

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 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.

	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

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