

From: [Francesca Laratta](#)
To: [Assunta Ferrante](#)
Subject: FW: [External] File Z.26.007 - Concerns Regarding Proposed Infill Development – Non-Conformity with Community Design Objectives
Date: Wednesday, April 1, 2026 9:44:23 AM

From: Joshua Lacia <Joshua.Lacia@vaughan.ca>
Sent: Tuesday, March 31, 2026 8:59 AM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: FW: [External] File Z.26.007 - Concerns Regarding Proposed Infill Development – Non-Conformity with Community Design Objectives

Good morning.

I received the following correspondence below from a resident in the vicinity of Senang Investment Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) – Z.26.007 application.

Thank you,

Joshua Lacia, MES
Planner - Development and Parks Planning
905-832-8585, ext. 8011 | joshua.lacia@vaughan.ca

City of Vaughan – Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: N Merchant [REDACTED]
Sent: Tuesday, March 31, 2026 8:43 AM
To: Joshua Lacia <Joshua.Lacia@vaughan.ca>; DevelopmentPlanning@vaughan.ca
Cc: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Anna Commisso <Anna.Commisso@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>; Carrville Mills <cmratepayers@gmail.com>
Subject: [External] File Z.26.007 - Concerns Regarding Proposed Infill Development – Non-Conformity with Community Design Objectives

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Dear Councillor/Planning Department/Committee Members:

As a proud resident of the area (█ Celeste Drive, Maple ON), I am concerned about the proposal being put before Council for File Z.26.007.

I am writing on behalf of local residents to express significant concerns regarding the proposed infill development at 271 Valley Vista Drive, which, in its current form, does not align with the intent or guiding principles of the City's Official Plan and Community Design policies.

While we recognize and support thoughtful intensification, this proposal represents **overdevelopment of the site** and fails to respect the established character and built form of the surrounding neighbourhood.

Specifically:

- **Lot Frontage and Pattern:** The proposed 10m lot frontages are materially below the prevailing pattern in the area (minimum ~12m), which conflicts with Official Plan language requiring that new development *“respect and reinforce the existing physical character of the neighbourhood, including lot size, lot frontage, and established rhythm of development.”*
- **Setbacks and Massing:** The reduced side and rear yard setbacks do not provide appropriate transition or privacy. The Master Plan and Urban Design Guidelines emphasize that new development should *“ensure compatible built form through appropriate setbacks, separation distances, and landscaping to maintain privacy and access to light.”* This proposal does not meet that standard.
- **Height and Topography Impact:** Although described as 3-storey dwellings, the siting atop an elevated grade will create the **perceived massing of 4-storey structures** overlooking adjacent homes. This is inconsistent with policies that require development to *“minimize overlook, shadowing, and visual intrusion, particularly where there are changes in grade.”*
- **Drainage and Servicing Impacts:** The proposal appears to intensify site coverage without adequately addressing cumulative stormwater and groundwater impacts. The Official Plan clearly states that development must *“not negatively impact adjacent properties through grading, drainage, or servicing changes.”* Residents already experience water-related issues, and further intensification without robust mitigation will exacerbate these conditions.

Taken together, the proposal does not represent **compatible or context-sensitive intensification**, but rather an attempt to maximize density at the expense of established

planning principles and neighbourhood stability.

We respectfully request that the City require substantial revisions to:

- Align lot frontages and setbacks with the existing neighbourhood fabric
- Reduce apparent height and massing, particularly in relation to grade
- Provide meaningful transition and privacy buffers
- Demonstrate a credible and engineered solution to drainage impacts

Absent these changes, we believe the application does not meet the policy framework set out in the Official Plan and should not be approved in its current form.

We appreciate your consideration and would welcome the opportunity to engage further on a revised, more appropriate proposal.

Kind regards,

Niral V. Merchant

N V Merchant

[Redacted signature block]