

C2
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] Fw: Information for Speakers - CW Public Meeting Apr 5 at 7pm
Date: April-06-22 11:01:09 AM

From: Nick Ciappa [REDACTED]
Sent: Tuesday, April 5, 2022 9:26:00 PM
To: Isabel Leung <Isabel.Leung@vaughan.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Cc: Kevin Doan <kevin@injurylawcentre.com>
Subject: [External] Fw: Information for Speakers - CW Public Meeting Apr 5 at 7pm

Attached is my deputation I gave tonight for you records.

Dear Mr. Todd Coles, I would like a formal response to my questions and concerns below.

Please note that the response given by the city planning person Haiqing Xu tonight to Councillor Carella, regarding the deficiencies identified in the KPMG planning assessment (completed in Nov-2022) was inadequate and confusing.

The assessment report clearly concluded and stated that the City of Vaughan Planning Department clearly have no work process for reviewing development proposals submitted.

Please all Council members should have a copy or summary of this KPMG assessment completed and issued in Nov-2021.

This is a very serious and major deficiency.

The assessment recommended that the City of Vaughan Planning use the detailed and well established work process that the City of Toronto, Mississauga and Hamilton have in place to develop their own documented work process.

I look forward seeing the City Vaughan's to closing out these deficiencies identified in the KPMG assessment and to finally having a copy of the City of Vaughan's work process for reviewing development applications submitted.

Regards, Nick

Nick Ciappa, P. Eng.

C3
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] 3836 & 3850 Major Mckenzie Dr West
Date: April-06-22 12:39:11 PM

From: Michael & Lindsay Garel [REDACTED]
Sent: Tuesday, April 05, 2022 6:27 PM
To: Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mckenzie Dr West

Hello

My husband Michael and I are home owners in the Cold Creek Estate neighbourhood in Woodbridge and would like to comment that we are opposed to this proposal of the 5 high rise and mid rise developments on Major Mackenzie.

We feel it would highly impose on the neighbourhood - in terms of traffic, danger to the school zones due to the high density of traffic and people, the value of the neighbourhood would decrease in our opinion. We feel the high rises should be kept together in the downtown area of vaughan.

Please consider our vote - no- being against this proposal.

Thank you!

Lindsay and Michael Garel

C4
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [GINO GABRIELE](#)
To: Clerks@vaughan.ca
Subject: [External] condos NW
Date: April-04-22 3:04:25 PM

Good Afternoon,

Here we go again. This is not a place for condos

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

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

Condos should be build in industrial areas.

Regards
Gino Gabriele

C5
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [NT Giang](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Reject 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 1:26:36 PM

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

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

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

Thank you,

G Nguyen

Sent from [Mail](#) for Windows

C6
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [hope good](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Reject 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 1:18:54 PM

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment. Parking, Traffic and Sun light and many other factors will affect our community. I believed the City will do the right thing to declined their Proposal and they need to come up with a new reasonable one.

Thank you,

Anh Le

Sent from [Mail](#) for Windows

C7
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Pina D'Ugo](mailto:Pina.D'Ugo)
To: Clerks@vaughan.ca; [Rosanna DeFrancesca](mailto:Rosanna.DeFrancesca)
Subject: [External]
Date: April-05-22 6:56:06 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Pina D'Ugo and I live at [REDACTED] Tacc Trail in Vellore Woods ____

By way of this email, I would like to OBJECT to the proposal at & _____ - on the Subject Lands, with _____.

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning

Traffic is a nightmare

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable

Density is too much -The FSI proposed is ridiculous and needs to be lowered

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building

As it stand before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

C11
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Loretta Parusis](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] 3850 Major Mackenzie Drive
Date: April-04-22 6:44:20 PM

Good evening Ms. DeFrancesca and panel,

I wanted to send an email letting you know what a horrible idea it is to build these towers on Major Mackenzie/Weston rd.

We live close to the intersection of Major Mackenzie and Via Campanile; my husband drives to the Maple GO and I work very close to there too. What should take us no more than 15 minutes to get there and back home, has now become a 20-25 minutes drive. Sometimes even 30 minutes due to the extreme traffic.

We choose to move to Vaughan 12 years ago because of the great communities, landscape and convenience. We now regret that decision. Both my husband and I grew up in the city and wanted to get away from that type of environment. Well now, we are second guessing our decision as we feel that we are back in the city. Constant congestion and aggravation due to the constant traffic. Our drive has now become extremely stressful. With the Hwy 400, Wonderland and now the hospital, there is no more convenience for anyone. Major Mackenzie is not Dundas St E, or Bloor St, but it sure as hell is start looking like it. If I wanted to live in Mississauga, Etobicoke or Toronto, then that's where we would have bought a house. Imagine the congestion and access traffic building these towers would cause? If I knew what I did when we bought our house, I would have second guess moving up here.

I really hope everyone's concerns and opinions are heard during this time because I'm pretty certain that all of them valid reasons as to why these towers should not be built.

Thank you for your time,

Loretta Ignozza-Parusis

**C12
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6**

From: [DONNA VERRELLI](#)
To: Clerks@vaughan.ca; [Rosanna DeFrancesca](#); [Maurizio Bevilacqua](#)
Subject: [External] Major Mackenzie Developments
Date: April-04-22 10:01:11 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Donna verrelli and I live at [REDACTED] Antorisa Ave

By way of this email, I would like to OBJECT to the proposal at & [REDACTED] - on the Subject Lands, with [REDACTED] .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning Traffic is a nightmare
Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable
Density is too much -The FSI proposed is ridiculous and needs to be lowered
It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building
As it stand before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

Sent from my iPhone

C13
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Tony Squeo](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca; [Maurizio Bevilacqua](#); DevelopmentPlanning@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:54:31 PM

- > Re: APPLICANT: NJS Developments Inc.
 - > ADDRESS: 3836 & 3850 Major Mackenzie Drive West
 - >
 - > Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047
 - >
 - > My name is Tony Squeo and I live on Headwind Blvd.
 - >
 - > By way of this email, I would like to OBJECT to the proposal at & - on the Subject Lands, with ()
 - >
 - > There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning.
 - >
 - > Traffic is a nightmare as it is.
 - >
 - > Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable.
 - >
 - > Density is too much -The FSI proposed is ridiculous and needs to be lowered.
 - >
 - > It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building.
 - >
 - > As it stands before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.
 - >
 - > Thank you!
- Tony Squeo

C14
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Joanna Krupa](#)
To: [Rosanna DeFrancesca](#)
Cc: Clerks@vaughan.ca
Subject: [External] Vaughan condos
Date: April-04-22 8:47:46 PM

>> APPLICANT: NJS Developments Inc.
>> ADDRESS: 3836 & 3850 Major Mackenzie Drive West
>>
>> Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047
>>
>> My name is Joanna Krupa-Isabello and I live at [REDACTED] Gorman Avenue.
>>
>> By way of this email, I would like to OBJECT to the proposal at [REDACTED] & [REDACTED] - on the Subject Lands, with
0 . . .
>>
>>
>>
>> There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important
one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning
>> Traffic is a nightmare
>> Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable
>> Density is too much -The FSI proposed is ridiculous and needs to be lowered
>> It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building
>> As it stand before you today, we ask Council to REJECT this application and send the Developer back to the
drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.
>>
>> This one doesn't belong here!
>>
>> Joanna Krupa-Isabello

**C15
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6**

From: [Elisa Morsillo](#)
To: [Rosanna DeFrancesca](#); Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:18:50 PM

Re: APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Elisa Morsillo and I live on Headwind Blvd.

By way of this email, I would like to OBJECT to the proposal at & - on the Subject Lands, with () .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning.

Traffic is a nightmare as it is.

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable.

Density is too much -The FSI proposed is ridiculous and needs to be lowered.

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building.

As it stands before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

Thank you!
Elisa

C16
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Vanessa Galle](mailto:Vanessa.Galle@vaughan.ca)
To: Clerks@vaughan.ca; [Rosanna DeFrancesca](mailto:Rosanna.DeFrancesca@vaughan.ca)
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:15:23 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Vanessa Galle and I live at [REDACTED] Ostrovksy Rd. Woodbridge ON [REDACTED]
By way of this email, I would like to OBJECT to the proposal at [REDACTED] & [REDACTED] - [REDACTED] on the Subject
Lands, with [REDACTED] () . . .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning

Traffic is a nightmare

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable

Density is too much -The FSI proposed is ridiculous and needs to be lowered

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building

As it stands before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

Vanessa

--



Vanessa Galle

Principal

Vanessa Galle Photography & Design Inc.

M: 6472978197

A: 665 Millway Ave Unit 3

W: www.vanessagalle.com **E:** hello@vanessagalle.com

C17
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Fabio Passos](#)
To: [Rosanna DeFrancesca](#)
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Concerns Regarding 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 11:38:57 PM

As a resident that resides in the Vellore Woods community, I find it shocking that residents like myself are not made aware of the developments that are being made along the major routes from where I reside that are on Weston Road in the East, Major Mackenzie in the North, Pine Valley in the West and Rutherford in the South. I am tired of hearing that developers are reaching out to residents when residents like myself are neglected and depend on social media to be made aware of devastating developments such as the one listed above. In the future, I would encourage developers to notify a wider net of resident outreach within the existing community and not only those affected across the street.

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. 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 too 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 Passos

C19
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Colin N](#)
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; [Rosanna DeFrancesca](#)
Subject: [External] Reject 3836 & 3850 Major Mackenzie Drive West
Date: April-04-22 8:10:06 PM

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Drive West. The proposal demonstrates an overwhelming disregard for compatibility with the existing community and/or does not adhere to the many policies that exist to protect established residential neighborhoods, encourage responsible growth and respect the natural environment.

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

I believe the City will do the right thing to decline their Proposal and they need to come up with a new reasonable one.

Thank you,

Colin Ng

**C20
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6**

From: [hema sirpal](mailto:hema.sirpal)
To: [Rosanna DeFrancesca](mailto:Rosanna.DeFrancesca@vaughan.ca); Clerks@vaughan.ca
Subject: [External] Re: 3836 and 3850 Major Mackenzie Drive West
Date: April-04-22 8:05:42 PM

APPLICANT: NJS Developments Inc.
ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Hema Sirpal and I live at Canada Drive Woodbridge

By way of this email, I would like to OBJECT to the proposal at & - on the Subject
Lands, with () . .

with the existing community and the fact that this is against the Official Plan and Zoning
Traffic is a nightmare
Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories
allowable
Density is too much -The FSI proposed is ridiculous and needs to be lowered
It's part of the Vellore Village District Centre so they should be abiding by urban design and
scale of the building
As it stand before you today, we ask Council to REJECT this application and send the
Developer back to the drawing board, and ask them to continue to work with the ratepayers
associations to come up with a better plan.

This one doesn't belong here!

C21
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Date: April-07-22 3:15:05 PM
Attachments: [image001.png](#)

From: David 007 [REDACTED]
Sent: Monday, April 04, 2022 12:35 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Once again our community is under attack. I am opposed to this project.

Thank you

Omero Isabello

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From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, March 16, 2022, 1:24 p.m.
Subject: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Dear Friends,

We find ourselves once again in a position where we are defending the Vaughan Official Plan. You may have received a Notice of Public Hearing (also attached) from the City of Vaughan indicating that a proposal for **3836 & 3850 Major Mackenzie Drive West** to permit the development of a **2 to 12-storey residential apartment building** on the Subject Lands, with **348 units and a maximum Floor Space Index (FSI) of 2.78 times the area of the lot.**

Our Major Mackenzie corridor is under attack! Applications are coming through with densities that are **DOUBLE** and **TRIPLE** of the Vaughan Official Plan. I need your help once again, help me protect our community. Our voices need to be heard loud and clear. **We will not** allow irresponsible development in our neighbourhoods.

The Public Hearing for this application will be held on **Tuesday, April 5 at 7PM**. Let your voice be heard by submitting your depositions **by April 4th at 12PM** to the following:

- clerks@vaughan.ca
- DevelopmentPlanning@vaughan.ca
- Rosanna.defrancesca@vaughan.ca

To speak electronically at the meeting, please complete the [Request to Speak Form online](#) or contact the Office of the City Clerk <mailto:clerks@vaughan.ca> or 905-832-8504. A live stream of the meeting is available at Vaughan.ca/LiveCouncil

I will **NOT** support this application in its current form! Collectively we can and we will make a difference. We've done it in the past and we can do it again. Please share with your neighbours and encourage them to send in their deputations.

Yours in Service,
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





VIEW FROM SOUTH-EAST CORNER

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.

C22
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [chao zhang](mailto:chao.zhang)
To: Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West, 19T-17V004
Date: April-05-22 9:51:53 AM

Dear Sir / Madam,

RE: NJS Development Inc.
3836 & 3850 Major Mackenzie Drive West
19T-17V004

As a family residing in Vellore Village, we are writing to oppose the application from NJS Development Inc. to develop the high-rising residential buildings at 3836 & 3850 Major Mackenzie Drive West.

These high-rising residential 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 hours.

Cathy / Chao, a Vellore Village Family

C24
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Khatri, Arun \(AY-Investment Management - CA\)](#)
To: [Rosanna DeFrancesca](#)
Cc: Clerks@vaughan.ca
Subject: [External] NJS Developments Inc.
Date: April-05-22 10:38:15 AM

APPLICANT: NJS Developments Inc.

ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

My name is Arun Khatri and I live at [REDACTED] Bucksaw Dr, Woodbridge ON

By way of this email, I would like to OBJECT to the proposal at & - on the Subject Lands,
with () . .

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning

Traffic is a nightmare

Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable

Density is too much -The FSI proposed is ridiculous and needs to be lowered

It's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building

As it stand before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

Regards,

Arun



DELIVERED VIA EMAIL

April 5, 2022

City of Vaughan

Mayor & Members of City Council C/O
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Mayor & Members of Council

**RE: Written Comments
Proposed Official Plan Amendment OP. 21.023 and
Zoning By-law Amendment Z. 21.047
3836 and 3850 Major Mackenzie Drive West
City of Vaughan, Regional Municipality of York**

Dear Mayor Bevilacqua & Members of Council,

I write on behalf of the G. Group Mackenzie Inc., being the Registered Owner of lands municipally addressed as 3812 Major Mackenzie Drive West and located immediate east of the above captioned lands, which are the subject of a Public Hearing to consider a proposed Official Plan Amendment and Zoning By-law Amendment to permit a development of a 2 to 12-storey residential apartment building.

The proposed development also entails the construction of a North-South roads referred to as an extension to 'Sunset Terrace,' being a future 23-metre public street.

A portion of the future public street is to be accommodated by our client's lands and approved through the processing of an existing Draft Plan of Subdivision Application (*City File No. 19T-14V001*).

To date, we have undertaken preliminary and cooperative discussions with the Applicant's representatives regarding the sharing of the future public street and will continue to collaborate, with the intent of finalizing details including Agreements required to secure the delivery of the public street to the city.

BLACKTHORN DEVELOPMENT CORP.

Given our vested interested, on behalf of our client we respectfully request Notice of any future meetings, updates and Decisions related to the above captioned Applications.

We appreciate the opportunity to provide these comments and look forward to future opportunities in participating throughout the processing of the Applications.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:

Client
Mr. Paul Lowes, SGL Planning & Design Inc.

From: [Maurizio Menna](mailto:Maurizio.Menna)
To: DevelopmentPlanning@vaughan.ca; [Rosanna DeFrancesca](mailto:Rosanna.DeFrancesca); Clerks@vaughan.ca
Subject: [External] Oppose development of 3836 & 3850 Major Mackenzie Drive
Date: April-05-22 11:23:36 AM

Dear Councillor DeFrancesca,

My apologies for sending this email after the deadline. I hope it can still be considered.

Once again, I speak on behalf of my family to express our extreme opposition to the high rise development project at 3836 and 3850 Major Mackenzie Drive. This area was intended to be a family-oriented village-like community overlooking parks, greenery etc, not high rise condominium buildings. This development will increase congestion in the area which is not acceptable or sustainable.

Hopefully, as a collective, we can stop this project from moving forward.

Thank you!

Giuseppina and Maurizio Menna
■ Corner Brook Crescent
Woodbridge, ON
■

C28
COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Date: April-08-22 1:07:07 PM
Attachments: [image001.png](#)

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, April 06, 2022 11:56 AM
To: Carlos Dacunha [REDACTED]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Carlos,

Thank you once again for standing up for community. During the yesterday's public meeting I expressed my concerns with this development I made it very clear to the applicant that I am opposed to the development in its current form.

I will forward your concerns to our city planners for consideration and our City Clerk.

Your email will be added on record and presented at our next Council meeting on April 26th. You can watch live on April 26th at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

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

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



From: Carlos Dacunha [REDACTED]
Sent: April 5, 2022 8:09 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

I totally disagree with proposed development.

Thank You,
Carlos Dacunha
[REDACTED]

On Wed., 16 Mar. 2022 at 1:24 p.m., Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca> wrote:

Dear Friends,

We find ourselves once again in a position where we are defending the Vaughan Official Plan. You may have received a Notice of Public Hearing (also attached) from the City of Vaughan indicating that a proposal for **3836 & 3850 Major Mackenzie Drive West** to permit the development of a **2 to 12-storey residential apartment building** on the Subject Lands, with **348 units and a maximum Floor Space Index (FSI) of 2.78 times the area of the lot.**

Our Major Mackenzie corridor is under attack! Applications are coming through with densities that are **DOUBLE** and **TRIPLE** of the Vaughan Official Plan. I need your help once again, help me protect our community. Our voices need to be heard loud and clear. **We will not** allow irresponsible development in our neighbourhoods.

The Public Hearing for this application will be held on **Tuesday, April 5 at 7PM**. Let your voice be heard by submitting your deputations **by April 4th at 12PM** to the following:

- clerks@vaughan.ca
- DevelopmentPlanning@vaughan.ca
- Rosanna.defrancesca@vaughan.ca

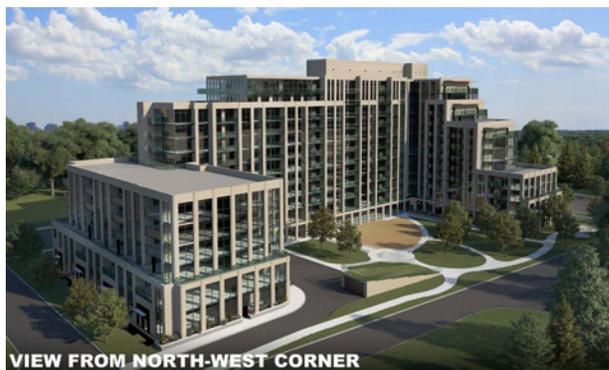
To speak electronically at the meeting, please complete the [Request to Speak Form online](#) or contact the Office of the City Clerk <mailto:clerks@vaughan.ca> or 905-832-8504. A live stream of the meeting is available at Vaughan.ca/LiveCouncil

I will **NOT** support this application in its current form! Collectively we can and we will make a difference. We've done it in the past and we can do it again. Please share with your neighbours and encourage them to send in their deputations.

Yours in Service,
Rosanna

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

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COMMUNICATION
COUNCIL – APRIL 26, 2022
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From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] NJS Development 3836 & 3850 Major Mackenzie
Date: April-07-22 9:08:53 AM

From: lisa c [REDACTED]
Sent: Thursday, April 07, 2022 7:02 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>;
planningdevelopment@vaughan.com; Clerks@vaughan.ca
Subject: [External] NJS Development 3836 & 3850 Major Mackenzie

I am sending This email in opposition to the NJS development at 3836 & 3850 Major Mackenzie,

Thank you,

Lisa C

[Sent from Yahoo Mail for iPhone](#)

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COMMUNICATION
COUNCIL – APRIL 26, 2022
CW (PM) - Report No. 17, Item 6

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive
Date: April-07-22 11:14:32 AM

-----Original Message-----

From: Zhigang Fu [REDACTED]
Sent: Wednesday, April 06, 2022 10:14 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them. I request this application be rejected, and implore the planners to listen to the voices of our community members.

Mark Fu

Sent from my iPhone

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COMMUNICATION
COUNCIL – APRIL 26, 2022
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From: [Adelina Bellisario](mailto:Adelina.Bellisario)
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Regards to Proposal at 3836 & 3850 Major Mackenzie Drive
Date: April-08-22 1:23:32 PM
Attachments: [image001.png](#)

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, April 07, 2022 2:22 PM
To: Zhe Zhou [REDACTED]; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Regards to Proposal at 3836 & 3850 Major Mackenzie Drive

Good afternoon Zhe,

Thank you once again for standing up for community. During the April 5th public meeting I expressed my concerns with this development I made it very clear to the applicant that I am opposed to the development in its current form.

I will forward your concerns to our city planners for consideration and our City Clerk.

Your email will be added on record and presented at our next Council meeting on April 26th. You can watch live on April 26th at 1PM: vaughan.ca/livecouncil

Sincerely,
Rosanna

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

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

-----Original Message-----

From: Zhe Zhou [REDACTED]
Sent: April 6, 2022 6:30 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Regards to Proposal at 3836 & 3850 Major Mackenzie Drive

Hello to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 3836 & 3850 Major Mackenzie Drive made by Group G Major Mackenzie Inc. I believe, along with many other members of the community, that this project will negatively impact the quality of our area. Our community is made up of mostly singles, semis, and towns with educational, recreational, and residential purposes. This development does not make sense in our area. It will not only stand out as an eyesore, but will increase noise and traffic levels. This community does not have the capability at present to accommodate thousands of new units and the families that will move in with them. I request this application be rejected, and implore the planners to listen to the voices of our community members.

Kind regards,
Zhe Zhou