

From: Clerks@vaughan.ca
To: [Francesca Laratta](mailto:Francesca.Laratta)
Subject: FW: [External] Inquiry Re: Zoning By-law Amendment File Z.25.050 Related application DA.22.071 [3836 & 3850 Major Mackenzie Drive W.]
Date: Monday, March 23, 2026 4:52:14 PM
Attachments: [image001.png](#)

From: Izabela Molendowski <Izabela.Molendowski@vaughan.ca>
Sent: Monday, March 23, 2026 3:53 PM
To: Clerks@vaughan.ca
Cc: Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Subject: FW: [External] Inquiry Re: Zoning By-law Amendment File Z.25.050 Related application DA.22.071 [3836 & 3850 Major Mackenzie Drive W.]

Good afternoon,

I received the following correspondence below from a resident in the vicinity of the NJS Developments Inc – Z.25.050 application. Can this e-mail be included as a Communication for the Z.25.050 Public Meeting report on March 31? The concerns raised regarding the road network and pedestrian connectivity are relevant to the context of the application.

Thank you!

Best,

Izabela Molendowski, MCIP RPP
Senior Planner
Development and Parks Planning
(905) 832-8585 ext.8355 | Izabela.Molendowski@vaughan.ca

City of Vaughan | Planning and Infrastructure Development
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
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From: Susan Sidiropoulos [REDACTED]
Sent: Friday, March 13, 2026 12:34 PM
To: Izabela Molendowski <Izabela.Molendowski@vaughan.ca>
Cc: DevelopmentPlanning@vaughan.ca

Subject: [External] Inquiry Re: Zoning By-law Amendment File Z.25.050 Related application DA.22.071 [3836 & 3850 Major Mackenzie Drive W.]

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Hi Izabela and team,

I received notification of the public meeting related to this application: Zoning By-law Amendment File Z.25.050 Related application DA.22.071, and am a resident in the existing residential.

I have a few questions / concerns to raise that I'm requesting your help to answer:

1. Sandwell street allows street parking on both sides of the street during the day, which is necessary given the very limited space on individual unit's driveways. This can cause it to be a narrow street. Additionally, Sandwell Street is currently the only available entry/exist point for all existing residential in the area and is also used by parents quite frequently for the pick-up / drop-off of students of Tommy Douglas secondary school in the morning and afternoon.

Will the development prior to occupancy require that additional roads are opened for these new units, to be able to have access to Farooq blvd and/or to Major Mackenzie?

2. Sydney Circle is a private road, the cost for maintaining it is borne by the condo corporation, which is paid for by the current owners. Accordingly, I expect there should be no street parking available in the future (as is not allowed currently) on Sydney Circle adjacent to this new development. Can you confirm nothing in the development details or plan would change this and considers this point?
3. Next, in line with point #2, I would also expect that garbage/recycling/compost collection by the City should not be accessed on Sydney Circle for those units that appear to have their front door facing Sydney Circle, as per Attachment 2. Can you please confirm?

4. Along Sydney Circle, will there be a sidewalk installed in front of the units facing Sydney? From a safety perspective given **1/** the narrow street width of Sydney Circle **2/** high traffic due to limited entry/exit points, this should be required. Can you please confirm?

5. Where is the parking for the unit holders? Is it planned for underground and will this include visitor's parking?

6. Will the units have access to Major Mackenzie directly from the subject development?

Thank-you for your kind reply to these questions, Susan

