

From: Clerks@vaughan.ca
To: [Francesca Laratta](mailto:Francesca.Laratta)
Subject: FW: [External] Subject: Concerns Regarding Draft Plan 19T-26V001 and Zoning Amendment (1078 Major Mackenzie Dr W)
Date: Monday, March 30, 2026 11:55:25 AM

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

From: Anastasia [REDACTED]
Sent: Monday, March 30, 2026 11:13 AM
To: Clerks@vaughan.ca; mayor@vaughan.ca; Council@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>
Subject: [External] Subject: Concerns Regarding Draft Plan 19T-26V001 and Zoning Amendment (1078 Major Mackenzie Dr W)

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Dear Mayor and Members of Council,

I am writing to express concerns regarding the proposed Draft Plan of Subdivision and Zoning By-law Amendment for 1078 Major Mackenzie Drive West.

My concerns relate to conformity with the Vaughan Official Plan, protection of the Natural Heritage Network, and the timing of approval relative to incomplete environmental and technical review.

1. Natural Heritage Network & Ecological Function

The subject lands appear to be adjacent to, and functionally connected with, the City's Natural Heritage Network, including the woodland features associated with the Trail View Park corridor.

Section 3.2 of the Vaughan Official Plan requires the protection of Natural Heritage features and their ecological functions, and prohibits negative impacts unless it can be clearly demonstrated through appropriate environmental analysis.

It is not evident that the current application is supported by sufficient completed studies to demonstrate that no negative impacts will occur to these features. In particular, the removal of mature tree canopy and encroachment into woodland edges may result in habitat fragmentation and long-term ecological degradation that cannot be fully mitigated through replacement planting.

2. Incomplete Environmental and Technical Studies

Available documentation indicates that key environmental investigations may be incomplete or deferred, including:

- * Further analysis recommended through the Environmental Site Assessment process

- * Elements of environmental and natural heritage-related studies

Section 10.1 of the Official Plan requires that development applications be supported by complete and appropriate studies at the time of review. Deferring critical environmental analysis to later stages introduces uncertainty and limits the ability to fully evaluate environmental risk, including potential soil contamination and ecological impacts.

3. Prematurity of Approval

In the absence of complete environmental and technical information, approval of the proposed zoning and draft plan may be premature.

Deferring key studies to the detailed design stage limits Council's ability to make a fully informed land-use decision and may be inconsistent with the intent of the Planning Act and sound planning principles.

A precautionary approach would require that all critical environmental matters be resolved prior to any approval.

4. Cumulative Impact of Development

The proposal should be evaluated in the broader context of cumulative growth in the surrounding area, including other recent and proposed residential developments.

The combined impact on stormwater infrastructure, environmental systems, and community capacity does not appear to have been comprehensively assessed. A cumulative impact analysis is necessary to ensure that development proceeds in a coordinated and sustainable manner consistent with Official Plan objectives.

5. Stormwater and Environmental Risk

The proposed development will introduce additional impermeable surfaces, which may increase stormwater runoff and place added pressure on existing drainage systems.

Section 3.1 of the Official Plan emphasizes environmental sustainability and responsible stormwater management. Without clear demonstration of system capacity and downstream impact mitigation, there is a risk of localized flooding and environmental degradation.

6. Land Use Compatibility and Transition

Section 9.1.2 of the Official Plan requires that new development provide an appropriate and compatible transition with existing neighbourhoods.

Given the proximity to established residential areas and Natural Heritage features, the proposal should clearly demonstrate appropriate setbacks, buffering, and tree preservation measures to minimize edge effects and ensure compatibility.

7. Cultural Heritage Consideration

The subject property has been identified as having cultural heritage value under the Ontario Heritage Act. This adds an additional layer of planning consideration and supports the need for a cautious and comprehensive evaluation of any proposed land use change.

Request to Council

Given the above concerns, I respectfully request that Council:

- * Require completion of all environmental and technical studies prior to any approval
- * Ensure full conformity with the Vaughan Official Plan, particularly Sections 3.2, 3.1, 9.1.2, and 10.1
- * Evaluate cumulative impacts of development in the surrounding area
- * Confirm stormwater and infrastructure capacity
- * Avoid premature approval of the application in the absence of complete information

Approval of this application without resolving the above matters may be premature and inconsistent with the intent of the Planning Act and applicable policy frameworks.

Thank you for your consideration.

Anastasia Klin,

Resident of Luca Ave