

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 31, 2026

WARD(S): 3

TITLE: NJS DEVELOPMENTS INC.

ZONING BY-LAW AMENDMENT FILE NO. Z.25.050

3836 AND 3850 MAJOR MACKENZIE DRIVE WEST

VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

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 a Zoning By-law Amendment application to permit 160 stacked back-to-back townhouse residential units, as shown on Attachments 1 to 4.

Report Highlights

- The Owner proposes 160 stacked back-to-back townhouse residential units across eight blocks.
- This proposal departs from a previous proposal for a 12-storey residential building that was approved by the Ontario Land Tribunal (OLT) on June 27, 2023 (OLT Case No: OLT 22 004049).
- A Zoning By-law Amendment Application is required to permit the proposed use.
- A resubmission of the current Site Development Application (File DA.22.071) is also required to permit the proposed use on the Subject Lands.
- 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.25.050 (NJS Developments Inc.) 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: 3836 and 3850 Major Mackenzie Dr. West (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 15, 2025

Date Application was deemed complete: Jan. 23, 2026

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

NJS Developments Inc. (the Owner) has submitted Zoning By-law Amendment File Z.25.050 (the Application) to amend the 'RM3(H) – Multiple Unit Residential Zone', subject to Exception 14.1155 in Zoning By-law 001-2021, to permit 160 stacked back-to-back townhouse residential units across eight blocks (the Development), as shown on Attachments 2 to 4. The Holding Symbol "(H)" and associated conditions applicable to the Subject Lands are proposed to remain. The proposed amendments are shown on Table 1 of Attachment 5.

Previous applications were submitted for a phased development on the Subject Lands.

Zoning By-law Amendment File Z.16.043 (Phase 1), Zoning By-law Amendment File Z.17.009 (Phase 2), and Draft Plan of Subdivision File 19T-17V004 (Phases 1 and 2) were submitted by the previous landowner, Centra (Major Mack East) Inc., to rezone the Subject Lands from "RR Rural Residential" to "RT1 Residential Townhouse Zone" (Phase 1) and "RVM2 Residential Urban Village Multiple Family Zone Two" (Phase 2), subject to site-specific exceptions.

Zoning By-law Amendment File Z.16.043 (Phase 1) was submitted on Oct.18, 2016, Zoning By-law Amendment File Z.17.009 (Phase 2) was submitted on March 1, 2017, and the Draft Plan of Subdivision File 19T-17V004 (Phases 1 and 2) was submitted on April 6, 2017. The applications proposed the development of the Subject Lands in two phases, with 30 townhouse dwellings within six blocks (Phase 1) and a condominium development comprised of 52 stacked townhouse units within five blocks and 12 townhouse units within two blocks, accessed by a new public road (Phase 2).

Zoning By-law Amendment File Z.16.043 and Draft Plan of Subdivision File 19T-017V004 were approved by Council on Oct. 2, 2019, to develop Phase 1 of the Subject Lands with 30.5 street townhouse units, and to create one block for future residential development (Phase 2). Phase 1 of Draft Plan of Subdivision File 19T-17V004 was

registered on Feb. 27, 2023 (Plan 65M-4774), which included a parcel (identified as Part 2 on Reference Plan 65R-40113) for the potential future Sunset Terrace extension. Part 2 is currently a privately-owned parcel, and no dedications have been made to the City to date. Phase 2 of Draft Plan of Subdivision File 19T-17V004 was not registered.

The ownership of the Subject Lands changed from Centra Inc. to NJS Developments Inc. in 2021. Zoning By-law Amendment File Z.17.009 (Phase 2) was subsequently closed when the City received applications for Official Plan Amendment File OP.21.023 and Zoning By-law Amendment File Z.21.047 on Dec. 7, 2021, from NJS Developments Inc.

Official Plan Amendment OP.21.023 proposed to amend the Vaughan Official Plan 2010 to redesignate the Subject Lands from “Low-Rise Residential” and “Low-Rise Mixed Use”, with a maximum building height of 4 storeys and a Floor Space Index (FSI) of 1.5 times the area of the lot, to “Mid-Rise Residential” with a maximum building height of 12 storeys. In response to staff comments, a revised submission was filed on Nov. 4, 2022, that addressed issues related to built-form, massing, site access, indoor amenity space, and public realm design.

An appeal to the Ontario Land Tribunal was filed and a settlement hearing proceeded for Files OP.21.023 and Z.21.047

The Owner filed an appeal based on no decision being made regarding files OP.21.023 and Z.21.047 applications within the statutory time frame. A settlement hearing was held at the OLT on June 6, 2023, with a decision issued on June 27, 2023 (OLT-22-004049) that included the following Holding Symbol “(H)” conditions:

- a) a Functional Servicing and Stormwater Management Report to be submitted to the satisfaction of the City, and an Agreement to be entered into with the City in the event infrastructure improvements are required external to the Subject Property;
- b) a peer review of the Noise Study to the satisfaction of the City, and the payment of a surcharge fee if required;
- c) the submission of the Phase Two Environmental Site Assessment and a Reliance Letter to the satisfaction of the City;
- d) the submission of a revised Transportation Mobility Plan to the satisfaction of the City;
- e) the construction of the Sunset Terrace extension, or to demonstrate through a comprehensive Transportation Impact Study, to the satisfaction of the City, that an alternate interim roadway for the extension can be achieved and for the

- Owner to identify and secure any necessary lands to facilitate the interim solution; and,
- f) an amending Subdivision Agreement to be executed and registered on title.

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 10, 2026.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Major Mackenzie Drive West, Sandwell Street, and Sydney Circle 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 Millwood Woodend Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of March 6, 2026, by the Development and Parks Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[Sept. 19, 2017, Committee of the Whole Public Meeting \(Item 3, Report 32\), for Z.16.043](#)

[Sept. 19, 2017, Committee of the Whole Public Meeting \(Item 4, Report 32\) for 19T-17V004](#)

[Sept. 19, 2017, Committee of the Whole Public Meeting \(Item 5, Report 32\) for Z.17.009](#)

[Sept. 17, 2019, Committee of the Whole \(Item 4, Report 24\) for Z.16.043 and 19T-17V004](#)

[April 7, 2021, Committee of the Whole \(Item 7, Report 14\) for Land Use Study Options in Vellore Centre](#)

[April 5, 2022, Committee of the Whole Public Meeting \(Item 6, Report No.17\) for OP.21.023 and Z.21.047](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Area” and “Local Centre” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010), Volume 1.
- “Mid-Rise Residential”, with a maximum height of 12 storeys and a maximum density of 3.25 times the area of the lot on Schedule 13 – Land Use by VOP 2010, Volume 1.
- Section 9.2.2.3.d of VOP 2010 permits townhouses, stacked townhouses, and low-rise buildings in a “Mid-Rise Residential” area if the lands are within 70 metres of an area designated as “Low-Rise Residential” or on streets that are not arterial streets or Major Collector streets.

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. As such, 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 to be reviewed and assessed.

An amendment to Zoning By-law 001-2021 is required to permit the Development.

Zoning By-law 001-2021

- The Subject Lands are zoned ‘RM3(H) – Multiple Unit Residential Zone’ with a Holding Symbol “(H)” and are subject to site-specific exception 14.1155 by Zoning By-law 001-2021.
- The RM3 Zone permits apartment dwellings, independent living facilities, podium townhouse dwellings, retirement residences, and supportive living facilities.
- Exception 14.1155 permits a total minimum lot area of 8,800 m² and a maximum building height of 12 storeys, except within 10 metres of the northern property line where the maximum building height shall be 16.5 metres or 4 storeys, abutting Sandwell Street.
- The Holding Symbol “(H)” requires the submission of a Functional Servicing and Stormwater Management Report that addresses specific information required by Development Engineering, a peer reviewed Noise Report, a Phase Two Environmental Site Assessment, a revised Transportation Mobility Plan, the construction of the future ‘Sunset Terrace extension’ or an alternate interim roadway subject to the City’s satisfaction, and an amending Subdivision Agreement.
- The Owner proposes to amend the site-specific provisions of Exception 14.1155, as shown on Table 1 of Attachment 5, to permit the Development. No changes

are proposed to the existing Holding Symbol “(H)” provisions that are outlined in Table 1 of Attachment 5.

Additional zoning 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 Application, 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 and conformity to the Provincial Planning Statement, 2024 and the policies of VOP 2010 and any other deemed City official plan policies.
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. ▪ No amendments are being requested for the existing Holding Symbol “(H)” provisions. ▪ The Application includes carrying over the 12 storey building permissions as approved by the OLT Order (OLT-22-004049). Site-specific provisions related to the previously approved 12 storey residential building included within Exception 1155, shall be removed or amended, should the Application be approved.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application 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.
d.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the prevailing Holding Symbol “(H)” will continue to apply to the Subject Lands and

	MATTERS TO BE REVIEWED	COMMENT(S)
		will be removed once servicing capacity is identified and allocated by Vaughan Council.
e.	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.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, Toronto and Region Conservation Authority, and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a score of 33 which falls under the minimum Bronze score of 41.
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.
i.	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.
j.	City's Tree Protection Protocol (TPP)	<ul style="list-style-type: none"> ▪ Vaughan Council enacted Tree By-law 052-2018 to regulate the planting maintenance and removal of trees on public or private property. ▪ A Tree Protection Agreement has been established by the Owner and the City of Vaughan.
k.	Sunset Terrace Extension	<ul style="list-style-type: none"> ▪ Phase 1 of Draft Plan of Subdivision File 19T-17V004 was registered on Feb. 27, 2023 (Plan 65M-4774), which included a parcel (identified as Part 2 on Reference Plan 65R-40113) for the potential future Sunset Terrace extension. Part 2 is currently a privately-owned parcel, and no dedications have been made to the City to date. ▪ Phase 2 of Draft Plan of Subdivision File 19T-17V004 illustrated a parcel for the Sunset Terrace extension between Sandwell Street and Major Mackenzie Drive West but was not registered.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Sunset Terrace extension demonstrated in Draft Plan of Subdivision File 19T-17V004 was the portion of the road to be delivered on the Owner's lands. The second half of Sunset Terrace was intended to be delivered on the neighbouring property owned by G Group (3812 Major Mackenzie Dr.). ▪ The portion of Sunset Terrace from Farooq Boulevard to Major Mackenzie Drive West is no longer being proposed by the Owner through this Application. ▪ Development Engineering and York Region have reviewed the alternate road connection proposed by the Owner and are concerned it will not be sufficient for supporting traffic from the Development and surrounding area. Both Development Engineering and York Region require additional information and modelling from the Owner to demonstrate the feasibility of this alternate connection.
I.	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 existing traffic conditions at Major Mackenzie Drive West and Sandwell Street. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking, and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The matter of extending Sunset Terrace to Major Mackenzie Drive West will be addressed with the Owner and adjacent landowner. ▪ The Subject Lands are located on Major Mackenzie Drive West an arterial road under the jurisdiction of York Region.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ York Region anticipates that the required road widenings will be conveyed through the subdivision registration process: <ul style="list-style-type: none"> a) A road widening along the full frontage of the site adjacent to Major Mackenzie Drive of sufficient width to provide 21.5 metres from the existing centreline of construction of Major Mackenzie Drive. b) Any additional widenings required to establish a 10 metre by 10 metre daylight triangle at the intersection of proposed Street A (Sunset Terrace) and Major Mackenzie Drive, measured from the widened limit of Major Mackenzie Drive. c) An 0.3 metre reserve across the full frontage of the site adjacent to the above noted widenings, except at the approved access location.
m.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has resubmitted related Site Development File No. DA.22.071 to be reviewed with the Application in a future technical report.
n.	The Application has been Deemed Complete	<ul style="list-style-type: none"> ▪ The Application has been deemed complete, and no further materials are required.
o.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Draft Plan of Condominium Application, should the Application be approved.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Application 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 has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. York Region has advised the Owner that the Region has major concerns with the proposed development due to the omission of Sunset Terrace from the site plan. The Region also noted that a York Region Site Plan Approval will not be issued until the associated subdivision application 19T-17V004 has been registered in its entirety and all conditions are satisfied. Greater detail on the Regional comments will be provided 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 Application. 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 Izabela Molendowski, Senior Planner, Development and Parks Planning Department, ext. 8355.

Attachments

1. Context and Location Map
2. Proposed Site Plan
3. Proposed Landscape Plan
4. Proposed Building Elevations
5. Proposed Zoning Exceptions to Zoning By-law 001-2021 Subsection 14.1155.1

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