

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

Item 4, Report No. 10, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on March 22, 2022, as follows:

***By approving that should a Community meeting be required, staff be authorized to attend the meeting; and***

***By receiving the following Communications:***

- C3. Robert Arnone, dated February 28, 2022;***
- C4. Lara Martellacci, dated February 28, 2022;***
- C5. Syed A. Jaffri, 207 Wardlaw Place, Vaughan, dated February 28, 2022;***
- C6. Val Perchenok, 41 Lindberg Drive, Vaughan, dated February 28, 2022;***
- C7. Lev and Dana Blum, 337 Lawford Drive, Vaughan, dated February 28, 2022;***
- C8. Daniel H. Steinberg, Davies Howe LLP, Adelaide Street West, Toronto, dated February 28, 2022;***
- C9. Lina Jammehdiabadi, dated February 28, 2022;***
- C10. Mazen Faraj, dated February 28, 2022;***
- C11. Rina Locccisano and family, dated February 28, 2022;***
- C19. Denise Richardson, Johnswood Crescent, Woodbridge, dated February 28, 2022;***
- C20. Tony Squeo, dated February 28, 2022;***
- C21. Nancy Bevilacqua, Sunview Drive, Vaughan, dated February 28, 2022;***
- C22. Donna Parissi, dated February 28, 2022;***
- C23. Remo Martignago, Canada Drive, Woodbridge, dated February 28, 2022;***
- C24. Robert De Benedictis, dated February 28, 2022;***
- C25. Rosalinda Caruso-Buttigieg and Neil Buttigieg, dated February 28, 2022;***
- C26. Hannah Rosano, dated February 28, 2022;***
- C28. Francesca DeFrancesco, dated February 28, 2022;***
- C29. Jennifer Martins, dated February 28, 2022;***
- C30. Luciano Di Loreto, dated February 28, 2022;***
- C31. Diana Ferrari, dated February 28, 2022;***
- C32. Rita Calotti, dated February 28, 2022;***
- C33. Emilia Rozenblit, Hollybush Drive, Maple, dated February 28, 2022;***
- C35. Parag Datta, Montcalm Boulevard, Woodbridge, dated February 28, 2022;***
- C36. Bruce Millman, Barbini Drive, Woodbridge, dated February 28, 2022;***
- C37. Mario Marmora, Holybush Drive, Vaughan, dated February 28, 2022;***
- C39. Helen Shen, dated February 28, 2022;***
- C40. Lauren Rossi and Marco Reda, dated February 28, 2022;***
- C41. Shalini Saini, dated March 1, 2022;***
- C42. Lorenzo Schiavone, dated March 1, 2022;***
- C43. Antonio Gallo, dated March 1, 2022;***
- C44. Carlo and Kristina Rigillo, dated March 1, 2022;***
- C45. Luisa Mammoliti-Grossi, dated March 1, 2022;***
- C46. Xiaoqin Li, dated March 1, 2022;***
- C47. Patricia Pantoja, dated March 1, 2022;***
- C48. Mauricio Acuna, dated March 1, 2022;***

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- C49. Chris La Delfa, dated March 1, 2022;**
- C50. Robert Lombardi, dated March 1, 2022;**
- C51. Sabrina Farro, dated March 1, 2022;**
- C52. Mara Mian, dated March 1, 2022;**
- C53. Sabrina Cancian, dated February 28, 2022;**
- C54. Nirsh Arulnayagam, Garyscholl Road, Vaughan, dated March 1, 2022;**
- C55. Anne Ferrante, dated February 28, 2022;**
- C56. Joe Fusaro, Maria Antonia Road, Vaughan, dated March 1, 2022;**
- C57. Lisa Sinopoli, dated March 1, 2022;**
- C58. Lynne Zhang, dated March 1, 2022;**
- C59. Serena Liu, dated March 1, 2022;**
- C60. Krishna Donepudi, dated March 1, 2022;**
- C61. Richard Chen Zheng, dated March 1, 2022;**
- C62. Xiao Yang, dated March 1, 2022;**
- C63. Balvinder Mathon, dated March 1, 2022;**
- C64. Qiujin Chen, dated March 1, 2022;**
- C65. Chandra Trueman, dated March 1, 2022;**
- C66. Juandu, dated March 1, 2022;**
- C67. David Du, dated March 1, 2022;**
- C68. Yan li, dated March 1, 2022;**
- C69. Ben, dated March 1, 2022;**
- C70. Ivana Mariani, dated March 1, 2022;**
- C71. Rehman Mohar, Lawford Road, Woodbridge, dated March 1, 2022;**
- C72. Isabelle Li, dated March 1, 2022;**
- C73. Stephen Chen, dated March 1, 2022;**
- C74. Jonathan Qiu, dated March 1, 2022;**
- C75. Jing Huang, Davos Road, Woodbridge, dated March 1, 2022;**
- C76. Sandra Monteleone, dated March 1, 2022;**
- C77. Yujie Tan, dated March 1, 2022;**
- C78. Vivian Lian, dated March 1, 2022;**
- C82. Pine Lee, dated March 1, 2022;**
- C83. Jonathan Cassar, dated March 1, 2022;**
- C84. Aziz Dousheh, dated March 1, 2022;**
- C85. Frank and Maria Attard, Carmen Crescent, Woodbridge, dated March 1, 2022;**
- C86. Alka Raman, Antorisa Avenue, Vaughan, dated March 1, 2022;**
- C87. Khalid Kakish, dated March 1, 2022;**
- C88. Fabio Grosso, Via Teodoro, Woodbridge, dated March 1, 2022;**
- C89. Bruno Bifulchi, Rutherford Road, Vaughan, dated March 1, 2022;**
- C90. Chris and Krista Dimmell, dated March 1, 2022;**
- C91. honfleur, dated March 1, 2022;**
- C92. Cathy, dated March 1, 2022;**
- C93. Fabio Campacci, dated March 1, 2022;**
- C94. Jiaying Wen, dated March 1, 2022;**
- C95. Qiuming Zhang, dated March 1, 2022;**
- C96. Josie Bifulchi, dated March 1, 2022;**

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- C97. Gino Gabriele, dated March 1, 2022;**
- C98. Roy and Diane Earle, Water Garden Lane, Vaughan, dated March 1, 2022;**
- C99. Dan, dated March 1, 2022;**
- C100. Glen Liu, dated March 1, 2022;**
- C101. Julia DiCarlo, dated March 1, 2022;**
- C102. Runjing Wu, dated March 1, 2022;**
- C104. Geoffrey Trueman, dated March 1, 2022;**
- C105. Asher Jaffri, 207 Wardlaw Place, Vaughan, dated March 1, 2022;**
- C106. Samuel Zhang, dated March 1, 2022;**
- C107. The Puntillos, dated March 1, 2022;**
- C108. Brunella Trinca, Isernia Crescent, Vaughan, dated March 1, 2022;**
- C109. Altaf Ahmed, 31 Sibella Way, Vaughan, dated March 1, 2022;**
- C110. Mohamed Moussa, dated March 1, 2022;**
- C111. Keith Woodcock., dated March 1, 2022;**
- C112. Daniela and Joey Palmieri, dated March 1, 2022;**
- C113. Aanchal Sharma, dated March 1, 2022;**
- C114. James and Daniela Reyes, dated March 1, 2022;**
- C115. Omero I, dated March 1, 2022;**
- C116. Mansoor, Stormont Trail, Woodbridge, dated March 1, 2022;**
- C117. Brian Smith, dated March 1, 2022;**
- C118. Carmela Fiore, dated March 1, 2022;**
- C119. Alina Fainshtein, dated March 1, 2022;**
- C120. Konstantin, dated March 1, 2022;**
- C121. Joseph Fiore, dated March 1, 2022;**
- C122. Pina D'Ugo, dated March 2, 2022;**
- C123. Donna Verrelli, dated March 1, 2022;**
- C124. ND DePasqua, dated March 1, 2022;**
- C125. Faina Fainshtein, Alex Fainshtein and Maya Fainshtein, dated March 2, 2022;**
- C126. Alex Fainshtein, dated March 1, 2022;**
- C127. Cathy Pham, dated March 1, 2022;**
- C128. Cesidio and Debbie Cocuzzo, Millwood Parkway, Woodbridge, dated March 1, 2022;**
- C129. Shirish Paste, dated March 1, 2022;**
- C130. Leif Gonzales & Franca Ierullo, dated March 1, 2022;**
- C131. Coca Berea, Montreaux Crescent, Vaughan, dated March 1, 2022;**
- C132. Altaf Ahmed, Sibella Way, Vaughan, dated March 1, 2022;**
- C133. Anh Le, dated March 2, 2022;**
- C134. Nguyen Thanh Giang, dated March 1, 2022;**
- C135. Cyan Le, dated March 1, 2022;**
- C136. Mark F., dated March 1, 2022;**
- C137. AnnaRita Caria, Bunring Drive, Vaughan, dated March 1, 2022;**
- C138. Ranbir Dhillon, Fontevielle Crescent, Woodbridge, dated March 2, 2022;**
- C139. Suzy Carnevale, dated March 1, 2022;**
- C140. Max and Lindsay Greco, dated March 2, 2022;**
- C141. Marisa Gosio, dated March 2, 2022;**

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- C142. f xu, dated March 2, 2022;**
- C143. Sabrina Pizzoli, dated March 2, 2022;**
- C144. Vicki Zhu, dated March 2, 2022;**
- C145. Han Wang, dated March 2, 2022;**
- C146 Frank Michielli, dated March 2, 2022;**
- C148. Kevin Gulo, dated March 1, 2022;**
- C150. Dr. Ning Du, dated March 3, 2022;**
- C151. Ornak M, dated March 2, 2022;**
- C152. Richard and Joanne Grundsten, dated March 2, 2022;**
- C153. Rong Gao, dated March 3, 2022;**
- C154. Chen Jiaoyan, dated March 3, 2022;**
- C155. Stefanie Catallo, Stark Crescent, Woodbridge, dated March 2, 2022**
- C156. Teresa Pannozzo, dated March 2, 2022;**
- C157. Fabio Pellegrini, dated March 2, 2022;**
- C158. Ankur Parikh and Dipali Parikh, Timberwolf Crescent, Vaughan, dated March 2, 2022;**
- C159. Susy Correia, dated March 2, 2022;**
- C160. Tony Abate, dated March 2, 2022;**
- C161. Kegang Li & Li Cheng, dated March 3, 2022;**
- C162. Yuan Lew and family, dated March 3, 2022;**
- C163. Kelly Cui, dated March 3, 2022;**
- C164. L J Wu, dated March 3, 2022;**
- C165. Mandy Takhar, dated March 3, 2022;**
- C166. Georgia Zhou, dated March 3, 2022;**
- C167. Yo-yo Chen, dated March 2, 2022;**
- C168. Jessica, dated March 3, 2022;**
- C169. Vince Ruscitto, dated March 3, 2022;**
- C170. Stephen Sorokowski, Stephanie Chan-Sorokowski and Heidi Sorokowski, Via Campanile, Woodbridge, dated March 3, 2022;**
- C171. Rossana Campoli-Apa, dated March 3, 2022;**
- C172. Maggie, dated March 3, 2022;**
- C173. Nancie Drouin, Calera Crescent, Woodbridge, dated March 3, 2022;**
- C174. Crystal Liu, dated March 3, 2022;**
- C175. Terry Zhou, dated March 3, 2022;**
- C176. Jenny Wang, dated March 3, 2022;**
- C177. Ruo Gu Wang, dated March 4, 2022;**
- C178. Carlos Dacunha, dated March 4, 2022;**
- C179. Annasarr, dated March 3, 2022;**
- C180. Silvana Di Maria, Oxbow Court, Woodbridge, dated March 4, 2022;**
- C181. Jack Du, dated March 4, 2022;**
- C182. Elvira Caria, Vellore Woods Ratepayers Association along with Millwood-Woodend Ratepayers Association, Bunring Drive, Vaughan, dated March 4, 2022;**
- C183. 17183990, dated March 4, 2022;**
- C184. Simone & Mazhar Khan, Cassila Way, Woodbridge, dated March 4, 2022;**

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- C185. Siu Kam Ng, Wardlaw Place, Vaughan, dated March 4, 2022;***
- C186. Aysenur Dogantekin, Chatfield Drive, Vaughan, dated March 4, 2022;***
- C187. Weizhu Meng, dated March 5, 2022;***
- C188. Maryam Chaudhry, dated March 6, 2022;***
- C189. John Mazzilli, Bunting Drive, Woodbridge, dated March 5, 2022;***
- C190. Lisa Di Nardo, dated March 5, 2022;***
- C191. Steven and Rosalia Cescolini, Cetona Avenue, Vaughan, dated March 5, 2022;***
- C192. Ozgur Boyacioglu, Sedgewat Heights, Woodbridge, dated March 5, 2022;***
- C193. Alexander Tell, dated March 4, 2022;***
- C194. Emily Ferreira, dated March 3, 2022;***
- C195. Wing Wong, dated March 6, 2022;***
- C196. Maria Escoda, dated March 4, 2022;***
- C197. Kelvin Lok, dated March 7, 2022;***
- C198. Nick Maggio, Templewood Crescent, Woodbridge, dated March 6, 2022;***
- C199. Marisa Allen, on behalf of parents Rosa and Giovanni Angelucci, Sheshi Drive, Woodbridge. dated March 2, 2022;***
- C200. Arslan Korpeev, dated March 2, 2022;***
- C201. F M, Farooq Boulevard, Woodbridge, dated March 6, 2022;***
- C202. Viktor and Larissa Matveeva, Antorisa Avenue, Woodbridge, dated March 2, 2022;***
- C203. Teresa Sinapi & Vishram Lutchman, Planter Crescent, Woodbridge, dated March 2, 2022;***
- C204. Silvia & Gaetano Cortese, dated March 2, 2022;***
- C205. Michele Williamson, dated March 2, 2022;***
- C206. Antonio Douvis, dated March 2, 2022;***
- C207. Angelo Di Placido, dated March 2, 2022;***
- C208. Frank Leo, Stanton Avenue, Vaughan, dated March 1, 2022;***
- C209. Fabio Passos, Siena Drive, Vaughan,cdated March 1, 2022;***
- C210. Ernesto Pierluigi, Hailsham Court, Vaughan, dated March 1, 2022;***
- C211. Steve D'Agostini, dated March 1, 2022;***
- C212. Aanchal Sharma, dated March 1, 2022;***
- C213. Danny Manzo, dated March 1, 2022;***
- C214. Amelia Libertucci, dated March 1, 2022;***
- C215. Derhewitt, dated March 1, 2022;***
- C216. Lisa C., dated March 1, 2022;***
- C217. Antonella Linossi, dated March 1, 2022;***
- C218. Luay Saig, dated March 1, 2022;***
- C219. Jimmy, dated March 1, 2022;***
- C220. John Trimboli, dated March 1, 2022;***
- C221. Paul Imbrogno, dated March 1, 2022;***
- C222. Hussein EL-Masri, dated March 1, 2022;***
- C223. Khan Faheem and Mrs. Ushba, Via Toscana Woodbridge, dated March 1, 2022;***
- C224. Buttiglieri, Davos Road, Vaughan, dated February 25, 2022;***

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- C225. Yu Helena Liu, dated March 6, 2022;***
- C226. Bruno Bifulchi, dated March 7, 2022;***
- C227. Daphne Lee, dated March 7, 2022;***
- C228. Ameneh Dialameh, dated March 7, 2022;***
- C229. Xiaowei Chen, dated March 7, 2022;***
- C230. Calvin Williams, Calera Crescent, Woodbridge, dated March 7, 2022;***
- C231. Placido De Leon and Lissette , Alexie Way, Vaughan, dated March 7, 2022;***
- C232. Fonnle Tam, dated March 7, 2022;***
- C233. John Palazzolo, dated March 7, 2022;***
- C234. Harjit Singh, dated March 7, 2022;***
- C235. Sheonne Harris, dated March 7, 2022;***
- C236. Ron Rotman, dated March 7, 2022;***
- C237. Jackie Liu, dated March 7, 2022;***
- C238. Zelko, Allenby Street, Woodbridge, dated March 8, 2022;***
- C239. Adriana Hernandez, dated March 8, 2022;***
- C240. Sonia Girotto, Selvapiano Crescent, Vaughan, dated March 7, 2022;***
- C241. Sherry Yu, dated March 7, 2022;***
- C242. Archie Teplitskiy, dated March 7, 2022;***
- C243. Mon, dated March 7, 2022;***
- C244. Ortenzia Nesci (servello), Madoc Place, Vaughan, dated March 9, 2022;***
- C245. Lily Wei, dated March 8, 2022;***
- C246. Anna D'Amico, Hawkview Boulevard, Vaughan, dated March 8, 2022;***
- C247. Nordia Notice, dated March 9, 2022;***
- C248. Susan Trombino, dated March 8, 2022;***
- C249. Alejandro Lopez, Woodbridge, dated March 9, 2022;***
- C250. Lijun Chen, Lawford Road, Vaughan, dated March 9, 2022;***
- C251. Josie DeCaria, dated March 7, 2022;***
- C252. Wendy Luluu, dated March 10, 2022;***
- C253. Dina Savoia, dated March 8, 2022;***
- C254. Bryan Haryott, dated March 9, 2022;***
- C255. Carmela Mazzone-Rae, dated March 10, 2022;***
- C256. Fu (Michael) Deng, dated March 7, 2022;***
- C257. Tobias and Beatrix Serrao, LaRocca Avenue, Woodbridge, dated March 6, 2022;***
- C258. Lia Quaranta, dated March 3, 2022;***
- C259. Diana Zea and Jorge Jimenez, dated March 3, 2022;***
- C260. Sandra Cuda, Via Teodoro, Vaughan, dated March 3, 2022;***
- C261. Jessica, dated March 3, 2022;***
- C262. Kristine Peticca, dated March 4, 2022;***
- C263. Vansan Chan, Via Toscana, Woodbridge, dated March 5, 2022;***
- C264. Jeff Rae, dated March 7, 2022;***
- C265. William Lau, dated March 3, 2022;***
- C266. James and Maria Polanco, Hansard Drive, Woodbridge, dated March 2, 2022;***
- C267. Anna Tomaino, dated March 2, 2022;***
- C268. Michael and Lindsay Garel, dated March 2, 2022;***

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- C269. Andrew, Retreat Boulevard, Vaughan, dated March 2, 2022;**  
**C270. Steven Cheng, dated March 2, 2022;**  
**C271. Sunny Mathew & Annie Sunny, Orleans Circle, Woodbridge, dated March 2, 2022;**  
**C272. Jazmin Carballo, Orion Avenue, Woodbridge, dated March 1, 2022;**  
**C273. Fina Trinchini, dated March 1, 2022;**  
**C274. Robert Russo, Fontevielle Crescent, Vaughan, dated March 1, 2022;**  
**C275. Lina D'Onofrio Cirasella, Andrew Hill Drive, Vaughan, dated March 1, 2022;**  
**C277. Carlo and Mary Giraldi, La Rocca Avenue, Woodbridge, dated March 13, 2022;**  
**C278. Cong Chen, dated March 13, 2022;**  
**C279. Johnson Wu, dated March 13, 2022;**  
**C281. Thamer Yousif, dated March 15, 2022;**  
**C282. Enza and Joe La Marca, Maria Antonia Road, Vaughan, dated March 15, 2022;**  
**C283. Menh v, dated March 15, 2022;**  
**C286. Jason Fraga, dated March 16, 2022;**  
**C288. George and Shirley, dated March 17, 2022;**  
**C293. Rana, dated March 22, 2022; and**  
**C294. Jane Huang, dated March 21, 2022.**

**4. G GROUP MAJOR MACKENZIE INC. OFFICIAL PLAN AMENDMENT  
FILE OP.21.019 ZONING BY-LAW AMENDMENT FILE Z.21.040 - 3812  
MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE  
DRIVE WEST AND WESTON ROAD**

**The Committee of the Whole (Public Meeting) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 1, 2022, be approved;**
- 2) That the comments of Maurizio Rogato, Blackthorn Development Corp., PO Box, Vaughan and Paul Lowes, SGL Planning & Design Inc., Bloor St. W, Toronto, on behalf of the applicant, and Communication C328, presentation material, dated March 1, 2022, be received;**
- 3) That the comments and Communications of the following speakers be received:**
  - 1. Kathy Carvalho, Dundonnell Place, Vaughan;**
  - 2. Tania Tomassini;**
  - 3. Nick Ciappa, Pinemeadow Drive, Woodbridge, and Communication C333, dated March 1, 2022;**

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4. Victor Lacaria, Polo Crescent, Woodbridge and Communication C222, dated February 25, 2022;
  5. Amit Patel, Hailsham Court, Vaughan;
  6. Kevin Gulo, Rossi Drive, Vaughan;
  7. Manuela Pedano, Vellore Woods Ratepayers' Association, Timberland Drive, Vaughan and Communication C85, dated February 17, 2022;
  8. Vito Pedano, Vellore Woods Ratepayers' Association, Timberland Drive, Vaughan;
  9. Sam Audia, Vellore Woods Ratepayers' Association, Cormorant Crescent, Woodbridge;
  10. John Harvey, Vellore Woods Ratepayers' Association, Thicket Trail, Woodbridge and Communication C331, dated March 1, 2022;
  11. Tim Soroichinsky, Millwood-Woodend Ratepayers' Association, Millwood Parkway, Woodbridge; and
  12. Elvira Caria, Vellore Woods Ratepayers' Association, Bunting Drive, Woodbridge and Communication C332, dated March 1, 2022; and
- 4) That the following Communications be received:
- C1. Sabrina, dated February 10, 2022;
  - C2. Jeff Rae, dated February 10, 2022;
  - C3. Rosie Leigh, dated February 8, 2022;
  - C4. J.A. Di Tomaso, dated February 9, 2022;
  - C5. Carmela Mazzone Rae, dated February 11, 2022;
  - C6. Hala Velocci, Isernia Crescent, Woodbridge, dated February 12, 2022;
  - C7. Sadhendra Jaiswal, dated February 13, 2022;
  - C8. Joe Collura, dated February 13, 2022;
  - C9. Minh Cong Tran and Kieu Oanh Dinh, Silver Sterling Crescent, Woodbridge, dated February 13, 2022;
  - C10. Alessandro Tersigni, dated February 13, 2022;

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- C11. Levent Kurtulus, dated February 13, 2022;**
- C12. Ahmet Baser, dated February 13, 2022;**
- C13. Eslem Ibrahim, dated February 13, 2022;**
- C14. Sofia Lioni, dated February 13, 2022;**
- C15. Steve and Nicole Grisolia, dated February 13, 2022;**
- C16. Engin Gul, dated February 13, 2022;**
- C18. Christopher Dewar, Oland Drive, Vaughan, dated February 14, 2022;**
- C19. Tanya Varvara, dated February 14, 2022;**
- C20. Leo Verrilli, dated February 14, 2022;**
- C21. Zahra Fadhlou, February 15, 2022;**
- C22. Giulia Grossi Quattrocioni, dated February 15, 2022;**
- C23. Ozlem Keser, dated February 15, 2022;**
- C24. Frank Cascardo, Headwind Boulevard, Vaughan, dated February 16, 2022;**
- C25. Kevin Goncalves, dated February 16, 2022;**
- C26. Fausta Molnar, Wheatfield Drive, Woodbridge, dated February 16, 2022;**
- C27. Camille Azzolin-Rai, dated February 16, 2022;**
- C28. Cathy Pompili, dated February 16, 2022;**
- C29. Effy, dated February 16, 2022;**
- C30. Kristi Barnes, dated February 16, 2022;**
- C31. Derya Hidir, dated February 16, 2022;**
- C32. Jennifer Ngai, dated February 16, 2022;**
- C33. Jamie Doolittle, Zachary Place, Woodbridge, dated February 16, 2022;**
- C34. Veronica Almeida, dated February 16, 2022;**
- C35. Ruchi Mehta, dated February 16, 2022;**
- C36. Roberta Spinosa, Barbini Drive, Woodbridge, dated February 16, 2022;**

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- C37. Odette Amaral, dated February 16, 2022;**
- C38. Patti and Anthony Persaud, Wheatfield Drive, Woodbridge, dated February 16, 2022 ;**
- C39. Voula Cicchelli, dated February 16, 2022;**
- C40. Fabio Passos, dated February 16, 2022;**
- C41. Joseph Vetro, dated February 16, 2022;**
- C42. Gorete Tomaz, dated February 16, 2022;**
- C43. Pat and Christina Chiefalo, dated February 16, 2022;**
- C44. Suzan McMillen, dated February 16, 2022;**
- C45. Karla Padilla, Pageant Avenue, Vaughan, dated February 16, 2022;**
- C46. Jason Fraga, Vaughan, dated February 16, 2022;**
- C47. Avneet Bhatia, Vaughan, dated February 16, 2022;**
- C48. Stacey Carlete, Hansard Drive, Woodbridge, dated February 16, 2022;**
- C49. John Qaqish, dated February 16, 2022;**
- C50. Joe Andreoli, dated February 16, 2022;**
- C51. Joseph Muscat, dated February 16, 2022;**
- C52. Joseph and Sandra Vetro, dated February 16, 2022;**
- C53. Nadi Larocque, dated February 16, 2022 ;**
- C54. Elio Gaglia, dated February 16, 2022;**
- C55. MaryJane Morrone, dated February 16, 2022;**
- C56. Lou Tantalo, Hailsham Court, Vaughan, dated February 16, 2022;**
- C57. Julia Masciangelo, dated February 16, 2022;**
- C58. Kris Watten, dated February 16, 2022;**
- C59. Sabrina Iacopini, dated February 16, 2022;**
- C60. Monica Tersigni, dated February 16, 2022;**
- C61. Arun Khatri, dated February 16, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

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- C62. Kim Do, dated February 16, 2022;**
- C63. Angelina Zarpellon, dated February 16, 2022;**
- C64. Ann Mary Jose, dated February 16, 2022;**
- C65. Lucy Uncao, dated February 16, 2022;**
- C66. Tanya, dated February 16, 2022;**
- C67. Marilisa Di Maria, dated February 16, 2022;**
- C68. Ruby Dhillon, Fontevielle Crescent, Woodbridge, dated February 16, 2022;**
- C69. Ranbir Dhillon, Fontevielle Crescent, Woodbridge, dated February 16, 2022;**
- C70. Peter Amaral, dated February 16, 2022;**
- C71. Mona Bhalla, dated February 16, 2022;**
- C72. Melissa, dated February 16, 2022;**
- C73. Sheonne Harris, dated February 16, 2022;**
- C74. Cindy Simone, dated February 16, 2022;**
- C75. Sandra Moniz-Prencipe, dated February 16, 2022;**
- C76. Nick Armata, dated February 16, 2022;**
- C77. Christina Villa, dated February 16, 2022;**
- C78. Lesley McNerney, dated February 16, 2022;**
- C79. Cedric Tam, dated February 16, 2022;**
- C80. Sandra Vetro, dated February 16, 2022;**
- C81. Lucio Giacomino, dated February 16, 2022;**
- C82. Mike Molnar, dated February 17, 2022;**
- C83. Maria Aiello, dated February 17, 2022;**
- C84. Carmela Verrilli, dated February 17, 2022;**
- C86. Marinda Sayavong, dated February 16, 2022;**
- C87. Venessa Cocuzzoli, dated February 16, 2022;**
- C88. Susan Nigro-Perrotta, dated February 17, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

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- C89. Tina Gandhi, dated February 16, 2022;**
- C90. Esra Ipek, dated February 16, 2022;**
- C91. Eric Ipek, dated February 16, 2022;**
- C92. Lina Baccarella, dated February 17, 2022;**
- C93. Zuhra Urkan, dated February 17, 2022;**
- C94. Robert Brusco, dated February 17, 2022;**
- C95. Susie Muzzi Di Marinto, dated February 17, 2022;**
- C96. Kiran Qureshi and Farooque Ahmed, dated February 17, 2022;**
- C97. TK Thomas, Mediterra Drive, Woodbridge, dated February 17, 2022;**
- C98. Mark Fazari, Via Teodoro, Woodbridge, dated February 17, 2022;**
- C99. Julie Philip, Mediterra Drive, Woodbridge, dated February 17, 2022;**
- C100. Lia Grigoras & Family, Pine Heights Drive, Woodbridge, dated February 17, 2022;**
- C101. Michael Zanon, dated February 17, 2022;**
- C102. Nuran Yilmazkan Koca, dated February 17, 2022;**
- C103. Daniela Pantaleo, dated February 17, 2022;**
- C104. Luisa Del Duca, dated February 17, 2022;**
- C105. Elias Mathioudakis, Levy Court, Woodbridge, dated February 17 2022;**
- C106. Luigina Francella, dated February 17, 2022;**
- C107. Thomas Cichon, dated February 17, 2022;**
- C108. Elisa Morsillo, dated February 17, 2022;**
- C109. N Di Felice, dated February 18, 2022;**
- C110. Gabriella Letterio, dated February 17, 2022;**
- C111. Rosanna Papadopoulos, Cityview Boulevard, Vaughan, dated February 17, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

Item 4, CW(PM) Report 10 – Page 13

- C112. Aileen Trescher, Bellini Avenue, Woodbridge, dated February 17, 2022;**
- C113. Cristina, dated February 17, 2022;**
- C114. Tina Gandhi, dated February 17, 2022;**
- C115. Derya Peker, dated February 17, 2022;**
- C116. Nadia Tasevski, dated February 17, 2022;**
- C117. Jianan (Eric) Niu and Xiaodan (Mandy) Gao, Major Mackenzie Drive, Woodbridge, dated February 17, 2022;**
- C118. Denise Sweet, Fox Hound Crescent, Vaughan, dated February 17, 2022;**
- C119. Teresa Pittari, dated February 17, 2022;**
- C120. Juan M. Vera, Farooq Boulevard, Woodbridge, dated February 17, 2022;**
- C121. Anna Marchelletta, dated February 17, 2022;**
- C122. Angela Pisan, Wildberry Crescent, Vaughan, dated February 18, 2022;**
- C123. Catia Marchitto, dated February 18, 2022;**
- C124. Tiana Kauder, dated February 18, 2022;**
- C127. Oreste Caria, dated February 17, 2022;**
- C128. Dennis Naumann, dated February 18, 2022;**
- C129. Nicole Leone, dated February 18, 2022;**
- C130. Mohsen Jarrah, dated February 18, 2022;**
- C131. Alexa Schwartz, Silver Oaks Boulevard, Woodbridge, dated February 18, 2022;**
- C132. Vanessa Molella, dated February 18, 2022;**
- C133. Rosanna Ruffolo, dated February 18, 2022;**
- C134. Anthony De Toma, dated February 18, 2022;**
- C135. Rosanna Falconio, dated February 18, 2022;**
- C136. Jack Cristofoli, dated February 18, 2022;**
- C137. Asha Yusuf, Sandwell Street, Vaughan, dated February 18, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

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- C138. Leila Boroumand, dated February 18, 2022;**
- C139. Lisa Flynn and Sherman Adams, dated February 19, 2022;**
- C140. Nick Maggio, Templewood Crescent, Woodbridge, dated February 19, 2022;**
- C141. Greg Cirillo, dated February 19, 2022;**
- C142. Dimitra McGinnity, dated February 19, 2022;**
- C143. Maria Bozzelli, dated February 19, 2022;**
- C144. Samhita [REDACTED], [REDACTED] Woodbridge, dated February 19, 2022;**
- C145. Elizabeth Focaccia, dated February 19, 2022;**
- C146. Paul Lawson, Johnswood Crescent, Woodbridge, dated February 20, 2022;**
- C147. Daniela Tessaro, dated February 20, 2022;**
- C148. Gloria La Rosa, dated February 21, 2022;**
- C149. Tony Iozzia, dated February 21, 2022;**
- C150. Saverio La Rosa, dated February 21, 2022;**
- C151. Amy Binotto, dated February 21, 2022;**
- C152. Maria Amoroso, dated February 21, 2022;**
- C153. Mohammad Salam, Fluorish Street, Woodbridge, dated February 21, 2022;**
- C154. Sonia and Naum Grimman, dated February 21, 2022;**
- C155. Daniela Simos, dated February 22, 2022;**
- C156. Johnathan O'Brien, dated February 21, 2022;**
- C157. Susie Muzzi, dated February 20, 2022;**
- C158. Claudia Caicedo, dated February 20, 2022;**
- C159. Marco Bianco, dated February 21, 2022;**
- C160. Jennifer and Don Scott, dated February 22, 2022;**
- C172. Ashley Ceciliot, dated February 22, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

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- C173. Jennifer Baun, dated February 22, 2022;**
- C174. Carmela Bertucci, dated February 22, 2022;**
- C175. Luca Balestrieri, Cannes Avenue, Vaughan, dated February 22, 2022;**
- C176. Rick Gennaro, dated February 22, 2022;**
- C177. The Varghese Family, dated February 22, 2022;**
- C178. Rosaleigh Neal, dated February 22, 2022;**
- C179. Jorge Amaral, dated February 22, 2022;**
- C180. Nadia Ceciliot, Kingsnorth Boulevard, Woodbridge, dated February 22, 2022;**
- C181. Paolo Anzivino, dated February 19, 2022;**
- C182. Emily V. Di Salvo, dated February 22, 2022;**
- C183. Boris Terekidi, dated February 22, 2022;**
- C184. Venu Nair, Woodbridge, dated February 22, 2022;**
- C185. Eliana Iannucci, dated February 23, 2022;**
- C186. Ronald Basso, Muzich Place, Woodbridge, dated February 23, 2022;**
- C209. Reno Capano, Retreat Boulevard, Vaughan, dated February 24, 2022;**
- C210. David Ly, dated February 24, 2022;**
- C211. Rosetta Corsin and Family, dated February 24, 2022;**
- C212. Judy Papa, dated February 24, 2022;**
- C213. Cathy Milani, dated February 23, 2022;**
- C214. Silvana Morton, Lindbergh Drive, Woodbridge, dated February 24, 2022;**
- C215. Cynthia Spanjers, dated February 24, 2022;**
- C216. Elisa De Carolis, dated February 24, 2022;**
- C217. Mary Ciampa, dated February 24, 2022;**
- C218. Sandra Cortese, dated February 24, 2022;**
- C219. Adriana Iacopini, dated February 25, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

Item 4, CW(PM) Report 10 – Page 16

- C220. Nadia Conte, dated February 25, 2022;**
- C221. Ron Rotman, dated February 23, 2022;**
- C223. Melinda Ferrara, Stark Crescent, Woodbridge, dated February 25, 2022;**
- C224. Alessandra Ghazarian, dated February 24, 2022;**
- C225. Vince Galea, Purple Creek, Vaughan, dated February 24, 2022;**
- C226. Vaughan Resident, dated February 25, 2022;**
- C227. Maria Attisano, dated February 24, 2022;**
- C228. Sonia Deleo, Antorisa Avenue, dated February 24, 2022;**
- C229. Afrooz Cianfrone, Planter Crescent, Woodbridge, dated February 25, 2022;**
- C230. Diane Macri, dated February 25, 2022;**
- C234. Katya Faraj, dated February 25, 2022;**
- C235. Sonia Facchini, dated February 25, 2022;**
- C236. Paolo Gilfillan, dated February 25, 2022;**
- C237. Stela Dickson, dated February 25, 2022;**
- C238. Frank Pantaleo, Cappella Drive, dated February 25, 2022;**
- C239. Sandy Agnoluzzi, dated February 25, 2022;**
- C240. Diana Peluso, Twin Hills Crescent, Woodbridge, dated February 25, 2022;**
- C241. Elizabeth DiNatale, Corkwood Crescent, Maple, dated February 25, 2022;**
- C242. Jade Wycoco, dated February 25, 2022;**
- C243. Denise De Masi, dated February 25, 2022;**
- C244. Daniel Di Stefano, dated February 25, 2022;**
- C245. Rita Di Stefano, dated February 25, 2022;**
- C246. Melissa Colasanti, dated February 25, 2022;**
- C247. Stephanie Bellomo, Via Teodoro, Woodbridge, dated February 25, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

Item 4, CW(PM) Report 10 – Page 17

- C248. Carm Petrozza, dated February 25, 2022;**
- C249. Christina Bellissimo, dated February 25, 2022;**
- C250. Teresa Slavec, dated February 25, 2022;**
- C251. Rosemary and Bryan Santos, Cormorant Crescent, Woodbridge, dated February 25, 2022;**
- C252. The Ciarlandini's, dated February 25, 2022;**
- C253. Laura Cocuzzo, dated February 25, 2022;**
- C254. Lilian Ambrico, dated February 25, 2022;**
- C255. Brett Mistubata, Wheatfield Drive, Woodbridge, dated February 25, 2022;**
- C256. Antonietta Di Mauro, dated February 25, 2022;**
- C257. Ryan Rai, dated February 25, 2022;**
- C263. Angela Carnovale, dated February 25, 2022;**
- C264. Serena De Gasperis, dated February 25, 2022;**
- C265. Kim Straney, Vellore Woods Boulevard, Woodbridge, dated February 25, 2022;**
- C266. Julia Suppa, dated February 26, 2022;**
- C267. Damiano Colasanti, dated February 25, 2022;**
- C268. Tasha Cortese, dated February 24, 2022;**
- C269. Antonio Masciangelo, dated February 26, 2022;**
- C270. Celia and Luis De Braga, dated February 26, 2022;**
- C271. S G, dated February 26, 2022;**
- C272. Lisa Carelli, dated February 26, 2022;**
- C273. Eresha & Prasanna Perera, Headwind Boulevard, Woodbridge, dated February 27, 2022;**
- C274. Anthony Perrotta, Vellore Park Avenue, Woodbridge, dated February 27, 2022;**
- C275. Carlos Moniz, dated February 26, 2022;**
- C276. Rose Barbieri, Hailsham Court, Woodbridge, dated February 25, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

Item 4, CW(PM) Report 10 – Page 18

- C277. Maria Basic, dated February 25, 2022;**
- C278. Patricia and Rogan De Freitas, Headwind Boulevard, Vaughan, dated February 25, 2022;**
- C279. Ron and Vivian Zanon, Fifth Avenue, Woodbridge, dated February 25, 2022;**
- C280. Kristina Kaidanovich, dated February 25, 2022;**
- C281. Nadia, dated February 25, 2022;**
- C282. Megan BK, dated February 25, 2022;**
- C283. Cristina Di Matteo, dated February 26, 2022;**
- C284. Paul N., dated February 26, 2022;**
- C285. Massimo Sturino, dated February 26, 2022;**
- C286. Natalie Azzi, dated February 26, 2022;**
- C287. Cathy and Chao, dated February 27, 2022;**
- C288. Giuseppina and Maurizio Menna, Corner Brook Crescent, Woodbridge, dated February 27, 2022;**
- C289. Tony Schirripa, dated February 27, 2022;**
- C290. Nancy Blunt, dated February 27, 2022;**
- C291. Andrea Rubino, Lormel Gate, Vaughan, dated February 27, 2022;**
- C292. Tina Stirpe, Marrone Street, Woodbridge, dated February 27, 2022;**
- C293. Joe Ricciardi, Marrone Street, Woodbridge, dated February 27, 2022;**
- C294. Edson and Ana Fariello, dated February 27, 2022;**
- C298. Tania Cucullo, dated February 27, 2022;**
- C299. Maurizio and Ursula Romeo, Antorisa Avenue, Woodbridge, dated February 27, 2022;**
- C300. Natalia Perchenok, Lindberg Drive, Vaughan, dated February 27, 2022;**
- C301. Hemaxi Patel, dated February 27, 2022;**

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 22, 2022**

Item 4, CW(PM) Report 10 – Page 19

- C302. kailash kaushal, Retreat Boulevard, Woodbridge, dated February 27, 2022;**
- C303. Arvind H, dated February 27, 2022;**
- C304. Ming-Han (Peter) Lee, Lawford Rd, Woodbridge, dated February 28, 2022;**
- C305. Stephanie Fernandes, dated February 28, 2022;**
- C312. Carmen Rojas, dated February 28, 2022;**
- C313. Daniel Mota, Boticelli Way, Woodbridge, dated February 28, 2022;**
- C314. Francy Cescolini, Silver Sterling Crescent, Woodbridge, dated February 28, 2022;**
- C316. Simona, dated February 28, 2022;**
- C317. Salvatore Cavarretta, dated February 28, 2022;**
- C318. Hasdeep Bhatia, dated February 28, 2022;**
- C321. Angelina and Michael Valenzano, Bloomingdale Lane, Woodbridge, dated February 28, 2022;**
- C324. Berengere Moore, dated February 28, 2022;**
- C325. Rita Ristucci, dated February 28, 2022;**
- C329. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated February 25, 2022; and**
- C330. Marie Gorette, dated February 28, 2022.**

#### **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.019 and Z.21.040 (G Group Major Mackenzie Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, March 1, 2022

**WARD:** 3

**TITLE: G GROUP MAJOR MACKENZIE INC.  
OFFICIAL PLAN AMENDMENT FILE OP.21.019  
ZONING BY-LAW AMENDMENT FILE Z.21.040  
3812 MAJOR MACKENZIE DRIVE WEST  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON  
ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**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 the following development (the 'Development') as shown on Attachments 2 to 6:

- Block 1: Building "A" - 11-storey mixed-use residential apartment building on a 4-storey podium with a day nursery/daycare centre on the ground floor
- Block 2: Buildings "B" and "C" - 32 and 36-storey mixed-use residential apartment buildings on a shared 4 to 8-storey podium, with office/retail and community facilities on the ground floor
- Block 3: Buildings "D" and "E" - 36 and 32-storey mixed-use residential apartment buildings on a shared 4 to 8-storey podium, with office/retail and community facilities on the ground floor
- Block 4: Building "F" - 10 to 18-storey residential apartment building on a 4-storey podium
- Block 5: Building "G" - 16-storey residential apartment building on a 4-storey podium

A total of 3,013 residential dwelling units are proposed with a Floor Space Index ('FSI') of 5.78 times the area of the lot. The development also proposes a 5,192 m<sup>2</sup> public park and privately-owned publicly accessible space ('POPs') on the Subject Lands.

### **Report Highlights**

- The Owner proposes to amend the Official Plan and Zoning By-law to permit the development of two residential apartment buildings and three mixed-use residential apartment buildings containing ground-floor office/retail space, community facilities and a day nursery/day care centre. The five apartment buildings range in height from 10 to 36 storeys and contain a total of 3,013 residential dwelling units
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development 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.21.019 and Z.21.040 (G Group Major Mackenzie Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

### **Background**

Location: 3812 Major Mackenzie Drive West (the 'Subject Lands'). The Subject Lands are located at the northwest corner of Major Mackenzie Drive West and Weston Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: February 19, 2021

Date applications were deemed complete: November 16, 2021

#### ***Previous applications were submitted and approved on the Subject Lands***

On November 23, 2011, the Ontario Municipal Board ('OMB'), now known as the Ontario Land Tribunal ('OLT'), approved Official Plan Amendment ('OPA') No. 712 (File OP.08.010) and Zoning By-law 234-2010 (File Z.08.039) for the Subject Lands (OMB File Nos. PL10154 and PL110137).

OPA 712 and Zoning By-law 234-2010 permitted a mixed-use residential and commercial development consisting of two 12-storey residential apartment buildings and two commercial buildings with maximum building heights of 2 and 3 storeys, and an FSI of 1.58 times the area of the lot, as shown on Attachment 7. The residential component was approved for a total of 430 apartment dwelling units and semi-detached and block townhouse units (comprising a maximum of 68 block townhouse and two semi-detached dwelling units or a maximum of 70 block townhouse units) with a residential gross floor area ('GFA') of 55,707 m<sup>2</sup>. The commercial component was approved with a combined GFA of 2,473 m<sup>2</sup>.

The approved height, density and land use permissions for the Subject Lands were carried forward into Schedule 13 – Land Use of Vaughan Official Plan 2010 ('VOP 2010').

On January 28, 2014, the previous owner submitted an application for Draft Plan of Subdivision (File 19T-14V001) to create the blocks to facilitate the development of the Subject Lands for residential uses, commercial/retail/office uses, and a park, in accordance with the permitted uses and development criteria established by OPA 712 and Zoning By-law 234-2010. The Committee of the Whole (Public Meeting) Report for the Draft Plan of Subdivision was considered by Vaughan Council on April 29, 2014; however, a comprehensive report was not prepared by the Development Planning Department for consideration at a future Committee of the Whole meeting as the application was not pursued by the previous Owner.

In addition to the above-noted applications, Site Development applications (Files DA.14.007 and DA.14.008) were submitted by the previous Owner to facilitate the development of the commercial and residential uses on the Subject Lands but was not pursued. Zoning By-law Amendment File Z.14.004 was also submitted to facilitate the removal of the holding symbol '(H)' which had been applied on a portion of the Subject Lands through Zoning By-law Amendment File Z.08.039 but was also not pursued.

Should the Official Plan and Zoning By-law Amendment applications be approved, the Owner will revise Draft Plan of Subdivision File 19T-14V001 and Site Development Files DA.14.007 and DA.14.008 to reflect the new development.

***Council resolved to continue processing development applications under the existing Vellore Centre policy framework in VOP 2010***

The Subject Lands are located within a Local Centre as shown on Schedule 1 – Urban Structure of VOP 2010, more specifically the "Vellore Centre" as identified on Figure 6 – Intensification Areas of VOP 2010.

On October 21, 2020, Vaughan Council directed staff to explore options for possible land use studies to guide development in the Vellore Centre.

On April 7, 2021, Council considered the staff report "Response to Council Direction to Explore Land Use Study Options for Vellore Centre" at the Committee of the Whole (1) Meeting.

On April 20, 2021, Council resolved to approve the Recommendation contained in the staff report that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

***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 the proposed Development as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.019 to redesignate the Subject Lands from “Mid-Rise Mixed-Use” with a maximum building height of 12 storeys and FSI of 1.581 times the area of the lot, to “High-Rise Mixed-Use” in VOP 2010, to permit the development of two residential apartment blocks and three mixed-use residential apartment blocks, with a maximum building height of 36 storeys and a maximum FSI of 5.78 times the area of the lot, as shown on Attachments 2 to 6.
2. Zoning By-law Amendment File Z.21.040 to rezone the Subject Lands from “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone”, which are both subject to site-specific exception 9(1351) in Zoning By-law 1-88, as shown on Attachment 1, to “RA3 Apartment Residential Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

The Owner shall also be required to amend Zoning By-law 001-2021 to rezone the Subject Lands from “RM2(H) Multiple Residential Zone 2” with the Holding Symbol “(H)” and “OS1 Public Open Space Zone”, subject to site-specific exception 14.985, as shown on Attachment 1, to “HMU High-Rise Mixed-Use Zone” and “OS1 Public Open Space Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

- a) Date the Notice of Public Meeting was circulated: February 4, 2022.

The Notice of Public Meeting was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Major Mackenzie Drive West, Weston Road and Farooq Boulevard, in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 1,500 m (1.5 km) of the Subject Lands and to the Vellore Woods Ratepayers’ Association, the Millwood Woodend Ratepayers’ Association, the Greater Woodbridge Ratepayers’ 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 February 15, 2022. The comments are organized by theme as follows:

**Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- inadequate roads and transit infrastructure in the area to support high-rise development

### **Density, Built Form, and Building Design**

- the Development will be the tallest building in the area and is not compatible with the surrounding context and will change the character of the area
- the development will impact quality of life for residents in the area
- the Development is not consistent with the Council-approved Recommendation contained in the April 7, 2021, staff report “Response to Council Direction to Explore Land Use Study Options for Vellore Centre”, that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

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 Planning Department in a future comprehensive report to the Committee of the Whole.

### ***A meeting with the local Ratepayers Associations, the Councillor, and the Owner’s Agent was held on January 24, 2022***

On January 24, 2022, the Owner’s Agent organized an evening meeting with approximately 10 people in attendance, including the Owner’s consulting team, the Local Councillor, representatives from of the Vellore Woods Ratepayers’ Association and the Millwood Woodend Ratepayers’ Association, residents, and staff. The Owner’s consulting team presented the submission materials and answered questions from the people in attendance.

### **Previous Reports/Authority**

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

[July 6, 2010, Special Committee of the Whole \(Item 1, Report No. 38\)](#)

[November 23, 2011, OMB e-decision for File PL101154](#)

[May 6, 2014, Committee of the Whole Public Meeting \(Item 2, Report 20\)](#)

[April 7, 2021, Committee of the Whole \(Item 7, Report 14\) for Land Use Study Options in Vellore Centre](#)

### **Analysis and Options**

#### ***An amendment to VOP 2010 is required to permit the Development***

#### **Official Plan Designation:**

- “Local Centres” on Schedule 1 – Urban Structure by VOP 2010
- The Urban Structure of the City establishes a hierarchy of Intensification Areas that range in height and intensity of use
- Local Centres are identified as an Intensification Area and act as the mixed-use focus for their respective communities, in a manner that is compatible with the local context (i.e. are lower in scale and offer a more limited range of uses)

- “Mid-Rise Mixed-Use” on Schedule 13 – Land Use by VOP 2010 with a maximum building height of 12 storeys and FSI of 1.581 times the area of the lot.
- This designation permits mid-rise buildings with a building height of 12 storeys and an FSI of 1.581
- An amendment to VOP 2010 is required to redesignate the high-rise building type, specifically the height, density, and site-specific development criteria for the proposed Development

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

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both By-law 001-2021 and Zoning By-law 1-88, as amended.

The Applications were received by the City on October 21, 2021, and as such, given Council's direction on October 20, 2021, the Applications are subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

***Amendments to Zoning By-laws 1-88 and 001-2021 are required to permit the development***

Zoning By-law 1-88:

- “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1351)
- The current zoning does not permit the Development
- To permit the Development, the Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” and “OS2 Open Space Park Zone”, in the manner shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement</b>
a.	Minimum Front Yard Setback (Major Mackenzie Drive)	<ul style="list-style-type: none"> <li>▪ 2 m for Commercial Buildings "1a" and "1b"</li> <li>▪ 2 m for the first 6-storeys, not to exceed 20 m in height, for Residential Apartment Building "2"</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.45 m for Block 3</li> <li>▪ 7.25 m for Block 4</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement</b>
		<ul style="list-style-type: none"> <li>4.5 m for the storeys between 8-storeys to 12-storeys, not to exceed 40 m in height, for Residential Apartment Building "2"</li> <li>1.5 m for the underground Parking Area</li> </ul>	
b.	Minimum Exterior Yard Setback (Weston Road)	<ul style="list-style-type: none"> <li>3 m for the first 6-storeys, not to exceed 20 m in height, for Residential Apartment Building "3"</li> <li>5.5 m for the storeys between 8-storeys to 12-storeys, not to exceed 40 m in height, for Residential Apartment Building "3"</li> <li>2.5 m for the Block Townhouse Buildings</li> <li>1.5 m for the underground Parking Area</li> </ul>	<ul style="list-style-type: none"> <li>3 m for Block 2</li> <li>6.95 m for Block 1</li> <li>0 m for the underground Parking Area</li> </ul>
c.	Minimum Interior Yard Setback (Proposed Street 'A'), shown as Proposed Street 'B' on Attachment 7	<ul style="list-style-type: none"> <li>2.5 m for Commercial Building "1a"</li> <li>4.5 m for the Block Townhouse Buildings</li> <li>1.5 m for the underground Parking Area</li> </ul>	6.10 m for Block 4
d.	Maximum Lot Coverage	32%	40%
e.	Maximum FSI (Density)	1.57 times the area of the lot	5.78 times the area of the lot

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement</b>
f.	Maximum Building Height	<ul style="list-style-type: none"> <li>▪ Commercial Building "1a": 2-storeys, not to exceed 11 m, where the second storey may be architectural</li> <li>▪ Commercial Building "1b": 3-storeys, not to exceed 13.5 m, with a 2-storey minimum</li> <li>▪ Residential Apartment Building "2": <ul style="list-style-type: none"> <li>- For the first 6-storeys, not to exceed 20 m in height, within 2 m of Major Mackenzie Drive</li> <li>- Between 8-storeys to 12-storeys, not to exceed 40 m in height, within 4.5 m of Major Mackenzie Drive</li> </ul> </li> <li>▪ Residential Apartment Building "3": <ul style="list-style-type: none"> <li>- For the first 6-storeys, not to exceed 20 m in height, within 3 m of Weston Road</li> <li>- Between 8-storeys to 12-storeys, not to exceed 40 m in height, within 5.5 m of Weston Road</li> </ul> </li> <li>▪ Block Townhouse Buildings: 2-storeys, not to exceed 11 m</li> <li>▪ Block Semi-detached Building: 2-storeys, not to exceed 11 m</li> </ul>	<ul style="list-style-type: none"> <li>▪ Block 1: Building "A" - 11 storeys on a 4-storey podium (34.5 m)</li> <li>▪ Block 2: Buildings "B" and "C" - 32 and 36 storeys, on a shared 4 to 8-storey podium (109.5 m)</li> <li>▪ Block 3: Buildings "D" and "E" - 36 and 32 storeys, on a shared 4 to 8-storey podium (109.5 m)</li> <li>▪ Block 4: Building "F" - 10 to 18 storeys on a 4-storey podium (55.5 m)</li> <li>▪ Block 5: Building "G" - 16 storeys on a 4-storey podium (49.5 m)</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement</b>
g.	Maximum Commercial GFA (Including Retail and Business/ Professional Office)	<ul style="list-style-type: none"> <li>424.22 m<sup>2</sup> for building “1a”</li> <li>2,048.78 m<sup>2</sup> for building “1b”</li> </ul>	1,436 m <sup>2</sup>
h.	Definition of ‘Community Facility’	Not defined	Means a premises used for indoor and outdoor recreational, institutional, social, or cultural activities, and may include a health and fitness centre, library, or museum
i.	Permitted Uses	<ul style="list-style-type: none"> <li>Apartment Dwelling Units, within a maximum of two (2) apartment buildings and a combined maximum of 430 Apartment Dwelling Units</li> <li>Block Townhouse Dwelling Units, with a maximum of six (6) dwelling units in a row and only one (1) townhouse block up to a maximum of seven (7) dwelling units in a row, for a total of 68 dwelling units. If a Block Semi-detached building is not developed, a maximum of 70 Block Townhouse Dwelling Units may be permitted.</li> <li>Block Semi-detached Dwelling Units, with a maximum of two (2) dwelling units in a row and</li> </ul>	<ul style="list-style-type: none"> <li>Five (5) Apartment Buildings, with a combined maximum of 3,013 Dwelling Units, as follows: <ul style="list-style-type: none"> <li>Block 1: Building “A” – mixed-use residential apartment building with a day nursery on the ground floor</li> <li>Block 2: Buildings “B” and “C” – mixed-use residential apartment buildings, with office/retail, and community facilities on the ground floor</li> <li>Block 3: Buildings “D” and “E” – mixed-use residential apartment buildings, with office/retail, and community facilities on the ground floor</li> <li>Block 4: Building “F” – residential apartment building</li> </ul> </li> </ul>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
		<p>limited to only one (1) block.</p> <ul style="list-style-type: none"> <li>▪ A Maximum of two (2) Commercial Buildings as follows: <ul style="list-style-type: none"> <li><u>Building 1a</u> <ul style="list-style-type: none"> <li>- One (1) Eating Establishment</li> <li>- Outdoor Patio</li> </ul> </li> <li><u>Building 1b (at grade)</u> <ul style="list-style-type: none"> <li>- Bank or Financial Institution</li> <li>- Personal Service Shop</li> <li>- Photography Studio</li> <li>- Retail Store, excluding a Department Store and Supermarket</li> <li>- Video Store</li> <li>- Business or Professional Office (Regulated Health Professional – Medical Office/Clinic, not to exceed a maximum of 6 practitioners)</li> </ul> </li> </ul> </li> </ul> <p>These uses shall only be permitted in the locations shown on Attachment 7</p>	<ul style="list-style-type: none"> <li>- Block 5: Building “G” – residential apartment building</li> <li>▪ Permit the following additional uses within Blocks 2 and 3: <ul style="list-style-type: none"> <li>- Retail Store</li> <li>- Bank or Financial Institution</li> <li>- Business or Professional Office</li> <li>- Personal Service Shop</li> <li>- Office, General</li> <li>- Office, Medical</li> <li>- Pharmacy</li> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment, Takeout</li> <li>- Health Centre</li> </ul> </li> </ul>
j.	Minimum Parking	<p>Residential 1.5 spaces/unit x 3,013 units = 4,516 spaces</p> <p>Visitor 0.25 spaces/unit x 3,013 units = 754 spaces</p>	<p>3,126 spaces (Inclusive of barrier-free spaces)</p>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement</b>
		<p>Commercial (Retail) 6 spaces/100 m<sup>2</sup> x 862 m<sup>2</sup> = 52 spaces</p> <p>Office 3.5 spaces/100 m<sup>2</sup> x 574 m<sup>2</sup> = 20 spaces</p> <p>Day Nursery 8 employees x 1.5 spaces per employee = 12 spaces</p> <p>Community Facility (Not specifically listed in Zoning By-law 1-88) 3.3 spaces/100m<sup>2</sup> x 598 m<sup>2</sup> = 20 spaces</p> <p>Total Parking Required = 5,374 spaces</p>	
k.	Minimum Amenity Area	<ul style="list-style-type: none"> <li>▪ Residential Apartment Building "2": 2,970 m<sup>2</sup></li> <li>▪ Residential Apartment Building "3": 3,340 m<sup>2</sup></li> <li>▪ Block Townhouse Buildings and Block Semi-detached Building: 4,550 m<sup>2</sup> (65 m<sup>2</sup>/unit x 70 units)</li> </ul> <p>Total required amenity area = 10,860 m<sup>2</sup></p>	<p>24,561 m<sup>2</sup> (2,764 m<sup>2</sup> indoor amenity area + 21,791 m<sup>2</sup> outdoor amenity area)</p>
l.	Outdoor Parking Area	Shall be screened from the street and any adjacent lands	Shall not be screened from the street and any adjacent lands (Parking area abutting Farooq Boulevard)

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement</b>
m.	Maximum Driveway Width (Farooq Boulevard and Proposed Street 'A')	7.5 m	9 m
n.	Minimum Landscape Strip	<ul style="list-style-type: none"> <li>▪ 2 m abutting Major Mackenzie Drive</li> <li>▪ 2.5 m abutting Weston Road</li> <li>▪ 2.5 m abutting Proposed Street "B" adjacent to Commercial Building "1a"</li> <li>▪ 6 m abutting Proposed Street "B" adjacent to the Parking Area</li> <li>▪ 4.5 m abutting Proposed Street "B" adjacent to the Block Townhouse Buildings</li> <li>▪ 3.5 m abutting Proposed Street "A" adjacent to the Block Townhouse Buildings</li> </ul>	3 m from Major Mackenzie Drive, Weston Road, Farooq Boulevard and Proposed Street 'A'

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

**Zoning By-law 001-2021:**

- "RM2(H) Multiple Residential Zone 2" with the Holding Symbol "(H)" and "OS1 Public Open Space Zone" by Zoning By-law 001-2021, subject to site-specific exception 14.985
- The site-specific requirements in Exception 9(1351) from Zoning By-law 1-88 were carried over to site-specific Exception 14.985 in Zoning By-law 001-2021
- The current zoning identified in Zoning By-law 001-2021 does not permit the Development
- To permit the Development, the Owner proposes to rezone the Subject Lands to "HMU High-Rise Mixed-Use Zone" and "OS1 Public Open Space Zone", in the

manner shown on Attachment 2, together with the following additional site-specific zoning exceptions:

Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>HMU High-Rise Mixed-Use Zone Requirement</b>	<b>Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement</b>
a.	Minimum Exterior Yard Setback (Weston Road)	5 m	3 m for Block 2
b.	Minimum Rear Yard Setback (Farooq Blvd)	7.5 m	6.10 for Block 4
c.	Maximum Building Height	88 m	<ul style="list-style-type: none"> <li>▪ 109.5 m for Buildings “C” and “E” (36-storeys each)</li> <li>▪ 97.5 for Buildings “B” and “D” (32 storeys each)</li> </ul>
d.	Maximum Height of Mechanical Penthouse	5 m above the maximum building height	6 m above the maximum building height
e.	Angular Plane from the Rear Lot Line (Farooq Boulevard)	A 45-degree angular plane is required	A 45-degree angular plane is not required
f.	Maximum Podium Height	20 m	25.5 m (8 storeys) for Blocks 2 and 3
g.	Minimum Tower Separation	30 m	25 m, between Buildings B and C in Block 2 and Buildings D and E in Block 3
h.	Minimum Landscape Strip Width	<ul style="list-style-type: none"> <li>▪ 5 m abutting a street line</li> </ul>	3 m abutting a street line

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

***The Owner has appealed the new Vaughan Comprehensive Zoning By-law 001-2021***

On November 15, 2021, the Owner of the Subject Lands appealed Council's decision to enact Zoning By-law 001-2021 to the OLT, pursuant to Subsection 34(19) of the *Planning Act*. The City is working towards resolving this appeal.

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010</li></ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"><li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, permitted maximum building height and density, retail and office uses at grade, road and pedestrian network, requirements for parks and open space, recreation policies, and urban design policies of VOP 2010</li><li>▪ The appropriateness of the rezoning and site-specific exceptions to Zoning By-law 1-88 and 001-2021 identified on Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses</li></ul>
c.	NavCanada and Bombardier Review	<ul style="list-style-type: none"><li>▪ The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier</li></ul>
d.	Transportation Network and Transit Network	<ul style="list-style-type: none"><li>▪ The Subject Lands are located on Major Mackenzie Drive and Weston Road, and are under the jurisdiction of York Region</li><li>▪ York Region will identify any required land conveyances and approve the location and design of the proposed access/egress driveway on Major Mackenzie Drive West. York Region must review and approve the Traffic Impact Study submitted in support of the Applications</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>Any future road requirements, widenings, easements, or conveyances required to support the transportation network will also be considered in the review of the Applications</li> <li>The Applications will also be reviewed in consideration of the existing and future transportation and transit network and corresponding policies as identified in VOP 2010</li> </ul>
e.	Access and Parking	<ul style="list-style-type: none"> <li>The Owner is proposing two accesses to the Development – an access from Proposed Street ‘A’ which is proposed to connect Major Mackenzie Drive to Farooq Boulevard and an access from Farooq Boulevard which is constructed but not yet open to vehicular traffic. Proposed Street ‘A’ will provide a right-in/right-out access from Major Mackenzie Drive and Farooq Boulevard (once fully opened) will have a full moves access to Weston Road</li> <li>York Region will need to review and approve the location and design of the proposed access/egress driveway on Major Mackenzie Drive West</li> </ul>
f.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner submitted studies and reports in support of the Applications available on the city’s website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (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</li> </ul>
g.	Allocation and Servicing	<ul style="list-style-type: none"> <li>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</li> </ul>
h.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the City-Wide Public Art Program</li> </ul>
i.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> <li>The DRP must review the Applications prior to proceeding to the Committee of the Whole</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>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</li> </ul>
k.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved</li> <li>The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development must achieve a minimum Bronze Threshold Application Score.</li> </ul>
l.	Parkland Dedication and Recreation Facilities	<ul style="list-style-type: none"> <li>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</li> <li>The Applications will also be reviewed in consideration of the Development requiring parkland to accommodate recreational facilities to ensure the community is well serviced, adhering to the recommended service levels in the Active Together Master Plan 2018 and consistent with the requirements of VOP 2010</li> <li>The Privately Owned Publicly-Accessible Open Spaces (POPS) proposed on the Subject Lands will be reviewed in consideration of the performance standards and guidelines outlined in the City-Wide Urban Design Guidelines</li> </ul>
m.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> <li>The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits</li> <li>As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic</i></li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p><i>Recovery Act, 2020</i>; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act, 2020</i> propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land</p> <ul style="list-style-type: none"> <li>Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)</li> </ul>
n.	Affordable Housing	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of Provincial, Regional and City policies 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</li> </ul>
o.	Required Applications	<ul style="list-style-type: none"> <li>The Owner is required to submit the following additional applications, should the Applications be approved: <ul style="list-style-type: none"> <li>A Draft Plan of Subdivision Application</li> <li>A Site Development Application(s)</li> <li>A Draft Plan of Condominium Application(s) to facilitate the standard condominium tenure of the Development</li> </ul> </li> <li>Should the Official Plan and Zoning By-law Amendment applications be approved, the Owner will revise Draft Plan of Subdivision File 19T-14V001 and Site Development Files DA.14.007 and DA.14.008 to reflect the new development.</li> </ul>

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be

addressed when the comprehensive report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.019. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

### **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 Letizia D'Addario, Senior Planner, Development Planning Department, ext. 8213.

### **Attachments**

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations – South and East
5. Building Elevations – North and West
6. Perspective Rendering
7. Previously Approved Applications on Subject Lands

### **Prepared by**

Letizia D'Addario, Senior Planner, ext. 8213

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

Nancy Tuckett, Director of Development Planning, ext. 8529

### **Approved by**

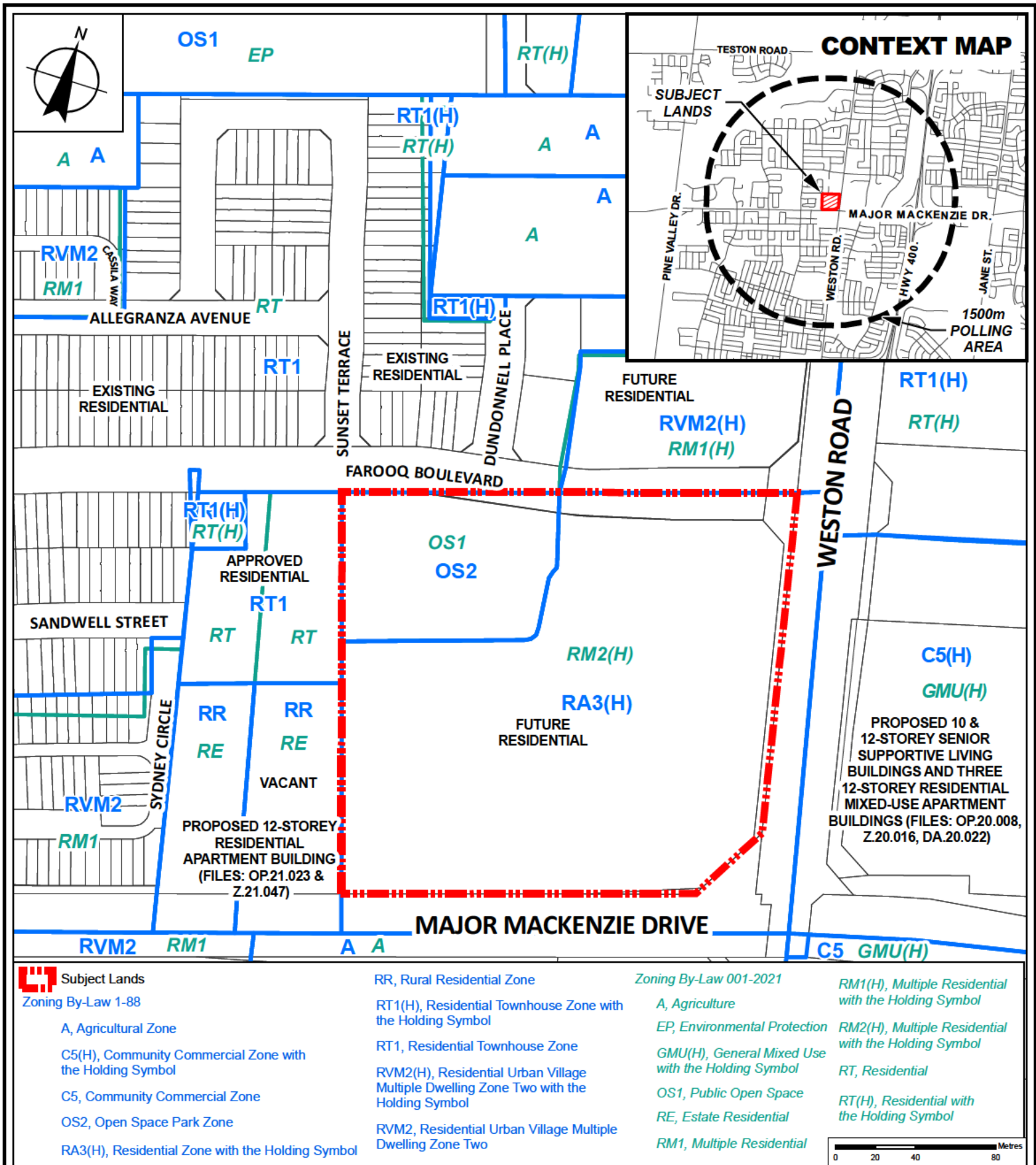
A handwritten signature in black ink, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**

A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager



## Context and Location Map

**LOCATION:**  
3812 Major Mackenzie Drive  
Part of Lot 21, Concession 6

**APPLICANT:**  
G Group Major Mackenzie Inc.

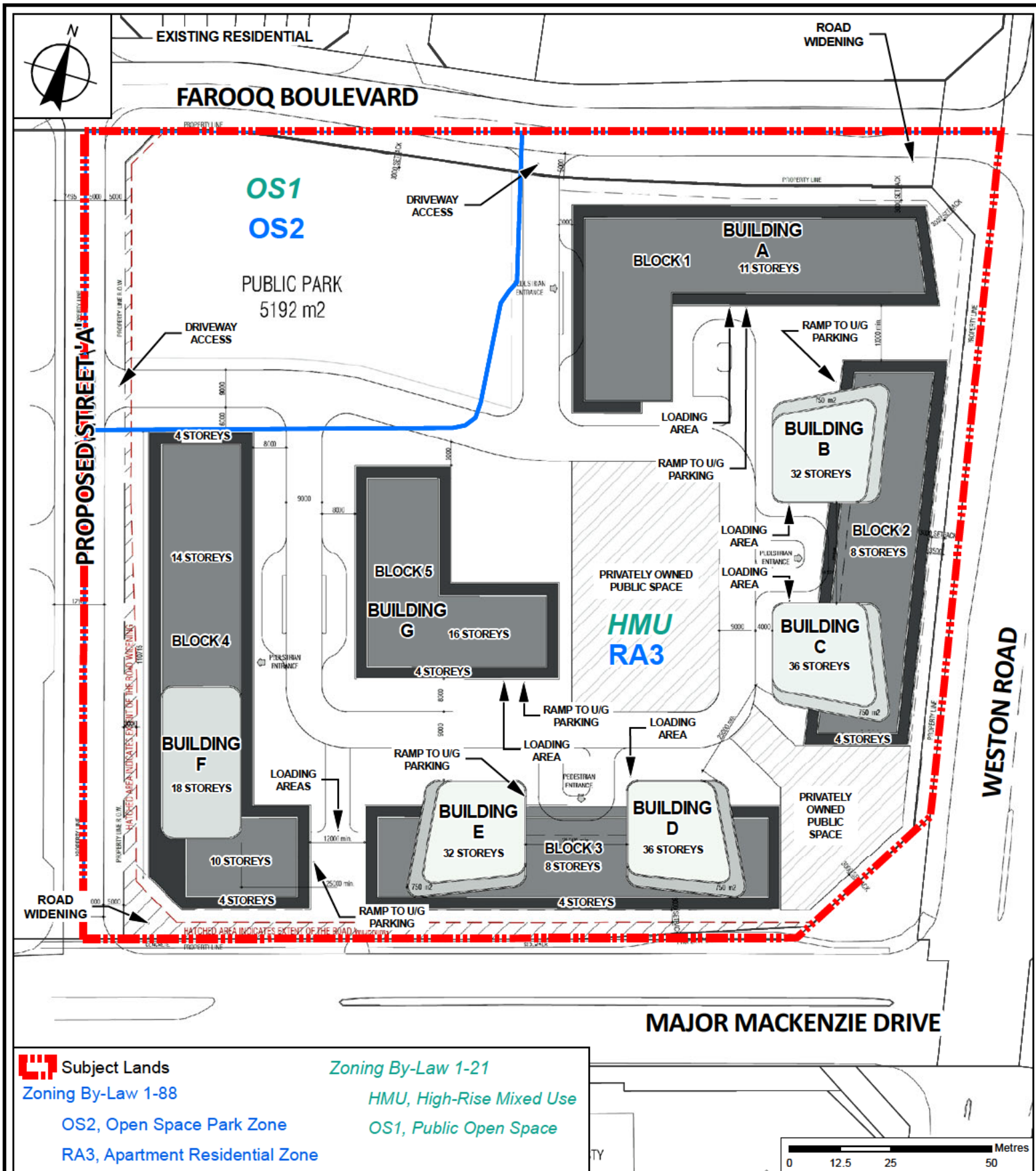


## Attachment

**FILES:**  
OP.21.019 and Z.21.040

**DATE:**  
March 1, 2022

**1**



## Proposed Zoning and Site Plan

**LOCATION:**  
 3812 Major Mackenzie Drive  
 Part of Lot 21, Concession 6

**APPLICANT:**  
 G Group Major Mackenzie Inc.

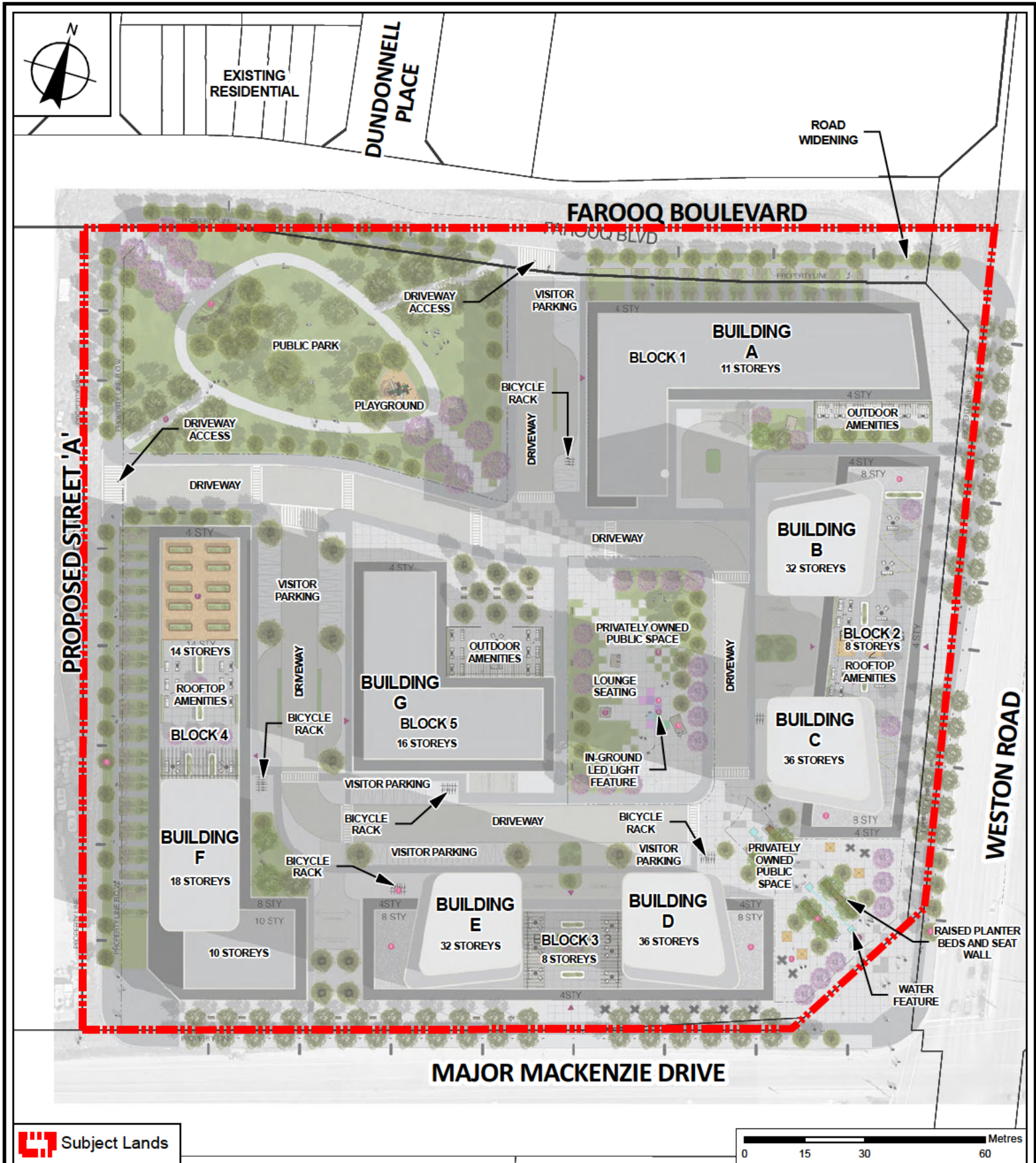


## Attachment

**FILES:**  
 OP.21.019 and Z.21.040

**DATE:**  
 March 1, 2022

**2**



## Landscape Plan

**LOCATION:**  
3812 Major Mackenzie Drive  
Part of Lot 21, Concession 6

**APPLICANT:**  
G Group Major Mackenzie Inc.

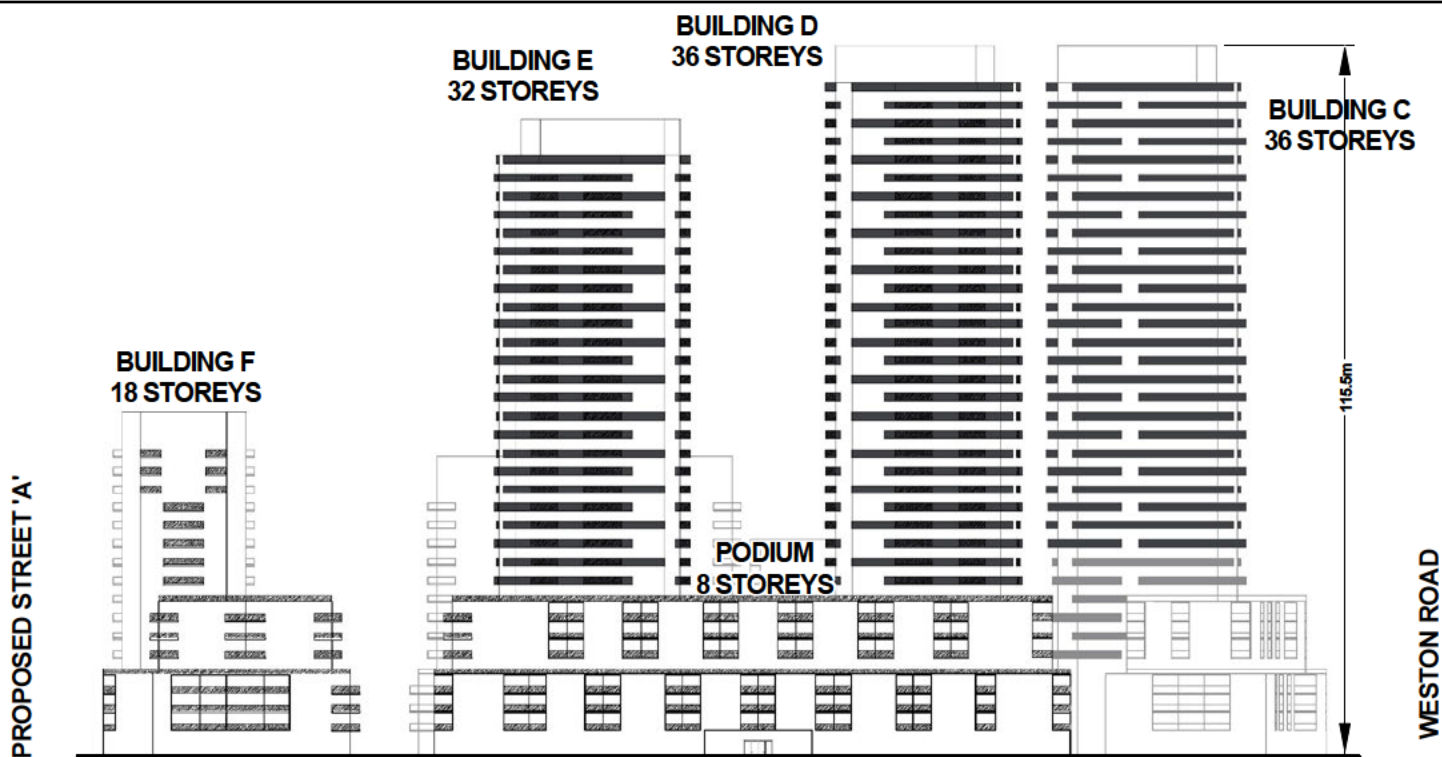


## Attachment

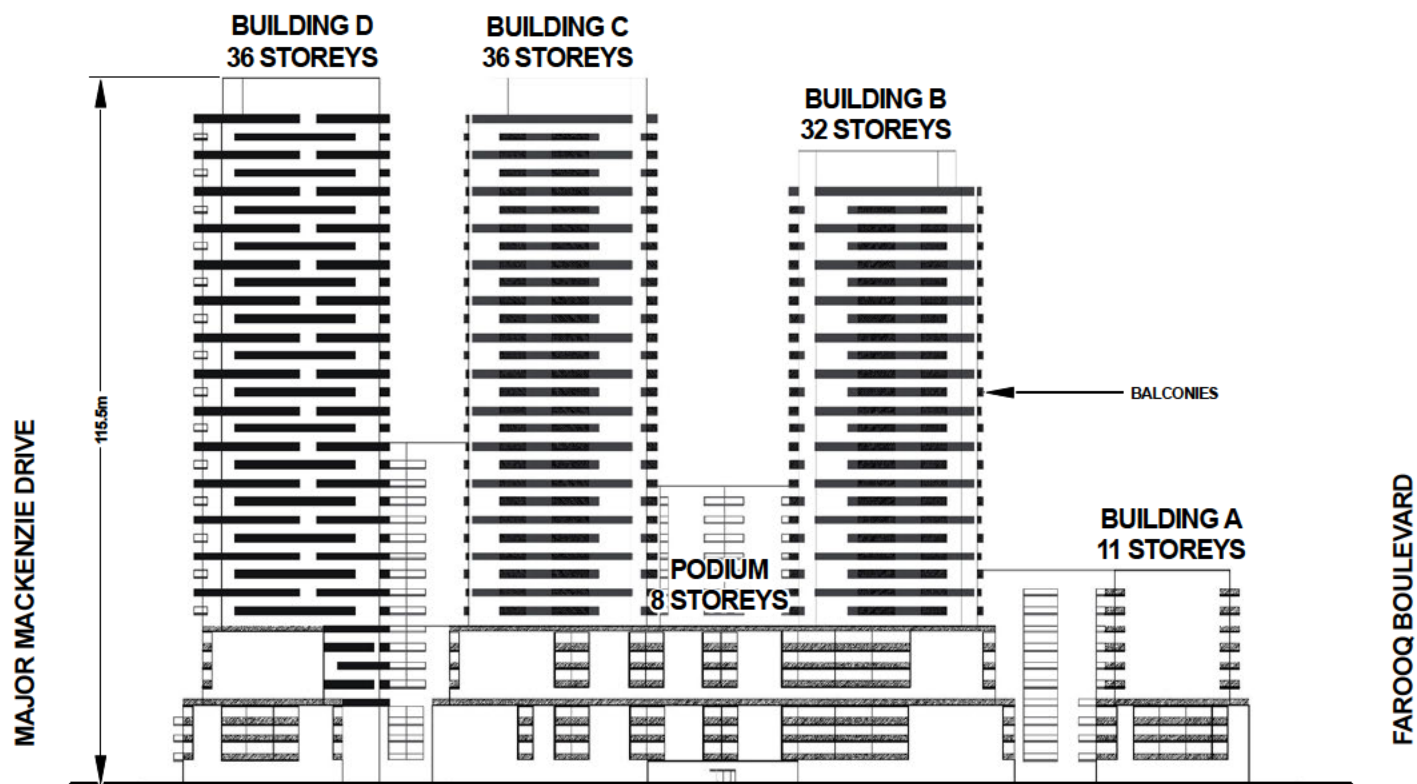
**FILES:**  
OP.21.019 and Z.21.040

**DATE:**  
March 1, 2022

# 3



**SOUTH ELEVATION** (FACING MAJOR MACKENZIE DRIVE)



**EAST ELEVATION** (FACING WESTON ROAD)

Not to Scale

## Building Elevations South and East

**LOCATION:**  
3812 Major Mackenzie Drive  
Part of Lot 21, Concession 6

**APPLICANT:**  
G Group Major Mackenzie Inc.

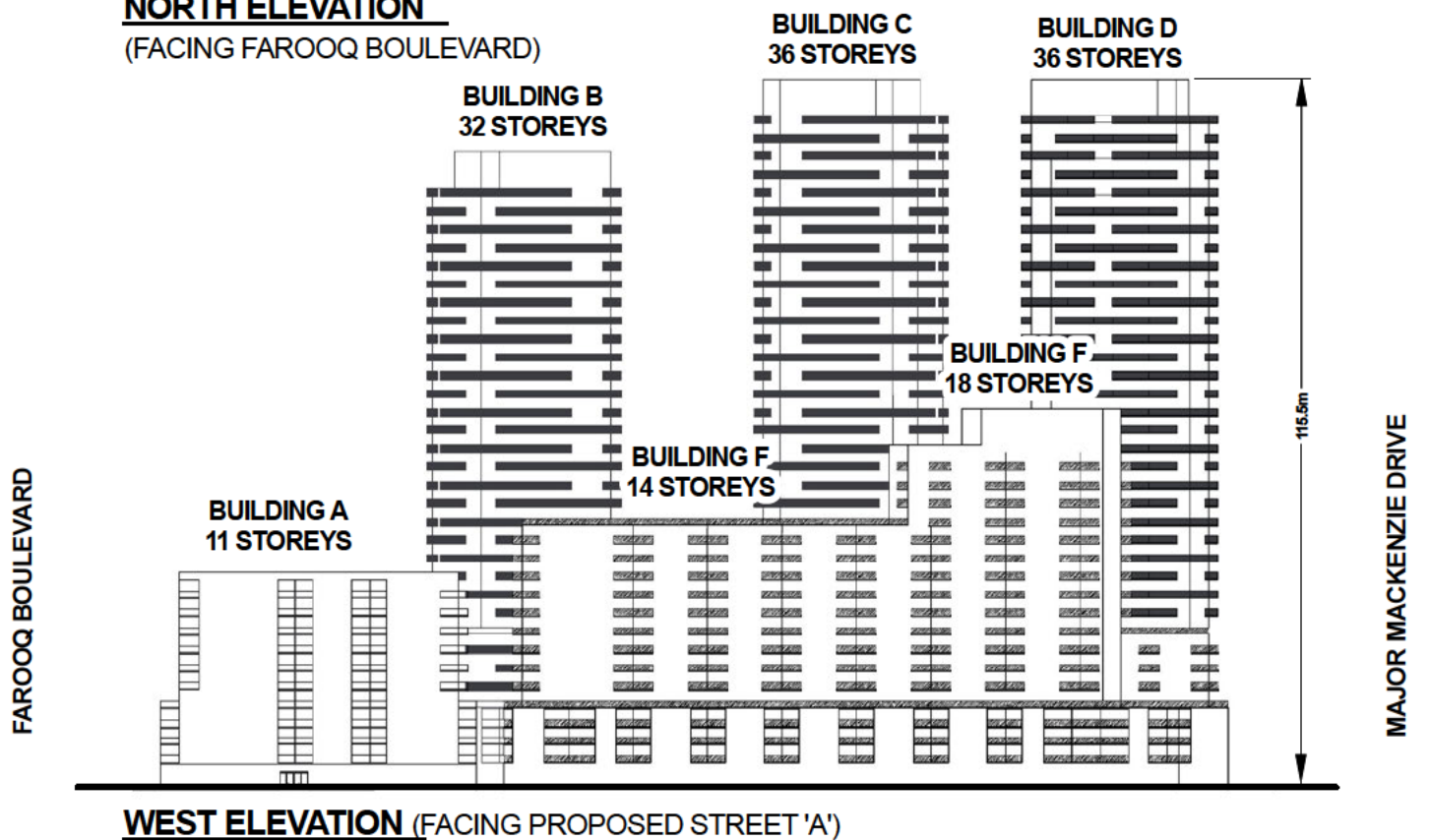
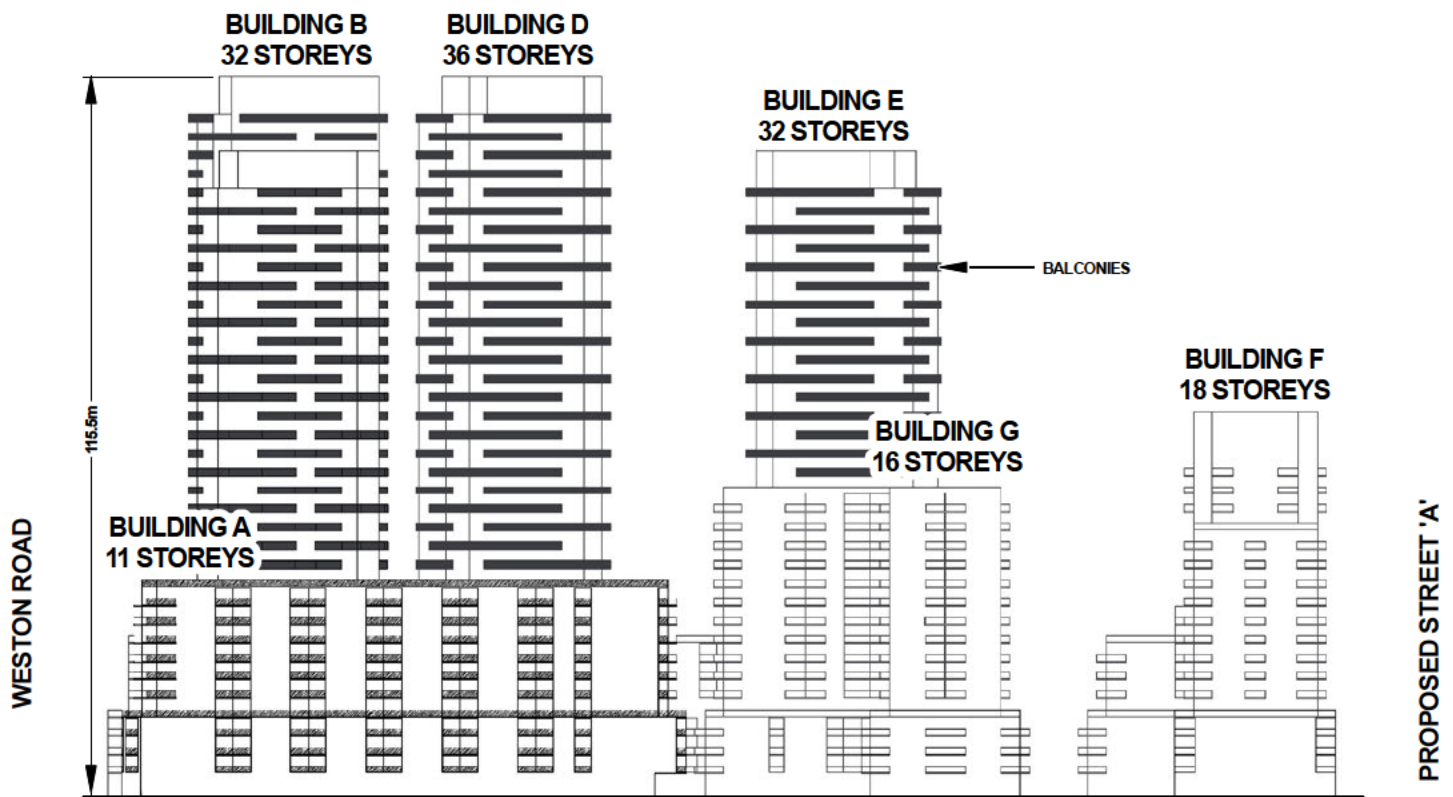


## Attachment

**FILES:**  
OP.21.019 and Z.21.040

**DATE:**  
March 1, 2022

**4**



Not to Scale

# Building Elevations North and West

**LOCATION:**  
3812 Major Mackenzie Drive  
Part of Lot 21, Concession 6

**APPLICANT:**  
G Group Major Mackenzie Inc.



## Attachment

**FILES:**  
OP.21.019 and Z.21.040

**DATE:**  
March 1, 2022

5



**VIEW LOOKING NORTHWEST**

Not to Scale

## Perspective Rendering

**LOCATION:**  
3812 Major Mackenzie Drive  
Part of Lot 21, Concession 6

**APPLICANT:**  
G Group Major Mackenzie Inc.

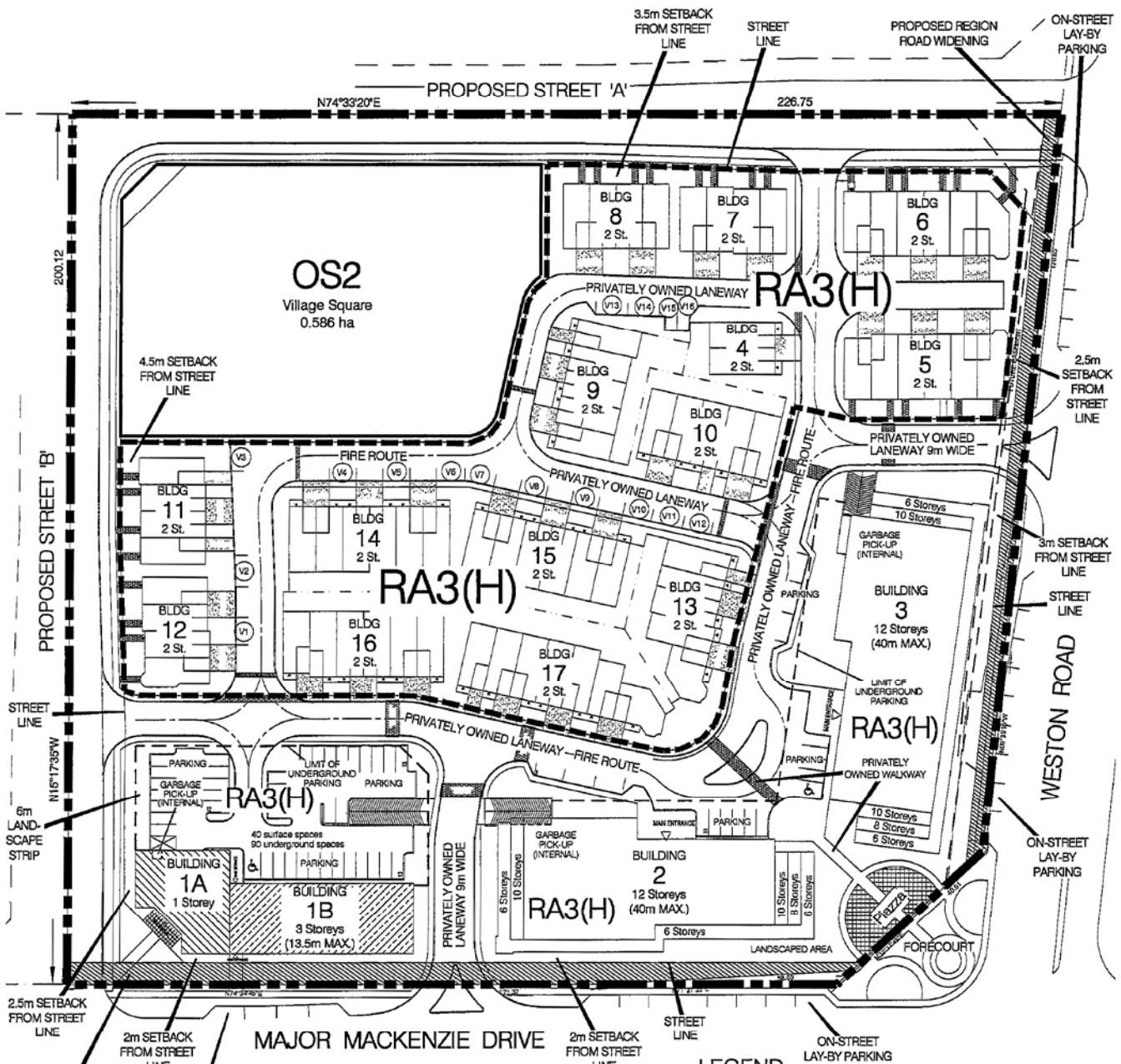


## Attachment

**FILES:**  
OP.21.019 and Z.21.040

**DATE:**  
March 1, 2022

**6**



THIS IS SCHEDULE 'E - 1479'  
TO BY-LAW 1-88, SECTION 9(1351)

Not to Scale

## Previously Approved Applications on Subject Lands

**LOCATION:**  
3812 Major Mackenzie Drive  
Part of Lot 21, Concession 6

**APPLICANT:**  
G Group Major Mackenzie Inc.



## Attachment

**FILES:**  
OP.21.019 and Z.21.040

**DATE:**  
March 1, 2022

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