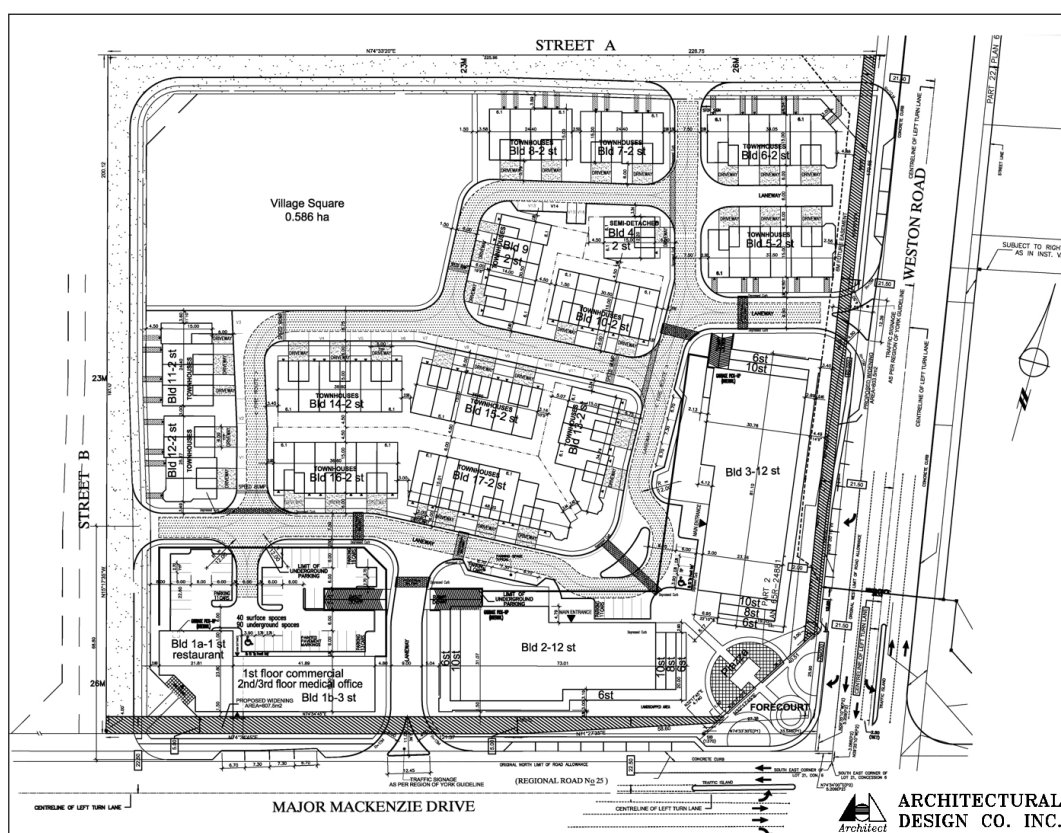


DEVELOPMENTS APPROVED ON MAJOR MACKENZIE DRIVE, MAPLE, CITY OF VAUGHAN

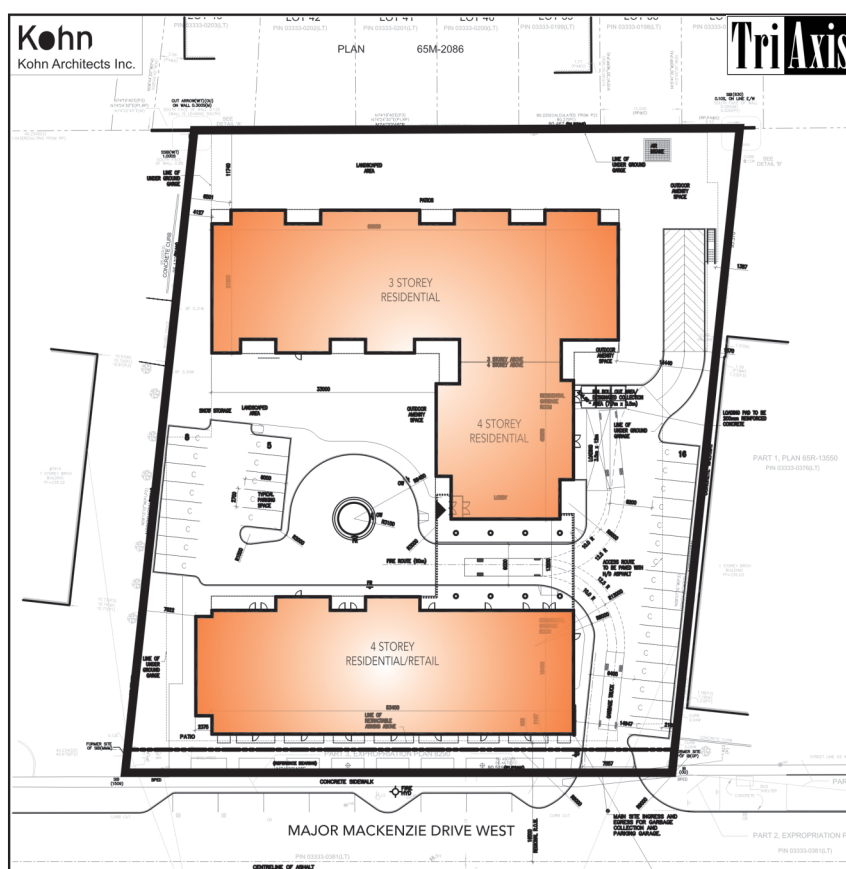
At hearings held in October and November, 2011, the **Ontario Municipal Board** approved official plan and zoning amendments for two multiple-family residential developments on Major Mackenzie Drive, both in Local Centres as designated by the **City of Vaughan**, and both on a future Regional Rapid Transit Corridor as designated in the new Region of York Official Plan.

In both cases, settlements were reached between the owner and the City. Evidence that the projects constituted good planning was presented by **Alan Young**, Weston Consulting.



The first project, owned by **Cicchino Holding Ltd.**, is located in the Vellore Local Centre and comprises 70 townhouses, 430 apartments in two 12-storey buildings, and a commercial plaza. Cicchino's lawyer was **Mary Flynn-Guglietti**, McMillan LLP. A settlement was achieved when the owner agreed to move the proposed Village Square public park to a location adjacent to two public roads, and when the City agreed to drop its single-phase site plan approval requirement.

The second project, called "**Courtyards of Maple**" and owned by **Tri-Axis Construction Limited**, is located in the Maple Local Centre and the Maple Heritage Conservation District., and comprises 97 apartments in a 3- and 4-storey building, with eight shopfronts facing Major Mackenzie Drive. Tri-Axis' lawyer was **Gerard Borean**, Parente Borean. A settlement was achieved when the owner agreed to reduce the height of the rear wing of the building, the portion nearest the stable residential area, from 4 storeys to 3 storeys.



Alan Young presented evidence to the Board demonstrating how the Courtyards of Maple building met the 45-degree angular plane requirement in the new Official Plan, both before and after the height reduction, and how the new Official Plan allows four-storey buildings in a number of locations within the Heritage Conservation District and vicinity. He stated that the official plan and zoning amendments were in conformity with the objectives of the Maple Heritage Conservation District Plan.

Article written by Alan Young, Senior Associate, Weston Consulting Group Inc.
You can reach Alan at 905-738-8080 ex.231 or ayoung@westonconsulting.com



WESTON CONSULTING GROUP INC.