



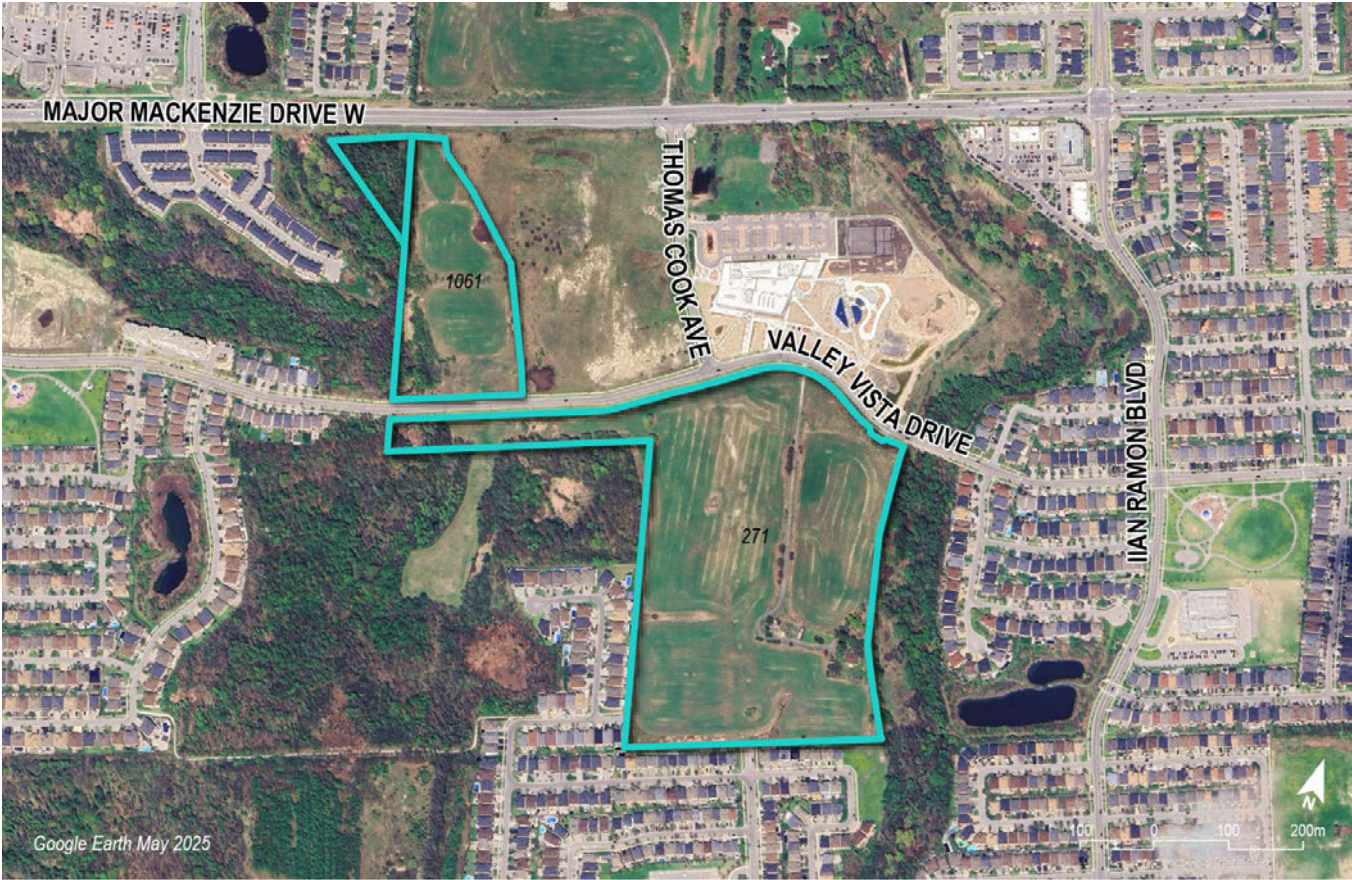
C27.
Communication
CW(PM) – March 31, 2026
Item No. 3

1061 Major Mackenzie Drive and 271 Valley Vista Drive, Vaughan
Senang Investments Limited c/o Alletto Developments Ltd.
Zoning By-law Amendment Application

PUBLIC MEETING
March 31st, 2026

MALONE GIVEN PARSONS LTD.

Location

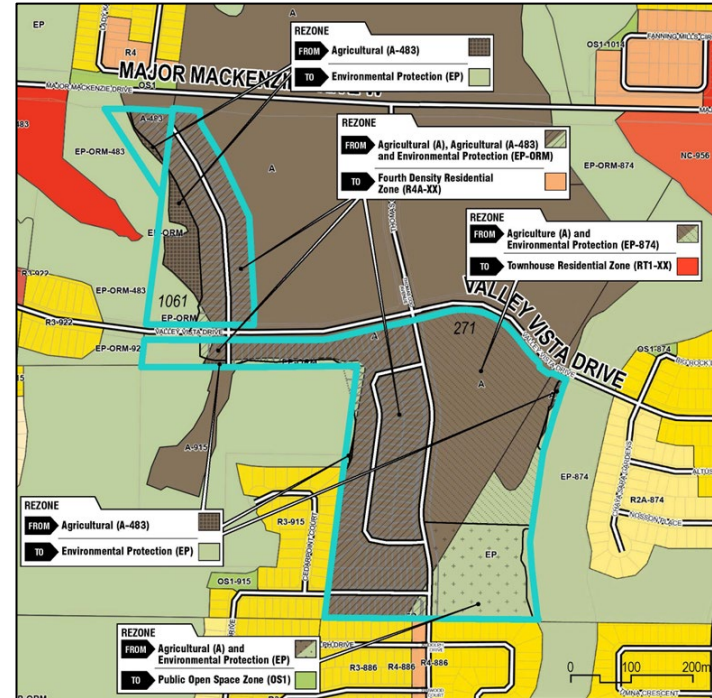


 Subject Lands: 1061 Major Mackenzie Drive W and 271 Valley Vista Drive, Vaughan

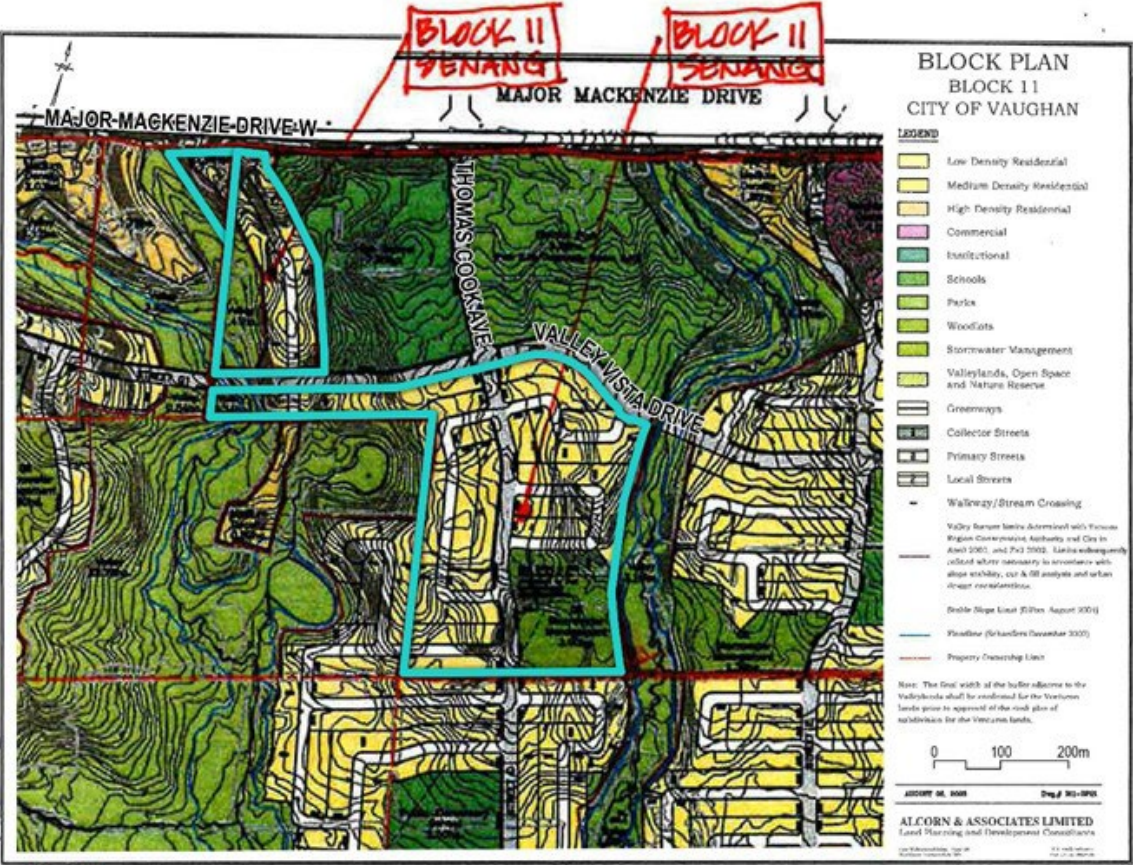
Proposed Zoning By-law Amendment

To amend CZBL 001-2021 to rezone the Subject Lands from Agricultural (A), Agricultural (A-483), Environmental Protection (EP), and Environmental Protection (EP-874) to:

- Environmental Protection (EP)
- Public Open Space (OS1)
- Fourth Density Residential Exception (R4A-XX)
- Townhouse Residential Exception (RT1-XX)

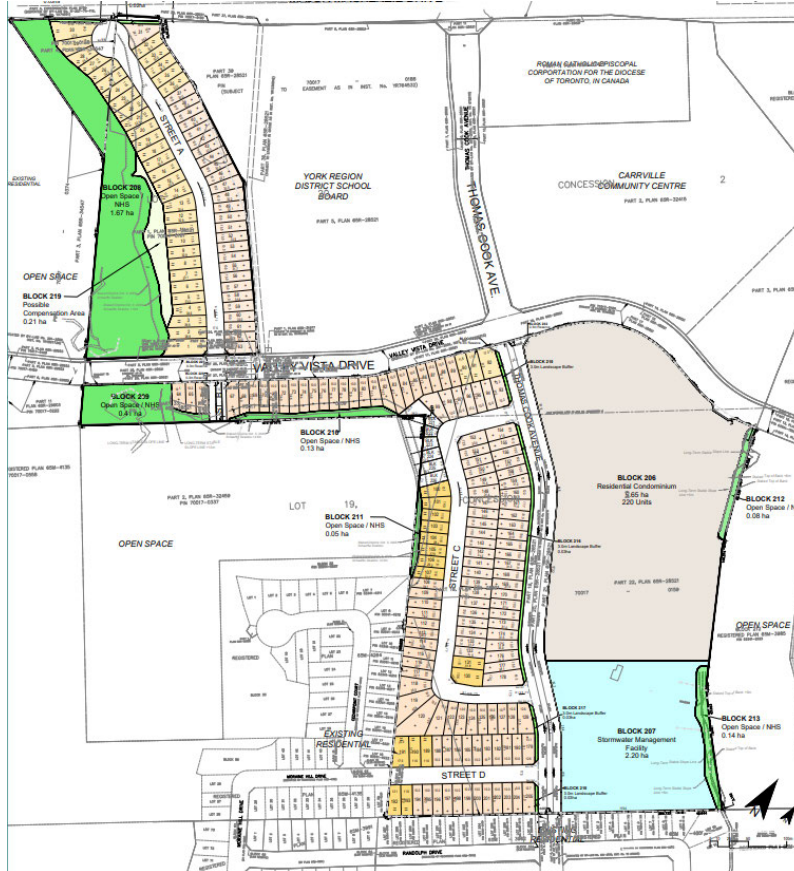


Block 11 Block Plan



 Subject Lands

Draft Plan of Subdivision



SCHEDULE OF LAND USE

LOT/BLK NO.	LAND USE		UNITS	AREA
1-205	Min. 11.6m Single Detached	=	53	2.12
	Min. 10.0m Single Detached	+	152	5.22
206	Residential Condominium		220	5.65
207	Storm Water Management Facility			2.20
208-213	Natural Heritage System			2.46
214-218	3.0m Landscape Buffers			0.15
219	Possible Compensation Area			0.21
220	Arterial Road Widening			0.02
221-226	Residential Part Lots			0.17
227-240	0.3m Reserve			0.01
Thomas Cook Ave.	23.0m Right of Way		480 m	1.12
Streets A-D	17.5m Right of Way		980 m	1.75
TOTAL			1,460 m	425

VOP 2010 – Schedule 13 Land Use



Planning Analysis

- Technical studies completed to support the application:
 - Transportation Impact Study
 - Natural Heritage Evaluation
 - Preliminary Noise Report
 - Architectural Design Guidelines
 - Functional Servicing and Stormwater Management Report
- The development of the Subject Lands will contribute to creating complete communities and develop the remaining portions of Block 11;
- Implements the policies of:
 - York Region Official Plan;
 - City of Vaughan Official Plan;
 - is consistent with the Provincial Planning Statement.



ANY QUESTIONS?