

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 10:25 AM
To: Assunta Ferrante
Subject: FW: [External] 3836 & 3850 Major Mackenzie Drive

From: Ramon Thomas [REDACTED]
Sent: Tuesday, March 15, 2022 5:37 PM
To: Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive

Hello please find my written comments

Me and my family are recording our opposition to the proposed residential apartment building at the above address. This will potentially clog the traffic, shopping and all facilities in the area. This area does not have the infrastructure for this kind of influx of people.

T K Thomas

[REDACTED] Mediterra Dr
Woodbridge, ON
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 10:25 AM
To: Assunta Ferrante
Subject: FW: [External] 3836 & 3850 major Mackenzie drive west

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

From: Lesley McNerney [REDACTED]
Sent: Tuesday, March 15, 2022 9:01 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; [REDACTED]
Subject: [External] 3836 & 3850 major Mackenzie drive west

Good evening

Here we go again with proposals for more towers on this corner. While I will admit 12 is more reasonable than 36 from the last developer. Where are these people going to drive? Today for instance I couldn't even get across major Mackenzie to pick up my kids from camp. This is outrageous that these proposals keep being made for these condo buildings, I guess they just wait for the community to give up. This cannot happen or be approved, the traffic in this intersection and along both major Mackenzie and Weston Road is bumper to bumper all the time. Not to mention the speed which is so unsafe. Adding these additional 348 units just adds to our community continuing on a path we can't sustain, no parks, no schools, no safe sidewalks/paths for families to walk, backed up side streets, I could go on and on. Please stop these from being approved, add more single family or low towers 6-8 Floors. This is absolutely crazy, I am completely opposed to this development. Please keep our community safe.

Lesley

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:13 PM
To: Assunta Ferrante
Subject: FW: [External] Re proposed Development for 3836 & 3850 Major Mackenzie Drive West

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

From: Cathy Milani [REDACTED]
Sent: Wednesday, March 16, 2022 1:40 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] Re proposed Development for 3836 & 3850 Major Mackenzie Drive West

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.

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: Wednesday, March 16, 2022 2:14 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Attachments: Notice of PM_Z.21.047_OP.21.023.pdf; SUB 1_DEC 8 2021_Architectural Set.pdf

From: Stefanie Scaini Catallo [REDACTED]
Sent: Wednesday, March 16, 2022 1:41 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi,

I am against the proposal.

I am not against our community growing but the proposed changes allow too many for the area that is not properly set up for that exponential growth. Our transit system is lacking on Major mackenzie and it is best to keep the densely packed housing areas around the subway where there is easy access to transit like it is around Hwy 7 and the 400. There should not be structures more than 3 stories in that pocket.

Stefanie Catallo
[REDACTED] Stark Crescent
Woodbridge ON
[REDACTED]

Dr. Stefanie Scaini Catallo DC

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:14 PM
To: Assunta Ferrante
Subject: FW: [External] Official Plan Amendment File OP.21.023

From: Fausta Cutillo [REDACTED]
Sent: Wednesday, March 16, 2022 1:43 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca;
Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP.21.023

Re:
NJS Development
3836 & 3850 Major Mackenzie Dr W
Application 19T-17V004
Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047

To whom it may concern,

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Dr W. 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.

A clear message must be sent to the developers that these applications are not acceptable.

Sincerely,
A tired and fed up resident, Fausta Molnar
Resident at [REDACTED] Wheatfield Dr, Woodbridge, ON L4H

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:15 PM
To: Assunta Ferrante
Subject: FW: [External] Fwd: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Attachments: Notice of PM_Z.21.047_OP.21.023.pdf; SUB 1_DEC 8 2021_Architectural Set.pdf

From: Elio Gaglia [REDACTED]
Sent: Wednesday, March 16, 2022 1:49 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Fwd: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

I strongly oppose this development in its current form..city has to stop considering proposal of this ridiculous large scale which creates safety issues
Elio

Sent from my iPhone

Begin forwarded message:

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Date: March 16, 2022 at 1:19:06 PM EDT
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



Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:17 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Özlem Keser [REDACTED]
Sent: Wednesday, March 16, 2022 1:54 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Good afternoon,

Once again, I find myself trying to defend my community and the safety of our children. I am very surprised that multiple applications are being submitted for condominium buildings in Weston & Major Mackenzie. I think the city councillors should consider that this neighbourhood has approved single homes and townhouses up until now and that any condominium building applications should not be permitted where possible or rejected.

I would like to object to the development of any condominium buildings. This area was not identified in the Vaughan official plan as an area where mid rise and high rise buildings would be constructed. There is no transit system in the area to support the construction of condominium buildings.

Our current schools are at full capacity with students coming also from the Kleinburg area. These developments will negatively impact our children and the schools in the area as class sizes will be negatively impacted.

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 and this will increase the traffic by 100 folds or more. Crossing the street as a pedestrian is already very difficult and all the cars that will need to go in and out of these buildings will impact the safety of our children walking in the quiet and safe streets we currently cherish.

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)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:18 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Daniela Reyes [REDACTED]
Sent: Wednesday, March 16, 2022 2:03 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Cc: James Reyes [REDACTED]
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

We are writing as we are very much **opposed** to the new development application 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.. As a resident of this area (161 Antorisa Ave) we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. This would create further issues for the area and poses concerns about the safety of our children being able to walk, play, attend school and visit the parks in their own community. **The danger that this will cause to pedestrians will be deadly, and ultimately be the consequences of your actions to allow this to happen. Please help make our community safe and beautiful.**

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

Please reject this proposal.

James and Daniela Reyes

--

Daniela Reyes

[REDACTED]
Antorisa Ave
Woodbridge, ON
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:19 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Louie Elias Mathioudakis [REDACTED]
Sent: Wednesday, March 16, 2022 2:08 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Elias Mathioudakis
[REDACTED] Levy Court, Woodbridge, ON, [REDACTED]

March 16, 2022
City of Vaughan Planning Department

To Whom it may concern

RE: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Development of a 2 to 12-storey residential apartment building
348 units and a Floor Space Index (FSI) of 2.78 times the area of the lot

I write in regards to the above planning application. I have examined the plans and I know the site well as I live in the neighbourhood. I wish to strongly object 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 feel this proposal cannot go forward. I trust my concerns will be taken into consideration prior to a decision being reached on this planning application.

Sincerely,

Elias Mathioudakis

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:19 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

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

From: Boris Terekidi [REDACTED]
Sent: Wednesday, March 16, 2022 2:08 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Rosanna,

We received a new proposed development letter via mail recently and as residents of this neighbourhood (Sunset Terrace) we would like to voice our concerns regarding this proposal.

The proposed development seems to substantially exceed the allowed population density. Based on what we see from other areas where this was allowed, the entire area will be a traffic nightmare. Additionally, a lot of these units will be bought as investment and will be leased and/or subleased - increasing the population density even more.

In other areas where this type of development was approved - in addition to traffic, crime rate has also increased and quality of life went down. I speak on behalf of dozens of families, who are my neighbours and friends from this community. We beg you to do all you can to stop this development and help stop such insane development proposals from even hitting the review board.

This is not downtown Toronto - it's a peaceful, neighbourhood that has certain density limits. A development of townhomes or something with low fsi is understandable, but this development proposal is just ridiculous.

Thank you.

Boris T.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 2:50 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Marina [REDACTED]
Sent: Wednesday, March 16, 2022 2:35 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Dear City Clerk,

I am emailing you in support of Rosanna DeFrancesca regarding 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. I do not support this application in its current form. I know you need to do a public consultation but make it a meaningful one this time and not a smoke screen.

How can this even be on the table as an option for our community? We barely have infrastructure for our current density and this proposal would triple it? It is ludicrous!

Thanks
Marina DeBona
Resident

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 3:14 PM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc. Application 19T-17V004 Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

From: Dennis Naumann [REDACTED]
Sent: Wednesday, March 16, 2022 2:53 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] NJS Developments Inc. Application 19T-17V004 Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

Re:

NJS Developments Inc. Application 19T-17V004 Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

This is to confirm my strong objection to the subject application at 3836 & 3850 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 Dennis

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 3:41 PM
To: Assunta Ferrante
Subject: FW: [External] Opposition to 3836 & 3850 Major Mackenzie Drive West to permit the development of a 2 to 12-storey residential apartment building

From: [REDACTED]
Sent: Wednesday, March 16, 2022 3:19 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to 3836 & 3850 Major Mackenzie Drive West to permit the development of a 2 to 12-storey residential apartment building

Dear officer,

I write this mail to speak out my opposition to 3836 & 3850 Major Mackenzie Drive West to permit the development of a 2 to 12-storey residential apartment building.

I strongly again the high-rise building. It will make Vaughan city more congested. And with more people live in Vaughan city. There will be more traffic jams and car accidents, and caused the decline of the social security.

Thanks
Heng

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 3:41 PM
To: Assunta Ferrante
Subject: FW: [External] Application 19T-17V004

From: Joseph Vetro [REDACTED]
Sent: Wednesday, March 16, 2022 3:33 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] Application 19T-17V004

Re:
Application 19T-17V004
Official Plan Amendment File OP.21.023
Zoning By-law Amendment File Z.21.047

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.

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: Wednesday, March 16, 2022 3:46 PM
To: Assunta Ferrante
Subject: FW: [External] URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Patti Persaud [REDACTED]
Sent: Wednesday, March 16, 2022 3:45 PM
To: Clerks@vaughan.ca
Subject: [External] URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

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 _____ Patricia Persaud and Anthony Persaud _____ and I live at _____ [REDACTED] Wheatfield Dr _____

By way of this email, I would like to OBJECT to the proposal at **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!

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!

Thank you for your consideration.

Patricia and Anthony Persaud
[REDACTED] Wheatfield Dr
Woodbridge ON
[REDACTED]

--

Love and Light,
Patti Persaud

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 4:21 PM
To: Assunta Ferrante
Subject: FW: [External] Objection to OP:21-023 Z:21-047

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

From: Stacey Carlete [REDACTED]
Sent: Wednesday, March 16, 2022 3:48 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to OP:21-023 Z:21-047

Hello,

I am writing to object to Planning and Zoning amendment OP:21-023 and Z:21-047 from NJS Developments Inc.

I cannot express enough my frustration and those of our neighbors at the audacity of the size of this current application. Our neighborhood traffic is already seriously over burdened by the number of vehicles on Weston and Major Mackenzie. Pick up and drop off of our children at school is a nightmare. Our neighborhood and the area surrounding it cannot sustain such a large number of proposed apartments. I do not approve of this current application and ask that the developer reconsider their application and apply with a design that keeps in mind the current design of this area. We are not in the downtown Vaughan corridor and do not have sufficient bussing to be able to qualify so many people. Lack of green space will be a nightmare and devastate a neighborhood already over run by forest animals such as coyotes. I ask that council seriously rethinks their approval of this application and pushes for a townhome plan with a responsible number of residents and a sustainable design.

Thank you,
Stacey Carlete
[REDACTED]
[REDACTED] Hansard Dr

Sent from my iPhone

Assunta Ferrante

Subject: FW: [External] 3836-3850 Major MacKenzie Development

From: Jamie Doolittle [REDACTED]
Sent: Wednesday, March 16, 2022 3:59 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Cc: Peter Amaral [REDACTED]
Subject: [External] 3836-3850 Major MacKenzie Development

This is to confirm my strong objection to the subject application at 3836-3850 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.

Jamie Doolittle
[REDACTED] Zachary Place Woodbridge

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 4:27 PM
To: Assunta Ferrante
Subject: FW: [External] The Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Joe Fusaro [REDACTED]
Sent: Wednesday, March 16, 2022 4:26 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] The Proposed Development for 3836 & 3850 Major Mackenzie Drive West

As a resident and tax payer of the Weston Road and Major Mackenzie community, I am writing this email to express my concern with the proposed development for 3836 & 3850 Major Mackenzie Drive west . The constant threat of not just this developer but others in this particular area (deemed the Major Mackenzie corridor) with plans to double and triple the density of the area is a threat on the quality of life for all residents.

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

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

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

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

Sincerely,
Joe Fusaro
[REDACTED] Maria Antonia Road

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:34 AM
To: Assunta Ferrante
Subject: FW: [External] Re: New development concerns

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

From: Tina MSW [REDACTED]
Sent: Wednesday, March 16, 2022 4:40 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Re: New development concerns

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 Tina Gandhi and I live at [REDACTED] Ironside Drive in Woodbridge.

By way of this email, I would like to OBJECT to the proposal at **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!

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 development doesn't belong here!

Sincerely,
Tina Gandhi

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:35 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Daniela Palmieri [REDACTED]
Sent: Wednesday, March 16, 2022 5:22 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello,

My husband and I are writing as we are **opposed** to the new development application for 3836 and 3859 Major Mackenzie Drive West. The addition of the new residential units will be devastating to our neighbourhood. As a resident of this area ([REDACTED] Antorisa Ave), we are already dealing with extensive traffic, speed and crowding as the area has developed and grown very quickly. This would create further issues for the area and poses concerns about the safety of our children being able to walk, play, attend school and visit the parks in their own community.

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

Please reject this proposal.

Thank you,

Daniela and Joey Palmieri

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:42 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to proposed development plan of 3836&3850 major Mackenzie drive west

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

From: [REDACTED]
Sent: Wednesday, March 16, 2022 5:34 PM
To: Clerks@vaughan.ca
Cc: Developmenplanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to proposed development plan of 3836&3850 major Mackenzie drive west

Hi

Please add our names

Abdulwahab Abdulhamid

Zainab Salihi

Adam Abdulhamid

[REDACTED] Campi road woodbridge [REDACTED]

To the list of residents of Vaughan who are objecting to the above proposed development plan as we do have opinion that this plan will affect the area Marketing value and it will affect values of the existing properties and also affect our community safety and health We are residents of 11 Campi Road Vaughan

Abdulwahab Abdulhamid

On behalf of my family members above and myself

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:45 AM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Carlos Moniz [REDACTED]
Sent: Wednesday, March 16, 2022 6:43 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Carlos Moniz and I live at [REDACTED] Face Drive.

By way of this email, I would like to OBJECT to the proposal at **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.**

Get [Outlook for Android](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:46 AM
To: Assunta Ferrante
Subject: FW: [External] URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Importance: High

From: [REDACTED]
Sent: Wednesday, March 16, 2022 6:58 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Importance: High

Hello,

As a long-time resident in the Major Mackenzie and Weston Road area, I am extremely disappointed that this development is even being considered.

It will lay waste to the successful urban setting we have learned to love in the City of Vaughan. Our family is categorically against this development, and it should be fiercely opposed!

Thank-you for your attention to this very important manner.

Zelko Holjevac

Zelko Holjevac
[REDACTED] Allenby Street, Woodbridge ON [REDACTED]
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:48 AM
To: Assunta Ferrante
Subject: FW: [External] Objection: Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Veronica Almeida [REDACTED]
Sent: Wednesday, March 16, 2022 7:23 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>;
DevelopmentPlanning@vaughan.ca
Subject: [External] Objection: Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Veronica Almeida and I live at [REDACTED] Wheatfield Drive. By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

--
Veronica P. Almeida
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:48 AM
To: Assunta Ferrante
Subject: FW: [External] NO TO 3836 &3850 Major Mackenzie Drive West !!!!

From: NADIA DIFELICE DIFELICE [REDACTED]
Sent: Wednesday, March 16, 2022 8:54 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] NO TO 3836 &3850 Major Mackenzie Drive West !!!!

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 Nadia Di Felice and I live at [REDACTED] Sunview Dr [REDACTED] By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

Get [Outlook for iOS](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:49 AM
To: Assunta Ferrante
Subject: FW: [External] 3836 & 3850 Major Mackenzie Drive West

From: Lou Tantalo [REDACTED]
Sent: Wednesday, March 16, 2022 9:04 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West

Why is the City of Vaughan entertaining proposals to permit the development of a 2 to 12-storey residential apartment building with an Index (FSI) of 2.78 times the area of the lot. More importantly why is it that the citizens of Vaughan must guard against this. Should not the City have existing By-laws to prevent this sort of thing from happening.

This development will destroy our neighbourhood.

regards,

Lou Tantalo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:50 AM
To: Assunta Ferrante
Subject: FW: [External] Against development at Major Mack and Weston rd

From: R Ruff [REDACTED]
Sent: Wednesday, March 16, 2022 9:16 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Against development at Major Mack and Weston rd

Hi

I oppose the below.

It is already unsafe and traffic is immense.

The below will create more accidents and unsafe roads for our kids

Please stop below.

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.**

Rosanna

Get [Outlook for iOS](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:51 AM
To: Assunta Ferrante
Subject: FW: [External] 3836 & 3850 Major Mackenzie Drive West

From: Hadir Al-Haboubi [REDACTED]
Sent: Wednesday, March 16, 2022 10:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West

Dears,

I received today via email the acknowledgment of the development plans for 3836 & 3850 Major Mackenzie Drive West into 2 to 12-storey residential apartment building on the Subject Lands, with 348 units.

I am writing to you to express my disagreement for this project plan.

The suggested residential apartments are having densities that are DOUBLE and TRIPLE of the Vaughan Official Plan. Our neighborhood is already crowded and government services are over stretched. Doing regular shopping is not piece of cake. The traffic jams now a days are even worse than before. We cannot expect from that project but more problems with our daily commute and bad effect on our overall quality of living.

I request this to be reviewed to consider our concerns and fears.

Faithfully Yours,

Hadir Al-Haboubi

[REDACTED] Rosario Drive, Woodbridge, [REDACTED]
Cell: [REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:52 AM
To: Assunta Ferrante
Subject: FW: [External] Plan File OP.21.023

From: [REDACTED]
Sent: Thursday, March 17, 2022 6:45 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>;
DevelopmentPlanning@vaughan.ca
Subject: [External] Plan File OP.21.023

NJS Development
3836 & 3850 Major Mackenzie Dr W
Application 19T-17V004
Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047

To whom it may concern,

This is to confirm my strong objection to the subject application at 3836 & 3850 Major Mackenzie Dr W. 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,
Mike Molnar - [REDACTED] Wheatfield Dr , Woodbridge, [REDACTED]

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Lina Baccarella [REDACTED]
Sent: Thursday, March 17, 2022 9:19 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

Dear Rosanna,

This email is in regards to:

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 Lina Baccarella and I live at [REDACTED] Cetona Avenue, Woodbridge, On. By way of this email, I would like to OBJECT to the proposal at **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!*** 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! I know you do a tremendous job supporting our community and I trust you will continue to do so.

Lina Baccarella
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 10:39 AM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments rejection

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 17, 2022 10:34 AM
To: Susan [REDACTED]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] NJS Developments rejection

Hi Suzy,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

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

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



From: Susan [REDACTED]
Sent: March 17, 2022 10:24 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] NJS Developments rejection

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 Susan Carnevale and I live at [REDACTED] Sedgewick place. By way of this email, I would like to OBJECT to the proposal at **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!* 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!

Suzy Carnevale

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 10:51 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Importance: High

From: Zanon, Michael <michael.zanon@bell.ca>
Sent: Thursday, March 17, 2022 10:50 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Clerks@vaughan.ca
Cc: Mark Antoine <Mark.Antoine@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Importance: High

Dear Mr. Mayor,

This proposed building plan is an absolute travesty to the area.

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 this density. 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.

Do the right thing and keep this community beautiful and thriving. 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.



Michael Zanon

Senior Project Manager | Bell Business Markets

T: 905-614-8570 M: 416-706-0983

To manage your communication preferences for Bell Business Markets: bell.ca/businesspreferences

Corporate Secretary's Office of Bell Business Markets

1 carrefour Alexander-Graham-Bell, Building A-7, Verdun, Quebec, H3E 3B3 | bell.ca

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 11:51 AM
To: Assunta Ferrante
Subject: FW: [External] OBJECTION - Proposed Development at 3836 & 3850 Major Mackenzie Drive West

From: Donna Parissi [REDACTED]
Sent: Thursday, March 17, 2022 11:34 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca;
Clerks@vaughan.ca
Subject: [External] OBJECTION - Proposed Development at 3836 & 3850 Major Mackenzie Drive West

Re:
Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047

Good evening,

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.

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 extremely unreasonable and should be swiftly declined.

This community is the place I call home. I support its progress WHEN it is done so in a respectful and fair manner. I am not against development. I support development that reflects our community and reflects responsible growth. However, the subject application is not responsible for our community and city.

Regards,
Donna Parissi
Local Resident & Homeowner

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 12:34 PM
To: Assunta Ferrante
Subject: FW: [External] OBJECT to the proposal at **3836 & 3850 Major Mackenzie Drive West** project

From: Angela Xu [REDACTED]
Sent: Thursday, March 17, 2022 12:31 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] OBJECT to the proposal at **3836 & 3850 Major Mackenzie Drive West** project

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 Lin Jie Xu and I live at [REDACTED] Firtree Trail, Thornhill, [REDACTED] By way of this email, I would like to OBJECT to the proposal at **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!*** 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,

Linjie Xu

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 12:35 PM
To: Assunta Ferrante
Subject: FW: [External] Objections to proposal on 3836 and 3850 Major Mackenzie Drive for 2 to 12 storey residential apartment

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

From: Tharminder Singh [REDACTED]
Sent: Thursday, March 17, 2022 12:34 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objections to proposal on 3836 and 3850 Major Mackenzie Drive for 2 to 12 storey residential apartment

Hi,

My name is Tharminder Singh and I live at [REDACTED] Sydney Circ, [REDACTED]

By way of this email, I would like to OBJECT to the proposal at 3836 and 3850 Major Mackenzie Drive West to permit the development of a 2 to 12 storey residential apartment building on the Subject lands with 384 units and a maximum Floor space Index (FSI) of 2.78 times the area of the lot.

There are many 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 already a nightmare.
- Height is unacceptable - IF condos was proposed they should not be more then 6 stories allowable
- Density is to much - The FSI proposed is ridiculous and needs to be lowered
- It's part of the Vellore Village District 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.

ALSO, with the proposal not yet approved why is the developer sending out emails to book a unit on the site. THIS is not acceptable..

This one doesn't belong here. We will remember your decision when the the election is here !!! Make the right decision.

Tharminder Singh

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 1:19 PM
To: Assunta Ferrante
Subject: FW: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 17, 2022 12:42 PM
To: Mary Ciampa [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

Hi Mary,
Thank you once again for standing up for community.
I completely agree with your position, these types of developments have no place in our community.
Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk.
Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

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

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



From: Mary Ciampa [REDACTED]
Sent: March 16, 2022 5:10 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

Dear Councillor DeFrancesca;

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

My name is Mary Ciampa, and I have resided at [REDACTED] Shadetree Crescent for over 20 years.

By way of this email, I would like to OBJECT to the proposal at **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. There are many 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. It is irresponsible and ignorant of the developer to come up with such a proposal within our existing community.

Residents already deal with traffic and accidents that occur daily due to congestion at various times throughout the day. The the location of nearby 400 on and off ramps; Cortellucci Hospital and Canada's Wonderland are a few other factors that contribute as well. The height of these buildings are unacceptable! If condos are proposed, they should not be more than 6 stories in height. Density is too much -The FSI proposed is ridiculous and needs to be lowered. This is a part of the Vellore Village District Centre and they should be abiding by urban design and scale of the building(s). 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 does not belong in our community!

Sincerely,

Mary Ciampa

Be the change you wish to see in the world 🌍 • Mahatma Gandhi 🌻

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 16, 2022 4:22 PM
To: Assunta Ferrante
Subject: FW: [External] FW: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Attachments: Notice of PM_Z.21.047_OP.21.023.pdf; SUB 1_DEC 8 2021_Architectural Set.pdf

From: Schirripa, Tony <Tony.Schirripa@jti.com>
Sent: Wednesday, March 16, 2022 3:50 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] FW: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Good afternoon Rosanna, I hope all is well...well I guess not with another absurd proposal. It seems that developers are putting forward ridiculous proposals with no consequences. Can we impose fines for applicants that do not follow the Vaughan Official Plan? I am all for responsible development and maybe colouring outside the lines a bit, but not 2.78 times outside the lines.

I strongly appose this plan as it has been submitted

Thank you,

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



JTI | DRIVE

Visit jtidrive.ca to learn more

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: March 16, 2022 1:19 PM
Subject: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

WARNING: This is an EXTERNAL email. Do not open attachments or click links unless you know the email address is valid!

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

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



Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 8:47 AM
To: Assunta Ferrante
Subject: FW: [External] FW: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Attachments: Notice of PM_Z.21.047_OP.21.023.pdf; SUB 1_DEC 8 2021_Architectural Set.pdf

Importance: High

From: Patel, Amit (RBC IT) <amit.patel@rbc.com>
Sent: Wednesday, March 16, 2022 7:13 PM
To: Clerks@vaughan.ca
Subject: [External] FW: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Importance: High

I strongly oppose this proposal of **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.**

Amit Patel | Director, DB Administration SQL Server, Data and Analytics (DNA), RBC Royal Bank | **Royal Bank of Canada** | T. 416-348-4180
88 Queens Quay W., 6th Floor, Toronto, Ontario, M5J 0B8

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

[External]/[Externe]

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 NORTH-WEST CORNER

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 1:19 PM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 17, 2022 12:47 PM
To: honfleur [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello,

Thank you once again for standing up for community.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://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: honfleur [REDACTED]
Sent: March 16, 2022 4:04 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Please reject the application and tell the development company that they should build such residential apartment building in Nunavut, Not in Vaughan!

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

On Mar. 16, 2022, 13:23, 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

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



Assunta Ferrante

Subject: FW: [External] Development for 3836 & 3850 Major Mackenzie Drive West

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

From: Rebecca Roach <Rebecca.Roach@vaughan.ca>

Sent: Thursday, March 17, 2022 12:49 PM

To: Clerks@vaughan.ca

Subject: FW: [External] Development for 3836 & 3850 Major Mackenzie Drive West

Hi Clerks,

Please see the communication below as it concerns OP.21.023/Z.21.047 that are scheduled to be heard at the April Public Meeting.

Thanks,

Rebecca Roach, Hon. B.A., MSc. Pl.
Planner

905-832-8565, ext. 8626
rebecca.roach@vaughan.ca

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

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

From: Luigi Cannavici [REDACTED]

Sent: Wednesday, March 16, 2022 9:41 PM

To: DevelopmentPlanning@vaughan.ca

Subject: [External] Development for 3836 & 3850 Major Mackenzie Drive West

Hi,

I'm writing this email with deep concern about the new proposed condos on Major Mackenzie and Weston rd.

This injection of all these people will be too much for the area to handle. There is no bus system or subway to handle all these new residents. This will cause extreme traffic congestion. I'm not the only one that strongly disagrees with this proposal. Please reconsider.

Thanks,
Luigi

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 1:34 PM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc. Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

From: Celia and Luis De Braga [REDACTED]
Sent: Thursday, March 17, 2022 12:56 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] NJS Developments Inc. Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

Dear Ms. De Francesca,

We are once again reaching out to you to confirm our strong objection to the subject application at 3836 and 3850 Major Mackenzie by NJS Developments Inc. 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, we trust this will strongly contribute to the refusal of this application and encourage a more thoughtful and well aligned proposal that includes respectful compatibility with the existing community. Existing Official Plan allowances more than adequately provide for ample residential growth. The requested amendments are unreasonable and should be swiftly declined.

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

Sincerely,

Celia and Luis De Braga

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 1:43 PM
To: Assunta Ferrante
Subject: FW: [External] Opposed to Proposal 3836 and 3850 Major Mackenzie Dr.

From: NICK VESCIO [REDACTED]
Sent: Wednesday, March 16, 2022 7:24 PM
Cc: Gaby Vescio [REDACTED]
Subject: [External] Opposed to Proposal 3836 and 3850 Major Mackenzie Dr.

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 Nick Vescio and I
live at [REDACTED] ROSSI Dr

By way of this email, I would like to OBJECT to the proposal at 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!

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

Respectfully,

Nick Vescio
[REDACTED] Rossi Dr
Woodbridge, ON

[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 1:45 PM
To: Assunta Ferrante
Subject: FW: [External] Objection to Proposed Development at 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 17, 2022 1:40 PM
To: Daniel Distefano <ddistefano@junction59.com>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Objection to Proposed Development at 3836 & 3850 Major Mackenzie Drive West

Hi Daniel,

Thank you once again for standing up for community.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://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: Daniel Distefano <ddistefano@junction59.com>
Sent: March 16, 2022 1:34 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to Proposed Development at 3836 & 3850 Major Mackenzie Drive West

Hello Mrs. DeFrancesca,

Please accept this email as an official objection to the proposed development at 3836 & 3850 Major Mackenzie Drive West

I do not want this type of excessive development in my neighbourhood.

Sincerely,

Daniel Di Stefano

Chief Financial Officer

JUNCTION59

The intersection of people and points of view

416.484.6173 junction59.com

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 1:46 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 17, 2022 1:45 PM
To: Danny Manzo [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Proposed Development

Hi Danny,

Thank YOU once again for standing up for community. I'm frustrated as well that we find ourselves in yet another fight for our neighbourhood.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://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: Danny Manzo [REDACTED]
Sent: March 16, 2022 1:30 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development

Thank you Rosanna for fighting for our beautiful neighbourhood. We moved in the area 7 years ago and love it but we cannot let these massive developments make us move out of the area.

Thanks,

Danny

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 2:25 PM
To: Assunta Ferrante
Subject: FW: [External] I oppose the Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Majid Tabrizi [REDACTED]
Sent: Thursday, March 17, 2022 2:06 PM
To: Clerks@vaughan.ca
Subject: [External] I oppose the Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Majid S Tabrizi and I live at [REDACTED] Avenue Road, Richmond Hill, ON [REDACTED] By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

Best Regards,

M S Tabrizi

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 3:17 PM
To: Assunta Ferrante
Subject: FW: [External] Opposition to Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Kristi Barnes [REDACTED]
Sent: Thursday, March 17, 2022 2:46 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Kristi Barnes and I live at [REDACTED] Bellini Ave, Woodbridge, ON [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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!

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 and the 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!

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 3:17 PM
To: Assunta Ferrante
Subject: FW: [External] Re: Opposition to Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Sydney Barnes [REDACTED]
Sent: Thursday, March 17, 2022 2:57 PM
To: Kristi Barnes [REDACTED]
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Opposition to Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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

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 Sydney Barnes and I live at [REDACTED] Bellini Ave, Woodbridge, ON [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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!

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 and the 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!

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 17, 2022 3:17 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: FRANK CASCARDO [REDACTED]
Sent: Thursday, March 17, 2022 3:13 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Dear Sirs/Madames,
I'm writing on behalf of a group of families currently living on Headwind Blvd (N-W corner of Weston & Major Mackenzie Dr.).

This message is to express our strong opposition to the subject development as proposed.

This massive project is highly disproportioned in this area of low buildings (two storey max.) and low density (1.58FSI). We wonder why we have an Official Plan and zoning by-laws in place if every piece of land can be subject to such intensive hi-rise proposals.

If approved, it will have a huge negative impact on all residents lives in terms of traffic congestion, air quality and lack of public services.

It will have no beneficial effects at all to Vaughan's population as property taxes will keep increase to keep up with upgrading infrastructures/utilities.

Regards

Francesco Cascardo

[REDACTED] *Headwind Blvd. Vaughan, ON*

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] RE: NJS Developments Inc. Application 19T-17V004 Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

From: Nicole Leone [REDACTED]
Sent: Thursday, March 17, 2022 4:54 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Ward 3 Support Staff <ssward3@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] RE: NJS Developments Inc. Application 19T-17V004 Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

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

NJS Developments Inc. Application 19T-17V004 Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

This is to confirm my strong objection to the subject application at 3836 & 3850 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 Nicole

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] OBJECTION - Proposed Development at 3836 & 3850 Major Mackenzie Drive West

From: candice debenedictis [REDACTED]
Sent: Thursday, March 17, 2022 5:11 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] OBJECTION - Proposed Development at 3836 & 3850 Major Mackenzie Drive West

Re:
Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047

Hello,

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.

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 extremely unreasonable and should be swiftly declined.

This community is the place I call home. I support its progress WHEN it is done so in a respectful and fair manner. I am not against development. I support development that reflects our community and reflects responsible growth. However, the subject application is not responsible for our community and city.

Regards,
Candice DeBenedictis
Local Resident & Homeowner

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] objection to construction prijec5

From: alina fainshtein [REDACTED]
Sent: Thursday, March 17, 2022 6:50 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] objection to construction prijec5

By way of this email, I would like to OBJECT to the proposal at 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.

Alina Fainshtein
Vaughan
[REDACTED]

[Sent from Yahoo Mail on Android](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 17, 2022 4:17 PM
To: karla padilla [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Karla,

Thank you once again for standing up for community. I'm frustrated as well that we find ourselves in yet another fight for our neighbourhood.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://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: karla padilla [REDACTED]
Sent: March 17, 2022 4:02 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: Re: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

perfect thank you!

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 Karla Padilla and I live at [REDACTED] Pageant Ave. By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

From: karla padilla [REDACTED]
Sent: March 16, 2022 10:11 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Thank you Rosanna for flagging this to me. How do I oppose to this development? Last time Vellorewoods instagram provided a template to email to you to oppose to it and that was extremely helpful.

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: March 16, 2022 2:18 PM
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



Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 8:33 AM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 17, 2022 4:25 PM
To: kostya gorelik [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Koysta,

Thank you once again for standing up for community.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://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: kostya gorelik [REDACTED]
Sent: March 17, 2022 2:06 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

By way of this email, I would like to
OBJECT to the proposal at 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.

Sent from my iPhone

On Mar 16, 2022, at 1:25 PM, 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

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



Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 8:34 AM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Attachments: Notice of PM_Z.21.047_OP.21.023.pdf; SUB 1_DEC 8 2021_Architectural Set.pdf

From: Larissa Matveeva [REDACTED]
Sent: Thursday, March 17, 2022 8:39 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

Hello ,

My name is Viktor Matveev and my wife Larissa Matveeva our address [REDACTED] Antorisa ave, Woodbridge, [REDACTED] ON.

We are categorically against such high-rise construction. In our opinion, this will completely spoil our area. We will not allow irresponsible development in our neighbourhoods.

Thank you.

Viktor and Larissa

On Wednesday, March 16, 2022, 01:24:06 p.m. EDT, 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 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



Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 8:39 AM
To: Assunta Ferrante
Subject: FW: [External] Objection: Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Derek Almeida [REDACTED]
Sent: Wednesday, March 16, 2022 7:28 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection: Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Derek Almeida and I live at [REDACTED] Wheatfield Drive. By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

Derek Almeida

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 9:17 AM
To: Assunta Ferrante
Subject: FW: [External] 3836 & 2850 Major Mackenzie Drive West - OBJECTION

From: Rose Barbieri [REDACTED]
Sent: Thursday, March 17, 2022 3:53 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3836 & 2850 Major Mackenzie Drive West - OBJECTION

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 Rose Barbieri and I live at [REDACTED] Hailsham Court.

By way of this email, I would like to OBJECT to the proposal at **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!

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!

Thank you for your attention to this matter.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 10:01 AM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Alexa Schwartz [REDACTED]
Sent: Friday, March 18, 2022 9:59 AM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

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 Dana Martian and I live at [REDACTED] Napa Valley avenue in Woodbridge, On [REDACTED] By way of this email, I would like to OBJECT to the proposal at **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!*** 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.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 11:00 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Bruno Bifulchi <bruno@trinihillrealty.com>
Sent: Friday, March 18, 2022 10:59 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

As a resident of this area for over 20 years, I am appalled that once again we find ourselves under attack from developers attempting to circumvent a planning strategy that has kept Vellore Village a highly sought after community. There are areas that are better suited for this development such as the VMC or Weston Rd and Hwy 7.

I am completely against this request to increase the FSI to create this massive structure and hope all departments fight to preserve what they have worked so hard to create.

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



This message may contain confidential and/or privileged information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Trinihill Realty Corp. Brokerage may monitor, retain and/or review email. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Neither Trinihill Realty Corp. Brokerage nor the sender, therefore, accepts liability for any errors or omissions in the contents of this message, which arise as a result of email transmission.

You may withdraw your consent to receive electronic communications at any time by contacting me through this email account.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 11:02 AM
To: Assunta Ferrante
Subject: FW: [External] Objection of the application of 3836 & 3850 Major Mackenzie West

From: Michael Deng [REDACTED]
Sent: Friday, March 18, 2022 9:28 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] Objection of the application of 3836 & 3850 Major Mackenzie West

Dear Rosanna,

I am writing to object the latest development application of 3836 and 3850 Major Mackenzie Dr. West. I received the notice the application, and the email from you. Thanks for fighting for us.

I have been living in Vellore area since 2006. I raised 2 sons with my wife first at a smaller house south of Major Mac (just besides the woods) and then moved to the current house at northwest corner of Major Mac and Weston in 2014. All the family members love this area, it's beautiful, convenient, and most importantly the friendly and kind neighborhood. I've seen this community developed since beginning, but now I would say this area is over developed, maybe too much already.

While community development is important to the economy, the safety and traffic are more important. The area is getting crowder and crowder and traffic is getting worse and worse. In a regular weekday morning, I have to spend more than 15 minutes to pass through the intersections along the Major Mackenzie from Tommy Douglass High School to the Esso gas station, which is only few hundred meters. People is fighting in the roads during rush hours, just try to get on and off 400 as soon as they can every day. In the weekend people drive around in the Walmart parking lot just try to find a parking space. In the neighborhood parks children and parents are struggling to play safe as there are too many people. As the results of the overdeveloping, the safety and security become a concern as well, we heard much more criminals than 5, 10 years ago, not even mention the comparison to the year I moved in 15 years ago. The latest application of 3836 & 3850 Major Mackenzie West development will make the situation even worse, as it's not about the signal, semi and townhouse development, it tries to build multiple stories building, which are **DOUBLE** and **TRIPLE** of the Vaughan Official Plan densities.

As a long-living residence in this area, and voters in Ward 3, my family urge you to object the latest application of 3836 and 3850 Major Mackenzie Dr. West, we shall keep the development according to the established bylaws and regulation, and more importantly, to the future of the city, the people and our next generation.

Please forward my concern/objection to your colleagues and city staffs.

Thanks, and Best Regards.

Fu (Michael) Deng

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 11:50 AM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Attachments: Notice of PM_Z.21.047_OP.21.023.pdf; SUB 1_DEC 8 2021_Architectural Set.pdf

From: Bruce Millman [REDACTED]
Sent: Friday, March 18, 2022 11:47 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Dear Councillor DeFrancesca,

Please register my complete disagreement for this development. I will enumerate the reasons below why I think this development is a bad use of land and is primarily a vehicle to enrich the developer and not the community.

If this development is approved, the traffic which is already bad will become even worse. this is a perfect example of development racing ahead of transport infrastructure. I don't see any rapid busway to transport people to any local subways or GO stations nearby.

This development will depress local property values. The reason is that if the suites in the proposed units are a certain size, they will no doubt attract primarily tenants and most likely large groups of people in one unit. While I have very much sympathy for anyone looking for housing in the GTA, is this the place for this type of development? It would be abutting million dollar homes and from my experience the social tension that would result would not be conducive to harmonious relations in Vaughan. These types of developments can be successful, but at this point I don't see it in the plans put forward.

My next concern is the motivation of the builder and whether they have the best interests of the community at heart. It seems to me that the initial plan was wildly out of place. This plan is still deficient etc. It seems like the builder is basically throwing mud at the wall and would like to see what sticks. If the builder wishes to truly engage with the local community, they would have put sincere plans in place that would have respected the official plan in the first place. In other words the builder is acting like the Wild West, meanwhile we know that Vaughan/Woodbridge is a upscale family residential area with a reputation for peace and a great place to live.

If this development goes through, Vaughan will start to be the "City above Toronto, that is becoming the City getting like Toronto or worse" (in my opinion).

Thanks,

Sent from my iPad

Bruce Millman
[REDACTED] Barbini Drive
Woodbridge On [REDACTED]

On Mar 16, 2022, at 13:19, 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 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



From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Date: Friday, March 18, 2022 12:35:46 PM

From: Roberta A. Spinosa-Millman [REDACTED]
Sent: Friday, March 18, 2022 12:15 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Dear Councillor DeFrancesca,

Please register my opposition to this development in its current form.

Population density in itself is not a bad thing and in fact encourages the growth and the viability of surrounding businesses, however this proposal in its current form will only lend to increasing already congested traffic in the area as well as change the vibrant culture and fabric of an already thriving family-oriented community.

The units proposed are too many and too small. We want affordable housing alternatives for families and not cheap, small units which will encourage purchasing by investors who do not consider the transient nature of their tenants. We will see the same pattern here as has developed around the Vaughan Metro subway condominium development - renters and short term lets with high rates of drug use, crime and turnover. This is NOT affordable housing or a plan for sustainable growth. It will only destroy what is good.

Please send the developer back to the drawing board to come up with something positive, and not a disrespectful and inconsiderate money grab from indiscriminate investors; the majority of which are thousands of miles away and know nothing about or care for this community. Housing should address putting roofs over residents' heads not lining investors' pockets.

Thank you,

Roberta Spinosa

[REDACTED] Barbini Drive
Woodbridge On [REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 12:36 PM
To: Assunta Ferrante
Subject: FW: [External] Objection to Development at 3836 & 3850 Major Mackenzie

From: Daniela Tessaro [REDACTED]
Sent: Friday, March 18, 2022 12:27 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] Objection to Development at 3836 & 3850 Major Mackenzie

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 Daniela Tessaro and I live at Weston and Major Mackenzie. By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

Daniela

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 2:18 PM
To: Assunta Ferrante
Subject: FW: [External] 3836 and 3850 Major Mackenzie Dr development

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

From: G & P Bonanno [REDACTED]
Sent: Friday, March 18, 2022 1:32 PM
To: Clerks@vaughan.ca
Subject: [External] 3836 and 3850 Major Mackenzie Dr development

To Whom it May Concern,

I am sending you this email in order to express my dismay at seeing that yet another high density development is being proposed for the area at Weston Road and Major Mackenzie Drive. How much is too much? It seems like the sky's the limit. Literally. The proposals for this small area are entirely for high rise developments. This would greatly increase the population density in the area. Far more than the formal Vaughan plan foresaw for the future growth and prosperity of Vaughan. I don't oppose development at reasonable levels but I feel that this far exceeds those expectations. In closing, I would like to say that I vehemently oppose the development at 3836 and 3850 Major Mackenzie as proposed.

Thanks, Giovanni Bonanno

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 18, 2022 3:04 PM
To: Assunta Ferrante
Subject: FW: [External] Re: Apartment Building Proposal : 3836/3850 Major Mac & Weston Road

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 18, 2022 2:49 PM
To: Paul Lawson [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] Re: Apartment Building Proposal : 3836/3850 Major Mac & Weston Road

Hi Paul,
Thank you for your email and comments.
I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk.
Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://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: Paul Lawson [REDACTED]
Sent: March 18, 2022 11:53 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Apartment Building Proposal : 3836/3850 Major Mac & Weston Road

Rosanna: I find it hard to believe that Vaughan would even consider another large development for this area. It would strangle this area with all the townhouse development going on here. In my opinion, these large developments belong on Hwy 7 where the infrastructure is suitable. I would be totally against this proposal.
Thanks, Paul.

Sent from [Mail](#) for Windows

Assunta Ferrante

Subject: FW: [External] 3836-3850 Major MacKenzie Development

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, March 18, 2022 2:52 PM
To: Peter Amaral [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Cc: Jamie Doolittle [REDACTED]
Subject: RE: [External] 3836-3850 Major MacKenzie Development

Hi Peter,
Thank you once again for standing up for community.
I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

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

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



From: Peter Amaral [REDACTED]
Sent: March 18, 2022 11:04 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Jamie Doolittle [REDACTED]
Subject: Re: [External] 3836-3850 Major MacKenzie Development

Hi Rosanna,

You can add my name, my parents names as well as my sister's name to this email/ disagreement. This is absolutely atrocious that they would even consider building this.

My parents names are Jorge Amaral and Odette Amaral and they are at [REDACTED] Vescovo Road.

My sister in law's name is Patricia Amaral Qaqish and my brother in law John Qaqish and their address is [REDACTED] Headwind Blvd.

Thank you,
Peter Amaral

Sent from Peter's iPhone

On Mar 17, 2022, at 12:47 PM, Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:

Hi Jamie,
Thank you once again for standing up for community.
I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

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

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



From: Jamie Doolittle [REDACTED]
Sent: March 16, 2022 3:59 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Cc: Peter Amaral [REDACTED]
Subject: [External] 3836-3850 Major MacKenzie Development

This is to confirm my strong objection to the subject application at 3836-3850 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.

Jamie Doolittle
[REDACTED] Zachary Place Woodbridge
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 8:45 AM
To: Assunta Ferrante
Subject: FW: [External] OBJECTION - Proposed Development at 3836 & 3850 Major Mackenzie Drive West

Importance: High

From: [REDACTED]
Sent: Friday, March 18, 2022 9:30 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: [REDACTED]; Donna - Home [REDACTED]
Subject: [External] OBJECTION - Proposed Development at 3836 & 3850 Major Mackenzie Drive West
Importance: High

Re:
NJS Developments Inc..
Application 19T-17V004
Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047

Good evening,

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.

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

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

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 8:46 AM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Valeria Mitsubata [REDACTED]
Sent: Friday, March 18, 2022 10:19 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

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 Valeria and I live at [REDACTED] Wheatfield Drive

By way of this email, I would like to OBJECT to the proposal at **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!

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.

Sent from my Galaxy

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Vaughan Resident Objection to Proposed Development Plan: 3836 & 3850 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road -- 19T-17V004
Date: Monday, March 21, 2022 8:51:08 AM

From: Great land [REDACTED]
Sent: Saturday, March 19, 2022 9:04 AM
To: Clerks@vaughan.ca
Subject: [External] Vaughan Resident Objection to Proposed Development Plan: 3836 & 3850 Major Mackenzie Drive, located at the northwest corner of Major Mackenzie Drive and Weston Road -- 19T-17V004

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. Application: 19T-17V004.

The proposed 2 to 12-storey building which has a total of 348 units and a Floor Space Index(FSI) of 2.78 times the area of the lot, is tall and wide for such a narrow property size.

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, semi detached or townhouse) 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 building, the existing residential homes and personal living space will become an invasion to residential privacy.

- Privacy Concerns: The high rise storey building 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 levels 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 building 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.
 - o Underground parking fan exhaust emissions.
 - o 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

- Due to the height of the proposed high rise apartment, it will block the morning sunlight affecting the neighbouring low rise residents.
- 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:

- The lack of sunshine and the effects of shade may cause a strain on resident mental health.
- Resident wellness may be impacted, as the 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 building is 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 the building is 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 building in a Detached and Semi Detached neighbourhood only De-values Residents investment.

Regards,

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 8:58 AM
To: Assunta Ferrante
Subject: FW: [External] New condo development

From: Lynda Scott [REDACTED]
Sent: Saturday, March 19, 2022 1:57 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] New condo development

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 Lynda Scott and I live at [REDACTED] Equator Cres., Maple, Ontario [REDACTED]

By way of this email, I would like to OBJECT to the proposal at [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.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 9:00 AM
To: Assunta Ferrante
Subject: FW: [External] FW: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: [REDACTED]
Sent: Sunday, March 20, 2022 9:10 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Cc: 'Jimmy C' [REDACTED]
Subject: [External] FW: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello!

I like to inform the city that I do not agree with the development that is being proposed in the above mentioned intersection.

I struggle with how this can even make it this far knowing the cities infrastructure, and how the bus system does not support the injection of all these new residents. Having said that, this would suggest over 3000 more vehicles in the area. the noise pollution and more importantly, the environmental pollution from the additional vehicles should also be considered and perhaps we should involve a third party environmental corporation for an opinion?

In short, I am surprised that this has even made it this far and I truly hope, the City does what is best for the Vaughan current residents and not the investors.

Jimmy

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 9:03 AM
To: Assunta Ferrante
Subject: FW: [External] Amendment file OP.21.023; Zoning Amendment Z.21.047

From: Paul [REDACTED]
Sent: Monday, March 21, 2022 8:23 AM
To: Clerks@vaughan.ca
Subject: [External] Amendment file OP.21.023; Zoning Amendment Z.21.047

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.21.023; Zoning By-law Amendment File Z.21.047).

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

[Sent from Rogers Yahoo Mail for iPhone](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 9:52 AM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, March 21, 2022 9:37 AM
To: Luca Balestrieri [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Luca,

Thank you once again for standing up for community.
I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://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: Luca Balestrieri [REDACTED]
Sent: March 21, 2022 9:00 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Rosanna, thank you for reaching out. Just to reiterate what I've previously said, I am against this type of massive zoning. The area was not originally planned for this large amount of residential units from various perspectives (i.e. - sewage, schooling, traffic, etc.,). All residents in this area purchased their homes here with the expectation of a certain population density, it would be unfair to change that now. These types of large buildings belong more in the Vaughan Metropolitan area. Thank you.

On Wed, Mar 16, 2022 at 1:19 PM 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

City of Vaughan | Ward 3 Councillor

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 11:09 AM
To: Assunta Ferrante
Subject: FW: [External] amendment file OP.21.023 zoning request change at Major Mackenzie

From: Lisa T [REDACTED]
Sent: Monday, March 21, 2022 10:29 AM
To: Clerks@vaughan.ca
Subject: [External] amendment file OP.21.023 zoning request change at Major Mackenzie

To whom it concerns,

I am sending this email to advise my firm opposition and disagreement on the request to re zone the north east corner of Weston road and Major Mackenzie to extreme high rise residential buildings, by NJS development.

Regards,
Lisa Tersigni,
Resident and Tax payer

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 21, 2022 3:43 PM
To: Assunta Ferrante
Subject: FW: [External] Development on Weston Rd and Major Mackenzie Dr

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

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, March 21, 2022 3:18 PM
To: TERESA PANNOZZO [REDACTED] Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca;
Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] Development on Weston Rd and Major Mackenzie Dr

Hi Teresa,
Thank you for your email and comments.
I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk.
Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil

Sincerely,
Rosanna

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

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

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

From: TERESA PANNOZZO [REDACTED]
Sent: March 21, 2022 12:11 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: Re: [External] Development on Weston Rd and Major Mackenzie Dr

Yes. I am referring to the development at 3836/3850 Weston Rd. We are absolutely against this development.
Thank you.
Teresa Pannozzo

Sent from my iPhone

> On Mar 21, 2022, at 10:25 AM, Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> wrote:
>
> Hi Teresa,

> Thank you for your email. Can you please confirm you are referring to the development at 3836/3850 Major Mac & Weston Road?

> In order to submit your email on record we will need the location.

>

> Thank you!

> Rosanna

>

>

> -----Original Message-----

> From: TERESA PANNOZZO [REDACTED]

> Sent: March 18, 2022 3:21 PM

> To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>

> Subject: [External] Development on Weston Rd and Major Mackenzie Dr

>

> Good afternoon,

> I am sending this email to once again state that my husband and I, who have been residents in this area for ten years, are absolutely AGAINST this development. It would completely change the area. We chose to live in this area 10 years ago and raise our children here. We want the area to maintain it's suburban feel. With the inclusion of any building of any size, the design and feel of the area will change. It is unfair to the people who have dedicated so much time and money to now expect us to accept these changes.

> Please help!!!

> Thank you,

> Teresa Pannozzo

>

> 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.

Assunta Ferrante

Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Verrilli, Leo [REDACTED]
Sent: Monday, March 21, 2022 10:33 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello Rosanna,

I have been informed of the proposed development for 3836 and 3850 Major Mackenzie Dr West. I do not support this initiative as this does not follow the Vaughan Official Plan. I agree that we need to follow Provincial guidelines as it pertains to density , but his application comes with Density more than the City Plan allows. Please have these applicants follow proper procedural guidelines.

Thank you

Leo Verrilli
[REDACTED] Via Teodoro
Woodbridge, ON

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 22, 2022 10:14 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West and 3812 Major Mackenzie Drive

From: Lina D'Onofrio Cirasella [REDACTED]
Sent: Tuesday, March 22, 2022 10:11 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: Joe Cirasella [REDACTED]
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West and 3812 Major Mackenzie Drive

Good morning,

This is the second e-mail I am sending to you to express my firm opposition to the high density housing plan proposed for Major Mackenzie Drive and Weston Road pocket. I am angry that a second e-mail is even required, and that a citizen has to waste their time protecting their neighborhood when we take time to vote for our mayor, and other leaders to look after our neighborhood's interests. Do we, the citizens of Woodbridge need to rethink our choices at the voting tables?!

I live in this neighborhood, the infrastructure and amenities just serve the current population comfortably and any dense housing plan would destroy the comfortable life I have found here in Woodbridge. I moved to this city to escape all the big city congestion of Toronto and now you want to bring it here to me? Why don't you politicians and builders build it in your neighborhoods? Not good for you? Well then it's not good for anybody.

To the developers and builders I say stop wasting my time with these ridiculous plans you keep proposing. I will not accuse you of doing it to fill your pockets because that's the point of business, to make money. I will accuse you of being selfish and greedy and careless. You don't care who's neighborhood you destroy as long as it's not your neighborhood and the money keeps rollin' in!

To the politicians and leaders of Vaughan I say pull yourselves together and stop giving the builders and land owners the impression that it's OK to propose such ludacris high density housing proposals in our city, our home!

If you want to do this neighborhood a service then think about using this property to build a low rise medical building to support the new hospital. This will attract new medical professionals that all of Vaughan desperately needs. Really, what we need is a professional medical building to support children's needs.

Let's be practical and smart with our limited resources, high density housing doesn't serve anyone. Those that want to live in high density neighborhoods can go to any other city surrounding Vaughan.

Let's not destroy our city. Let's not set a bad precedent by building a high density housing block in this neighborhood. Imagine the Vaughan landscape with high or mid-rise buildings at every major intersection. The idea is terrible and would send many residents packing and moving to other towns and cities.

Sincerely,

Lina Cirasella

From: [REDACTED]
Sent: March 1, 2022 7:45 PM
To: maurizio.bevilacqua@vaughan.ca
Cc: rosanna.defrancesca@vaughan.ca; [REDACTED]
Subject: 3812 Major Mackenzie Drive

Mr Bevilacqua,

I am writing to oppose the proposal for 7 towers totaling 3000+ residential units at 3812 Major Mackenzie Drive. As a resident of this neighborhood I fail to see any benefit to my neighborhood. I only see monetary benefits for the land owner and the all those involved in this development project. Don't try to tell me that businesses will benefit because that is of no use to me or most of the of the other residents who don't own businesses in this neighborhood. Our neighborhood infrastructure and amenities absolutely do not support such a an increase in population.

Quite frankly, the idea is ludacris and that fact that the municipality is even entertaining the idea is a sign that money and making the rich developers richer is more important than people to those in power.

Make the right decision and say no to this absurd proposal.

Sincerely,

Lina D'Onofrio Cirasella
[REDACTED] Andrew Hill Dr.
Vaughan, ON [REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 22, 2022 9:07 AM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Attachments: Notice of PM_Z.21.047_OP.21.023.pdf; SUB 1_DEC 8 2021_Architectural Set.pdf

From: Kailash Kaushal [REDACTED]
Sent: Monday, March 21, 2022 5:29 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi,

I would like to endorse Councillor **Rosanna DeFrancesca's** email below and will **OPPOSE** this "Huge proposed construction" in our quite and clean neighbourhood for the High rise residential buildings at **3836 & 3850 Major Mackenzie Drive West** in Woodbridge.

I strongly believe that this would bring lots of pressure on the local infrastructure and going to create other issues with so many residential Condo units coming up 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.

Please acknowledge this email and advise if anything else I need to do to voice my opposition.

Thank you!

kailash kaushal
[REDACTED] *Retreat Blvd, Woodbridge*

On Wednesday, 16 March, 2022, 01:24:13 pm GMT-4, 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

City of Vaughan | Ward 3 Councillor

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



Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 22, 2022 10:38 AM
To: Assunta Ferrante
Subject: FW: [External] RE: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Michele Williamson [REDACTED]
Sent: Tuesday, March 22, 2022 10:34 AM
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

Dear Sirs and Madams,

The unrealistic proposals of three developments on the northwest and northeast corners of Major Mackenzie and Weston Rd may well be a deliberate application of the Overton principle by the developer: "A new idea fills the window of what the public regards as unthinkable, causing the desired idea to shift into the window of what the public views as sensible, without its proponents necessarily having explained any benefits of the desired idea."

(https://en.wikipedia.org/wiki/Overton_window#:~:text=The%20Overton%20window%20is%20an,public%20to%20expand%20the%20window.) Thus, the public and the city will think it won when the development is scaled back to less (eg., 12 story) but the proposals of three adjacent 12 story high density development is still too much development for the area.

My concern is the three sets of 12 (or up to 36) story high density on the northeast and the northwest corners of Major Mackenzie and Weston Road will greatly compound the cumulative impacts. The areas north and south of Major Mackenzie are currently low density with detached or semi-detached homes or townhouses. Any high density development is out of character with and planning of the current community that is low density with either detached or semi-detached homes or townhouses. At the last council meeting, one of the Vellore Village Rate Association representatives mentioned that the proposed single development on the northwest corner was equal in housing capacity as the entire Village. I find it offensive when concerns of residents are dismissed as only the NIMB (Not In My Backyard) syndrome as it diminishes the rights of the public under our democratic government that allow us to have some say in the development of our communities.

I am greatly concerned about the impacts of high density development on the infrastructure. The high density will require a huge amount of additional water supply, sewage services, and electricity. It won't be the developer paying for the supply except for installing the infrastructure within the site. It will be the City of Vaughan paying to supply these added loads at the expense of taxpayers. The roads will take a pounding and will increase road maintenance costs.

I am also concerned about the following impacts of the community.

Traffic congestion: I moved here in 2012 when the development north of Major Mackenzie was just getting started and the impact of additional low density housing on the number of cars and traffic congestion has been noticeably detrimental. The proposed high density developments rely on small access roads into the main arteries of Major Mackenzie and/or Weston Roads. I shudder to think of the increased traffic congestion. Traffic has been delayed considerably by the addition of another traffic light on Northview Blvd on Weston Rd just north of Highway 7 for the Vaughan Metro Centre. The issue is that there are four-five traffic lights within a short distance north-south or west-east such that the traffic gets backlogged and cannot be cleared between each set of lights. This same traffic backlog would occur if additional traffic lights are added to Weston Rd or Major Mackenzie.

Parking: It was unclear to me how much parking would be available on site for the proposed high density developments. I strongly doubt that sufficient parking will be allocated for the current proposals. Thus, the residents will park on local streets and in the strip malls across the roads reducing the ability for cars to move on roads and find parking.

School and recreational facilities: The huge influx of additional residents will place a huge overburden on an already burdened system.

Green space: the small green space in the corners of the developments are a joke and does not enable residents to enjoy the outside world with fresh air and sunshine. Indeed, it will be shaded much of the time from the high rises in the southeast or southwest of the lots.

Numerous small units increases the odds of foreign buyers purchasing condos to make \$ by renting out the space. We've seen this happen in Toronto with air B & B rentals or longer term rentals. All of these arrangements have led to poorer maintenance of the units and all sorts of undesirable social impacts eg., increased noise and disturbances, lack of consideration of neighbours etc. These impacts lead to decreases of property values of the neighbourhood.

The term "affordable" is a loaded and manipulative term in a development proposal as it begs the question: affordable for whom? Millionaires or low income earners?

Current homes in the area are expensive and can easily exceed a million \$ in value. Adding high density lower cost developments will lead to the devaluation of property values of the neighbourhood. Look around the high density developments around Islington and Kipling at highway 7 and see that this development has led to a devaluation of property in the area.

In general, I am very concerned about the direction of the provincial government which impacts development across the province. It seems slightly ambiguous in the previous council meeting as to whether the current or previous landowner had applied for the Ministry Zoning Order (MZO) which enables the province to override provincial planning. I miss Russo Farms owning the land and really enjoyed getting access to their local produce from their stall on-site. I was intrigued by the Major saying that the Council has to agree the MZO for it to be enacted as that is not my understanding of recent changes made by the Ford government.

The slogans Ontario – Open for Business and Bill 66 Restoring Ontario's Competitive Advantage Act shows the true colours of the Ford government. My concern is that the province runs roughshod over planning efforts of local municipalities, conservation authorities and excludes the public from having any say. These changes are undemocratic and authoritarian. The actions of the Government of Ontario show that they been potentially bought out by developer lobbyists with \$ and connections to politicians. The previous City of Vaughan Council was also shown to be influenced by developer lobbyists with connections to politicians. Who is left protecting the rights of citizens and the protection of the environment?

Erosion of the Greenbelt Plan

The Greenbelt plan was a visionary plan to have a long-term and integrated planning of urban and agricultural land uses and environmentally sensitive lands. This planning considered the long-term social and environmental effects of urban sprawl and carefully considered urban and regional development issues such as overburdening the urban infrastructure capacities. The plan also ensured that Ontario had an on-going agricultural production capacity, which has been shown to be important with COVID agricultural supply issues. The Province of Ontario has had a recent detrimental impact on the Greenbelt by taking areas outside of the Greenbelt Land that are salivated over by developers today. The Province of Ontario claimed they added to the Greenbelt but these areas are outside the current urban sprawl. These additional lands are outside the current urban sprawl boundary so are not salivated over by developers today but they will be in the future as urban sprawl reaches them. Will the province continue to modify the Greenbelt, allowing urban sprawl to be unplanned without consideration of infrastructure impacts on the environment and communities?

Ontario Land Tribunal: Pro-developer and Anti-public Authoritarian Body

The Ontario Land Tribunal was introduced on June 1 2021 and replaced the 2018 Local Planning Appeal Tribunal and previous Ontario Municipal Board. This so-called independent body can overturn municipal land use and Conservation Area planning efforts and public concerns. Developer lobbyists can use this mechanism to further their profits at the expense of the public and local planning efforts by municipalities and conservation authorities. It is shocking and hypocritical for the province to strip the power of Conservation Authorities to manage their own lands and deliver their own conservation programs, especially as the Ford government complained about the federal government imposing the carbon tax on provinces. I understand the NIMB (Not in My Backyard) issue that no one wants incinerators etc in their backyard but they are needed to deal with waste issues but surely our democratic government should allow us to have some say in the development of our residential communities.

Provincial Legislative Changes in Land Use Planning

The recent legislative changes by the Ford government are a shocking power grab by the province to enable developers to further their profits behind closed doors and run rough-shod over local governments, environmental protection groups and public concern. The Government of Ontario has set the stage for development projects to proceed without public consultation or the right to appeal. Without alerting the public through notices on the Environmental Registry of Ontario (ERO), the government has been issuing and revoking Minister's Zoning Orders – effectively eliminating public

participation in each planning decision. A Minister's Zoning Order allows the Minister to directly zone land for particular purposes. The Minister does not have to give notice or consult with the public prior to issuing or revoking a zoning order.

Sincerely, Michele Williamson

From: Rosanna DeFrancesca [<mailto:Rosanna.DeFrancesca@vaughan.ca>]
Sent: Wednesday, March 16, 2022 13:24
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 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

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 22, 2022 4:31 PM
To: Assunta Ferrante
Subject: FW: [External] 3836 and 3850 Major Mackenzie Drive Weston

From: Renee Mikha [REDACTED]
Sent: Tuesday, March 22, 2022 4:26 PM
To: Clerks@vaughan.ca
Cc: Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: [External] 3836 and 3850 Major Mackenzie Drive Weston

Hi Rebecca,

this is Renee, I just talked to you regarding the proposal for high rise @ Major Mack and Weston (North West) corner.

I myself and my family oppose this application, as we have been living here for over 15 years and the area already over-saturated. I live on HW 400 and Cityview and it takes me 15 mins to reach 400 from the traffic, beside so many accidents on the intersections of this area.

Also this is a residential home community not a condominium area, it will change the pattern of this area if there will be a highrise...

Hope my voice will make a difference...thanks.

Renee Mikha

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 23, 2022 9:10 AM
To: Assunta Ferrante
Subject: FW: [External] 3836 and 3850 major McKenzie drive development

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

From: [REDACTED]
Sent: Tuesday, March 22, 2022 5:36 PM
To: Clerks@vaughan.ca
Subject: [External] 3836 and 3850 major McKenzie drive development

Hello

I am a resident of Woodbridge and live at Pine Valley and Major McKenzie. I am extremely disheartened and disappointed in this development. The planning department is radically changing the face of Woodbridge which is a beautiful community. I moved here from Thornhill 4 years ago because I was very happy that low rise buildings and proper planning was taking place in Woodbridge. In Woodbridge it seemed like green space and not cramming in development was important. Traffic in Woodbridge will become very congested and unbearable. It appears development is more important than the interests of residents who live in Woodbridge and are happy with the status quo. In my opinion government is not listening. Development is not always the way forward. I wanted to voice my strong opposition to this development and I am quite upset at the prospect of this moving forward. I am hoping this will be seriously reconsidered.

Resident of Woodbridge

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 23, 2022 9:12 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed plans at major Mack and Weston

From: abboud mona [REDACTED]
Sent: Tuesday, March 22, 2022 9:32 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Proposed plans at major Mack and Weston

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 MONA ABBOUD and I live at [REDACTED] Cattail drive. By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

Sincerely
Mona Abboud

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 23, 2022 9:35 AM
To: Assunta Ferrante
Subject: FW: [External] Fwd: OP.21.023/Z.21.047 - Major Mackenzie Development concerns

From: Rebecca Roach <Rebecca.Roach@vaughan.ca>
Sent: Wednesday, March 23, 2022 9:04 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; [REDACTED]
Subject: FW: [External] Fwd: OP.21.023/Z.21.047 - Major Mackenzie Development concerns

Good morning Michael,

Thank you for your email. By way of this email, I am forwarding your concerns to the Clerks to form part of the public record for the above noted applications.

You may tune into the April 5th Public Meeting at 7PM, using this link: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5 minute period at the time of the Public Meeting.

Regards,

Rebecca Roach, Hon. B.A., MSc. Pl.
Planner

905-832-8565, ext. 8626
rebecca.roach@vaughan.ca

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



From: DevelopmentPlanning@vaughan.ca <DevelopmentPlanning@vaughan.ca>
Sent: Wednesday, March 23, 2022 8:27 AM
To: Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: FW: [External] Fwd: Major Mackenzie Development concerns

FYI

Derek Germano
Citizen Service Representative

905-832-8565, ext. 8539 | derek.germano@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive West, Vaughan ON L6A 1T1
www.vaughan.ca

From: michael o'leary [REDACTED]
Sent: Tuesday, March 22, 2022 9:39 PM
To: DevelopmentPlanning@vaughan.ca
Subject: [External] Fwd: Major Mackenzie Development concerns

----- Forwarded message -----

From: michael o'leary [REDACTED]
Date: Tue, Mar 22, 2022 at 9:37 PM
Subject: Major Mackenzie Development concerns
To: <Rosanna.DeFrancesca@vaughan.ca>

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 MONA ABOUD and I live at [REDACTED] Cattail drive. By way of this email, I would like to OBJECT to the proposal at **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!*** 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!

Sincerely
Michael O'Leary

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 23, 2022 10:42 AM
To: Assunta Ferrante
Subject: FW: [External] Opposition to development at 3836 and 3850 Major Mackenzie Drive West

From: Manuela Pedano [REDACTED]
Sent: Wednesday, March 23, 2022 10:40 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to development at 3836 and 3850 Major Mackenzie Drive West

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

Good morning,

Once again, we find ourselves pleading to defend our Vellore heritage and our community. My name is Manuela Pedano and I live at [REDACTED] Timberland Drive in the City of Vaughan.

I wish to formally oppose the ludicrous application at **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.**

This application is not feasible, does not fit in our community, and is another example of irresponsible and outrageous development that does NOT belong in this community!

Our Major Mackenzie corridor is under attack!

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!

Please oppose this ridiculous application and send the applicant back to the drawing board.

--

Thank you.

Manuela Pedano

Cell: [REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 23, 2022 12:29 PM
To: Assunta Ferrante
Subject: FW: [External] NSJ developments in 3836 and 3850 Major Mackenzie Drive

From: Andre Ribeiro [REDACTED]
Sent: Wednesday, March 23, 2022 12:15 PM
To: DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Andre Ribeiro [REDACTED]
Subject: [External] NSJ developments in 3836 and 3850 Major Mackenzie Drive

To whom it may concern,

By way of this email, I would like to **strongly object** the current proposal at 3836 and 3850 Major Mackenzie Drive that will have two 12 storey residential apartment buildings with 348 units and a maximum floor space index (FSI) of 2.78. There are a number of reason why this proposal is UNNACCEPTABLE, with the most important one being compatibility to the existing community, and the fact that this is against the official plan and zoning.

Today, traffic is already a nightmare on this specific corner, and on Major Mackenzie between Weston Road and Keele St. Adding this current project, as is, will only worsen this already dire situation.

My ask is that you reject this application and send the developer back to the drawing board. At the very least, they should continue to work with the ratepayer associations to come up with a better plan.

Sincerely,

Andre Ribeiro
Partner
Mobile: [REDACTED]
[REDACTED]

IBM Consulting

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 24, 2022 7:19 AM
To: Assunta Ferrante
Subject: FW: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Samhita [REDACTED]
Sent: Wednesday, March 23, 2022 5:01 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

Good afternoon,

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 Samhita [REDACTED] and I live at [REDACTED] Woodbrige, Ontario, [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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!

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 development doesn't belong here!

Also, I would like to state that the process to consider these applications seems to be a complete disregard for taxpayer dollars. Why is this application even allowed to go this far to come to city council for consideration? When there are clear guidelines already in place and the proposed site is already in breach of these guidelines it should be immediately rejected. This process shouldn't be allowed to come this far to waste time and resources that could be better utilized elsewhere. The applicant should be immediately shut down and only proceed if the proposal is in the boundaries of already defined limits. I find these constant review of applications to be disrespect of the community member and city resources time.

Thank you.

Samhita [REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 24, 2022 7:19 AM
To: Assunta Ferrante
Subject: FW: [External] We strongly oppose the proposed development for 3836 and 3850 Major Mackenzie Drive West

From: stephen sorokowski [REDACTED]
Sent: Wednesday, March 23, 2022 10:09 PM
To: DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Stephen Sorokowski [REDACTED]; Stephanie Chan [REDACTED]; Heidi Sorokowski [REDACTED]
Subject: [External] We strongly oppose the proposed development for 3836 and 3850 Major Mackenzie Drive West

To the Planning Department and the Clerks of Vaughan,

Please be advised that our family who reside on Via Campanile in Woodbridge **are strongly opposed to the proposed development for 3836 and 3850 Major Mackenzie Drive West.**

Rosanna DeFrancesca has brought this development proposal to our attention and we join her in voicing our displeasure and disgust in it.

This proposal goes against the current zoning bylaws for our residential neighbourhood.

Land developers are NOT ALLOWED to build proposals **with densities that clearly are DOUBLE and TRIPLE of the current Vaughan Official Plan.**

As Rosanna clearly has stated and indicated many times, **our Major Mackenzie Drive corridor is under attack!!!**

We will not stand by and allow this to happen.

We have property owners here on Via Campanile in Woodbridge since 2009.

Rosanna, we thank you for standing up for our community and for strongly opposing this proposed development or 3836 and 3850 Major Mackenzie Drive West.

Sincerely,
Stephen Sorokowski, Stephanie Chan-Sorokowski, Heidi Sorokowski
[REDACTED] Via Campanile
Woodbridge ON
[REDACTED]
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 24, 2022 10:10 AM
To: Assunta Ferrante
Subject: FW: [External] proposal at **3836 & 3850 Major Mackenzie Drive West**

From: [REDACTED]
Sent: Thursday, March 24, 2022 10:07 AM
To: Clerks@vaughan.ca
Subject: [External] proposal at **3836 & 3850 Major Mackenzie Drive West**

Hello,
My name is [REDACTED]
I live in [REDACTED] Hawstone Rd, Woodbridge, ON. [REDACTED]
This email is to ask the City to reject the proposal at **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 area has low buildings and is populated enough, making our roads congested. Any application for buildings above 3 stores must be rejected.
Regards
Arben

Sent from my LG Mobile

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 24, 2022 4:25 PM
To: Assunta Ferrante
Subject: FW: [External] OFFICIAL PLAN AMMENDMENT FILE OP.21.023 & ZBL File: Z.21.047

Follow Up Flag: Follow up
Flag Status: Flagged

From: agulzar@yahoo.com [REDACTED]
Sent: Thursday, March 24, 2022 12:21 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Cc: Rabia Gulzar [REDACTED]; Mohammad Gulzar [REDACTED]; Arif Shaikh [REDACTED]; Salman Gulzar [REDACTED]; Usman Gmail [REDACTED]; Abdulrehman Gulzar [REDACTED]; Abdul Gulzar [REDACTED]; Myesha Gulzar [REDACTED]; Samina Arif [REDACTED]; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>
Subject: [External] OFFICIAL PLAN AMMENDMENT FILE OP.21.023 & ZBL File: Z.21.047

Hi Regional Councillors/Councillor Rossana/Rebecca/Todd,

I am along with my family and friends am opposing the Official Plan and ZBL to permit the development of 2-12 storey residential apartment buildings with 348 units and a maximum floor space Index of 2.78 times the area of the lot.

There will be extraordinary traffic volume generated from the 2 buildings that will create an unbelievable amount of traffic and the existing roads would not be able to handle the amount of traffic and pollution since there is not enough right & left-turn lanes. The recent hospital has already congested the traffic on Major Mackenzie and 400 North ramp is always packed at the Traffic light all the way East on Jane Street and to Weston Rd on the West. Attached is a picture of the traffic jam during rush hour and this is during COVID

Additional traffic has been generated due to Major Mackenzie being a Regional Road and the opening of Hwy 427 has made the traffic standstill during rush hours.

In addition, the buildings should be focused towards the newly metropolitan Vaughan where there is ample infrastructure for Subway and busses. It does not sound right to have a high rise building right in the middle of the existing low-rise residential dwellings.

I purchased the house to live comfortably in the Woodbridge Area which is conveniently located to Kortright and walking trails along with Vellore Village Community centre and a new library to enjoy.

The buildings will be eyesore not only to the residents who have lived here for 15+ years enjoying the low rise residential, Wonderland, Kortright Conservation land, walking trails and traffic would cause a major issue on the roads, not to mention we are already paying high insurance rates and they will skyrocket with this new development.

Councillor Rossana and Council members, I request you to STOP the developer from getting approval for the high-rise buildings in the vicinity of my house.

I will welcome Townhomes or even single detached homes in this area but it would not make sense to have high-rise buildings right next to each other without approval from the local community. I understand the developers want a rate of return on their investment but to intrude in low residential areas where property owners have paid millions of dollars to live a simple life will ruin their peace of mind. There will be constant noise, and traffic volume that will be unable to control. Not to mention the pollution it will create from all these buildings that are proposed in the area which is in close proximity to the conservation lands.

We are peaceful citizens of Woodbridge and have been paying taxes in the City of Vaughan for the past 16 years so that we can retire in this area in peace close to conservation land, community centre, schools for our children and lovely neighbours. These proposed buildings will sabotage the peace of Woodbridge and will force us to live somewhere else.

If the developer gets his way, I will ask the Mayor and Councillor DeFrancesca to provide us housing somewhere where no buildings will be considered, so that we can retire and live the rest of our life in peace.

Regards,
Abdullah Gulzar and Family

Assunta Ferrante

Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Louie P [REDACTED]

Sent: Thursday, March 24, 2022 11:17 AM

To: Clerks@vaughan.ca

Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello, I am a resident of Vaughan and I support Rosanna is the blocking of the condominium development. Is this email enough or do I need to include more?

Also, I have other residents who are against this development so do they need to individually send an email or can I include the names in one email?

Let me know, thanks.

Louie

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, March 25, 2022 9:46 AM
To: Assunta Ferrante
Subject: FW: [External] File OP21.023 & Z 21.047 (3836 &3850 Major Mackenzie Dr. West) Public Meeting Of April 5 2022 7 PM
Attachments: APPLICATION FILE-OP21_023 and Z_21-047.pdf

From: ron basso [REDACTED]
Sent: Thursday, March 24, 2022 10:21 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Subject: [External] File OP21.023 & Z 21.047 (3836 &3850 Major Mackenzie Dr. West) Public Meeting Of April 5 2022 7 PM

Please find attached our comments for the public meeting of April 5, 2022-7PM on 3836 and 3850 Major Mackenzie Dr. West. File OP21.023 and Z 21.047. As we will not be making a presentation, I hope you can find some time to look at it.

Ron Basso

March 24, 2022

Clerks@vaughan.ca

Developmentplanning@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@vaughan.ca, alan.shefman@vaughan.ca, maurizio.bevilacqua@vaughan.ca, rebecca.roach@vaughan.ca.

PLANNING APPLICATION FILE-0P21.023 and Z.21.047. (3836 & 3850 Major Mackenzie Drive West). Public meeting for April 5, 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 building heights, high densities, high traffic congestion and healthy community issues. **As we will not be making a presentation, we hope you will have time to read this.**

1-Density and healthy communities

This application like 3812 Major Mackenzie Drive, based on PLANit, the Vaughan online application viewer, shows frequent revision to plans and changes in corporate or personal ownership. This practice cannot be good for good healthy timely supply of housing. This practice may merit further consideration by the city of Vaughan.

High density housing is inappropriate for this area because it is in the proximity of a family oriented community. Denser places are known to have higher mortality rates due to city related stresses that result from differences among people and the higher level of competition among people. Well planned, lower density family communities with adequate school spaces have better social and health outcomes both physical and physiological compared to high density communities that may require persistent policing to enforce acceptable social norms.

2 Traffic

Major Mackenzie Dr. is now open to the Hwy 427 and is also a route to Canada Wonderland and the Cortellucci Vaughan hospital. Already current traffic levels on Major Mackenzie Dr show car cues on all lanes that completely extent as a minimum from one traffic light to the next traffic light. This cannot be good for very frequent and loud fire and ambulances vehicles that are critical to the health and safety of Vaughan citizens.

It is expected that each application in the area will or had significantly underestimated the traffic levels because either some applicants **did not carry out a traffic study** or some developments were not included in the new applications for approval. (Refer to previous communication C186 for 3812 Major Mackenzie Dr West for examples).

Vehicle access to the proposed development is from the existing residential streets. This development alone has the potential, without adding future and current developments in the immediate area, to have long traffic cues at Sydney Circle, Sandwell Street, Sunset Terrace and Farooq Blvd to reach either Major Mackenzie Dr and Weston Road.

Road A (Sunset Terrace) an extension of the current Sunset Terrace intended to connect Major Mackenzie Drive to Farooq Blvd is half on this proposed development and the other half on the proposed development for 3812 Major Mackenzie Drive. It is not clear if this road will allow both right and left turns onto Major Mackenzie Drive. This application also plans for on street parking, this will continue to severely congest traffic flows in local neighborhood streets. See a sample picture at the end.

General development issues

This application will reduce property value in the area, transform the character of the area, change citizens' life style and their financial, physical and physiological well being. These lands were previously approved (August 15, 2020) for 6 blocks of RT1 zoning and 1 Block RR zoning. Shortly after the above approval, on September 2021, the applicant filed the current application for a change to 4 block of RT1 and RA3 zoning. This was despite the knowledge that on April 20, 2021, Council resolved to continue processing development applications in the Vellore Centre under the existing framework in VOP 2010.(Local centre and community area, low rise residential and low rise mixed use).

We hope you see fit to reject this application and continue to enforce the Vellore centre policies and specifically in terms of heights and density.

PLEASE CONTINUE TO KEEP US INFORMED.

Sandwell Street looking east
towards the current proposed development.




Electronic signature
Ronald Basso
Muzich Place Woodbridge Ontario

For: Stefanie Basso, Alessandra Basso, Ronald Basso and Tudor Cacenco

Assunta Ferrante

Subject: FW: [External] I OPPOSE this Proposal!!

From: Annie Ferrante [REDACTED]

Sent: Friday, March 25, 2022 12:10 PM

To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>

Subject: [External] I OPPOSE this Proposal!!

I will **NOT** support this application in its current form! It violates the VOP and it not conducive to the village like qualities that Vellore Village in intended to be. Infrastructure and transit cannot support this proposal. LEAVE US ALONE!

Collectively we can and we will make a difference. We've done it in the past and we can do it again. I have shared this ridiculous plan with my neighbours and I encourage them to speak up and against this proposal.

Anne Ferrante

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 25, 2022 12:45 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed development at 3836 & 3850 Major Mackenzie Drive West

From: Michael Su [REDACTED]
Sent: Friday, March 25, 2022 11:36 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed development at 3836 & 3850 Major Mackenzie Drive West

My name is Michael Su and I currently live at [REDACTED] Alba Avenue, [REDACTED], ON.

I have heard that there is a proposed development at 3836 and 3850 Major Mackenzie Drive West and I would like to attend the public consultation meeting. Would it be possible to send a link and additional details?

In general, I believe that our neighborhood would benefit from the additional density, including more foot traffic for our many restaurants and amenities nearby. More density would also make it feasible to improve public transportation. In addition, I believe that more homes being built will alleviate our provincial housing crisis that is making the cost of living unaffordable for many Ontarians.

Thank you,
Michael

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, March 25, 2022 2:01 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: D Savoia [REDACTED]
Sent: Friday, March 25, 2022 1:34 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello Vaughan's Development Planning office,

I am writing to you regarding the proposed development for 3836 and 3850 Major Mackenzie Drive West.

I am completely against this proposal. Being a resident of Vaughan for over 20 years, I am appalled by all the proposed monstrosities in our residential areas. These high-density proposed developments are NOT aligned with Vaughan's official plan. I could entertain and possibly consider this proposal if it were along Hwy 7 near Vaughan's city center, however, Major Mackenzie and Weston Road is NOT Vaughan's city center. A 12-storey apartment building does NOT belong here! Has the developer considered the impact this proposed density increase will have on the area as a whole, including traffic congestion? This developer needs to go back to the drawing board!

Please confirm receipt of my concern and complaint.

Regards,
Dina Savoia
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 10:00 AM
To: Assunta Ferrante
Subject: FW: [External] FORMAL OBJECTION TO PROPOSED ZONING AND SITE PLAN APPLICATION FOR 3836 & 3850 Major Mac West

From: Eric Niu [REDACTED]
Sent: Sunday, March 27, 2022 9:19 AM
To: Clerks@vaughan.ca
Subject: [External] FORMAL OBJECTION TO PROPOSED ZONING AND SITE PLAN APPLICATION FOR 3836& 3850 Major Mac West

Dear Sir or Madam,

FORMAL OBJECTION TO PROPOSED ZONING AND SITE PLAN APPLICATION FOR NORTHWEST CORNER OF WESTON ROAD AND MAJOR MACKENZIE 3836& 3850 Major Mac West

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]

It is confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Mr. Steven Cescolini and Mrs. Rosalia Cescolini

March 28, 2022

■ Cetona Avenue
Vaughan Ontario

To the Clerks Department City of Vaughan, Development Planning, and Ward 5 councillor, Rosanna Defrancesca

I am writing in regards to the proposed amendment to the Official Plan and Zoning By-law by NJS Developments Inc., Official Plan Amendment File OP.21.023, Zoning By-law Amendment File Z.21/.047, regarding 3836 and 3850 Major Mackenzie West.

We have lived within the City of Vaughan since 1986, currently residing in the Vellore Village subdivision, at ■ Cetona Avenue.

Over the last thirty years we have witnessed the city grow in population, commercial and industrial density. Along with this growth there have inevitably been many traffic concerns in regards to lack of adequate roadways, congestion and safety, environmental concerns in regards to pollution, water, garbage collection and disposal, and infrastructure concerns, such as lack of elementary and secondary schools, community centres, places of worship, and government offices such as Service Ontario and Federal offices.

Although the City is continuing to work at addressing these various issues, it will take much time. The proposed amendment change by NJS Developments Inc., will only exacerbate all these issues.

The City of Vaughan needs to address our current infrastructure, environmental and service issue needs, in conjunction with the current approved construction of residential projects, and cannot support such an increase of population density at this time. The proposal to increase the FSI by 2.78 times the area of the lot is ludicrous. There is no way the infrastructure, amenities, and services can possibly support such an increase in population density at this location within the City of Vaughan. To put it simply, the project is inappropriate for the location.

The proposed application for the Weston Road and Major Mackenzie Drive will in no way ameliorate the lives of current Vaughan residents, nor will it benefit the potential dwellers of such a project. This is not the proper project for the subject lands. I would ask the applicant to re consider the project and propose a design that meets the scale of the land, meets the original Official plan and Zoning By-Law created by the City of Vaughan and was approved by the Ontario Municipal Board 2010, and furthermore can address the various challenges the City needs to meet now and the immediate future.

Mr. Steven and Mrs. Rosalia Cescolini

Sincerely Mr. and Mrs. Cescolini

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 10:00 AM
To: Assunta Ferrante
Subject: FW: [External] Development at 3836 and 3850 Major Mackenzie

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

From: Angela P. [REDACTED]
Sent: Sunday, March 27, 2022 8:20 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Subject: [External] Development at 3836 and 3850 Major Mackenzie

Dear Councillor De Francesca, the City Clerks office and the Development/planning Department.

I am writing to let you know of my opposition to the current proposal for development at 3836 and 3850 Major Mackenzie.

I am a long time resident of the Vellore woods area. I am concerned with the continued applications for development in the area with density increases that are enormous. The area already seems to be overflowing - traffic is a nightmare in the area. And even with the proposed widening of roads- this will not solve the issue. Because of this we need to look at the increasing density in the area.

Currently this proposal is incompatible with the existing community. My understanding is that it is also currently against the official zoning for the area. The FSI is far too high. I don't understand why these applications continue to be submitted when there are existing plans in place that should deter them.

I am not against development- I understand that it is important. However I am troubled by the fact that these applications continue to be submitted without working with the community that currently lives there. In fact, the community that lives there are the people who make the community what it is- and when people are unhappy- the sense of belonging to a community suffers.

I ask that members of council, oppose this development in its current form and ask the developer to continue to work with the ratepayers associations in the area, for a better plan that the community can be happy with.

I thank you for allowing me the opportunity to voice my concern and opposition.

Regards

Angela Pisan
Resident of Wildberry Crescent

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 1:22 PM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, March 28, 2022 12:40 PM
To: Sherry Yu [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Ying,

Thank you once again for standing up for community. I'm frustrated as well that we find ourselves in yet another fight for our neighbourhood.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You also have the option to speak live at the Public Hearing, you will need to pre-register by filling out the [Request to Speak Form](#)

Sincerely,
Rosanna

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

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



From: Sherry Yu [REDACTED]
Sent: March 25, 2022 9:03 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello, I am a resident of Vaughan and I support Rosanna DeFrancesca's, the blocking of the condominium development on Major MacKenzie drive.

My name is: Ying(Sherry) Yu

My address is: [redacted] Manordale Cres., Woodbridge ON [redacted]

Thanks.

Sherry

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>

Sent: March 16, 2022 5:23 PM

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 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

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 2:09 PM
To: Assunta Ferrante
Subject: FW: [External] 3836-3850 major Mackenzie

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, March 28, 2022 2:08 PM
To: Damiano [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] 3836-3850 major Mackenzie

Hi Damiano,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5 minute period at the time of the Public Meeting.

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: Damiano [REDACTED] >
Sent: March 28, 2022 1:37 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3836-3850 major Mackenzie

Have been a resident of the Vellore area for over 10 years. I strongly oppose this project due to lack of infrastructure and transit. This project would cripple the area!

Thank you for your ongoing commitment in fighting this.

Damiano

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 2:30 PM
To: Assunta Ferrante
Subject: FW: [External] Development on **3836 & 3850 Major Mackenzie Drive West**

From: farhad doost [REDACTED]
Sent: Monday, March 28, 2022 2:22 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Development on **3836 & 3850 Major Mackenzie Drive West**

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 Farhad Khashayardoost and I live at [REDACTED] Vellore Woods Blvd. By way of this email, I would like to OBJECT to the proposal at **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!** 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. (I moved from downtown to uptown to get rid of traffic). 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.

Regards,

Farhad Khashayardoost.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 2:30 PM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc.

From: Kaidanovich, Kristina [REDACTED]
Sent: Monday, March 28, 2022 2:23 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] NJS Developments Inc.

This is in regards to: 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 Kristina Kaidanovich and I live at [REDACTED] canvasback dr in vellore woods.

By way of this email, I would like to OBJECT to the proposal at **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. 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!

Get [Outlook for iOS](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 2:38 PM
To: Assunta Ferrante
Subject: FW: [External] Re: NJS Developments Inc.

From: Asya Boskovic [REDACTED]
Sent: Monday, March 28, 2022 2:38 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Re: NJS Developments Inc.

This is in regards to: 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 Asya boskovic and I live at [REDACTED] headwind blvd, Woodbridge ON

By way of this email, I would like to OBJECT to the proposal at **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. 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!

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 4:10 PM
To: Assunta Ferrante
Subject: FW: [External] Opposing proposition for 3836 & 3850 Major Mackenzie Drive West

From: C Chiefalo [REDACTED]
Sent: Monday, March 28, 2022 2:53 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>;
DevelopmentPlanning@vaughan.ca
Subject: [External] Opposing proposition for 3836 & 3850 Major Mackenzie Drive West

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 Christina & Pat Chiefalo and we live at [REDACTED] Timberland Drive.

By way of this email, I would like to OBJECT to the proposal at **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!

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!

Kindly
Christina & Pat Chiefalo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, March 28, 2022 4:10 PM
To: Assunta Ferrante
Subject: FW: [External] Re: 3836 & 3850 Major Mackenzie West Development

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

From: Sharmi [REDACTED]
Sent: Monday, March 28, 2022 3:09 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: 3836 & 3850 Major Mackenzie West Development

This is to confirm my strong objection to the proposed development at 3836 and 3850 Major Mackenzie St 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.

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
Sharmi

Sent from my iPhone

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 9:03 AM
To: Assunta Ferrante
Subject: FW: [External] Re: refusal of applicant NJS developments

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

From: Nancy Blunt [REDACTED]
Sent: Monday, March 28, 2022 6:22 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: refusal of applicant NJS developments

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 Nancy Blunt and I live on Andrew Hill Dr in Woodbridge, near the proposed area.

By way of this email, I would like to OBJECT to the proposal at **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.

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, if that.

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!

Regards,
A frustrated resident of Woodbridge of over 30 years!

Nancy Blunt

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 9:03 AM
To: Assunta Ferrante
Subject: FW: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Vanessa Barbieri [REDACTED]
Sent: Monday, March 28, 2022 6:50 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Priolo and I live at [REDACTED] Trudeau Dr

By way of this email, I would like to OBJECT to the proposal at **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!

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 Barbieri-Priolo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 9:03 AM
To: Assunta Ferrante
Subject: FW: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

From: Gino Priolo [REDACTED]
Sent: Monday, March 28, 2022 6:51 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Gino Priolo and I live at [REDACTED] Trudeau Dr

By way of this email, I would like to OBJECT to the proposal at **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!

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!

Gino Priolo

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 9:03 AM
To: Assunta Ferrante
Subject: FW: [External] 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

From: Voula Cicchelli [REDACTED]
Sent: Monday, March 28, 2022 7:03 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 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

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 Voula Cicchelli and I live at [REDACTED] Hawkview Blvd., Woodbridge Ont [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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!

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

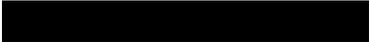
As it stand before you today, we ask Council to REJECT this application and send the Developer back to the drawing board, and ask them to continue to work with the ratepayers associations to come up with a better plan.

This one doesn't belong here!

Voula Cicchelli RHN, CSN, NNCP

t: [REDACTED]
e: voula.cicchelli@gmail.com
w: www.voulacicchelli.com

Pine Wood Estates Rate Payers Association



March 25th, 2022

VIA EMAIL ONLY - clerks@vaughan.ca

City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1

Attention: Clerks Department

RE: Proposal of 3836 & 3850 Major Mackenzie Drive West to Permit the Development of 2 - 12 Storey Residential Apartment Buildings

On behalf of the members of the Pinewood Estates Ratepayers Association this letter is hereby submitted to express our strong opposition to the above-referenced developments, based on the following facts:

- 1) The Floor Space Index (FSI) requested by the applicant is 2.78 times the area of the lot.
- 2) The magnitude of the proposed development contravenes Vaughan's current Official Plan and is triple the allowable density currently permitted.
- 3) The density cannot be justified with the traffic studies.
- 4) Sewer and water-main allocation is also insufficient to support the development.
- 5) If this magnitude of development is permitted, it will set a dangerous precedent for other developments of this magnitude and result in significant negative impacts on the existing community, some of which are referenced herein.
- 6) If the proposal is approved as requested, it will bring a significant increase in population and add strain to police and fire services to the Community.

Proposal of 3836 & 3850 Major Mackenzie Drive West
March 25th, 2022
Page 2

- 7) Local school enrollments which are already at capacity will be further burdened to accommodate potential increases in student enrollment, thereby adversely affecting quality of education.
- 8) The proposed application would cause significant stress and undue costs to the City and its taxpayers.

We strongly encourage Council to reject the Application as presented.

Sincerely,
Executive Committee of Pinewood Estates

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 9:03 AM
To: Assunta Ferrante
Subject: FW: [External] 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

From: Rosemary Forte Santos [REDACTED]
Sent: Monday, March 28, 2022 9:36 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>;
DevelopmentPlanning@vaughan.ca
Subject: [External] 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

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 Rosemary Forte Santos and I live at [REDACTED] Cormorant Crescent, Woodbridge, ON.

By way of this email, I would like to **OBJECT** to the proposal at **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.**

There are many 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. 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, to come up with a better plan. This one doesn't belong here!

Thank you

Rosemary Forte Santos

Sent from [Outlook](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 9:04 AM
To: Assunta Ferrante
Subject: FW: [External] Subject: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

From: Nicki Ciarlandini [REDACTED]
Sent: Monday, March 28, 2022 9:50 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Subject: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

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 Nicki Ciarlandini and I live at [REDACTED] Skylark Dr, Woodbridge, ON.

By way of this email, I would like to OBJECT to the proposal at **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.**

There are many 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. 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, to come up with a better plan. This one doesn't belong here!

Thank you

The Ciarlandini's

Sent from [Outlook](#)

Get [Outlook for iOS](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 9:04 AM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc.

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

From: Sabrina Iacopini [REDACTED]
Sent: Tuesday, March 29, 2022 6:00 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] NJS Developments Inc.

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 Sabrina Iacopini and I live [REDACTED] Foxhunt Drive.

By way of this email, I would like to OBJECT to the proposal at **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!

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 10:06 AM
To: Assunta Ferrante
Subject: FW: [External] 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

From: Rebecca Roach <Rebecca.Roach@vaughan.ca>
Sent: Tuesday, March 29, 2022 9:58 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Ward 3 Support Staff <ssward3@vaughan.ca>; [REDACTED]
Subject: FW: [External] 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

Good morning Clerks,

Please see the below noted email from Sandra for inclusion in the public record as it relates to the above note development applications.

Regards,

Rebecca Roach, Hon. B.A., MSc. Pl.
Planner

905-832-8565, ext. 8626
rebecca.roach@vaughan.ca

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



From: DevelopmentPlanning@vaughan.ca <DevelopmentPlanning@vaughan.ca>
Sent: Tuesday, March 29, 2022 9:28 AM
To: Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: FW: [External] 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

Hi Rebecca,

Please see email below.

Thank you

Marisa Cortese
Citizen Service Representative
905-832-8585 | marisa.cortese@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
www.vaughan.ca



From: sandra f [REDACTED]
Sent: Monday, March 28, 2022 11:06 PM
To: DevelopmentPlanning@vaughan.ca
Subject: [External] 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

Hi My name is Sandra Forte Franzese and I live at [REDACTED] Fox Hound Crescent, Woodbridge, ON [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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.**

There are many 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. 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, to come up with a better plan. This one doesn't belong here!

Thank you,
Sandra Forte Franzese and Family

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 10:16 AM
To: Assunta Ferrante
Subject: FW: [External] Fwd: Letter of opposition

From: Matt Porretta [REDACTED]
Sent: Tuesday, March 29, 2022 10:14 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Fwd: Letter of opposition

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 **Matthew Porretta** and I live at [REDACTED] **Andrew Hill Dr.**

By way of this email, I would like to OBJECT to the proposal at **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!

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!

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 10:20 AM
To: Assunta Ferrante
Subject: FW: [External] Letter of opposition

From: Andia Porretta [REDACTED]
Sent: Tuesday, March 29, 2022 10:17 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Letter of opposition

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 **Andia Porretta** and I live at [REDACTED] **Andrew Hill Dr.**

By way of this email, I would like to OBJECT to the proposal at **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!

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!

--
Andia Porretta

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, March 29, 2022 11:22 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to NJS Developments Inc. at 3836 & 3850 Major Mackenzie Drive West

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nancie Drouin [REDACTED]
Sent: Tuesday, March 29, 2022 11:20 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to NJS Developments Inc. at 3836 & 3850 Major Mackenzie Drive West

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 Nancie Drouin and I live at [REDACTED] Calera Cres, Woodbridge, ON.

By way of this email, I would like to OBJECT to the proposal at **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!*** There are a number of reasons why this proposal is UNACCEPTABLE in our community, but the most important are COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning Traffic.

The proposed condo height is unacceptable. If condos are proposed, they shouldn't be more than 6 stories. The FSI proposed is unworkable and needs to be lowered. It's part of the Vellore Village District Centre so they should be abiding by its urban design and scale. We ask the Council to REJECT this application and send the Developer back to the drawing board to work with the ratepayers associations to come up with a better plan.

Regards.

Nancie Drouin
[REDACTED] Calera Cres
Woodbridge, ON
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 9:20 AM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: ADRIANA IACOPINI [REDACTED]
Sent: Tuesday, March 29, 2022 10:09 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] 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 Adriana Iacopini and I live at [REDACTED] Oland Drive, Vaughan, ON

By way of this email, I would like to OBJECT to the proposal at **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!

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!

**Thank you,
Adriana Iacopini**
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 9:21 AM
To: Assunta Ferrante
Subject: FW: [External] Letter of opposition

From: Happy Saini [REDACTED]
Sent: Tuesday, March 29, 2022 11:02 PM
To: Clerks@vaughan.ca; rossanadefrancesca@vaughan.ca; RosannaDeFrancesca@vaughan.ca
Subject: [External] Letter of opposition

Here's the email you can send in:

Clerks@vaughan.ca
Rosanna.DeFrancesca@vaughan.ca

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 Kuljit Saini and I live at [REDACTED] Andrew Hill Dr, Vaughan ON [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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!

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.

Regards,
Kuljit Saini

Get [Outlook for iOS](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 10:02 AM
To: Assunta Ferrante
Subject: FW: [External] RE:APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: ESRA SAHIN IPEK [REDACTED]
Sent: Wednesday, March 30, 2022 9:38 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: ESRA SAHIN IPEK [REDACTED]
Subject: [External] RE:APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

My name is Esra Ipek and I live on Sedgewick place which is located between Weston Rd and Major Mackenzie in Woodbridge

By way of this email, I would like to OBJECT to the proposal at **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!

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!

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

Esra Ipek

Get [Outlook for Android](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 10:05 AM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: NR5H [REDACTED]
Sent: Wednesday, March 30, 2022 9:52 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

My name is Nuran Yilmazkan-Koca and I live on Vellore Woods place which is located between 400 and Major Mackenzie in Woodbridge.

By way of this email, I would like to OBJECT to the proposal at **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!

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!

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

Regards

Nuran Yilmazkan-Koca

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 10:07 AM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Nuran Koca [REDACTED]
Sent: Wednesday, March 30, 2022 9:59 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

My name is Behlul Koca and I live on Vellore Woods place which is located between 400 and Major Mackenzie in Woodbridge.

By way of this email, I would like to OBJECT to the proposal at **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!

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!

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

Regards
Nuran Yilmazkan-Koca

Behlul Koca

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 11:26 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Parag Datta [REDACTED]
Sent: Wednesday, March 30, 2022 11:00 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Good Morning

I am a Vaughan resident at Vellore Village and I want to express my views and concerns about this proposed development.

As we have seen with many recent proposals, the developers have taken the liberty to up their ask from low rise to high rise. While I fully understand the need for affordable housing, what the developers are doing here is pure greed in the name of affordability and densification.

The vellore village area is already dense and is a home for many young families who needs living space, parks and access to good schools and a reasonable level of traffic. These kinds of proposals in a non transit corridor is a direct attach to the area and its residents and should be rejected outright.

I really hope the decisions makes and city councillors can send the greedy developer back to the drawing board to propose some thing that make more sense for existing and new residents and not focus solely on lining their pockets.

Parag

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 12:37 PM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Derya Hidir <dhidir@trustflooring.com>
Sent: Wednesday, March 30, 2022 12:33 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

My name is Derya Hidir.

By way of this email, I would like to OBJECT to the proposal at **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!

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!

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

Thank you

Derya Hidir

Trust Flooring Group

4965 Steeles Avenue W

M9L 1R4

416-745-8518 EXT 240

dhidir@trustflooring.com

March 30, 2022

Email: Rosanna.DeFrancesca@vaughan.ca

And Clerks@vaughan.ca

Re: NJS Developments
Application 19T-14V001
Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047

This is to confirm my strong objection to the subject application at 3836 and 3850 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.

Regards,



Salvatore Cavarretta

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 2:04 PM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc.

From: roberta pigat [REDACTED]
Sent: Wednesday, March 30, 2022 1:54 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] APPLICANT: NJS Developments Inc.

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 ___ Roberta Pigat _____ and I live at ___ [REDACTED] Hawkview
Blvd _____

By way of this email, I would like to OBJECT to the proposal at **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

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.

1. Traffic is a nightmare
2. Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable
3. 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!

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 2:26 PM
To: Assunta Ferrante
Subject: FW: [External] RE:APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Shireen D [REDACTED]
Sent: Wednesday, March 30, 2022 2:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] RE:APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

My name is Sherin DiPronio and I live on Sedgewick place which is located between Weston Rd and Major Mackenzie in Woodbridge

By way of this email, I would like to OBJECT to the proposal at **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!

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!

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

Sherin DiPronio

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 2:51 PM
To: Assunta Ferrante
Subject: FW: [External] **3836 & 3850 Major Mackenzie Drive West**

From: Susan Nigro [REDACTED]
Sent: Wednesday, March 30, 2022 2:36 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] **3836 & 3850 Major Mackenzie Drive West**

To whom it may concern,

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.

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

Sent from [Outlook](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 3:22 PM
To: Assunta Ferrante
Subject: FW: [External] Fwd: RE:APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Zuhra Urkan [REDACTED]
Sent: Wednesday, March 30, 2022 3:21 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Fwd: RE:APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

My name is Zuhra Urkan and I live on Headwind boulevard which is located between Weston Rd and Major Mackenzie in Woodbridge

By way of this email, I would like to OBJECT to the proposal at **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!

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!

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

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 4:17 PM
To: Assunta Ferrante
Subject: FW: [External] 3836 & 3850 Major Mackenzie Drive West

From: Mara Mian [REDACTED]
Sent: Wednesday, March 30, 2022 3:43 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3836 & 3850 Major Mackenzie Drive West

I have no words to express my disappointment in our Council as a whole on the amount of density and more condos that are springing up like weeds and continuing to happen.

when is it going to stop and/or become reasonable!!!!!!!!!!!!!!

The traffic, the accidents, the congestion, the infrastructure.. With all the land there is north of Woodbridge, why continue with skyscrapers? We are not New York City and i hope it never happens.

I'm really beginning to hate living in Woodbridge that i have loved since 1983.

Please stop and/or reduce to something we can all live with. Not all of us can live in 5,000 SF homes with 2 1/2 acres to have any type of privacy or enjoy some "green space".

regards, concerned citizen, Mara

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Wednesday, March 30, 2022 4:18 PM
To: Assunta Ferrante
Subject: FW: [External] OBJECTION to NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

From: Daniela Pantaleo [REDACTED]
Sent: Wednesday, March 30, 2022 3:44 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] OBJECTION to NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

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 Daniela Pantaleo and I live at [REDACTED] Maria Antonia Rd.

By way of this email, I would like to OBJECT to the proposal at **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

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!

Thank you,

Daniela Pantaleo
Sent from my iPhone

Assunta Ferrante

From: Ljubica bibulovic [REDACTED]
Sent: Wednesday, March 30, 2022 4:31 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] RE:APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

To whom it may concern,

My name is Ljubica Bibulovic, and I live on Sedgewick Place, located on Weston Rd and Major Meckenzie intersection, in Woodbridge.

By way of this email, I would like to OBJECT to the proposal at **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!

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, even now with the existing population.

Condominium buildings are completely unacceptable,

Especially because of the fact, when we were buying our house, we were told that in this area ONLY townhouses and houses are going to be built, LOW residential, and condo building is not in that category.

Knowing that city of Vaughn is in hands of people of moral integrity, I have strong faith that you will not allow your existing citizens to be betrayed.

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!

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

Ljubica Bibulovic

Get [Outlook for Android](#)

Assunta Ferrante

From: Nadi Larocque [REDACTED]
Sent: Wednesday, March 30, 2022 4:53 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Proposed development for 3836 and 3850 Major Mackenzie Dr West

Hi, Can you please speak for me? It's about the purpose for new buildings on 3836 and 3850 Major Mackenzie Drive West near 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, Purlator, 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!

Assunta Ferrante

From: Teresa Pittari [REDACTED]
Sent: Wednesday, March 30, 2022 6:56 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] 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

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 Teresa Pittari and I live at [REDACTED] Montreaux Cres

By way of this email, I would like to OBJECT to the proposal at **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

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!

Assunta Ferrante

From: [REDACTED]
Sent: Wednesday, March 30, 2022 8:32 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External]

My name is Derya Peker and I live on Sedgewick place which is located between Weston Rd and Major Mackenzie in Woodbridge

By way of this email, I would like to OBJECT to the proposal at **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!

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!

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

Derya Peker

Assunta Ferrante

From: e ing [REDACTED]
Sent: Wednesday, March 30, 2022 8:58 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Proposed development on 3836 and 3850 Major Mackenzie Dr.

Dear Ms DeFrancesca,

I'm writing to you as a concerned resident within the area of the proposed development at 3836 and 3850 Major Mackenzie Drive.

The proposed plan for town homes fits well however I'm opposed to the apartment development proposal. Its colossal for an area zoned for townhomes and will destroy the existing beautiful neighborhoods with concrete jungles? Many of us have moved to Vaughan to avoid the big high rises in the city.

Why doesn't the developer make the entire subject lands into townhome blocks which is much better suited for the area?

The infrastructure in this area will not be able to support another proposed 300 plus residential units and townhome blocks. Our roads are already congested and it will be nightmarish if this goes thru.

Please consider the concerns of the residents of Vaughan and put a STOP to this proposed 3836 and 3850 Major Mackenzie Drive development.

Regards,

Esther Sollazzo

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

Assunta Ferrante

Subject: FW: [External] RE: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>

Sent: Thursday, March 31, 2022 8:48 AM

To: Patricia Teixeira [REDACTED]; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>

Subject: RE: [External] RE: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Good morning Patricia,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil) by clicking the link, registration to watch is not required.

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5 minute period at the time of the Public Meeting.

Sincerely,

Rosanna

From: Patricia Teixeira [REDACTED]

Sent: March 30, 2022 3:16 PM

To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>

Subject: [External] RE: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Ms DeFrancesca

I also DO NOT support this application. Thanks for bringing it up to our attention. It does not follow the recommendations or policies of buildings to be build in our community and is quite a monster.

I hope to attend and listen in this event on April 5. Do I just click on the Watch Live link to join?

Thanks

Patricia Teixeira

[REDACTED] *Major Mackenzie Dr Resident*

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 31, 2022 1:58 PM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Thursday, March 31, 2022 1:18 PM
To: Nick Armata [REDACTED]
Cc: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Nick,
Thank you once again for standing up for community. I'm frustrated as well that we find ourselves in yet another fight for our neighbourhood.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You also have the option to speak live at the Public Hearing, you will need to pre-register by filling out the [Request to Speak Form](#)

Sincerely,
Rosanna

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

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



From: Nick Armata [REDACTED]
Sent: March 24, 2022 11:57 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

I agree with you Rosanna, I am also apposed to this design.

Thanks for your support
Nick Armata

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 31, 2022 1:58 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Importance: High

From: Mazen Faraj [REDACTED]
Sent: Thursday, March 31, 2022 12:57 PM
To: 'Thomas Pechkovsky' <tom.pechkovsky@ycdsb.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Cc: 'Domenic Scuglia' <domenic.scuglia@ycdsb.ca>; [REDACTED]
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West
Importance: High

Good morning all, hope you are safe and healthy.

It is unfortunate that I have to take away from your busy schedules to reopen yet again the same topic that we discussed just earlier this month. This is in regards to the second proposed project that would be built at **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.**

In brief, we are repeating the same argument from not even a few weeks ago, so please help me understand the process as I am now confused.

Earlier this month there was a public City of Vaughan meeting where we discussed the unacceptable nature of the proposed 5 high to midrise residential buildings that would bring 3000 residential units and raise the FSI to 5.78 (FILES: OP.21.019, Z.21.040).

The key summary points from that March City of Vaughan public meeting were:

- **FSI of 5.78 is a silly proposition for the Vellore Village, period.** That would completely eradicate the family and suburban nature of our neighbourhood.
- **Traffic, Infrastructure and School systems were not planned to absorb such an increase in capacity.**
- **It was wasteful for City of Vaughan valuable resources, and residents** to even discuss such a proposition.

Now, not even a month later, we are discussing yet again another project that proposes adding yet another 348 Units with an FSI of 2.78. I must be missing something. This is a cyclical argument. Why did we even entertain this application when we just shunned a similar one not even a month ago !

Thomas, as per your update from earlier this month given the 3000 additional units, “Guardian Angel does not have any excess capacity at this time. “ and “The impact of the 3000 residential units on Guardian Angels is difficult to predict.” It is safe to assume that adding yet another 348 units to your projection formulas would decrease the accuracy of the projected demand, making portables a reality for our kids. **Will this change the YCDSB projections and the need for schools? Please advice.**

Maurizio, thank you for your valuable time. You eloquently called out in the last public meeting that the 3000 Unit development was wasteful for everyone’s time, yet history continues to repeat itself. Would value your thoughts on what process should change to stop this cycle.

Rosanna, thank you for all your attention to this matter. Please use this email as a concerned city of Vaughan parent. I am sure you are aware, school capacity and traffic is a current problem in our community. Not sure how 3000 additional condo units would be accommodated for, and yet now we add another 348 units to this mix. This is simply wasteful to everyone's agendas and busy lives.

Stay safe and I look forward to your collective action.

Sincerely,
Mazen Faraj

From: Thomas Pechkovsky [<mailto:tom.pechkovsky@ycdsb.ca>]

Sent: February 28, 2022 3:27 PM

To: Mazen Faraj

Cc: Domenic Scuglia; Loretta Piccoli; Elizabeth Crowe; [REDACTED]; rosanna.defrancesca@vaughan.ca

Subject: Re: Proposed development Major Mackenzie & Weston Rd

Mr. Faraj,

Further to our call today, for the benefit of others that are copied here I wanted to document some of our discussion.

1. Forecasted Enrolment Decline - The enrolment projections for Guardian Angels indicates the schools enrolment is peaking over the next several years with some anticipated decline over the long term. The impact of the 3000 residential units on Guardian Angels is difficult to predict. Staff will be monitoring the construction timing and yields, however at this time the proposed buildings are is not expected to require significant additional accommodation at Guardian Angels. This accommodation would likely be provided by adding portable classrooms to the site.

2. Excess Capacity - some of our surrounding schools such as St. Veronica and St. Agness of Assisi do have some available capacity and projected further decline and either of these schools could possibly serve as the receiving school if required. Guardian Angel does not have any excess capacity at this time.

Tom Pechkovsky (He/Him) BES, MCIP, RPP,
Coordinating Manager of Planning and Operations

York Catholic District School Board
320 Bloomington Road West
Aurora, Ontario,
L4G 0M1

T. 905 713 1211 ext 12374
Tom.Pechkovsky@YCDSB.CA

On Mon, Feb 28, 2022 at 12:58 PM Mazen Faraj [REDACTED] wrote:

Thank you Dom, appreciate your update and attention.

Thomas, would value understanding from you the following two points:

- “forecasted decline in enrollment” – can you please clarify what this forecast entails? I would value understanding how there would be a forecasted decline in enrolment when we are projecting building 3,000 residential units. I may be missing something here.
- “excess capacity at some of the surrounding schools” – Can you please let me know which schools you are referring to that actually have excess capacity? Does Guardian Angles Catholic have excess capacity? Would value a list of neighboring schools with capacity.

Loretta, taking the liberty of including you on this thread. If I am reaching you in error, please let me know.

Does Guardian Angles currently have any excess capacity? To my understanding, we just reached capacity, but I may be mistaken. Would value your update.

As a concerned parent, and resident of this community, I appreciate the collective attention to this matter. Schools and traffic concerns are real. I live right on Lawford road and I know the traffic concerns and capacity issues that both Jonny Lombardi and Guardian Angles face every single morning. Traffic is backed-up every morning on Lawford from Stanton to Major Mackenzie. Would value your action.

Looking forward to your update.

Sincerely,

Mazen Faraj

[REDACTED]

[REDACTED]

From: Domenic Scuglia [mailto:domenic.scuglia@ycdsb.ca]

Sent: February 28, 2022 11:38 AM

To: Mazen Faraj

Cc: Elizabeth Crowe; [REDACTED]; rosanna.defrancesca@vaughan.ca; Thomas Pechkovsky

Subject: Re: Proposed development Major Mackenzie & Weston Rd

Good morning,

I spoke with our planning department and they are aware of the application. The 3,000 units does represent some potential pressure on the existing school however given the forecasted decline in enrollment, and excess capacity at some of the surrounding schools an additional school site is not required.

We will continue to monitor the timing and potential impacts of this development and will consider the realignment of this portion of the Guardian Angels's boundary with an alternative school if required.

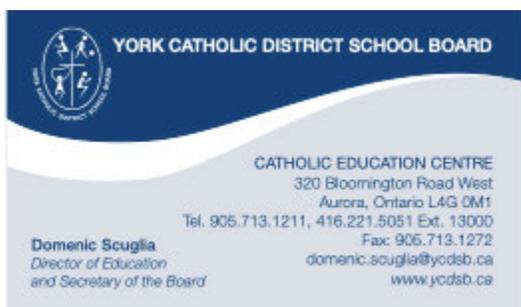
If you have any additional questions Mr Pechkovsky (copied on this response) or someone from the Planning Department would be happy to assist you.

Dom

Strengthfinder Results – Achiever, Discipline, Connectedness, Learner and Input.

Be completely humble and gentle; be patient, bearing with one another in love. Ephesians 4:2

Serving York Catholic Schools on the traditional Indigenous land of the Anishinaabe, Haudenosaunee and Huron-Wendat



On Fri, Feb 25, 2022 at 1:39 PM Mazen Faraj [REDACTED] wrote:

Thank you Elizabeth for your attention.

Domenic, I look forward to your update.

Stay safe.

Mazen Faraj

From: Elizabeth Crowe <elizabeth.crowe@ycdsb.ca>

Sent: Friday, February 25, 2022, 1:37 p.m.

To: Mazen Faraj

Cc: domenic.scuglia@ycdsb.ca; [REDACTED] rosanna.defrancesca@vaughan.ca

Subject: Re: Proposed development Major Mackenzie & Weston Rd

Good afternoon

Thank you for your email.

Your have emailed the Director and he will be able to get an answer to your questions from our Planning Department.

Have a good weekend

Elizabeth Crowe

On Fri, Feb 25, 2022 at 12:15 PM Mazen Faraj [REDACTED] wrote:

Hi Elizabeth, hope you are staying safe and healthy.

Would value your thoughts and updates on a new Condo project adding 3000 residential condos at the corner of Weston and Major Mackenzie.

Just reached out to Domenic, but thought I would value your direction also. Please see below.

I look forward to your update.

Sincerely,

Mazen Faraj

[REDACTED]

[REDACTED]

From: Mazen Faraj [REDACTED]
Sent: February 25, 2022 12:10 PM
To: 'domenic.scuglia@ycdsb.ca'
Cc: [REDACTED] 'rosanna.defrancesca@vaughan.ca'
Subject: FW: Proposed development Major Mackenzie & Weston Rd

Hi Domenic, hope this reaches you well, and you are staying safe and healthy.

Not sure if you are aware, but there is a new development project at the corner of Weston and Major Mackenzie that would add over 3000 residential unit. My natural concern was to ask the builder about school plans and capacity studies. The builder referred me back to YCDSB for an answer.

I reached out to Maria, with no update. Please let me know your update on this matter, and if I am reaching out to her or yourself in error please let me know.

The public meeting will be held this coming Tue, and with no update to date, I am reaching out to you valuing your prompt update.

Rosanna, I am taking the liberty of including you in this email thread as a concerned city of Vaughan parent. As I am sure you are aware, school capacity and traffic is a current problem in our community. Not sure how 3000 additional condo units would be accommodated for.

Thank you Domenic for your update.

Sincerely,

Mazen Faraj

[REDACTED]

[REDACTED]

From: Mazen Faraj [REDACTED]
Sent: February 23, 2022 9:24 AM
To: 'Mazen Faraj'; 'Maria Marchese'
Subject: RE: Proposed development Major Mackenzie & Weston Rd

Good morning Maria,

Hope you are staying safe and health.

Appreciate your busy schedule, but I would value your update on this email. If I am reaching out to you in error, please let me know who I should contact.

Thank you in advance.

Sincerely,

Mazen Faraj

[REDACTED]

[REDACTED]

From: Mazen Faraj [REDACTED]
Sent: February 16, 2022 12:31 PM
To: 'Maria Marchese'
Subject: Proposed development Major Mackenzie & Weston Rd

Hi Maria,

Hope you are staying safe and healthy.

I would value a few minutes of your time to address a concern I have. I have recently learned that there is a new development at the corner of Weston and Major Mackenzie that will add 3,000 new residential units. As you can imagine, my natural response was to ask about schools and traffic design that will accommodate this new influx of residents. Specifically catholic schools. My boys attend Guardian Angles Catholic School and we already have major issues with traffic and parking control next to our school and next to even the Jonny Lombardi Public School.

So I contacted the builder in regards to both issues, Traffic and School capacity. Please see his response below in regards to school capacity.

I would value understanding what was YCDSB analysis and response to this project? Did we recommend we need more schools? Or is current capacity available?

Would value your pointers on this response.

I look forward to your update.

Sincerely,

Mazen Faraj

[Redacted]

[Redacted]

From: Katya Faraj [Redacted]
Sent: February 16, 2022 12:04 PM
To: Mazen Faraj
Subject: Fw: [External] Proposed development Major Mackenzie & Weston Rd

Sent from [Outlook](#)

From: Letizia D'Addario <Letizia.D'Addario@vaughan.ca>
Sent: February 16, 2022 11:08 AM
To: Katya Faraj [Redacted]
Subject: RE: [External] Proposed development Major Mackenzie & Weston Rd

Good morning Katya,

Thank you for your email.

In response to the questions provided below, please be advised that the applications have been circulated to both the public and catholic school boards for review and comment. The school boards will assess the need for additional schools in the area based on current and projected population growth in the area, which includes this proposed development. The Planning Department considers the comments provided by the school boards in determining the appropriateness of the proposal. As such, if you have concerns relating to the schools in the area not being able to

accommodate additional population growth in the area, I would encourage you to reach out to the school boards directly.

With respect to the increased traffic on the roads in the area, the developer has submitted a Transportation Impact Study in support of their proposal which is currently being reviewed by the City and Region. The comments received from the City and Region will be considered by the Planning Department in assessing the appropriateness of the proposal in this community.

Additional information regarding this proposed development, including plans and studies submitted by the developer, can be found on the City's PLANit Vaughan Viewer - <https://maps.vaughan.ca/planit/>. Just type the file number Z.21.040 into the search bar and information regarding the proposed development will appear in the tabs on the left-hand side of the page.

If you have additional written comments that you would like Council to consider at the Public Meeting on March 1st, I would encourage you to email your comments to clerks@vaughan.ca. Please note that comments submitted to the Clerks Department for consideration of Council are included as part of the public record.

Trusting 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: Katya Faraj [REDACTED]
Sent: Tuesday, February 15, 2022 12:39 PM
To: Letizia D'Addario <Letizia.D'Addario@vaughan.ca>
Subject: [External] Proposed development Major Mackenzie & Weston Rd

Hello Letizia,

This email is regarding file number OP.21.019 and file number Z.21.040. Applicant: G Group Major Mackenzie Inc.

I have reviewed city of Vaughan website regarding this application and have some questions. Please find them below:

- Are there plans for additional schools for the community to accommodate this sudden surge in population of 3,000 additional families coming into the community?
- If so, are there plans for both a public and a catholic school?
- Where will the schools be located and when will they open? Before or after the residential buildings are up?
- What is being done to accommodate the increased traffic on the roads in this community. An additional 3,000 vehicles at least will be on the road and this community is already very busy currently.

These proposed plans seem temping for growth. However, there is absolutely no mention at all regarding additional and proper community infrastructure to accommodate this growth proactively and maintain the integrity of an upscale suburban community.

Thank you in advance for you answers and input.

Katya

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.

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.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 31, 2022 2:02 PM
To: Assunta Ferrante
Subject: FW: [External] File OP.21.023 Zoning By-law Amendment File Z.21.047 - 3836 & 3850 Major Mackenzie Drive West

From: Jennifer Baun [REDACTED]
Sent: Thursday, March 31, 2022 2:00 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca> [REDACTED]
Subject: [External] File OP.21.023 Zoning By-law Amendment File Z.21.047 - 3836 & 3850 Major Mackenzie Drive West

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

Good afternoon,

My name is Jennifer Baun and I live on Cormorant Crescent in Vellore Village. By way of this email, I would like to **OBJECT** (for the second time) to the proposal at 3836 & 3850 Major Mackenzie Drive West.

This is basically uncontrolled development. There are many 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 currently a nightmare. As it stands now, it takes me 15-20 mins. to exit my subdivision onto Major Mackenzie. The building height is unacceptable and out of place. The design is ridiculous be altered as it's part of the Vellore Village District Centre so they should be abiding by urban design and scale of the building. I'm asking 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,

Jennifer Baun

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 31, 2022 2:22 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed development at 3836 & 3850 Major Mackenzie Drive West (OP.21.023) - This project makes no sense

From: Edson Fariello [REDACTED]
Sent: Thursday, March 31, 2022 2:19 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed development at 3836 & 3850 Major Mackenzie Drive West (OP.21.023) - This project makes no sense

Dear Sir/Madam,

I'm a homeowner in the Ward 3 near the area of the Official Plan Amendment (OP.21.023) project. We bought 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 buildings in that location with up to 12 storeys and 348 units simply makes no sense.
2. An extremely 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 buildings should be built near the new Vaughan Metropolitan Centre and the subway stations, not on Weston and Major Mackenzie
4. Adding over 348 residential units 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 Fariello

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Thursday, March 31, 2022 2:38 PM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Ning Du [REDACTED]
Sent: Thursday, March 31, 2022 2:30 PM
To: Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Dear Sir/Madam:

I have expressed my views on this proposed projects in one of my earlier email and I would like to take this opportunity to expressed them again: as a long-time resident of this area, I strongly oppose the proposed plan.

I request the City of Vaughan treat this matter with utmost caution because as far as I can see, this is the first high-rise building complex to be built in this area so we are opening doors or set a precedence for the future developments of this entire area ---- I for one will not believe this development strategy or outcome are agreeable to the people currently living here. In fact, I would not have purchased my house 17 years ago had any high-rise buildings existed here.

We must consider the impacts to local traffics and services, not to mention the safety and security of this once quiet neighborhood ---- in the last few years, I was aware of several break-ins of my neighbors already and I certainly do not want to see this kind of risks increasing.

I used to live in a "bad neighborhood" (a police man told me so) just next to our city in North York and I remember in the evenings I sometimes could hear gunshots not far away. One day, my car was stolen while parked in the underground garage..... After my car was stolen, a police came and told me "you should move" and so I did. I simply hate the thoughts that our neighborhood could be potentially heading for that direction....please do not tell me that this "can never" happen to us since I do not believe anyone, not even the City of Vaughan or GOD can guarantee this..... I think one must live in that kind of environment for some time before one can appreciate what we have here.

Once again, I want let the City know my strong opposition to this plan and I want this project to be stopped.

Regards

Ning Du, Ph.D.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, April 1, 2022 8:50 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

From: sri phani krishna Donepudi [REDACTED]
Sent: Thursday, March 31, 2022 9:23 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

Hi

Hope this email finds you well.

My name is Krishna Donepudi and I live at [REDACTED] Velia Court close to the proposed building site.

I strongly object to the proposal at 3836 & 3850 Major Mackenzie Drive West (amendment details in the subject line).

The community is already strained for schooling, access to community centers and public transportation/traffic. This proposal would just make the community not livable for young families.

Please consider my request to the counsel to reject the proposal.

Thanks
Krishna Donepudi

Millwood-Woodend Rate Payers Association - Deputation

Public Hearing

April 5th , 2022

Applicant: NJS

OFFICIAL PLAN AMENDMENT FILE OP.21.023,

ZONING BY-LAW AMENDMENT FILE Z-21-047

Good Evening, Mayor Bevilacqua, Madame/Mr. Chair and Councillors

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents Block 40 which includes the NJS application. I'm here to advise that the residents of our association are strongly opposed to this proposed application on the basis that it is incompatible with VOP2010 and is out of scale and context to the surrounding low rise community. The official plan allows for a maximum height of 4 storeys at the NJS site, not 12 storeys which is currently proposed by NJS.

One of our biggest concerns with the density associated with this application is traffic infiltration into the existing residential neighbourhoods to the north. The NJS site does not have any direct entrances to Major Mackenzie. Their sole access is to Sunset Terrace, a future north-south street which will run along the east side of their development. Sunset Terrace will only have partial access to Major Mackenzie due to its close proximity to Weston Road. Only right-in right-out moves will be permitted from westbound Major Mackenzie, so that anyone who wishes to travel east towards Hwy 400 or Maple will need to filter through residential streets to do so. You may recall the G Group application from a few meetings ago. They are NJS's neighbour to the east, between Sunset and Weston. G Group is proposing several towers including 2 x 36 storey buildings. Their site would contain the same number of units as all of Vellore Woods! This will exasperate infiltration through our neighbourhoods as well as traffic congestion on Major Mackenzie.

Our Rate Payers Associations have worked tirelessly with Smart Centres for their proposed development on the east side of Weston Road, to lower their proposed densities and building heights. We were satisfied with the outcome – a reduction

of building densities and heights from 24 storeys to 12 storeys in compliance with the official plan. We recently met with the G Group, and based on our conversation, were happy to hear that they were considering a substantial reduction in heights, but we still have more work to do to match the 12 storey requirement in the Official Plan. Likewise, a meeting with NJS late in 2021 revealed a willingness to reduce heights and densities at their proposed site as well. The Official Plan strategically specifies a reduction of height and densities along Major Mackenzie as you travel away from Weston Road. We really need NJS to lower their heights and densities to meet the overall objectives of the Official Plan.

I would like to offer a few key suggestions which would make the site more compatible with our surrounding neighbourhoods:

- Reduce the height and density to be more in-line with the 4 storey building height designation.
- Consider replacing or modifying the 6 storey 'wing' of the building which fronts onto the Sandwell Street Extension, to allow for a row of townhouses fronting onto Sandwell to match the approved townhouse block on the north side of the Sandwell Street Extension, so that it would help 'complete the street'.

Finally, I would like to point out that the proposed NJS application is in violation of Vaughan OP Section 16.8 Transportation and Infrastructure Corridors.

Specifically, Section 1.6.8.3 of the Official Plan states: 'Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

The primary use of Major Mackenzie is a key connector between the Highway 427 extension and Highway 400. It is also heavily relied upon by many residents of Block 40 and Vellore Woods to get to Highway 400 and into Maple during rush hour. This section of Major Mackenzie is already experiencing congestion during peak hours, and this application as it stands will affect the use of the Major Mackenzie corridor.

In closing, there has already been a lot of work associated with establishing the Official Plan for the area, and I don't see any solid justification as to why this particular site should not be bound by VOP2010. We adamantly insist that the applicant comply with VOP2010, just as other applicants in the areas have been asked to, and as Smart Centres has already done.

We fully expect to have both Council's and the City's support on our position.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, April 1, 2022 9:38 AM
To: Assunta Ferrante
Subject: FW: [External] RE: Objection to amendment file OP.21.023

From: MARK SCHWARTZ [REDACTED]
Sent: Friday, April 01, 2022 9:01 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
<Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] RE: Objection to amendment file OP.21.023

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 Mark Schwartz and I live at [REDACTED] Tremblay Ave. By way of this email, I would like to OBJECT to the proposal at **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.**

Regards

Mark

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, April 1, 2022 9:13 AM
To: Assunta Ferrante
Subject: FW: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Friday, April 01, 2022 8:43 AM
To: ankur parikh [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Good morning Ankur,

Thank you once again for standing up for community. I'm frustrated as well that we find ourselves in yet another fight for our neighbourhood.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You also have the option to speak live at the Public Hearing, you will need to pre-register by filling out the [Request to Speak Form](#)

Sincerely,
Rosanna

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

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



From: ankur parikh [REDACTED]
Sent: March 31, 2022 9:57 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: URGENT: Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hi Councillor Rosanna

We strongly object the proposal as it will increase the population density , and also create more issues related to Traffic, and noise pollution

Can you please help to oppose the same in the city Council meeting

Regards
Ankur Parikh
Dipali Parikh

 Timberwolf Crescent

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, March 16, 2022, 1:24 PM, 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 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



Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Friday, April 1, 2022 12:17 PM
To: Assunta Ferrante
Subject: FW: [External] STOP THE 3836 AND 3850 MAJOR MACKENZIE DELEVOPMENT

From: Roman Markoja [REDACTED]
Sent: Friday, April 01, 2022 12:11 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca
Subject: [External] STOP THE 3836 AND 3850 MAJOR MACKENZIE DELEVOPMENT

This is in regards to the 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, this needs to be stopped!

How can these permits be reviewed and approved if they are double and triple Vaughan's official development plans?..

In the last Public Committee Meeting (7 HighRises at Vellore Woods) our Mayor indicated we need to "stream-line" plans but we do not even see that being done at all! Therefore I think we should instead be re-evaluating the staff at the Planning Department. WE are paying taxes for these individuals who do not follow our By-Laws.

The Planning Department and even our Mayor do not seem to be for the "People", but one for Financial gains.

We need to put a stop to these Colossal residential buildings continuously being built on our green space.

thank you for taking the time to listen
Roman

Assunta Ferrante

From: Joe Collura [REDACTED]
Sent: Saturday, April 2, 2022 7:46 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Opposition to Application 19T-17V004

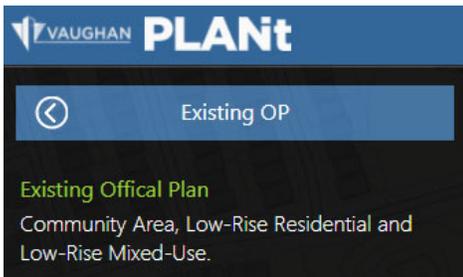
Attention: Mayor of Vaughan, Members of Council, Committee of the Whole, Senior Manager of Development Planning, Manager Policy Planning, Deputy City Manager, Planning and Growth Management, Senior Environmental Planner

Re:

APPLICANT: NJS Developments Inc.

DESCRIPTION OF SUBJECT LAND: 3836 & 3850 Major Mackenzie Drive West

RELATED APPLICATION: 19T-17V004



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.

Assunta Ferrante

From: Sam Wadhwa [REDACTED]
Sent: Saturday, April 2, 2022 12:11 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Opposition to Application 19T-17V004

Subject: Opposition to Application 19T-17V004

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:
APPLICANT: NJS Developments Inc.
DESCRIPTION OF SUBJECT LAND: 3836 & 3850 Major Mackenzie Drive West
RELATED APPLICATION: 19T-17V004



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.

Regards,
Sam Wadhwa



Assunta Ferrante

From: STEVE GRISOLIA [REDACTED]
Sent: Saturday, April 2, 2022 12:17 PM
To: Clerks@vaughan.ca
Subject: [External] application # 19T-17V004

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.

Steve and Nicole Grisolia

Sent from my iPhone

Assunta Ferrante

From: Hussein EL-Masri [REDACTED]
Sent: Saturday, April 2, 2022 12:45 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Cc: Elvira Caria
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Importance: High

*City of Vaughan
Office of the City Clerk*

Dear Sir/Madam,

*This is to confirm my strong objection to the subject **Proposed Development for 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.*

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,



ALMAAS FOOD SAFETY PLUS

Hussein EL-Masri
President & C.E.O.
Almaas Food Safety Plus
Phone: 647-977-3625
Cell: 416-617-5429
Email: hussein@afsp.ca
Web: www.afsp.ca

Assunta Ferrante

From: Rose [REDACTED]
Sent: Saturday, April 2, 2022 12:51 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Subject: Opposition to Application 19T-17V004

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:
APPLICANT: NJS Developments Inc.
DESCRIPTION OF SUBJECT LAND: 3836 & 3850 Major Mackenzie Drive West
RELATED APPLICATION: 19T-17V004



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.

Respectfully,

Rose Rocca

Assunta Ferrante

From: Frank Rocca [REDACTED]
Sent: Saturday, April 2, 2022 12:54 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Subject: Opposition to Application 19T-17V004

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:
APPLICANT: NJS Developments Inc.
DESCRIPTION OF SUBJECT LAND: 3836 & 3850 Major Mackenzie Drive West
RELATED APPLICATION: 19T-17V004



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.

Resident of Vaughan,

Frank Rocca

Assunta Ferrante

From: Kegang Li [REDACTED]
Sent: Saturday, April 2, 2022 2:03 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Concern about the development of apartment 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.

Best regards
Kegang Li & Li Cheng

Sent from my iPhone

Assunta Ferrante

From: Haha Hoho [REDACTED]
Sent: Saturday, April 2, 2022 2:23 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Apartment Complexes at 3836 & 3850 Major Mackenzie Drive

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.

Your help on this matter is greatly appreciated!!!

Thanks
Cathy

Assunta Ferrante

From: shen xing [REDACTED]
Sent: Saturday, April 2, 2022 2:27 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Written comments regarding apartment buildings 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.

Best regards,
Helen Shen

Assunta Ferrante

From: Jack Du [REDACTED]
Sent: Saturday, April 2, 2022 2:44 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] Written comments regarding apartment buildings 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.

Best regards,
Jack Du

Assunta Ferrante

From: kelly cui [REDACTED]
Sent: Saturday, April 2, 2022 3:39 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca; Rosanna DeFrancesca
Subject: [External] Urgent: proposed development for 3836 & 3850 Major Mackenzie Drive west

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.

Sincerely,

Kelly Cui

Sent from my iPhone

Date: April 2, 2022

Re: Official Plan Amendment File OP 21.023, Zoning by-law amendment file Z.21.047. Ward - 3

Subject: 3836 & 3850 Major Mackenzie Drive West.

Dear City Clerk:

CC: Rosana De-Francesca:

We are writing to you with the concern of the city development plan to build a 2 to 12-storey residential apartment buildings in our neighbourhood.

My sister and I moved to this location approximately 20 years ago as we wanted to live in a nice quiet suburban neighbourhood. If we wanted the busy hustle and bustle life, we would have moved to downtown Toronto or Mississauga.

Major Mackenzie and Weston Road intersection is already busy with traffic at this time, by adding that many buildings with close to 3,000 new residents will be a total **disaster** to this beautiful neighbourhood. It will infringe on the current occupant's livelihood by adding so much **disruption and chaos**.

Not only will the area be a mess with too much vehicle traffic, but will increase the foot traffic to all of our local amenities: like grocery stores, restaurants, pharmacy's, etc.

We totally understand that development is a part of life and brings jobs and businesses to neighbourhoods, but to take on something of this **drastic nature** is **uncalled for and unacceptable** to the current occupants! This is not appropriate for our area and **we do not want it!!!!!!!!!!!!**

This plan will **destroy the beauty** of our neighbourhood and devastate the lives of its occupants.

Consideration to building a couple of low-rise buildings with a park would be a nice and reasonable development for this area. Most importantly would be appropriate for this neighbourhood.

Have we not been through enough with Covid!

I thank you in advance for hearing our concerns,

Patricia and Frida Marzola

Occupants of Vaughan

Assunta Ferrante

From: Cathy Guo [REDACTED]
Sent: Saturday, April 2, 2022 5:38 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Proposed development 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.

Thanks,
Cathy

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Saturday, April 2, 2022 7:29 PM
To: Ahtesham Soofi; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach
Subject: RE: [External] Re : Proposed Development 3836 and 3850 Major Mac West

Good evening Ahtesham,
Thank you for your email and comments.
I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk.
Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)
You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

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: Ahtesham Soofi [REDACTED]
Sent: April 2, 2022 4:28 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re : Proposed Development 3836 and 3850 Major Mac West

Good day Rosanna,

First off all, thank you for leading this on behalf of the residents of vellore woods community.

Please accept this email as my opposition to this proposed Development. Just like many others within our community.

Kind regards,
Ahtesham Soofi "Soofi"

Assunta Ferrante

From: Sarah Del Favero [REDACTED]
Sent: Saturday, April 2, 2022 8:10 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West

Hello Rosanna,

This current proposal is unacceptable and not compatible with the community at large. I firmly oppose this proposal from the developer.

I am a resident of Sibella Way and have lived here for over 9 years. This type of development continues to be proposed to council in the Major Mackenzie and Weston area. These developments do not meet the planning requirements for the area and they are a waste of council's time.

Condos in this area will not solve the affordable housing issue in Vaughan and they will result in additional issues for traffic with insufficient transit options to support the number of units available as well as risk to students making their way to the high school in the morning.

Thank you for your support of the community in your opposition of this proposal.

--

Thank you,
Sarah Del Favero and Scott Wandless
[REDACTED] Sibella Way

Assunta Ferrante

From: Bill Meng [REDACTED]
Sent: Saturday, April 2, 2022 8:34 PM
To: Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca
Subject: [External] concern!

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.

Thank you!

weizhu meng

Assunta Ferrante

From: YONG LIU [REDACTED]
Sent: Saturday, April 2, 2022 8:41 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] concerns

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.

Thank you!

yong hong liu

Assunta Ferrante

From: Daisy Xu [REDACTED]
Sent: Saturday, April 2, 2022 9:56 PM
To: DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] Written comments regarding apartment buildings 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.

Sincerely,
Daisy Xu

Assunta Ferrante

From: E kolianou [REDACTED]
Sent: Sunday, April 3, 2022 1:39 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] **3836 & 3850 Major Mackenzie Drive West to permit the development of a 2 to 12-storey residential apartment building**

Hello,

I do **NOT** support this application in for the 2-12 storey building!

How can this even be a possibility. We already have too much traffic!! The infrastructure does not support such a plan.

There are so many children in the area and the cars are always speeding. Cars use our side streets as through traffic-such as vellore woods.

Do not allow this plan to go through. It's a money grab for property tax and not the well-being of our community.

Take Care!
Effy

Assunta Ferrante

From: denise richardson [REDACTED]
Sent: Sunday, April 3, 2022 2:10 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

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

Hello, my name is Denise Richardson and I live at [REDACTED] Johnswood Cres, Woodbridge, On [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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!

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.

Thank you,
Denise.

Assunta Ferrante

From: Luigina Francella [REDACTED]
Sent: Sunday, April 3, 2022 2:38 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] 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 Luigina Francella de Leal and I live at [REDACTED] Wardlaw Pl, Woodbridge, ON.

By way of this email, I would like to OBJECT to the proposal at **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.**

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!

Assunta Ferrante

From: G Liu [REDACTED]
Sent: Sunday, April 3, 2022 3:01 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca; Nancy Tamburini; Ward 3 Support Staff
Subject: [External] Written comments regarding apartment buildings 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.

Thanks for your attention.

Glen Liu
Resident of the area

Assunta Ferrante

From: Antoniette O'Brien [REDACTED]
Sent: Sunday, April 3, 2022 3:27 PM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West Development

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

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

Our names are Jonathan and Antoniette O'Brien.

We reside at [REDACTED] Trammel Drive

By way of this email, I would like to OBJECT to the proposal at **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

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! Go back to the drawing board! We are a Village not Yonge and Dundas Square. Not Highway 7 and 400. Enough is Enough!

Jonathan and Antoniette O'Brien

Assunta Ferrante

From: Melissa [REDACTED]
Sent: Sunday, April 3, 2022 3:34 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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

My name is Melissa Colasanti and I live at [REDACTED] Stark cres.

By way of this email, I would like to **OBJECT** to the proposal at **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.**

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!

Thank you
Melissa
Sent from my iPhone

Assunta Ferrante

From: Rosalinda Caruso-Buttigieg [REDACTED]
Sent: Sunday, April 3, 2022 5:15 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] 3836 & 3850 Major Mackenzie Drive West Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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 Rosalinda Caruso-Buttigieg and I live at [REDACTED] Stanton Avenue.

By way of this email, I would like to OBJECT to the proposal at **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!!

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.

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

I'm asking 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!

Thank you,

Rosalinda Caruso-Buttigieg
Sent from my iPhone

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Sunday, April 3, 2022 6:04 PM
To: syed khader; Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca; Rebecca Roach
Subject: RE: [External] Re : Proposed Development 3836 and 3850 Major Mac West

Good afternoon Syed,

Thank you for your email and support.
Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk.
Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil
You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

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: syed khader [REDACTED]
Sent: April 3, 2022 4:35 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re : Proposed Development 3836 and 3850 Major Mac West

Good day Rosanna,

First off all, thank you for leading this on behalf of the residents of vellore woods community.

Please accept this email as my opposition to this proposed Development. Just like many others within our community.

Kind regards,

Assunta Ferrante

From: C Tam [REDACTED]
Sent: Sunday, April 3, 2022 6:29 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Subject: [External] **3836 & 3850 Major Mackenzie Drive West**

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 Cedric Tam and I live at [REDACTED] Antorisa Ave, Woodbridge.

By way of this email, I would like to OBJECT to the proposal at **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

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!

Thanks,
Cedric Tam

Assunta Ferrante

From: Dennis Naumann [REDACTED]
Sent: Sunday, April 3, 2022 8:54 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca
Subject: [External] APPLICANT: NJS Developments Inc. ADDRESS: 3836 & 3850 Major Mackenzie Drive West

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 Dennis Naumann and I live at [REDACTED] Hansard Dr, Woodbridge Ontario [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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.**

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!

Assunta Ferrante

From: lynne zhang [REDACTED]
Sent: Sunday, April 3, 2022 9:00 PM
To: Clerks@vaughan.ca; Rosanna DeFrancesca; DevelopmentPlanning@vaughan.ca
Subject: [External] concern regarding 3836 & 3850 Major Mackenzie

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.

Thanks
Lynne

[Sent from Yahoo Mail for iPhone](#)

Assunta Ferrante

From: Kun Du [REDACTED]
Sent: Sunday, April 3, 2022 9:02 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] concern regarding 3836 & 3850 Major Mackenzie

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.

Thanks
Lynne

[Sent from Yahoo Mail for iPhone](#)

Assunta Ferrante

From: Alina [REDACTED]
Sent: Sunday, April 3, 2022 9:07 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] concern regarding 3836 & 3850 Major Mackenzie

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.

Thanks
Alina Du

Assunta Ferrante

From: Stefania Caruso [REDACTED]
Sent: Sunday, April 3, 2022 1:00 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] 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 Stefania Caruso and I live at [REDACTED] Juldun Pl, Vaughan, ON [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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

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!

Major Mac & Weston Road Resident,
Stefania Caruso

Assunta Ferrante

From: Shadow Wolf [REDACTED]
Sent: Sunday, April 3, 2022 9:10 PM
To: Rosanna DeFrancesca; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Concerns regarding 3836 & 3850 Major Mackenzie

Hello to whoever 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.

Thanks,
Eason

Assunta Ferrante

From: liu ying [REDACTED]
Sent: Sunday, April 3, 2022 9:27 PM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] 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.

Lucia Liu MBA CLU CHS MDRT
[REDACTED]

Assunta Ferrante

From: Annie Yang [REDACTED]
Sent: Sunday, April 3, 2022 9:48 PM
To: Rosanna DeFrancesca; DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: [External] concern regarding 3836 & 3850 Major Mackenzie

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.

Regards

Annie Yang
[REDACTED]

Assunta Ferrante

From: RJ Zhang [REDACTED]
Sent: Sunday, April 3, 2022 3:12 PM
To: Rosanna DeFrancesca; Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca
Subject: [External] Written comments regarding apartment buildings 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.

Thanks for your attention and action on this issue.

Rachel Zhang
Resident of the area

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Sunday, April 3, 2022 10:57 PM
To: Lily Wei
Cc: Clerks@vaughan.ca; Ward 3 Support Staff
Subject: Re: [External] 3836 & 3850 Major Mackenzie

Hi Lily,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

Sincerely,

Rosanna DeFrancesca
Councillor Ward 3 City of Vaughan
Woodbridge / Vellore

Get [Outlook for iOS](#)

From: Lily Wei [REDACTED]
Sent: Sunday, April 3, 2022 10:47:33 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 3836 & 3850 Major Mackenzie

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.

Assunta Ferrante

From: Alessandro [REDACTED]
Sent: Sunday, April 3, 2022 10:36 PM
To: Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca
Subject: [External] Subject: Opposition to Application 19T-17V004

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:
APPLICANT: NJS Developments Inc.
DESCRIPTION OF SUBJECT LAND: 3836 & 3850 Major Mackenzie Drive West
RELATED APPLICATION: 19T-17V004



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.

Regards,

Alessandro Tersigni

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Sunday, April 3, 2022 10:59 PM
To: Mon
Cc: Clerks@vaughan.ca; Development Planning Department; Ward 3 Support Staff
Subject: Re: [External] Concern

Hi Meng,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

Sincerely,

Rosanna DeFrancesca
Councillor Ward 3 City of Vaughan
Woodbridge / Vellore

Get [Outlook for iOS](#)

From: Mon [REDACTED]
Sent: Sunday, April 3, 2022 10:11 PM
To: Rosanna DeFrancesca
Subject: [External] Concern

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.

Best,
Meng

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Sunday, April 3, 2022 11:01 PM
To: [REDACTED]
Cc: Clerks@vaughan.ca; Development Planning Department; Ward 3 Support Staff
Subject: Re: [External] No high raise petition!

Hi Cindy,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

Sincerely,

Rosanna DeFrancesca
Councillor Ward 3 City of Vaughan
Woodbridge / Vellore

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Sunday, April 3, 2022 9:34 PM
To: Rosanna DeFrancesca
Subject: [External] No high raise petition!

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.

Cindy

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Sunday, April 3, 2022 11:02 PM
To: XIAOLEI ZHANG
Cc: Clerks@vaughan.ca; Development Planning Department; Ward 3 Support Staff
Subject: Re: [External] Rejection of building apartments at 3836&3850

Hello Xiaolei,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

Sincerely,

Rosanna DeFrancesca
Councillor Ward 3 City of Vaughan
Woodbridge / Vellore

Get [Outlook for iOS](#)

From: XIAOLEI ZHANG [REDACTED]
Sent: Sunday, April 3, 2022 9:31 PM
To: Rosanna DeFrancesca
Subject: [External] Rejection of building apartments at 3836&3850

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.

Sent from my iPhone

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Sunday, April 3, 2022 11:52 PM
To: abdul kalam
Cc: Clerks@vaughan.ca; Ward 3 Support Staff; Development Planning Department
Subject: Re: [External] Re : Proposed Development 3836 and 3850 Major Mac West

Hi Abdul,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

Sincerely,

Rosanna DeFrancesca
Councillor Ward 3 City of Vaughan
Woodbridge / Vellore

Get [Outlook for iOS](#)

From: abdul kalam [REDACTED]
Sent: Saturday, April 2, 2022 9:07 PM
To: Rosanna DeFrancesca
Subject: [External] Re : Proposed Development 3836 and 3850 Major Mac West

Hi Rosanna,

First off all, thank you for leading this on behalf of the residents of vellore woods community.

Please accept this email as my opposition to this proposed Development. Just like many others within our community.

regards,
Kalam Abdul

Sent from my iPhone

Assunta Ferrante

From: Rosanna DeFrancesca
Sent: Sunday, April 3, 2022 11:53 PM
To: Fahad Syed; Clerks@vaughan.ca; Development Planning Department; Ward 3 Support Staff
Subject: Re: [External] Proposed Development 3836 and 3850 Major Mac West

Hi Fahad,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

Sincerely,

Rosanna DeFrancesca
Councillor Ward 3 City of Vaughan
Woodbridge / Vellore

Get [Outlook for iOS](#)

From: Fahad Syed [REDACTED]
Sent: Saturday, April 2, 2022 9:04 PM
To: Rosanna DeFrancesca
Subject: [External] Proposed Development 3836 and 3850 Major Mac West

Hello Rosanna,

Thanks for taking initiative on this on behalf of us. There is no place for these types of developments, apart from causing traffic issues. Scared of increase crime rate which as is we are battling in our area.

Please accept this email as opposition to development.

Thanks
Fahad

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 9:01 AM
To: Assunta Ferrante
Subject: FW: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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

From: Tania Lamanna [REDACTED]
Sent: Monday, April 04, 2022 8:48 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP.21.023 Zoning By-law Amendment File Z.21.047

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

My name is Tania Lamanna and I live on Drake Street.

By way of this email, I would like to OBJECT to the proposal at **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

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 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.

I am not opposed to development. I understand that density must happen but please, make it appropriate with the area. A lower condo with units that can actually be lived in by families is appropriate for this area. Build a community; not just tiny units in the sky. Also please consider the number of tall towers being proposed in this area. This is not a downtown corridor. This is NOT connected to rapid transit. This is not the corner to build these towers.

This one doesn't belong here!

Tania Lamanna

Sent from my iPad

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 9:20 AM
To: Assunta Ferrante
Subject: FW: [External]

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, April 04, 2022 9:07 AM
To: Yulan Zou [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External]

Good morning Yulan,
Thank you for your email and comments.
I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk.
Your email will be added on record and presented at the Public Hearing on April 5th.
Please be sure to tune in on April 5th at 7PM: Vaughan.ca/livecouncil
You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

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: Yulan Zou [REDACTED]
Sent: April 4, 2022 8:20 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External]

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.

[发自 Android 版 Yahoo 邮箱](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 9:20 AM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc. - Amendment File - Z.21.047

From: Paolo Gilfillan [REDACTED]
Sent: Monday, April 04, 2022 9:09 AM
To: Marilyn lafrate <Marilyn.lafrate@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>; DevelopmentPlanning@vaughan.ca
Subject: [External] NJS Developments Inc. - Amendment File - Z.21.047

Re: Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047
Address: 3836 & 3850 Major Mackenzie Drive West

Dear Members of Council,

I reside in the Cold Creek Estates community and am writing to express my **strong objection to the rezoning application (as file noted above)** of the tower development to be located at 3836 & 3850 Major Mackenzie Drive West.

I have several reasons for objecting to this rezoning application but here are a select few:

1. The current traffic situation within the residential community as well as the surrounding major intersections is already unacceptable and presents great concern for community safety, traffic congestion including work travel, and environmental traffic impact. Additional FSI is simply not attainable without further compounding the existing problem.
2. The existing infrastructure is strained already including access to local community facilities and programs (i.e. Facility rental, lessons such as swimming/skating etc.)
3. The proposed size and design is not a fit for this area and community and is considered excessively large. Townhouse community or low rise (4 storey) should be the maximum consideration.
4. Local transit cannot support the proposed increase

I urge the council to REJECT this application.

Regards,
Paolo Gilfillan

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 9:21 AM
To: Assunta Ferrante
Subject: FW: [External] Letter from Vaughan community

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, April 04, 2022 9:10 AM
To: [REDACTED] Clerks@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>;
DevelopmentPlanning@vaughan.ca
Subject: RE: [External] Letter from Vaughan community

Good morning,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

I will forward your concerns to our city planners for consideration and to our City Clerk. Your email will be added on record and presented at the Public Hearing on April 5th. Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)
You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

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: 林君 [REDACTED]
Sent: April 3, 2022 10:55 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Letter from Vaughan community

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.

Thank you,

Residence of vaughan community

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 9:28 AM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc. - Amendment File - Z.21.047

From: Josie Magro [REDACTED]
Sent: Monday, April 04, 2022 9:25 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>
Subject: [External] NJS Developments Inc. - Amendment File - Z.21.047

Re: Official Plan Amendment File OP.21.023
Zoning By-Law Amendment File Z.21.047
Address: [3836 & 3850 Major Mackenzie Drive West](#)

Dear Members of Council,

I reside in the Cold Creek Estates community and am writing to express my **strong objection to the rezoning application (as file noted above)** of the tower development to be located at [3836 & 3850 Major Mackenzie Drive West](#).

I urge the council to REJECT this application.

Regards,
Josie
--
JOSIE

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 9:28 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to Applicant (NJS Development Inc.)

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

From: nav saini [REDACTED]
Sent: Monday, April 04, 2022 9:28 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to Applicant (NJS Development Inc.)

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 Nav Saini and I live at [REDACTED] Drake Street, Woodbridge, ON, [REDACTED]

By way of this email, I would like to OBJECT to the proposal at **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.

There are a slew of reasons why this proposal is UNACCEPTABLE in our community, but the most important one is:

1. COMPATIBILITY with the existing community and the fact that this is against the Official Plan and Zoning
2. Traffic is a nightmare
3. Height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories allowable
4. Density is too much -The FSI proposed is ridiculous and needs to be lowered
5. 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.

Nav Saini
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 9:33 AM
To: Assunta Ferrante
Subject: FW: [External] Development proposal at Weston and Major Mackenzie

From: Nirsh Arul [REDACTED]
Sent: Monday, April 04, 2022 9:32 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca;
DevelopmentPlanning@vaughan.ca; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Subject: Fwd: [External] Development proposal at Weston and Major Mackenzie

Hi Planning and Rosanna ,

I live at [REDACTED] Garyscholl Rd.

I think its utterly ridiculous that a development of this size of a condominium buildings is being given a opportunity. The area has homes that are 1.5 million to 4 million. It in no way conforms to the current neighborhood, and will lower our property values as it will be come with leass desirable homes in the area. We have upper scale homes here. Hence the name COLD CREEK ESTATES. We already have luxury towns and semis that densified the area. I have lived in the area for 6 years and purchased specifically because of the only low rise homes that was planned here. I have sold many houses and many of my clients live in the area, and they are truly shocked this is being considered. This development already has major congestion issues, that are not being resolved. How the planning department can consider adding 1 tower, let alone 2-5, to 13, towers, and thinking we wont have issues and gridlock is beyond me. With the smart centres land development On the north east side will bring traffic to a stand still already, and trying to get across Major Mackenzie to the 400 and Weston Rd, will be an even bigger nightmare. We pay some of the highest property taxes in the GTA based on current budgets and population. The city does need to densify this pocket, to try and increase its tax base, and doesn't have the infrastructure to support it. Developments of this size are suppose to be planned in VMC, not low rise family neighbourhoods.

Please try and drive between 7:45 am and 9:00 am and between 4:30 pm and 6:30 pm.
Non stop bumper to bumper traffic

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

I can be reached at anytime at [REDACTED]

Thanks...Nirsh

Nirsh Arulnayagam

Broker

RE/MAX West Experts, Brokerage

Vaughan

(D) 416-726-3384

(O) 905-499-8800

www.soldbynirsh.com

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: Monday, April 4, 2022 9:53 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West - Oppose

From: Katya Faraj [REDACTED]
Sent: Monday, April 04, 2022 9:42 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Cc: Mazen Faraj [REDACTED]; Katya Faraj [REDACTED]
Subject: [External] Proposed Development for 3836 & 3850 Major Mackenzie Drive West - Oppose

Hello Councilor DeFrancesca & city clerks,

Hope this email finds you well.

I would like to put forth my opposition to the project noted above. We find ourselves yet again trying to defend the vision of our neighborhood due to builders trying to take advantage of a proposition that has been put forth by the province which in my humble opinion is not the solution to the problem at hand.

We find the province pushing the 905 neighborhoods and its representing councils to increase density to increase the amount of "affordable housing." I don't understand how we can build more smaller units, yes selling them at affordable prices but only because they are smaller and nothing more. Putting families in smaller homes and calling this the solution. The issue of affordable housing is solved when a family can purchase a decent size home i.e., townhome, detached home with programs that help them achieve this. Buildings however have taken advantage of this situation to build as much as they can with the lands to increase their profits. There is nothing wrong with profits. However, this is an absolute issue when you profit off destroying visions put forth for this neighborhood by those before us only to deepen already deep pockets.

When the vision for this neighborhood was created, to the best of my understanding it was supposed to be a village feel modernized. When we purchased our home over 10 years ago, we also bought into this vision and found it to be a great place to raise our family. As of today, this vision has been achieved. With these proposed projects, these visions will be demolished. We will become an urban setting like any other highly densified Toronto neighborhood. We will lose the village feel that we all love and want to keep for this neighborhood.

With this proposed projected, our schools, community centers, roads will be overcrowded. These buildings however just want to build condos with absolutely no regards to anything further. They add a mediocre park within the project and call it their contribution to the community. We need more than parks to live.

To conclude, I say to these builders, go back to the drawing board. All builders before them who have built here already have done a fantastic job executing on the vision of this neighborhood. They need to do the same and not take advantage of the "affordable housing" matter to build more of what is not needed and more of what is needed. The provincial and federal governments need to do so much more on this matter but of course this is beyond the scope of the issue we are addressing here today.

Thank you for your time and best regards
Katya Faraj

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 10:06 AM
To: Assunta Ferrante
Subject: FW: [External] Issues about the planned development of apartment complexes

From: Chara Chen [REDACTED]
Sent: Monday, April 04, 2022 9:55 AM
To: Clerks@vaughan.ca
Cc: DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Issues about the planned development of apartment complexes

to whomever concerned,

I am writing in regards to the planned development of apartment complexes at 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.

Best regards,
Qiujin Chen

I can be contacted at [REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 10:06 AM
To: Assunta Ferrante
Subject: FW: [External] Proposed Development 3836 & 3850 Major Mackenzie Drive

From: Mara Calleja [REDACTED]
Sent: Monday, April 04, 2022 10:00 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Development 3836 & 3850 Major Mackenzie Drive

To whom it may concern,

I am writing to you today as I OPPOSE the proposed development at 3836 & 3850 Major Mackenzie Drive.

I believe more housing units are required here or a low rise condo as the one built on Pine Valley no more than 5 stories. We need a retirement home for seniors. Having tall buildings in the middle of a residential area makes no sense keep the tall buildings on Hwy 7 where there is accessible transit..not in the suburbs. There is no privacy for homes around these buildings. I SAY NO to this proposed development...houses and towns, condo towns are accepted. We do not want tall buildings in the middle of a residential area!

Mara

[Sent from Yahoo Mail on Android](#)

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 10:17 AM
To: Assunta Ferrante
Subject: FW: [External] Objection to Proposal for 3836 & 3850 Major Mackenzie Drive West

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

From: [REDACTED]
Sent: Monday, April 04, 2022 10:16 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Objection to Proposal for 3836 & 3850 Major Mackenzie Drive West

Dear Rosanna,

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 Lina Baccarella and I live at [REDACTED] Cetona Avenue.

By way of this email, I would like to OBJECT to the proposal at **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.**

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!

Lina Baccarella

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 10:53 AM
To: Assunta Ferrante
Subject: FW: [External] Opposition to the high rise buildings at Major Mackenzie

From: Rong Gao [REDACTED]
Sent: Monday, April 04, 2022 10:50 AM
To: Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to the high rise buildings at Major Mackenzie

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.

Thanks
Rong Gao

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 10:24 AM
To: Assunta Ferrante
Subject: FW: [External] about Major Mackenzie Drive & Weston Building

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, April 04, 2022 10:21 AM
To: Lijun Chen [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] about Major Mackenzie Drive & Weston Building

Good morning Jenny,

Thank you once again for standing up for community. I'm frustrated as well that we find ourselves in yet another fight for our neighbourhood.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You also have the option to speak live at the Public Hearing, you will need to pre-register by filling out the [Request to Speak Form](#)

Sincerely,
Rosanna

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

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



From: Lijun Chen [REDACTED]
Sent: April 4, 2022 10:03 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] about Major Mackenzie Drive & Weston Building

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.

Thank you

Lijun Chen, [REDACTED] Lawford Road ,

April 4, 2022

Dear Mayor Bevilacqua, Members of Council, and City Staff,

Today I write in opposition to the proposed application by NJS DEVELOPMENTS 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 departments maintain and follow their 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 and guides growth throughout the GTHA. 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 function 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. The 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 intense heights and densities? How does this development respect the VOP 2010’s definition of Local Centres? 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 in its current form, would change the character of the Local Centre lands and surrounding communities and could 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. Proposed developments must respect the master plan of existing communities. The four principles of good land-use planning must continue to influence decision making to bring about positive outcomes for all current and future 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 when considering positive or negative staff reports for land-use applications. City Staff must provide a staff report that will fit the criteria of maintaining the Local Centre designation set by the VOP 2010. If not, Vaughan Council must immediately turn this application down as it would change the character four established communities forever.

Yours truly,

Victor Lacaria

■ Polo Crescent

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 11:46 AM
To: Assunta Ferrante
Subject: FW: [External] NJS Developments Inc., 3836 & 3850 Major Mackenzie Drive West, Application 19T-17V004, Official Plan Amendment File OP.21.023, Zoning By-law Amendment File Z.21.047

From: SILVANA CALABRETTA-MORTON [REDACTED]
Sent: Monday, April 04, 2022 11:37 AM
To: Clerks@vaughan.ca
Cc: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] NJS Developments Inc., 3836 & 3850 Major Mackenzie Drive West, Application 19T-17V004, Official Plan Amendment File OP.21.023, Zoning By-law Amendment File Z.21.047

Dear Madam/Sir,

I am writing to object to the proposal at 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 maximum floor space index (FSI) of 2.78 times the area of the lot.

There have been so many applications for this corner and other corners in the immediate area, all proposing so much density. This will have so many negative impacts on the community.

I sincerely hope this will help 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 ample residential growth.

Best,

Silvana Morton
[REDACTED] Lindbergh Drive
Woodbridge, Ontario
[REDACTED]

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 11:47 AM
To: Assunta Ferrante
Subject: FW: [External] APPLICANT: NJS Developments Inc.

From: Shalini Saini [REDACTED]
Sent: Monday, April 04, 2022 11:50 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] APPLICANT: NJS Developments Inc.

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 Shalini Saini and I live at [REDACTED] Drake Street,

By way of this email, I would like to OBJECT to the proposal at **3836 & 3850 Major Mackenzie Drive West apartment building** on the Subject Lands, with **348 units and a maximum Floor Space Index (FSI) of 2.78** t

Our Major Mackenzie corridor is under attack

There are many reasons why this proposal is completely UNACCEPTABLE in our community, but the most in community and the fact that it is against the Official Plan and Zoning. Also:

Traffic is already an issue - roads are congested, particularly around the schools, and further congestion will this area.

The proposed height is unacceptable -IF condos are proposed they shouldn't be more than 6 stories high, res

The proposed 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 build

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

This one doesn't belong here!

Shalini Saini



Wirx\$

Hsri\$

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 11:47 AM
To: Assunta Ferrante
Subject: FW: [External] Opposition to Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

From: Nordia Notice [REDACTED]
Sent: Monday, April 04, 2022 11:42 AM
To: Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Opposition to Official Plan Amendment File OP.21.023 Zoning By-Law Amendment File Z.21.047

Good morning,

My name is Nordia Notice and I live on Trudeau Drive, in Woodbridge, Ontario.

By way of this email, I would like to strongly OBJECT to the proposal at 3836 & 3850 Major Mackenzie Drive West to permit the development of a 2 to 12-story 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.

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 again the Official Plan and Zoning.

I thank you for your kind attention to this matter.

Nordia Notice

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 4, 2022 12:02 PM
To: Assunta Ferrante
Subject: FW: [External] development of apartment complexes at 3836 & 3850 Major Mackenzie Drive

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Monday, April 04, 2022 12:00 PM
To: LuLu Wang [REDACTED]; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Rebecca Roach <Rebecca.Roach@vaughan.ca>
Subject: RE: [External] development of apartment complexes at 3836 & 3850 Major Mackenzie Drive

Hi Lulu,

Thank you for your email and comments.

I completely agree with your position, these types of developments have no place in our community. Please be assured that I will NOT be supporting this development in its current form.

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

Your email will be added on record and presented at the Public Hearing on April 5th.

Please be sure to tune in on April 5th at 7PM: [Vaughan.ca/livecouncil](https://vaughan.ca/livecouncil)

You may also fill out a [Request to Speak Form](#) to voice your concerns to the Committee during a 5-minute period at the time of the Public Meeting.

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: LuLu Wang [REDACTED]
Sent: April 4, 2022 11:29 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] 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.

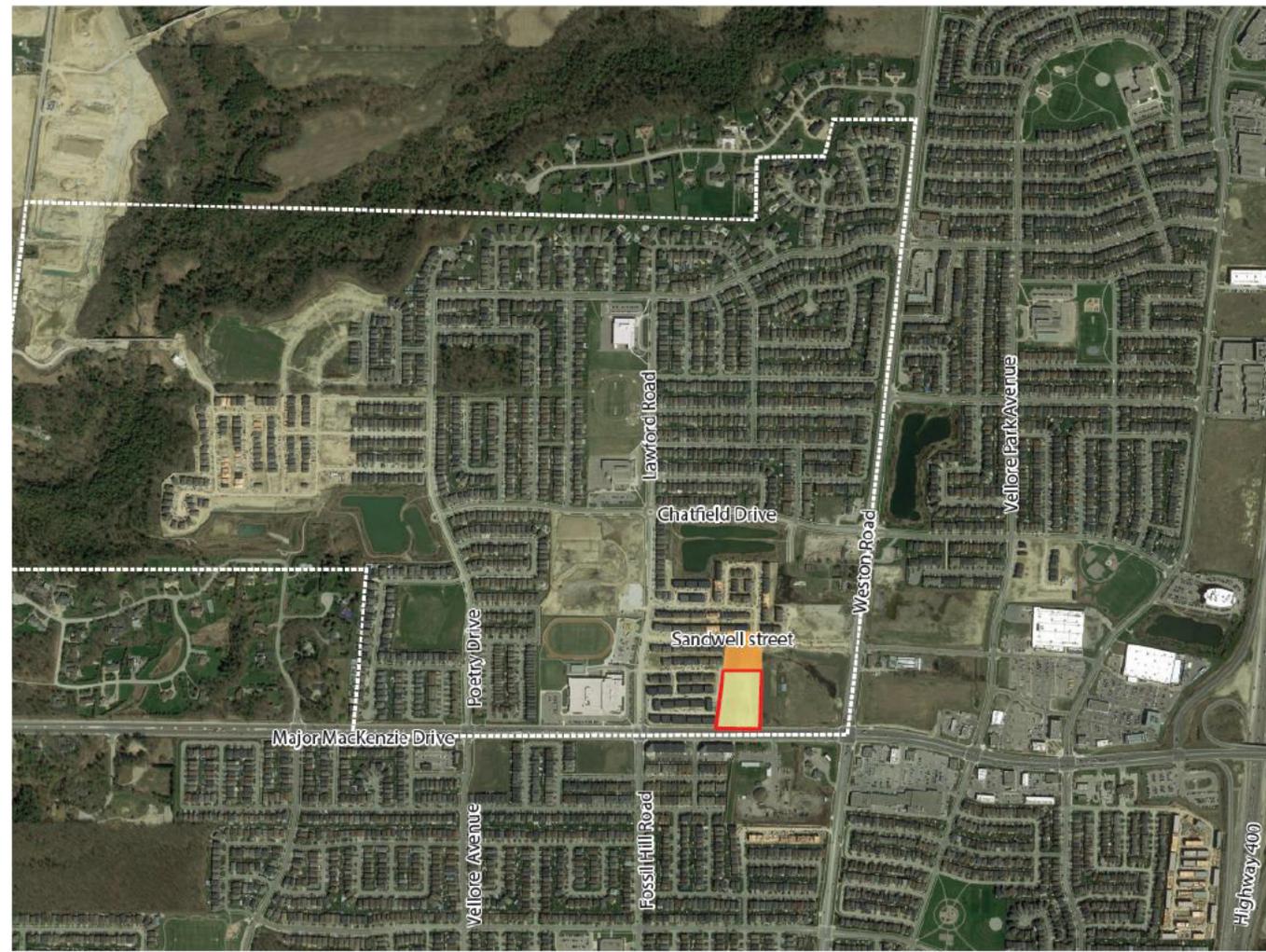
I request this application be rejected, and implore the planners to listen to the voices of our community members.

3836 & 3850 Major Mackenzie Drive West NJS Developments Inc.

Official Plan Amendment OP.21.023
Zoning By-Law Amendment Z.21.047

Location

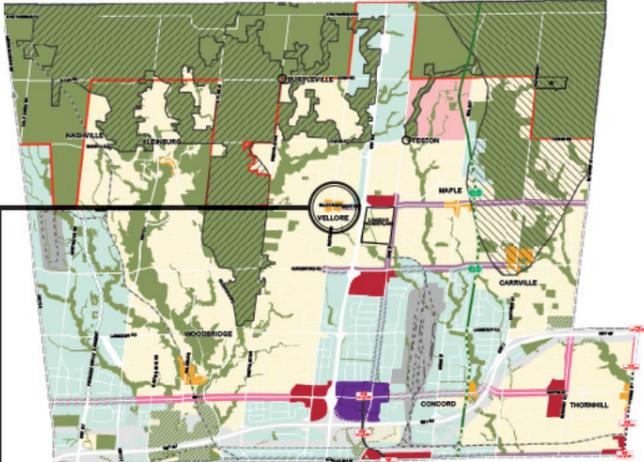
- The subject lands are located on the north side of Major Mackenzie Drive West, west of Weston Road.
- The lands are legally described as Part of Lot 21, Concession 6 in the City of Vaughan.
- The property is located within Planning Block 40 South and also referred as Vellore Village.
- The overall Lands are being developed in two (2) phases. The Official Plan Amendment and Zoning By-law Amendment applications pertains to Phase 2. Phase 2 coincides with the southern half of the lands shown in yellow on the map.
- The Subject Lands are +/- 1.09 hectares in size with:
 - +/- 91 metres of frontage along Major Mackenzie Drive West;
 - A lot depth of +/- 123 metres.



— Subject Lands — Block 40 South — Phase 1 — Phase 2

Proposed Development Map

Location

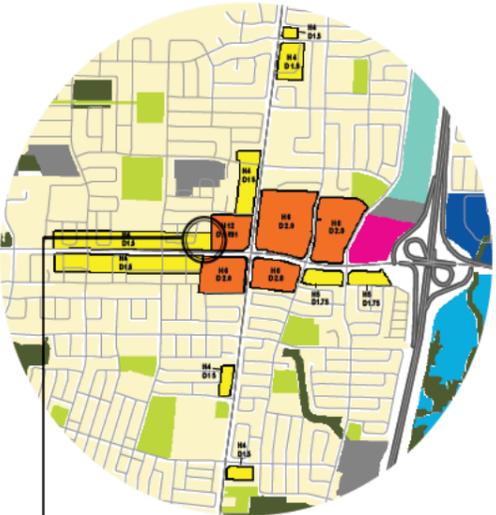


Urban Structure



Subject Lands - 3836 & 3850 Major Mackenzie Drive

Land Use



Subject Lands - 3836 & 3850 Major Mackenzie Drive



Legend

- Subject Lands - 3836 & 3850 Major Mackenzie Drive (Phase 2)
- 3600 Major Mackenzie Drive West
- 3812 Major Mackenzie Drive West
- 10130, 10144 and 10160 Weston Road
- 1-4 Storeys
- 5-7 Storeys
- 8-9 Storeys
- 10-11 Storeys
- 12 Storeys
- 14-16 Storeys
- 32-36 storeys

Development Proposal

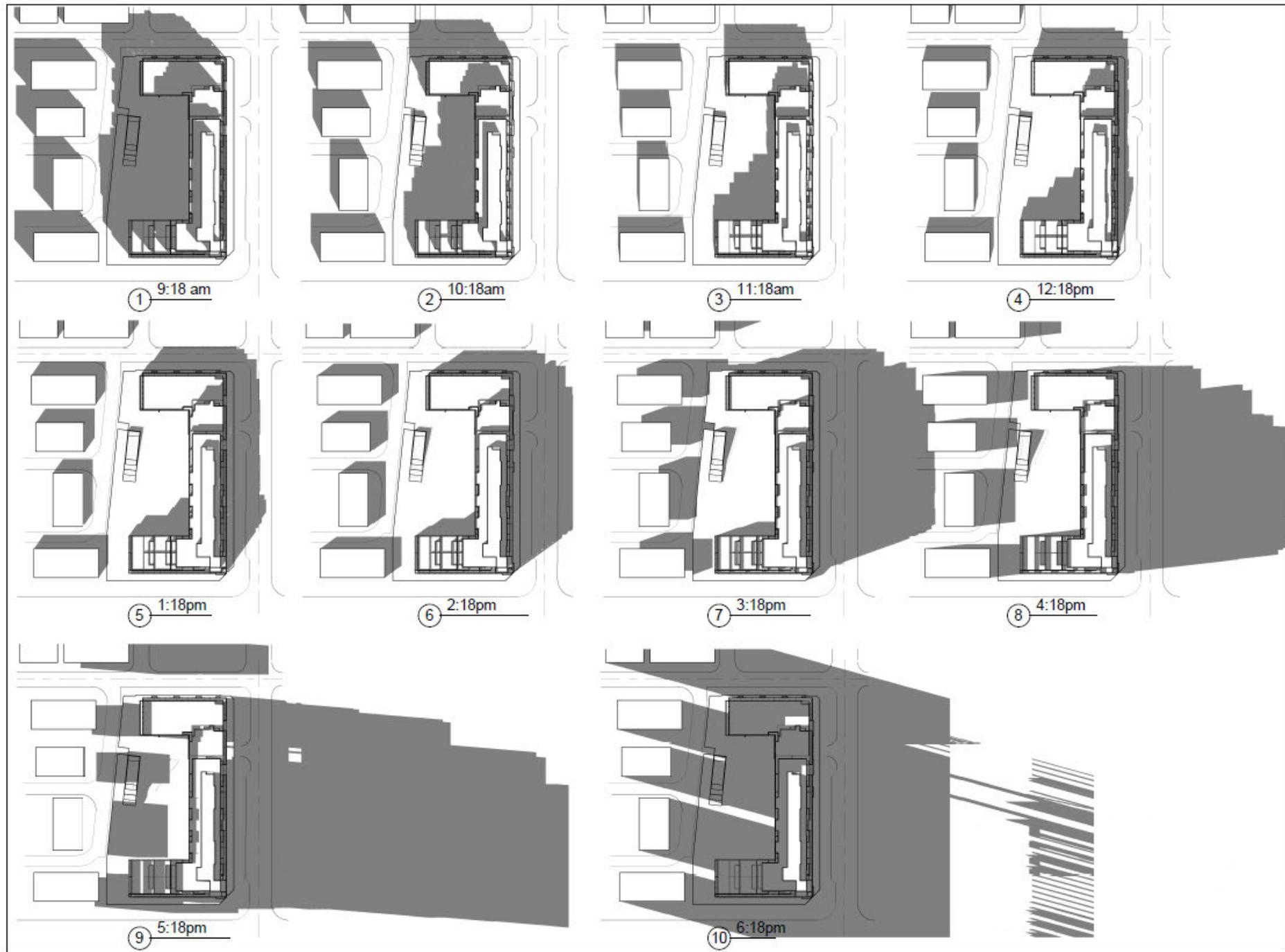
- A tiered c-shaped mid-rise residential building, ranging from 2-12 storeys in height.
- A total Gross Floor Area of 30,315.96 m² and landscape area of 5,975 m².
- Phase 2 has an FSI of 2.77 and the NJS lands has an overall Floor Space Index of 2.15.
- Two (2) levels of underground parking with 429 spaces and 209 Bicycle parking spaces.
- +/- 2,777.90 m² of indoor and outdoor amenity space, consisting of a lounge/BBQ area, benches, open space and a children's play area.
- A total of 348 residential units with a suite mix of:
 - 138 One-bedroom units – 39.6%
 - 204 Two-bedroom units – 58.6%
 - 6 Three bedroom units – 1.8%
- The Proposed Development will be accessed via the future Sunset Terrace (east) and Sandwell Street (north) and will feature an internal driveway which connects the two (2) accesses.



Sun Shadow Study

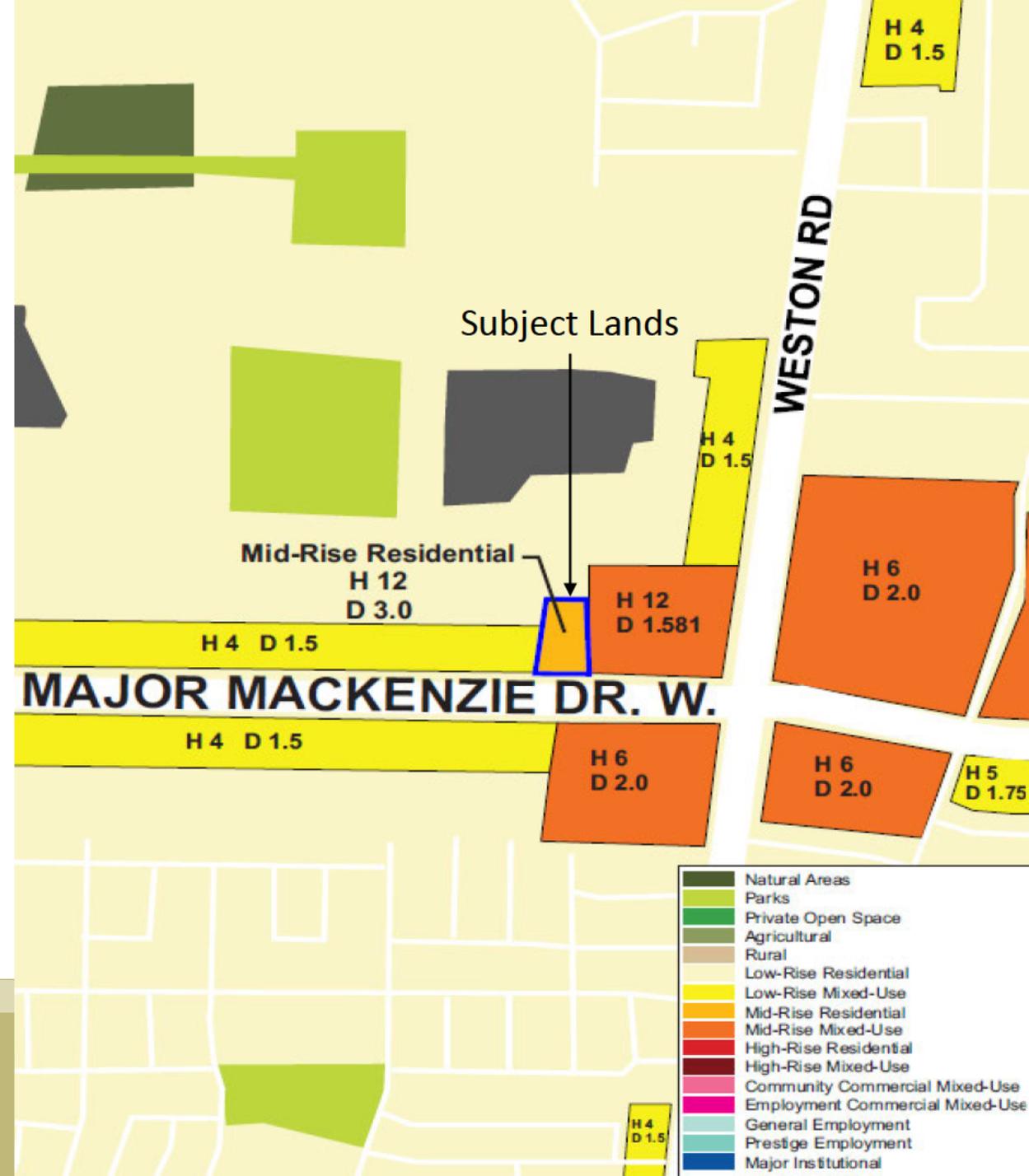
In accordance with the City of Vaughan Urban Design Guidelines:

- Shadow studies for mid-rise buildings should demonstrate that a minimum of 5 hours of sunlight is maintained – *Performance Standard 5.2.2.u*
- A Sun/Shadow Impact Study was prepared by GTAI which indicates that an adequate amount of daylight is provided between 9:18 am and 6:18 pm on the equinox in March and September



Official Plan Amendment

- The OPA seeks to re-designate the Subject Lands from Low-Rise Mixed-Use and Low-Rise Residential to **Mid-Rise Residential** with a prescribed maximum height of twelve (12) storeys and a FSI of 3.0 to facilitate the medium intensity residential development.



Zoning By-law Amendment

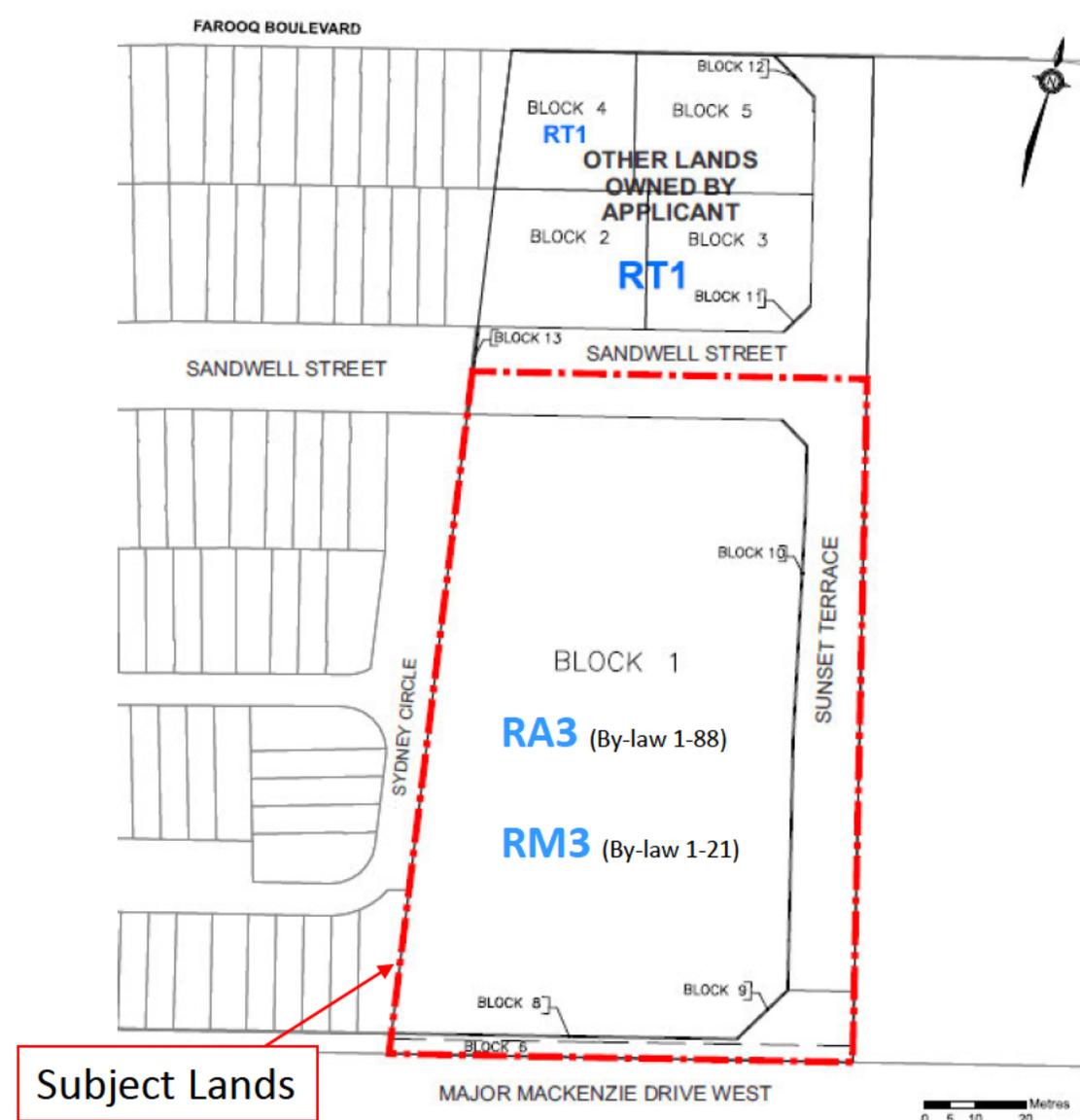
- An application for a Zoning By-law Amendment is required to rezone the Subject Lands from:

By-law 1-88

- From 'Rural Residential (RR) Zone' and 'Residential Townhouse (RT1) Zone' to 'Apartment Residential (RA3) Zone' with site-specific exceptions;

By-law 1-21

- From 'Rural Residential (RR) Zone 9(105), 9(294), 9(1359)' and 'Residential Townhouse (RT1) Zone 9(1498) to 'Multiple Unit Residential Zone (RM3)' with site-specific exceptions.









SUNSET TERRACE

SANDWELL STREET

MAJOR MACKENZIE DRIVE

SYDNEY CIRCLE



Materials Submitted in Support of the Application

- Aerial Orthophotograph, prepared by KLM Planning Partners Inc.;
- 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.;
- Topographical Survey Plan, prepared by Nanfara & Ng Surveyors Inc.;
- Architectural Set (Cover Sheet, Site Plan, Floor Plans – P1 & P2 Parking, Floor Plans Levels 1 to 12, Mechanical Penthouse & Roof Plans, Elevations – South & West, Elevations – North & East, Schematic Cross Section, Views, Sun/Shadow Study), prepared by Giovanni Tassone Architects Inc.;
- Community Services & Facilities Impact Study, prepared by KLM Planning Partners Inc.;
- Site Plan Accessibility Impacts Checklist, prepared by KLM Planning Partners and Giovanni Tassone Architect Inc.;
- Sustainability Metrics Scoring Tool & Summary Letter, prepared by KLM Planning Partners Inc.;
- Urban Design and Sustainability Brief, prepared by KLM Planning Partners;
- Landscape Plan, prepared by Landscape Planning Landscape Architects
- Pedestrian Level Wind Study, prepared by Theakston Environmental;
- Tree Inventory and Arborist Report, prepared by The Urban Arborist Inc.;
- Parkland Dedication Summary Chart, prepared by KLM Planning Partners;
- Public Consultation Strategy, prepared by KLM Planning Partners Inc.;
- Community Services & Facilities Impact Study, prepared by KLM Planning Partners;
- Functional Servicing & Stormwater Management Report, prepared by Crozier & Associates Consulting Engineers;
 - Servicing Plan;
 - Grading Plan;
 - Notes & Details;
 - Removals, Erosion & Sediment Control Plan;
 - Electrical Legend, Drawing List & R.O.W. Details;
- Site Plan – Photometric, prepared by Crozier & Associates Consulting Engineers;
- Lighting Details and Schedules, prepared by Crozier & Associates Consulting Engineers;
- Geotechnical Investigation, prepared by Terraprobe Inc.;
- Hydrogeological Assessment Report, prepared by Terraprobe Inc.;
- Transportation Mobility Plan, prepared by Crozier & Associates Consulting Engineers;
- Environmental Noise Feasibility Study, prepared by Valcoustics.

Questions?

- Presentation by: Ryan Mino-Leahan with KLM Planning Partners Inc.
- Contact information: rmino@klmplanning.com

Public Meeting for the proposed development at 3836 + 3850 Major Mackenzie Drive West

Tuesday April 5th, 2022, 7PM

[By Nick Ciappa, Resident of Vaughan City](#)

Good Evening, Honourable Mayor Bevilacqua, Council Members and the concerned and dedicated residents of Vaughan here tonight.

My name is Nick Ciappa and I have been a Vaughan resident for over 22 years now.

I am here tonight to voice my concerns and my strong objection to this totally inappropriate development application being proposed at 3836 + 3850 Major Mackenzie Drive West.

Fundamentally my strong objection is not because I am against development at this location or against any other development in the City of Vaughan and also, 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” Vaughan Official Plan.

In fact this application is a major over-build and over-intensification of a relatively small plot of land.

This is not good Municipal Land Planning.

I keep hearing from the Vaughan City Planners and to a certain extent from the Vaughan City Councillors that it is the Ontario Provincial Policies and Plans that force them to approve inappropriate development 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 higher level plans, such as **the Provincial Policy Statement and the Growth Plan** to govern land-use planning in Ontario.

These Ontario Provincial laws, policies and plans set the provincial priorities and targets for growth and land use. Municipalities then, through their own developed and approved Official Plans and Zoning Bylaws i.e. the Vaughan Official Plan and the Vaughan Zoning Bylaws, clearly and prescriptively define how the lands

within their jurisdiction i.e. the City of Vaughan lands, are to be developed to meet the provincially set targets and policies.

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 developed to meet the provincially set targets and policies.

I agree, land owners and developers have a right to submit Official Plan amendments and 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, and especially long standing, 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 VOP amendments or bylaw rezoning. Then and only then, will the City of Vaughan see a shorter timeline between development proposal submissions and actually construction starting.

Finally in reviewing this application, I urge the Vaughan City Planning Department to thoroughly address each of the numerous deviations this application has against the VOP and to not just pay lip service to the numerous objections presented against this development by residents but to use them to reject this application.

The Vaughan City Planning Department, did inappropriately assess the many deviations against the VOP and just pay lip service to residents input for **the 4101 Rutherford Road redevelopment application** and approved an inappropriate development at this location but then was completely rejected by Vaughan City Council. This application is now at the OLT for a Sept-2022 hearing, for which I have been granted Party status.

KPMG very recently conducted a comprehensive assessment of the City of Vaughan's development applications review processes.

A key finding of this 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. **This is a very serious deficiency.**

Let me say this again, the Vaughan City's Planning Department has **NO documented process** to systematically and consistently assess submitted development applications.

This is a very serious and major deficiency.

The Vaughan City's Planning Department needs to immediately create documented work process to increase the consistency, predictability, and transparency for their reviews and recommendations for development applications submitted to the City of Vaughan.

In closing, I believe I have presented you with facts, and I respectfully ask you, Vaughan City Planners and Vaughan Council, to address my recommendations and concerns, including the complete rejection of this development application, at 3836 +3850 Major Mackenzie Drive West.

Thank you for allowing me to speak directly to you. I would be happy to answer any questions.

Respectfully,

Nick Ciappa, P. Eng.
