



**C44.**

**Communication**

**CW(PM) – November 6, 2024**

**Item No. 5**

**DATE:** November 4, 2024  
**TO:** Mayor and Members of Council  
**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management  
**RE:** **COMMUNICATION – Committee of the Whole (Public Meeting),  
November 6, 2024**

**Item #5**

**CITY PARK (HWY 27) HOMES INC.  
MINISTER’S ZONING ORDER FILE MZO.24.001  
5850 LANGSTAFF ROAD  
VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

---

**Recommendation**

1. THAT Recommendation 1. be replaced with the following:

“That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.014 and Z.24.031 (City Park (Hwy 27) Homes 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**

A request for a Municipally-Supported Minister’s Zoning Order (the ‘Request’) was submitted to the City on October 3, 2024, by City Park (Hwy 27) Homes Inc. The Request was circulated to internal departments and external agencies for review on October 7, 2024, and a Notice of Public Meeting was sent out on October 11, 2024.

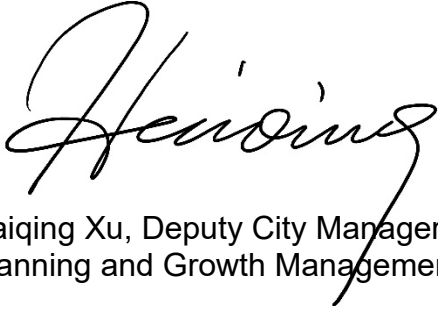
On October 28, 2024, City Park Group requested that their request for a Municipally-Supported Minister’s Zoning Order be converted to Applications for Official Plan Amendment and Zoning By-law Amendment under the *Planning Act* (the ‘Applications’). City Park Group’s letter making this request is attached hereto to this Communication as Attachment 1. The proposed development of a high-rise residential development with a total Gross Floor Area of 140,370 m<sup>2</sup> that consists of three (3) buildings ranging from 22-34 storeys in height, a Floor Space Index of 2.08 times the area of the lot, and a total of 2,043 residential units, remains unchanged. Since the requirements to process a request for a Municipally-Supported Minister’s Zoning Order and the Applications are the same and a revised Notice of Public Meeting has been sent to all specified persons and public bodies, as defined by the *Planning Act*, as well as the Minister of Municipal Affairs and Housing on November 4, 2024, who have a statutory right to appeal the decision of Council on the Applications to the Ontario Land Tribunal, the consideration of the Applications at the November 6, 2024, Public Meeting will now constitute a

statutory public meeting under Sections 17(15) and 34(12) of the *Planning Act*. The revised Notice of Public Meeting is attached hereto to this Communication as Attachment 2.

**Prepared By**

For more information, contact Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Attachments**

1. City Park Group – Request to convert Minister’s Zoning Order to Official Plan and Zoning By-law Amendment Applications.
2. Revised Public Meeting Notice.



**Monday, October 28, 2024**

**Attention: Haiqing Xu  
City of Vaughan  
2141 Major Mackenzie Drive W  
Vaughan, Ontario  
L6A 1T1**

**Re: 5850 Langstaff Road – MZO.24.001, OP.24.014 & Z.24.031  
Ministry Zoning Order Conversion Request**

Hello Haiqing,

We are writing to formally request that our Ministry Zoning Order request located at 5850 Langstaff Road be converted to a standard Official Plan and Zoning By-Law Amendment application.

Please let me know if you require any further materials to support this request.

Sincerely,

***Giancarlo Pennino, Development Planner  
City Park (Hwy 27) Homes Inc.***



Office of the City Clerk  
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
 T 905 832 8585  
 E [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

## REVISED NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.24.014  
 Zoning By-law Amendment File Z.24.031

**DATE OF MEETING:** Wednesday, November 6, 2024

**TIME:** 7:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

### PARTICIPATION

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

Electronic participation is also [available](#). To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to the Office of the City Clerk at [clerks@vaughan.ca](mailto:clerks@vaughan.ca) **no later than NOON on the last business day before the meeting.**

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan  
 Office of the City Clerk  
 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

<b>APPLICANT:</b>	City Park (Hwy 27) Homes Inc.
<b>DESCRIPTION OF SUBJECT LAND:</b>	5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27) (Attachment 1)
<b>WARD:</b>	2
<b>PURPOSE OF THE APPLICATIONS:</b>	The Owner seeks to permit the development of a High-Rise Residential Development with a total Gross Floor Area (GFA) of 140,370 m <sup>2</sup> that consists of three (3) buildings ranging from 22 to 34 storeys in height and 2,043 residential units. The Owner is no longer seeking a Minister's Zoning Order.
<b>RELATED APPLICATION:</b>	N/A

**PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS**

## IMPORTANT INFORMATION

**TO OBTAIN MORE INFORMATION:** To obtain additional information on these applications please contact Casandra Krysko, Senior Planner, at [Casandra.Krysko@vaughan.ca](mailto:Casandra.Krysko@vaughan.ca) or 905-832-8585, ext. 8003. Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

\*\*When submitting a request for additional information please quote file numbers and applicant.

### **PUBLIC CONSULTATION:**

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

Electronic participation is also available. To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to the Office of the City Clerk at [clerks@vaughan.ca](mailto:clerks@vaughan.ca) **no later than NOON on the last business day before the meeting.**

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**THE DEADLINE TO REGISTER ELECTRONICALLY TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

**NOTICE OF COUNCIL DECISION:** If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**PUBLIC RECORD:** Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

### **ONTARIO LAND TRIBUNAL (OLT):**

Pursuant to section 17(24) of the *Planning Act*, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which an official plan amendment would apply, the Minister, the appropriate approval authority, and a person or public body that made the request to amend the official plan, has a statutory right to appeal an official plan amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, public body, or registered owner of any land to which the official plan amendment would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of the proposed official plan amendment.

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-

law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, then the specified person, public body, or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

#### **ADDITIONAL STATEMENTS PURSUANT TO O.REG 543/06.**

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

#### **ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.**

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

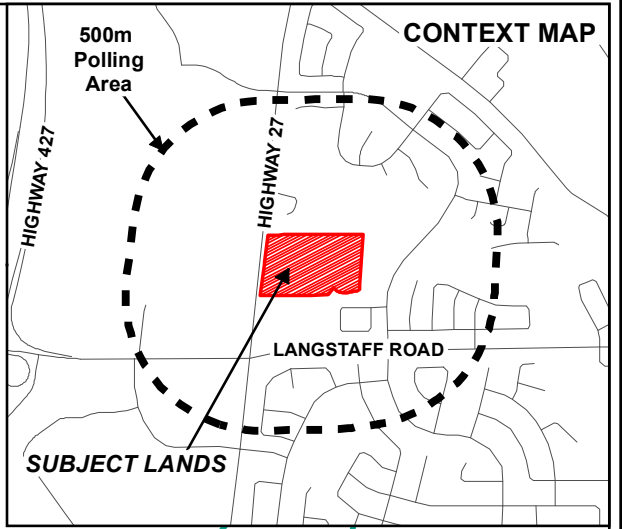
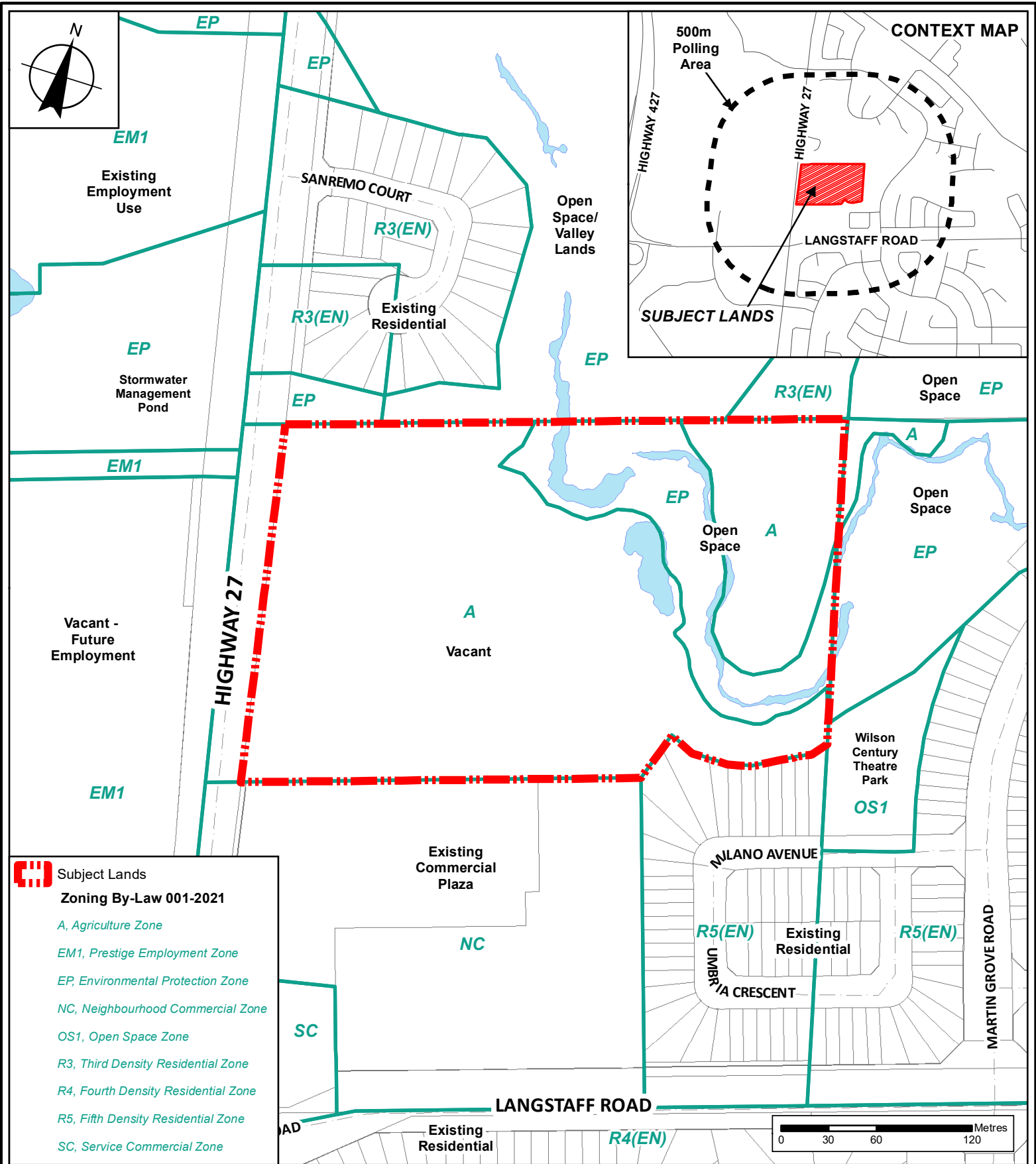
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.

**NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS:** In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice under the *Planning Act* and shall make a copy of the notice available for examination by them.

**DATE OF PUBLIC NOTICE:** October 11, 2024, REVISED NOVEMBER 4<sup>th</sup> 2024.

**HAIQING XU, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT**



## Context and Location Map

**LOCATION:** 5850 Langstaff Road  
 Part 1, 65R-27642  
 Part of Lot 11, Concession 8

**APPLICANT:**  
 City Park (Hwy 27) Homes Inc.

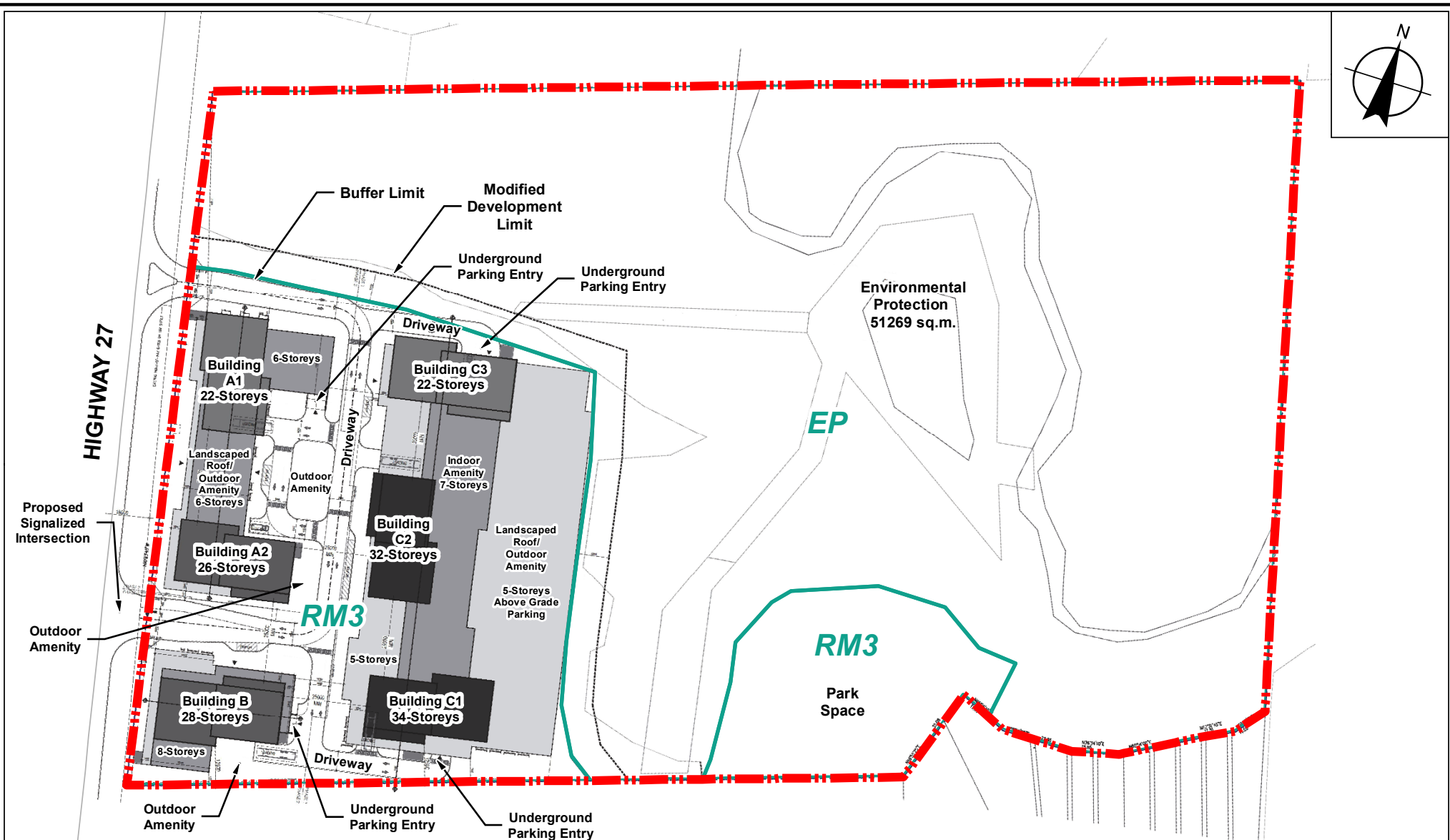
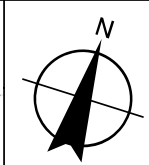


## Attachment

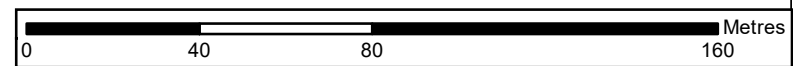
**FILES:** OP.24.014,  
 Z.24.031

**DATE:**  
 November 6, 2024

# 1



 Subject Lands      **Zoning By-Law 001-2021**      *RM3, Multiple Unit Residential Zone*  
*EP, Environmental Protection Zone*



# Conceptual Site Plan and Proposed Zoning

**LOCATION:** 5850 Langstaff Road  
 Part 1, 65R-27642 Part of Lot 11, Concession 8  
**APPLICANT:** City Park (Hwy 27) Homes Inc.



# Attachment

**FILES:** OP.24.014,  
 Z.24.031  
**DATE:**  
 November 6, 2024

# 2