



C9.
Communication
CW(PM) – March 31, 2026
Item No. 8

DATE: March 26, 2026

TO: Mayor and Members of Council

FROM: Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

RE: COMMUNICATION – COMMITTEE OF THE WHOLE (PUBLIC MEETING), MARCH 31, 2026

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

Recommendation

1. That Attachments 2 and 3 to Item 8 of the March 31, 2026, Committee of the Whole (Public Meeting) be deleted and replaced with Attachments 2 and 3 attached hereto to this Communication.

Background

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 on a site located north of Major Mackenzie Drive West, west of Weston Road, south of Farooq Boulevard, and east of Lawford Road (the Subject Lands).

Previous applications were submitted for a phased development on the Subject Lands. 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 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-17V004 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 to the City have been made to-date. Phase 2 of Draft Plan of Subdivision File 19T-17V004 was not registered.

The Development and Parks Planning Department recommends that Attachments 2 and 3 be revised as outlined in this Communication as a result of further discussion with the Owner's planning consultant to further clarify the description of the parcel that was previously registered, with the intent of delivering a potential future extension of Sunset Terrace. The modified text seeks to clarify that this registered parcel has not been dedicated for the purpose of delivering Sunset Terrace as of writing this report. The modifications to Attachments 2 and 3, attached hereto to this Communication, remove the annotation of a "Registered Sunset Terrace extension".

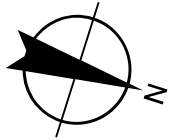
Attachments

2. Proposed Site Plan
3. Proposed Landscape Plan

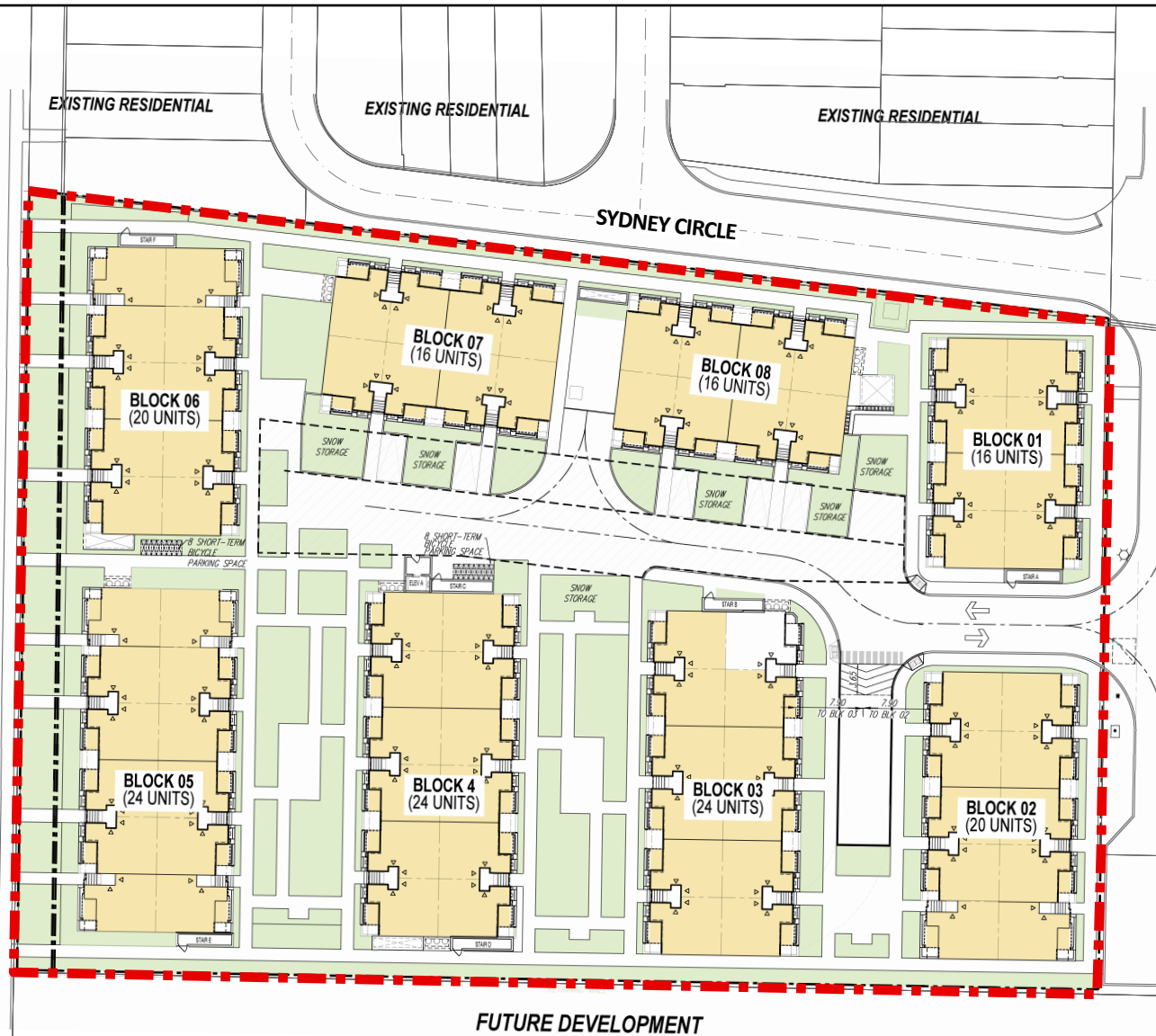
Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a long, sweeping underline.

Vince Musacchio
Deputy City Manager,
Planning and Infrastructure Development



MAJOR MACKENZIE DRIVE WEST



Subject Lands

0 5 10 20 Metres

Proposed Site Plan

LOCATION:
3836 and 3850 Major Mackenzie Drive West
Part of Lot 21, Concession 6

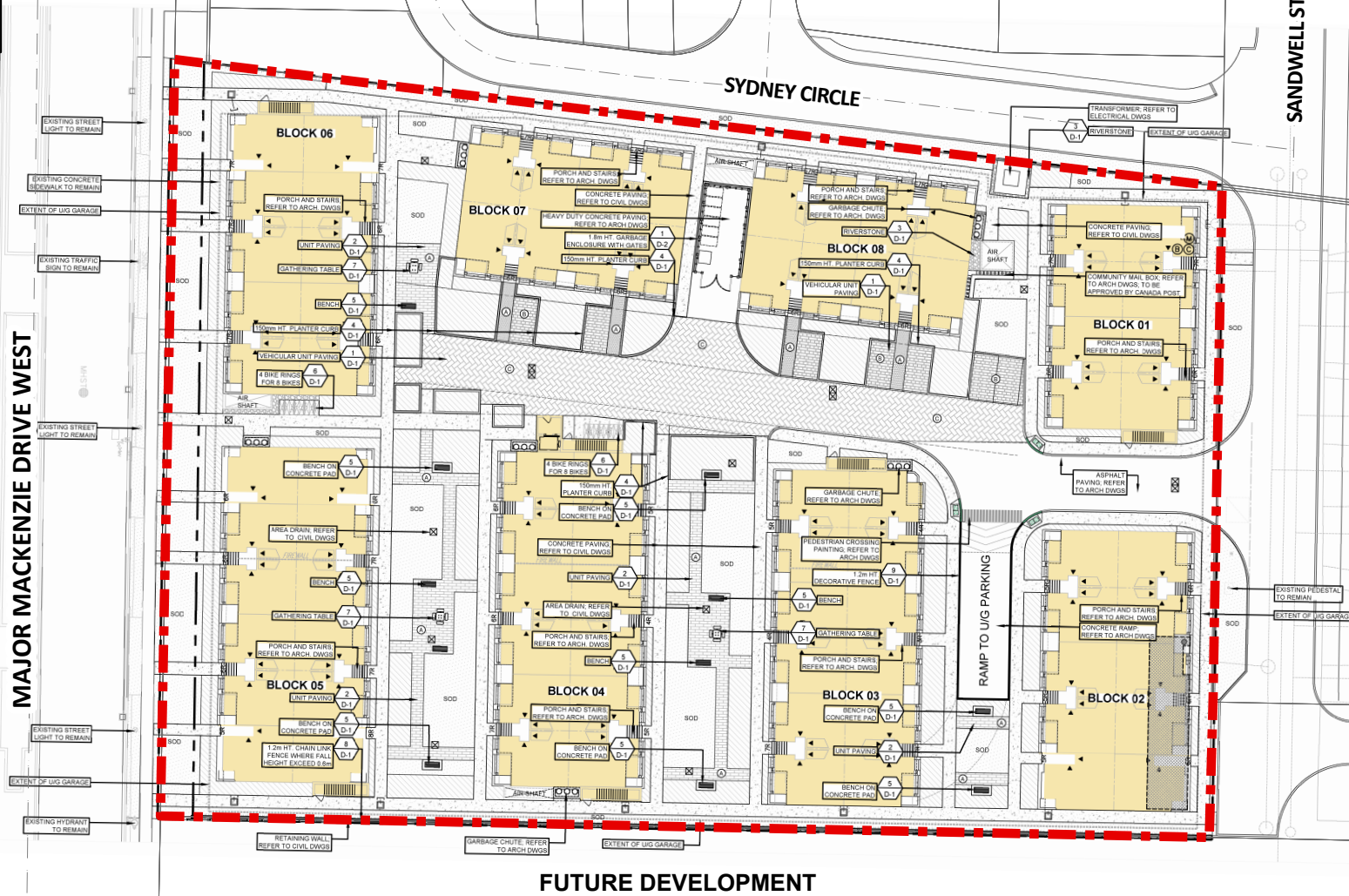
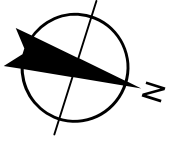
APPLICANT:
NJS Developments Inc.



Attachment

FILE:
Z.25.050
RELATED FILE:
DA.22.071
DATE:
March 31, 2026

2



Subject Lands



Proposed Landscape Plan

LOCATION:
3836 and 3850 Major Mackenzie Drive West
Part of Lot 21, Concession 6

APPLICANT:
NJS Developments Inc.



Attachment

FILE:
Z.25.050
RELATED FILE:
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March 31, 2026

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