

C5.

Communication

CW(PM) – March 31, 2026

Item No. 8

Statutory Public Meeting

NJS Developments Inc.

Zoning By-law Amendment (Z.25.050)

3836 & 3850 Major Mackenzie Drive West



Site Context

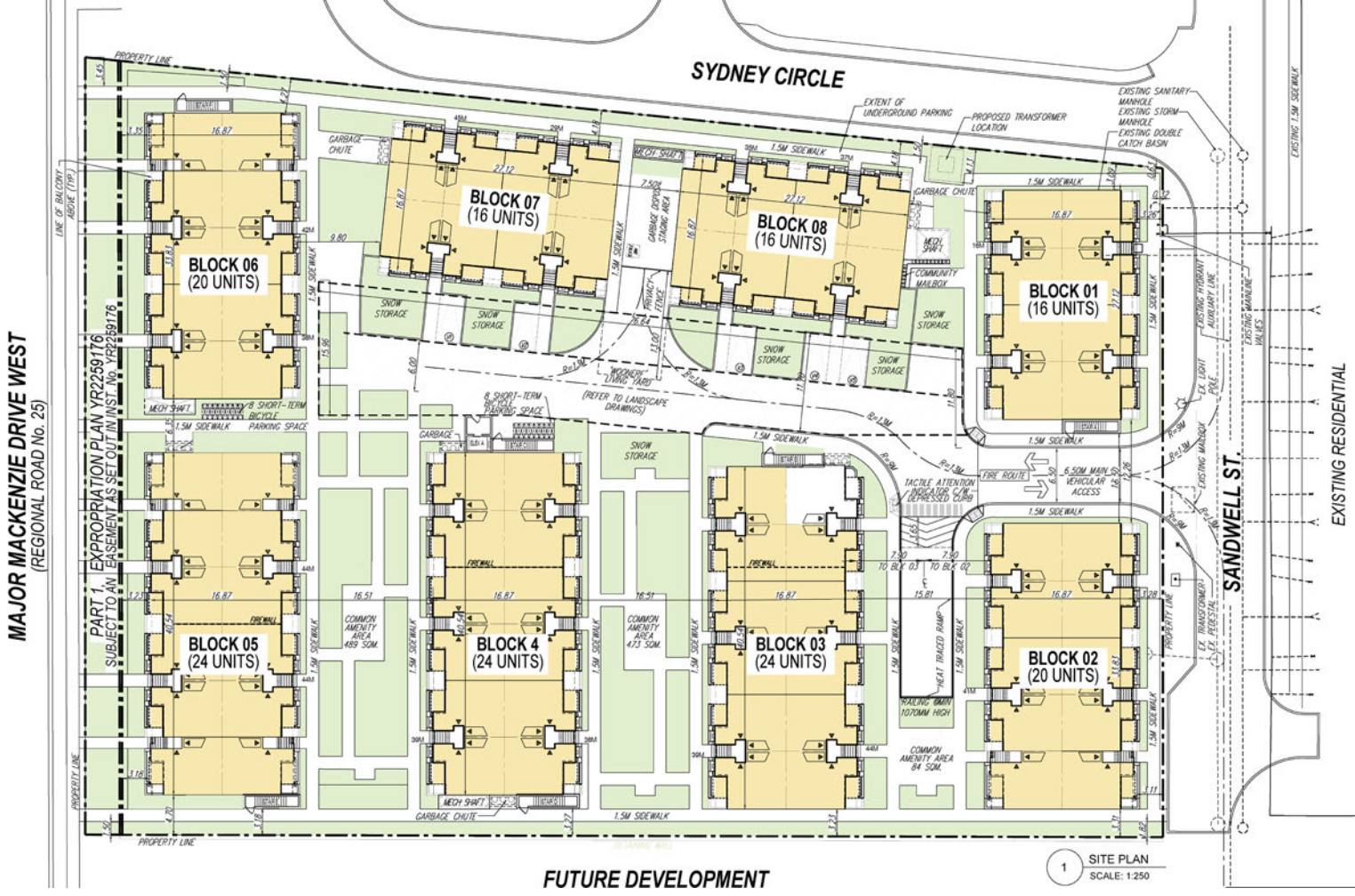
- Located northwest of the intersection of Major Mackenzie Drive West and Weston Road
- The site has a total area of 1.09 hectares (prior to conveyances)
- +/- 92.33 metres of frontage on Major Mackenzie Drive West
- +/- 79.11 metres of frontage on Sandwell Street
- Surrounding community is predominantly low-rise residential with pockets of community facilities and nearby retail commercial spaces



■ ■ ■ ■ ■ Subject Lands

Proposed Development

- 160 Stacked Townhouse Units
- Building Height: 12.5 m / 3 Storeys
- Vehicular Parking Rate:
 - 1.0 space per resident
 - 0.2 spaces per visitor
- Bicycle Parking Rate:
 - 0.5 long-term spaces per resident
 - 0.1 short-term spaces per resident
- Amenity Area: 2,159 m²



Proposed Renderings



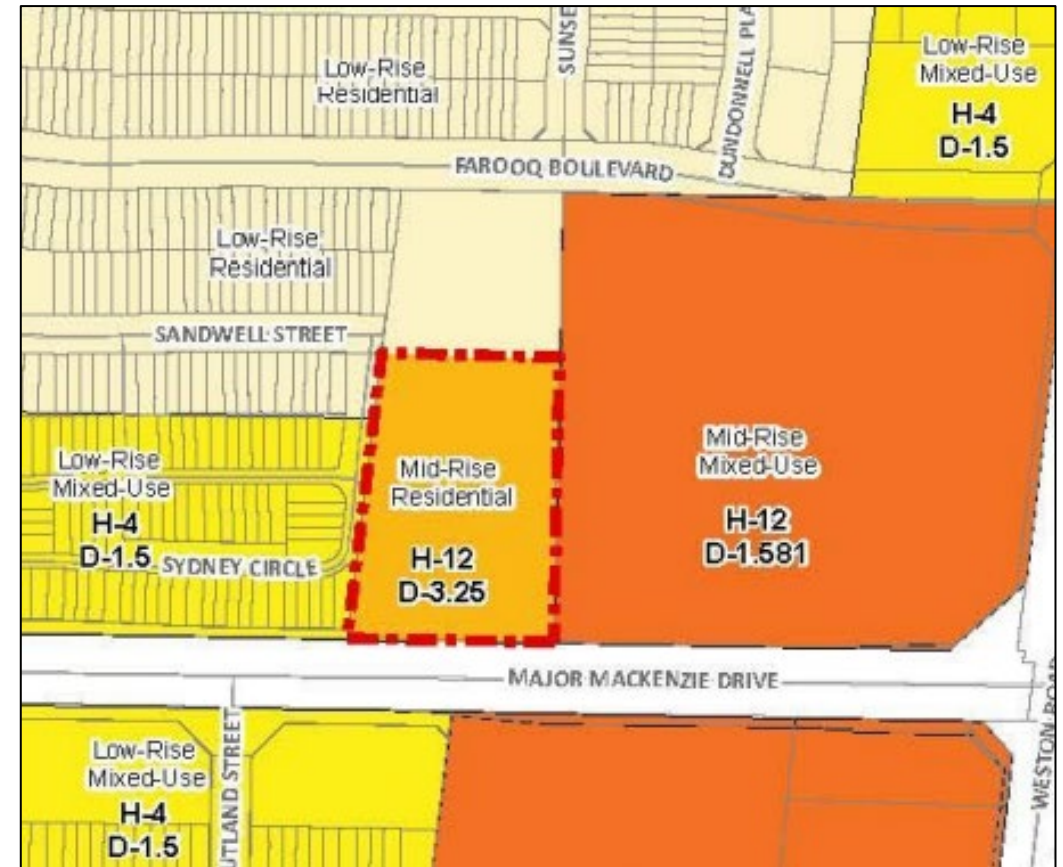
Front Elevation



Side Elevation

Vaughan Official Plan 2010

- The Subject lands are designated “Mid-Rise Residential”
- Per Policy 9.2.2.3.d, Stacked Townhouses are a permitted use if they are within 70 metres of an area designated “Low-Rise Residential”



Thank You Questions and Comments

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