

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] VELLORE WOODS RATEPAYERS ASSOCIATION --JOIN SUBMISSION Ratepayer Deputation File Z.25.050 NJS Developments Inc - Mar 31 Public Meeting
Date: Thursday, April 2, 2026 9:43:33 AM
Attachments: [2.png](#)
[VELLORE WOODS NJS Mar 31 2026.pdf](#)

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, March 30, 2026 12:23 PM
To: Francesca Laratta <Francesca.Laratta@vaughan.ca>; Adelina Bellisario <Adelina.Bellisario@vaughan.ca>
Subject: FW: [External] VELLORE WOODS RATEPAYERS ASSOCIATION --JOIN SUBMISSION Ratepayer Deputation File Z.25.050 NJS Developments Inc - Mar 31 Public Meeting

From: Elvira Caria [REDACTED]
Sent: Monday, March 30, 2026 12:22 PM
To: Sorochinsky, Tim [REDACTED] Clerks@vaughan.ca; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Nancy Tamburini <Nancy.Tamburini@vaughan.ca>
Cc: mayor@vaughan.ca; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; cerriene.fazzari@vaughan.ca; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>
Subject: [External] VELLORE WOODS RATEPAYERS ASSOCIATION --JOIN SUBMISSION Ratepayer Deputation File Z.25.050 NJS Developments Inc - Mar 31 Public Meeting

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Please find attached copy of joint submission --this one from **Vellore Woods Ratepayers Association**.

We kindly ask that a motion be moved to meet with the Ratepayers groups (Millwood and Vellore Woods) to discuss URBAN DESIGN plans including but not limited to Landscape, facades, roofs, colour and texture of buildings etc ...

Thank You

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Elvira Caria
AWARD WINNING
MULTI-PLATFORM BROADCASTER

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Instagram Facebook LinkedIn

Elvira Caria
MEDIA COMM
TALK LISTEN REACT
Caria's Corner
LIVE ON LOCATION

On 03/30/2026 11:57 AM, Sorochinsky, Tim wrote:

All
See attached comments regarding 3836 & 3850 Major Mackenzie Drive West stacked townhouse proposal.

Thanks
Tim Sorochinsky
President, Millwood-Woodend Ratepayers Association

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VELLORE WOODS RATEPAYER'S ASSOCIATION
Millwood-Woodend Rate Payers Association - Deputation

Public Hearing
March 30th , 2026

Applicant: NJS Developments Inc.
Zoning By-Law Amendment File A.25.050

JOINT SUBMISSION

Good Evening, Mayor DeDuca, Chair and Members of Council

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. I am also writing on behalf of The Vellore Woods Ratepayers Association, as this is a joint submission. We are not available to attend the Public Meeting, but would like to convey our comments as follows.

Our association represents Block 40 which includes the NJS application. In principle, we are receptive to the application relative to the previous high-rise application. Our association's support of the application is **contingent on further discussions regarding urban design**. We would like to request a meeting with members of the Millwood and Vellore Woods Ratepayer Associations to continue the dialogue.

I would like to offer a few key suggestions which would help make the site more compatible with our surrounding neighbourhoods:

- Urban design must be compatible with surrounding community, incorporating traditional styling (pitched roofs, varying earth tone textures etc).
- Specific attention should be given to the detailing of the facades facing Major Mackenzie, as this will be the view that the community, along with tens of thousands of commuters will see each day.
- Make the units fronting onto Major Mackenzie more connected and welcoming to the street. This appears to be lacking with the adjacent 'flat

roof' townhouse block to the west. Please consider similar treatments used for the townhouse development at Major Mackenzie and Pine Valley.

- Maximize greenery along Major Mackenzie. York Region has focused most of their attention to landscaping in the median of Major Mackenzie, leaving the boulevards void of greenery / trees. Enhanced greenery would be in lieu of removing the cluster of large mature trees which are presently located at the south side of the property. We are hoping that the grading plan can be adjusted to preserve at least one of the large trees (closest to the Major Mackenzie property line).
- We acknowledge the need for a new north-south roadway connection with Major Mackenzie between the NJS development and the adjacent G Group application to the east, however, we strongly disagree that the roadway is necessary with this specific application. It should be treated as a separate site plan. If and when the G Group decide to develop, let them add the roadway to their site plan as part of THEIR development.

We kindly request that council proceed with a motion of approval with a caveat that the applicant shall meet with the local Ratepayer Associations to further discuss their concerns regarding urban design, specifically.

We welcome Council's and City's support of our requests regarding this application.

Thank you,

Tim Sorochinsky

President, Millwood-Woodend Ratepayer Association

Elvira Caria

Chair, Vellore Woods Ratepayer's Association