

1. **ZONING BY-LAW AMENDMENT FILE Z.11.002**  
**1711479 ONTARIO INC.**  
**WARD 3**

**P.2011.6**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.002 (1711479 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: February 25, 2011
- b) Circulation Area: 150 m, the Millwood Woodend Ratepayers Association, and the East Woodbridge Community Association
- c) Comments Received as of March 15, 2011: None

**Purpose**

The Owner has submitted a Zoning By-law Amendment Application (File Z.11.002) to amend By-law 1-88, on the subject lands shown on Attachments #1 and #2, specifically to:

- i) rezone 27 lots for detached dwelling units from RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" to RD3 Residential Detached Zone Three; and,
- ii) rezone 6 blocks (27 townhouse units) from RT1 Residential Townhouse Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)".

The rezoning will facilitate the development of 27 detached dwelling units ahead of 27 townhouse units, and represents an even exchange of servicing allocation that was previously approved for the subdivision (Majormack Investments Inc., File 19T-07V06). The proposed rezoning of the subject lands is illustrated on Attachment #3.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>• North side of Major Mackenzie Drive, between Weston Road and Pine Valley Drive, within approved Plan of Subdivision File 19T-07V06 (Majormack Investments Inc.), within Planning Block 40, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
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<p>Official Plan Designation</p>	<ul style="list-style-type: none"> <li>• “Low Density Residential” and “Medium Density Residential/Commercial” by OPA #600.</li> <li>• “Low-Rise Residential” and “Low-Rise Mixed Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval, and is not yet in effect.</li> <li>• The application proposal conforms to the Official Plans.</li> </ul>
<p>Zoning</p>	<ul style="list-style-type: none"> <li>• RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” and RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1334) as shown on Attachment #2.</li> <li>• The proposed amendment to Zoning By-law 1-88 is identified in the “Purpose” section of this report.</li> </ul>
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> <li>• Shown on Attachment #2.</li> </ul>

**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified that there are no specific issues to review, and that the subject zoning by-law amendment is a technical matter.

**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to the Region of York for review and comment.

**Conclusion**

As noted above, the proposed zoning amendment is considered to be technical in nature therefore, no preliminary issues are identified in this report. If any comments from the public and Council are expressed at the Public Hearing or in writing, these issues will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning By-law Amendment

**Report prepared by:**

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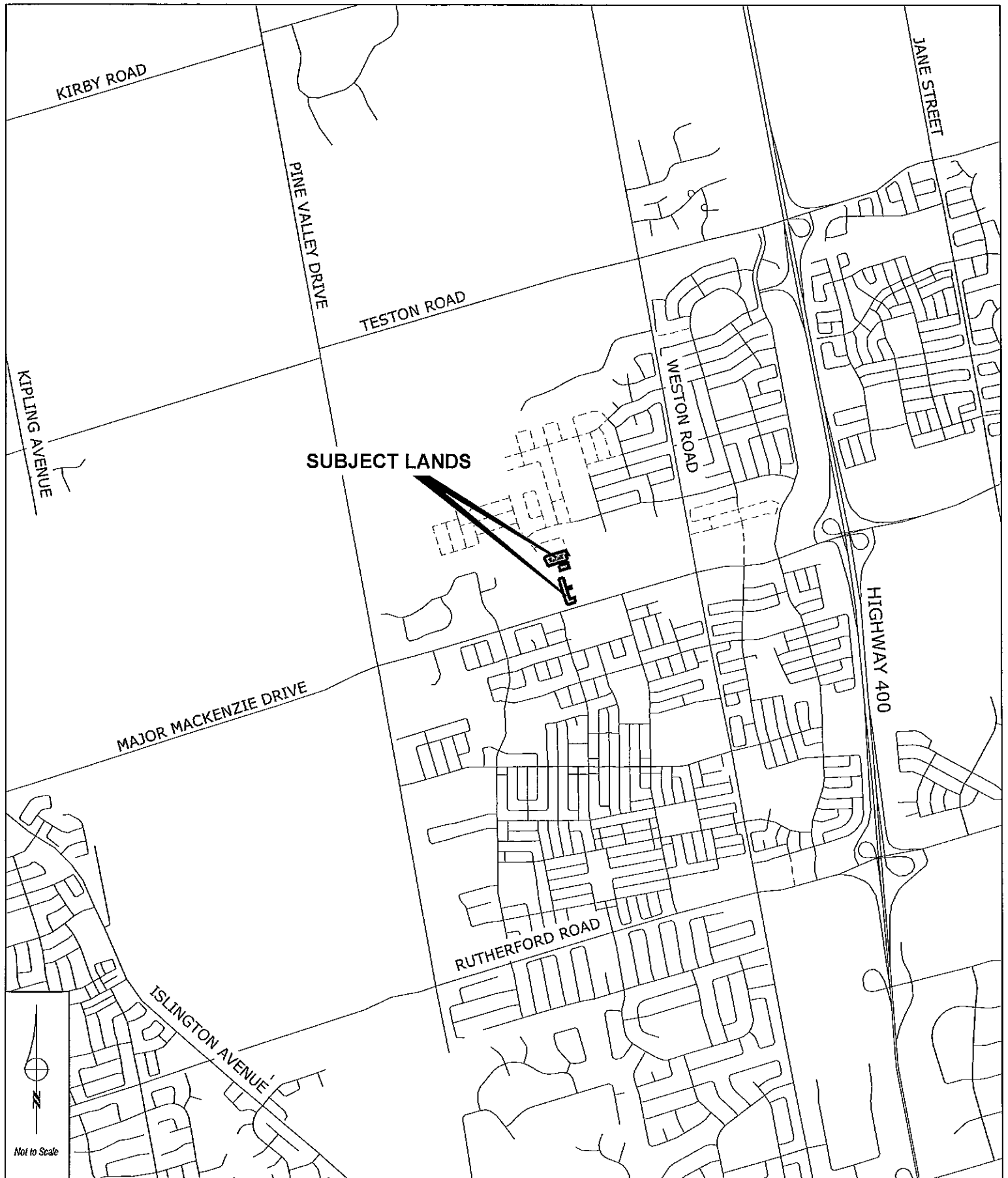
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION: Part of Lot 21, Concession 6

APPLICANT: 1711479 Ontario Inc. (formally known as Majormack Investments Inc., 4074 MM Inc. and M3D3 Capital Corporation)

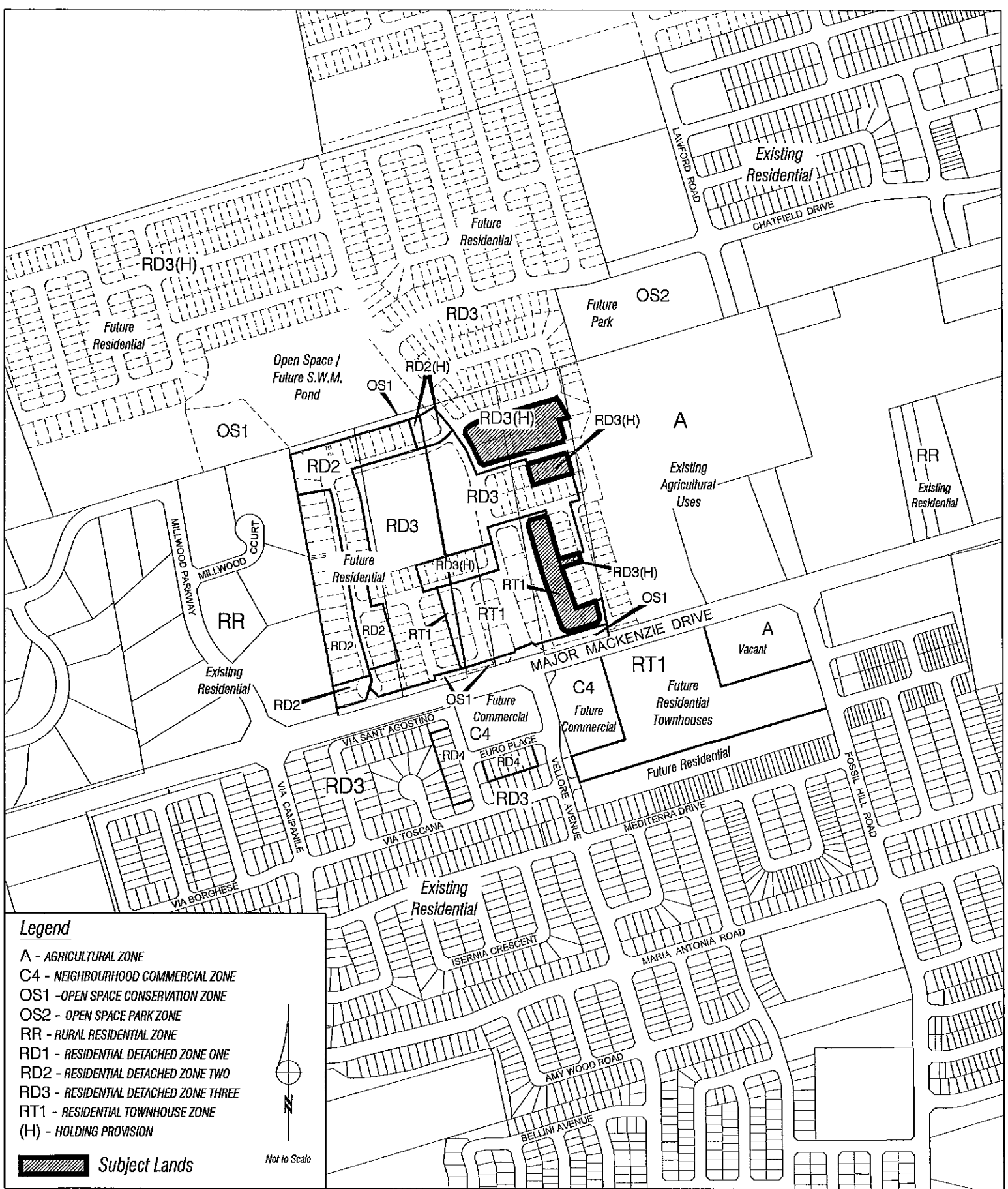
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## Attachment

FILE:  
Z.11.002  
RELATED FILE:  
19T-07V06  
DATE:  
February 23, 2011

1



## Location Map

LOCATION: Part of Lot 21, Concession 6

APPLICANT: 1711479 Ontario Inc. (formerly known as Majormack Investments Inc., 4074 MM Inc. and M3D3 Capital Corporation)

\\01\1\1 ATTACHMENTS\Z\z.11.002.dwg



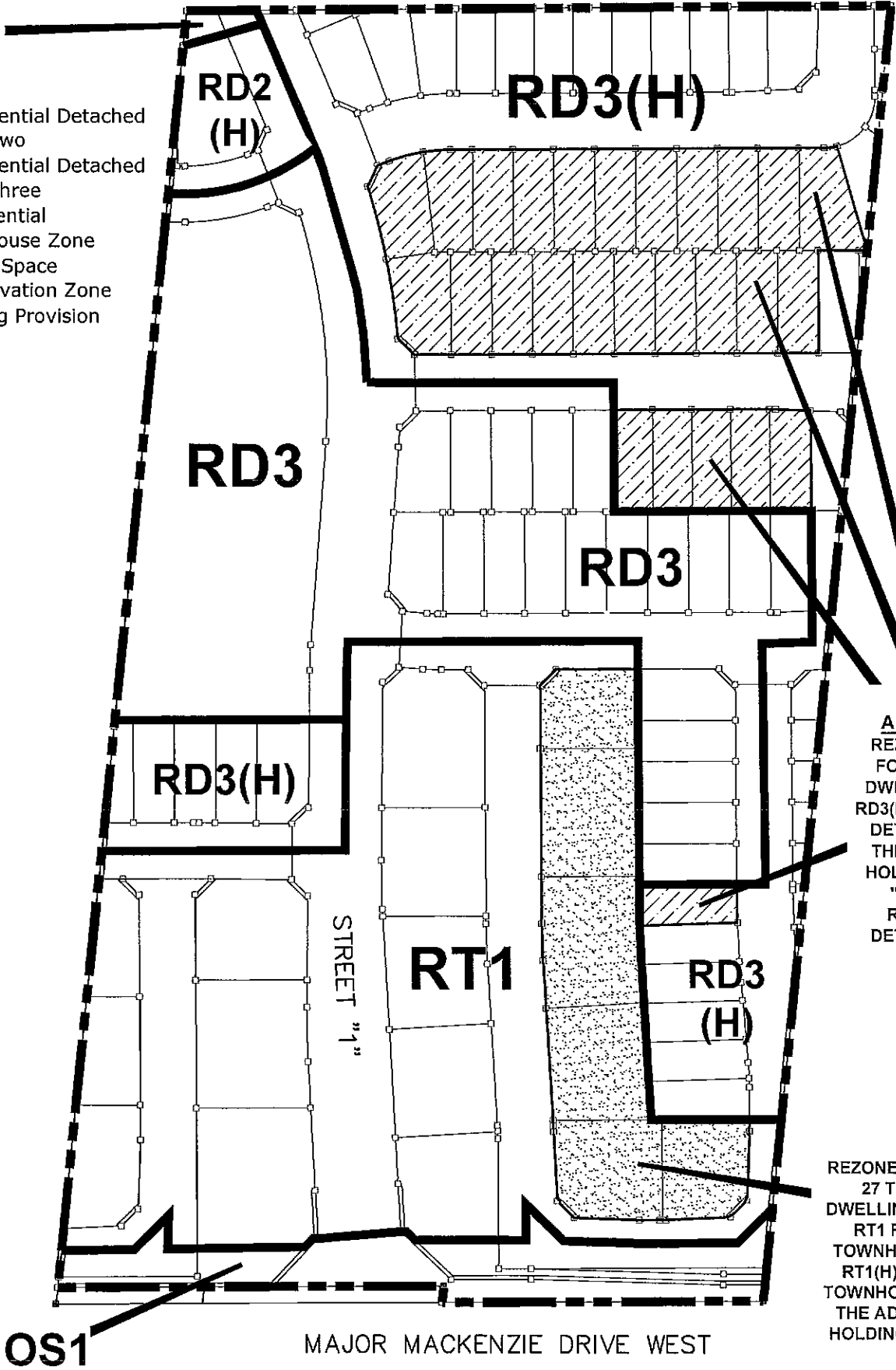
## Attachment

FILE:  
Z.11.002  
RELATED FILE:  
19T-07V06  
DATE:  
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# 2

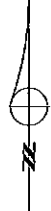
OS1

- RD2** - Residential Detached Zone Two
- RD3** - Residential Detached Zone Three
- RT1** - Residential Townhouse Zone
- OS1** - Open Space Conservation Zone
- (H)** - Holding Provision



**ZONING AMENDMENT**  
 REZONE 27 LOTS FOR DETACHED DWELLINGS FROM RD3(H) RESIDENTIAL DETACHED ZONE THREE WITH THE HOLDING SYMBOL "(H)" TO RD3 RESIDENTIAL DETACHED ZONE THREE

REZONE 6 BLOCKS FOR 27 TOWNHOUSE DWELLING UNITS FROM RT1 RESIDENTIAL TOWNHOUSE ZONE TO RT1(H) RESIDENTIAL TOWNHOUSE ZONE WITH THE ADDITION OF THE HOLDING SYMBOL "(H)"



Not to Scale

**Proposed Zoning By-Law Amendment**

APPLICANT: 1711479 Ontario Inc. (formally known as Majormack Investments Inc., 4074 MM Inc. and M3D3 Capital Corporation)

LOCATION: Part of Lot 21, Concession 6



**Attachment**

FILE: Z.11.002  
 RELATED FILE: 19T-07V06  
 DATE: February 23, 2011

**3**

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