

From: Clerks@vaughan.ca
To: [Francesca Laratta](mailto:Francesca.Laratta)
Subject: FW: [External] Written Comments & Request for Notice...(Committee of Whole Public Meeting Agenda, Item 4.8, March 31st, 2026)...
Date: Tuesday, March 24, 2026 1:31:47 PM
Attachments: [image002.png](#)
[image003.png](#)
[Sub1 November-30-2024 Phasing Plan.pdf](#)
Importance: High

C4.
Communication
CW(PM) – March 31, 2026
Item No. 8

From: Maurizio Rogato <mrogato@blackthorncorp.ca>
Sent: Tuesday, March 24, 2026 1:22 PM
To: Clerks@vaughan.ca
Cc: Mark Antoine <Mark.Antoine@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Izabela Molendowski <Izabela.Molendowski@vaughan.ca>; Kody Giallonardo <kody@blackthorncorp.ca>; Albert Gasparro <albertgasparro@aim.com>; Jack Scivoletto <jscivoletto@ggroupdevelopment.com>
Subject: [External] Written Comments & Request for Notice...(Committee of Whole Public Meeting Agenda, Item 4.8, March 31st, 2026)...
Importance: High

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Good Afternoon,

I write on behalf of the Registered Owner of lands municipally addressed as 3812 Major Mackenzie Drive West being located immediately adjacent to lands municipally addressed as 3836 and 3850 Major Mackenzie Drive West (“*Subject Lands*”).

The Subject Lands are proposed for development generally consisting of 160 stacked back-to-back townhouse residential units across eight blocks.

The Subject Lands are being considered at a Public Hearing to be held on March 31st, 2026, at the Committee of Whole (*Public Hearing*) Meeting as Agenda Item No. 4.8.

Our office has had the opportunity to review the Public Hearing Report including the attachments and provides the following Written Comments:

For background and as mentioned, our Client’s lands are located adjacent, to the east of the Subject Lands, and are Approved for development in accordance with Official Plan Amendment No. 98 (*By-law No. 118-2023*) and amending Zoning By-laws being By-law No(s) 113-2023 and 114-2023.

Our Client’s lands are also currently underground review through filed and complete

applications for a Draft Plan of Subdivision and Site Plan Control applications to advance Phases 1 and 2 of development, in accordance with the attached Phasing Plan and in keeping with the Approved Official Plan Amendment and Zoning By-law Amendments. The said applications are not denoted on Attachment 1 of the Public Hearing Report and should be for full information purposes.

The City's File No(s). for the filed, complete and in process applications are 19T-14V001, DA.14.007 and DA.14.008.

Per our review of the proposed development, the Applicant is proposing to remove a required extension of Sunset Terrace planned and required from Farooq Boulevard to Major Mackenzie Drive.

In accordance with the attached Phasing Plan, our Client has proposed the required portion of Sunset Terrace extension, as required by the City and Region of York.

As outlined within the Public Hearing Report, the Region is objecting to the proposed development as the proposed, alternative road connection would not be sufficient for supporting traffic from the development and surrounding area.

Our Client shares these concerns and wishes to ensure their proposed development, which implements Approved Development on the 3812 Major Mackenzie lands is not impacted, in any way, by the proposed development.

Our Client continues to propose the extension of Sunset Terrace and would request the Applicant of the Subject Lands amend their proposed development plans to provide their required portion of the extension. Such a public improvement has long been deemed as necessary to ensure proper traffic flow and capacity to accommodate planned and approved development within the Weston Road and Major Mackenzie intersection.

In the alternative, our Client requests the City and Region confirms the proposed portion of road, as shown on our Client's filed Plans, be deemed as sufficient to implement the full extent of development, in accordance with attached Phasing Plan, through either a reduced public right of way or private right of way with any benefit or access, by the Subject Lands' development, to be equitability cost shared with our Client.

Our Client remains willing to meet with the Applicant and the City including the Region to resolve the transportation network but is unwilling to revisit its Approved Development Plan.

Accordingly, our office requests to be Notified of any subsequent Meetings, Re-submissions, and Decision(s) as it related to the proposed development of the Subject Lands.

Please confirm receipt of these Written Comments.

We appreciate the opportunity to provide our Comments and trust Members of Committee and City Personnel will consider our Comments.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Maurizio

Maurizio Rogato B.U.R.Pl., M.C.I.P., R.P.P.
Principal



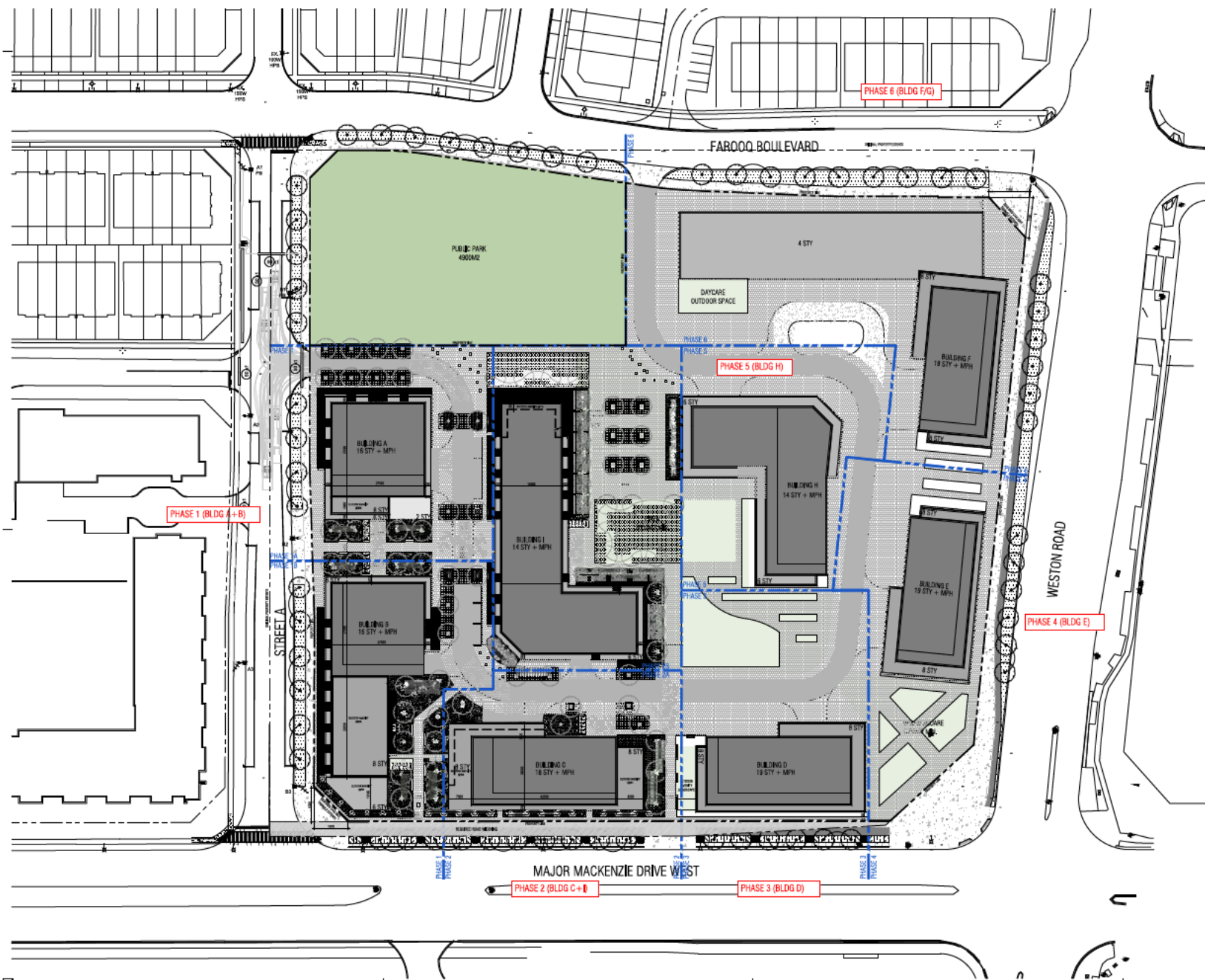
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Tel: 416-888-7159

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NOTE:
FOR UNDERGROUND PHASES REFER TO DRAFT PLAN OF SUBMISSION

Issued for residents

MAZZA ARCHITECTS
1000 SHEPPARD AVENUE EAST, SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111
WWW.MAZZAARCHITECTS.COM

MAZZA ARCHITECTS
1000 SHEPPARD AVENUE EAST, SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111
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SCARBOROUGH, ONTARIO M1S 1T5
TEL: (416) 291-1111
WWW.MAZZAARCHITECTS.COM

Major Mackenzie and Weston Rd

2012 Major Mackenzie Drive

Work/Date	By	Date
PROJECT APPROVED	R.G.	
ASSISTANT APPROVED	R.L.	
DRAWN BY	T.A.	
CHECKED BY	D.B.	
PLST DATE	NOV 24, 2024	
JOB NO.	2216 24	

PHASE 1 PHASING PLAN

1:500 A103
WATERMARK: 810 x 100