

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 31, 2026

WARD: 4

**TITLE: SENANG INVESTMENTS LIMITED (C/O ALLETTO DEVELOPMENTS LTD.)
ZONING BY-LAW AMENDMENT FILE Z.26.001
1078 & 1150 MAJOR MACKENZIE DR. W
VICINITY MAJOR MACKENZIE DRIVE WEST AND DUFFERIN STREET**

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone a portion of the subject lands shown on Attachment 1, to permit a residential development comprised of 108 single detached residential lots, stormwater management block and public roads as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes to rezone the subject lands to permit 108 single detached dwellings.
- A related Draft Plan of Subdivision has been submitted to facilitate the development of 108 residential lots, a stormwater management facility block, a natural heritage system block, and three new public roads.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. That the Public Meeting report for Zoning By-law Amendment File Z.26.001 (Senang Investments Limited c/o Alletto Developments Ltd.) be received, and

that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 1078 and 1150 Major Mackenzie Dr. W. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1. Development is proposed upon the western portion of the Subject Lands addressed as 1150 Major Mackenzie Dr.

Date of Pre-Application Consultation Meeting: Sept. 17, 2025

Date application was deemed complete: Jan. 30, 2025

A Zoning By-law Amendment Application has been submitted to permit the proposed development.

Senang Investments Limited (c/o Alletto Developments Ltd.) (the Owner) has submitted Zoning By-law Amendment File Z.26.001 (the Application) to rezone a portion of the Subject Lands from “A - Agricultural Zone” and “EP-ORM – Environmental Protection-Oak Ridges Moraine Zone” to “EP-ORM – Environmental Protection-Oak Ridges Moraine Zone”, “R2 – Second Density Residential Zone”, “R4 – Fourth Density Residential Zone”, and “OS1 – Open Space Zone” as shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 5. The Application will facilitate the development of the Subject Lands with 108 single detached dwellings (the Development) as shown on Attachments 2 to 4.

A related Draft Plan of Subdivision Application has been submitted.

Draft Plan of Subdivision File 19T-26V001 has been submitted concurrently with the Application to facilitate the Development as follows:

Lots/Blocks	Proposed Land Uses	Area (ha.)	Units
1-108	Min. 15.0 m x 30 m Single Detached	1.47	22
	Min. 11.6 m x 30 m Single Detached	3.06	82
	Min. 10.0 m x 30 m Single Detached	0.14	4
109	Storm Water Management Facility	0.95	
110	Natural Heritage System	3.58	
111	Landscape Buffer	0.08	
112	Arterial Road Widening	0.07	
113-124	0.3 m Reserve	0.02	
Luca Avenue	20 m Right of Way	0.98	
St. A-B	17.5 m Right of Way	0.94	
St. A	15.5 m Right of Way	0.22	
TOTAL:		11.51	108

The Draft Plan of Subdivision consists of 108 single detached dwelling units with 10.0 metre, 11.6 metre, and 15.0 metre lot frontages, a storm water management facility

block, a natural heritage system block, landscape buffer block, road widenings and public street network.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

a) Date the Notice of Public Meeting was circulated: March 4, 2026.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Major Mackenzie Drive West. In accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 metres of the Subject Lands and to the Upper Thornhill & Area Community Association and to anyone on file with the Office of the City Clerk having requested notice.

c) The following is a summary of written comments received as of March 6, 2026. The comments are organized by theme as follows:

Tree Line and Environmental Concerns

- Residents are concerned with the preservation of the existing tree line adjacent to the western portion of the Subject Lands which provides environmental buffering, privacy, drainage stabilization, and habitat value.

Analysis and Options

The proposed development conforms to Vaughan Official Plan 2010.

Vaughan Official Plan 2010 Designation:

- "Community Areas" and "Natural Areas and Countryside" within the Oak Ridges Moraine Conservation Plan Area overlay on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010)
- Portions of the Subject Lands are within "Core Features", "Unapproved" areas and Natural Core Area overlay on Schedule 2 – Natural Heritage Network - by VOP 2010
- Portions of the Subject Lands are within "Areas of Natural and Scientific Interest" which is identified as Maple Uplands and Kettle Wetlands on Schedule 3 – ESAs & ANSIs within Oak Ridges Moraine Conservation Plan Area overlay – by VOP 2010
- "Oak Ridges Moraine Conservation Plan Area" and "Oak Ridges Moraine Settlement Area" on Schedule 4 - Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas – by VOP 2010
- "Low Vulnerability Aquifer" within Oak Ridges Moraine Conservation Plan Area overlay on Schedule 6 - Aquifer Vulnerability by VOP 2010
- "Category 2" on Schedule 7 – Landform Conservation with Oak Ridges Moraine Conservation Plan Area overlay – by VOP 2010
- "Low-Rise Residential", "Natural Areas", and "Natural Core Area" on Schedule 13 – Land Use by VOP 2010
- The Low-Rise Residential land use designation permits the proposed single detached dwelling type at a building height of three storeys

- The Development is within the “Low-Rise Residential” area which is permitted by VOP 2010
- The portion of the Subject Lands within “Areas of Natural and Scientific Interest”, “Natural Areas” and “Natural Core Areas” designation will need to be protected, maintained where possible, improved or restored before, during and after construction, along with demonstrating that there will be no negative impact on existing natural features and functions

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City’s new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Application was deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City’s official plan policies, are the in-force policies against which conformity of the Application is reviewed and assessed.

Amendments to Zoning By-law 001-2021 are required to permit the Development Zoning By-law 001-2021:

- A – Agricultural Zone and EP-ORM - Environmental Protection – Oak Ridges Moraine Zone by Zoning By-law 001-2021.
- These Zones do not permit the Development.
- The Owner proposes to rezone portions of the Subject Lands to EP-ORM – Environmental Protection – Oak Ridges Moraine Zone, R2 – Second Density Residential Zone, R4 – Fourth Density Residential Zone, and OS1 – Open Space Zone together with the following site-specific zoning exceptions identified in Attachment 5 to permit the Development, as shown on Attachments 2 to 4.

Additional zoning categories and exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development and Parks Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency with the Provincial Planning Statement, 2024 and conformity to the policies of the Oak Ridges Moraine Conservation Plan, 2017, York Region Official Plan 2022, VOP 2010 and any other deemed City official plan policies.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> The Owner concurrently submitted related Draft Plan of Subdivision File 19T-26V001 to be reviewed with the Application in a future technical report. Should the Application be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.
d.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
e.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
h.	Parkland Dedication	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	City's Tree Protection Protocol (TPP)	<ul style="list-style-type: none"> ▪ There are 40 trees on the portion of the Subject Lands where the Development is proposed, and 1 tree within the Major Mackenzie Drive West road allowance. All 41 trees are required to be removed to accommodate the proposed Development and the future anticipated widening of Major Mackenzie Drive West. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved.
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of traffic conditions at the following three intersections: <ul style="list-style-type: none"> ○ Major Mackenzie Drive West, Sir Benson Drive, Kiddush Way (Signalized); ○ Luca Avenue, Kentbridge Way, and Sir Benson Drive (Unsignalized); ○ Major Mackenzie Drive West, and Thomas Cook Avenue (Signalized). ▪ The Subject Lands are located on Major Mackenzie Drive West, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
l.	Natural Heritage Network	<ul style="list-style-type: none"> ▪ The Subject Lands include natural features on the north side of the property boundary. The Application will be reviewed in consideration of the applicable Natural Heritage Network policies in VOP 2010.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Paul Procopio, Planner, Development and Parks Planning Department, ext. 8412.

Attachments

1. Context and Location Map
2. Proposed Draft Plan of Subdivision and Zoning
3. Conceptual Building Elevations – 11.6 m Lot Frontage
4. Conceptual Building Elevation – 15 m Lot Frontage
5. Proposed Zoning Exceptions to Zoning By-law 001-2021 Table 1

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