



**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC MEETING)
AGENDA**

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Tuesday, April 1, 2025

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Dr., Vaughan, ON

and Online via Electronic Participation

Indigenous Land Acknowledgement (prior to the commencement of the meeting)

Pages

1. DISCLOSURE OF INTEREST

2. COMMUNICATIONS

3. CEREMONIAL PRESENTATIONS

- 1. 2024 Ward 3 Civic Hero Award

4. CONSIDERATION OF PUBLIC MEETING ITEMS

- 1. 171 MAPLECRETE LP AND 1930328 ONTARIO INC. OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-LAW AMENDMENT FILE Z.23.004 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED PLAN 65M-4793 VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD

Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above.

3

- | | | |
|----|---|-----|
| 2. | CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.25.005 THE CORPORATION OF THE CITY OF VAUGHAN
Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above. | 47 |
| 3. | MPAR DEVELOPMENTS OFFICIAL PLAN AMENDMENT FILE OP.25.002 ZONING BY-LAW AMENDMENT FILE Z.25.003 60 TALMAN COURT VICINITY OF JANE STREET AND MACINTOSH BLVD
Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above. | 73 |
| 4. | DG (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001 ZONING BY-LAW AMENDMENT FILE NO. Z.25.002 2720 KING-VAUGHAN ROAD VICINITY OF JANE STREET AND KING-VAUGHAN ROAD
Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above. | 97 |
| 5. | GEMINI URBAN DESIGN (W) CORP. OFFICIAL PLAN AMENDMENT FILE OP.24.010 ZONING BY-LAW AMENDMENT FILE Z.24.023 140 SIMMONS STREET VICINITY OF RUTHERFORD ROAD AND SIMMONS STREET
Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above. | 113 |
| 6. | AMMP HOLDINGS INC. C/O HILL GROUP ZONING BY-LAW AMENDMENT FILE NO. Z.24.035 11260 WESTON ROAD VICINITY OF KIRBY ROAD AND WESTON ROAD
Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above. | 143 |
| 7. | ELMWAY RESIDENCES CORP. ZONING BY-LAW AMENDMENT Z.24.041 PART OF BLOCK 158, PLAN 65M-3523 VICINITY OF THORNHILL WOODS DRIVE AND ELMWAY COURT
Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, with respect to the above. | 163 |

5. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD: 4

**TITLE: 171 MAPLECRETE LP AND 1930328 ONTARIO INC.
OFFICIAL PLAN AMENDMENT OP.23.002 AND
ZONING BY-LAW AMENDMENT FILE Z.23.004
171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND
BLOCK 2 ON REGISTERED PLAN 65M-4793
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the Subject Lands to permit a high-rise mixed-use development consisting of four (4) residential towers and one (1) mixed-use tower ranging in heights from 24 to 30 storeys with a density of 8.0 times the area of the lot (the 'Development'). The Development contains 1,565 dwelling units (11.5% being purpose-built rental), a minimum of 10% non-residential uses (hotel, office and at-grade retail), and 6,269 m² of amenity area. The Owner is seeking to permit the applications to proceed in advance of the completion of the new Vaughan Metropolitan Centre Secondary Plan ('VMCSP'). The Development is shown on Attachments 4 to 7.

Report Highlights

- Official Plan and Zoning By-law Amendment applications to permit a high-rise mixed-use development consisting of four (4) residential towers and one (1) mixed-use tower, ranging in heights from 24 to 30 storeys, and with a density of 8.0 times the area of the lot. The Development contains 1,565 dwelling units (11.5% being purpose-built rental), a minimum of 10% non-residential (hotel, office, retail) uses, amenity area, and contemplates vehicular access via White Elm Road and Doughton Road.

Report Highlights continued

- A portion of the Subject Lands are located outside of the existing VMC boundary but are within a potential boundary expansion being considered through the ongoing new VMCSPP project.
- The Owner is seeking to permit the subject applications to proceed in advance of the completion of the new VMCSPP project.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Policy Planning and Special Programs Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.002 and Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

Background

Location: 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Registered Plan 65M-4793 (collectively the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Subject Lands straddle the existing Vaughan Metropolitan Centre ('VMC') boundary. Block 2 on Registered Plan 65M-4793 ('Block 2') is located within the VMC, while 171 Maplecrete and 140-160 Doughton Road are outside (Attachment 2). The portion of the Subject Lands outside of the VMC boundary are contemplated for inclusion within the VMC through the ongoing new VMCSPP project. This is discussed further in the matters to be reviewed section.

Date of Pre-Application Consultation Meeting: November 3, 2022.

Date applications were deemed complete: May 8, 2023.

File History:

- The Owner submitted Official Plan and Zoning By-law Amendment Applications OP.23.002 and Z.23.004 for the lands municipally known as 171 Maplecrete Road and 140-160 Doughton Road. The Applications were deemed complete on May 8, 2023.
- The Owner converted the applications to a Community Infrastructure and Housing Accelerator ('CIHA') application, a tool available through Bill 109, *the More Homes for Everyone Act, 2022*. On January 19, 2024, File CIHA.23.003 was deemed complete.
- Through the CIHA application, the Owner proposed a new development concept including the Block 2 lands to the north (Attachments 1 and 2).

- A Public Meeting for File CIHA.23.003 was held on March 5, 2024.
- A recommendation report was included on the June 4, 2024, Committee of the Whole meeting. Prior to that meeting, the Owner requested that consideration of the report be deferred to evaluate the implications of forthcoming legislation (Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*) and Staff prepared a Communication in this respect. Consideration of the item was deferred to Council.
- Bill 185 received Royal Assent on June 6, 2024. It repealed the CIHA provisions and enacted a new process for requesting and issuing a Minister's Zoning Order ('MZO'). As a result, the Owner sought conversion of their CIHA application to a MZO Request with municipal support.
- Staff on June 20, 2024, prepared a Communication for Council's consideration that included recommendations to endorse the conversion of the CIHA application to an MZO Request and for the Owner to submit a request for an MZO to the Ministry respecting the proposed development; and to direct Staff to work with the Owner and the Ministry to finalize a draft MZO.
- Council on June 25, 2024, approved these recommendations with direction that the application be forwarded to the Ministry for MZO consideration, to allow the continued processing of the application.
- The Owner on July 15, 2024, submitted the MZO request package in accordance with the Ministry's MZO Guidelines.
- The Ministry on January 24, 2025, denied the MZO request, citing that the matter would be best addressed through the municipal planning process.
- Upon discussion with the Owner requesting continuance of the Applications, on February 19, 2025, Staff confirmed that the Applications could continue to be processed.

Development Proposal

The proposed Development consists of the following characteristics and is shown conceptually on Attachments 4 to 7. The Development is similar to the concept endorsed by Vaughan Council for submission to the Ministry as an MZO request:

- One (1) 30-storey mixed-use building and four (4) residential buildings being 24, 27, 29 and 29-storeys in height;
- A density of 8.0 times the area of the lot;
- 1,565 dwelling units (a minimum of 11.5% being purpose-built rental):
 - 27 bachelor units (1.7%), 989 one-bedroom units (63%), 541 two-bedroom units (34.6%) and 8 three-bedroom units (<1%);
- Non-residential uses accounting for a minimum of 10% of the total gross floor area ('GFA') of the Development:
 - 8,243 m² of Hotel space (11 floors), 5,840 m² of Office space (4 floors) and 126 m² of ground-floor Retail space;
- 3,617 m² of indoor amenity area and 2,652 m² of outdoor amenity area;
- A north-south private street/driveway providing vehicular access to the site and spanning from White Elm Road to Doughton Road; and
- 928 underground parking spaces and 1,618 bicycle parking spaces.

Revised Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

As a result of the Minister's decision, the Owner has submitted revised applications under the original Official Plan and Zoning By-law Amendment Files (OP.23.002 and Z.23.004) for the Subject Lands to permit the Development:

1. Official Plan Amendment File OP.23.002 to amend:
 - a) Vaughan Official Plan ('VOP 2010') as follows:
 - i. Modify Schedule 1 – Urban Structure, to include the totality of the Subject Lands in the “Vaughan Metropolitan Centre (Regional Centre)” designation, as shown on Attachment 8;
 - ii. Modify Schedule 13 – Land Use, to include the totality of the Subject Lands in the “Lands Subject to Secondary Plans or Particular Area Specific Plans” designation, as shown on Attachment 9;
 - iii. Modify Schedule 14A – Areas Subject to Secondary Plans, to include the totality of the Subject Lands in Area “11, Vaughan Metropolitan Centre, 11.12”, as shown on Attachment 10;
 - b) Amend the VMCSPP as follows:
 - i. Modify Schedule A – Vaughan Metropolitan Centre Boundaries, to include the entire Subject Lands in the VMC boundary, as shown on Attachment 11;
 - ii. Modify Schedule F – Land Use Precincts, to designate the entire Subject Lands as “Station Precinct”, as shown on Attachment 12;
 - iii. Modify Schedule K – Site Specific Policy Areas, to recognize the Subject Lands as a new site-specific policy area with the following permissions:
 - Permit a maximum of five (5) towers;
 - Permit a maximum building height of 30-storeys, and a maximum GFA of 112,451 m²;
 - Permit a maximum residential tower floorplate of 850 m²;
 - Permit a minimum podium height of two (2) storeys;
 - Require a minimum of 10% non-residential uses within the development; and
 - Permit the applications to proceed in advance of completion of the new VMCSPP, notwithstanding policy 10.1.1.6 of VOP 2010.
 - Reconcile any conflicts with “Area F” and its corresponding Policy 9.3.8 given the overlap for the Block 2 lands.
2. Zoning By-law Amendment File Z.23.004 to amend:
 - a) Zoning By-law 1-88 to delete Exception 9(1473) from the Block 2 lands and rezone the Subject Lands from “EM2 General Employment Area Zone” and

Additional amendments to the VOP 2010 and the VMCSPP may be identified through the ongoing review of the Official Plan Amendment application.

“C9 Corporate Centre Zone” subject to site-specific exception 9(1473), as shown on Attachment 1, to a “C9 Corporate Centre Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 13 to this report.

- b) Zoning By-law 001-2021 to delete Exceptions 14.1031 and 14.1124 from the Block 2 lands and rezone the Subject Lands from “EM2 General Employment Zone” and “V1(H) Vaughan Metropolitan Centre Station Zone with a Holding Symbol” subject to site-specific exceptions 14.1031 and 14.1124, as shown on Attachment 1, to a “V1 Vaughan Metropolitan Centre Station Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 14 to this report.

Additional exceptions may be identified through continued review of the Applications and will be considered in a technical report to a future Committee of the Whole Meeting.

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 7, 2025.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and two (2) Notice Signs were installed along Maplecrete Road and Doughton Road in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands (Attachment 3), anyone on file with the Office of the City Clerk having requested notice, and to any Interested Parties on Planning Application File CIHA.23.003.
- c) No comments have been received as of March 18, 2025, by the Policy Planning and Special Programs 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 Policy Planning and Special Programs Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

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

- [VMCSP – Phase IV Update - VMC Sub-Committee - February 19, 2025](#)
- [June 25, 2024, Extract from Council Meeting Minutes for CIHA.23.003 \(Item 3, Report No. 22\)](#)
- [June 20, 2024, Communication C19 CIHA.23.003 - Council June 25, 2024](#)
- [March 5, 2023, Committee of the Whole Public Meeting for CIHA.23.003 \(Item 1, Report 8\)](#)

Analysis and Options

The south portion of the Subject Lands were part of a Municipal Comprehensive Review via the York Region Official Plan ('YROP 2022').

York Region undertook a Municipal Comprehensive Review ('MCR'), in which 171 Maplecrete Road and 140-160 Doughton Road were considered for land use conversion. Regional Council approved the land use conversion in November 2022. As a result, the Subject Lands are identified as "Urban Area" under Regional Structure Map 1 and "Community Area" and partially within a "Regional Centre" under Land Use Designations Map 1A of YROP 2022.

Urban Areas provide the focus for growth and development within York Region. Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. Regional Centres are planned to contain a wide range of uses and activities and be the primary focal points for intensive development.

Amendments to VOP 2010 and the VMCSPP are required to permit the Development.

VOP 2010 Designation

- "Vaughan Metropolitan Centre (Regional Centre)" and "Employment Area" on Schedule 1 – Urban Structure.
- Within Protected Major Transit Station Area ('PMTSA') 56 – Creditstone BRT Station on Schedule 1C – PMTSAs.
- "General Employment" and "Lands Subject to the Vaughan Metropolitan Centre Secondary Plan" on Schedule 13 – Land Use
- Block 2 portion of the Subject Lands is within the VMC Area on Schedule 14A – Areas Subject to Secondary Plans.
- The proposed Development is not permitted under the existing policy framework.
- Amendments to VOP 2010 are required to include the south portion of the Subject Lands within the VMCSPP boundary. Additional amendments to the VMCSPP are required to facilitate the proposed Development.
- Policy 10.1.1.6 states that where a Secondary Plan is required but not completed, no amendments to VOP 2010 or the Zoning By-law are permitted without prior or concurrent adoption of the Secondary Plan for that area. The Owner is seeking for the subject Applications to advance prior to completion of the new VMCSPP project.

VMCSPP Designation

The Block 2 portion of the Subject Lands are with the VMCSPP boundary:

- Schedule C – Street Network, identifies Minor Collector Roads (23-26m) flanking the west and south property lines, and a Local Road (20-22m) flanking the north property line.
- Schedule F – Land Use Precincts, designates Block 2 as "Station Precinct".
- Schedule H – Areas for Retail, Service Commercial or Public Uses, identifies that said uses are "recommended" along the Maplecrete Road frontage.
- Schedule K – Site Specific Policy Areas, identifies that Block 2 is within "Area F" which contemplated a broader development proposal. Modifications to Area F, and corresponding Policy 9.3.8 are required to recognize the incorporation of the Block 2 lands within the new site-specific policy area.

- Policy 8.7.18 permits a maximum residential tower floorplate of 750 m², whereas the Owner is requesting permission for 850 m².
- Amendments to the VMCSPP are required to bring the totality of the Subject Lands into the VMC boundary and redesignate the Subject Lands to Station Precinct once brought into the VMCSPP boundary. Additionally, a new site-specific policy area is required to recognize site-specific policy amendments including maximum tower heights, maximum density, minimum non-residential requirements, and increased residential floorplate permissions to facilitate the proposed development.

New VMCSPP

The City is in the process of developing a new VMCSPP to produce a renewed policy framework that supports the completion of a downtown and Central Business District as a complete community with a balance of uses that are well supported by municipal services and social infrastructure to 2051 and beyond.

The project is currently in its fourth of five phases. Phase IV involves developing a new Secondary Plan for the VMC through consultation with key stakeholders. Secondary Plan policies are being developed to align the Plan with the Preferred Network developed through Phase IV, to address provincial and regional policy updates, and to implement a new development framework based on minimum heights and densities without prescribed maximums. The draft new VMCSPP is scheduled for a Statutory Public Meeting in spring 2025.

On February 19, 2025, Staff prepared a [Report](#) and [Presentation](#) to VMC Sub-Committee to provide a status update on the new VMCSPP project. This update maintained the Subject Lands identification as within “Expansion Area A”, and identified the following draft designations for the Subject Lands:

- “Mixed Use (minimum 10% non-residential uses required”) land use; and,
- A “required retail, service commercial, integrated community facility or public use frontage” requirement along the south property line (Doughton Road).

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law.

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for a portion of the Subject Lands due to it being under appeal.

Amendments to Zoning By-law 1-88 are required to permit the Development.

Zoning:

- The Subject Lands are zoned “EM2 General Employment Area Zone” and “C9 Corporate Centre Zone” subject to site-specific Exception 9(1473). These zones do not permit the contemplated Development.
- The Owner proposes to delete Exception 9(1473) from the Block 2 portion of the Subject Lands and rezone the Subject Lands to “C9 Corporate Centre Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 13 to this report.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- The Subject Lands are zoned “EM2 General Employment Zone” and “V1(H) Vaughan Metropolitan Centre Station Zone with a Holding Symbol” subject to site-specific exceptions 14.1031 and 14.1124. These zones do not permit the contemplated Development.
- The Owner proposes to delete Exceptions 14.1031 and 14.1124 from the Subject Lands and rezone the Subject Lands to a “V1 Vaughan Metropolitan Centre Station Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 14 to this report.

Following a preliminary review of the applications, the VMC Program has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 ('PPS 2024') and the policies of VOP 2010, VMCSPP and any other deemed City official plan policies.
b.	Appropriateness of Amendments to VOP 2010, the VMCSPP and Zoning By-laws	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 and the VMCSPP will be reviewed in consideration of the proposed land use designation, building height and density, component of proposed non-residential uses, and the proposed residential uses (including purpose-built rental component). ▪ The Applications will be reviewed in consideration of any emerging policies for the new VMCSPP project. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	The Owner is Seeking to Proceed in Advance of completion of the new VMCSPP	<ul style="list-style-type: none"> ▪ A portion of the Subject Lands are located within Potential Expansion Area A of the ongoing new VMCSPP project. ▪ The Owner is seeking site-specific approval for the Applications to proceed prior to completion of the new VMCSPP. ▪ Vaughan Council approved Official Plan and Zoning By-law Amendment applications OP.23.007 and Z.23.012 on the neighbouring property (130 Doughton) on December 17, 2024, in advance of the completion of the VMCSPP.

	MATTERS TO BE REVIEWED	COMMENTS
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications 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.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ Allocating servicing capacity in unplanned areas may limit the City’s ability to allocate future service capacity in areas already planned for mixed-use and residential intensification. ▪ There is a finite city-wide servicing capacity. The next regional servicing capacity assignment is anticipated to be provided by York Region this year. ▪ Availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the VMC Urban Design Guidelines and the City of Vaughan City-wide Urban Design Guidelines.
g.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program at the Site Plan stage.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
k.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

	MATTERS TO BE REVIEWED	COMMENTS
i.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure for an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals.
m.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s).
n.	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 VMC Engineering Staff. The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions. Road widenings along Maplecrete Road and Doughton Road are required. Entrances, parking, ramps to the underground parking, truck manoeuvring, bicycle parking and transportation demand management requirements will be reviewed to the satisfaction of Development Engineering (VMC Program).
o.	Amenity Space	<ul style="list-style-type: none"> Provision of adequate amenity space is under review.
p.	Future Required Applications	<ul style="list-style-type: none"> Future Site Plan and Draft Plan of Condominium applications will be required to facilitate the Development.
q.	Greater Toronto Airport Authority (‘GTAA’)	<ul style="list-style-type: none"> The Subject Lands are located within the regulatory flight path under the jurisdiction of the GTAA. The Owner will be required to satisfy any comments of the GTAA.
r.	Purpose-built rental	<ul style="list-style-type: none"> The provision and mechanism for implementation of the proposed purpose-built rental units is under review.

Financial Impact

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

Operational Impact

Policy Planning and Special Programs (VMC Program) has circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 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*, YROP 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 Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. 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 Matthew Peverini, Senior Planner – VMC, Policy Planning and Special Programs Department, ext. 3636.

Attachments

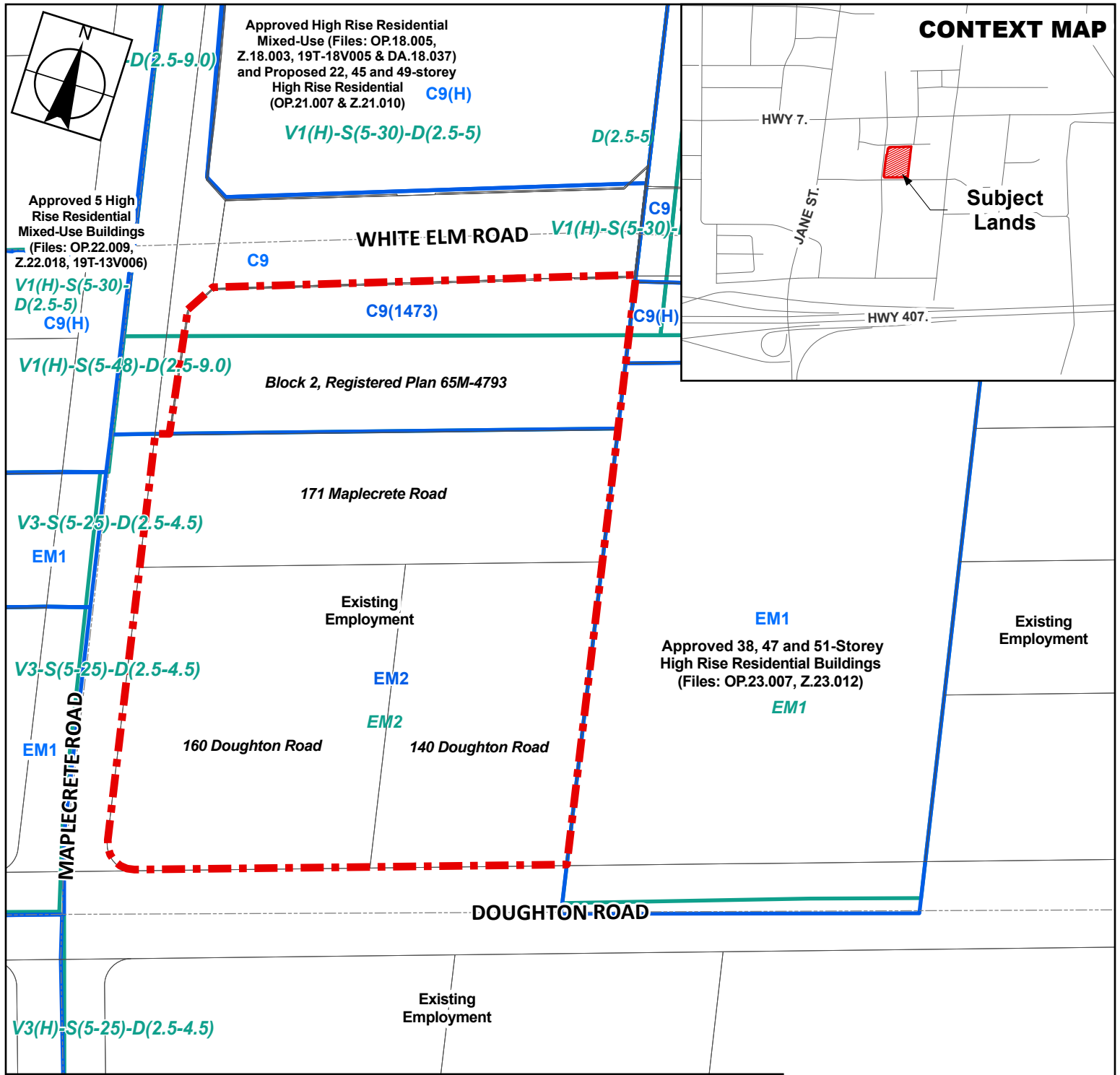
1. Context and Location Map
2. VMC Boundary and Potential Expansion Areas
3. Polling Area Map
4. Conceptual Site Plan and Proposed Rezoning
5. Conceptual Building Elevations (North and East)
6. Conceptual Building Elevations (South and West)
7. Conceptual Perspective Renderings
8. Proposed Amendment to VOP 2010 Schedule 1 – Urban Structure
9. Proposed Amendment to VOP 2010 Schedule 13 – Land Use
10. Proposed Amendment to VOP 2010 Schedule 14A – Areas Subject to Secondary Plans
11. Proposed Amendment to VMCSA Schedule A – Vaughan Metropolitan Centre Boundaries
12. Proposed Amendment to VMCSA Schedule F – Land Use Precincts
13. Zoning By-law 1-88 Table 1
14. Zoning By-law 001-2021 Table 2

Prepared by

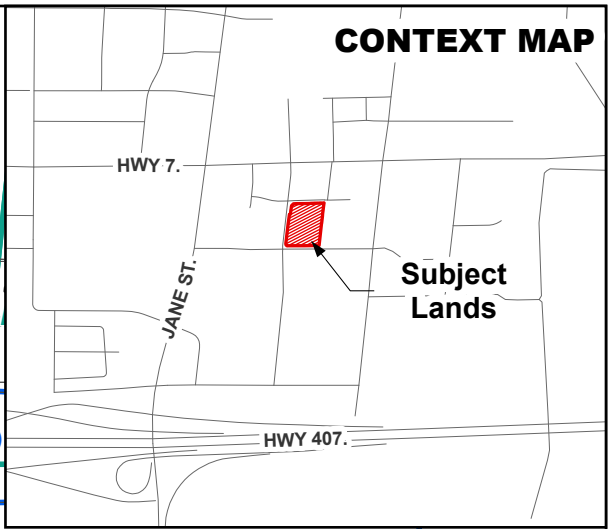
Matthew Peverini, Senior Planner - VMC, ext. 3636

Gaston Soucy, Senior Manager of Development Planning, ext. 8266

Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231



CONTEXT MAP



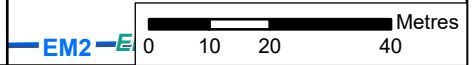
Subject Lands

Zoning Legend 1-88

- C9(H), Corporate Centre Zone with the Holding Symbol
- C9, Corporate Centre Zone
- EM1, Prestige Employment Area
- EM2, General Employment Area

Zoning Legend 001-2021

- EM1, Prestige Employment Zone
- EM2, General Employment Zone
- V1(H), Vaughan Metropolitan Centre Station Zone
- V3, Vaughan Metropolitan Centre Neighbourhood Zone



Context and Location Map

LOCATION:
 171 Maplecrete Road, 140-160 Doughton Road,
 and Block 2 on 65M-4793
 Part of Lot 5, Concession 4

APPLICANT:
 171 Maplecrete LP & 1930328 Ontario Inc.

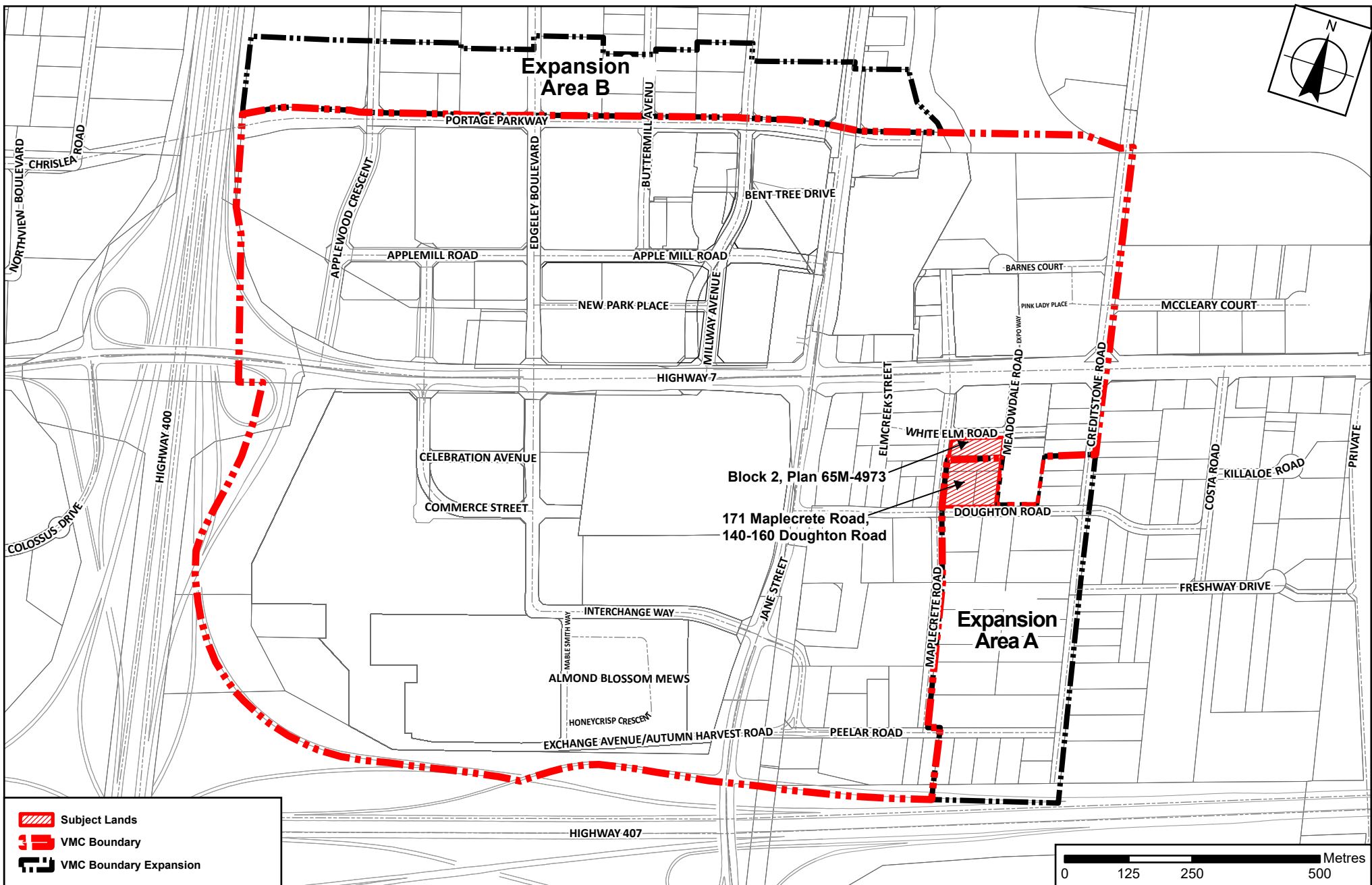


Attachment

FILE:
 OP.23.002 and Z.23.004

DATE:
 April 1, 2025

1

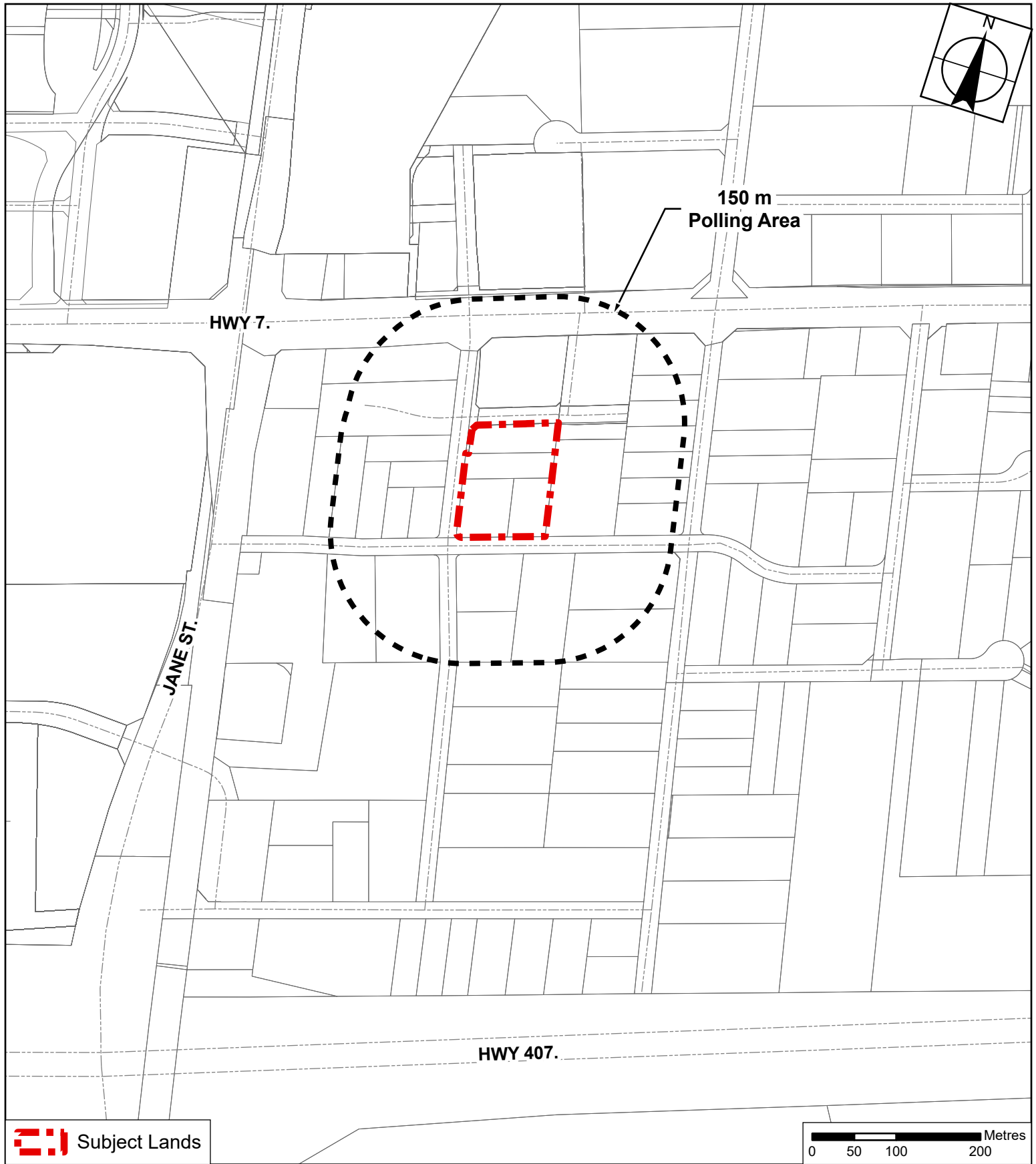



VMC Boundary and Potential Expansion Areas

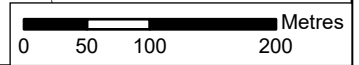
LOCATION: 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on 65M-4973
Part of Lot 5, Concession 4

APPLICANT:
171 Maplecrete LP and 1930328 Ontario Inc.





 Subject Lands



Polling Area Map

LOCATION:
 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on 65M-4793 Part of Lot 5, Concession 4

APPLICANT:
 171 Maplecrete LP & 1930328 Ontario Inc.

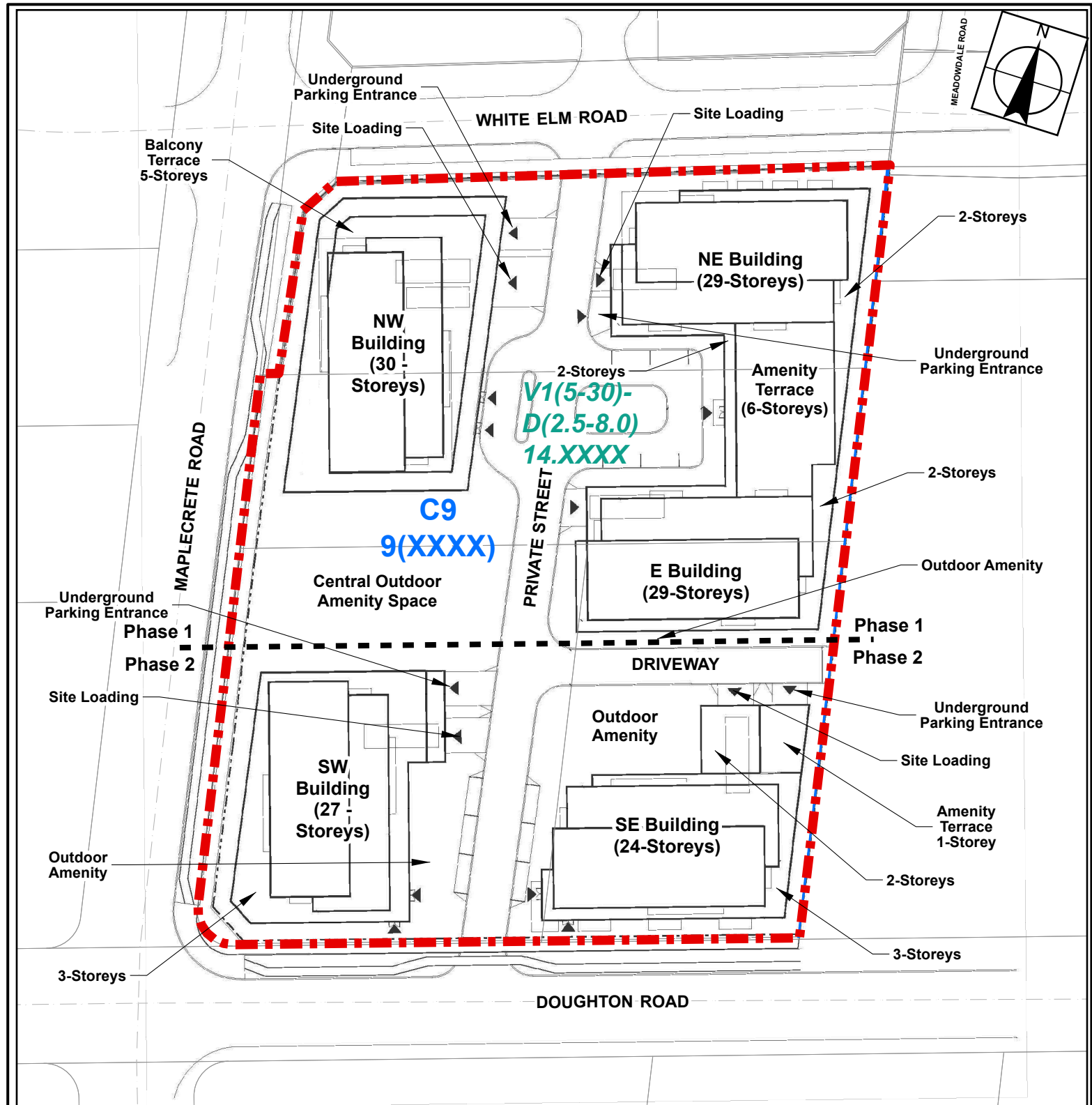



Attachment

FILE:
 OP.23.002 and Z.23.004

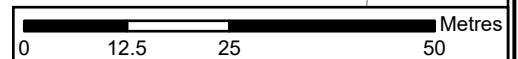
DATE:
 April 1, 2025

3



 Subject Lands
 Zoning By-Law 1-88
 C9, Corporate Centre Zone

Zoning By-Law 001-2021
 V1, Vaughan Metropolitan Centre
 Station Zone



Conceptual Site Plan and Proposed Zoning

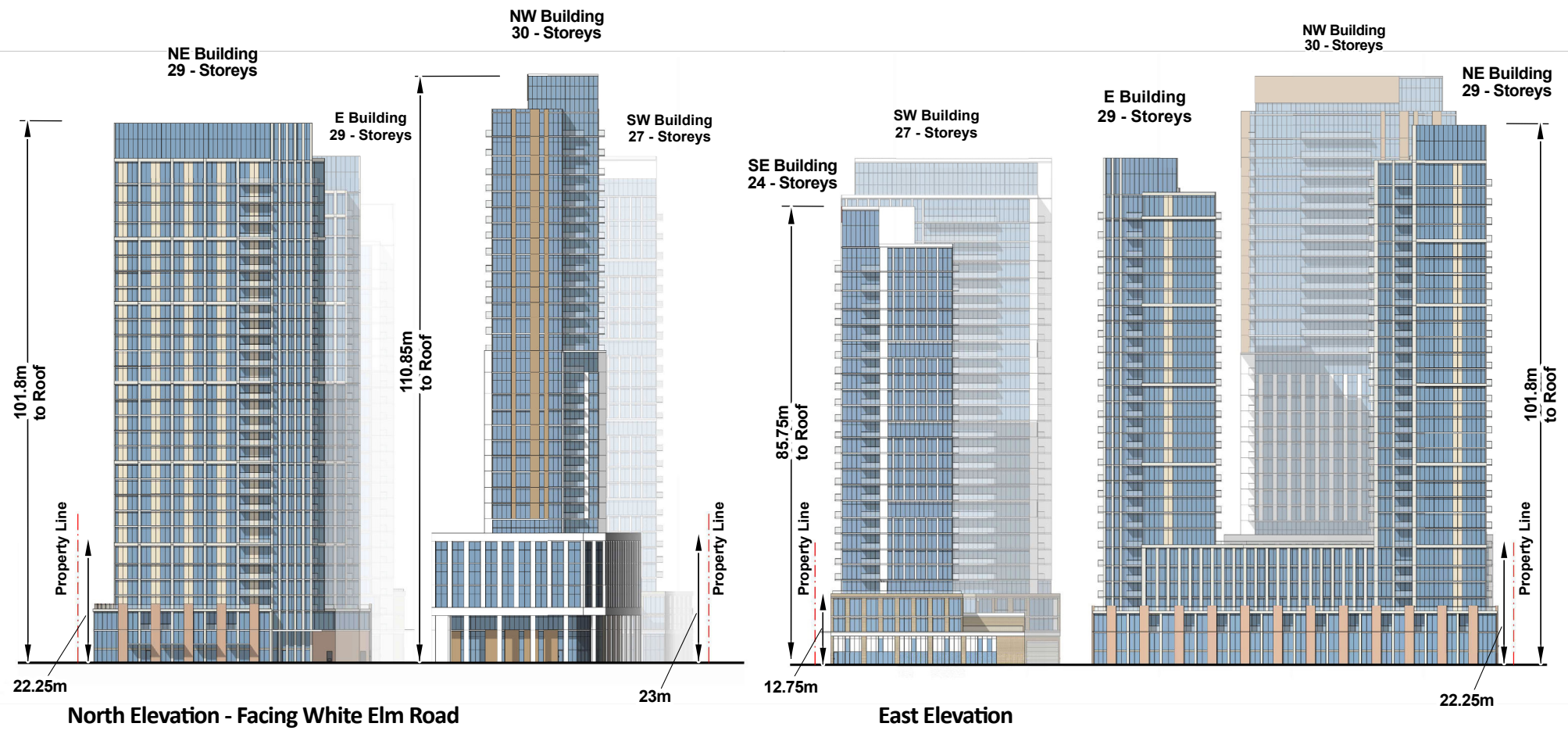
Attachment

LOCATION:
 171 Maplecrete Road, 140-160 Doughton
 Road, and Block 2 on 65M-4793
 Part of Lot 5, Concession 4
APPLICANT:
 171 Maplecrete LP & 1930328 Ontario Inc.



FILE:
 OP.23.002 and Z.23.004
DATE:
 April 1, 2025

4



Conceptual Building Elevations (North and East)

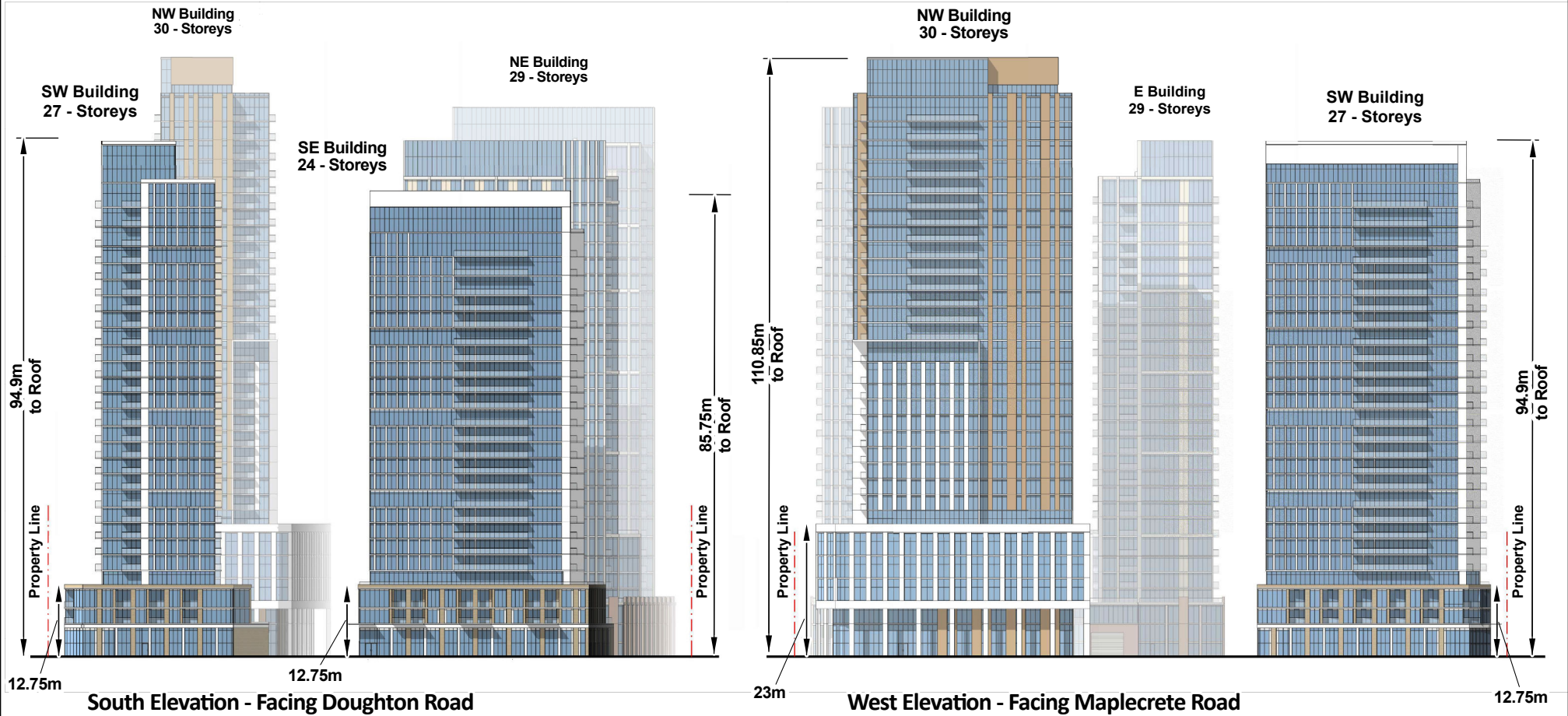
LOCATION:
 171 Maplecrete Road, 140-160 Doughton Road 1, and Block 2 on 65M-4793
 Part of Lot 5, Concession 4
APPLICANT:
 171 Maplecrete LP and 1930328 Ontario Inc.



Attachment

FILE:
 OP.23.002 and Z.23.004
DATE:
 April 1, 2025

5



Conceptual Building Elevations (South and West)

LOCATION:
 171 Maplecrete Road, 140-160 Doughton
 Road 1, and Block 2 on 65M-4793
 Part of Lot 5, Concession 4

APPLICANT:
 171 Maplecrete LP and 1930328 Ontario Inc.



Attachment

FILES:
 OP.23.002 and Z.23.004

DATE:
 April 1, 2025

6



View Looking From the West



View Looking From the West



Look From North West at Intersection of White Elm Road and Maplecreek Road



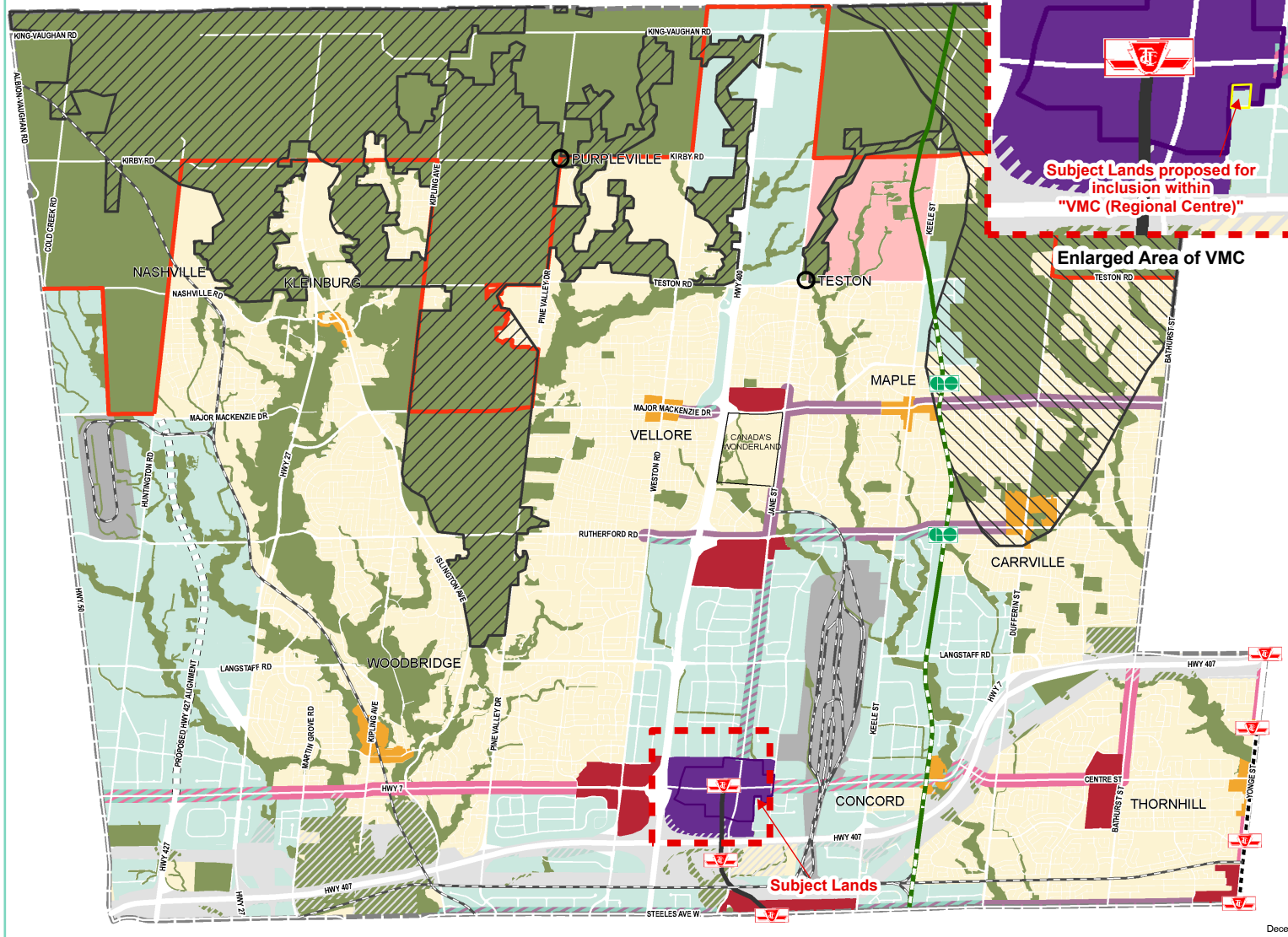
Look From South West at Intersection of Doughton Road and Maplecreek Road

Conceptual Perspective Renderings

LOCATION:
 171 Maplecreek Road, 140-160 Doughton Road , and Block 2 on
 65M-4793
 Part of Lot 5, Concession 4
APPLICANT:
 171 Maplecreek LP and 1930328 Ontario Inc.



The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.



SCHEDULE 1

Urban Structure

- Subject Lands
- Urban Boundary
- Urban Growth Centre Boundary

Stable Areas

- Natural Areas and Countryside
- Community Areas
- New Community Areas
- Employment Areas
- Rail Facilities

Intensification Areas

- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas
- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area¹
- Oak Ridges Moraine Conservation Plan Area²
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

¹ See Schedule 4 for limits and land use information of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area.

December, 2021

0 600 1,200 1,800 2,400 3,000 Meters

Proposed Amendment to VOP 2010 Schedule 1 - Urban Structure

LOCATION:
171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on 65M-4793 Part of Lot 5, Concession 4

APPLICANT:
171 Maplecrete LP and 1930328 Ontario Inc.



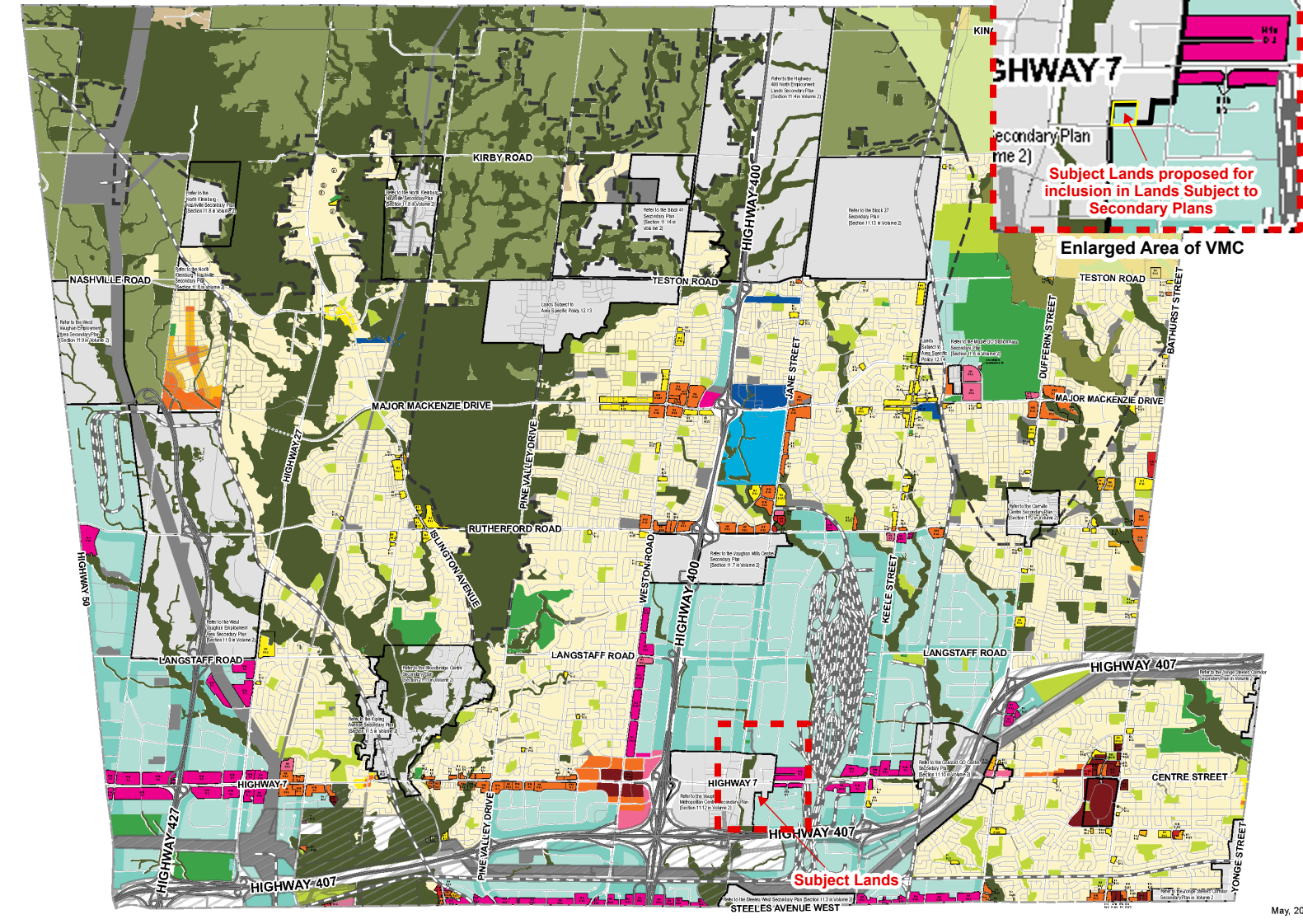
Attachment

FILE:
OP.23.002 and Z.23.004

DATE:
April 1, 2025



The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.

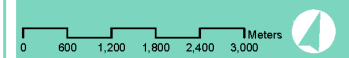
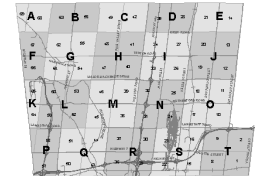


SCHEDULE 13

Land Use

- Subject Lands
- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans or Particular Area Specific Plans¹
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Natural Core Area
- Natural Linkage Area
- Countryside
- Hamlets
- Area Subject to ORMCA Minister's Zoning Order
- Municipal Boundary
- Proposed Park²
- Proposed School²

1. Refer to Schedules 14B-C for Lands Subject to Area and Site Specific Policies in Volume 2
 2. Locations are conceptual and may be modified without an amendment to this plan.



May, 2022

**Proposed Amendment to VOP 2010
 Schedule 13 - Land Use**

LOCATION:
 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on 65M-4793 Part of Lot 5, Concession 4

APPLICANT:
 171 Maplecrete LP and 1930328 Ontario Inc.



Attachment

FILE:
 OP.23.002 and Z.23.004

DATE:
 April 1, 2025

9


The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.

SCHEDULE 14A 

Areas Subject to Secondary Plans

-  Subject Lands
- Site #, Name, and Chapter**
-  1, Carville Centre, 11.2
-  2, Steeles West, 11.3
-  3, Highway 400 North Employment Lands, 11.4
-  4, Kipling Avenue, 11.5
-  5, Maple GO Station Area, 11.6
-  6, Vaughan Mills Centre, 11.7
-  7, North Kleinburg - Nashville, 11.8
-  8, West Vaughan Employment Area, 11.9
-  9, Concord GO Centre, 11.10
-  10, Woodbridge Centre, 11.11
-  11, Vaughan Metropolitan Centre, 11.12
-  12, Block 27, 11.13
-  13, Block 41, 11.14


Secondary Plan Areas to be Approved (adopted by Council on Sept. 7, 2010)

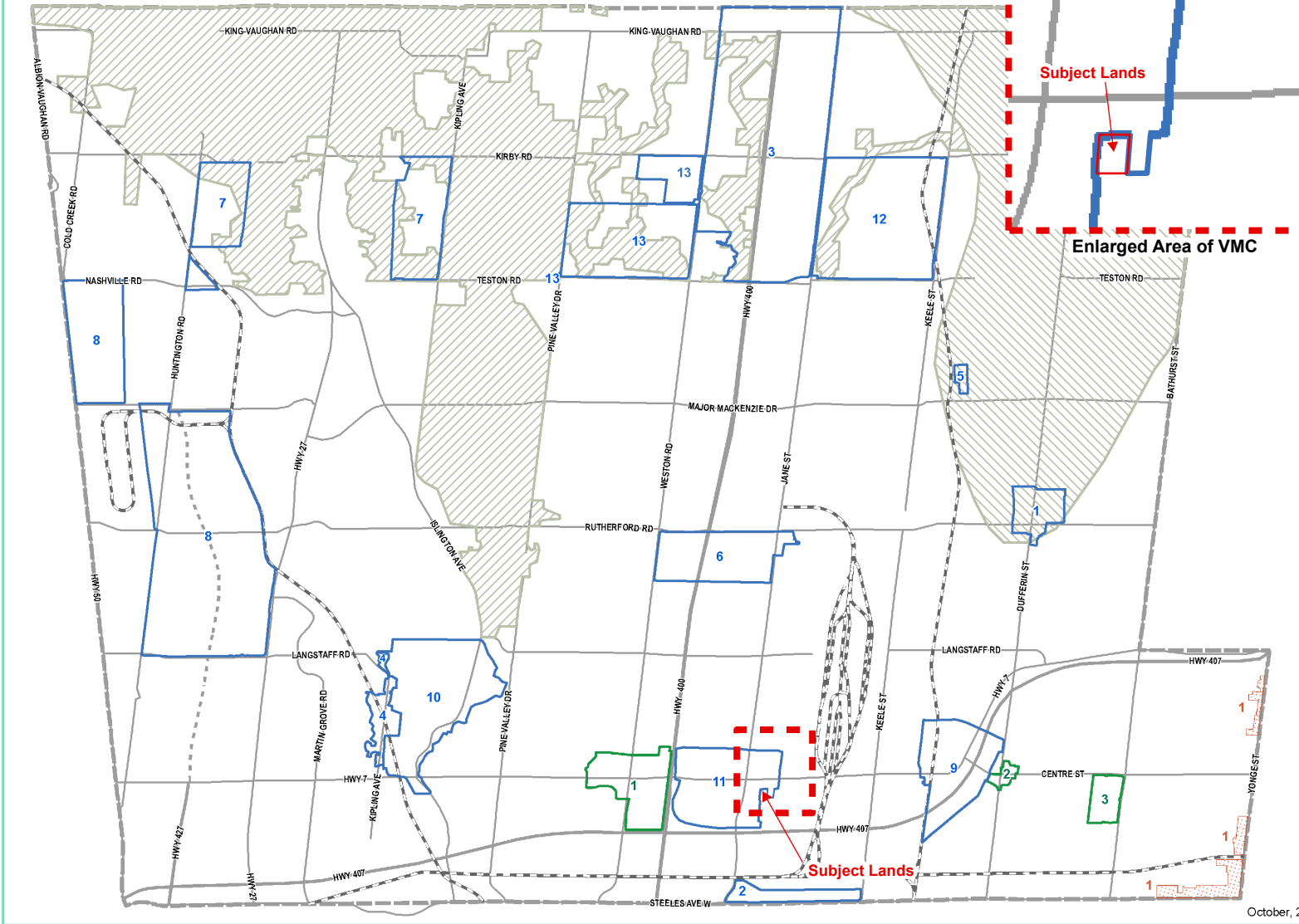
-  1, Yonge Steeles Corridor

Required Secondary Plan Areas

-  1, Weston Rd. & Highway 7
-  2, Dufferin St. & Centre St.
-  3, Promenade Mall

 See Minister's Decision on ORMCP Designation

 City of Vaughan Boundary



October, 2021

Proposed Amendments to VOP 2010 Schedule 14A - Areas Subject to Secondary Plans



LOCATION:
171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on 65M-4793 Part of Lot 5, Concession 4

APPLICANT:
171 Maplecrete LP and 1930328 Ontario Inc.

Attachment







FILE:
OP.23.002 and Z.23.004

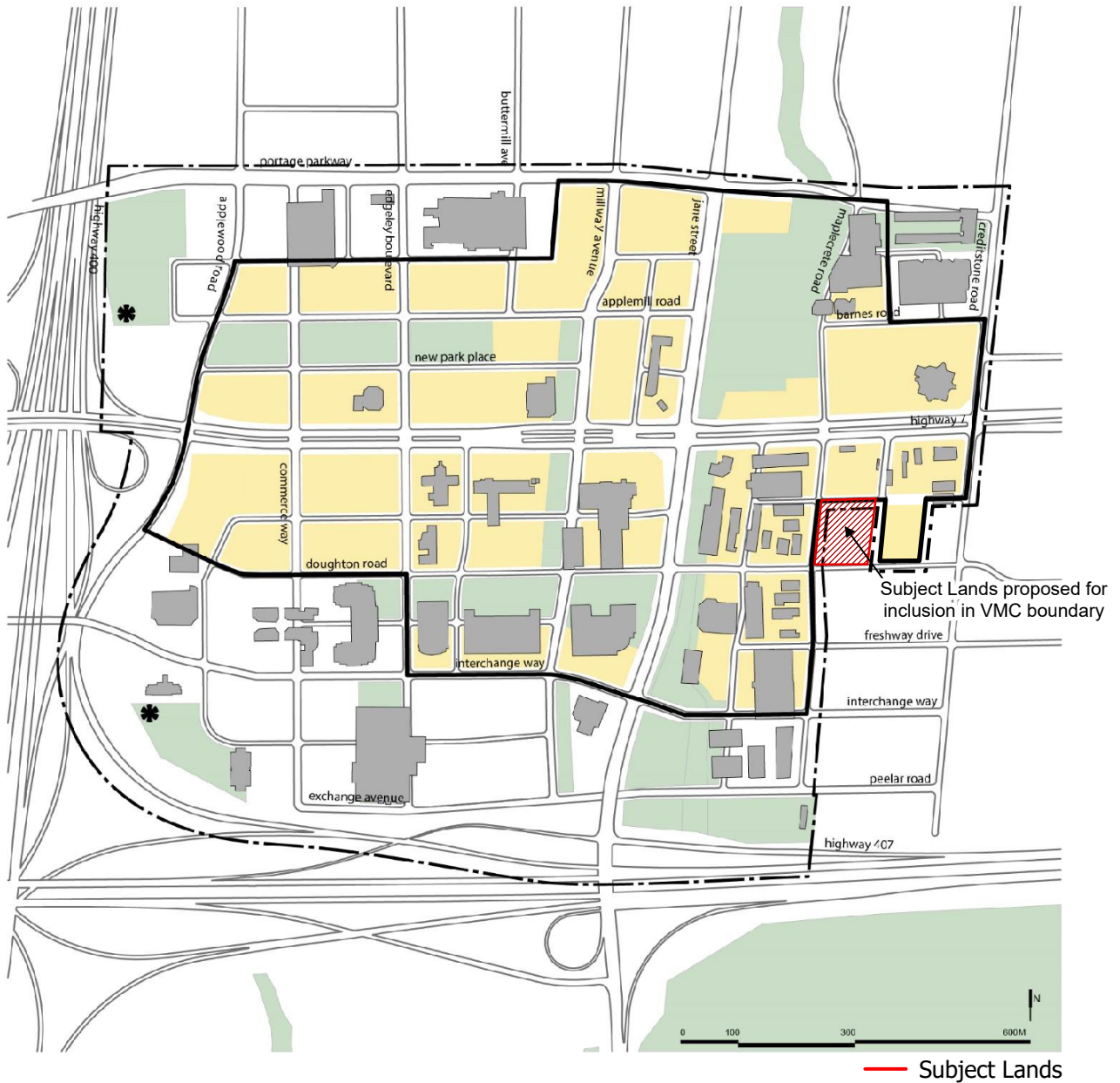
DATE:
April 1, 2025

10

SCHEDULE A > VAUGHAN METROPOLITAN CENTRE BOUNDARIES

LEGEND

-  vaughan metropolitan centre boundary
-  urban growth centre boundary
-  existing buildings
-  existing and planned streets
-  major parks and open spaces
-  see policy 6.3.2



Proposed Amendment to VMCSA Schedule A - Vaughan Metropolitan Centre Boundaries

LOCATION:
171 Maplecrete Road, 140-160
Doughton Road, and Block 2 on
65M-4793
Part of Lot 5, Concession 4

APPLICANT:
171 Maplecrete LP &
1930328 Ontario Inc.



Attachment

FILE:
OP.23.002 and Z.23.004

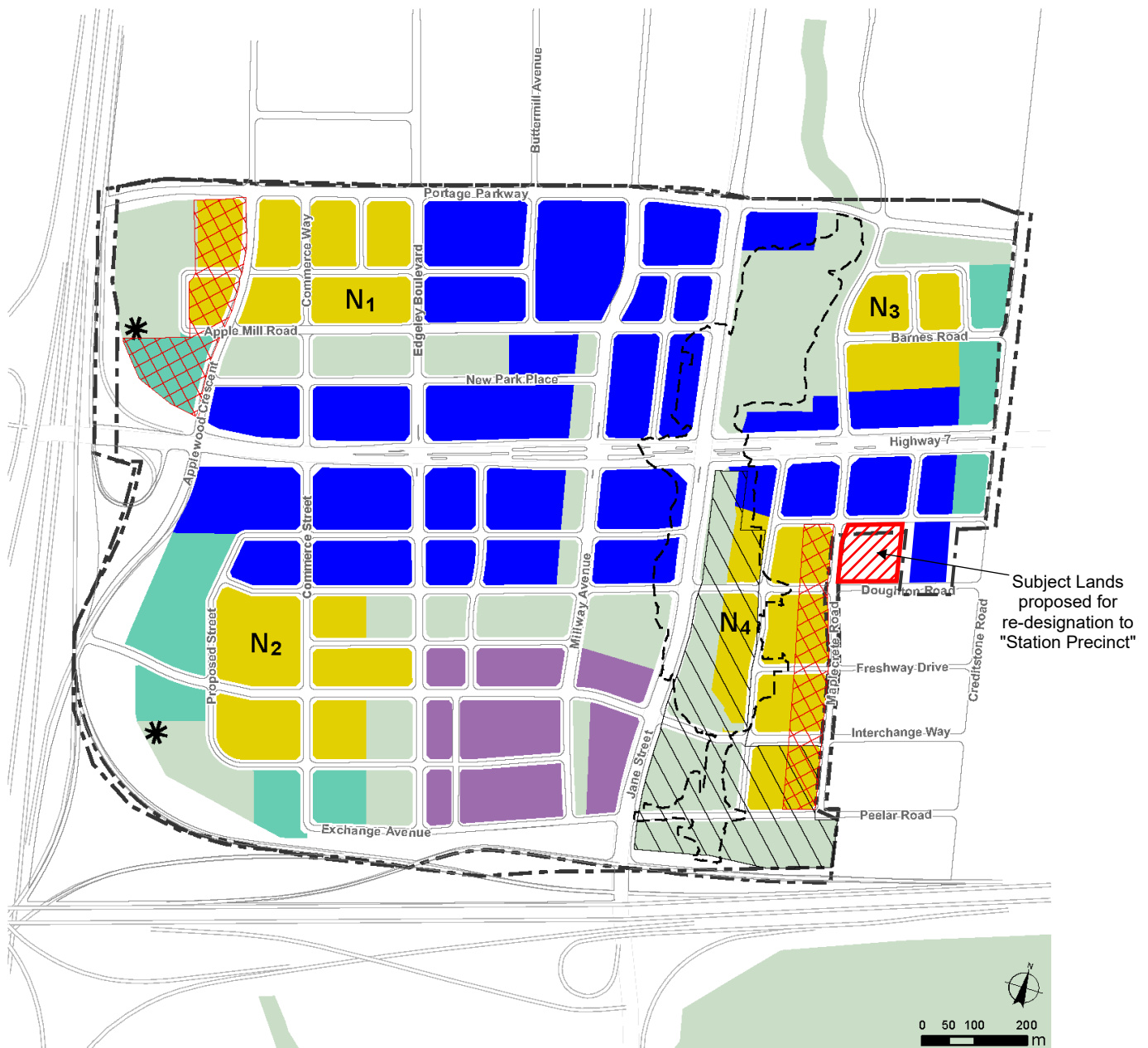
DATE:
April 1, 2025

11

SCHEDULE F > LAND USE PRECINCTS

LEGEND

- station precinct
- south precinct
- neighbourhood precinct
- west and east employment precinct
- major parks and open spaces
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4)
(see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)
- existing floodplain (see policies 5.6.4-5.6.10)
- office uses permitted (see policy 8.4.3 & 8.5.3)
- * see policy 6.3.2



Proposed Amendment to VMCSF Schedule F - Land Use Precincts

LOCATION:
 171 Maplecrete Road, 140 - 160 Doughton Road, and Block 2 on 65M-4793
 Part of Lot 5, Concession 4

APPLICANT:
 171 Maplecrete LP & 1930328 Ontario Inc.



Attachment

FILE:
 OP.23.002 and Z.23.004

DATE:
 April 1, 2025

12

Attachment 13 – Zoning By-law 1-88 Exception Table

Table 1:

	Zoning By-law 1-88 Standard	EM2 General Employment Area Zone Requirements	C9 Corporate Centre Zone Requirement	Proposed C9 Corporate Centre Zone Exceptions
a.	Definition – “Architectural Features”	Not Defined		Features used to enhance the visual appearance of a building. May include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building.
	Definition – “Gross Floor Area”	Aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.		Exclusions are basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
	Definition – “Height”	<p>The vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and</p> <ul style="list-style-type: none"> i) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna. 		<p>The vertical distance measured from established grade to:</p> <ul style="list-style-type: none"> i) For a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater; ii) For a sloped roof, the mean height between the eaves and the ridge; or, iii) For a structure with no roof, the highest point of the structure.
	Definition – “Parking Space” (dimensions only)	A rectangular area measuring 2.7m by 6.0m		A rectangular area measuring 2.7m x 5.7m

	Definition – “Lot”	A parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.		Subject Lands are one lot, regardless of the number of buildings thereon, the creation of separate units and/or lots by way of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and any easements or registrations that are granted.
	Definition – “Phase 1”	Not Defined		A portion of the development containing a minimum of: <ul style="list-style-type: none"> • 8,200 m² of Hotel use • 5,800 m² of Office uses • 182 Purpose-built rental dwelling units • An additional 800 dwelling units are permitted.
	Definition – “Phase 2”	Not Defined		Balance of the development subsequent to Phase 1.
	Definition – “Purpose-Built Rental”	Not Defined		Housing specifically for long-term rental accommodation.
b.	Permitted Uses	In accordance with Section 6.3 of Zoning By-law 1-88	In accordance with Section 5.10 and Exception 9(1473)	All permitted uses in the C9 Zone
c.	Minimum Lot Frontage	34.0 m	50.0 m	<ul style="list-style-type: none"> • Maplecrete Road: 94 m • Doughton Road: 99 m • White Elm Road: 97 m
d.	Minimum Front Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 3.0m 	3.0 m
e.	Minimum Rear Yard Setback	12.0 m	<ul style="list-style-type: none"> • Non-Residential: 3.0 m • Residential: 6.0m 	3.0 m
f.	Minimum Exterior Side Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 3.0 m 	3.0 m
g.	Minimum Interior Side Yard Setback	6.0 m	<ul style="list-style-type: none"> • Non-Residential: 0m • Residential: 0 m 	3.0 m
h.	Build-To-Zone Requirements	N/A	<ul style="list-style-type: none"> • Non-Residential: 0m to 3.0 m • Residential: 3.0 m to 6.0 m 	Shall not apply.

i.	Setback to Sight Triangles	0.6 m	0.6 m	1.5 m
j.	Building Setbacks Below Grade	1.8 m	<ul style="list-style-type: none"> • Front and exterior side: 1.8 m • Rear: 0.0 m • Interior Side: 0 m • Exterior Side: 1.8 m 	All yards: 0.0 m
k.	Encroachments - Architectural Features	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8m 	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8 m 	<ul style="list-style-type: none"> • May encroach 1.0m into front, rear and exterior side yards
l.	Minimum Amenity Area Requirements	N/A	N/A	4 m ² per unit (combined indoor and outdoor)
m.	Podium Height and Tower Requirements	N/A	N/A	<ul style="list-style-type: none"> • Maximum Residential Tower Floor Plate: 850 m² • Minimum Tower Step-back: 2.0 m • Maximum Podium Height: 27m or 6-storeys • Minimum Tower Separation Between Buildings: 25.0 m • Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 5.0 m • Minimum Office Tower Setback to any Rear and Interior Side Lot Line: 5 m
n.	Minimum Landscaping Strip	3.0 m	3.0 m	3.0 m. 1.5 m at a sight triangle
o.	Permitted Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.	A landscape strip shall be used for no other purpose than landscaping.	Hard landscaping, Bicycle parking, architectural features/ elements, air ventilation shafts for below-grade parking structures
p.	Maximum Building Height	15.0 m	25.0 m	30-storeys or the height permitted by the VMC Secondary Plan
q.	Maximum Gross Floor Area (GFA)	N/A	N/A	112,451 m ²

r.	Minimum Development Requirements – Phase 1	N/A	N/A	<ul style="list-style-type: none"> • 8,200 m² of Hotel uses; • 5,800 m² of Office uses; • 182 purpose-built rental dwelling units • An additional 800 dwelling units may be permitted
s.	Minimum Loading Space	N/A	N/A	<ul style="list-style-type: none"> • Type B: 2 space • Type D: 3 spaces • Shared Type B and D: 1 Space
t.	Non-Residential Use Requirement	N/A	N/A	10% minimum
u.	Purpose-Built Rental Requirement	N/A	N/A	11.5% of the total units shall be purpose-built rental

*NOTE: Additional exceptions may be identified and/or required through further review of the subject application.

Attachment 14 – Zoning By-law 001-2021 Exception Table

Table 2:

	Zoning By-law 001-2021 Standard	EM2 General Employment Area Zone Requirements	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed V1 Vaughan Metropolitan Centre Station Zone Exceptions
a.	Definition – “Architectural Features”	An architectural element attached to the exterior of a building and intended for ornamental purposes and includes belt courses, columns, coves, pilasters, sills, and other similar architectural elements.		Features used to enhance the visual appearance of a building. May include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building
	Definition – “Phase 1”	Not Defined		A portion of the development containing a minimum of: <ul style="list-style-type: none"> • 8,200 m² of Hotel use • 5,800 m² of Office uses • 182 Purpose-built rental dwelling units An additional 800 dwelling units are permitted.
	Definition – “Phase 2”	Not Defined		Balance of the development subsequent to Phase 1.
	Definition – “Purpose-Built Rental”	Not Defined		Housing specifically for long-term rental accommodation.
	Definition – “Lot”	A parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act.		Subject Lands are one lot, regardless of the number of buildings thereon, the creation of separate units and/or lots by way of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and any easements or registrations that are granted.
b.	Permitted Uses	Uses listed in Table 11-2 of Zoning By-law 001-2021	Uses listed in Table 10-2 of Zoning By-law 001-2021	All permitted uses in the V1 Zone (Table 10-2). Note 4 of Table 10-2 shall not apply.
c.	Minimum Lot Frontage	30.0 m	50.0 m	<ul style="list-style-type: none"> • Maplecrete Road: 94 m • Doughton Road: 99 m • White Elm Road: 97 m
d.	Minimum Front Yard Setback	6.0 m	3.0 m	3.0 m

e.	Minimum Rear Yard Setback	12.0 m	1.0 m	3.0 m
f.	Minimum Exterior Side Yard Setback	6.0 m	3.0 m, or 3.5 m where abutting a walkway, greenway, or stormwater facility	3.0 m
g.	Minimum Interior side yard setback	6.0 m	1.0 m	3.0 m
h.	Minimum Setback to Sight Triangle	N/A	N/A	1.5 m
i.	Required Build-To-Zone ('BTZ')	N/A	<ul style="list-style-type: none"> • 3.0 to 5.0 m • Driveways, and walkways permitted within BTZ, but cumulatively cannot exceed 25% of BTZ. • Minimum 75% of the street frontage. On any other portion of the lot, minimum setback indicated shall apply. 80% applies for corner lot. 	Shall not apply
j.	Building Setbacks Below Grade	<ul style="list-style-type: none"> • From Street Line: 1.8m • From interior side or rear lot line: 0 m 	<ul style="list-style-type: none"> • From Street Line: 1.8m • From interior side or rear lot line: 0 m 	<ul style="list-style-type: none"> • All yards: 0.0 m
k.	Minimum Amenity Area	N/A	<ul style="list-style-type: none"> • Apartment dwelling: 8 m²/unit for the first eight units, and 5 m²/each additional unit • 90% provided as common space • Located on same lot as the residential use • Minimum outdoor amenity shall include one contiguous area of 55 m² at grade. • Maximum of 20% of the required outdoor amenity may consist of rooftop/terrace 	<ul style="list-style-type: none"> • 4.3.2 and 4.3.3 shall not apply. • The minimum required Amenity Area shall be 4 m² per unit (combined total indoor and outdoor)

i.	Encroachments – Architectural Features	In accordance with Table 4-1 of Zoning By-law 001-2021	In accordance with Table 4-1 of Zoning By-law 001-2021	1.0 m into a required front, rear or exterior side yard
M	Maximum Building Height	15.0 m	30-storeys (OPA 86 prescribes a maximum height of 7-storeys for the Block 2 Lands)	30-storeys or the height permitted by the VMC Secondary Plan
n.	Podium Height and Tower Requirements	N/A	<ul style="list-style-type: none"> • Maximum Residential Tower Floor Plate: 750 m² • Minimum Tower Step-back: 3.0 m • Maximum Podium Height: 20.0 m • Minimum residential tower setback from a rear or interior side lot line: 12.5 m • Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 10.0 m 	<ul style="list-style-type: none"> • Maximum Residential Tower Floor Plate: 850 m² • Minimum Tower Step-back: 2.0 m • Maximum Podium Height: 27m or 6-storeys • Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 5.0 m • Minimum Office Tower Setback to any Rear and Interior Side Lot Line: 5.0 m
o.	Minimum Landscaping Strip Requirements	3.0 m	3.0 m	3.0 m and 1.5 m at the sight triangle
p.	Permitted Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.		Hard landscaping, Bicycle parking, architectural features/elements, air ventilation shafts for below-grade parking structures
q.	Floor Space Index	N/A	6.97 (per site-specific Exception on greater land area) – only Block 2 is subject to this max FSI	8.0 times the area of the lot
r.	Maximum Gross Floor Area (GFA)	N/A	N/A	112,451 m ² of GFA
s.	Minimum Development Requirements – Phase 1	N/A	N/A	<ul style="list-style-type: none"> • 8,200 m² of Hotel uses; • 5,800 m² of Office uses; • 182 purpose-built rental dwelling units • An additional 800 dwelling units may be permitted

t.	Minimum Loading Space	In accordance with the non-residential use requirements in Table 6-18 of Zoning By-law 001-2021	<ul style="list-style-type: none"> • Type A: 1 • Type B: 3 • Type C: 1 • Type D: 1 	<ul style="list-style-type: none"> • Type B: 2 space • Type D: 3 spaces • Shared Type B and D: 1 Space
u.	Non-Residential Use Requirement	N/A		10% Minimum
v.	Purpose-Built Rental Requirement	N/A		11.5% of the total units shall be purpose-built rental
w.	General Provisions for Bicycle Parking	N/A	A long-term space for a dwelling unit shall be located within the ground-floor, on the storey above the ground floor, or on the first or second storey below-grade	<p>Long-term spaces shall be permitted:</p> <ul style="list-style-type: none"> • Within the ground floor • On the second storey or mezzanine within the ground floor area • On the first or second level below grade <p>Bicycle parking may be provided in one level increments below grade commencing with the third level below grade and moving down, provided that a combined minimum of 50% of the parking area for the first and second parking levels below grade are dedicated to long-term bicycle parking spaces</p>

*NOTE: Additional exceptions may be identified/required through the further review of the subject application.

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD(S): ALL

**TITLE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
GENERAL AND SITE-SPECIFIC AMENDMENTS
ZONING BY-LAW AMENDMENT FILE Z.25.005
THE CORPORATION OF THE CITY OF VAUGHAN**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on proposed general and site-specific amendments to Comprehensive Zoning By-law 001-2021 as identified in this report.

Report Highlights

- The Comprehensive Zoning By-law was enacted by Council on October 20, 2021.
- Since the enactment of the Comprehensive Zoning By-law, staff have identified errors and clarifications in the Comprehensive Zoning By-law that are recommended for correction and amendment, as shown in Attachments 2 and 3.
- A technical report considering the noted corrections and amendments will be brought forward to a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.25.005 (THE CORPORATION OF THE CITY OF VAUGHAN) 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: *City-wide and for the site-specific amendments identified in Attachment 2.*

On October 20, 2021, Council adopted the Comprehensive Zoning By-law, which affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West, as shown on Attachment 1. The Comprehensive Zoning By-law replaces Zoning By-law 1-88 with the exception of matters of transition pursuant to section 1.6 of the Comprehensive Zoning By-law and the Yonge-Steeles Corridor Secondary Plan.

The Comprehensive Zoning By-law has been appealed to the Ontario Land Tribunal (“OLT”) by a number of appellants. The OLT issued an order on December 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of the Comprehensive Zoning By-law that have not been appealed.

On May 17, 2022, and October 29, 2024, Council approved site-specific and general amendments to correct errors in the Comprehensive Zoning By-law. Since that time, staff have identified additional errors in the Comprehensive Zoning By-law and have identified other provisions that require clarification. This report identifies further recommended amendments to correct: (1) site-specific amendments as shown on Attachment 2; and (2) general amendments as shown on Attachment 3.

Reports detailing further recommended site-specific and general amendments to the Comprehensive Zoning By-law will be brought forward to correct errors that may be identified in the future, as required.

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 7, 2025.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca.

b) No comments have been received as of March 18, 2025, 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 link is to the Comprehensive Zoning By-law approval report (adopted, as amended, by Council on October 20, 2021):

[October 13, 2021, Committee of the Whole \(2\) \(Item 9, Report No. 46\)](#)

The following links are to previous reports granting authority to make general and site-specific amendments to the Comprehensive Zoning By-law:

(File Z.21.052):

[March 8, 2022, Committee of the Whole \(Public Meeting\) \(Item 1, Report No. 14\)](#)

[May 10, 2022, Committee of the Whole \(2\) \(Item 14, Report No. 24\)](#)

(File Z.24.018):

[September 10, 2024, Committee of the Whole \(Public Meeting\) \(Item 3, Report No. 28\)](#)

[October 8, 2024, Committee of the Whole \(1\) \(Item 3, Report No. 32\)](#)

Analysis and Options

Site-specific amendments to the Comprehensive Zoning By-law are proposed, as shown on Attachment 2.

The site-specific amendments to the Comprehensive Zoning By-law identified in Attachment 2 are intended to address site-specific zoning exceptions that were not carried forward from Zoning By-law 1-88 to the Comprehensive Zoning By-law or were carried forward with errors in the Comprehensive Zoning By-law version of the site-specific exceptions. The proposed amendments are intended to ensure that current and future owners and tenants of the lands are not adversely impacted by legal non-conforming status or site-specific discrepancies between Zoning By-law 1-88 and the Comprehensive Zoning By-law.

General amendments to the Comprehensive Zoning By-law are proposed, as shown on Attachment 3.

The general amendments to the Comprehensive Zoning By-law identified in Attachment 3 are proposed to provide clarity with respect to various maps and text provisions relating to permitted uses, definitions, lot and building requirements, notes, tables, and special provisions.

Financial Impact

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

Operational Impact

The proposed amendments identified in Attachments 2 and 3 have been reviewed in collaboration with the Building Standards Department and the City's legal counsel for technical accuracy.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations associated with this report.

Conclusion

The proposed amendments to the Comprehensive Zoning By-law identified in Attachments 2 and 3 are intended to correct errors identified in the Comprehensive Zoning By-law and to provide clarification in respect of certain provisions.

For more information, please contact Michael Torres, Acting Senior Planner, Development and Parks Planning Department, ext. 8933.

Attachments

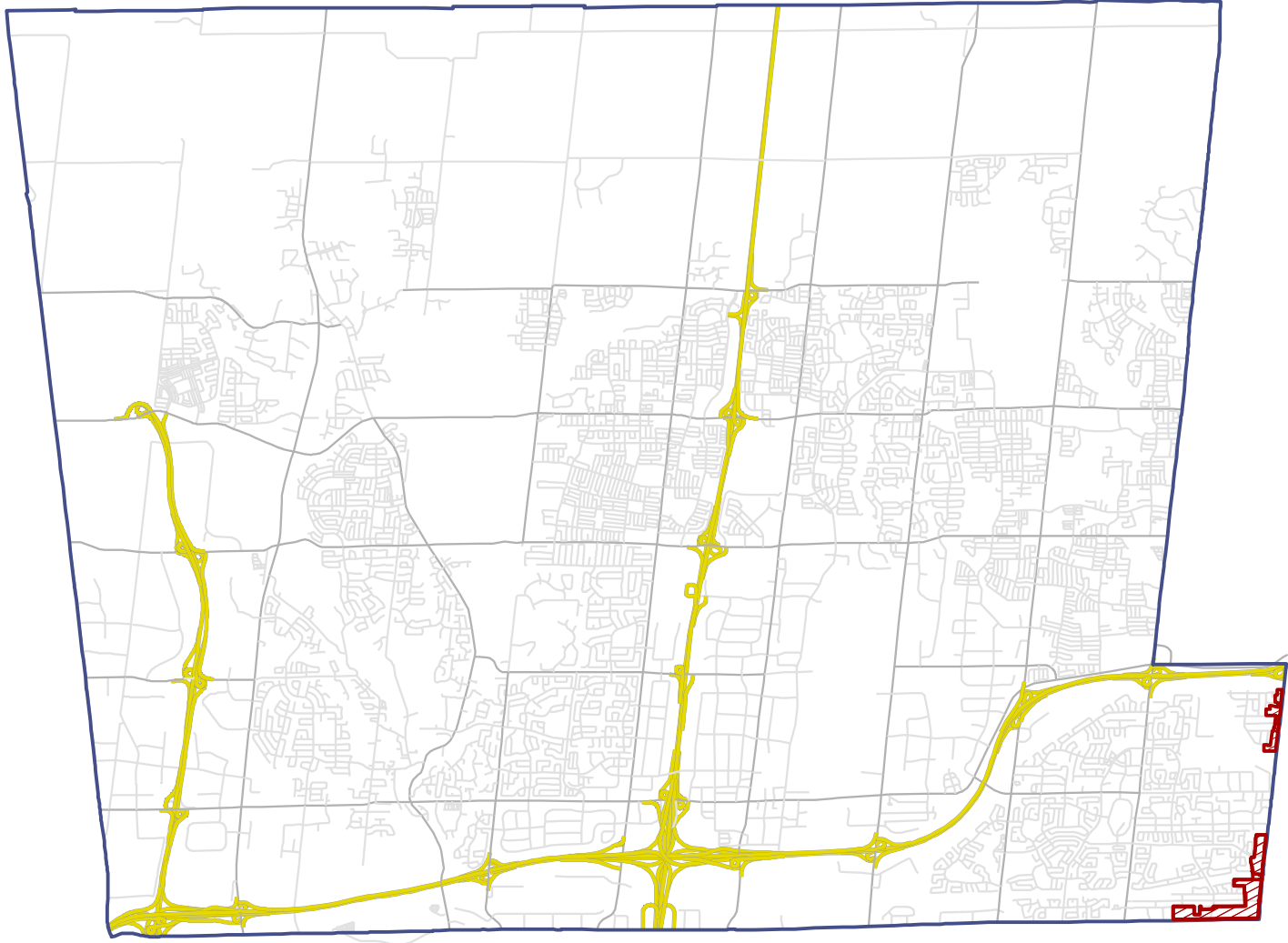
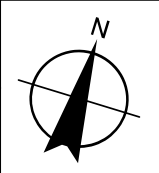
1. Lands Subject to Zoning By-law 001-2021
2. Site-specific Amendments Proposed to By-law 001-2021
3. General Amendments Proposed to By-law 001-2021



Prepared by

Michael Torres, Acting Senior Planner, ext. 8933

Mark Antoine, Senior Manager of Development and Parks Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



-  Lands Subject to Zoning By-law 1-88
-  Lands Subject to Zoning By-law 001-2021



Lands Subject to Zoning By-law 001-2021



Attachment

FILE:
Z.25.005
DATE:
April 1, 2025

1

ATTACHMENT 2: Site-specific Amendments Proposed to By-law 001-2021 (the Comprehensive Zoning By-law)

Property/ Address	File Number(s)	Council Date	Objective of Amendment	Proposed Amendment
15 Jevlan Drive	OP.16.011 Z.16.048	By-law passed: June 22, 2021	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 088-2021.	To amend site-specific exception 14.611 of the Comprehensive Zoning By-law to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 088-2021.
11000 Dufferin Street	Z.17.038 19T-17V013	By-law passed: September 27, 2018	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 172-2018.	To remove the subject lands from site-specific exception 14.766 of the Comprehensive Zoning By-law and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 172-2018. To rezone the subject lands from R1A(EN) First Density

				Residential Zone to R1C First Density Residential Zone and OS1 Public Open Space Zone (or other similar zone as appropriate).
Schedule A Maps 138, 139, 157, 158, 177, 178, 195, 196, 197 Various Properties ⁱ	N/A	N/A	To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.459 is incorrectly shown on the subject lands on Schedule A or is otherwise not shown on certain subject lands that the site-specific exception applies to.	To delete references to site-specific exception 14.459 on Maps 138, 139, 157, 158, 177, 178, 195, 196, and 197 in Schedule A of the Comprehensive Zoning By-law on the subject lands that 14.459 does not apply to, and to replace references to site-specific exception 14.815 with 14.459 on the subject lands that are subject to site-specific exception 14.459 on Maps 196 and 197 in Schedule A of the Comprehensive Zoning By-law.
1-41 Highland Creek Court, Block 13, Registered Plan 65M-3844	N/A	N/A	To correct the site-specific development standards and mapping in the Comprehensive	To amend Map 158 in Schedule A of the Comprehensive Zoning By-law and create a

			Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 049-2004.	new site-specific exception to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 049-2004.
8470 & 8480 Highway 27, Part of Lot 10, Concession 9	N/A	By-law passed: November 14, 2005	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 298-2005.	To rezone a portion of the subject lands from A Agriculture Zone to SC Service Commercial Zone subject to a new site-specific exception to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 298-2005.
1-120 Richard Lovat Court	N/A	N/A	To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.749 is incorrectly shown on Schedule A on the subject lands, whereas site-specific exception 14.712 should be shown for the subject lands.	To amend Map 195 in Schedule A of the Comprehensive Zoning By-law to delete references to site-specific exception 14.749 and inserting site-specific exception 14.712 for the subject lands.

598 & 668 Nashville Road	N/A	By-law passed: August 28, 2000	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 320-2000.	To amend Map 195 in Schedule A of the Comprehensive Zoning By-law and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 320-2000.
131-166 Richard Lovat Court, 30-131 Mizuno Crescent, Part of Lots 26 and 27, Concession 9	N/A	N/A	To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.749 is incorrectly shown on Schedule A of the Comprehensive Zoning By-law for the subject lands, whereas site-specific exception 14.940 should be shown for the subject lands.	To amend Maps 194 and 195 in Schedule A of the Comprehensive Zoning By-law to delete references to site-specific exception 14.749 and inserting site-specific exception 14.940 for the subject lands where the exception applies.
694 & 700 Nashville	N/A	N/A	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to site-specific exception	To amend Map 195 in Schedule A of the Comprehensive Zoning By-law and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law the site-specific

			9(336) in Zoning By-law 1-88.	provisions pursuant to exception 9(336) in Zoning By-law 1-88.
Schedule A Maps 175, 176, 194, 195 50-100 Charles Cooper Court; 615-667, 678, 685, 695, 705-727, 757-769, 800 Nashville Road, 6-90 Klein's Crescent	N/A	N/A	To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.749 is incorrectly shown on Schedule A on the subject lands.	To delete references to site-specific exception 14.749 on Maps 175, 176, 194 and 195 in Schedule A of the Comprehensive Zoning By-law on the subject lands not subject to this exception.
Schedule A Maps 223, 224, 243, 244 PCL 28-4 Sec V5, Part of Lot 28, Concession 5, Parts 1 & 2 65R-10833; 11031, 11075, 10091, 11475, 11421, 11151, 11211, 11255 Weston Road, 3411 Kirby Road	N/A	N/A	To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.1110 is incorrectly shown on Schedule A on the subject lands.	To delete references to site-specific exception 14.1110 on Maps 223, 224, 243, 244 in Schedule A of the Comprehensive Zoning By-law on the subject lands not subject to this exception.
Schedule A Maps 154, 155, 173, 174, 175, 193, 194, 195 Various Properties ⁱⁱ	N/A	N/A	To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.94 is incorrectly shown on Schedule A on the subject lands.	To delete references to site-specific exception 14.94 on Maps 154, 155, 173, 174, 175, 193, 194, 195 in Schedule A of the Comprehensive Zoning By-law on the subject lands not subject to this exception.

<p>14.1006</p> <p>Various Propertiesⁱⁱⁱ</p>	<p>Z.24.036 Z.20.028 Z.20.024 Z.20.023 Z.20.002 Z.19.015</p>	<p>By-laws passed: December 17, 2024 (228-2024) October 29, 2020 (153-2020) December 13, 2022 (262-2022) September 29, 2020 (124-2020) March 11, 2020 (021-2020) September 29, 2020 (123-2020)</p>	<p>To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-laws 228-2024, 262-2022, 153-2020, 124-2020, 123-2020 and 021-2020.</p>	<p>To amend site-specific exception 14.1006 of the Comprehensive Zoning By-law to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-laws 228-2024, 262-2022, 153-2020, 124-2020, 123-2020 and 021-2020.</p>
<p>Schedule A Maps 174, 175, 194, 195</p> <p>Various Properties^{iv}</p>	<p>N/A</p>	<p>N/A</p>	<p>To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.94 is incorrectly shown on Schedule A on the subject lands that are subject to site-specific exception 14.1006.</p>	<p>To amend Maps 174, 175, 194 and 195 in Schedule A of the Comprehensive Zoning By-law to delete references to site-specific exception 14.94 and replace with exception 14.1006 in Schedule A of the Comprehensive Zoning By-law on the subject lands that are subject to site-specific exception 14.1006.</p>
<p>14.1006</p>	<p>N/A</p>	<p>N/A</p>	<p>To correct the site-specific development</p>	<p>To amend Maps 155, 156, 174, 175, 194 and</p>

<p>Schedule A Maps 155, 156, 174, 175, 194, 195</p> <p>Part of Lots 21, 22, 23, 24 & 25 Concession 9</p>			<p>standards and mapping in the Comprehensive Zoning By-law where the 'RT' zone is incorrectly shown on the subject lands where the 'RT1' Zone should be shown, and to correct the inadvertent removal of zoning requirements for a garage accessed by a lane in the 'R5' Zone and the 'RT1' Zone lots accessed by a lane.</p>	<p>195 in Schedule A of the Comprehensive Zoning By-law to delete references to the 'RT' Zone and replace with the 'RT1' Zone on Schedule A of the Comprehensive Zoning By-law on the subject lands, and to carry forward Zoning By-law 1-88 'RT1' zone standards to site-specific exception 14.1006, where applicable.</p> <p>To amend site-specific exception 14.1006 to add site-specific standards from exception 9(1376) in Zoning By-law 1-88 for garages accessed by a lane in the 'R5' and 'RT1' zones for lots accessed by a lane.</p>
<p>14.1006</p> <p>Part of Lots 21, 22, 23, 24 & 25 Concession 9</p>	<p>N/A</p>	<p>N/A</p>	<p>To correct the site-specific development standards of site-specific exception 14.1006 of the Comprehensive Zoning</p>	<p>To amend site-specific exception 14.1006 to add the Specific Zone Notes of Schedule 'A3'</p>

			By-law by clarifying references to Specific Zone Notes of Schedule 'A3' in Zoning By-law 1-88 that have been carried forward into site-specific exception 14.1006.	from Zoning By-law 1-88, where applicable.
6910 Roe Road	Z.169.88	By-law passed: July 24, 1989	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 297-89.	To amend Map 194 in Schedule A of the Comprehensive Zoning By-law and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 297-89.
950 Nashville Road	Z.07.059 DA.11.087	By-law passed: May 14, 2013	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 044-2013.	To amend Map 194 in Schedule A of the Comprehensive Zoning By-law and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 044-2013.

Part 1, 65R-33848 & 926 Nashville Road	Z.00.112	By-law passed: June 25, 2001	To correct the Schedule A mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 293-2001.	To amend Map 194 in Schedule A of the Comprehensive Zoning By-law to add reference to exception 14.779 for 926 Nashville Road in accordance with the Zoning By-law 1-88 site-specific approvals granted under By-law 293-2001.
14.953 Block 203, Registered Plan 65M-4361	Z.18.016 19T-18V007	By-law passed: October 23, 2019	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 143-2019.	To amend site-specific exception 14.953 of the Comprehensive Zoning By-law to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 143-2019.

<p>14.119 2006 Highway 7</p>	<p>N/A</p>	<p>N/A</p>	<p>To correct the site-specific development standards of site-specific exception 14.119 of the Comprehensive Zoning By-law by clarifying the permitted use of a Car Brokerage within Unit 5 of the building labelled on Figure E-243.</p>	<p>To delete subsection 14.119.1.b. of the Comprehensive Zoning By-law to remove Car Brokerage as a permitted use in all units of the building. Subsection 14.119.2 clarifies that a Car Brokerage use is only permitted as accessory to the motor vehicle repair use in Unit 5.</p>
<p>120 Macintosh Boulevard</p>	<p>Z.09.042</p>	<p>By-law passed: June 29, 2010</p>	<p>To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 175-2010.</p>	<p>To add a new site-specific exception to the Comprehensive Zoning By-law to carry forward the Zoning By-law 1-88 site-specific approvals granted under By-law 175-2010.</p>
<p>Schedule A Maps 182, 202, 203 3801 Teston Road</p>	<p>N/A</p>	<p>N/A</p>	<p>To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.1080 is incorrectly</p>	<p>To amend Maps 182, 202 and 203 in Schedule A of the Comprehensive Zoning By-law to delete references to site-</p>

			shown on Schedule A on the subject lands.	specific exception 14.1080 on Schedule A on the subject lands not subject to this exception.
<p>14.1083</p> <p>1-279 Smallwood Circle, 839-899 & 901-911 Clark Avenue West</p>	<p>Z.16.037 DA.16.079 DA.19.064 19T-16V008 19CDM-16V005</p>	<p>By-law passed: May 23, 2018</p>	<p>To correct the mapping and site-specific development standards of site-specific exception 14.1083 of the Comprehensive Zoning By-law to be consistent with Zoning By-law 1-88 site-specific approvals granted under By-law 081-2018, as amended by By-law 193-2018.</p>	<p>To rezone the subject lands from RT1 Townhouse Residential Zone to RT2 Townhouse Residential Zone, as the RT2 Zone aligns with the condominium common-element tenure of the subject lands.</p> <p>To delete subsection 14.1083.1.10 in exception 14.1083 of the Comprehensive Zoning By-law and replacing it with a new subsection 14.1083.1.10 to identify the correct rear yard requirements from By-law 081-2018.</p> <p>To amend subsection 14.1083.1.12 in exception 14.1083 of the Comprehensive Zoning By-law by</p>

				<p>deleting Block A and adding Block H to require a lot frontage of 5.5 m for Block H.</p> <p>To amend subsection 14.1083 to include provisions for Block P from the approved Site Development Application DA.19.049.</p>
<p>14.654</p> <p>1-43 Boyd Meadow Court, 1-61 Woodland Trail Court, 18-158 Arista Gate, 2-26 Humber Meadow Court, 2-50 Islington Woods Court, 2-70 Foxtrail Crescent</p>	N/A	N/A	<p>To carry forward into the Comprehensive Zoning By-law the provisions of Schedule T-105 of site-specific exception 9(978) in Zoning By-law 1-88, and to clarify the provisions regarding permitted encroachments for architectural features and balconies.</p>	<p>To amend site-specific exception 14.654 of the Comprehensive Zoning By-law to carry forward into the Comprehensive Zoning By-law the lot and building provisions of Schedule T-105 of site-specific exception 9(978) in Zoning Bylaw 1-88, and to amend subsection 14.654.1.1.a to remove accessory buildings and structures from the permitted encroachment requirements, so that this subsection only applies to architectural features.</p>

<p>14.642</p> <p>11-146 Panorama Crescent, 1-23 Sundance Court, 170-182 Vaughan Mills Road, 2-570 Royalpark Way</p>	<p>N/A</p>	<p>N/A</p>	<p>To correct the site-specific development standards of site-specific exception 14.642 of the Comprehensive Zoning By-law to be consistent with provisions of site-specific exception 9(964) in Zoning By-law 1-88, specifically regarding interior side yard and parking requirements for the subject lands identified on Figure E-1049G.</p>	<p>To amend subsections 14.642.2.3, 14.642.3.3, and 14.642.3.5 in exception 14.642 of the Comprehensive Zoning By-law to specify these requirements as applying to the subject lands identified on Figure E-1049G.</p>
<p>14.140</p> <p>1 Clarkehaven Street, 16-23 Franklin Avenue, 2-592 Spring Gate Boulevard, 31-68 Brooke Street, 8-18 Campbell Avenue</p>	<p>N/A</p>	<p>N/A</p>	<p>To correct the inadvertent omission of references to Figure T-86 in site-specific exception 14.140 of the Comprehensive Zoning By-law.</p>	<p>To amend site-specific exception 14.140 of the Comprehensive Zoning By-law to carry forward into the Comprehensive Zoning By-law references to Figure T-86 in a manner consistent with site-specific exception 9(275) in Zoning By-law 1-88.</p>
<p>10674 & 10680 Islington Avenue</p>	<p>Z.95.080 Z.14.037 DA.00.011 DA.14.068</p>	<p>By-law passed: September 7, 2010</p>	<p>To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law to</p>	<p>To amend Map 198 in Schedule A of the Comprehensive Zoning By-law and create a new site-specific</p>

			accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 220-2010, as amended by By-law 184-2016.	exception to carry forward into the Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific approvals granted under By-law 220-2010, as amended by By-law 184-2016.
10-25 Bell Court	N/A	N/A	To correct the site-specific development standards and mapping of the Comprehensive Zoning By-law to accurately reflect the zoning applicable to the subject lands pursuant to site-specific exception 9(12) in Zoning By-law 1-88.	To amend Maps 177 and 197 in Schedule A of the Comprehensive Zoning By-law and create a new site-specific exception to carry forward into Comprehensive Zoning By-law the Zoning By-law 1-88 site-specific provisions pursuant to site-specific exception 9(12) in Zoning By-law 1-88.
1054 Centre Street	N/A	N/A	To correct mapping in the Comprehensive Zoning By-law where site-specific exception 14.603 is incorrectly shown on Schedule A on the subject lands.	To delete references to site-specific exception 14.603 on Map 57 in Schedule A of the Comprehensive Zoning By-law on the subject lands.
81, 100, 106 & 110 Appian Way	N/A	N/A	To correct mapping in the Comprehensive Zoning	To delete references to site-specific exception

			By-law where site-specific exception 14.519 is incorrectly shown on Schedule A on the subject lands.	14.519 on Map 104 Schedule A of the Comprehensive Zoning By-law on the subject lands.
--	--	--	--	---

ⁱ 9684, 9700, 9732, 9867, 9844, 9854, 9888, 9900, 9909, 10151, 10156, 10165, 10299, 10311, 10343 & 10443 Highway 27; 11-76 Broda Drive; 5821, 5841 Humber Bridge Trail; 72 & 81 Pennon Road; 151, 171, 245 Nashville Road; 61 Cedarvalley Crescent; 166 & 180 Westridge Drive; 150 Annsleywood Court; 87, 99, 100 Charles Cooper Court; 11023 Huntington Road; Part of Lot 19, Concession 8; Part of Lot 20, Concession 8; Part of Lot 21, Concession 8; Part of lot 23, Concession 8 & Being Parts 3 and 4 on Plan 65R-34882; Part of Lots 24, 25, 26, Concession 8, Part of Lot 24, Concession 9, Part of the East Half of Lot 25, Concession 9 & Part of Lot 26, Concession 9; Part of Lot 19, Concession 9; Part of the East Half of Lots 20 & 21, Concession 9; PCL 26-2 Sec V-9, Part of Lot 26, Concession 9; Part of Lot 27, Concession 9 & Part of the West Half of East Half of Lot 28, Concession 9; Block 10, Plan 65M-4177; Block 13, Plan 65M-3844; Block 68, Plan 65M-3738 Except Parts 2, 3, 4, 5, 6 & 7 on Plan 65R-35522; Blocks 69 & 70, Plan 65M-3738; PCL 1-1 Sec 65M-2861; PCL 8-1 Sec M1828; PCL A-1 Sec M1828; Block 42, Plan 65M-2928; PCL 43-1 Sec 65M-2928 & Block 43, Plan 65M-2928; PCL 57-1 Sec 65M-2928 & Block 57 Plan 65M-2928; Block 25, Plan 65M-4129; Block 48, Plan 65M-4413.

ⁱⁱ 6910 Roe Road; 830, 845, 852, 863-872, 887-945, 953-975, 1070, 6961, 7011 Nashville Road; Part of Lots 21, 22, 23, Concession 10; 10223 Highway 50; Parts 1, 2, 3, 10 65R-34806; 10356, 10436, 10540, 10773-10863 Huntington Road

ⁱⁱⁱ Part of lot 21, Concession 9; Lot 22, Concession 9 and Part of Block 231, Plan 65M-4373; Blocks 1112 and 1115-1131 on Draft Plan 19T-10V004, Blocks 33-45 and Lots 31 and 32 on Draft Plan 19T-15V006 and Blocks 215 to 245 on Draft Plan 19T-17V007, Part of Lots 24 and 25, Concession 9; Lots 4 to 9 inclusive and Block 126 on Registered Plan 65M-4639, Part of Lot 24, Concession 9.

^{iv} 540-652 Barons Street; 13-236 Bellefond Street; 14-103 Canard Drive; 2-42 Port Renfrew Avenue; 14, 18-67 Ghent Drive; 13-209 Stilton Avenue; Blocks 249-257 Plan 65M-4672; 35-79 Ryerson Drive; 94-275, 287, 291 Factor Street.

ATTACHMENT 3: General Amendments Proposed to By-law 001-2021

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
3.0 4.13	Definitions: Uncovered Platform, Balcony, Porch	Definitions for an “uncovered platform”, “balcony” and “porch” create confusion with the administration of zoning provisions under subsection 4.13.	Amend, delete and add definitions to improve the administration of provisions for encroachments under subsection 4.13. Amend subsection 4.13 to reflect amended definitions and provide greater clarity.
3.0	Definitions: Podium, Tower, Tower Step-Back	The definitions for “podium”, “tower” and “tower step-back” creates complications with the administration of zoning provisions with regards to setback and height.	Amend definitions to bring clarity to the application of zoning provisions with regards to podiums, towers and tower step-backs.
3.0	Definitions: Residential Accessory Structure	The definition of “residential accessory structure” is not required. Zoning regulations for accessory buildings and structures in residential zones can be addressed using existing definitions.	Delete the definition of “residential accessory structure”.
4.1.1 4.1.2 4.1.4 5.21	Accessory Uses, Buildings and Structures	Subsection 4.1 requires additional clarification with respect to carports, requirements for accessory buildings and structures, and height provisions.	To amend: - subsection 4.1 to include references to carports; - subsection 4.1.2 to specify requirements for

			<p>accessory buildings and structures with a height of less than 2.8 m and a height of 2.8 m or greater;</p> <ul style="list-style-type: none"> - subsection 4.1.4 to include a provision that identifies how height and grading shall be calculated for an accessory building or structure; and - remove references to a residential accessory structure.
4.1.5	Requirements for Detached Private Garages in Residential Zones	Subsection 4.1.5 does not include provisions for carports and requires revisions to the setback and minimum distances requirements for detached private garages accessed by a driveway.	<p>To amend subsection 4.1.5 as follows:</p> <ul style="list-style-type: none"> - including carports within the requirements of this subsection; - reorganizing provisions for a detached private garage or carport accessed from a driveway crossing the exterior lot line for clarity; - clarifying the requirements for the minimum distance between a detached private garage or carport and a principal building; and - clarifying provisions for minimum yard

			requirements for detached private garage and carports.
4.5.1.b	Height requirement for Established Neighbourhoods	The existing provision requires the height of any new proposed dwelling to be based on the existing metric height of the current dwelling. This requires the applicant to provide information that may not be easily available and may need to solicit a land surveyor to obtain the necessary information creating unnecessary expenses for the applicant.	Amend the height requirement in subsection 4.5.1.b to determine the permitted building height of a proposed building based on the number of stories for the existing dwelling and increase the maximum permitted building height from 8.5 metres to 9.5 metres.
Table 7-2 Table 8-4 Table 10-2 Table 13-2	Independent Living Facility, Long Term Care Facility, Supportive Living Facility, and Retirement Residence	All four uses should be permitted in the same zones. There are currently no additional lot and building requirements for these types of uses in non-Institutional Zones.	Amend Table 7-2 to add Supportive Living Facility and Retirement Residence as permitted uses to all zones in the table with a note referring to subsection 5.0. Amend Table 8-4 to add the Retirement Residence use to all zones in the table with a note referring to subsection 5.0. Amend Table 10-2 to add the Independent Living Facility use to the V1, V2, and V3 zones with a note referring to subsection 5.0. Amend Table 13-2 to add the Supportive Living Facility and Independent Living Facility uses to the

			<p>I1 and I2 zones with a note referring to subsection 5.0.</p> <p>Add a note to the tables containing these uses to refer to subsection 5.0</p> <p>Add Specific Use provisions to subsection 5.0 for Independent Living Facility, Supportive Living Facility, Long-Term Care Facility and Retirement Residence uses.</p>
<p>Table 8-2 Table 8-4 Table 9-2 Table 10-2 Table 11-2</p>	<p>Industrial Mall and Shopping Centre</p>	<p>The by-law does not currently link Industrial Malls and Shopping Centres to the relative blended parking rates for these types of developments in Section 6.0 and Table 6-2.</p>	<p>Amend Tables 8-2, 8-4, 9-2, 10-2 and 11-2 to add a preamble to the permitted use tables indicating that Industrial Mall and Shopping Centre parking rates may be used where there is more than one use within a multi-unit building, and removing the Shopping Centre use in Tables 8-2, 9-2, and 10-1 as permitted uses.</p>

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD(S): 4

TITLE: MPAR DEVELOPMENTS

OFFICIAL PLAN AMENDMENT FILE OP.25.002

ZONING BY-LAW AMENDMENT FILE Z.25.003

60 TALMAN COURT

VICINITY OF JANE STREET AND MACINTOSH BLVD

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit a mixed-use development comprising of two (2) mixed-use buildings with a height of 50 and 55 storeys with a shared podium, consisting of 933 dwelling units, 17,455.5 m² of non-residential uses, 491 m² of dedicated public park space, and a Floor Space Index ('FSI') of 11.8 times the lot area as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes a development comprising of two mixed-use buildings 50 and 55-storeys with a shared podium, 933 dwelling units, 17,455.5 m² of non-residential use, 491 m² of dedicated public parks space and a FSI of 11.8 times the lot area.
- Official Plan Amendment and Zoning By-law Amendments applications are required to permit the Development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.003 and Z.25.002 (MPAR DEVELOPMENTS) 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: 60 Talman Court (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 24, 2024

Official Plan Amendment and Zoning By-law Amendments Applications have been submitted to permit the proposed development.

MPAR Developments (the 'Owner') has submitted the following applications (Applications) for the Subject Lands to permit the proposed development as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.25.002 to amend the policies of Vaughan Official Plan 2010, Volume 1 and 2 as follows:
 - a) Amending Volume 1 Schedule 1 – Urban Structure by redesignating the Subject Lands from “Employment Area” to “Primary Centres”;
 - b) Amending Volume 1 Schedule 13 – Land Use by redesignating the Subject Lands from “General Employment” to “High-Rise Mixed-Use”;
 - c) Adding the Subject Lands to Volume 1 Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010;
 - d) Amending Volume 2 Chapter 13 by adding the following site-specific policies:
 - maximum Floor Space Index of 11.8 times the area of the lot
 - two (2) buildings with a maximum permitted height of 55 storeys
 - a minimum of 300 m² of retail uses located on the ground floor
2. Zoning By-law Amendment File Z.25.003 to rezone the Subject Lands from “EM1 Prestige Employment Zone”, as shown on Attachment 1, to “HMU High-Rise Mixed-Use Zone” and “OS1 Open Space Zone” in the manner shown on Attachments 2, together with the site-specific zoning exceptions identified in Attachment 7 (Table 1).

The Applications will facilitate a development (the 'Development') comprised of the following as shown on Attachments 2 to 6:

- North Building ('Tower A') 55-storeys;
- South Building ('Tower B') 50-storeys;
- 933 residential dwelling units comprising of (495) condominium units and (438) rental units;
- 17,455.5 m² of non-residential space:
 - i. 13,076.1 m² of hotel space

- ii. 1,966.8 m² of office space
 - iii. 1,898.1 m² of medical office (Clinic) space
 - iv. 363.5 m² of retail space
 - v. 151 m² of shared program space
- 491 m² of public park space;
 - Privately Owned Publicly Accessible Spaces (POPS); and
 - 613 vehicular parking spaces contained within 5 levels of underground parking.

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 07, 2025.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Talman Court in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of (March 18, 2025) by the Development and Parks Planning Department.

Any additional 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

Not applicable.

Analysis and Options

An amendment to York Region Official Plan 2022 is required to permit the Development.

Official Plan Designation:

- Subject Lands are within the "Urban Area" on Map 1 - Regional Structure of YROP 2022
- Subject Lands are designated "Employment Area" on Map 1A – Land Use Designations of YORP 2022.
- An amendment to Map 1A – Land Use Designations is required to redesignate the Subject Lands to "Community Area" to permit the Development.

An amendment to Vaughan Official Plan 2010 is required to permit the Development.

Official Plan Designation:

- “Employment Areas” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “General Employment” overlay on Schedule 13 – Land Use by VOP 2010
- This designation permits a full range of industrial uses including manufacturing, warehouse, processing, distribution and accessory office and retail with Mid-Rise buildings being the most intense form of building type permitted.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from employment area to “High-Rise Mixed Use”, with a maximum prescribed FSI and building height (in storeys).

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- EM1 Prestige Employment Zone by Zoning By-law 001-2021,
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to “HMU High-Rise Mixed-Use” and “OS1 Open Space Zone” together with the following site-specific zoning exceptions identified in Attachment 7 (Table 1) to permit the Development, as shown in Attachments 2 to 6.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, 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 Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 (‘PPS 2024’) YROP 2022, and the policies of VOP 2010 and any other deemed City official plan policies. ▪ The Subject Lands are considered Employment Areas as described in the Provincial Planning Statement (‘PPS 2024’). Under PPS 2024 provisions, municipalities can consider the removal of Employment Areas without the need of a municipal comprehensive review. The site-specific Official Plan Amendment proposed as part of the Development will therefore take these planning provisions into consideration.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, retail uses at grade, and land use compatibility. ▪ The Development will require the removal of the Subject Lands from the city’s employment area. Investigating the appropriateness of this removal will be further evaluated. Removal of the employment area will be subject to tests as outlined 2.8.2.5 of the PPS2024 ▪ The Subject Lands are in proximity to the Jane Street corridor and northeast of the Vaughan Metropolitan Centre (VMC) Secondary Plan expansion area (‘Expansion Area B’). Lands north of the VMC Secondary Plan expansion area (Expansion Area B) have experienced a recent demand for land use redesignation. 8083 Jane Street, located directly north of the Subject Lands was issued a Minister’s Zoning Order (Ontario Regulation 327/24) to facilitate a mixed-use development. Further analysis will be required to understand the planning relationship between the approved Zoning Order at 8083 Jane Street and the contemplated development at 60 Talman Court, along with long-term effects on the surrounding employment areas. ▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications 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 Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be

	MATTERS TO BE REVIEWED	COMMENT(S)
		removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards. ▪ The Toronto and Region Conservation Authority (TRCA) recognizes that portions of the Subject Lands are within a Floodplain. Flood mitigation measures to accommodate the Development on the subject lands will need to be identified through the planning process.
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy. ▪ Confirmation of overall parkland dedication space will be further evaluated. 10 % of the gross site area should be used in calculating parkland dedication which amounts to 0.0858 ha. ▪ Method of conveyance will be investigated including entering into a Development Agreement severing the contemplated public park block. ▪ Phasing of Parkland dedication in relation to the abutting property north of the Subject Lands will be further evaluated.
g.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The Development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
h.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices 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

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ There are 34 trees on the Subject Lands, 15 of which are required to be removed to accommodate the proposed development. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
j.	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 MacIntosh Blvd and Talman Court. ▪ The Development is located at the end of a cul-de-sac at Talman Court. The majority of vehicular traffic generated by the Development will therefore use Talman Court for ingress and egress in the immediate area. ▪ 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 Subject Lands are located in general proximity to Jane Street, an arterial road under the jurisdiction of York Region ▪ York Region will identify any required land conveyances.
k.	Parking	<ul style="list-style-type: none"> ▪ The Subject Lands are outside a prescribed Protected Major Transit Station Area ("PMTSA") and the VMC Secondary Plan Area, therefore standard parking rates are applicable when evaluating parking capacity

	MATTERS TO BE REVIEWED	COMMENT(S)
		requirements. The City will evaluate if the number of parking spaces proposed in the Development is sufficient for the contemplated land use and gross floor area.
l.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Noise and Vibration Report ○ Phase One ESA in accordance to O.Reg 153/04 ○ Air Quality Assessment ○ Functional Servicing Report <ul style="list-style-type: none"> • Additional Sanitary Analysis • Discussion regarding any upgrades/new municipal infrastructure
m.	Continuity with adjacent mixed-use development at 8083 Jane Street (O.Reg.327/24)	<ul style="list-style-type: none"> ▪ The Development abuts an approved Minister's Zoning Order, O.Reg 327/24 at 8083 Jane Street. The Zoning Order will facilitate a mixed-use development. Should the Development at 60 Talman Court be approved, it will require compatibility with the abutting development at 8083 Jane Street. Public Park space, building massing in relation to the abutting buildings, ground floor wind-effects, accessible pedestrian circulation to Jane Street, and more will need to be accommodated for in a phased manner, in relation to the development at 8083 Jane Street.
n.	Municipal Infrastructure	<ul style="list-style-type: none"> ▪ The Development is located east of the Black Greek ravine. Investigating new and updated municipal infrastructure as it relates to channel improvements will be reviewed.
o.	Urban Design	<ul style="list-style-type: none"> ▪ The Development will be evaluated based on the City-Wide Urban Design Guidelines. ▪ The following design matters will be taken into consideration but are not limited to: <ul style="list-style-type: none"> ○ Environmental setbacks in relation underground parking structure ○ Landscape buffers and surface parking screening ○ Interface with the parkland space ○ Design interface with Talman Court ○ Sun and Shadow Study

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ○ Pedestrian connectivity based on anticipated volume ○ Location of outdoor amenity space, ○ Wind Study effects ○ Crime Prevention Through Environmental Design (CPTED)

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 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*, YROP 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(s) is/are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. 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 OluwaKemi (Kemi) Apanisile, Senior Planner, Development and Parks Planning Department, ext. 8210.

Attachments

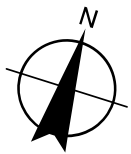
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. South and East Building Elevations
5. North and West Building Elevations
6. Perspective Renderings
7. Zoning By-law 001-2021 Table 1

Prepared by

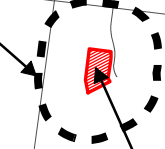
OluwaKemi, (Kemi) Apanisile, Senior Planner, ext. 8210

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



150m
Polling
Area



SUBJECT LANDS

HIGHWAY 7

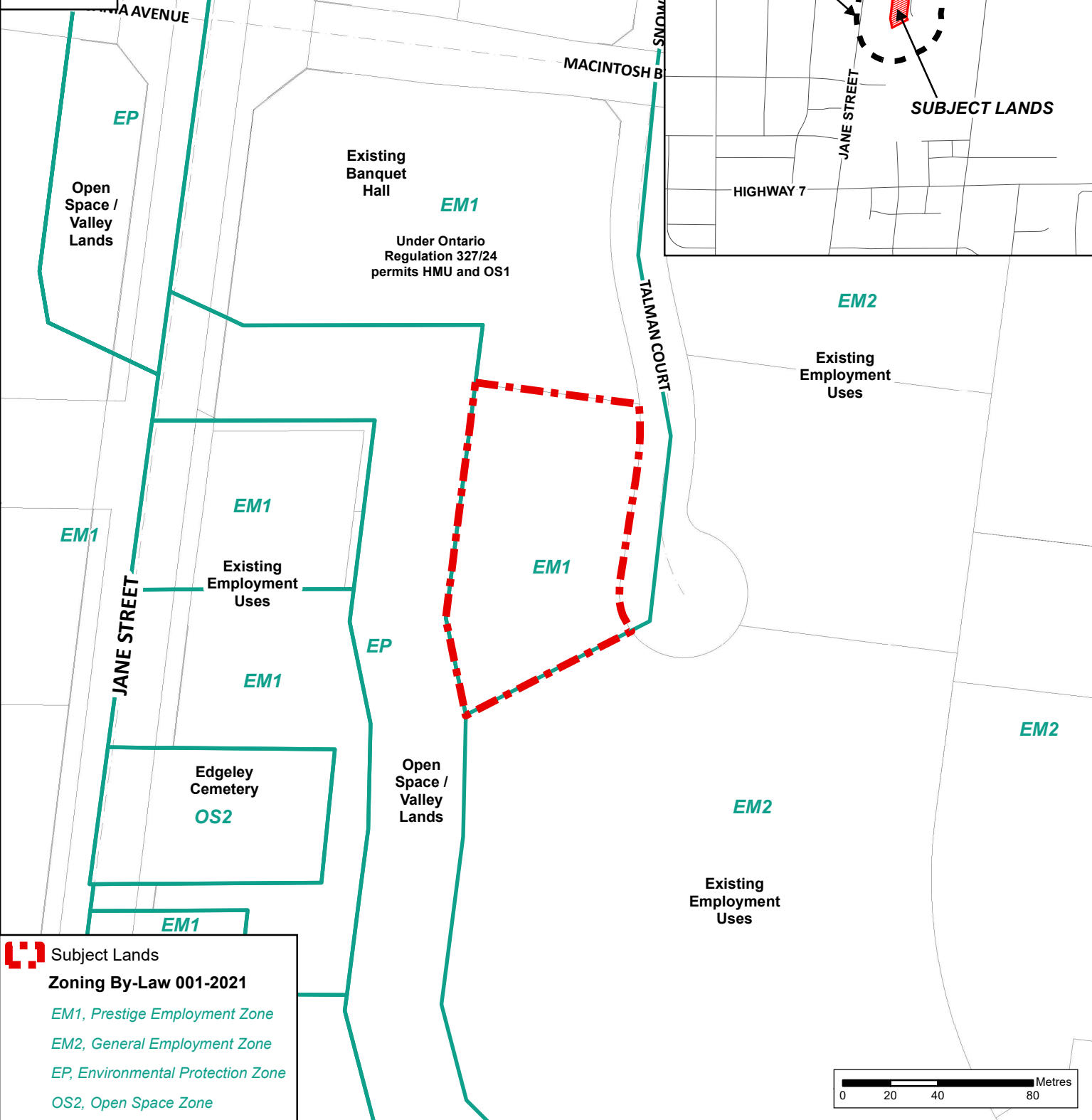
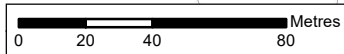
EM2


Existing
Employment
Uses

EM2

EM2

Existing
Employment
Uses



 Subject Lands

Zoning By-Law 001-2021

EM1, Prestige Employment Zone

EM2, General Employment Zone

EP, Environmental Protection Zone

OS2, Open Space Zone

Context and Location Map

LOCATION: 60 Talman Court
Part of Lots 7 and 8, Concession 4

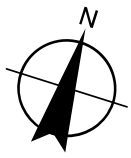
APPLICANT:
MPAR Developments



Attachment

FILES:#
OP.25.002 and
Z.25.003
DATE:
April 1, 2025

1



8083 Jane Street
Parkland Dedication

OS1

Unencumbered
Parkland

Ramp to
Underground
Parking

North Building
(Tower A)
55-Storeys

Hotel Exterior
Amenity

Hotel
Layby

TALMAN COURT

HMU

South Building
(Tower B)
50-Storeys

Ramp to
Underground
Parking

Loading
Access

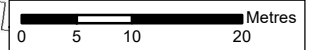


Subject Lands

Zoning By-Law 001-2021

HMU, High-Rise Mixed-Use Zone

OS1, Open Space Zone



Conceptual Site Plan and Proposed Zoning

LOCATION: 60 Talman Court
Part of Lots 7 and 8, Concession 4

APPLICANT:
MPAR Developments

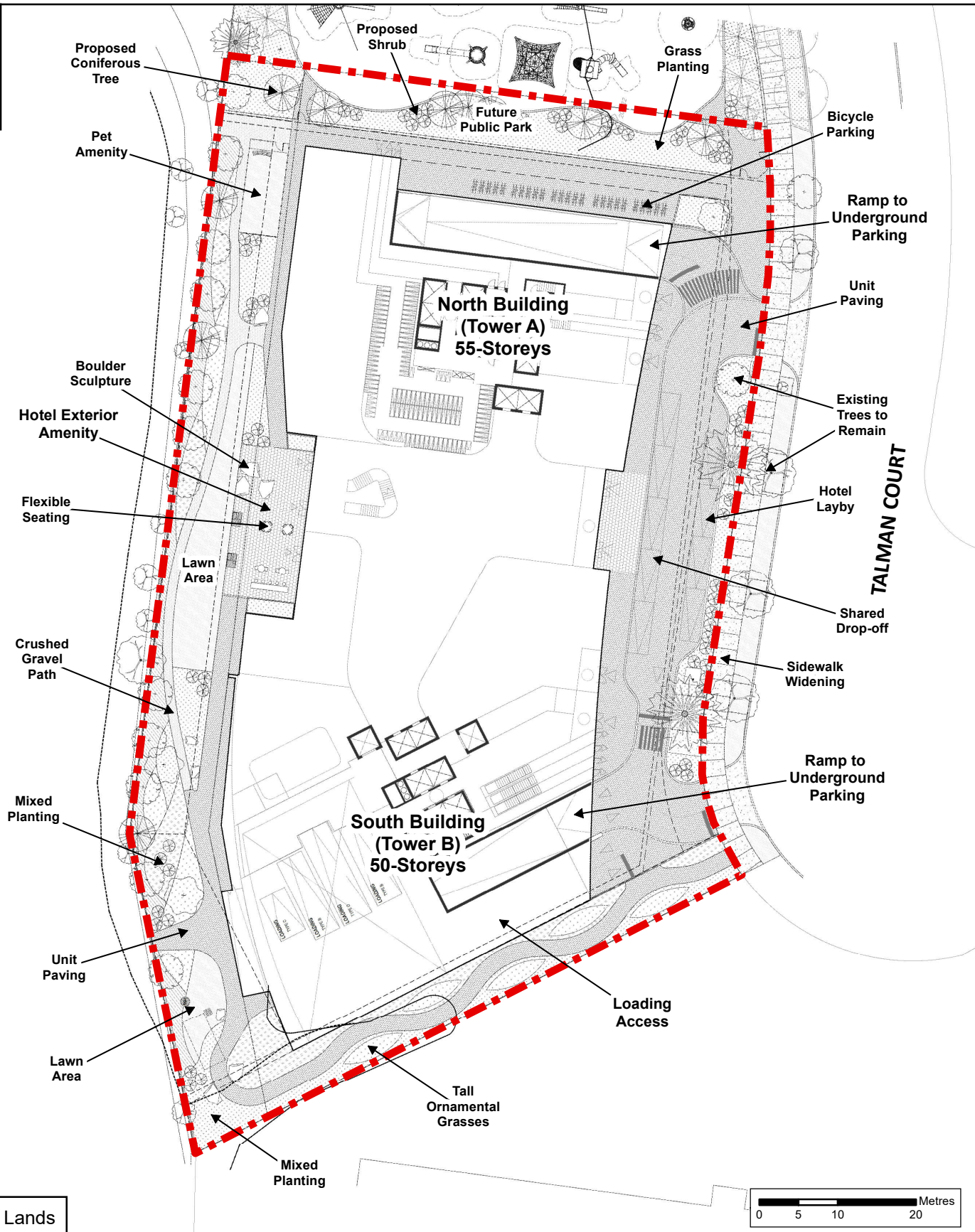
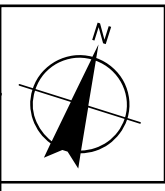



Development and
Parks Planning

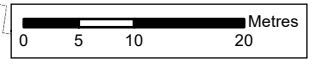
Attachment

FILES:#
OP.25.002 and
Z.25.003
DATE:
April 1, 2025

2



 Subject Lands



Conceptual Landscape Plan

LOCATION: 60 Talman Court
Part of Lots 7 and 8, Concession 4

APPLICANT:
MPAR Developments

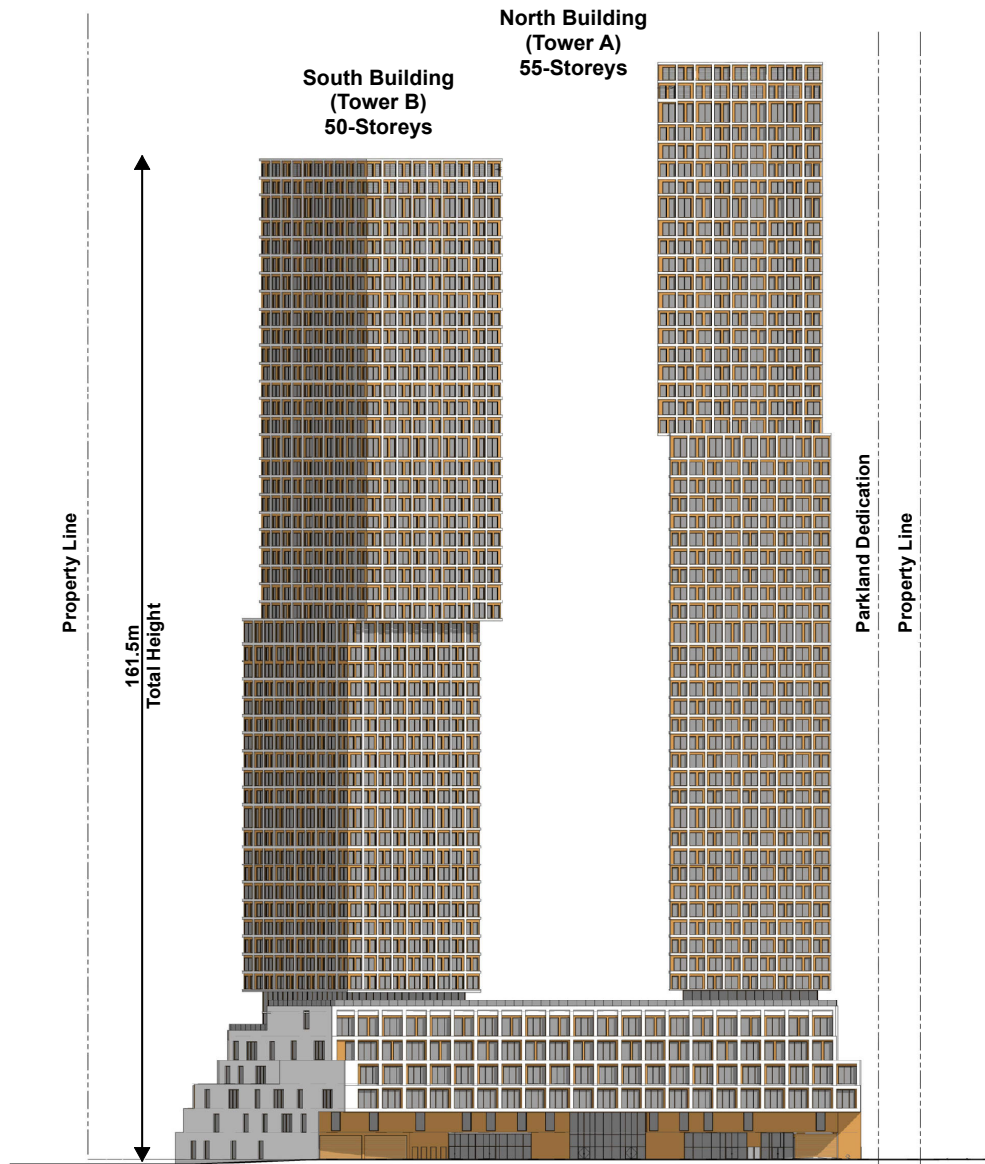


Development and
Parks Planning

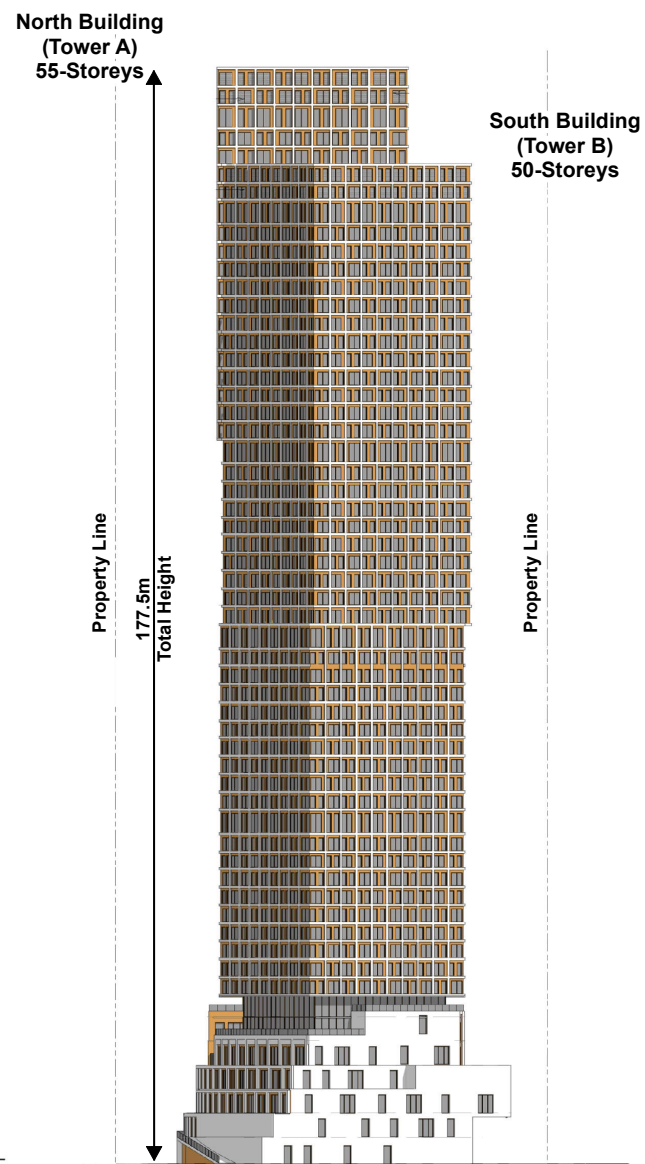
Attachment

FILES: #
OP.25.002 and
Z.25.003
DATE:
April 1, 2025

3



East Elevation - Facing Talman Court



South Elevation

Not to Scale

South and East Building Elevations

LOCATION: 60 Talman Court
Part of Lots 7 and 8, Concession 4

APPLICANT:
MPAR Developments



Development and
Parks Planning

Attachment

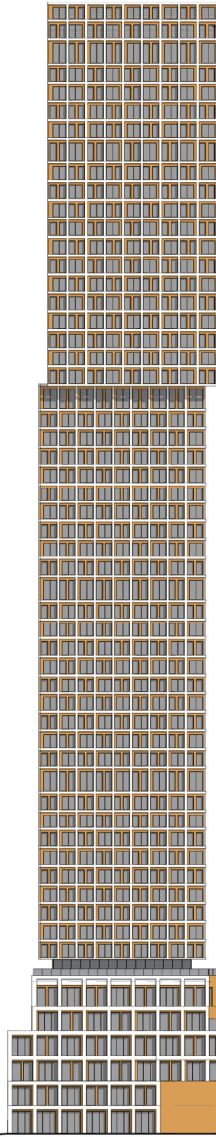
FILES:#
OP.25.002 and
Z.25.003

4

DATE: April 1, 2025

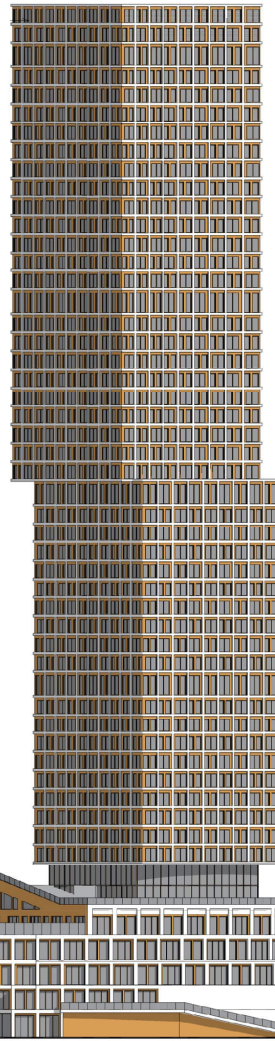
North Building
(Tower A)
55-Storeys

Property Line
Parkland Dedication



West Elevation

South Building
(Tower B)
50-Storeys

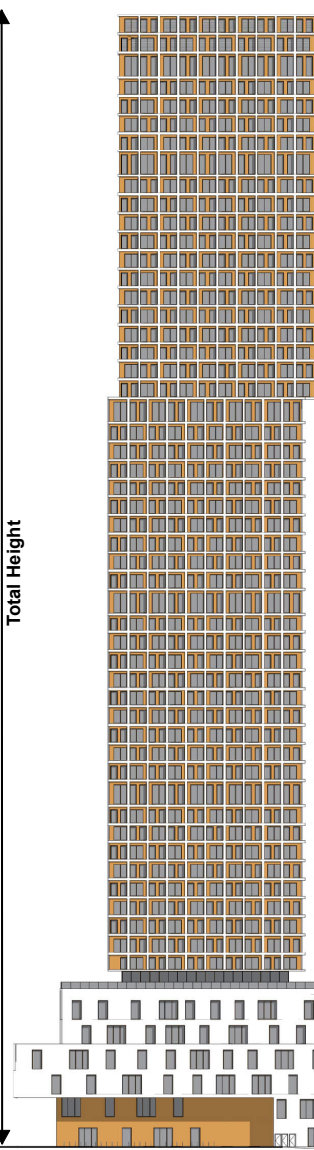


161.5m
Total Height

Property Line

Property Line

177.5m
Total Height



North Elevation

North Building
(Tower A)
55-Storeys

Property Line

Not to Scale

North and West Building Elevations

LOCATION: 60 Talman Court
Part of Lots 7 and 8, Concession 4

APPLICANT:
MPAR Developments



Development and
Parks Planning

Attachment

FILES: #
OP.25.002 and
Z.25.003

5

DATE: April 1, 2025



View from the West



Street Level View Looking Southeast

Not to Scale

Perspective Renderings

LOCATION: 60 Talman Court
Part of Lots 7 and 8, Concession 4

APPLICANT:
MPAR Developments



Development and
Parks Planning

Attachment

FILES:#
OP.25.002 and
Z.25.003

6

DATE: April 1, 2025

Attachment 7
Zoning By-Law 001- 2021
Table 1

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
a.	Required build-to zone	5 m – 10 m	Shall not apply
b.	Minimum street wall	9 m	8.5 m
c.	Maximum Building Height	88 m	180 m
d.	Maximum Podium Height	20 m	25 m
e.	Minimum Tower Step-Back	3 m	Shall not apply
f.	Minimum Tower Separation	30 m	25 m
g.	Minimum tower setback from any rear lot line and interior side lot line	12.5 m	North Building (Tower A): 9.3 m South Building (Tower B): 10.7 m
h.	Minimum landscape strip abutting a street line	5 m	1.7 m
i.	Minimum required landscape strip on any interior side lot line or rear lot line abutting an (OS1) Open Space Zone	3 m	Shall not apply along the north property line
j.	Minimum Setback of a Below Grade Structure or Structure that is incidental to a below-grade parking structure	Minimum setback of 3.0 m from any lot line	Shall not apply
k.	Minimum Parking Requirements	Residential 0.8 spaces/unit x 933 units = 747 spaces Visitor 0.2 spaces/unit x 933 units = 187 spaces	Residential 0.406 spaces/unit x 933 units = 379 spaces Visitor 0.15 spaces/unit x 933 units = 140 spaces

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
		<p>Hotel 0.6 spaces/per suite x 225 suites = 135 spaces</p> <p>Office 1.4 space/ per 100m² @ 1,966 m² = 28 spaces</p> <p>Clinic 2 space/ per 100m² @ 1,898 m² = 38 spaces</p> <p>Retail 2 space/ per 100m² @ 364 m² = 8 spaces</p> <p>Total Parking Required = 1,143 spaces</p>	<p>Hotel 0.26 spaces/per suite x 225 suites = 59 spaces</p> <p>Office 0.61 spaces/ per 100 m² @ 1,966 m² = 12 spaces</p> <p>Clinic 1.06 space/ per 100m² @ 1,898 m² = 20 spaces</p> <p>Retail 0.7 space/ per 100m² @ 364 m² = 3 spaces</p> <p>Total Parking Provided = 613 spaces</p>
i.	Amenity Area Requirements	<p>8 units X 8 m² = 64 m² 925 units X 5 m² = 4625 m² Total required amenity area = 4,689 m²</p>	Total amenity area provided 3,791.8 m ²
m.	Maximum Gross Floor Area permitted on a lot for a "Hotel" use	10,000 m ²	13,500 m ²
n.	Minimum Change and Shower Facilities	4	Shall not apply
o.	General Provisions for Long-term Bicycle Parking Spaces	Long-term bicycle parking space shall have direct access from the exterior of a building.	Long-term bicycle parking space may have indirect access to the exterior of the building.

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD: 1

TITLE: DG (VAUGHAN) INC.

OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001

ZONING BY-LAW AMENDMENT FILE NO. Z.25.002

2720 KING-VAUGHAN ROAD

VICINITY OF JANE STREET AND KING-VAUGHAN ROAD

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands, as shown on Attachment 1, to permit a low-rise residential development comprised of 152 street townhouses, 74 single detached dwellings, three (3) low-rise development blocks and one (1) future development block, as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes a low-rise residential development comprised of 152 street townhouses, 74 single detached dwellings, 3 low-rise development blocks, and one (1) future development block.
- A related Draft Plan of Subdivision application has been submitted to facilitate the development described above through the creation of 74 lots, 33 townhouse blocks, one (1) park block, one (1) open space block, one (1) storm water management block, and five (5) new public roads.
- 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 Official Plan and Zoning By-law Amendment Files OP.25.001 and Z.25.002 (DG (Vaughan) 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: 2720 King-Vaughan Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: August 14, 2024

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

DG (Vaughan) Inc. (the 'Owner') has submitted the following applications (the 'Applications') for a portion of the Subject Lands to permit a low-rise residential development comprised of 152 street townhouses, 74 single detached dwellings, 3 low-rise development blocks and 1 future development block (the 'Development') as shown on Attachments 2 to 3:

1. Official Plan Amendment File OP.25.001 to amend Vaughan Official Plan 2010, Volume 1 for the Subject Lands as shown on Attachment 1 as follows:
 - a) Redesignate a portion of the Subject Lands from "Natural Areas and Countryside" to "Community Areas" and adjust the Urban Boundary on Schedule 1 – Urban Structure,
 - b) Redesignate a portion of the Subject Lands from "Non-Urban Area" to "Urban Area" and adjust the Urban Boundary on Schedule 1A – Urban Area; and
 - c) Redesignate a portion of the Subject Lands from "Agricultural" to "Low-Rise Residential" on Schedule 13 – Land Use.
2. Zoning By-law Amendment File Z.25.002 to rezone a portion of the Subject Lands from "A – Agricultural Zone" and "A-ORM – Agricultural Zone", as shown on Attachment 1, to "R3A – Third Density Residential A Zone", "R4 – Fourth Density Residential Zone", "RT1 – Townhouse Residential One Zone", "OS1 – Public Open Space Zone", "EP – Environmental Protection Zone", "FD – Future Development Zone" and "U – Utility Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 4.

A related Draft Plan of Subdivision Application has been submitted.

Draft Plan of Subdivision File 19T-25V001 has been submitted concurrently with the Applications to facilitate the Development as follows:

Lots/Blocks	Proposed Uses	Area (ha.)	Units
1-74	Single Detached	3.06	74
75-107	Street Townhouse	3.65	92
108-110	Low Rise Residential	4.08	N/A
111	Park	1	0
112	Storm Water Management Facility	1.45	0
113	Open Space	1.28	0
114	Arterial Road Widening	1.12	0
115	Future Development	0.41	N/A
116	Future Development – Infrastructure	0.03	0
117	Landscape Buffer	0.11	0
118-141	0.3 m Reserves	0.01	0
Streets	Public Streets	4.64	0

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 7, 2025.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along King-Vaughan Road and Jane Street in accordance with the City’s Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the MacKenzie Ridge 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 February 27, 2025, by the Development and Parks Planning Department.

Analysis and Options

The Subject Lands are within the Urban Area, Agricultural System and Regional Greenlands System of York Region Official Plan 2022.

Regional Official Plan designation:

- “Urban Area”, “Agricultural System” and “Regional Greenlands System” on Map 1 – Regional Structure by York Region Official Plan 2022 (‘YROP 2022’)
- “Community Area” and “Agricultural Area” on Map 1A – Land Use Designations by YROP 2022
- The Urban Area and Community Area designations permits growth and development.

- The Agricultural System and Agricultural Area designations identify the long-term protection of land as a natural resource for economic and social viability.

An amendment to Vaughan Official Plan 2010 is required to permit the Development.

Official Plan Designation:

- “Natural Areas and Countryside” and “Oak Ridges Moraine Natural Linkage” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Natural Areas”, “Agricultural”, and “Natural Linkage Area” on Schedule 13 – Land Use by VOP 2010
- These designations do not permit the Development.
- Portions of these designations do not align with the designations within YROP 2022, which has included portions of the Subject Lands into the Urban Area.
- An amendment to VOP 2010 is required to permit the Development.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- A – Agricultural Zone and A-ORM – Agricultural Zone with the Oak Ridges Moraine suffix zone by Zoning By-law 001-2021.
- These Zones do not permit the proposed uses.
- The Owner proposes to rezone portions of the Subject Lands to R3A - Third Density Residential, R4 – Fourth Density Residential, RT1 – Townhouse Residential One, OS1 – Public Open Space, EP – Environmental Protection, FD – Future Development and U - Utility Zones together with the following site-specific zoning exceptions identified in Attachment 4 to permit the Development, as shown on Attachments 2 to 3.

Additional zoning categories and exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, 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 Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 (‘PPS 2024’) and the policies of the Oak Ridges Moraine Conservation Plan, 2017 (‘ORMCP 2017’), YROP 2022, VOP 2010 and any other deemed City official plan policies. ▪ A road related to the Development is proposed within the ORMCP. Sections 41(2) and 41(2.1) of the ORMCP contain policies which restrict the development of infrastructure in a Natural

	MATTERS TO BE REVIEWED	COMMENT(S)
		Linkage Area and Prime Agricultural Area to a list of criteria which include identifying there are no reasonable alternatives.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designations and the ORMCP 2017. ▪ Adjustments to the designation boundary may be required to reflect the appropriate extent of the proposed development and open space blocks. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Owner concurrently submitted related Draft Plan of Subdivision File 19T-25V001 to be reviewed with the Applications in a future technical report. Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications 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.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	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.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority ('TRCA') and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy. At this time, a 1 ha park block is proposed.
j.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices 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. At this time, the Applications do not propose any affordable housing units.
k.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ There are 116 trees on or within 6 m of the portion of the Subject Lands where development is proposed, 65 of which are required to be removed to accommodate the proposed Development and 6 of which are recommended for removal due to condition. Of the total 116 trees, 35 are within the Subject Lands, 9 are within the York Region’s road allowances, and 19 are on abutting private property. ▪ The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
l.	Natural Hazards	<ul style="list-style-type: none"> ▪ Portions of the Subject Lands are within TRCA’s Regulated Area, as the property contains a Regional Storm flood plain hazard, potential wetland features, and a valley corridor associated with a watercourse of the Humber River Watershed at the southwestern side of the property. The Owner shall ensure appropriate buffers are provided to said features to the satisfaction of the TRCA and City.
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Mobility Plan will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at: <ul style="list-style-type: none"> ○ Jane Street and King-Vaughan Road ○ King-Vaughan Road and Keele Street ○ Jane Street and Kirby Road ○ Jane Street and King Road ○ King-Vaughan Road and Stallions Court ▪ The Subject Lands are located on Jane Street and King-Vaughan Road, arterial roads under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
n.	Existing Residential Lands to the North and Agricultural Lands to the North and East	<ul style="list-style-type: none"> ▪ The Development shall be reviewed for compatibility and appropriate interface and transition with the existing residential community to the north and the existing agricultural activities on the eastern portion of the Subject Lands not part of the Development, identified as Other Lands Owned by Applicant as shown on Attachments 2 and 3.
o.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Agricultural Impact Assessment ○ Amendments to the Application Form ○ Amendments to the proposed subdivision plan ○ Topographic Survey ○ Meander Belt Analysis ○ Sustainability Performance Metrics Scoring Tool & Summary Letter ○ GIS Conformity Letter ○ Landscape Plan ○ Parcel Register ○ Updated Parkland Dedication Summary ○ Park Facility Fit Plan/Report
p.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Zoning By-law Amendment, and/or Draft Plan of Condominium and/or Site Plan Applications to develop the blocks proposed to be zoned FD – Future Development Zone

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 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*, YROP 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 Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. 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 David Harding, Senior Planner, Development and Parks Planning Department, ext. 8409.

Attachments

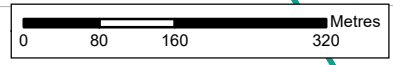
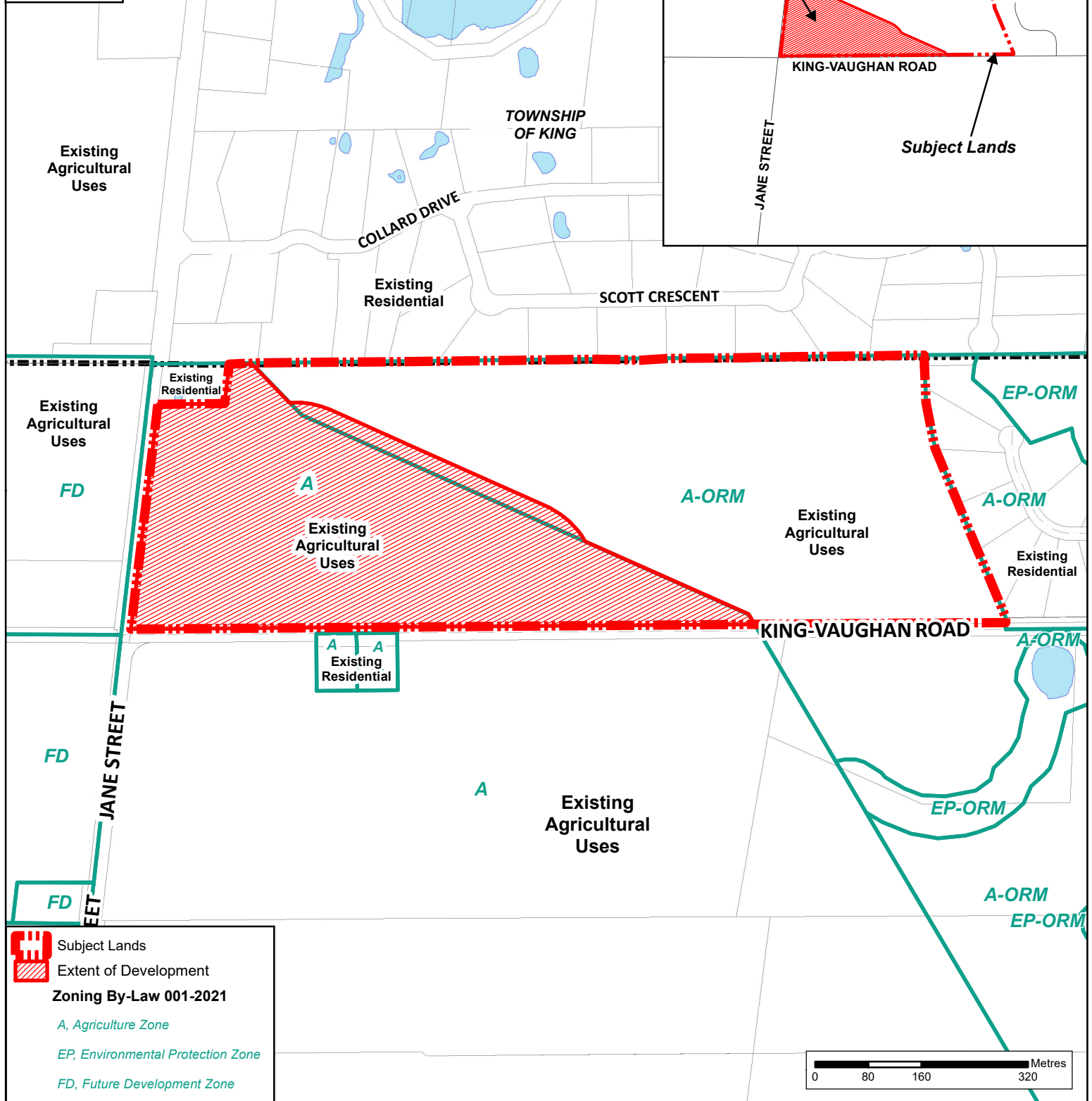
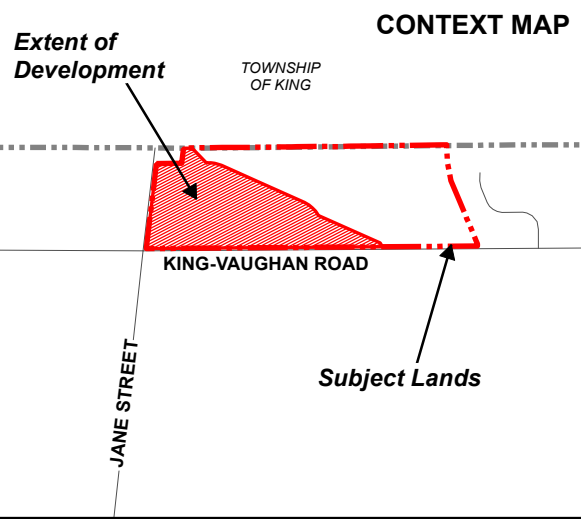
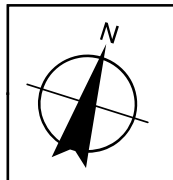
1. Context and Location Map
2. Development Concept Plan
3. Proposed Zoning and Draft Plan of Subdivision File 19T-25V001
4. Zoning By-law 001-2021 Table 1

Prepared by

David Harding, Senior Planner, ext. 8409

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Context and Location Map

LOCATION: 2720 King-Vaughan Road
Part of Lot 1, Concession 4

APPLICANT:
DG (Vaughan) Inc.

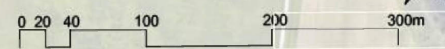
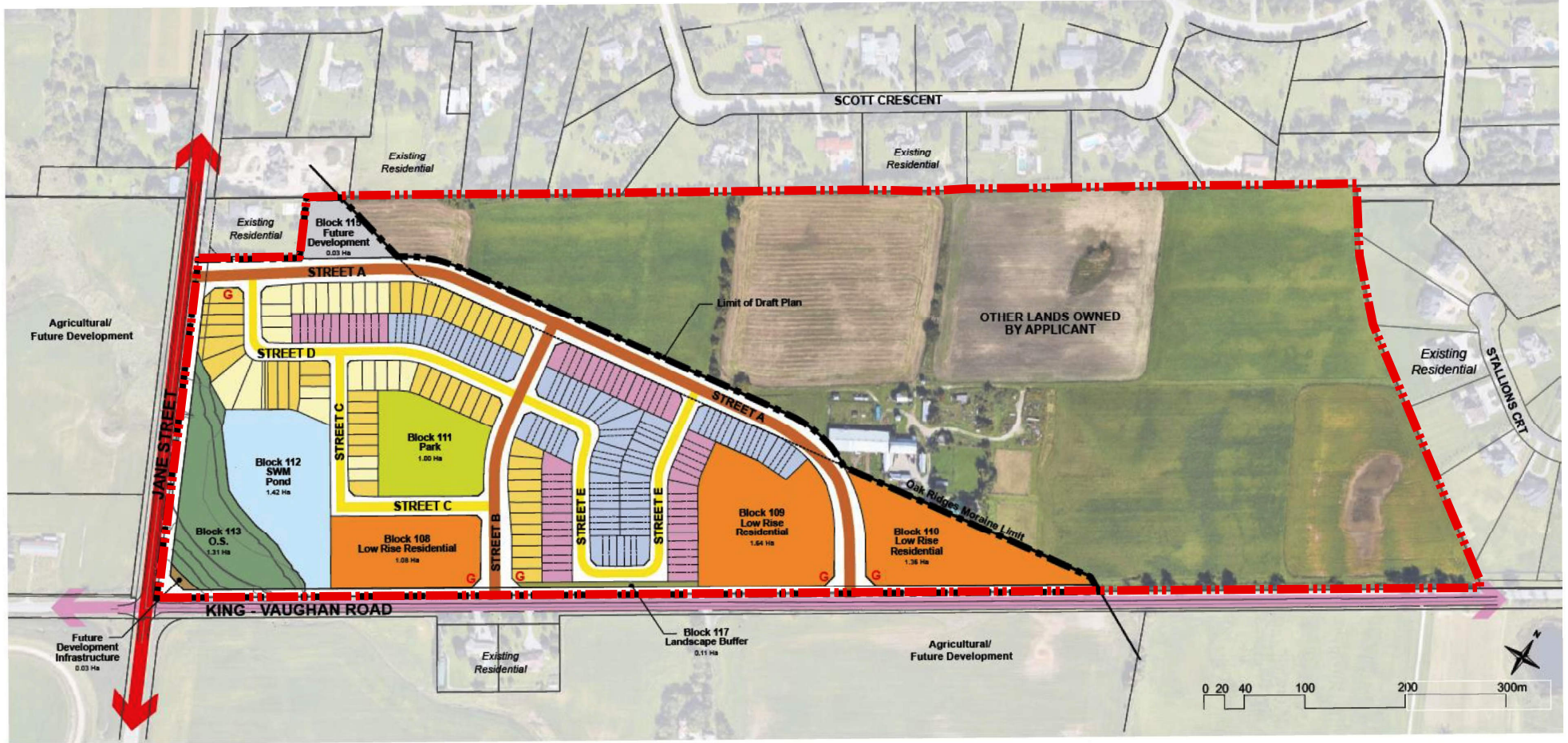


Development and
Parks Planning

Attachment

FILES:
OP.25.001, Z.25.002
RELATED FILE: 19T-25V001
DATE: April 1, 2025

1

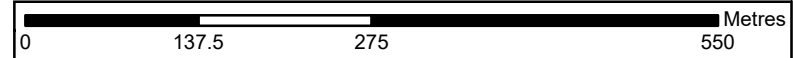


LEGEND

- Extent of Development
- Single Detached Min. 12.2m
- Single Detached Min. 11.0m
- Street Townhouses Min. 7.5m
- Street Townhouses Min. 6.1m
- Low Rise Residential
- Future Development
- Future Infrastructure

- Park
- Open Space
- SWM Pond
- Buffer
- Subject Lands

- Arterial Road
- Minor Arterial Road
- Minor Neighbourhood Collector Road (24.0m ROW)
- Local Road (15.0m - 19.0m ROW)
- Gateway lots



Development Concept Plan

LOCATION: 2720 King-Vaughan Road
Part of Lot 1, Concession 4

APPLICANT:
DG (Vaughan) Inc.



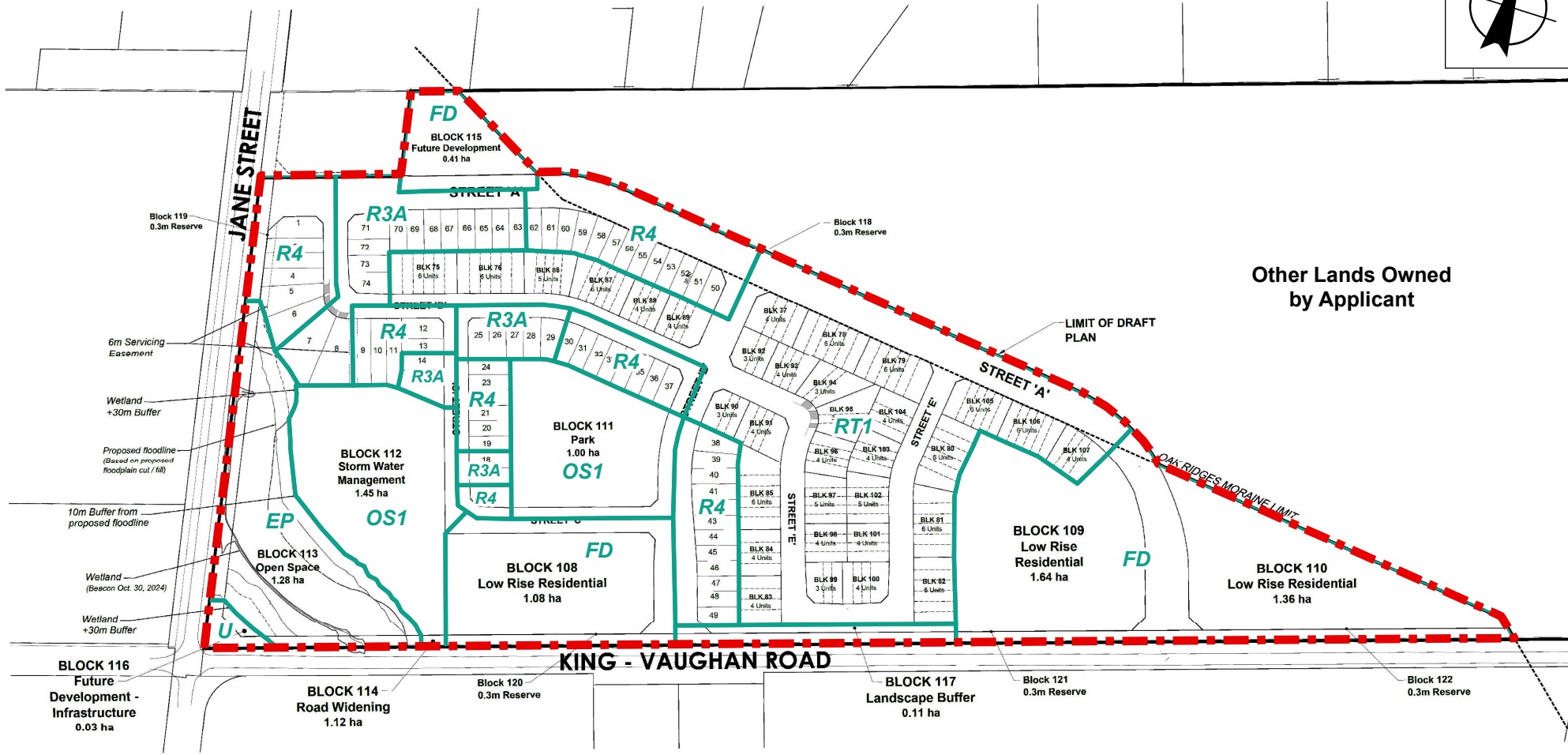
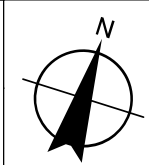
Development and
Parks Planning

Attachment

FILES:
OP.25.001, Z.25.002
RELATED FILE: 19T-25V001

DATE: April 1, 2025

2

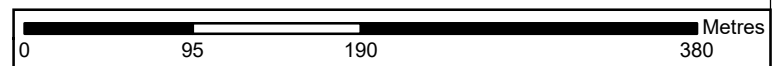


Other Lands Owned by Applicant

LIMIT OF DRAFT PLAN

OAK RIDGES MORAINELIMIT

 Extent of Development	Zoning By-Law 001-2021	R3A, Residential Third Density Zone
	EP, Environmental Protection Zone	R4, Residential Fourth Density Zone
	FD, Future Development Zone	RT1, Townhouse Residential Zone
	OS1, Open Space Zone	U, Utility Zone



Proposed Zoning and Draft Plan of Subdivision File 19T-25V001

LOCATION: 2720 King-Vaughan Road
Part of Lot 1, Concession 4

APPLICANT: DG (Vaughan) Inc.



Development and Parks Planning

Attachment

FILES: OP.25.001, Z.25.002
RELATED FILE: 19T-25V001

DATE: April 1, 2025

3

Attachment 4 – Zoning By-law 001-2021 Table 1

Table 1

	Zoning By-law 001-2021 Standard	R3A Third Density Residential Zone Requirement	Proposed Exceptions to the R3A Zone Requirement
a.	Minimum Lot Frontage	12.0 m	11.0 m
b.	Minimum Interior Side Yard	1.2 m	The interior side yard on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater
c.	Minimum Interior Side Yard Abutting a Walkway, Greenway, or Stormwater Management Facility – Note 3 to Table 7-4	3.5 m	2.4 m abutting a non-residential use including a walkway, buffer block, or stormwater management pond
d.	Maximum Building Height – Note 4 to Table 7- 4	Where lot coverage exceeds 40%, the maximum height is 9.5 m	11.0 m
		R4 Fourth Density Residential Zone Requirement	Proposed Exceptions to the R4 Zone Requirement
e.	Minimum Interior Side Yard for Single Detached Dwellings – Note 1 to Table 7-5	0.6 m where the interior side yard abuts a residential use where the abutting interior side yard is 1.2 m or greater	The interior side yard on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater
f.	Minimum Exterior Side Yard for Single Detached Dwelling	4.5 m	2.4 m
g.	Table 6-11: Maximum Driveway Width	Lot Frontages 9.0-11.99 m: 6.0 m Lot Frontages 12.0 m or greater: 9.0 m	Lot Frontages 11.0 m and greater: 6.1 m
		RT1 Townhouse Residential One Zone Requirement	Proposed Exceptions to the RT1 Zone Requirement
h.	Minimum Front Yard	4.5 m	3 m

i.	Minimum Exterior Side Yard abutting a Sight Triangle	3.0 m	1.2 m
j.	Maximum Lot Coverage	50%	60%
k.	Table 6-11: Maximum Driveway Width	Lot Frontages 7.0-8.99 m: 3.75 m Lot Frontages 9.0–11.99 m: 6.0 m Lot Frontages 12.0 m or greater: 9.0 m	Lot Frontages 7.5 m or greater: 6.1 m

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD(S): 2

TITLE: GEMINI URBAN DESIGN (W) CORP.
OFFICIAL PLAN AMENDMENT FILE OP.24.010
ZONING BY-LAW AMENDMENT FILE Z.24.023
140 SIMMONS STREET
VICINITY OF RUTHERFORD ROAD AND SIMMONS STREET

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the official plan and zoning by-law for the Subject Lands shown on Attachment 1, to permit a back-to-back townhouse block development containing 12 residential units with a proposed height of three (3) storeys, a total Gross Floor Area ('GFA') of 1,918.05 m², and an underground parking garage with 15 parking spaces, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes a 3-storey back-to-back townhouse block development containing 12 residential units, a total GFA of 1,918.05 m², and an underground parking garage with 15 parking spaces.
- 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 Official Plan and Zoning By-law Amendment Files OP.24.010 and Z.24.023 (Gemini Urban Design (W) Corp.) 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: 140 Simmons Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 8, 2023

Date Application was Deemed Complete: January 21, 2025

Official Plan and Zoning By-Law Amendment Applications have been submitted to permit the proposed development.

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit a back-to-back townhouse block development containing 12 residential units, with a proposed height of three (3) storeys, a total GFA of 1,918.05 m², and an underground parking garage with 15 parking spaces (the 'Development'), as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.24.010 to amend Vaughan Official Plan 2010 ('VOP 2010') and Site-Specific Policy 13.45 – 6061 and 6079 Rutherford Road, 134 and 140 Simmons Street (OPA 38), to:
 - a) Redesignate a portion of the Subject lands from:
 - i) "Natural Areas and Countryside" to "Community Areas" on Schedule 1 – Urban Structure
 - ii) "Natural Areas" to "Low Rise Residential" on Schedule 13 – Land Use, as shown on Attachment 5.
 - b) To remove a portion of the "Core Features" and "Unapproved" designation from Schedule 2 – Natural Heritage Network from the Subject Lands.
 - c) Permit 12 back-to-back townhouses in the "Low-Rise Residential Designation", and
 - d) Permit a reduction to the required minimum vegetation protection zone ('VPZ') from 10 m to 1.64 m.

2. Official Plan Amendment File OP.24.010 to amend York Region Official Plan 2022 ('YROP 2022'), to:
 - a) Remove a portion of the Subject Lands from:
 - i) The "Regional Greenlands System" designation on Map 1 – Regional Structure
 - ii) The "Woodlands" designation on Map 5 – Woodlands
 - b) Redesignate a portion of the Subject Lands from "Regional Greenlands System" to "Urban Area" on Map 2 – Regional Greenlands System

3. Zoning By-law Amendment File Z.24.023 to rezone the Subject Lands from RE(EN) Estate Residential Zone with the Established Neighbourhood “-EN” suffix, as shown on Attachment 1, to RM1 – Multiple Residential Zone and EP – Environmental Protection Zone with site-specific zoning exceptions identified in Table 1 of this Report.

Vaughan Council previously approved Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications for the Subject Lands.

The Subject Lands were originally considered as part of Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.17.011, Z.17.031, 19T-17V006, and DA.18.070 (the ‘Original Applications’), which also included the lands located at 6061 and 6079 Rutherford Road and 134 Simmons Street. The Original Applications were approved by Vaughan Council on March 19, 2019, to permit the development of 111 townhouse units served by private common element roads through the enactment of OPA 38 (By-law 042-2019) and Zoning By-law Amendment (By-law 041-2019).

The Subject Lands, which was occupied by a single-detached dwelling at the time, were identified as “Additional Lands Owned by The Applicant” as part of the Original Applications and maintained the “Natural Areas” designation in Vaughan Official Plan 2010, and the RR-Rural Residential Zone in By-Law 1-88, and were not contemplated for development. Within this review, the Toronto and Region Conservation Authority (‘TRCA’) undertook two (2) site visits to stake the physical top-of-bank at 134 and 140 Simmons Street on August 11, 2017, and November 28, 2017, respectively. Due to the sloping of the two (2) lots, TRCA had requested that a geotechnical investigation be conducted to confirm the slope stability to ensure appropriate setbacks from the greatest extent of the feature/hazard were established in order to permit the proposed townhouse development on the balance of the lands outside of these two (2) lots.

York Region, on May 29, 2018, exempted Official Plan Amendment Files OP.16.007 and OP.17.011 from approval by the Regional Committee of the Whole and Council.

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 07, 2025.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along Simmons Street in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners’ Association and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments have been received as of February 27, 2025, by the Development and Parks Planning Department.

Any additional 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:

Gemini Urban Design (W) Corp., Committee of the Whole (Files OP.16.007/OP.17.011, Z.16.019 / Z.17.031, 19T-16V004 / 19T-17V011):

[January 29, 2019, Committee of the Whole \(Item 1, Report 4\)](#)

Pine Valley Kleinburg Homes Ltd., Committee of the Whole (File DA.18.070):

[April 20, 2021, Committee of the Whole \(Item 4, Report 14\)](#)

Analysis and Options

Amendments to VOP 2010 and YROP 2022 are required to permit the Development.

Official Plan Designation – VOP 2010:

- “Natural Areas and Countryside” and inside the “Urban Boundary” on Schedule 1 – Urban Structure of VOP 2010
- “Natural Areas” on Schedule 13 – Land Use of VOP 2010
- Abuts a “Local Road” (Simmons Street) on Schedule 9 – Future Transportation Network of VOP 2010
- 111 townhouse units are permitted on the lands identified on Map 13.45.A in Site Specific Policy 13.45 – 6061 and 6079 Rutherford Road, 134 and 140 Simmons Street (OPA 38)
- An amendment to VOP 2010 is required to:
 - redesignate a portion of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 – Urban Structure
 - redesignate a portion of the Subject Lands from “Natural Areas” to “Low Rise Residential” on Schedule 13 – Land Use, as shown on Attachment 5
 - permit 12 back-to-back townhouses in the “Low-Rise Residential” designation, and
 - reduce the minimum required VPZ width from 10 m to 1.64 m.

Official Plan Designation – YROP 2022:

- “Urban Area” and “Regional Greenlands System” on Map 1 – Regional Structure of YROP 2022, “Community Area” on Map 1 A – Land Use Designations, “Regional

Greenlands System” on Map 2 – Regional Greenlands System, partially designated “Woodlands” on Map 5 – Woodlands of YROP 2022

- An amendment to YROP 2022 is required to remove a portion of the Subject Lands from the “Regional Greenlands System” designation within Map 1 – Regional Structure of YROP 2022; redesignate a portion of the Subject Lands from “Regional Greenlands System” to “Urban Area” within Map 2 – Regional Greenlands System of YROP 2022; and, to remove a portion of the Subject Lands from the “Woodlands” designation on Map 5 – Woodlands of YROP 2022.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law.

As the Applications were received by the City on July 30, 2024, and deemed complete on December 20, 2024, the Applications are subject to Zoning By-law 001-2021.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- RE(EN) - Estate Residential Zone with the Established Neighbourhood “-EN” suffix under Zoning By-law 001-2021
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to RM1 – Multiple Residential Zone and EP – Environmental Protection Zone together with the site-specific zoning exceptions identified in Table 1 to permit the Development, as shown in Attachments 2 to 4.

Table 1:

	Zoning By-law 001-2021 Standard	RM1 Residential Zone Requirement	Proposed Exceptions to the RM1 Residential Zone Requirement
a.	Minimum Setbacks	7.5 m (interior side yard)	2.97 m (interior side yard to north lot line)
b.	Maximum Building Height	11.0 m	3 storeys (15.5 m)
c.	Minimum Landscape Strip	3.0 m (abutting a street line) 3.0 m (abutting an interior side lot line)	0 m (for any interior side lot line or lot line abutting a street line)
d.	Waste Enclosure Height	3.0 m	3.05 m

Additional zoning exceptions may be identified through the detailed review of the

e.	Waste Storage Enclosure Setback	30.0 m (abutting a residential zone)	27.41 m (West Lot Line) 7.65 m (South Lot Line)
f.	Retaining Walls	A retaining wall greater than 1.0 m in height shall be set back an equal distance to the height of the highest portion of the retaining wall	Retaining wall with a height of over 1.0 m may be set back 0.5 m from the front lot line
g.	Minimum Common Outdoor Amenity Area	Where an amenity area is required in accordance with this section, a minimum of 90% shall be provided as a common space.	Minimum amenity area shall be 25 m ² per dwelling unit and that the amenity area may include a rooftop patio and not provided as a common space.
h.	Residential Accessory Structure with a height greater than 2.8 m	2.4 m (seatback to a lot line)	1.64 m (seatback to a lot line)
i.	Maximum Encroachment for Access Stairs	0.3 m (Interior side yard)	5.77 m

Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development and Parks Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 ('PPS 2024') and the policies of VOP 2010 Volume 1 and Volume 2, Site Specific Policy 13.45 – 6061 and 6079 Rutherford Road, 134 and 140 Simmons Street (OPA 38), and other deemed City Official Plan policies.

	MATTERS TO BE REVIEWED	COMMENTS
b.	Appropriateness of Amendments to VOP 2010, YROP 2022 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 and YROP 2022 will be reviewed in consideration of the proposed land use designation, building height, density, community area and compatibility. ▪ The appropriateness of the rezoning and site-specific exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses, location of the Development, and existing environmental conditions on the Subject Lands.
c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are entirely located within the TRCA Regulation Limit, being within the valley corridor associated with the Main Humber River. ▪ Therefore, the Applications will be reviewed by the TRCA in accordance with the <i>Conservation Authorities Act</i> ('CA Act') on matters related to the risk of natural hazards within its jurisdiction.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications 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.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development (12 units) must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is

	MATTERS TO BE REVIEWED	COMMENTS
		identified and allocated to the lands by Vaughan Council.
f.	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.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications have been circulated to York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications 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 Applications will be reviewed in consideration of Provincial, Regional and City polices 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"> ▪ There are 55 trees on the Subject Lands, five (5) of which are required to be removed to accommodate the proposed development. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Traffic Brief will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Rutherford Road and Simmons 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 Subject Lands are located on Simmons Street, a local road under the jurisdiction of the City of Vaughan.
l.	The Applications have been Deemed Complete	<ul style="list-style-type: none"> ▪ The Applications were deemed Complete on January 21, 2025.
m.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application to permit the Development.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

The Applications were circulated to York Region to receive comments on matters of Regional interest.

York Region Council adopted the YROP 2022 in June 2022. YROP 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*, YROP 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 Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

The Applications were circulated to the Toronto and Region Conservation Authority.

The Subject Lands are entirely located within the TRCA Regulation Limit, being within the valley corridor associated with the Main Humber River.

As such, the Applications are being circulated to the TRCA for review in accordance with the *Conservation Authorities Act* (‘CA Act’) on matters related to the risk of natural hazards within its jurisdiction, and a permit from the TRCA pursuant to Section 28 of the CA Act and Ontario Regulation 41/24 would be required for any development activity on the site.

The TRCA must ensure that decisions under the *Planning Act* are consistent with the natural hazard policies of the Provincial Planning Statement 2024 (PPS 2024) and conform to any natural hazard policies in a Provincial Plan.

TRCA is of the opinion that this proposal is not consistent with Section 5 of the PPS 2024 and TRCA’s Living City Policies, and TRCA would be unable to recommend approval of a future permit under Ontario Regulation 41/24. TRCA’s comments on the Applications in this regard are in Attachment 6.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. 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 Kevin Ayala Diaz, Planner, Development and Parks Planning Department, ext. 8882.

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Existing and Proposed VOP 2010 Designation
6. TRCA Second Submission Comments for OP.24.010 and Z.24.023

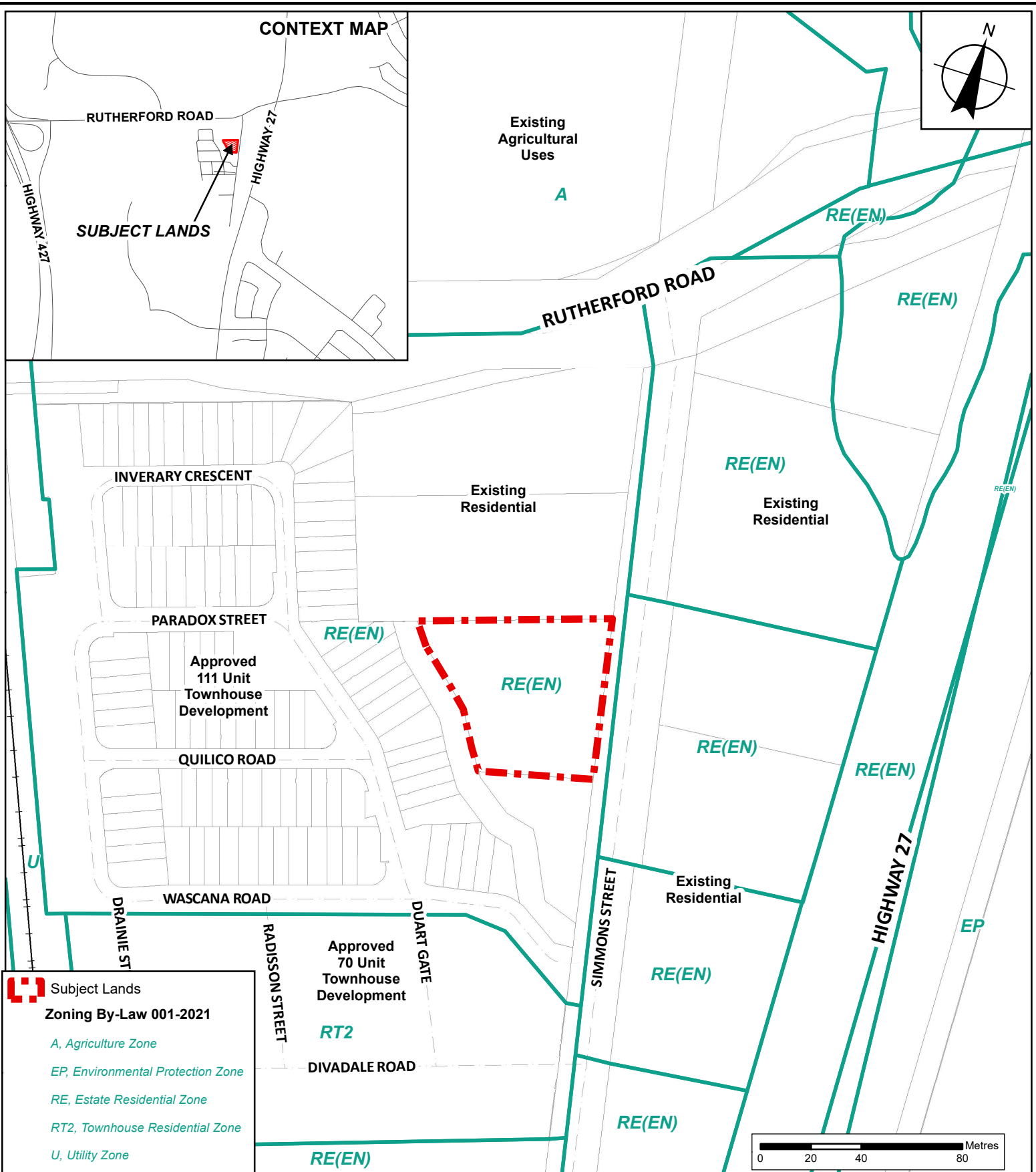
Prepared by

Kevin Ayala Diaz, Planner, ext. 8882

Letizia D'Addario, Senior Planner, ext. 8213

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Subject Lands

Zoning By-Law 001-2021

- A, Agriculture Zone*
- EP, Environmental Protection Zone*
- RE, Estate Residential Zone*
- RT2, Townhouse Residential Zone*
- U, Utility Zone*

Context and Location Map

LOCATION: 140 Simmons Street
Part of Lot 15, Concession 9

APPLICANT:
Gemini Urban Design (w) Corp.



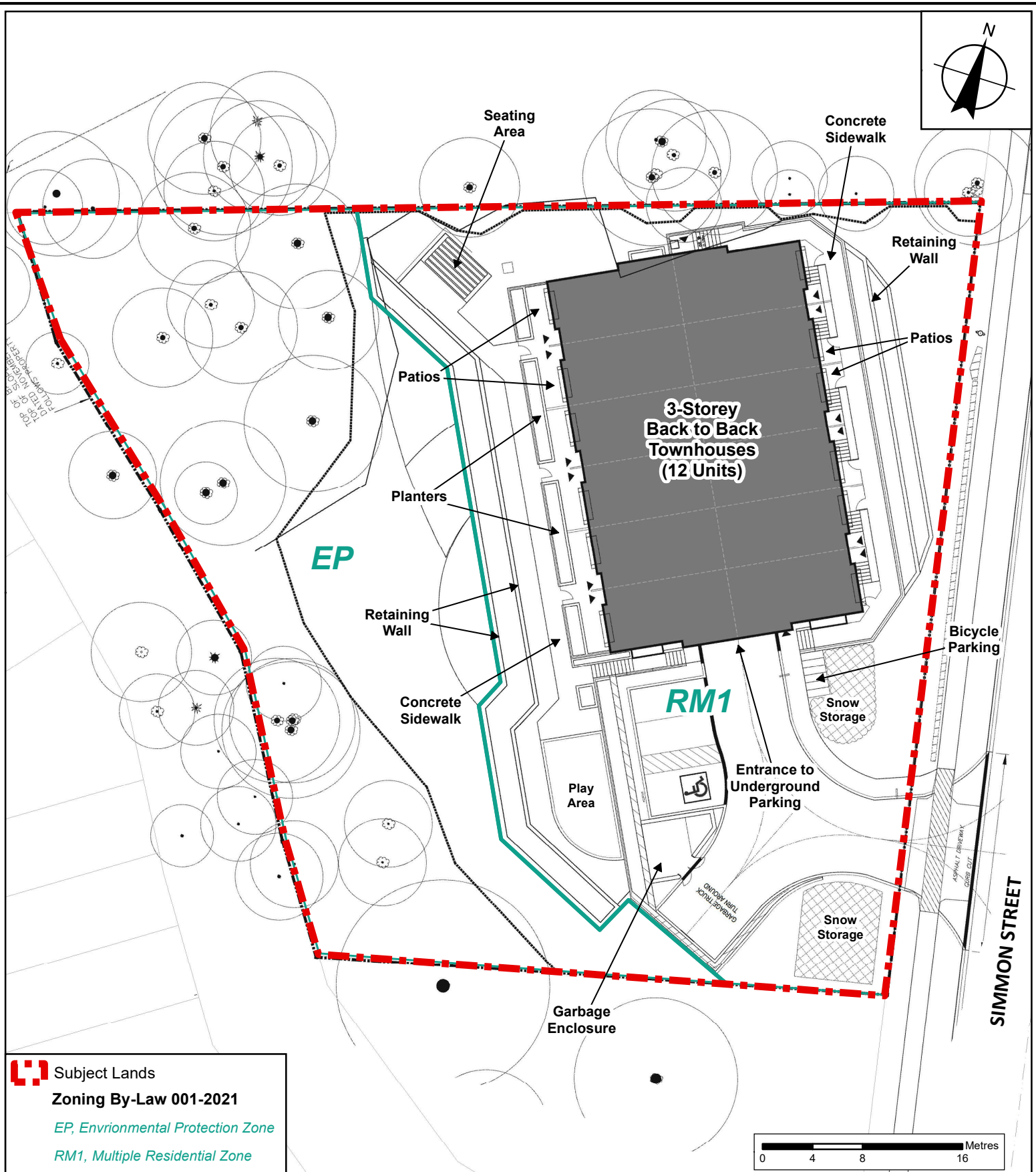
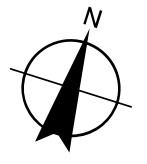
Development and
Parks Planning

Attachment

FILES:
OP.24.010, Z.24.023

DATE:
April 1, 2025





 Subject Lands
Zoning By-Law 001-2021
EP, Environmental Protection Zone
RM1, Multiple Residential Zone

Site Plan

LOCATION: 140 Simmons Street
 Part of Lot 15, Concession 9

APPLICANT:
 Gemini Urban Design (w) Corp.



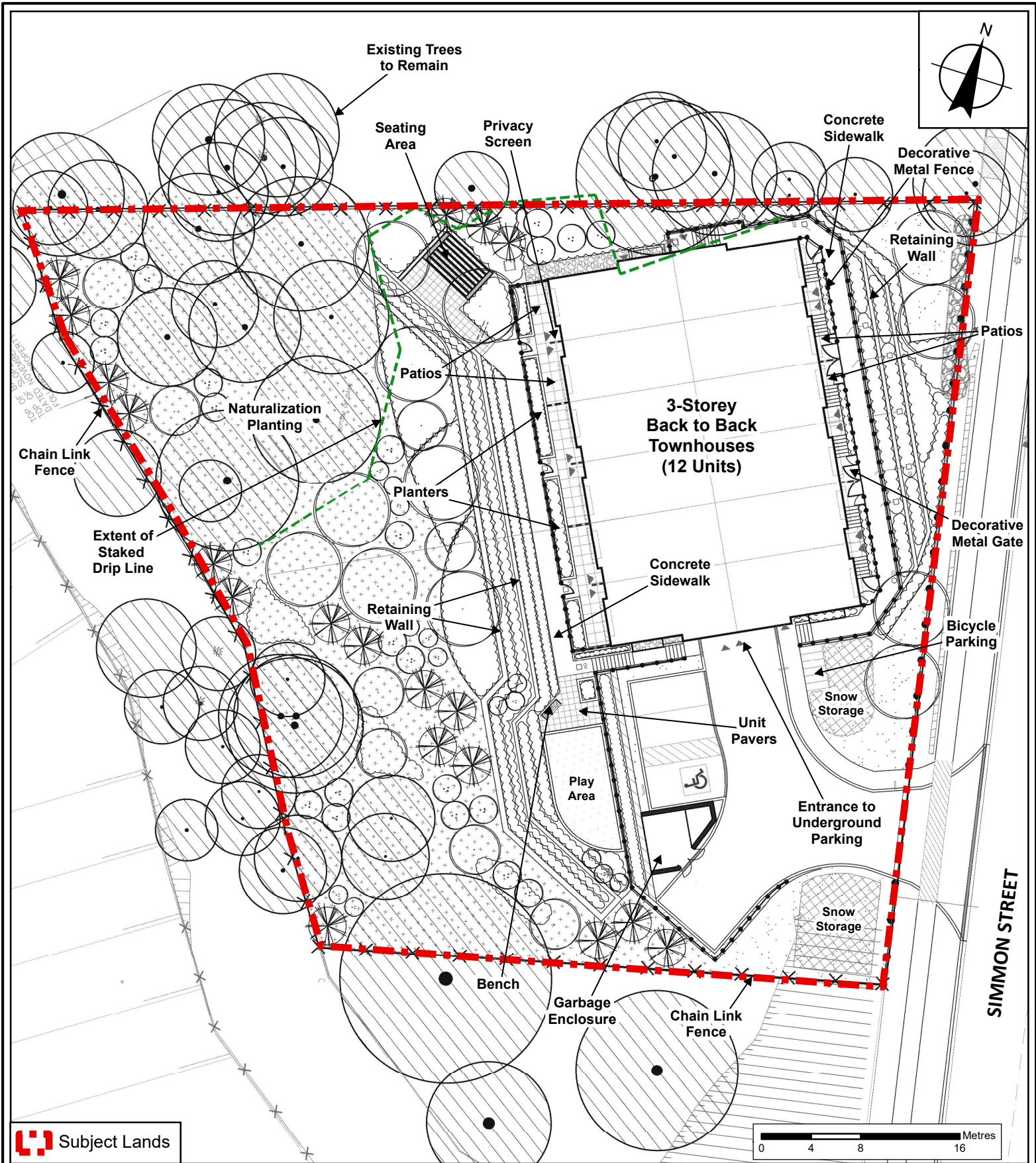
Development and
 Parks Planning


Attachment

FILES:
 OP.24.010, Z.24.023

DATE:
 April 1, 2025

2



 Subject Lands

Landscape Plan

LOCATION: 140 Simmons Street
Part of Lot 15, Concession 9

APPLICANT:
Gemini Urban Design (w) Corp.



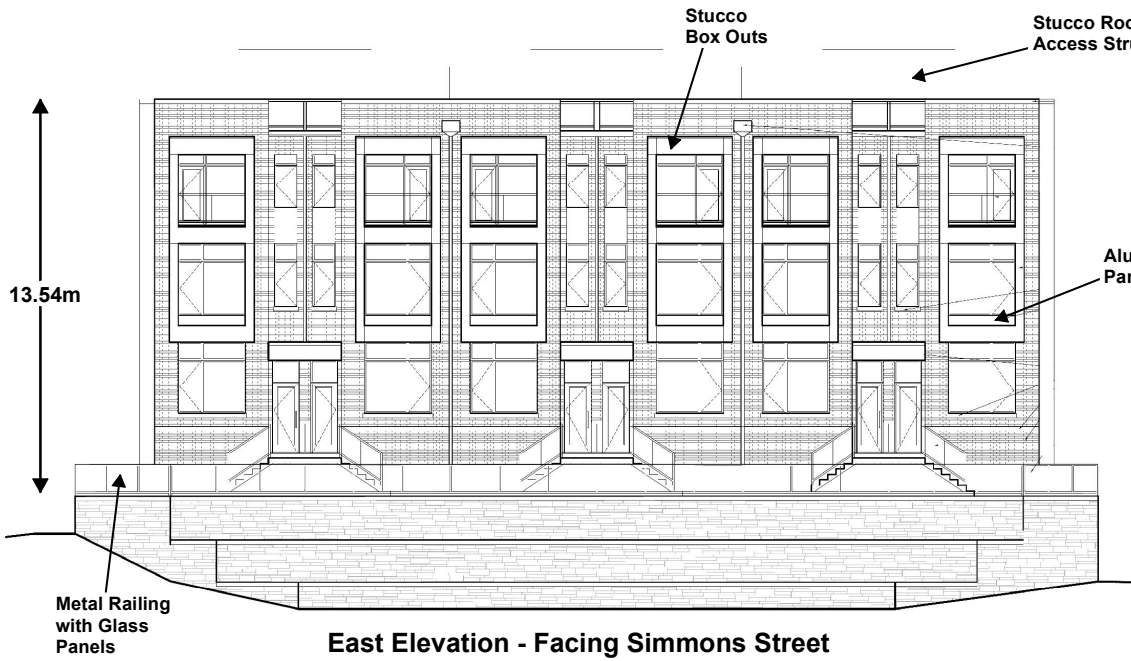
Development and
Parks Planning

Attachment

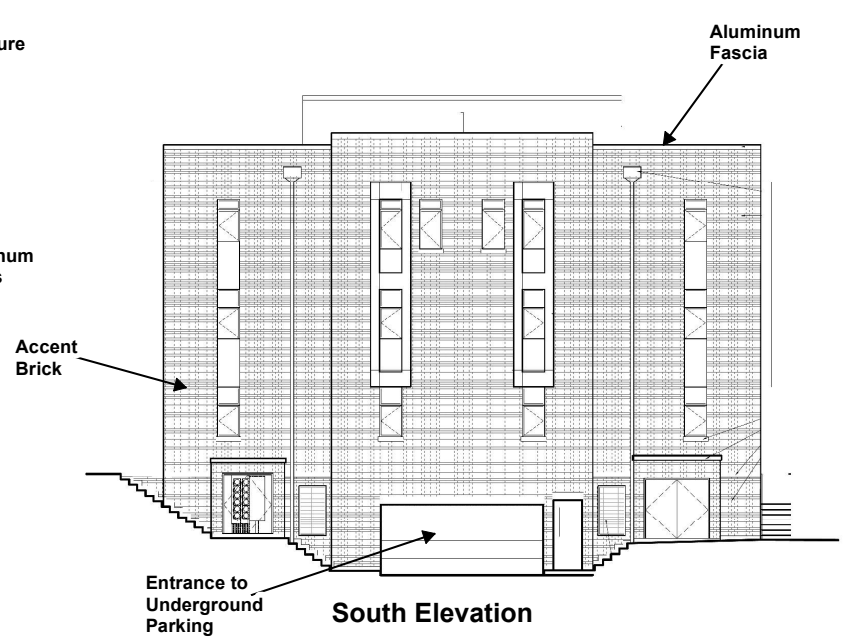
FILES:
OP.24.010, Z.24.023

DATE:
April 1, 2025

3



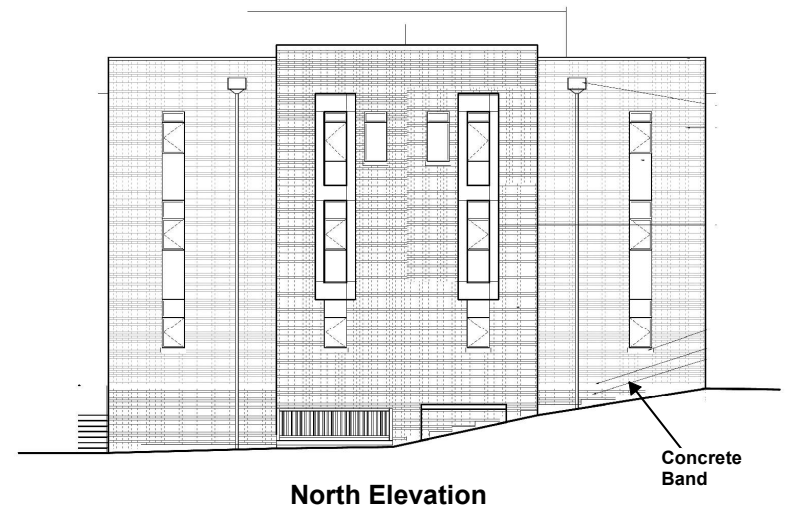
East Elevation - Facing Simmons Street



South Elevation



West Elevation



North Elevation

Not to Scale

Building Elevations

LOCATION: 140 Simmons Street
Part of Lot 15, Concession 9

APPLICANT:
Gemini Urban Design (w) Corp.



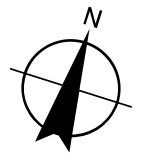
Development and
Parks Planning

Attachment

FILES:
OP.24.010, Z.24.023

DATE:
April 1, 2025

4



INVERARY CRESCENT

PARADOX STREET

QUILICO ROAD

WASCANA ROAD




RADISSON STREET

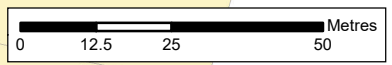
DUART GATE

DIVADALE ROAD

SIMMONS STREET

Portion of Subject Lands proposed to be redesignated from "Natural Areas" to "Low-Rise Residential"

-  Subject Lands
-  Natural Areas
-  Low-Rise Residential



Existing and Proposed VOP 2010 Designation

LOCATION: 140 Simmons Street
Part of Lot 15, Concession 9

APPLICANT: Gemini Urban Design (w) Corp.



Development and Parks Planning

Attachment

FILES:
OP.24.010, Z.24.023

DATE:
April 1, 2025

5



February 4, 2025

PAR-DPP-2024-00226

By email: (kevin.ayaladiaz@vaughan.ca)

Kevin Ayala Diaz
Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Kevin Ayala Diaz

**Re: Official Plan Amendment - OP.24.010 – Second Submission
Zoning By-law Amendment – Z.24.023 – Second Submission
140 Simmons Street
City of Vaughan, Regional Municipality of York
Owner: Gemini Urban Design Corporation
Agent: Glen Schnarr & Associates Inc.**

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the referenced circulated second submission, received by TRCA on December 24, 2024. A list of the materials reviewed by TRCA can be found in Appendix 'A' of this letter.

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed this application in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

It is our understanding that the purpose of the above noted applications is to redesignate and rezone the subject lands to facilitate 12 back-to-back townhouse dwelling units with a total Gross Floor Area of 1,918.05 m², underground parking, and site access via Simmons Street.

The subject lands are currently vacant. However, a single-family dwelling historically existed on these subject lands.

Official Plan Amendment

The subject lands are designated as “Natural Areas” by Schedule 13 – Land Use of Vaughan Official Plan (VOP) 2010 and are subject to Site Specific Policy 12.45. OPA #38 permits a total of 111 townhouse units collectively on the lands municipally known as 6061 and 6079 Rutherford Road, and 134 and 140 Simmons Street.

The Owner has submitted an Official Plan Amendment to redesignate a portion of the Subject Lands to Low-Rise Residential, subject to site-specific policies to permit the proposed development.

Zoning By-law Amendment

The subject lands are zoned “RE(EN) – Estate Residential Zone” with the Established Neighbourhood “-EN” suffix by Zoning by-law 001-2021.

The Owner has submitted a Zoning By-law Amendment Application to rezone the subject to lands to “RM1 – Multiple Residential Zone”, subject to site-specific provisions, and “EP-Environmental Protection Zone” to permit the proposed development.

Conservation Authorities Act – Section 28

The subject lands are within TRCA’s Regulated Area as it is located within a valley corridor associated with the Main Humber River. As such, a permit from TRCA pursuant to Conservation Authorities Act – Section 28 and Ontario Regulation 41/24 would be required for any development activity on the site. In accordance with Section 28 and Ontario Regulation 41/24, development may be permitted in the Regulated Area where it can be demonstrated to TRCA’s satisfaction that the control of flooding, erosion, dynamic beaches, unstable soils, or bedrock will not be affected.

Site Context & Background

The west property line of 140 Simmons Street represents the western staked Top of Slope and Long-Term Stable Top of Slope associated with the Humber River valley corridor. These regulated natural hazards were staked and assessed as part of a multi-unit residential project to the west of 140 Simmons Street (OP.17.011, Z.17.032, 19T-17V011). Through the review of the above-noted planning applications, TRCA agreed with the landowner’s retained consultants/geotechnical engineer that the valley slope within 140 Simmons Street was stable, and the Long-Term Stable Top of Slope coincided

with the staked Top of Slope. The stable valley slope descends until the central relatively flat portion of the subject lands that previously contained a residential dwelling and septic system. The former single residential dwelling was built in the early 1990s to replace a historical residential building that existed on the subject lands. The previously existing single residential dwelling was built into the valley slope. The slope then resumes descent to the east of the previous single-family dwelling on a moderate inclination towards Simmons Street. The eastern property line of 140 Simmons Street is the approximate limit of the Toe of Slope for an upper tiered portion of the main Humber River valley wall. The valley continues east of the municipal road through another tier of the valley wall. The subject lands are part of the Humber River valley corridor that was historically fragmented by the construction of Simmons Street in the early to mid 1900s. There are single family residential properties along Simmons Street, a new subdivision to the west of the subject lands, continuation of the valley slope immediately to the north and south, and planned development further south along Simmons Street outside of the Humber River valley system. TRCA staff have concluded that the subject lands are within the Humber River valley corridor, which is a confined valley system.

The previous single-family dwelling and associated septic system on the subject lands were demolished between 2019 – 2020. TRCA approved a permit (C-220508) for a replacement single-family dwelling at 140 Simmons Street on May 9, 2022, which included development (replacement dwelling, site alterations, and driveway), slope remediation, and restoration/plantings to stabilize the slope. As noted in TRCA's Permit Report for C-220508, the above-noted development meets the test of the former Ontario Regulation 166/06, as amended, as the proposed replacement residential dwelling would have been located on a flatter portion of the property (i.e. best efforts to remove the dwelling from the valley feature) with the area of the disturbed valley slope to be remediated and restored to ensure the continued stability and safety of the erosion hazard. Although the site was previously serviced by a septic system, sanitary and infrastructure upgrades along Simmons Street allowed the proposed replacement dwelling to be serviced by municipal connections which facilitated the new proposed dwelling's location. In addition, the proposed replacement residential dwelling represented the continuation of the existing single family residential use on the subject lands and within the valley slope. It is TRCA's understanding that the works associated with Permit C-220508 were not completed and the permit expired on May 8, 2024.

Based on a review of the subject property and TRCA's records, it is TRCA's understanding that there are unauthorized works on the subject property in contravention of Ontario Regulation 41/24. Following the demolition of the previously existing residential dwelling in 2019-2020, a significant unauthorized fill placement was placed within the valley slope without planning and permit approvals. Therefore, it is the expectation of TRCA that the unauthorized works will be addressed to the satisfaction of TRCA through remediating the erosion hazard and restoring the valley slope.

As noted above and in light of legislative and regulatory changes, TRCA's review does not include comments pertaining to matters (e.g. natural heritage, etc) outside of our

mandatory programs and services and regulatory authority. Please consult with the City of Vaughan if you have any questions regarding these matters.

Provincial Planning Statement (PPS)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Conservation Authorities have been delegated the responsibility of representing the provincial interest on natural hazards and Special Policy Area encompassed by Section 5.1 of the PPS. All decisions under the Planning Act affecting planning matters shall be consistent with the Provincially Planning Statement. Section 5.1 of the PPS establishes policies related to Natural Hazards so that development is directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety, or property damage.

As outlined in Section 5.2.2. of the Provincial Planning Statement, development shall generally be directed to areas outside of hazardous lands including those adjacent to river, stream, and small inland lakes which are impacted by flooding hazards and/or erosion hazards unless the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where the four (4) tests of Section 5.2.8 could be met. The four tests include the following:

- a) Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b) Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies;
- c) New hazards are not created and existing hazards are not aggravated; and,
- d) No adverse environmental impacts will result.

However, Section 5.2.8 does not contemplate new increased risks and intensified development on a valley slope as noted in the below supporting technical guides and provincial standards on erosion hazard.

An erosion hazard “means the loss of land, due to human or natural processes, that poses a threat to life and property” in accordance with the PPS. Erosion hazards within valley and stream corridors include both the erosion potential of the actual river or stream bank, as well as the potential erosion or slope stability issues associated with the valley walls. The identification of the hazard depends on whether there is well defined valley corridor that is part of a confined system or a relatively flat landscape that is not bounded by valley walls and is part of an unconfined system.

In accordance with the *MNR Technical Guide for Rivers and Stream Systems: Erosion Hazard Limit (2002)* and TRCA’s LCP, confined systems are those depressional features associated with a river or stream that are well defined by valley walls. Confined river or stream valleys can exhibit three different conditions within which erosion hazards exist or

may develop: valley slope that are steep but stable, valley slopes that are over steepened and potentially unstable, and valley slopes that are subject to active toe erosion.

In accordance with the provincial technical guidelines, “development should not occur on or on top of valley walls because the long-term stability of the slope, and therefore public health and safety, cannot be guaranteed. Development should be setback from the top of valley walls far enough to avoid increases in loading forces on the top of slope, changes in drainage patterns that would compromise slope stability or exacerbate erosion of the slope face, and loss of stabilizing vegetation on the slope face”. Prevention approaches are the preferred approach for management of riverine hazards over protection works (i.e., non-structural or structural engineering solutions) as they reduce or minimize hazard losses by modifying the loss potential. Prevention is generally achieved by directing development and site alteration to areas outside of hazardous lands.

TRCA’s Living City Policies (LCP)

TRCA’s Living City Policies describes a “Natural System” made up of water resources, regulated natural features, regulated natural hazards and buffers. The LCP indicates that development, infrastructure, and site alteration shall not be permitted within the Natural System. The LCP includes policies for development adjacent to, and in, the regulated natural features and natural hazards, such as no new development will be permitted where the lot is entirely within the erosion hazard of valley and stream corridors. TRCA’s LCP does not permit development, interference, and alteration within a regulated area that proposes to modify hazardous lands, including such lands within valley and stream corridors, to create additional area to accommodate or facilitate new development or intensification. Instead, the LCP generally directs new development, including intensification, outside of the limits of the erosion hazard to ensure safety, stability, and the protection of life and property.

Application-Specific Comments

TRCA staff reviewed and commented on the Pre-Application Consultation PAC.23.074 via email on September 8, 2023, and provided first submission memo for OP.24.010 and Z.24.023 on August 28, 2024. As previously indicated in these correspondences, the proposed development contemplated under OP.24.010 and Z.24.023 represents new, intensified development and significant site alteration within the valley slope of the Humber River valley corridor. Additionally, the larger footprint associated with the current proposal involves significant excavation within the valley slope and multiple tiered retaining walls to create additional developable lands. The proposed development also contemplates the removal of the valley slope between the plateau and 140 Simmons Street. The slope stability assessment submitted with these applications acknowledges that the entirety of the subject lands are within the valley slope. Furthermore, the introduction of structures into the slope to retain the soil and facilitate the proposed townhouse development will potentially create a hazard over the long-term. Such deficiencies can be triggered once the structural walls or some of their important elements (i.e., drainage system) reach the end of their life cycle or are not appropriately maintained or rehabilitated in a timely manner. The MNR technical guide recognizes “that there is no guarantee that protection works will offer protection for the 100 year planning horizon”,

which is why prevention is the preferred approach for land use planning as it relates to natural hazards.

While it is acknowledged that the valley slope is stable as previously determined through the above-noted previous planning applications, the valley slope is still an erosion hazard and thus hazardous lands under the PPS. TRCA is of the opinion that this proposal is not consistent with Section 5 of the Provincial Planning Statement and TRCA's Living City Policies, and TRCA would be unable to recommend approval of a future permit under Ontario Regulation 41/24. The intent of provincial and TRCA policies is to reduce the risk to life and property by directing development away from hazardous lands. TRCA is not supportive of the proposed development, level of intensification, and significant site alterations to create additional developable areas within hazardous lands of the Humber River valley corridor. Furthermore, the limits of development on this subject property can not be established as the proposed development contemplates removal of a significant portion of the stable valley slope to facilitate the proposed development.

Recommendation

In light of the above, TRCA staff are of the opinion that the Official Plan Amendment Application OP.24.010 and Zoning By-law Amendment Z.24.023 should be refused as they do not demonstrate consistency with the Provincial Planning Statement and TRCA's Living City Policies.


Comments have also been provided in Appendix 'B' for the applicant's consideration. Regardless of completing the revisions below, TRCA staff are unable to support new development and intensification within the valley slope and erosion hazard of the Humber River valley corridor

Fees

TRCA staff thank the applicant for providing the application review fee of \$14,330 (2022 TRCA Planning Fee Schedule – Official Plan Amendment - Major), which was processed on January 31, 2025.

Should you have any questions, please contact me at 437-880-2347 or at joshua.lacaria@trca.ca.

Sincerely,

 Digitally signed
by Joshua Lacaria
Date: 2025.02.04
10:18:56 -05'00'

Joshua Lacaria
Planner
Development Planning and Permits | Development and Engineering Services
joshua.lacaria@trca.ca, 437-880-2347

Appendix 'A' Materials Reviewed by TRCA

The following materials were received by TRCA on December 24, 2024:

- Architectural Drawings, prepared by FBR architects inc., dated September 15, 2024;
- Draft Official Plan Amendment, unnamed, undated;
- Draft Zoning By-law Amendment, unnamed, undated;
- Environmental Impact Study, prepared by Dillon Consulting, dated December 2024;
- Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated October 2024;
- Landscape Plan, prepared by Strybos Barron King Landscape Architecture, dated December 6, 2024;
- Plan of Survey, prepared by R-PE Surveying Ltd., dated February 12, 2024;
- Planning Justification Report, prepared by Glen Schnarr & Associates Inc., dated December 2024;
- Site Grading Plan, prepared by Schaeffers Consulting Engineers, undated;
- Site Plan, prepared by FBR architects inc., dated June 12, 2024;
- Site Servicing Plan, prepared by Schaeffers Consulting Engineers, undated;
- Slope Stability, Geotechnical, & Hydrogeological Site Assessment, prepared by EON Environmental Consulting Ltd., dated March 28, 2024;
- Response Matrix, prepared by unnamed, undated.

Appendix 'B' Comments on Technical Materials

The following comments are based on a review of the materials noted in Appendix 'A'. Regardless of completing the below revisions, TRCA staff are unable to support new development and intensification within the valley slope and erosion hazard of the Humber River valley corridor:

1. Should the applicant proceed with a revised submission in light of the above noted concerns, a revised slope stability analysis would be needed which utilize the most current site topographical information to confirm the current slope condition and stability recommendations.
2. TRCA requires an erosion access allowance which is a component of development limits and associated setbacks. The erosion access allowance cannot be demonstrated for this site as the proposal contemplates development within the valley slope.
3. TRCA defers the review of water quality and quantity to the City of Vaughan.
4. Per the TRCA SWM Criteria document (2012), initial abstraction over impervious areas cannot be credited for on site retention. Therefore, please revise the required on site retention volumes based on the 5 mm runoff volume over the entire site.
5. Please clarify if the retention volume provided within the proposed underground SWM tank is an open space, as a typical stone trench porosity was not used to calculate the provided retention volume.
6. It was noted an infiltration depth of 0.10 m was assumed in the retention volume calculations, however, based on the elevations on the "140 Simmons Street, City of Vaughan, Orifice -Storage Tank" page in Appendix B of the Functional Servicing Report (Schaeffers, May 2024), 0.05 m of retention depth appears to be available. Please review and revise the SWM calculations as required to ensure the provided retention volume is sufficient to achieve the SWM criteria on site.
7. Please provide drawings and details for the proposed underground SWM tank to verify the proposed dimensions match the design (area, retention depth to outlet invert, etc.). Additionally, a cross section is required illustrating the seasonally high groundwater level to ensure the minimum separation from the bottom of the infiltration chamber has been met.
8. Please note at the detailed design submission, ESC drawings in accordance with TRCA's ESC guidelines will be required.

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD(S): 1

**TITLE: AMMP HOLDINGS INC. C/O HILL GROUP
ZONING BY-LAW AMENDMENT FILE NO. Z.24.035
11260 WESTON ROAD
VICINITY OF KIRBY ROAD AND WESTON ROAD**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend site-specific zoning exceptions established through a Minister's Zoning Order ('MZO') (Ontario Regulation ('O. Reg.')

 644/20) that permits a residential subdivision comprised of 295 units, a medium density block, a senior's facility block and an elementary school block as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes a residential subdivision comprised of 295 units, a medium density block, a senior's facility block and an elementary school block.
- A Zoning By-law Amendment application is required to permit the proposed development.
- 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.24.035 (AMMP Holdings Inc. c/o Hill Group) 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: 11260 Weston Road (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 09, 2024

Date application was deemed complete: November 27, 2024

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

AMMP Holdings Inc. c/o Hill Group (the 'Owner') has submitted Zoning By-law Amendment File Z.24.035 (the 'Application') for the Subject Lands shown on Attachment 1, to amend the site-specific zoning exceptions established through an MZO (O. Reg. 644/20) that permits a residential subdivision comprised of 295 units, a medium density block, a senior's facility block and an elementary school block (the 'Development') shown on Attachments 2 to 4.

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 07, 2025.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Weston Road in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Kleinberg and Area 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 18, 2025, by the Development and Parks Planning Department.

Any additional 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 the MZO and previous reports applicable to the Subject Lands:

O. Reg. 644/20: Zoning Order – City of Vaughan, Regional Municipality of York
[November 6, 2020, O. Reg. 644/20 \(ontario.ca\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[January 18, 2016, Committee of Whole \(Working Session\) \(Item 3, Report 4\)](#)

New Community Area – Block 41 Secondary Plan Study Public Hearing Report:
[April 2, 2019, Committee of Whole \(Public Hearing\) \(Item 3, Report 15\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[October 7, 2019, Committee of Whole \(Item 1, Report 29\)](#)

Block 41 Block Plan Public Hearing Report:
[February 7, 2023, Committee of the Whole \(Public Hearing\) \(Item 4, Report 08\)](#)

Block 41 Landowners Group – Block Plan Approval Committee of Whole Report:
[September 17, 2024, Committee of Whole \(Item 4, Report 30\)](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’).
- “Low-Rise Residential”, “Mid-Rise Residential”, “Mid-Rise Mixed-Use”, and “Natural Areas” on Schedule B – Land Use Plan of VOP 2010, Volume 2, Section 11.14 - Block 41 Secondary Plan
- An Elementary School and a stream are identified on Schedule B – Land Use Plan by Block 41 Secondary Plan.
- The Low-Rise Residential Designation permits residential units including detached and townhouse dwellings (up to 3-storeys).
- The Mid-Rise Residential Designation permits townhouse dwellings (up to 3-storeys) and mid-rise buildings up to 8-storeys.
- The Mid-Rise Mixed-Use Designation Permits townhouse dwellings (up to 3-storeys) and mid-rise mixed-use buildings up to 8-storeys with a maximum Floor Space Index (‘FSI’) of 2.5.
- The Natural Areas Designation prohibits development and/or site alteration except for natural area management, conservation and flood erosion control, transportation, infrastructure and utilities, and low-intensity and passive recreational activities.
- The Development conforms to VOP 2010.

Amendments to the site-specific development standards in O. Reg. 644/20 through Zoning By-law 1-88 are required to permit the Development:

Zoning:

- “Low-Rise Residential Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” by O. Reg. 644/20, as shown on Attachment 2, subject to site-specific zoning regulations.
- The Owner proposes to amend site-specific development standards in O. Reg. 644/20 as identified in Table 1, and to introduce new site-specific exceptions as identified in Table 2 in Attachment 5, to permit the Development as shown in Attachments 2 to 4.
- No change to land use or permitted uses established through the MZO are proposed.

Table 1:

	O. Reg. 644/20 Standards	O. Reg. 644/20 Requirement	Proposed Exceptions to the O. Reg. 644/20 Requirements
a.	Minimum Driveway Widths	3.0 m	2.6 m
b.	Maximum Driveway Widths	The Maximum Width of a Private Driveway is: i. 4 m if the lot frontage is less than 9 m, ii. 6.5 m if the lot frontage is at-least 9 m but less than 12 m: iii. 9 m if the lot frontage is 12 m or greater	Notwithstanding Section 4.(2).14, in Low Rise Residential Zones, the maximum driveway width shall be subject to the following requirements: i. 2.9 m if the lot frontage less than 6 m shall be; ii. 3.5 m if the lot frontage is between 6 m to 6.99 m ; iii. 3.75 m if the lot frontage is between 7 m to 8.99 m; iv. 6.0 m if the lot frontage is between 9 m to 11.99 m; and, v. 9.0 m if the lot frontage is 12.0 m or greater

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report at 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 Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 ('PPS 2024'), and the policies of VOP 2010, the Block 41 Secondary Plan and any other deemed City official plan policies.
b.	Appropriateness of Amendments to the MZO and Zoning By-law 1-88	The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Block 41 Block Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 41 Block Plan Area. ▪ The Block Plan application for Block 41 was conditionally approved at the September 17, 2024, Committee of Whole Meeting. ▪ The landowners are required to fulfill all conditions of Block Plan approval to the satisfaction of the Policy Planning and Special Programs Department ('PPSP') and prior to the registration of the associated Draft Plan of Subdivision Applications within the block.
d.	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.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	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. ▪ Urban Design Guidelines for the Block 41 Block Plan area have been submitted with the Block Plan Application. The Development will be reviewed in consideration of these Guidelines.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA') and external public agencies and utilities.
h.	School Boards	<ul style="list-style-type: none"> ▪ The Application was circulated to the York Catholic District School Board and York Region District School Board for comments.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The related Draft Plan of Subdivision application (19T-24V010) proposes an Elementary School Block, as shown on Attachment 2. The Application will be reviewed as per School Board requirements to ensure allocated lands for institutional uses and population growth are consistent with the requirements.
i.	TransCanada Pipeline	<ul style="list-style-type: none"> ▪ The Application has been circulated to TransCanada Pipeline ('TCPL') for review, as a TCPL compressor station and pipeline are located within Block 41. ▪ The Development shall maintain the following setbacks: <ul style="list-style-type: none"> ▪ a minimum 3 m setback from the edge of the TCPL Pipeline Right-of-Way for all temporary and accessory structure; ▪ a minimum 7 m setback from the edge of the TCPL Pipeline Right-of-Way for all homes/permanent structures; ▪ a minimum 13 m setback from the edge of the closest pipeline for any road/laneway parallel to the TCPL Pipeline Right-of-Way.
j.	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 shall achieve a minimum Bronze score of 27.
k.	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. ▪ The Parks Infrastructure Planning and Development Department is currently reviewing the application to ensure the required parkland dedication is in accordance with the Secondary Plan policies and statutory guidelines.
l.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of Provincial, Regional and City polices 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	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 Subject Lands are located on Weston Road, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances.
n.	Related Draft Plan of Subdivision Application (File 19T-24V010)	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-24V010. ▪ Should the Application be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements. ▪ Natural heritage features (Identified as Block 212 on Attachment 3) shall be conveyed to the City of Vaughan or Toronto and Region Conservation Authority (‘TRCA’) through conditions as part of the Draft of Subdivision Application.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 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*, YROP 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 is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed 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 Kaveen Fernando, Planner, Development and Parks Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision File 19T-24V010 and Proposed Zoning
3. Draft Plan of Subdivision File 19T-24V010
4. Master Landscape Plan
5. Table 2 - New Zoning Exceptions to O. Reg. 644/20

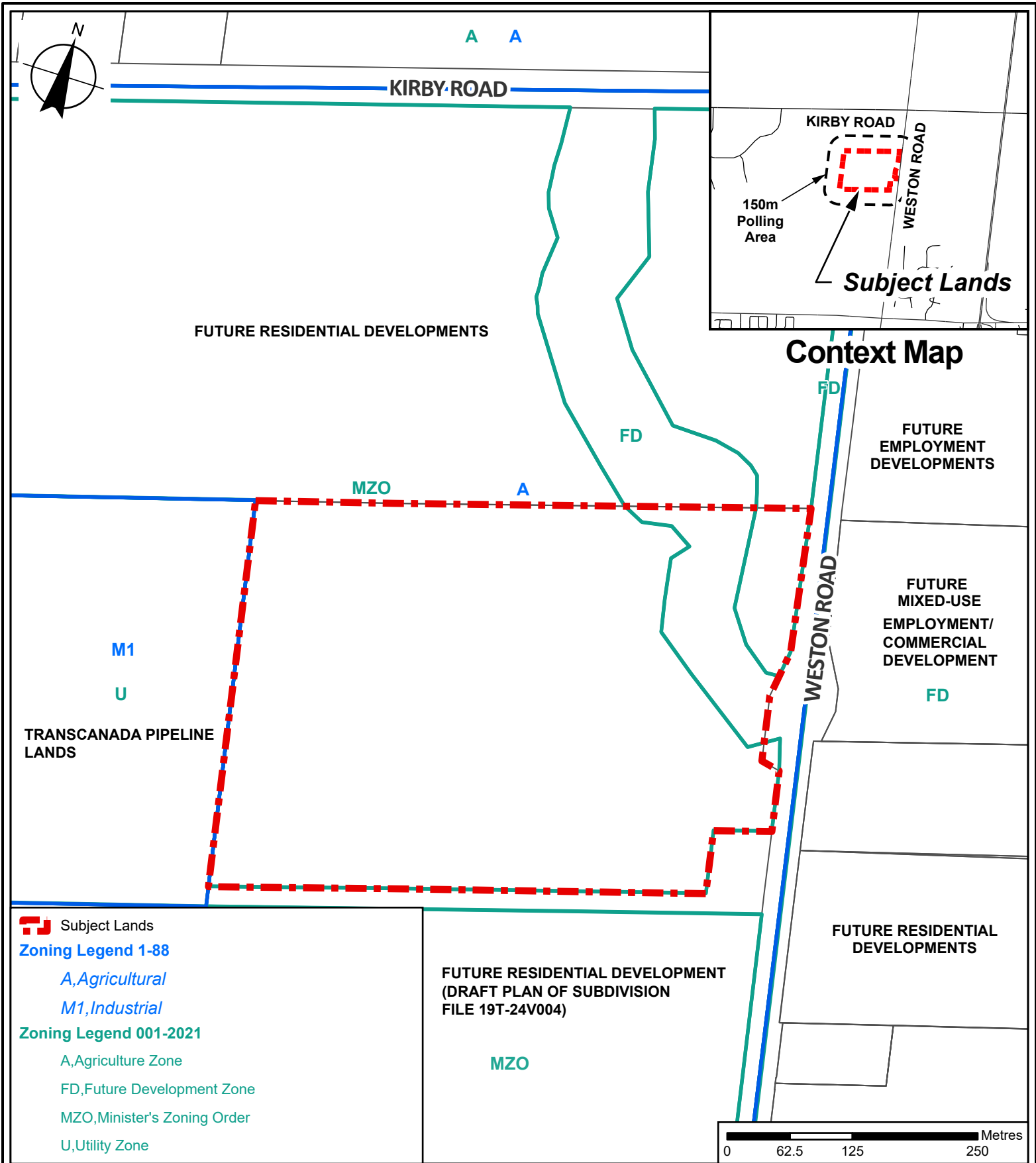
Prepared by

Kaveen Fernando, Planner, ext. 8592

Cassandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Context and Location Map

LOCATION:

11260 Weston Road, Part of Lot 29, Concession 6
 Being Parts 1, 2 & 3 on 65R-4437

APPLICANT:

AMMP Holdings Inc. c/o Hill Group



VAUGHAN

Development and
 Parks Planning

Attachment

FILE:

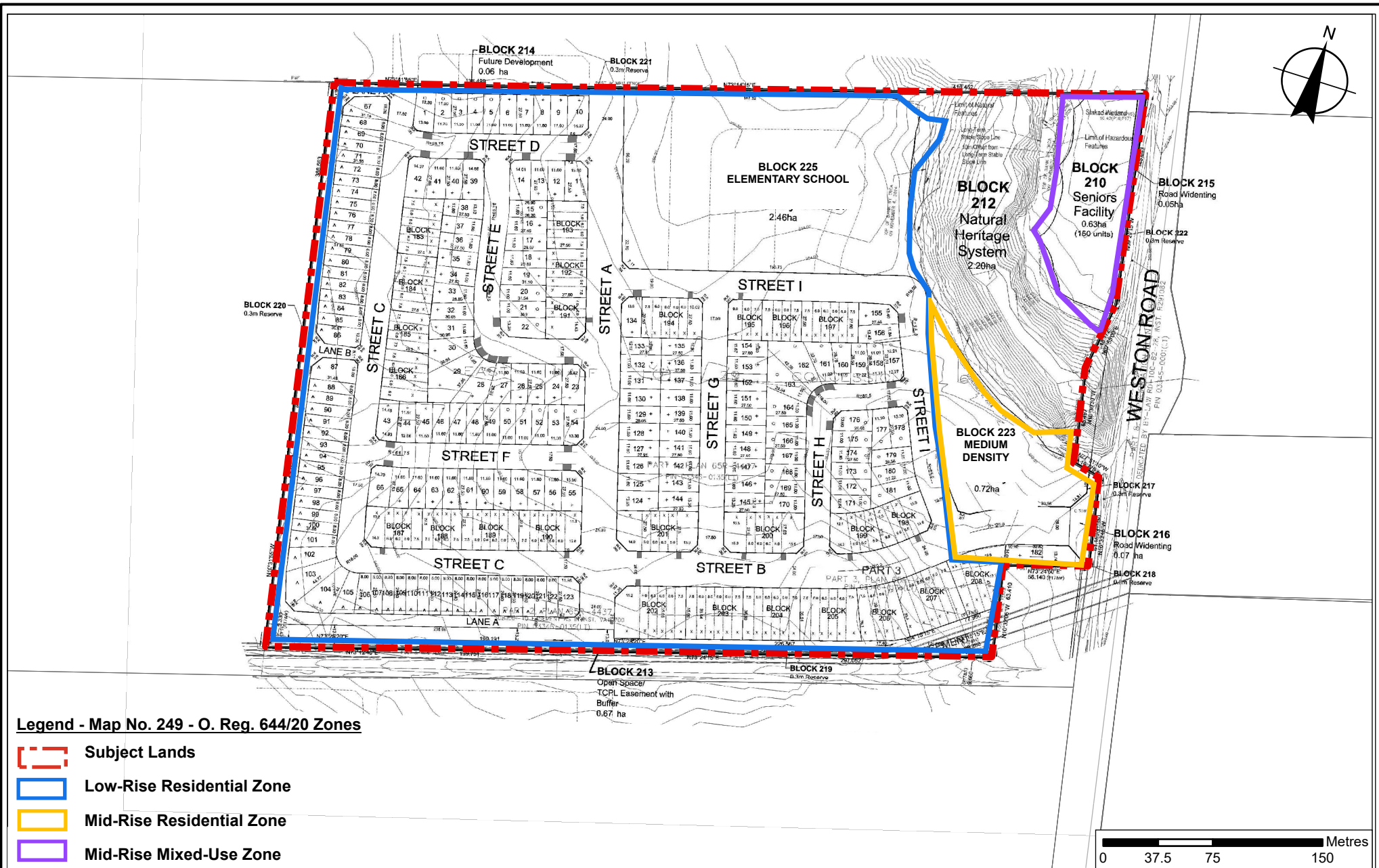
Z.24.035

RELATED FILE: 19T-24V010

DATE:

April 01, 2025

1



Legend - Map No. 249 - O. Reg. 644/20 Zones

- Subject Lands
- Low-Rise Residential Zone
- Mid-Rise Residential Zone
- Mid-Rise Mixed-Use Zone

Draft Plan of Subdivision File 19T-24V010 and Proposed Zoning

Attachment

LOCATION:
11260 Weston Road, Part of Lot 29, Concession 6
Being Parts 1, 2 & 3 on 65R-4437



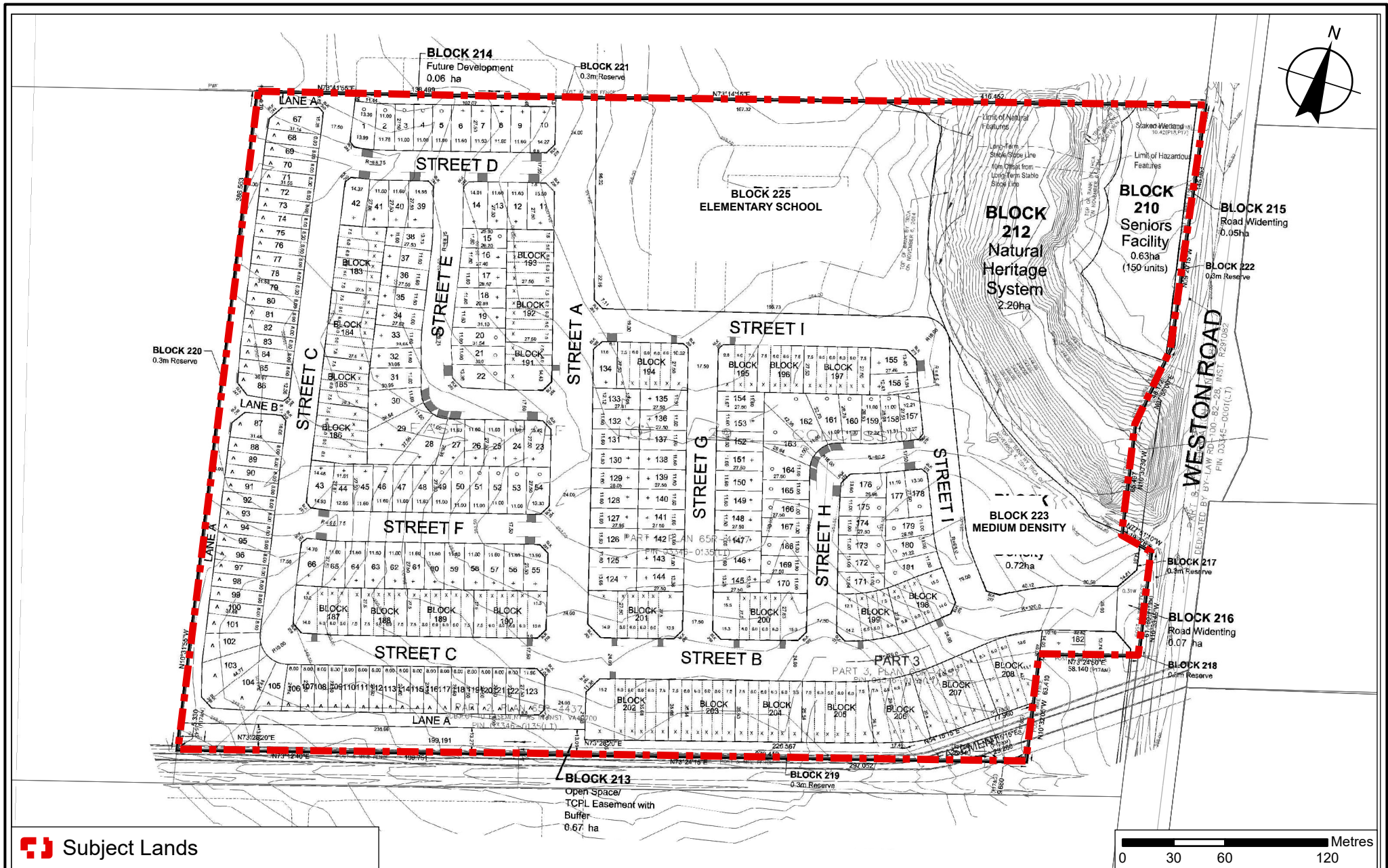
Development and
Parks Planning

APPLICANT:
AMMP Holdings Inc. c/o Hill Group

FILES: Z.24.035
RELATED FILE: 19T-24V010

DATE:
April 1, 2025

2



Subject Lands

Draft Plan of Subdivision File 19T-24V010

LOCATION:
 11260 Weston Road, Part of Lot 29, Concession 6
 Being Parts 1, 2 & 3 on 65R-4437

APPLICANT:
 AMMP Holdings Inc. c/o Hill Group



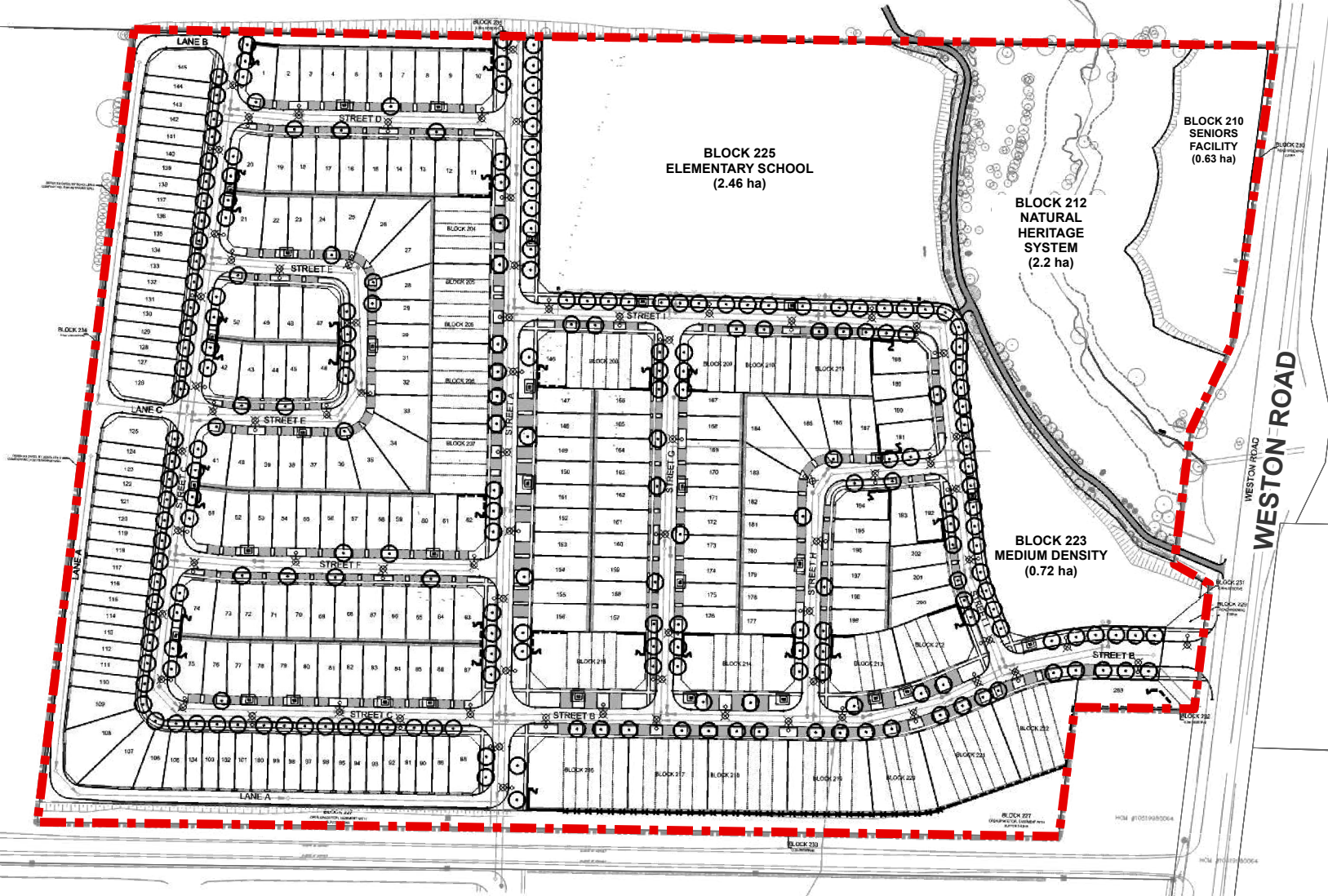
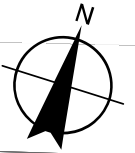
Development and
 Parks Planning

Attachment

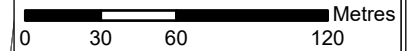
FILE:
 Z.24.035
RELATED FILE: 19T-24V010

DATE:
 April 1, 2025

3



 Subject Lands



Master Landscape Plan

LOCATION:
11260 Weston Road, Part of Lot 29, Concession 6
Being Parts 1, 2 & 3 on 65R-4437

APPLICANT:
AMMP Holdings Inc. c/o Hill Group



Development and
Parks Planning

Attachment

FILE:
Z.24.035
RELATED FILE: 19T-24V010

DATE:
April 1, 2025

4

Attachment 5 – Table 2 New Zoning Exceptions to O. Reg 644/20

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
a.	Definition of “Attachment”	There is no definition for An Attachment in Zoning By-law 1-88.	Notwithstanding Section 1, “Definitions” in O. Reg. 644/20, “Attachment” – means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the main house.
b.	Definition of “An Attached Rear Yard private Garage”	There is no definition for An Attached Rear Yard private Garage in Zoning By-law 1-88.	Notwithstanding Section 1, “An attached Rear Yard private Garage” - Means a private garage which is accessed from the rear of a lot via a lane and is connected to the main dwelling with an attachment. An attached rear yard private garage may have part of the main dwelling unit or a secondary suite above the main level.
c.	Definition of “Parking Space”	Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	Notwithstanding Section 1, “Parking Space” - Means a rectangular area measuring at least 2.7 m by 5.8 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
d.	Definition of “Deck”	There is no definition for a Deck in Zoning By-law 1-88.	Means an uncovered, unenclosed platform without a foundation with direct access to the ground.

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
The following amendment shall apply to single detached dwellings:			
i.	Minimum Driveway Widths	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified Driveway Width.	The provisions under Schedule "A3" general note shall not apply to Low-Rise Residential Zone.
The following amendments shall apply to single detached dwellings with a detached private garage located in the rear yard and access provided by a lane:			
i.	Minimum Lot Frontage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Frontage.	8 m per unit
ii.	Minimum Lot Area	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Area.	215 m ²
iii.	Minimum Front Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Front Yard.	2 m
iv.	Minimum Interior Side Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	1.2 m but may be reduced to 0.6 m on one side where the abutting interior side is 0.6 m or greater
v.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	0.6 m
vi.	Minimum Sight Triangle	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with	1.2 m

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
		a specified requirement for a Minimum Sight Triangle.	
vii.	Minimum distance between an attached rear yard private garage and the rear wall of the main dwelling	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a minimum distance between an attached rear yard garage and the rear wall of the main dwelling.	4.5 m
viii.	Maximum Lot Coverage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Maximum Lot Coverage.	There shall be no maximum lot coverage.
ix.	Maximum Interior Garage Width	There are no regulations in Zoning By-law 1-88 for Maximum Garage Width.	The maximum permitted interior garage width shall be 5.8 m if the lot frontage is 11.5 m or less.
x.	Maximum height of an attached rear yard private garage	There are no regulations in Zoning By-law 1-88 for an attached rear yard garage.	The maximum building height of an attached rear yard private garage shall not exceed the height of the main dwelling.
xi.	Width of driveways accessed through a rear yard and laneway	There are no regulations in Zoning By-law 1-88 for the width of a driveway accessed through a rear yard and laneway.	No maximum driveway width shall apply.
xii.	Encroachments into interior side yards	Notwithstanding Paragraphs (a), (b) and (c), no encroachment permitted in an interior side yard shall be closer than 1.2 metres to a line except eaves, gutters, external central air conditioner and/or heat pump units.	Notwithstanding the provisions of Section 3.14 (i) of Zoning By-law 1-88, no encroachment permitted in an interior side yard shall be closer than 0.6 m to a line except eaves, gutters, external central air conditioner and/or heat pump units.

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
			<p>Fire places shall only be allowed to encroach into the interior side yards where a 1.2 m interior side yard is maintained.</p> <p>Decks (including steps) shall only be permitted where an outdoor amenity area is present and shall maintain a minimum setback of 1.2 m from the interior side lot line.</p>

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD(S): 4

TITLE: ELMWAY RESIDENCES CORP.
ZONING BY-LAW AMENDMENT Z.24.041
PART OF BLOCK 158, PLAN 65M-3523
VICINITY OF THORNHILL WOODS DRIVE AND ELMWAY
COURT

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands shown on Attachment 1, to permit six (6) blocks of three (3) storey townhouse dwellings for a total of 36 townhouse units serviced by a future common element driveway with vehicular access from Thornhill Woods Drive as shown on Attachment 2 and 3.

Report Highlights

- The owner proposes to rezone the subject lands to facilitate 36 three (3) storey townhouse units on a future common element condominium road within six (6) blocks.
- Zoning By-law Amendment File Z.24.041 has been submitted in support of the proposed development.
- 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 Files Z.24.041 (Elmway Residences Corp.) 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: Part of Block 158, on Registered Plan 65M-3523 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 18, 2024

Date application was deemed complete: February 11, 2025

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

Elmway Residences Corp. (the 'Owner') has submitted Zoning By-law Amendment File Z.24.041 (the 'Application') to rezone the Subject Lands from "R3A (EN) Third Density Residential Zone" subject to site-specific exception 14.729 by Zoning By-law 001-2021 (Attachment 1) to "RT1(H) - Townhouse Residential Zone" with a Holding Symbol "(H)", (Attachment 2) together with the site-specific zoning exceptions as identified in Attachment 4. The Application would facilitate the development of 36, three (3) storey townhouse units within six (6) blocks serviced by a future common element driveway with vehicular access from Thornhill Woods Drive, shown on Attachments 2 and 3 (the 'Development').

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 7, 2025.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Thornhill Woods Drive and Elmway Court in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Preserve Thornhill Woods Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of March 18, 2025. The comments are organized by theme as follows:

Privacy, Shadow and View

- the Development height will cause shadow and privacy impacts and obstruct the view of existing residents on adjacent properties and the nearby park

- the Development will decrease sunlight in key areas, and lighting and visibility, increasing risks to the public

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the Development will intensify existing parking shortages and create access challenges in the area

Noise Pollution

- the Development will increase density in the area and lead to greater noise levels, both during construction and after the development is completed

Green Space

- the Development will decrease existing green space and diminish the environmental character of the neighborhood

Waste Management

- the Development will require communal garbage bins, increasing safety concerns and accumulation of overflowing garbage

Any additional 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.

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010
- This designation permits townhouse dwellings (up to 3-storeys).

Zoning By-law 001-2021

- “Third Density Residential “R3A (EN) Third Density Residential Zone” subject to site-specific exception 14.729, as shown on Attachment 1
- The Owner proposes to rezone the Subject Lands to “RT1(H) - Townhouse Residential” Zone with a Holding Symbol “(H)” together with the site-specific zoning exceptions identified in Attachment 4 of this report.

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 applications, 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 ('PPS 2024') and the policies of VOP 2010 including but not limited to townhouse criteria (Policy 9.2.3.2) 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.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications 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 Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands 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, external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
h.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City polices 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.
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. Matters including the driveway entrance, parking, truck maneuvering, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.
j.	Future Applications	<ul style="list-style-type: none"> The Owner is required to submit a Site Development Application, a Draft Plan of Condominium (Common Element) Application and a Part Lot Control Application to facilitate the Development.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 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*, YROP 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 is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed 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 Applications. 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 Paul Procopio, Planner, Development and Parks Planning Department, ext. 8412.

Attachments

1. Context and Location Map
2. Proposed Site Plan and Zoning
3. Typical Elevations
4. Proposed Zoning Exceptions to Zoning By-law 001-2021 – Table 1

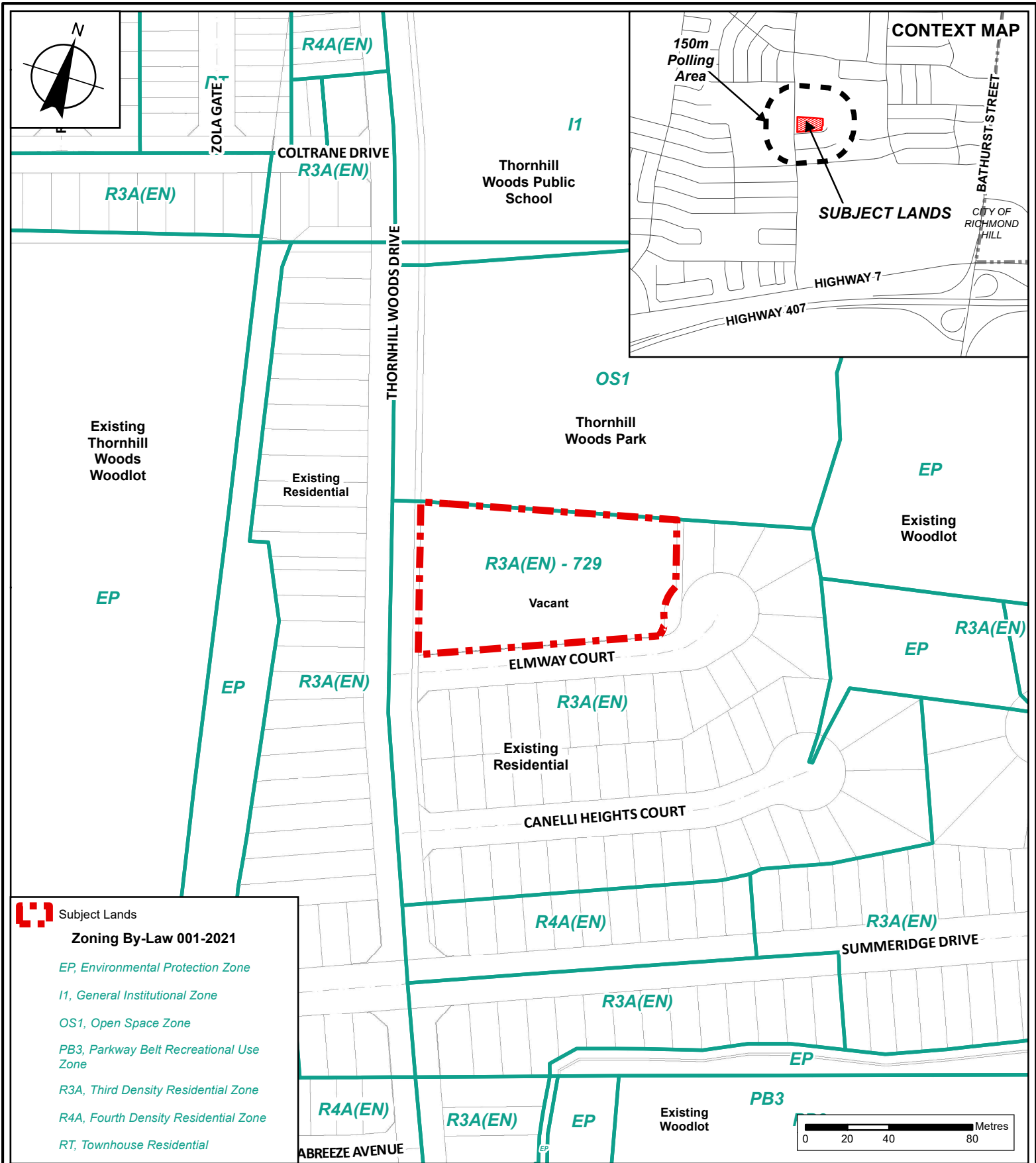
Prepared by

Paul Procopio, Planner, ext. 8412

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Context and Location Map

LOCATION:
 Part of Block 158 on Plan 65M-3523
 Part of Lot 12, Concession 2

APPLICANT: Elmway Residences Corp.



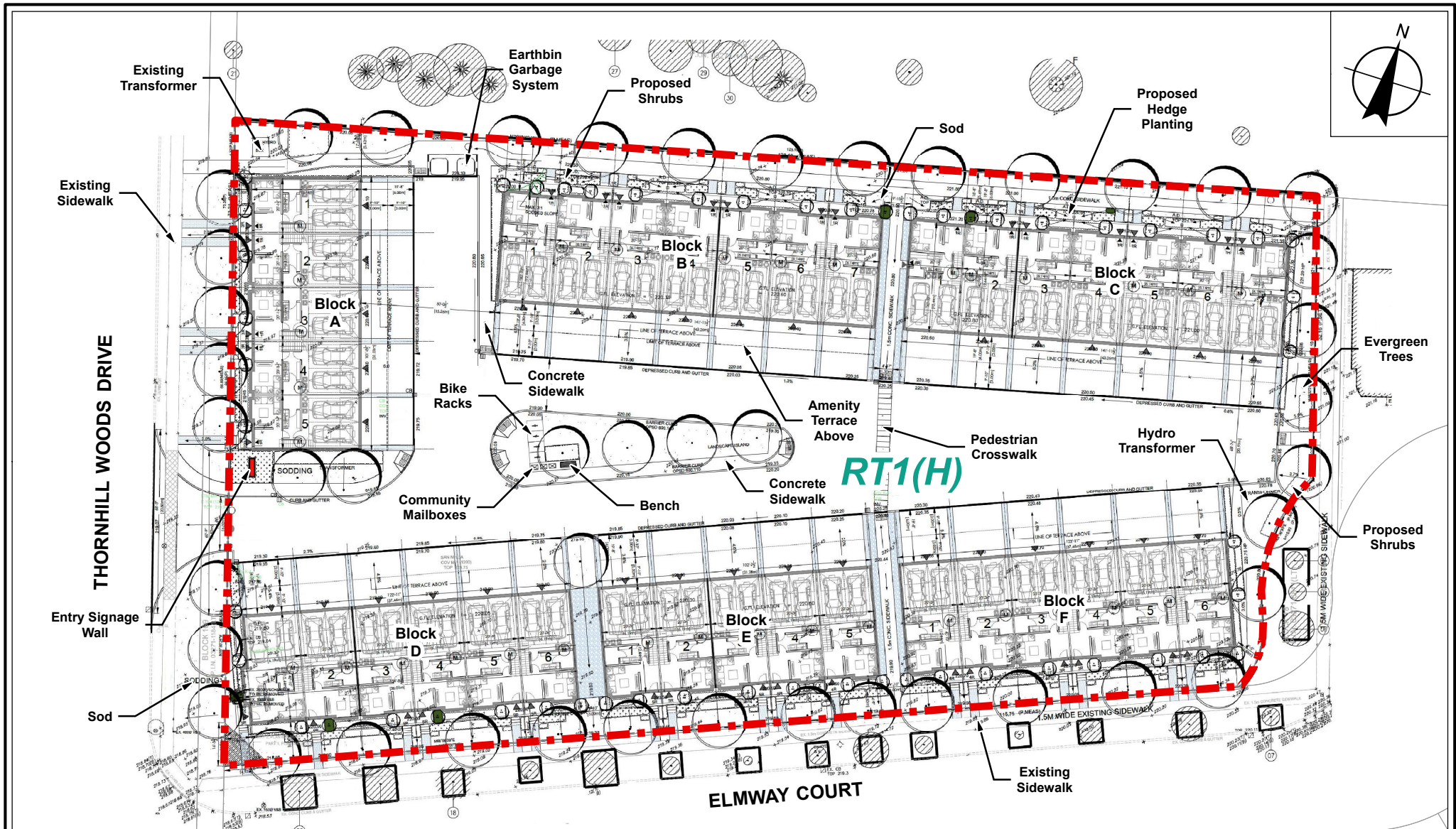
Development and
 Parks Planning

Attachment

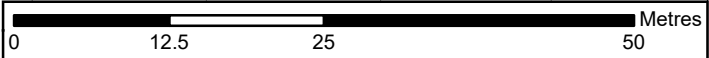
FILE:
 Z.24.041

DATE:
 April 1, 2025

1



 Subject Lands **Zoning By-Law 001-2021**
RT1(H), Townhouse Residential Zone with the Holding Symbol



Proposed Site Plan and Zoning

LOCATION:
 Part of Block 158 on Plan 65M-3523
 Part of Lot 12, Concession 2

APPLICANT:
 Elmway Residences Corp.



Attachment

FILE:
 Z.24.041

DATE:
 April 1, 2025

2



South West View



North West View



South East View



South West View

Typical Elevations

LOCATION:
Part of Block 158 on Plan 65M-3523
Part of Lot 12, Concession 2

APPLICANT:
Elmway Residences Corp.



Development and
Parks Planning

Attachment

FILE:
Z.24.041

DATE:
April 1, 2025

3

Attachment 4

Proposed Zoning Exceptions to Zoning By-law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	RT1 Residential Zone Requirement	Proposed Exceptions to the RT1 Residential Zone Requirement
a.	Minimum lot area	162 m ²	120 m ²
b.	Minimum Front Yard Setback (Block A - Thornhill Woods Drive)	4.5 m	1.5 m
c.	Minimum Front Yard Setback (Block D, E, and F - Elmway Court)	4.5 m	4 m
d.	Minimum Front Yard Setback (Block B and C - Thornhill Woods Park)	4.5 m	2 m
e.	Minimum Rear Yard	7.5 m	6 m
f.	Minimum Interior Side Yard	1.2 m	0.0 m
g.	Maximum Lot Coverage	50 %	70 %
h.	Permitted Encroachment into a Minimum Required Yard	Eaves, eavestroughs, and gutters: 0.5 m	Shall be permitted to encroach up to any lot line
i.	Permitted Encroachment into a Minimum Required Yard (Front Yard)	Porch, including access stairs from grade: 2.0 m, but not closer than 1.2 m from the applicable lot line	Shall be permitted to encroach up to any front lot line Block A
j.	Permitted Encroachment into a Minimum Required Yard (Rear Yard)	Balcony for street townhouse dwelling: 1.5 m, but in no case shall a balcony project greater than 3.0 m beyond a main wall	Shall be permitted to encroach 3 m into a required rear yard
k.	Residential Landscaping Requirements	In accordance with Section 4.19.1 of Zoning By-law 001- 2021	Shall not apply

*NOTE: 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.