



C28.
Communication
CW(PM) – March 31, 2026
Item No. 4

1078 & 1150 Major Mackenzie Drive W, Vaughan
Senang Investments Limited c/o Alletto Developments Ltd.
Zoning By-law Amendment Application

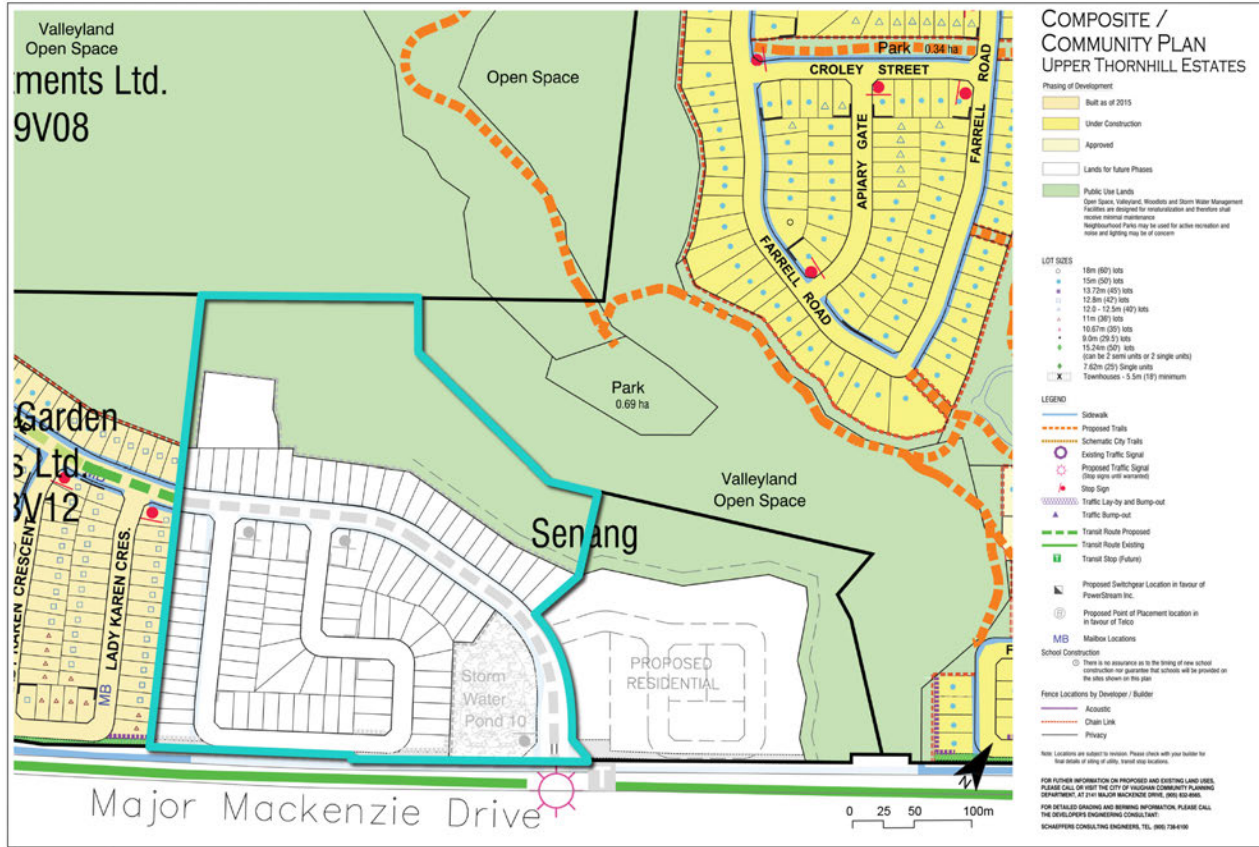
PUBLIC MEETING
March 31st, 2026

MALONE GIVEN PARSONS LTD.

Location

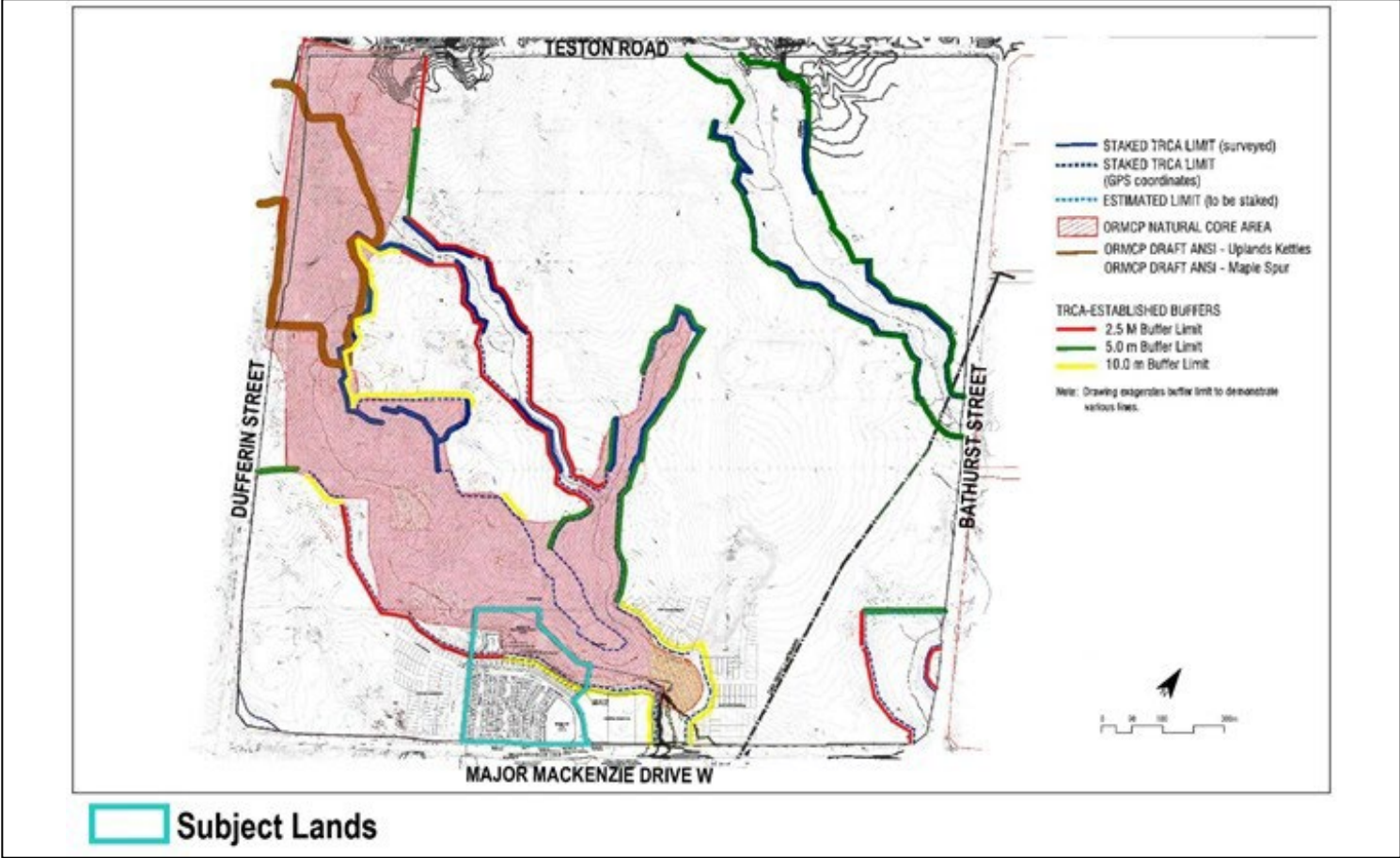


Block 12 – Block Plan Composite

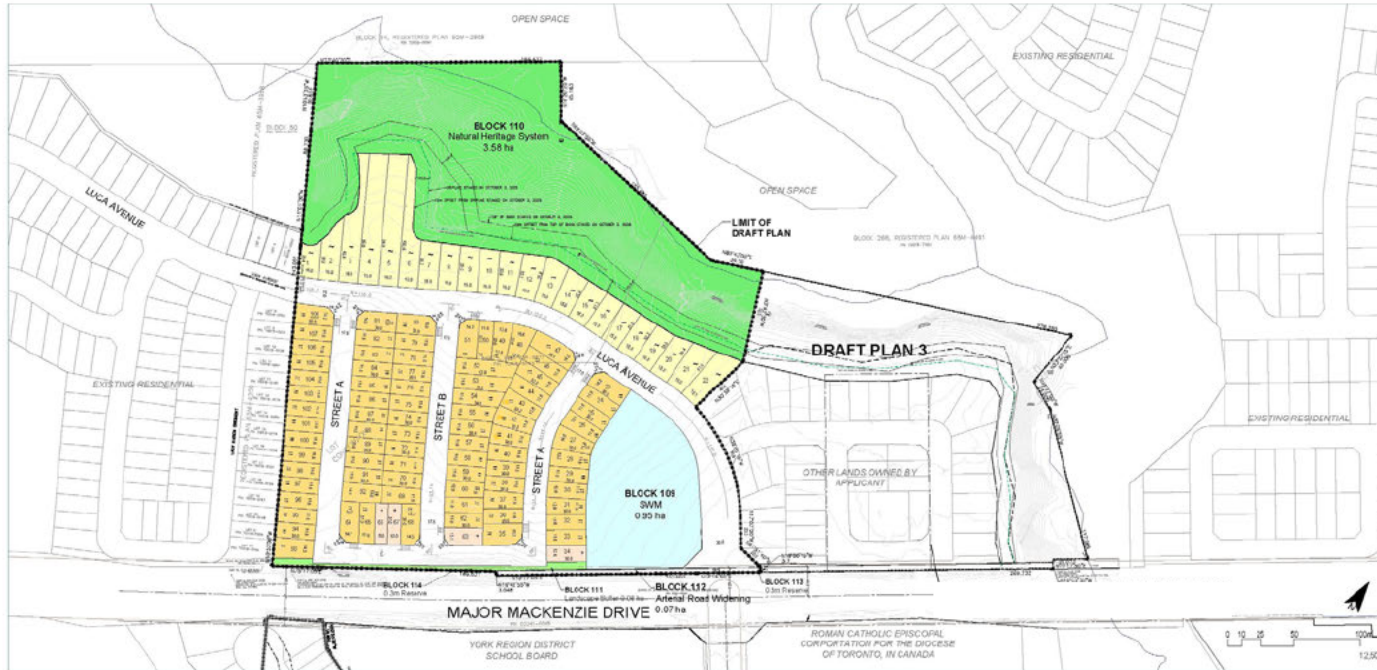


 Subject Lands

Block 12 - Development Limits



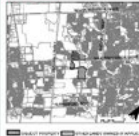
Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

Part of Lot 21
Concession 2
City of Vaughan
Regional Municipality of York

KEY PLAN



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA
1-106	Mix 15.0m x 20.0m Single Detached	22	1.47
106	Mix 15.0m x 20.0m Single Detached	52	3.36
110	Mix 15.0m x 20.0m Single Detached	4	0.14
103	Open Water Management Facility	0.35	0.35
110	Natural Heritage System	1.64	1.64
111	Landscaped Buffer	0.00	0.00
112	Arterial Road Widening	0.60	0.60
113-118	0.75m Residential	0.60	0.60
Line Avenue	20m Right of Way	439	0.38
St. A	20m Right of Way	532	0.54
St. A	20m Right of Way	139	0.32
TOTAL		1,128	11.81

OWNER'S AUTHORIZATION

I hereby authorize Mairee Gowen Parsons Ltd to prepare and submit this Draft Plan of Subdivision to the City of Vaughan.

(SIGNED) MAIREE GOWEN PARSONS LTD

0 High Resolution: _____ Date: _____

0.75m Resolution: _____ Date: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and the relationship to the adjacent lands are accurately and correctly shown.

(SIGNED) MGP INC./MGP PARSONS LTD
RL 916 (R/10/1)

Date: _____

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT, CHAPTER P-13R S.O. 1990)

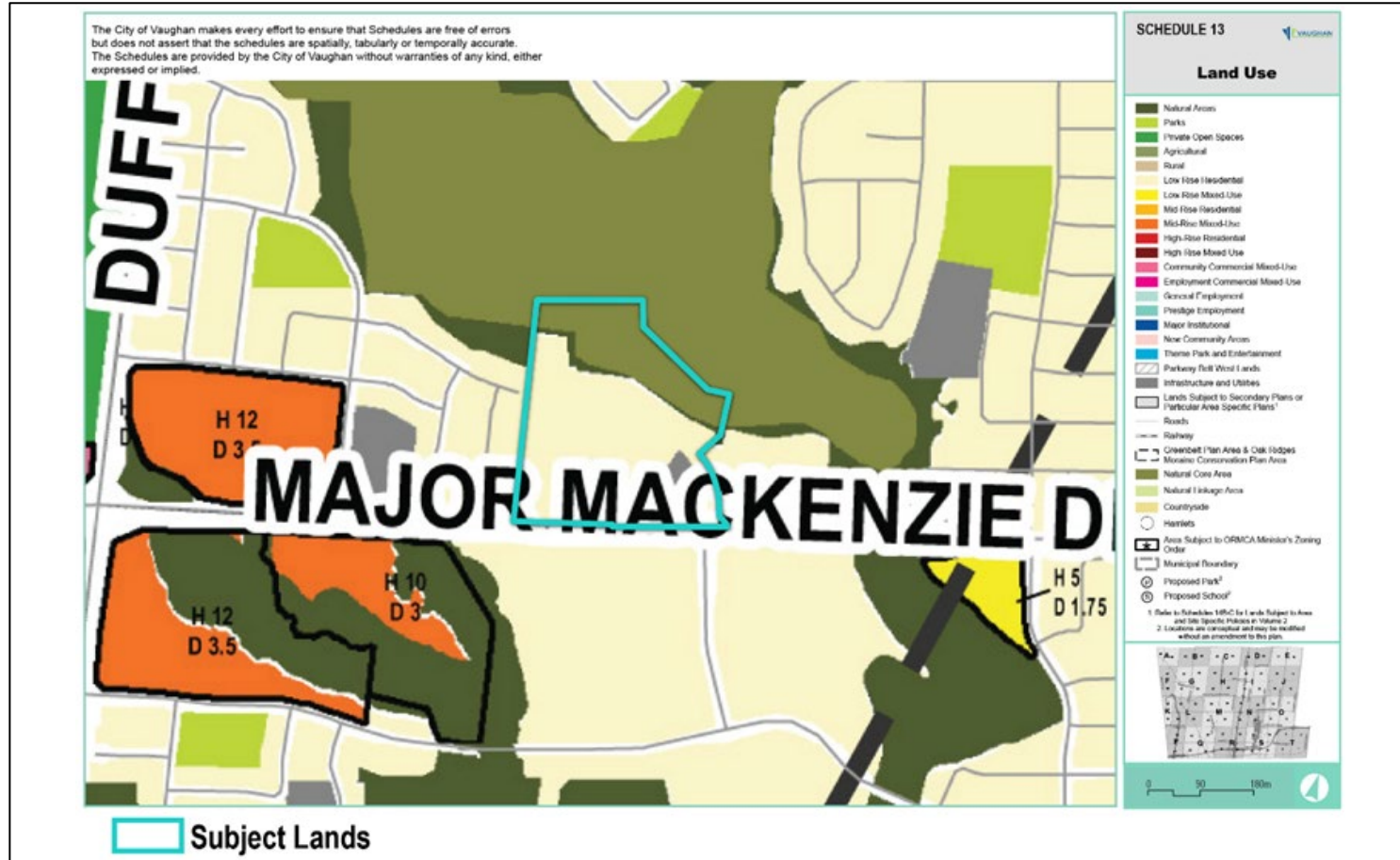
- (4)(14)(1) (5) (1) - As shown in the Draft Plan
- (5) (1) - As shown in the Draft and Key Plan
- (6) - Land to be used in accordance with the Schedule of Land Use
- (7) - See 4 and 5 and 6 and 7
- (8) - See 4 and 5 and 6 and 7
- (9) - See 4 and 5 and 6 and 7

Prepared For: SENANG INVESTMENTS LIMITED

MGP File No.: 25-2800
Date: December 9, 2025
_____ Title: _____
_____ Title: _____



VOP 2010 – Schedule 13 Land Use



Planning Analysis

- Technical studies completed to support the application include but not limited to:
 - 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 12;
- Implements the policies of:
 - York Region Official Plan;
 - City of Vaughan Official Plan;
 - is consistent with the Provincial Planning Statement.



ANY QUESTIONS?