

# STATUTORY PUBLIC MEETING

(OP.18.007 AND Z.18.012)

2338 MAJOR MACKENZIE DRIVE

CITY OF VAUGHAN

FEBRUARY 28, 2023

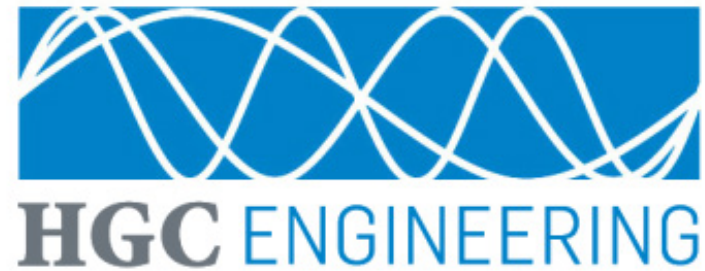
2338 MAJOR MACKENZIE DRIVE INC.

Communication: C2  
Committee of the Whole (PM)  
February 28, 2023  
Item #2

WESTON  
CONSULTING



# CONSULTANT TEAM



# AREA CONTEXT



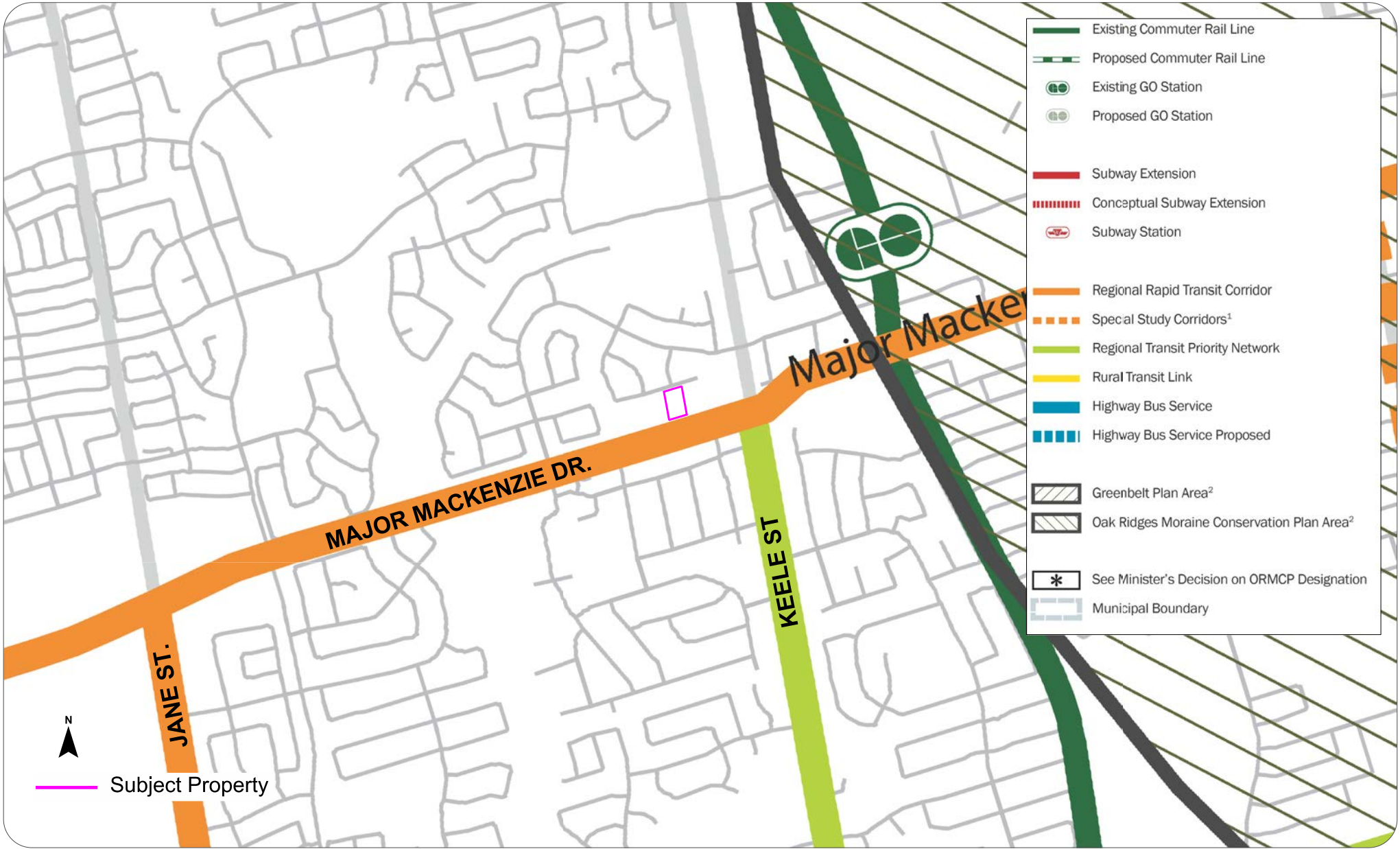
- Located in the Village of Maple, within the City of Vaughan
- Site Frontage: 60.45m
- Site Area: 0.56 hectares (1.40 acres)
- Located in proximity of the Major Mackenzie Drive and Keele Street intersection.

# PLANNING CONTEXT

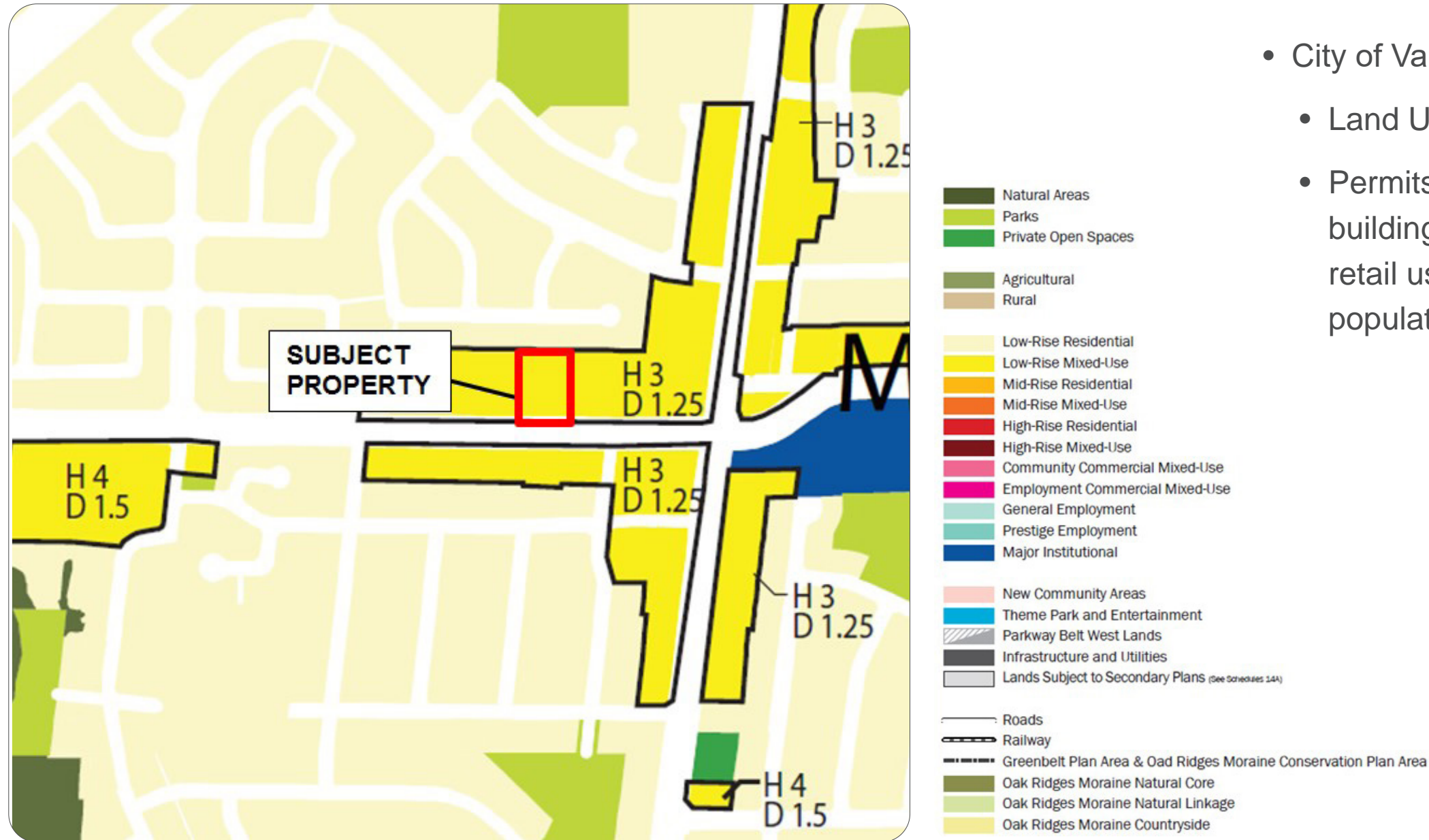


- Region of York Official Plan designates Major Mackenzie Drive as a *'Rapid Transit Corridor'*
- City of Vaughan Official Plan Designations
  - Located within *'Local Centre'* Intensification Area

# PLANNING CONTEXT

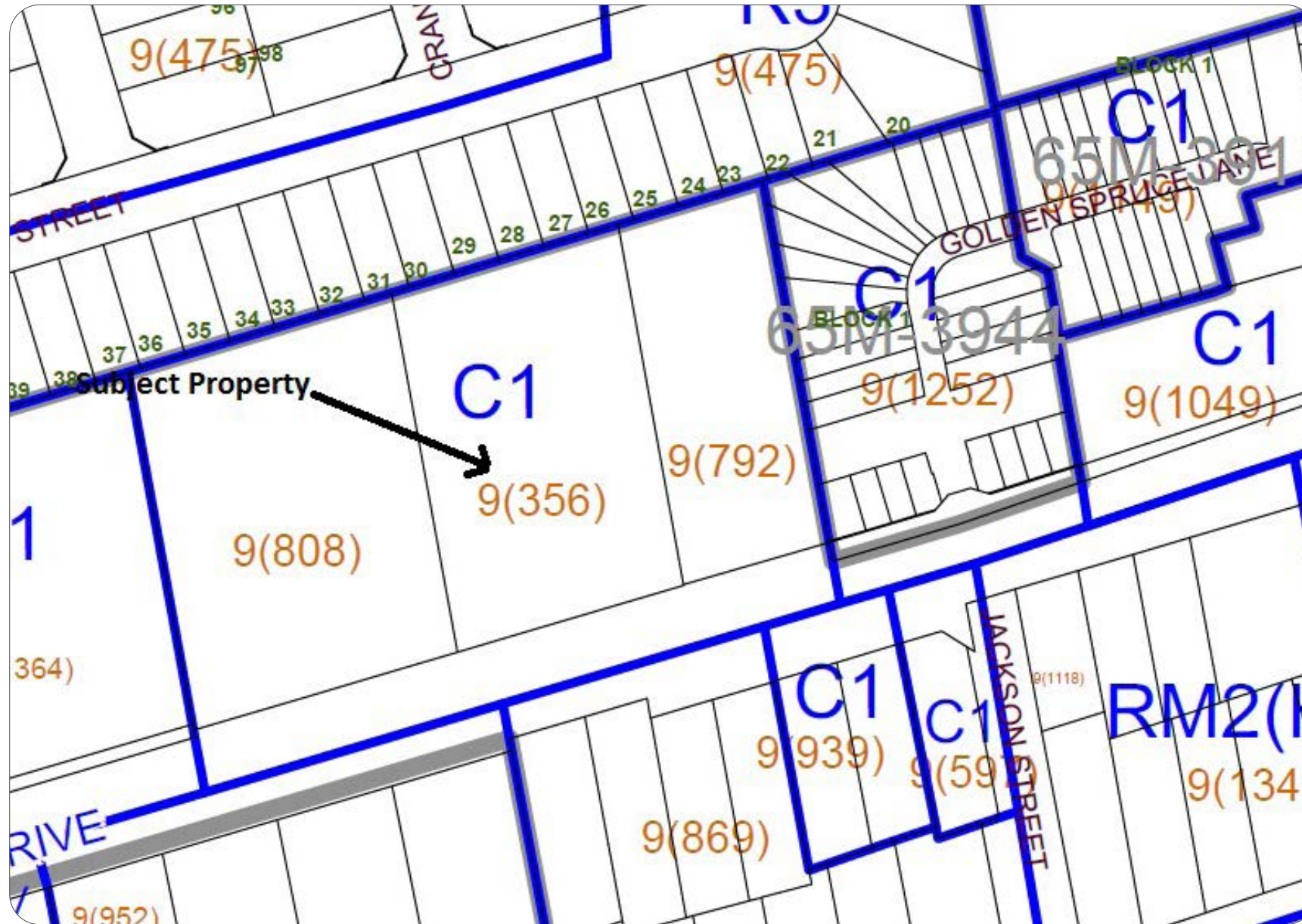


# PLANNING CONTEXT



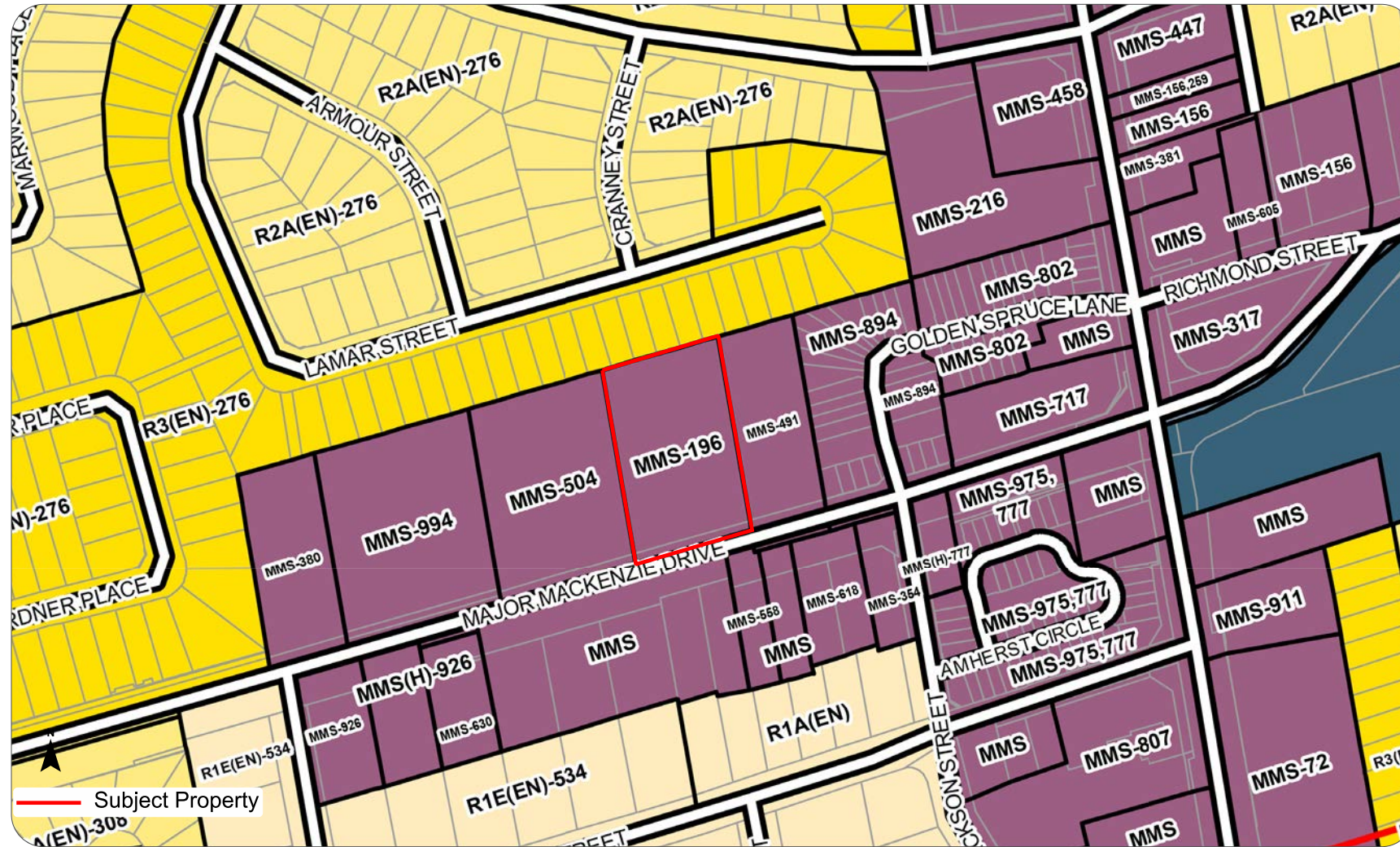
- City of Vaughan Official Plan
- Land Use: **Low-Rise Mixed-Use**
- Permits a mix of low-rise apartment buildings, community and small-scale retail uses intended to serve the local population

# PLANNING CONTEXT



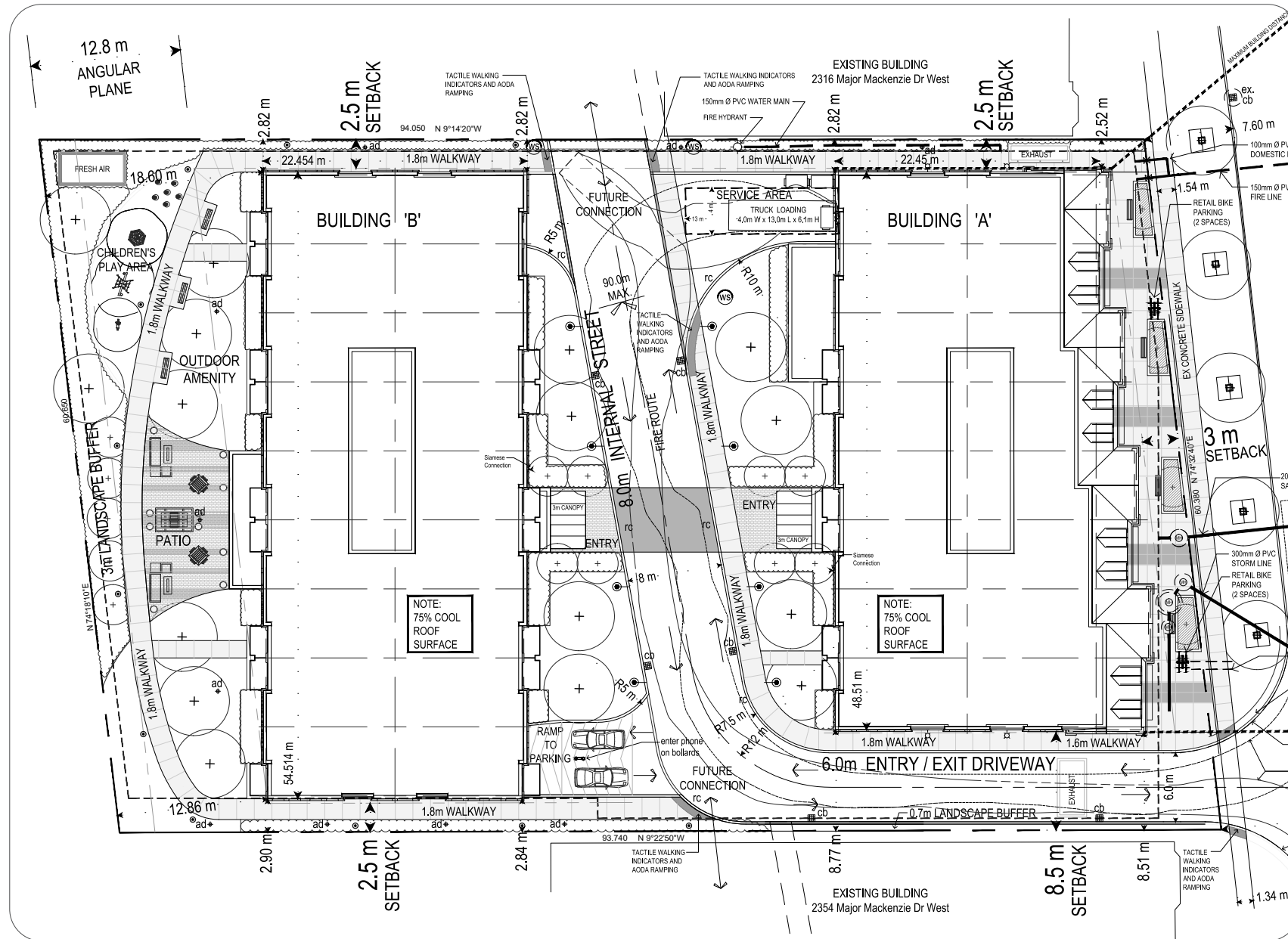
- City of Vaughan Zoning By-law 1-88
  - Zoned: **Restricted Commercial 'C1'**
  - Permits: A wide mix of commercial, institutional, and retail uses carried only within a shopping centre. No open storage is permitted.
- Site Specific Exception 9(356)
  - Permits additional institutional, commercial and retail uses

# PLANNING CONTEXT



- City of Vaughan Zoning By-law 01-2021
  - Zoned: **Main Street Mixed-Use – Maple Zone ‘MMS’**
  - Permits: A mix of apartment residential, commercial, institutional and service establishment uses
- Site Specific Exception 196
  - Carried forward from Zoning By-law 1-88

# PROPOSED DEVELOPMENT



## Development Statistics

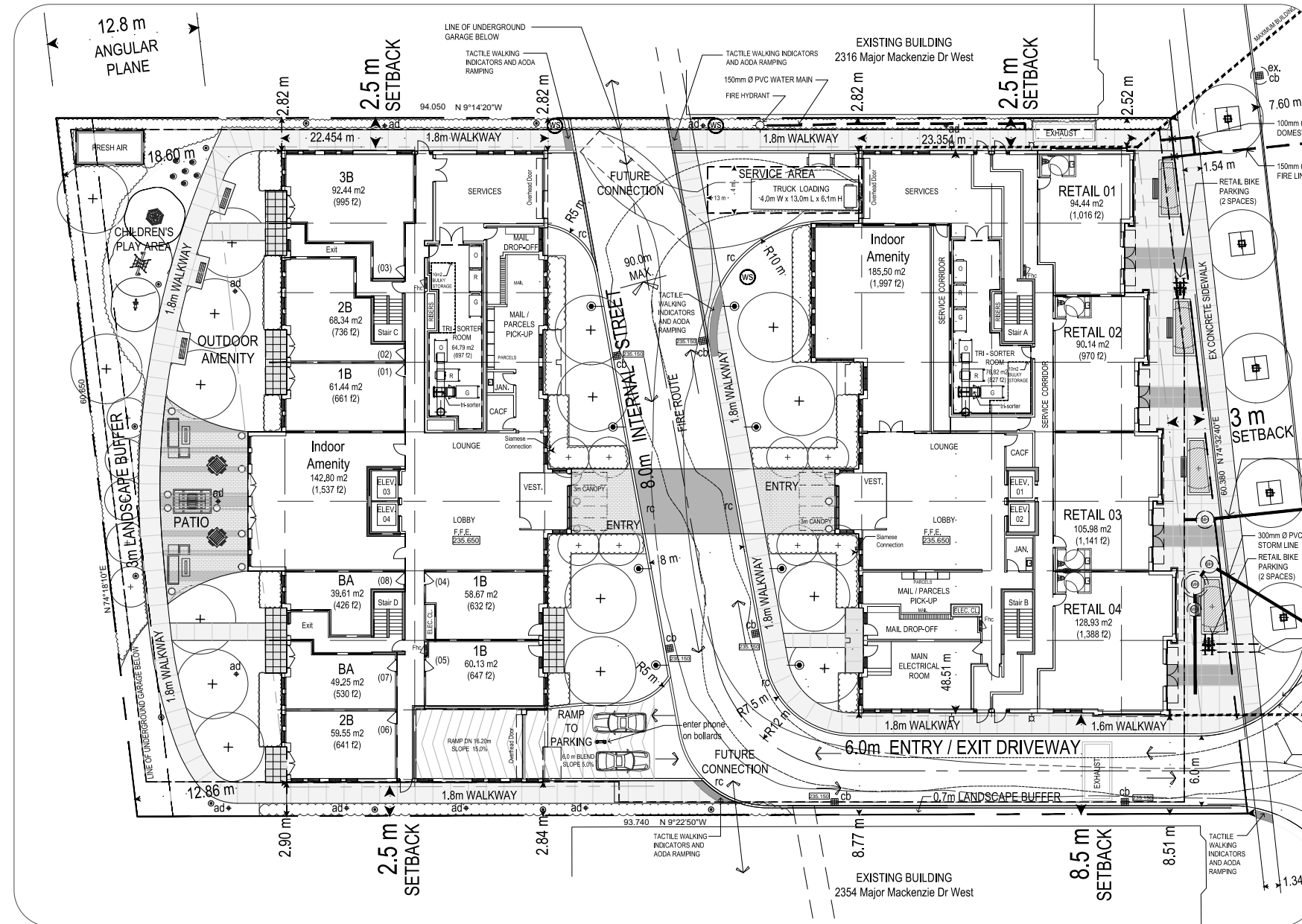
- Building A is a mixed-use apartment building with at-grade retail and Building B is a residential-only apartment building.
- 4 Storeys (12.2 metres)
- Units: 110
  - Bachelor: 11 Units
  - 1 Bedroom: 48 Units
  - 2 Bedroom: 38 Units
  - 3 Bedroom: 13 Units
- Gross Floor Area (Residential): 9,533.31 m<sup>2</sup>
- Gross Floor Area (Retail): 419.49 m<sup>2</sup>
- Floor Space Index: 1.76
- 1 Level of underground parking
- Parking supply: 134 spaces
  - 0.9 spaces per residential unit
  - 2.9 spaces per 100 m<sup>2</sup> for commercial uses
  - 0.2 spaces per unit for visitors spaces

# ELEVATIONS



- The urban design strategy for the proposed development ensures consistency with the Village of Maple Heritage Conservation District Plan.

# PROPOSED DEVELOPMENT



- Building blocks are arranged to concentrate driveways, services and loading in the interior.
- Grade-related retail enhances the public-private realm and appropriate landscaped transition is provided.
- Generous rear yard setback allows for a landscaped amenity space and appropriate transitioning to the low-rise neighbourhood to the north.
- Each retail unit will have separate entrances and be directly connected to the sidewalk.

# ANGULAR PLANE



- Building B is entirely contained within an angular plane projected from the rear lot line.

# LANDSCAPE AREAS AND STREETScape



# DEVELOPMENT APPLICATIONS

## 1. Official Plan Amendment

This amendment seeks to permit:

- Permit a maximum building height of four (4) storeys
- Permit a maximum density of 1.8 FSI

## 2. Zoning By-law Amendment

### Zoning By-law 1-88

Rezone the subject lands from *Restricted Commercial 'C1'* to *Apartment Residential 'RA1'* with site-specific exceptions.

### Zoning By-law 01-2021

The amendment seeks to maintain the *Main Street Mixed-Use - Maple Zone 'MMS'* and remove current Exception '196' and replace it with a new set of site specific exceptions.

# NEXT STEPS

- Review comments from tonight's Public Meeting and consider revisions where appropriate
- Provide a resubmission of the applications to the City of Vaughan to address comments received
- Attend the City of Vaughan Heritage Review Committee and receive comments

**Thank You**  
Comments & Questions?

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