

Communication: C171  
Committee of the Whole (PM)  
April 4, 2023  
Item #3

## Zoning By-law Amendment Z.22.044

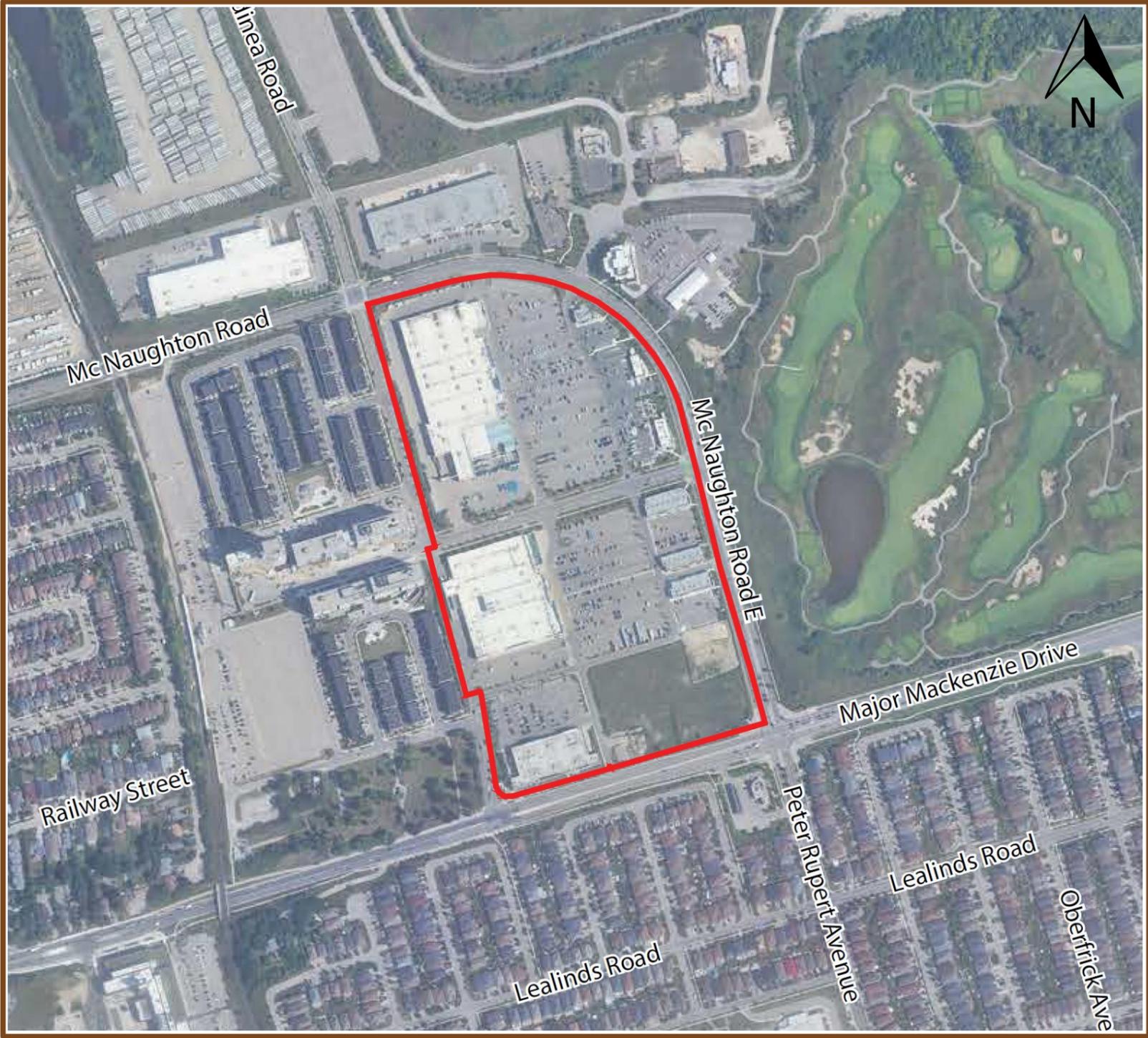
1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and  
150, 170, 190 and 200 McNaughton Road East  
City of Vaughan

York Major Holdings Inc.

April 4<sup>th</sup>, 2023

# Subject Lands

- Bound by Major Mackenzie Drive West , McNaughton Road East, Troon Avenue
- 18.39 hectares (45.44 acres)
- Two (2) existing anchor commercial uses (Walmart and Lowes) and a number of single-use and multi-use buildings
- Contains further commercial developments that have either been approved or are currently going through the site plan approval process



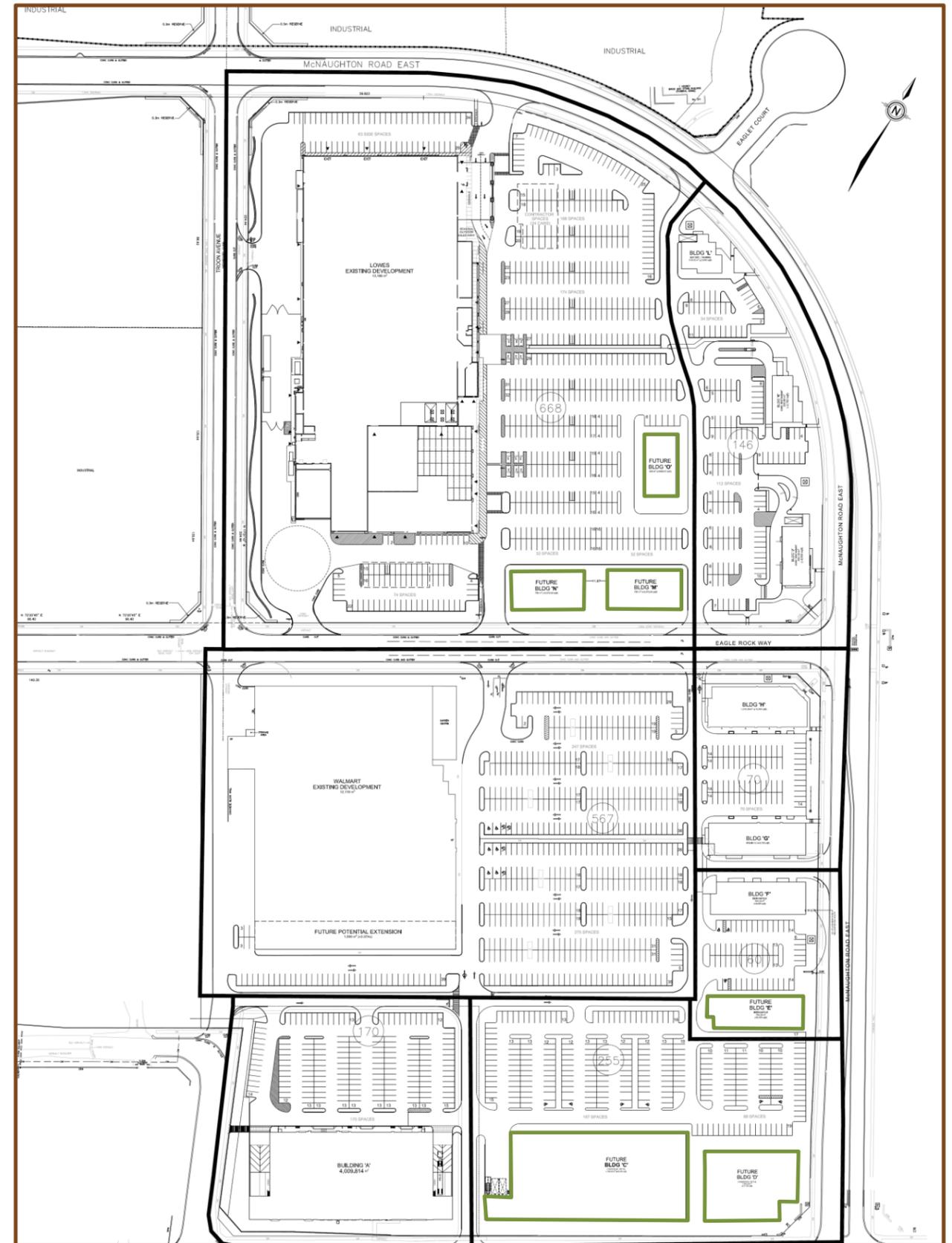
 Subject Lands

# Concept Plan

## Site Statistics:

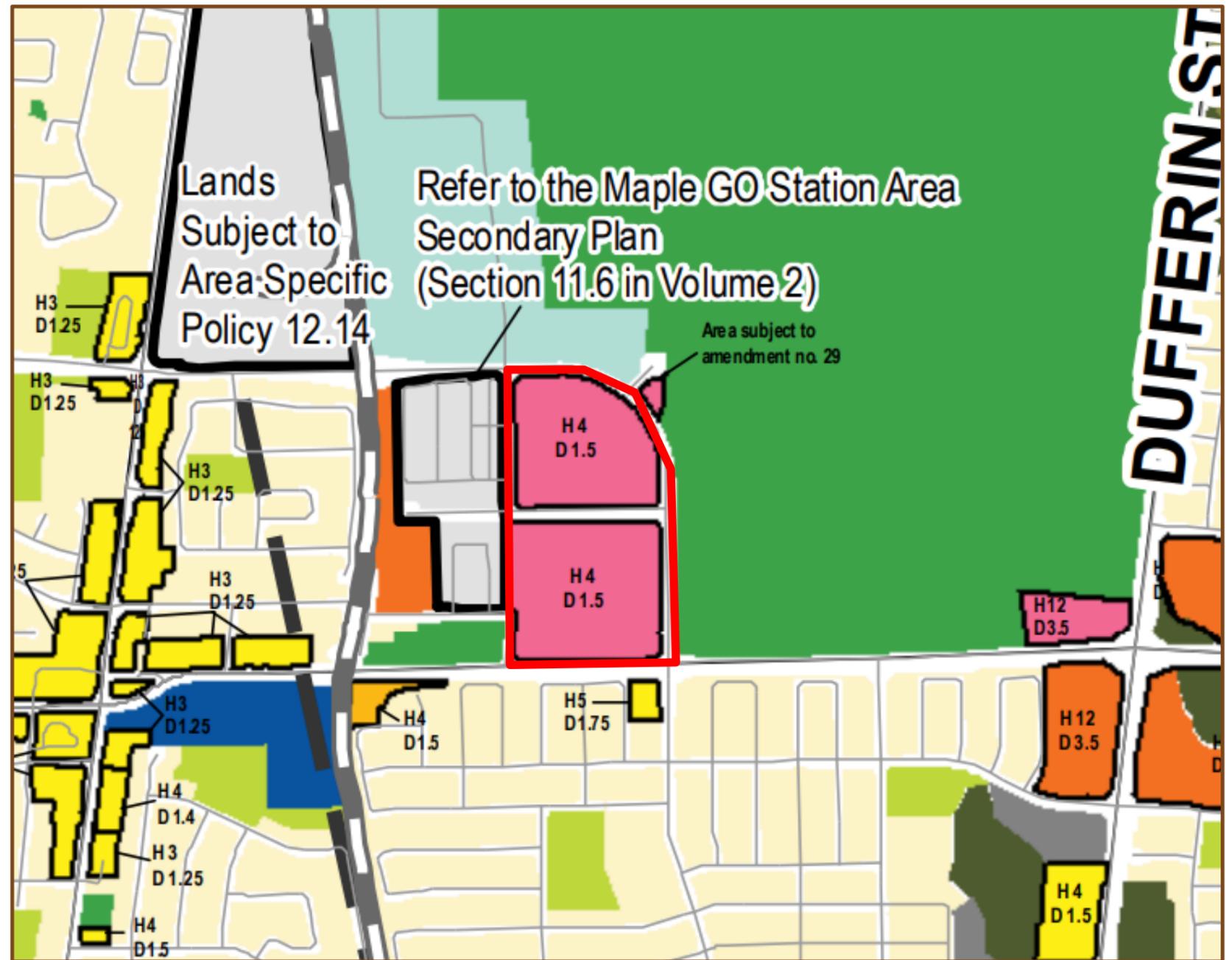
- **No proposed development.**
- Application required to bring existing zoning into compliance with the LPAT (currently known as OLT) Decision which increased the commercial GFA from **25,000 sm** to **29,850 sm**
- **Total GFA of Subject Lands 29,850 sm**
- **Proposed Parking of 1,380**  
(@ rate of 3.0 spaces / 100 sm)
- **Provided Parking of 1,936**

 **Future Development**



# Vaughan Official Plan (2010)

- Designated 'Community Commercial Mixed Use'
- Appeal was to Section 12.3 – Area Specific Policies (Keele Valley Landfill Area) of VOP 2010.
- Provisions to increase GFA for retail use from **25,000 sm** to **29,850 sm** by the LPAT (now known as OLT) on January 17, 2020.
- The proposed ZBA is therefore intended to bring the zoning regulations into conformity with existing and approved VOP 2010 policies.

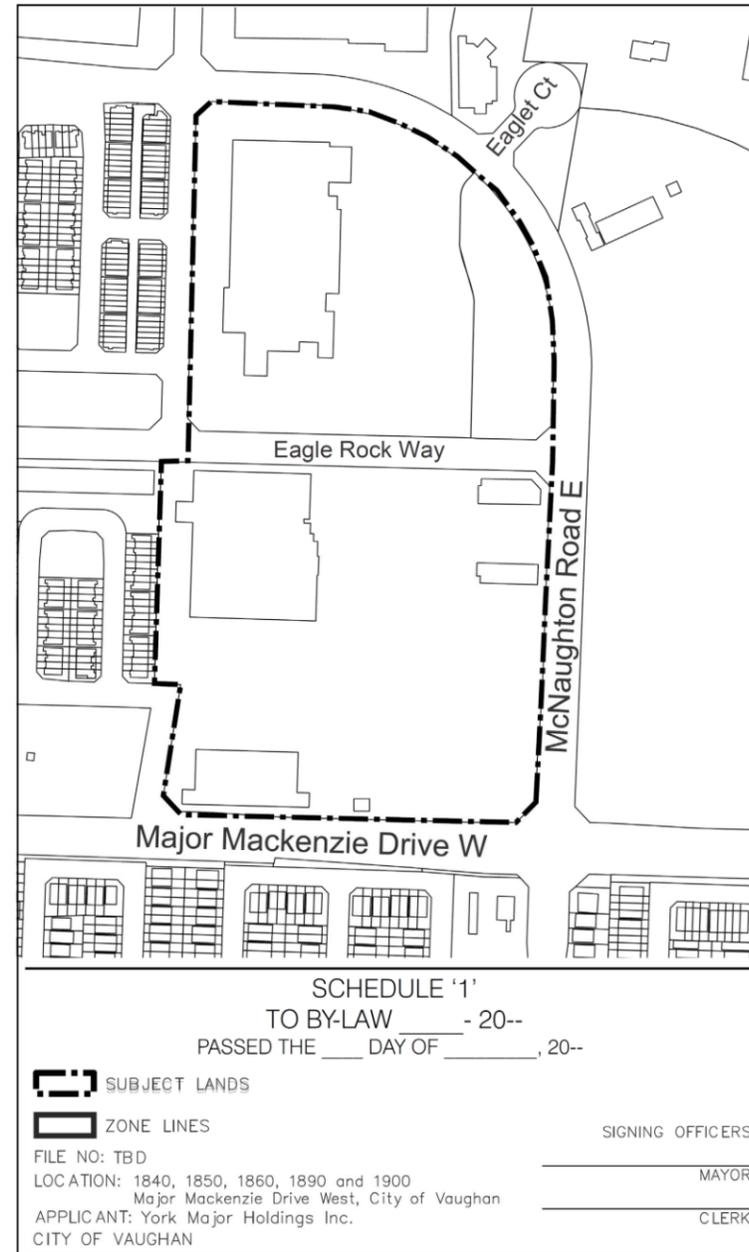


 Subject Lands

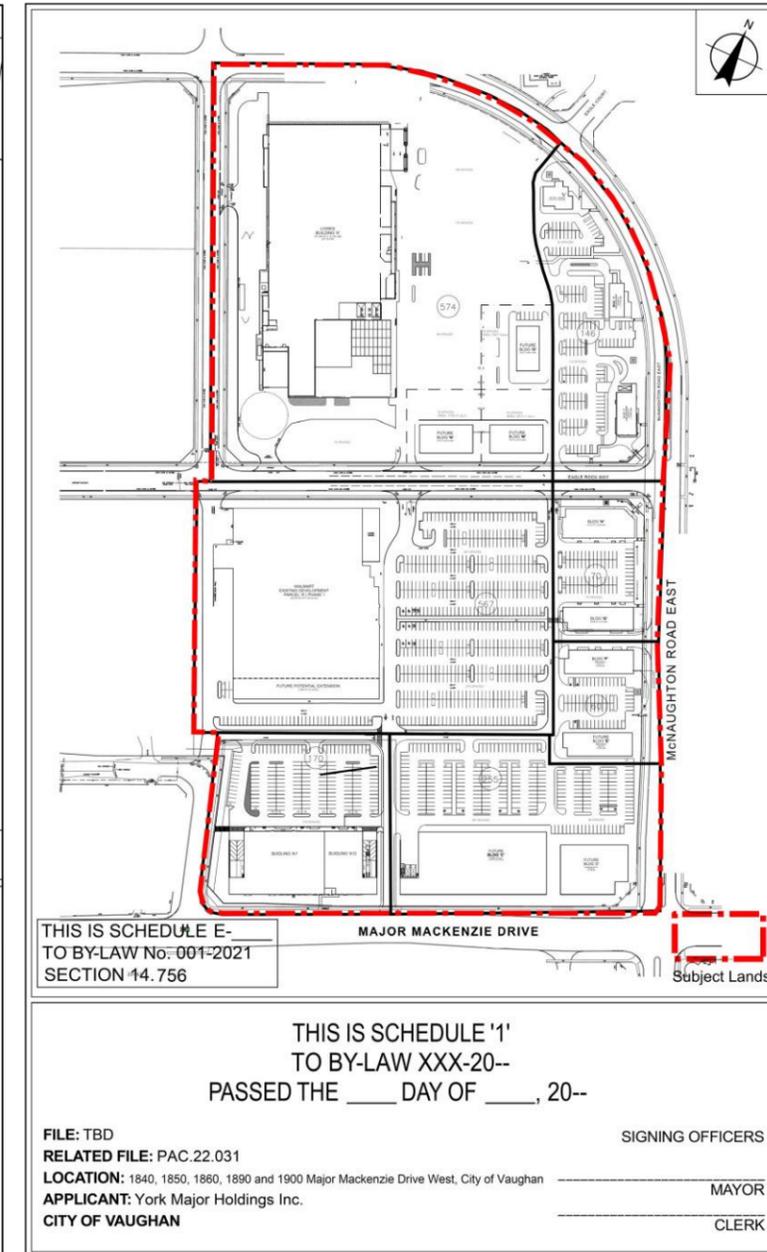
# Zoning By-law Amendment

- Increase permitted maximum GFA of commercial uses (excluding retail warehouses) to **29,850 sm**
- Introduce a blended parking rate of **3.0 spaces / 100 sm**

By-law 1-88



By-law 001-21





## Questions?

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