "Major Arterial (Regional)" roads on 'Schedule 9 – Future Transportation Network' of the VOP.
- The site is located +/- 1.5 km north of Highway 407 Express Toll Route and +/- 7 km east of Highway 400.
- The site is within +/- 1 km (+/- 10 minute walk) of the Bathurst and Highway 7 VivaStation which connects to the vivaNext rapidway that stretches east to west through Vaughan, Richmond Hill and Markham.
- The Toronto Transit Commission ("TTC") VMC Subway Station is accessible via YRT.
- The subject lands are in proximity to a variety of amenities including parks, schools, places of worship and commercial plazas.
- The intersection of Bathurst Street and Highway 7 is identified as a Major Transit Station Area (i.e. MTSA 43) in the 2022 Transportation Master Plan Update and York Region Municipal Comprehensive Review.
- MTSA 43 has a proposed density target of 160 people and jobs per hectare.



Official Plan Amendment

- An Official Plan Amendment is required to amend the existing land use designation from “Low-Rise Residential” to “Mid-Rise Residential”.
- The Mid-Rise Residential designation would accommodate the apartment buildings and townhouses being proposed on site.
- Site-specific permissions are required to accommodate the medium-intensity housing typology, (e.g., stacked townhouses, unit range, orientation).



8940 Bathurst Street Inc.
City of Vaughan

KLM PLANNING PARTNERS INC.
Planning • Design • Development

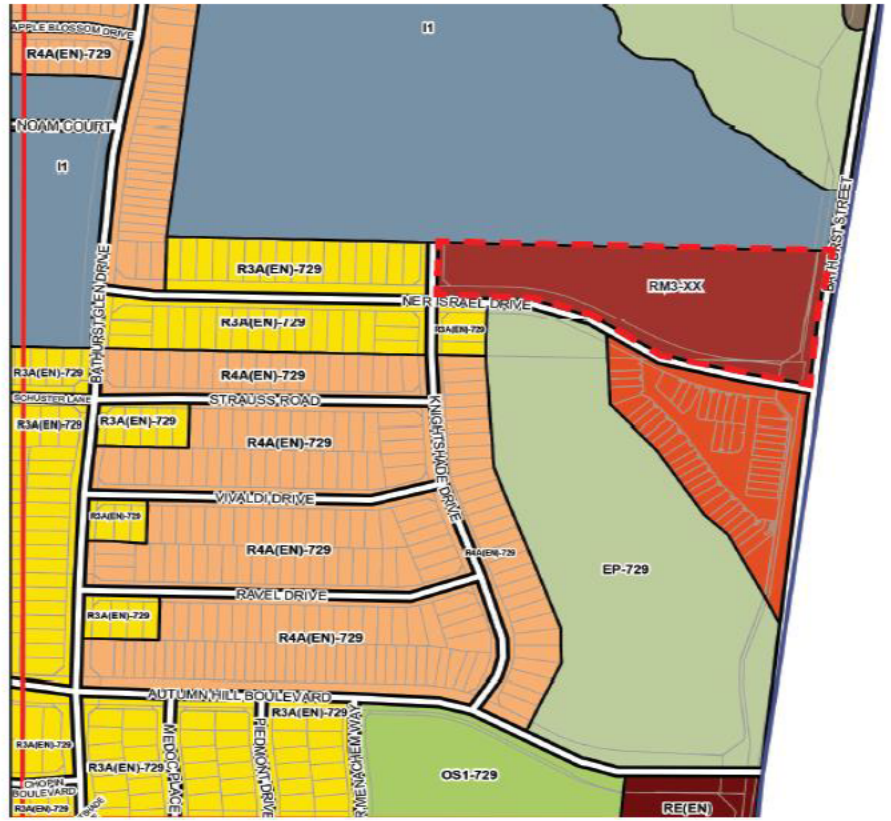
Zoning By-law Amendment

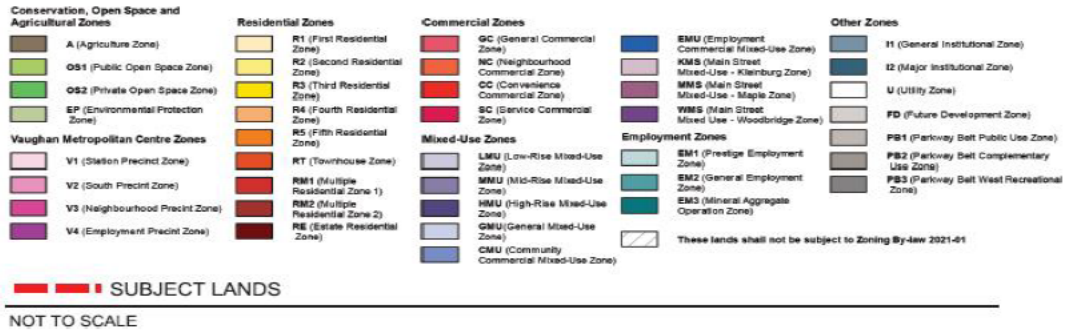
- The subject lands are currently zoned as RVM2 – Residential Urban Village Multiple Family Zone Two by the City of Vaughan Zoning By-law 1-88, as amended, subject to site-specific exemption Section 9(1063A) and Schedules E-1163G and T-114.

- The uses permitted within the RVM2 zone are apartment dwellings, multiple dwellings and block townhouse dwellings.

- The purpose of the ZBA is to rezone the lands from 'RVM2 – Residential Urban Village Multiple Family Zone Two' to 'RA3 –Apartment Residential Zone' with site-specific exceptions to facilitate the proposed mid-rise buildings and townhouses.

- Under Zoning By-law 1-21, the subject lands are zoned 'RT-729, 'Townhouse Residential Zone'. Through our ZBA the lands would be zoned to 'RM3 – Multiple Unit Residential Zone' with site-specific exceptions.





Materials Submitted in Support of Application

- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc.
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.
- Legal Survey, prepared by Rady-Pentek & Edward Surveying Ltd.
- Architectural Materials including Site Plan, Parking Level Plans, Floor Plans, Elevations, Sections and Coloured Perspectives, prepared by Kohn Partnership Architects Inc.
- Community Services and Facilities Impact Study, prepared by KLM Planning Partners Inc.
- Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc.
- Landscape Drawing Set (Context Plan/Landscape Concept Plan/Amenity Space), prepared by Strybos Barron King Landscape Architecture
- Pedestrian Level Wind Study, prepared by Theakston Environmental
- Sun/Shadow Study, prepared by Kohn Partnership Architects Inc.
- Arborist Letter, prepared by Strybos Barron King Landscape Architecture
- Parkland Dedication Summary Chart, prepared by KLM Planning Partners Inc.
- Civil Plans Set (General Notes/Site Servicing Plan/Site Grading Plan/Project Detail Drawings), prepared by Schaeffers Consulting Engineers
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers
- Transportation Impact Study, prepared by LEA Consulting Inc.
- Preliminary Geotechnical Investigation, prepared by DS Consultants Ltd.
- Preliminary Hydrogeological Investigation, prepared by DS Consultants Ltd.
- Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd.

Questions?

Presentation by: Ryan Mino-Leahan, KLM Planning Partners Inc.

Contact information: rmino@klmplanning.com

For more information on the application go to www.8940bathurst.ca

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COMMUNICATION C324
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Proposed development at 3812 Major Mackenzie Drive
Date: February-28-22 11:50:02 AM

From: Berengere Moore [redacted]>
Sent: Monday, February 28, 2022 11:39 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed development at 3812 Major Mackenzie Drive

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 morning,

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.

I trust you will take this note into consideration.

Best regards.

Berengere Moore

COMMUNICATION C325
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] 3812 Major Mackenzie Drive.
Date: February-28-22 11:50:37 AM

-----Original Message-----
From: Rita Ristucci [redacted]>
Sent: Monday, February 28, 2022 11:43 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 3812 Major Mackenzie Drive.

I am a concerned citizen of Vaughan. I have lived in Woodbridge for 32 years. I have been a part of the growth of Vaughan, not a fan I may add and have struggled living in it.
The proposal for the buildings at 3812 Major Mackenzie Drive is not something that the city of Vaughan needs right now. We are at capacity with the existing infrastructure. Even with all the new road developments on Hwy 7 and Major Mackenzie West, with the extension of the 427, with the extension of the subway, our infrastructure CANNOT withstand this type of city expansion.
The city of Vaughan has already become a concrete jungle. The traffic on Weston Road North of Hwy 7, at any time of day at the moment is always at a stand still. How can the city justify adding more high rises. Are not all the buildings planned to go up on Hwy 7 not enough?
Does anyone in the planning department drive on our roads??
Can you take an example from the city of Mississauga? Build the roads first and then your towers so the traffic is supported!
We have no space in this city! We are busting out. All our streets are congested. I cannot even attempt to go out on a Saturday because most of the time is spent waiting in traffic.
Please please reconsider what you are planning - take into consideration the community that surrounds this proposal and the effect it will have on all the citizens of Vaughan.

Thank you for your time.

A concerned citizen of Vaughan

Rita Ristucci

Sent from my iPhone

COMMUNICATION C326
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Fw: opinion for plan 65M-3808
Date: February-28-22 11:51:34 AM

From: Bo Zheng [redacted]>
Sent: Monday, February 28, 2022 11:48 AM
To: Clerks@vaughan.ca
Subject: [External] Fw: opinion for plan 65M-3808

Hello Committe of the whole members,

This letter is for express my views of point regarding the plan 65M-3808 submitted by 8940 Bathurst Street Limited, under the files OP.21.024 and Z.21.048.

Those high rise building will give more pressure to local roads and bathurst/Rutherford that's why I am not happy with the plan.

Thank you for considering my concern in your ruling.

Regards,

Resident of [redacted] Starwood Rd,

Bo Zheng

COMMUNICATION C327
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048
Date: February-28-22 11:55:09 AM

-----Original Message-----
From: Sandra Yeung Racco <Sandra.Racco@vaughan.ca>
Sent: Monday, February 28, 2022 11:55 AM
To: Tianyang Jiao [redacted]m>
Cc: Clerks@vaughan.ca; Cindy Furfaro <Cindy.Furfaro@vaughan.ca>; Mayor and Members of Council <MayorandMembersofCouncil@vaughan.ca>
Subject: RE: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

Thank you Tianyang for your e-mail and your comments.

By way of this e-mail, I have taken the liberty to copy our Clerk's Department and as well, Mayor and Members of Council as they will be part of the decision process. We want to ensure your comments are added to the submission for this application as well.

All e-mails and deputations made regarding this application will be taken in consideration as we move forward.

Take care and have a good week!!!

Happy Tiger New Year….新年快樂…. 恭喜發財…. 虎年大吉…. Shēn Tī Jiàn Kāng!!!

Sandra Yeung Racco, B. Mus.Ed., A.R.C.T.
楊士淳　議員
Councillor, Concord/North Thornhill
City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click here.
Visit Racco's Community Forum on Facebook.

"We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee.
The City of Vaughan is currently home to many First Nations, Métis and Inuit people today. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory."

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

-----Original Message-----
From: Tianyang Jiao [redacted]>
Sent: Monday, February 28, 2022 11:27 AM
To: Sandra Yeung Racco <Sandra.Racco@vaughan.ca>
Subject: [External] Comment regarding 8940 Bathurst Street Limited - application: OP.21.024 & Z.21.048

>> Dear Sandra,

>> This email is written regarding official plan amendment file OP 21 024, and zoning by law amendment file z 21 048.
>>
>> Applicant is 8940 Bathurst Street Limited (herein after called 8940).
>>
>> I am a residence on Bathurst Glen Drive. I oppose this development and zoning amendment plan according to the following reasons.
>>
>> 1. City recently approved a nearby development (Jaffari Village, north of the 8940 site). At that time traffic and insufficient parking is a major concern. Jaffari community centre hosts multiple weekly gatherings, often resulted in overflow in traffic and parked cars on streets during rush hours. 8940 development did not consider the nearby development, the addition of over 700 units will definitely worsen this problem. The high density residential building will overcrowd the existing road infrastructure. Especially on the road (Bathurst st., and Ner Israel Drive).
>>
>> In addition to 8940 development, there is Jaffari development (north). Across the road, the city of Richmond hill has received an application to develop a high rise condo by Tridel (8905 Bathurst St. Development). The planned development is 396 units, 16 and 20 storey building with 535 parking spaces.
>>
>> In total, there will be 3 development in total near the Bathurst st. And Ner Israel Drive. I strongly think that discussion between City of Vaughan and City of Richmond Hill is needed and both application should be considered with their cumulative impact in mind.
>>
>> 2. The location is currently a vacant land, hosting many wild life and insects. The development would destroy the natural environment by killing the home of pollinators.
>>
>> 3. The developer for 8940 plans to build rental apartment. The developer is Medallion, with a very poor reputation in property management. Their plan does not fit this neighborhood since the developer Medallion is trying to create a hostile living environment. Their tenant think that Medallion lacks professionalism, low in quality, and not responsive at all.
>>
>> Example:
>> Medallion Corporation Manages multiple rental apartments with average 1 start review from its own tenants.
>> 970 Lawrence Ave W, North York, ON M6A 3B6 Tenant review:
>> https://g.co/kgs/759cRk
>>
>> Medallion Developments
>> 505 Consumers Rd, North York, ON M2J 4V8 Tenant review:
>> https://g.co/kgs/3BKWrW
>>
>> 4. Not enough parking space. The proposed 710 parking is for 708 units, which is very little.
>>
>> 5. The new proposal along with the Jaffari development would increase enrolment of student to nearby public schools, daycare. Does these schools have enough capacity to accept new students with their resources?
>>
>> Please view this email as my digital attendance at the public meeting on march 1st. 2022.
>>
>> Thank you for your time.
>>
>> Tianyang Jiao
>>

VAUGHAN

COMMUNICATION C328
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

3812 MAJOR MACKENZIE DRIVE WEST

Public Meeting

March 1st, 2022

GRAZIANI + CORAZZA ARCHITECTS
nexTrans CONSULTING ENGINEERS
arva
VALCOUSTICS Canada Ltd.
GRADIENTWIND ENGINEERS & SCIENTISTS
BLACKTHORN Development Corp.
SGL Planning & Design Inc.

PRESENTATION OUTLINE

- Site Location and Surrounding Area
- Housing Context
- Planned Transportation
- Overview of Development Proposal
- Official Plan Amendment
- Zoning By-Law Amendment
- Community Engagement
- Next Steps

SITE LOCATION

SURROUNDING AREA

NORTH
Vacant land and application for townhouse dwellings

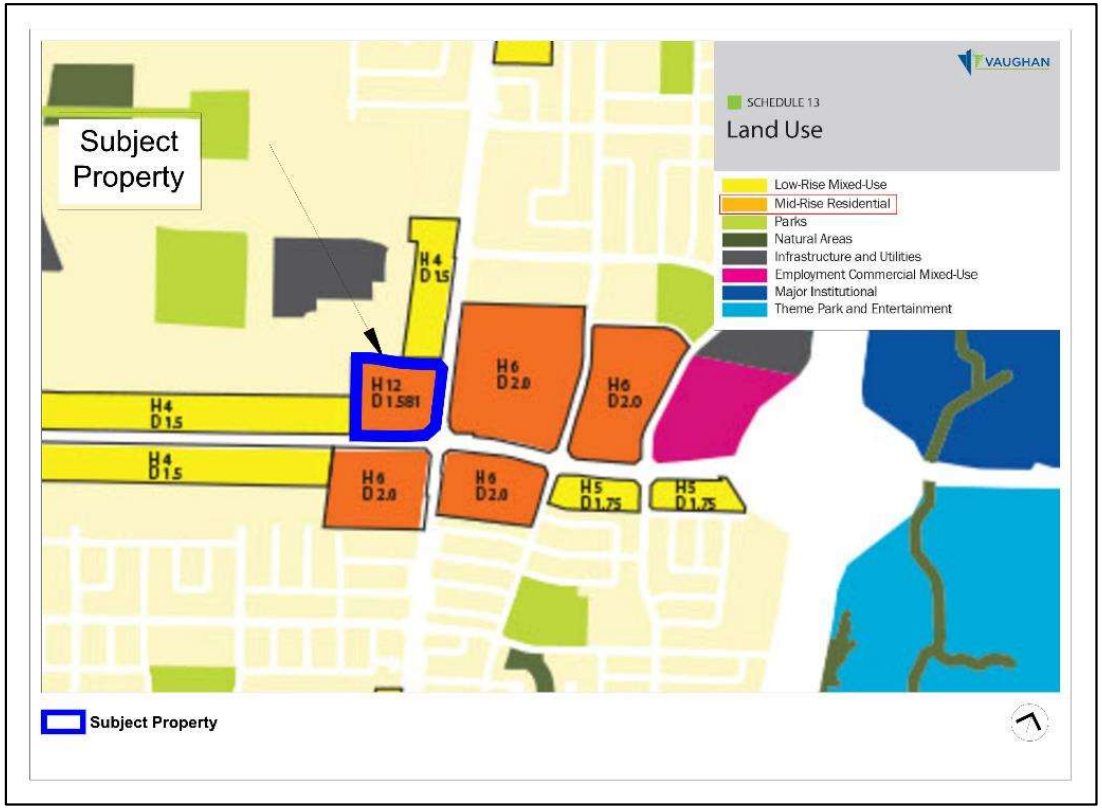
EAST
Vacant land and application for mid-rise mixed-use development

SOUTH
A presentation centre, and a Ministry of Transportation Maintenance yard

WEST
Vacant land and a revised application for 12-storey mid-rise development

SUBJECT SITE AND SURROUNDINGS

- 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

HOUSING CONTEXT

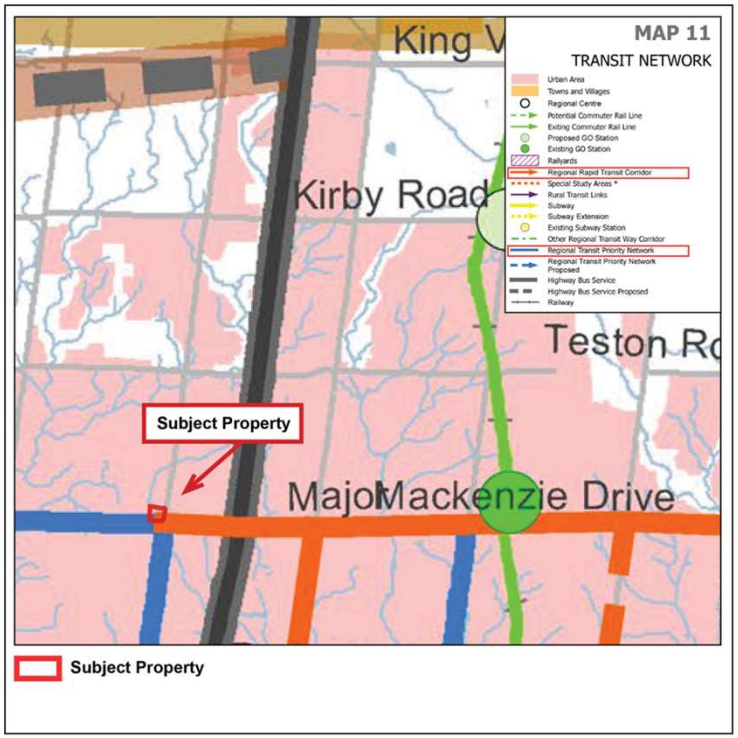
Single detached homes are the predominant housing type in the surrounding area (2.5km study area radius)

- Single detached houses = 63.09 %
- Semi-detached and Row houses = 33.49 %
- Duplexes and Low-rise Apartment buildings = 1.78%
- Apartment buildings = 1.64%

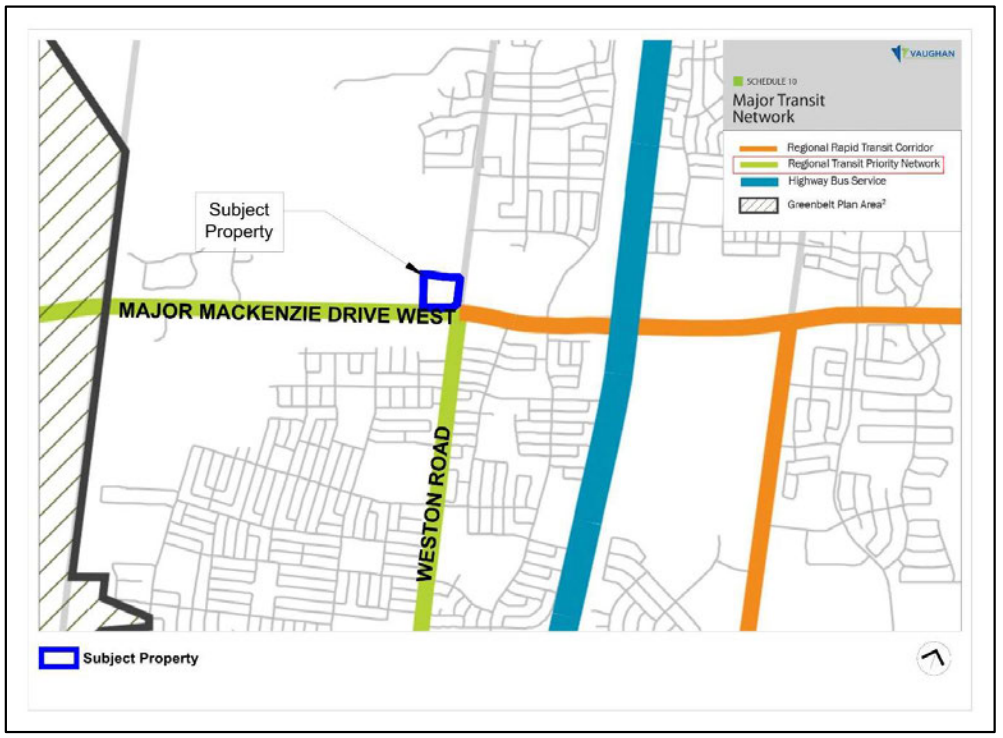
(2016 Census)

PLANNED TRANSPORTATION

- Major Mackenzie Drive East of Weston Road designated a Regional Rapid Transit Corridor
- Future Bus Rapid Transit (BRT) planned along Major Mackenzie Drive to Weston Road
- Proximity to future Major Transit Station Areas along the BRT



York Region Official Plan Map 11: Transit Network



City of Vaughan Official Plan Schedule 10: Major Transit Network

OVERVIEW OF DEVELOPMENT PROPOSAL

- Comprised of five residential and mixed-use buildings
- Seven Towers from 11 to 36 storeys
- New local road along west side
- Public Park corner of Farooq Boulevard and new local road.
- Urban square at corner of corner of Major Mackenzie Drive and Weston Road with view corridor into new public park
- Internal roads provide access to building lobbies and underground parking
- Ground floor on Major Mackenzie Drive and Weston Road animated with retail/ amenity spaces
- Provision for new community facilities

OVERVIEW OF DEVELOPMENT PROPOSAL

DESIGN

- Tallest towers at Major Mackenzie Drive and Weston Road Intersection
- Slender towers reduce massing
- Steps down to mid rise buildings adjacent to park and Farooq Boulevard
- Significant separation between the towers of 25 m and greater

OVERVIEW OF DEVELOPMENT PROPOSAL

OPEN SPACE

- Urban square at corner of Major MacKenzie Drive and Weston Road - gateway to the centre
- Leads to large private amenity space on interior of plan
- Open space continues on diagonal to the public park
- Public park will be a central gathering space for surrounding community

OVERVIEW OF DEVELOPMENT PROPOSAL

2,764 m² of Indoor Amenity Space

21,797 m² of Outdoor Amenity Space + 5,192 m² of Public Park area

1,436 m² of Retail and Office Space

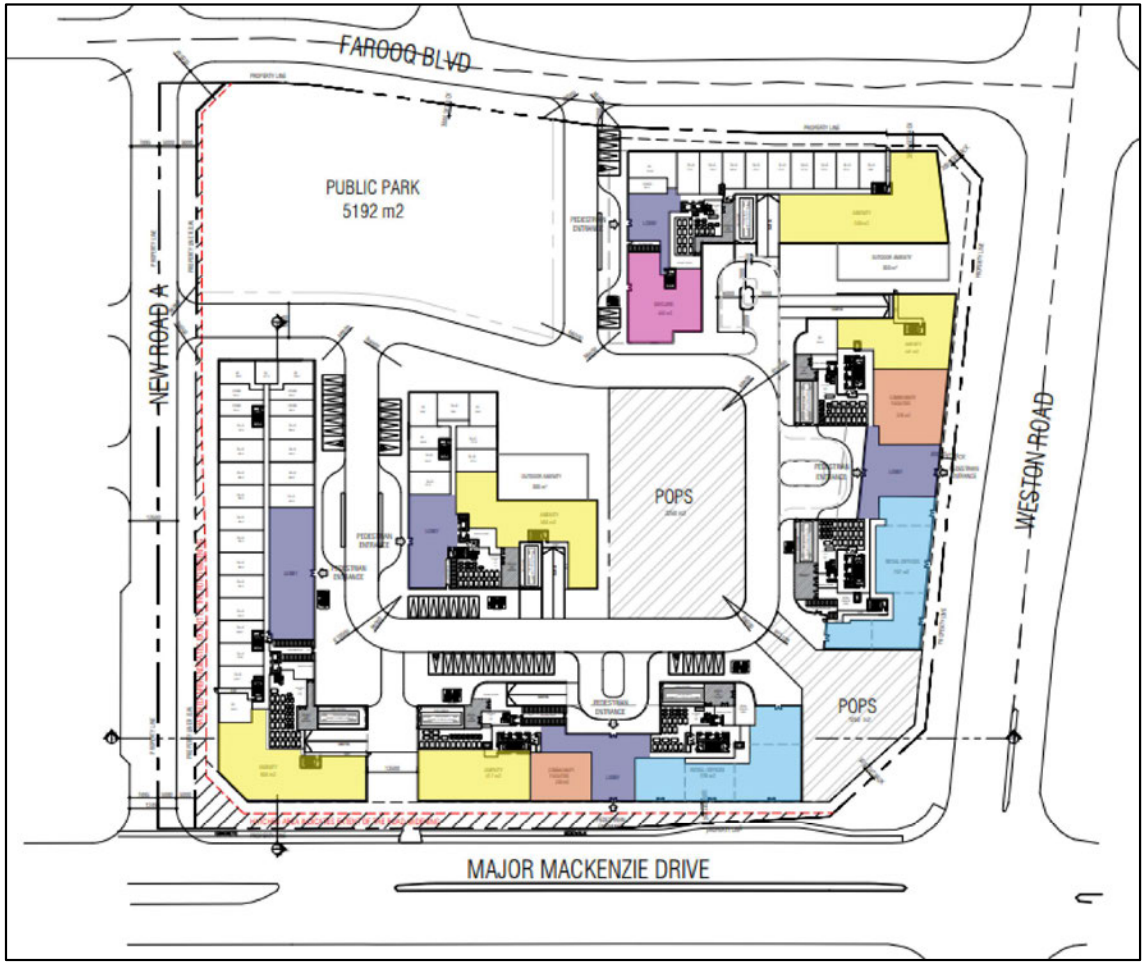
3013 Residential Units
263 - Studio
1,158 - 1BR
953 - 1 BR+Den
53 - Buried 2BR / 584 - 2BR
2 - 3BR

3,126 Total Parking Spots
+ 1,808 Bike parking spaces

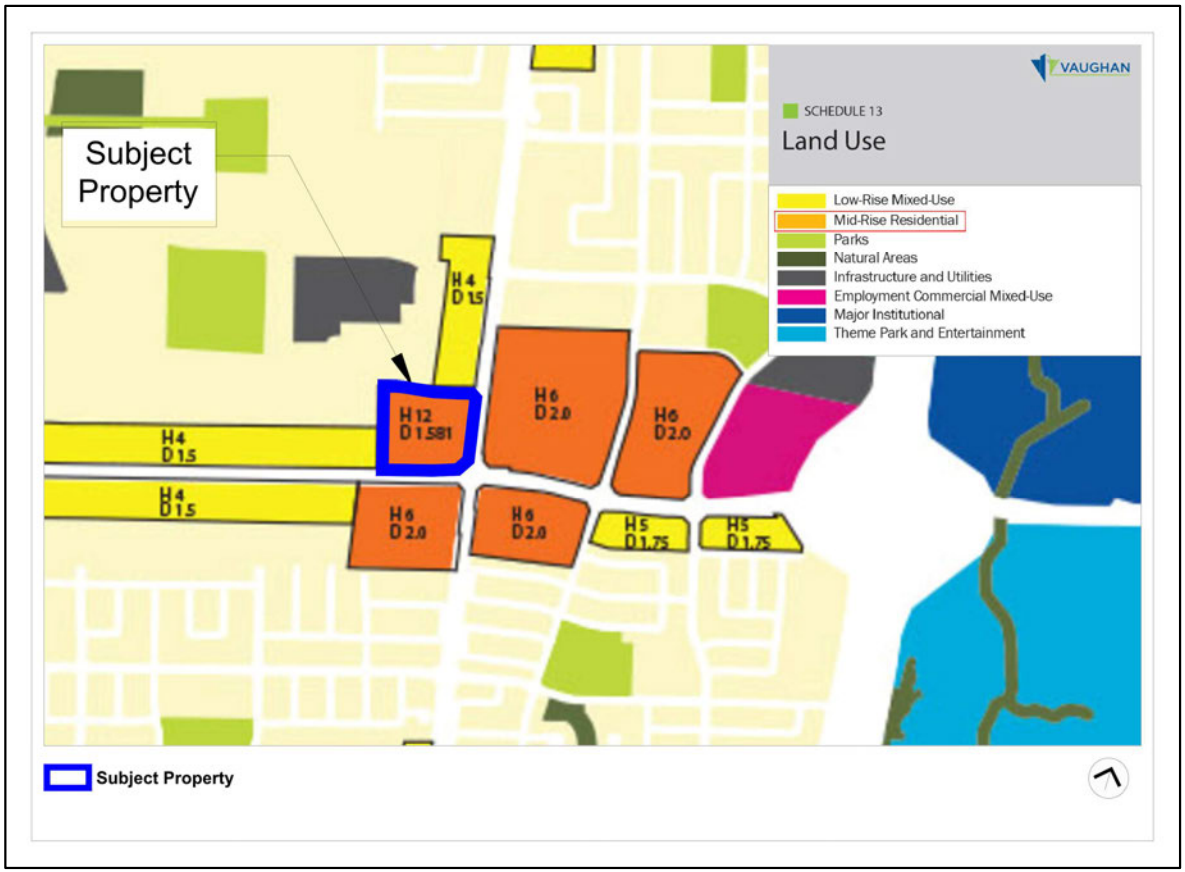
OVERVIEW OF DEVELOPMENT PROPOSAL

COMMUNITY AND COMMERCIAL SPACE

- Amenity Space
- Community Facilities
- Retail/Offices
- Daycare
- Lobby

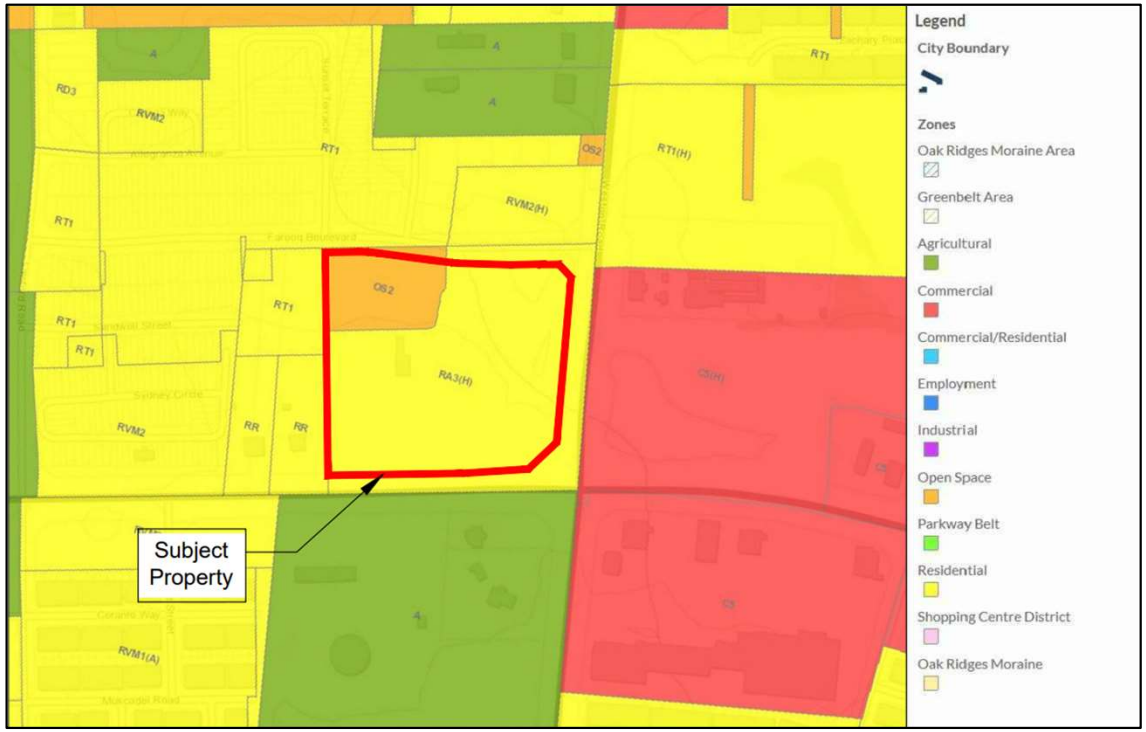


OFFICIAL PLAN AMENDMENT



- To amend the Mid-Rise Mixed-Use designation to a High-Rise Mixed-Use designation
- To amend maximum FSI designation to 5.78
- To amend maximum building height to 36 Storeys

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

ENGAGEMENT

- We have met twice with:
  - Millwood-Woodend Rate Payers
  - Vellore Woods Rate Payers

- They raised significant concerns with height, density and unit numbers

- We heard the concerns and are working on alternative concepts with them

NEXT STEPS

- Collect all technical review comments from
  - City departments
  - External agencies

- Continue to work with Community representatives on addressing concerns and developing an alternative plan

- Resubmit Plans and Studies to address all comments received.

VAUGHAN

THANK YOU

GRAZIANI & CORAZZA ARCHITECTS

nexTrans CONSULTING ENGINEERS

arva

VALCOUSTICS Canada Ltd.

GRADIENTWIND ENGINEERS & SCIENTISTS

BLACKTHORN Development Corp.

SGL Planning & Design Inc.

COMMUNICATION C329
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-3253

February 25, 2022

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
L6A 1T1

Attention: **Mayor Bevilacqua and Members of Council**

Re: **Committee of the Whole (Public Hearing) – March 1, 2022**
Agenda Item # 4 – G Group Major Mackenzie Inc.
Municipal Address: 3812 Major Mackenzie Drive West, City of Vaughan
City File No.: OP.21.019 & Z.21.040

Dear Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. ("KLM") are the land use planners for NJS Development Inc. ("NJS"), with respect to the development of their lands at 3836 and 3850 Major Mackenzie Drive West, legally described as Part of Lot 21, Concession 6, in the City of Vaughan in the Regional Municipality of York. The NJS lands are located west of Major Mackenzie Drive West, north of Weston Road and are approximately 16,390 m^2 (1.639 ha) in size. The NJS lands directly abut the G-Group lands to the west.

We understand G Group has submitted applications to amend the Official Plan and Zoning By-law to facilitate the development of two residential apartment buildings, three mixed-use residential apartment buildings ranging from 10 to 36 storeys with a total of 3,013 residential units. As illustrated on Attachment 2 of the City's Staff Report, their development application also consists of the construction of a North-South road called Street 'A' otherwise referred to as Sunset Terrace. This future north-south road, was envisioned through the Block 40 (South) Block Plan (i.e., OPA 600), to connect Major Mackenzie Drive West and Farooq Boulevard in order to support the transportation and planning objectives of the Vellore Village District Centre. This future road bisects the NJS and G Group developments and will service the community and future residents of Vellore Centre.

NJS has submitted several *Planning Act* applications that are concurrently being reviewed by the City of Vaughan and external agencies. On August 27, 2020 City of Vaughan Council approved the Draft Plan of Subdivision 19T-17V004 to subdivide the NJS lands. Our client is working diligently with City staff and external agencies to register the draft approved plan in order to facilitate the phased residential

of the delivery of the road to the City, as well as any opportunity for front ending and cost-sharing of the road.

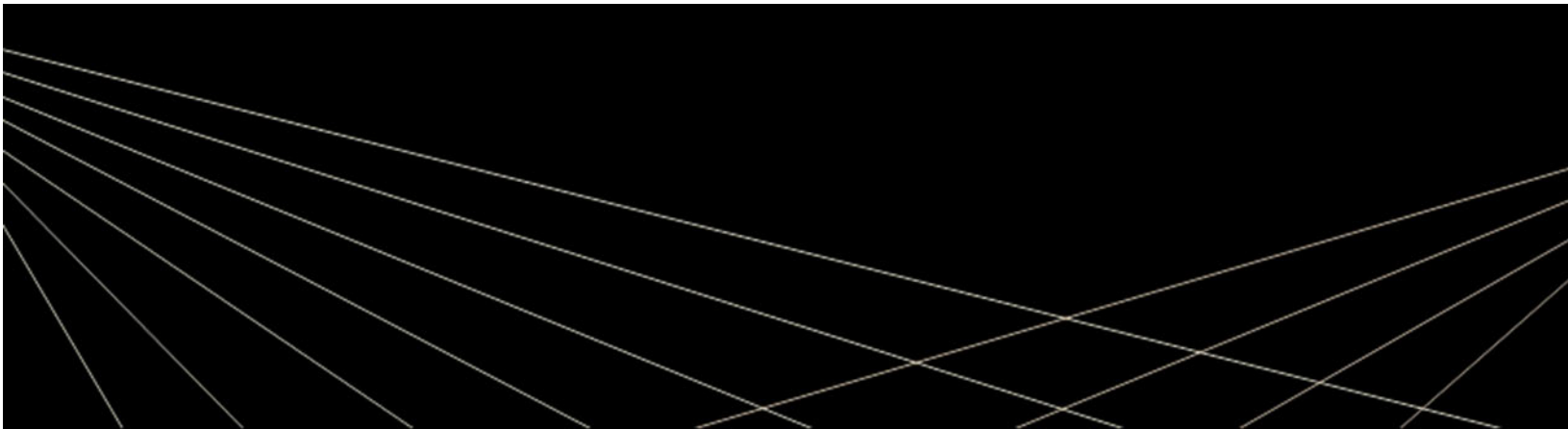
We kindly request that we are notified of any future meetings of Council or its Committees and any decisions made by this Committee of the Whole or Council respecting the amendments to the Official Plan and Zoning By-law on the G Group lands. Furthermore, we reserve the right to provide additional comments with respect to the proposed development as it evolves.

We appreciate the opportunity to participate in this public forum and look forward to future participation in the review. Should you have any questions, please do not hesitate to contact Aidan Pereira, Senior Planner at APereira@klmplanning.com or the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.

Ryan Mino-Leahan, BURPL, MCIP, RPP
Partner

cc. NJS Developments Inc.
Oben Group Inc.
Aidan Pereira, KLM Planning Partners Inc.
Rebecca Roach, City of Vaughan



COMMUNICATION C330
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From: Clerks@vaughan.ca
To: Adelina Bellisario
Subject: FW: [External] OPPOSITION: G Group Major Mackenzie Inc. Application 19T-14V001
Date: February-28-22 12:11:35 PM

From: Marie Lourenco <[redacted]>
Sent: Monday, February 28, 2022 11:58 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] OPPOSITION: 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

Greetings!

Dear Rosanna DeFrancesca,

I hope this email finds you well.

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 neighbourhoods, 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!

Kind regards,

Marie Gorette

COMMUNICATION C331
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

From:	Clerks@vaughan.ca
To:	Assunta Ferrante; Adelina Bellisario
Subject:	FW: [External] committee of the whole re: G group item 4
Date:	March-01-22 6:54:27 AM
Attachments:	vmc-fsi-compare.bmp zoning-guidelines-bylaw1-88.bmp proposed-plan-highlight.bmp landuse-sched13-op2010-closeup.bmp proposed-numbers-ggroup.bmp

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From: John Ross Harvey [redacted]>
Sent: Tuesday, March 01, 2022 4:47 AM
To: Clerks@vaughan.ca; [redacted]
Subject: [External] committee of the whole re: G group item 4

I will be using some visuals from my document to discuss with my deputation.
In order they are
1 vmc plan
2 zoning heights schedule a
3 proposed plan highlight
4 official plan blowup of corner
5 proposed presentation cover

full deputation to be sent after meeting

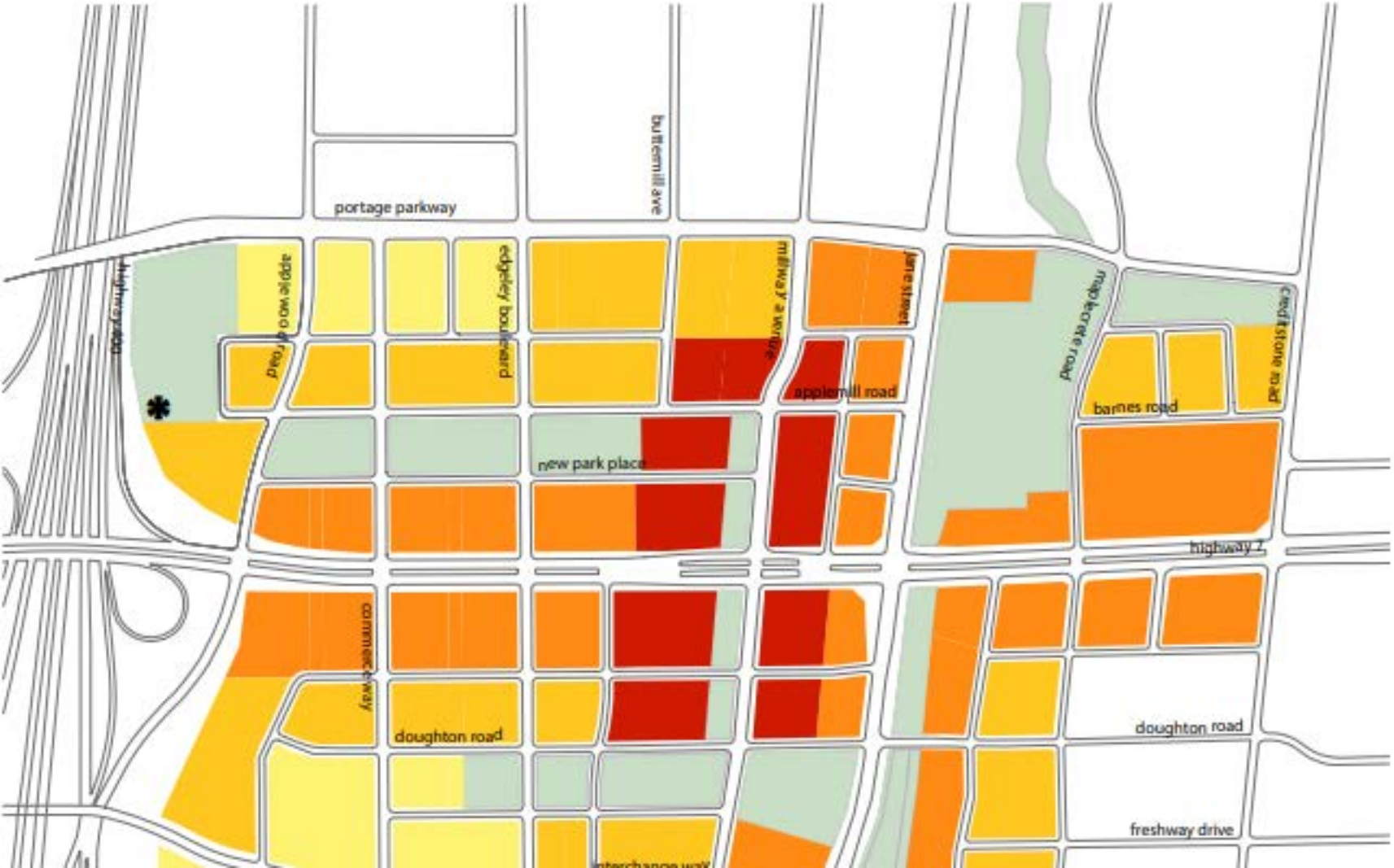
SCHEDULE I > HEIGHT AND DENSITY PARAMETERS

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

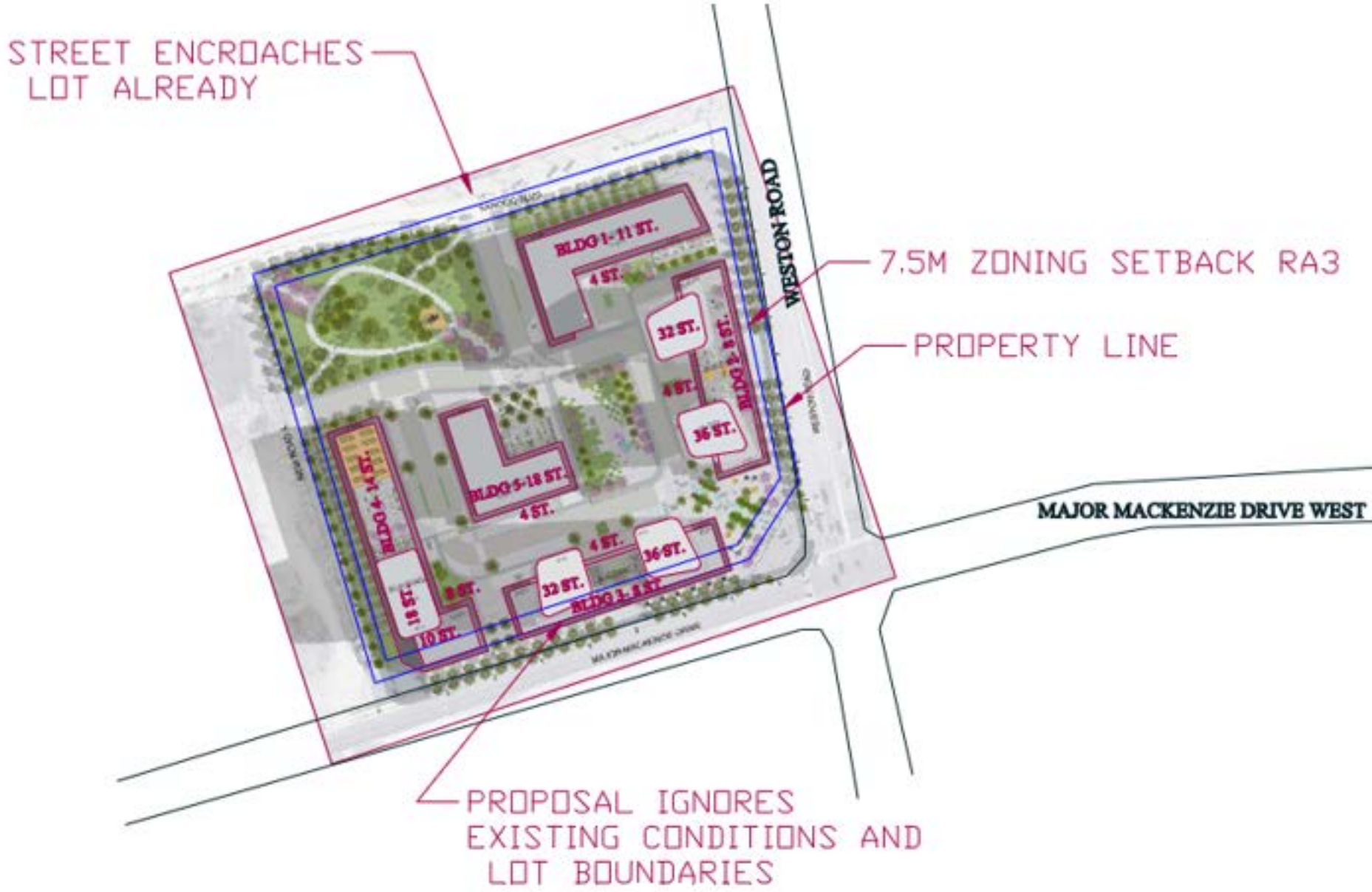
see policy 6.3.2



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[11,5]	7.5	1.5[1,6]	9[1]	20[35]	–	9.5[16]	–	–
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


STREET ENCROACHES
LOT ALREADY
WESTON ROAD
7.5M ZONING SETBACK RA3
PROPERTY LINE
MAJOR MACKENZIE DRIVE WEST
PROPOSAL IGNORES
EXISTING CONDITIONS AND
LOT BOUNDARIES
BLDG 1- 11 ST.
4 ST.
32 ST.
BLDG 2- 8 ST.
4 ST.
36 ST.
BLDG 5-18 ST.
4 ST.
BLDG 4- 14 ST.
18 ST.
10 ST.
8 ST.
32 ST.
4 ST.
36 ST.
BLDG 3- 8 ST.

H4
D1.5
H12
D1.581
H6
D2.0
H6
D2.0
H4
D1.5
H4
D1.5
H6
D2.0
H6
D2.0
H5
D1.75
H5
D1.75
H4
D1.5

2,764 m^2 of Indoor Amenity Space

21,797 m^2 of Outdoor Amenity Space + 5,192 m^2 of Public Park area

1,436 m^3 of Retail and Office Space

3013 Residential Units
263 - Studio
1,158 - 1BR
953 - 1 BR+Den
53 - Buried 2BR / 584 - 2BR
2 - 3BR

3,126 Total Parking Spots
+ 1,808 Bike parking spaces

COMMUNICATION C332
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

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)

VELLORE WOODS
Ratepayers Association

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

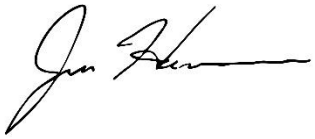
Prepared by

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

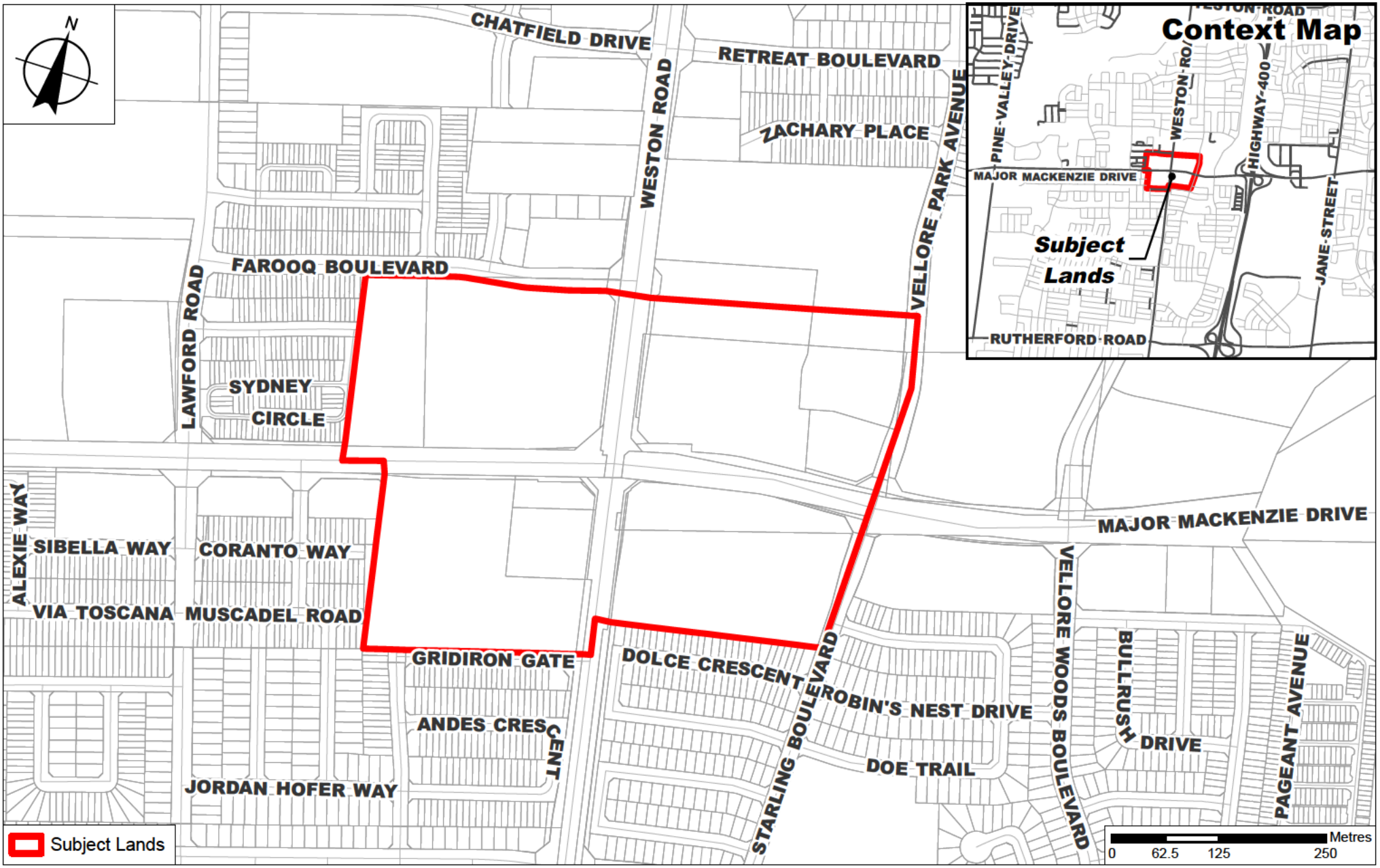
Approved by

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

Attachment

FILE:
N/A

DATE:
March 16, 2021

1

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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.

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

Public Meeting for the proposed development at 3812 Major Mackenzie Drive

COMMUNICATION C333
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022

Tuesday March 1st, 2022, 7PM

By Nick Ciappa, Resident of Vaughan City

Good Evening, Honourable Mayor Bevilacqua, Council Members and the concerned and dedicated residents of Vaughan who are involved in this important session tonight.

My name is Nick Ciappa and I have been a Vaughan resident for over 21 years now.

I am here tonight to voice my concerns and my strong objection to this totally inappropriate rezoning application being proposed at 3812 Major Mackenzie Drive.

Fundamentally my strong objection to this rezoning application is not because I am against development at this location or against any other development in the City of Vaughan and also, very importantly, not because this development is in my background, but because this development is not appropriate for this area of Vaughan, and because it does not meet a significant number of the policies in the "approved and in force" VOP. In fact this application is a major over-build and an over-intensification of a relatively small plot of land to maximize profits for the land owners and developers of this property. This is not good Municipal Land Planning.

The recently issued Ontario Housing Affordability Task Force Report falsely stated that NIMBYism and Municipal Councils are the major obstacles to building housing in Ontario. If you review all cases that have gone through OLT and previously LPAT, you will clearly see that the very high majority of all the case appeals are coming from land owners and developers because they are trying to get Municipal Official Plans and Zoning Bylaws changed to build higher and with significantly more density developments.

Let me say strongly that I and all the residents on this call are not a "NIMBYism" ("Not In My Backyard") group of residents. This "NIMBYism" term is an inappropriate term to categorize hard working residents of Vaughan who oppose inappropriate developments. This term is offensive and prejudicial towards hard working and tax paying residents of Vaughan and should not be used.

I keep hearing from the Vaughan City Planners and to a certain extend from the Vaughan City Councillors that it is the Ontario Provincial Policies and Plans that

force their decisions to approve inappropriate development rezoning applications.

This is completely false:

The Ontario Province, primarily through the Ministry of Municipal Affairs and Housing, develops legislation, regulations, and higher level policies and plans that govern how land-use planning is to be conducted in Ontario. These laws, policies and plans then set the provincial priorities and thresholds for growth. Municipalities then, through their own approved Official Plans and Zoning Bylaws i.e. the Vaughan Official Plan and the Vaughan Zoning Bylaws, decide how the lands within their jurisdiction i.e. the City of Vaughan lands, are to be used and developed to meet the provincially set targets.

Let me say this again, it is directly the Vaughan Official Plan and the Vaughan Zoning Bylaws that dictate how lands within Vaughan City are to be used to meet the provincially set targets.

I agree, land owners and developers have a right to submit rezoning applications but it is more importantly, the duty of the Vaughan City Planners and Vaughan City council to quickly reject applications that do not meet the VOP and existing Zoning Bylaws.

Vaughan City Planners and Vaughan Council own the approved VOP and they need to strongly defend the policies in the VOP and they need to reject quickly any inappropriate applications. They also need to defend their VOP against cases at the OLT with well-prepared Land Planners and Lawyers.

Developers and Land Owners will only then get the message that it is not easy to change the VOP and associated zoning bylaws. This would change today's perception that Vaughan City Planners will accept and approve any application for bylaw rezoning or VOP amendments. Then and only then, will Vaughan City and the OLT see less appeal applications.

Finally in reviewing this application, I urge the Vaughan City Planning Department to not just pay lip service to the numerous well substantiated objections and reasons presented and documented by email against this development by residents tonight.

The Vaughan City Planning Department , did inappropriately just pay lip service to the residents input for the 4101 Rutherford Road application and then approved an inappropriate development at this location. This application is at OLT for an Oct-2022 hearing and for which I have been granted party status.

KPMG recently conducted a comprehensive assessment of the City of Vaughan's development review and policy formulation processes. Their final report was issued Nov-2021.

A key finding of this KPMG assessment was that the Vaughan Planning Department is reviewing development applications on an informal and inconsistent manner, because the Vaughan Planning Department has NO documented process to systematically and consistently assess development applications submitted to them. This is a very serious deficiency.

A key recommendation from this KPMG assessment was for the Vaughan City Planning Department to immediately create standard operating procedures and work process to increase the consistency, predictability, and transparency of the development review and policy formulation processes.

The Vaughan City Planning Department should expedite and strive to make these improvements now, so they can properly review this development application and all other applications forthcoming or are in the queue.

In closing, I believe I have presented you with facts, and I respectfully ask you, Vaughan City Planners and also Vaughan Council, to move forward on my recommendations to you and to completely reject this rezoning application at the NW corner of Weston Rd and Major Mac.

Thank you for allowing me this time to speak directly to you. I would be happy to answer any questions now regarding what I have presented tonight.

Respectfully,

Nick Ciappa, P. Eng.