

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Francesca Laratta](#)  
**Subject:** FW: [External] Fwd: Neighborhood Concerns and Request to Reconsider Rezoning – Draft Plan 19T-26V001 1078 Major Mackenzie Drive West  
**Date:** Thursday, March 26, 2026 11:37:32 AM

**C7.**  
**Communication**  
**CW(PM) – March 31, 2026**  
**Item No. 4**

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

From: laykaren crescent [REDACTED]  
Sent: Wednesday, March 25, 2026 4:07 PM  
To: Clerks@vaughan.ca  
Subject: [External] Fwd: Neighborhood Concerns and Request to Reconsider Rezoning – Draft Plan 19T-26V001 1078 Major Mackenzie Drive West

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Hi

Please confirm you have received this email

Also, please send it to the below email addresses. in case if it went their junk email, etc because we did not receive the acknowledgement from the Mayor and council.

Kind regards,

Residents of Ladykaren Crescent  
Vaughan, Ontario

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

From: laykaren crescent [REDACTED]  
Date: Mon, Mar 23, 2026 at 10:55 PM  
Subject: Neighborhood Concerns and Request to Reconsider Rezoning – Draft Plan 19T-26V001 1078 Major Mackenzie Drive West  
To: <mayor@vaughan.ca <<mailto:mayor@vaughan.ca>> >, <linda.jackson@vaughan.ca <<mailto:linda.jackson@vaughan.ca>> >, <mario.ferri@vaughan.ca <<mailto:mario.ferri@vaughan.ca>> >, <gino.rosati@vaughan.ca <<mailto:gino.rosati@vaughan.ca>> >, <marioG.racco@vaughan.ca <<mailto:marioG.racco@vaughan.ca>> >, <marilyn.iafrate@vaughan.ca <<mailto:marilyn.iafrate@vaughan.ca>> >, <adriano.volpentesta@vaughan.ca <<mailto:adriano.volpentesta@vaughan.ca>> >, <rosanna.defrancesca@vaughan.ca <<mailto:rosanna.defrancesca@vaughan.ca>> >, <chris.ainsworth@vaughan.ca <<mailto:chris.ainsworth@vaughan.ca>> >, <gila.martow@vaughan.ca <<mailto:gila.martow@vaughan.ca>> >, <council@vaughan.ca <<mailto:council@vaughan.ca>> >

Dear Mayor and Members of Council,

We are writing as residents of Ladykaren Crescent to express serious concerns regarding the proposed Draft Plan of Subdivision and Zoning By-law Amendment for the lands located at 1078 Major Mackenzie Drive West (Block 12).

Application Details

- Draft Plan of Subdivision: 19T-26V001
- Zoning By-law Amendment: (file ending in .001) • Owner: Senang Investments Limited • Proposal: 108 single detached dwellings, Natural Heritage System lands and Stormwater Management Facility • Location: Major Mackenzie Drive West • Public Meeting: March 31, 2026

Residents living adjacent to the subject lands are concerned about the scale, density, and environmental impact of the proposed development, particularly the removal of the mature tree line that currently forms a natural buffer between the existing neighbourhood and the proposed subdivision.

### Community Support and Petition Engagement

In addition to the concerns outlined above, residents wish to highlight the significant and growing level of community opposition to the proposed development.

A public petition titled “Stop Overdevelopment on Major Mackenzie – Protect Ladykaren Crescent” has been launched to provide residents and the broader community with an opportunity to formally express their concerns.

At the time of writing, the petition has received over 209 signatures, with support continuing to grow daily.

This petition demonstrates that:

- \* A substantial number of residents are opposed to the scale and impact of the proposed development
- \* The issue extends beyond immediate neighbours and reflects wider concern across the Vaughan community
- \* There is strong public interest in protecting existing tree canopy, neighbourhood character, and infrastructure capacity

The rapid and continued growth in signatures highlights that this proposal is not a localized issue, but rather a matter of broader public importance related to sustainable planning, environmental protection, and responsible growth management.

This level of engagement reflects a clear message from the community that the current proposal raises serious concerns that warrant careful reconsideration.

Residents respectfully request that Council give appropriate weight to this demonstrated public feedback as part of its decision-making process.

While residents understand that the City must accommodate growth, the current proposal raises several planning concerns that should be carefully evaluated before any approval is granted.

The subject lands are currently zoned Agricultural and Environmental Protection, and the proposal seeks to rezone these lands to permit a residential subdivision of 108 single detached dwellings. This represents a significant land-use change that requires careful environmental and community impact review.

The site includes Natural Heritage System lands, and documents submitted by the developer indicate that key environmental work may still be incomplete. In particular, the developer’s landscape consultant has requested that the Trail Feasibility Report and related cost estimates for the natural heritage lands be deferred until the detailed design stage.

Residents believe that environmental studies related to natural heritage features should be completed before zoning or subdivision approvals are granted, not afterward. Approving development prior to completing these investigations could result in irreversible impacts to the mature tree canopy, wildlife habitat, and ecological stability of the area.

### Importance of the Existing Tree Line

The existing tree line has been a defining feature of this area for many years. These mature trees provide:

- privacy for neighbouring homes

- visual screening and landscape character
- ecological value and wildlife habitat
- a natural separation between neighbourhoods.

The removal of this tree canopy would result in a significant loss of urban biodiversity and environmental value for the community.

Many residents of Ladykaren Crescent purchased their homes at a premium because of the unobstructed views of this natural tree buffer, and homeowners were led to believe this landscape would remain preserved. As a result, its removal raises both environmental concerns and issues of community expectations.

#### Historical Loss of Heritage and Tree Canopy

Residents are also concerned about the progressive loss of heritage features and mature trees in the surrounding area.

Historically, an almost century-old heritage building located on the subject lands was destroyed by fire. Residents also witnessed the loss of a large tree canopy on the opposite side of Major Mackenzie Drive and Sir Benson Drive, where a building fire occurred shortly before the construction of a major townhouse development.

These events have heightened community concern about the ongoing loss of heritage and natural landscape features in the area.

#### Key Neighbourhood Concerns

##### Density and Neighbourhood Compatibility

The proposal for 108 detached homes appears to push the maximum density for the site and may not represent an appropriate transition beside an established neighbourhood.

From an urban design perspective, residents have concerns regarding:

- density
- setbacks
- building scale and layout
- compatibility with surrounding homes.

Careful consideration should be given to how the development integrates with the existing residential character.

##### Loss of Landscape and Vegetation

Removing a large number of mature trees would significantly alter the landscape character of the area. The existing tree canopy currently provides:

- privacy
- shade
- noise buffering
- visual screening for neighbouring homes.

These trees also support bird species and wildlife and serve as an important ecological feature within the community.

##### Environmental Impact and Potential Contamination

The Phase One Environmental Site Assessment prepared for the property identifies several environmental concerns, including:

- potential contamination associated with historic agricultural pesticide use
- fill material of unknown quality on portions of the site
- former underground heating oil storage tanks
- evidence of historical orchard use and

agricultural operations.

The report recommends that a Phase Two Environmental Site Assessment be conducted to further evaluate potential contamination risks.

Residents are concerned that approving the subdivision prior to completing this investigation could expose future residents and neighbouring properties to environmental risks.

#### Transportation Impacts

A development of this size could significantly increase traffic in the area and place additional pressure on surrounding roads and intersections.

In particular, the potential connection of Luca Avenue to the broader road network may introduce additional through-traffic into the neighbourhood, increasing vehicle volumes on streets that are currently quiet residential roads.

This could result in:

- increased noise levels
- reduced pedestrian safety
- increased risk for children
- additional stress on local road infrastructure.

Many families with young children live in this area, and increased traffic could negatively impact neighbourhood walkability and overall quality of life.

#### School Capacity and Community Infrastructure

Residents are also concerned about the pressure this development could place on nearby schools and community facilities.

Land previously identified for a primary school near Sir Benson Drive and Little Ashley Drive was instead developed for housing. With this loss of planned school infrastructure, the community has already sacrificed important educational space.

In addition, the nearby Eagles Landing Park, which currently serves as the primary recreational space for children in the surrounding neighbourhoods, has already reached its practical capacity due to the high number of residential units built in recent years.

This park was originally expected to function alongside the planned elementary school site that was later removed. As a result, the park now carries a much heavier recreational burden for local families and children.

When combined with the 425 additional homes proposed across Major Mackenzie Drive and the 108 homes proposed under this application, the number of families and children in the area could increase significantly.

Without adequate planning for schools and recreational space, this level of growth could result in:

- overcrowded classrooms
- increased reliance on portable classrooms
- insufficient recreational space for children
- increased pressure on existing parks and community facilities
- longer travel distances for students to attend school.

Residents respectfully request that the City carefully review school capacity, park capacity, and community infrastructure needs before approving additional residential density in this area.

Residents are particularly concerned that the community has already lost the planned elementary school site, and existing recreational space such as Eagles Landing Park is already operating at full capacity due to surrounding

high-density development.

#### Privacy and Urban Design Transition

Reduced setbacks and removal of the tree buffer could result in direct backyard-to-backyard views, creating privacy concerns for existing homeowners.

Residents believe the proposal should include a more thoughtful transition between the new subdivision and the existing community through measures such as:

- landscape buffers
- tree preservation
- open space
- enhanced setbacks.

#### Premature Approval Concerns

Residents are concerned that approval of the Draft Plan and Zoning By-law Amendment may be premature given that several key technical studies and environmental reviews appear to be incomplete or deferred to later stages of the planning process.

In particular, documentation submitted by the applicant indicates that the Trail Feasibility Report and cost estimates associated with the Natural Heritage System lands have been requested to be deferred until the detailed design stage.

In addition, the Phase One Environmental Site Assessment recommends that a Phase Two Environmental Site Assessment be conducted to further evaluate potential contamination risks associated with historical agricultural uses and underground storage tanks.

Residents respectfully submit that these matters should be fully assessed before any planning approvals are granted, rather than after zoning and subdivision approvals are in place.

Approving the development prior to the completion of these environmental investigations may expose both future residents and neighbouring properties to environmental and planning risks that have not yet been fully evaluated.

#### Protection of Natural Heritage System Lands

The subject lands include areas identified as part of the Natural Heritage System, which provide ecological functions such as wildlife habitat, biodiversity support, and natural stormwater management.

Residents request confirmation that all applicable environmental protection policies under the Vaughan Official Plan and related environmental planning frameworks have been fully satisfied prior to any approval.

Given the presence of mature trees and ecological habitat on the site, residents believe that a precautionary approach should be taken to protect natural heritage features wherever possible.

Preservation of the existing tree canopy and ecological buffer between neighbourhoods would help maintain biodiversity, environmental stability, and neighbourhood character.

#### Compatibility with Existing Neighbourhood Character

Residents are concerned that the proposed development may not represent an appropriate transition between the new subdivision and the established neighbourhood.

The proposal for 108 detached homes on relatively narrow lots raises questions about whether the development appropriately reflects the character, scale, and spatial pattern of the surrounding community.

Under good planning principles and the policies of the Planning Act and municipal official plans, new development

should provide an appropriate transition between existing neighbourhoods and new residential areas.

Residents respectfully request that Council carefully evaluate whether the proposed density, lot configuration, and urban design provide an appropriate and compatible interface with the surrounding community.

Request to Council

Residents respectfully request that Council:

- Carefully review the compatibility of the proposed development with the existing neighbourhood.
- Reconsider the proposed rezoning and density for this site.
- Require stronger environmental protection measures and preservation of the mature tree buffer • Ensure that traffic, drainage, environmental, and infrastructure impacts are fully assessed before any approval is granted.
- Require an appropriate landscape and urban design transition between the new development and existing homes.

Residents of Ladykaren Crescent look forward to participating in the upcoming public meeting and hope to work collaboratively with the City to ensure that any future development is compatible with the surrounding community, respectful of the natural environment, and supportive of long-term community infrastructure such as schools.

Our concern is not growth itself. Our concern is approving this project before environmental studies are completed, before infrastructure capacity is confirmed, and without protecting the natural buffer that defines our neighbourhood.

Thank you for your time and consideration.

Kind regards,

Residents of Ladykaren Crescent  
Vaughan, Ontario