

**C25.**

**Communication**

**Council – April 28, 2026**

**CW(PM) – Report No. 18 Item No. 3**

**From:** [Francesca Laratta](mailto:Francesca.Laratta@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante@vaughan.ca)  
**Subject:** FW: [External] OBJECTION: Development Application Z.26.007  
**Date:** Wednesday, April 1, 2026 9:50:13 AM  
**Attachments:** [image001.png](#)

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**From:** Clerks@vaughan.ca <Clerks@vaughan.ca>  
**Sent:** Monday, March 30, 2026 1:42 PM  
**To:** Francesca Laratta <Francesca.Laratta@vaughan.ca>  
**Subject:** FW: [External] OBJECTION: Development Application Z.26.007

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**From:** Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>  
**Sent:** Monday, March 30, 2026 1:37 PM  
**To:** JONATHAN POLON [REDACTED]  
**Cc:** Joshua Lacaria <[Joshua.Lacaria@vaughan.ca](mailto:Joshua.Lacaria@vaughan.ca)>; [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca);  
[Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Anna Commisso <[Anna.Commisso@vaughan.ca](mailto:Anna.Commisso@vaughan.ca)>  
**Subject:** RE: [External] OBJECTION: Development Application Z.26.007

Good afternoon Jonathan,  
Hope all is well and thank you for taking the time to share your concerns.

Your comments regarding Application Z.26.007, including drainage, building height and massing, setbacks, and privacy impacts, have been received and will be carefully considered as part of the review process.

Your comments will be shared with Clerks and included in the public record. Should you wish to provide any additional comments, I encourage you to do so.

Thank you again for reaching out.

Chris

**Chris Ainsworth, BBM**  
**City Councillor, Ward 4**

Office: 905-832-2281, ext. 8342 | Cell: 647-354-1988  
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**From:** JONATHAN POLON [REDACTED]  
**Sent:** Monday, March 30, 2026 12:23 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); Joshua Lacaria <[Joshua.Lacaria@vaughan.ca](mailto:Joshua.Lacaria@vaughan.ca)>  
**Cc:** Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>  
**Subject:** [External] OBJECTION: Development Application Z.26.007

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Hello,

I am writing to formally submit my objections regarding the development application Z.26.007 located near my property at [REDACTED] Cedarpoint Court.

As a resident who will be directly impacted by this development, I have serious concerns that the current proposal does not align with the existing neighborhood character and violates several planning considerations:

1. **Water Drainage and Grading:** The proposed development appears to increase impervious surface area. I am concerned that the site grading will direct surface water towards existing houses, increasing the risk of flooding, contrary to Ontario lot drainage standards.
2. **Height and Massing:** The proposed heights are significantly higher than the surrounding residential units. This represents over-development, creating an overbearing presence that will negatively impact the privacy and character of the existing homes.
3. **Reduced Setbacks:** The small setbacks are inadequate for adequate separation between buildings, causing reduced sunlight (overshadowing) and an overbearing outlook on adjacent properties.
4. **Topographical Impact and Overlooking:** Because the subject lands are situated on a significant incline above Cedarpoint Court, the effective height of the proposed dwellings is much greater than their architectural plans suggest. This higher elevation creates a severe visual intrusion, allowing for direct, downward views into private backyards and interior

living spaces. This overbearing impact is not compatible with the existing privacy enjoyed by residents on this court.

I expect these concerns to be thoroughly addressed and included in the public record.

Sincerely,

Jonathan Polon  
[REDACTED] Cedarpoint Court  
[REDACTED]