

**C10.**

**Communication**

**CW(PM) – March 31, 2026**

**Item No. 4**

# **Neighbourhood Concerns – Draft Plan 19T-26V001**

1078 Major Mackenzie Drive West  
Residents of Ladykaren Crescent –  
Public Meeting March 31, 2026

# Major Mackenzie Corridor – Development & Infrastructure Context

425 Homes  
North Development

108 Homes  
Draft Plan 19T-26V001

Eagles Landing Park  
Recreation Space

Major Mackenzie Drive (Primary Development Corridor)

Former Planned  
Elementary School Site

Natural Heritage  
Wildlife Corridor

Combined corridor growth: 600+ homes | ~2,600 residents | ~4,800  
daily vehicle trips | ~400+ students

# Application Overview

- Draft Plan of Subdivision: 19T-26V001
- Proposal: 108 single detached dwellings
- Natural Heritage System lands and stormwater management facility
- Location: Major Mackenzie Drive West

# Why Residents Are Concerned

- Significant change from Agricultural / Environmental zoning
- Removal of mature tree buffer between neighbourhoods
- Environmental and infrastructure impacts not fully assessed
- Loss of natural landscape and ecological corridor

# Cumulative Development Pressure

**600+ Homes**

Combined development proposals  
in the corridor

**2,600+ Residents**

Estimated population increase

**4,800 Trips / Day**

Estimated additional vehicle trips

**400+ Students**

Potential new students in nearby  
schools

Residents support responsible growth but request evaluation of cumulative impacts on infrastructure, traffic, schools, parks, and environmental lands.

# **INFRASTRUCTURE AND COMMUNITY IMPACT**

# Population Impact

- Typical estimate ~3 residents per household
- 600 homes  $\approx$  2,600 additional residents
- Increased demand on infrastructure and services

# Traffic Impact

- Typical planning estimate ~8 trips per household per day
- 600 homes ≈ 4,800 additional daily vehicle trips
- Traffic expected to converge onto Major Mackenzie Drive
- Approx. 600+ homes feeding traffic into the same corridor
- ≈ 4,800 additional vehicle trips per day

## Potential Traffic Impact – Luca Avenue Connection

- Proposed connection of **Luca Avenue to the broader road network** may introduce **additional through-traffic** into the neighbourhood.
- **Vehicle volumes could increase** on streets that are currently **quiet residential roads**.
- Possible impacts include:
  - Increased **noise levels**
  - **Reduced pedestrian safety**
  - **Higher risk for children** in the area
  - **Additional strain on local road infrastructure**
- The neighbourhood has **many families with young children**, and increased traffic could **negatively affect walkability and overall quality of life**.

# Climate & Air Quality Impact

- **Increased Vehicle Emissions on Major Mackenzie Drive**
- • Average passenger vehicle emits about **200–250 g of CO<sub>2</sub> per kilometre**
- • Even short neighbourhood trips can significantly increase **daily transportation emissions**
- • Increased traffic contributes to: **Higher greenhouse gas emissions**  
**Reduced local air quality**
- **Increased noise and traffic congestion**
- • Additional traffic may also lead to: longer idling at intersections  
slower travel speeds
- **higher emissions per vehicle**
- Impact Estimate • **4,800 trips/day**
  - Average trip length: **3–5 km**
- Estimated daily emissions:
  - • **≈ 3–5 tonnes of CO<sub>2</sub> per day**
- Annual impact:
  - • **≈ 1,000 – 1,800 tonnes of CO<sub>2</sub> per year**

# School Capacity Concerns

- Estimated 430+ additional students from corridor developments
- Planned elementary school site previously converted to housing
- Potential pressure on nearby schools
- Where will the additional 400+ students attend school?
- Has the school board confirmed sufficient capacity?
- How will transportation and classroom space be managed?

# Parks and Community Space

- Eagles Landing Park already heavily used
- Population growth may exceed park capacity
- Increased demand for recreation and community facilities

# **ENVIRONMENTAL AND NATURAL HERITAGE**

# Importance of Existing Tree Line

- Provides privacy and visual buffer for neighbouring homes
- Supports wildlife and ecological habitat
- Important natural separation between neighbourhoods

# Environmental Concerns

- Phase One Environmental Site Assessment identified potential risks
- Historic pesticide use and possible contamination
- Further environmental investigation recommended before development

# Wildlife and Habitat

- Residents observe deer, fox, birds and other wildlife
- Indicates active ecological corridor
- Development could disrupt habitat connectivity

# **PLANNING AND COMPATIBILITY**

# Neighbourhood Compatibility

- Density and lot layout may not reflect surrounding character
- Reduced setbacks could create privacy issues
- Need stronger landscape buffers and urban design transition

# Premature Approval Concerns

- Environmental studies not fully completed
- Trail feasibility and ecological studies deferred
- Residents request full studies before zoning approvals

# **SUMMARY AND REQUEST TO COUNCIL**

# Combined Corridor Impact

- 600+ homes proposed in corridor
- ~2,600 additional residents
- ~4,800 daily vehicle trips
- ~430 additional students

# Before vs After – Major Mackenzie Development Corridor

## BEFORE

Natural Heritage Corridor  
Mature Tree Buffer  
Wildlife Habitat  
Lower Traffic Volumes  
Open Landscape Separation



## AFTER (Potential)

600+ Homes in Corridor  
~2,600 Additional Residents  
~4,800 Daily Vehicle Trips  
Pressure on Schools & Parks  
Loss of Environmental Buffer

Residents support responsible growth, but cumulative impacts on infrastructure and natural heritage should be carefully evaluated.

# Residents' Request

- Evaluate cumulative development impacts
- Protect natural heritage lands and mature tree buffer
- Ensure traffic, environmental and infrastructure capacity. Beyond traffic congestion, additional vehicle trips also increase greenhouse gas emissions. Even conservative estimates suggest thousands of additional kilograms of CO<sub>2</sub> entering the corridor every day
- Support responsible and sustainable growth

# **WILDLIFE EVIDENCE AND VISUAL APPENDIX**

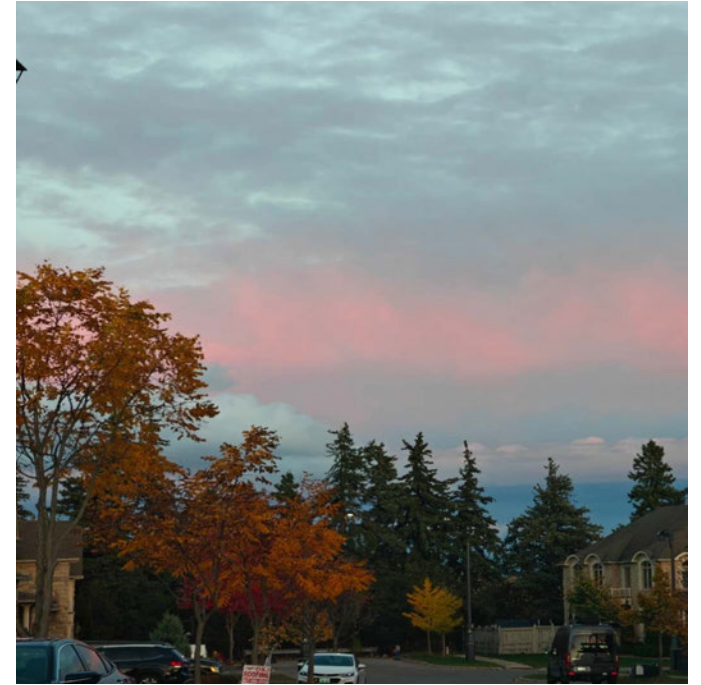
## Environmental & Wildlife Observations

Major Mackenzie Drive West Corridor  
Resident Photo Documentation

# **Wildlife and Natural Habitat Evidence Children friendly neighbourhood**

Photos captured by residents showing active wildlife presence in the natural corridor surrounding the development area.

































# What Could Be Lost – Natural Habitat vs Proposed Development

## Existing Natural Corridor



## Potential Future Condition

- Subdivision housing
- Road expansion
- Loss of wildlife corridor
- Increased traffic and population
- Reduced natural buffer areas

