

## Committee of the Whole (Public Meeting) Report

---

**DATE:** Tuesday, April 1, 2025

**WARD:** 1

**TITLE:** DG (VAUGHAN) INC.

**OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001**

**ZONING BY-LAW AMENDMENT FILE NO. Z.25.002**

**2720 KING-VAUGHAN ROAD**

**VICINITY OF JANE STREET AND KING-VAUGHAN ROAD**

**FROM:**

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

**ACTION:** FOR INFORMATION

---

### **Purpose**

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

### **Report Highlights**

- The Owner proposes a low-rise residential development comprised of 152 street townhouses, 74 single detached dwellings, 3 low-rise development blocks, and one (1) future development block.
- A related Draft Plan of Subdivision application has been submitted to facilitate the development described above through the creation of 74 lots, 33 townhouse blocks, one (1) park block, one (1) open space block, one (1) storm water management block, and five (5) new public roads.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.001 and Z.25.002 (DG (Vaughan) Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 2720 King-Vaughan Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

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

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

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

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

***A related Draft Plan of Subdivision Application has been submitted.***

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

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

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

- a) Date the Notice of Public Meeting was circulated: March 7, 2025.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along King-Vaughan Road and Jane Street in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the MacKenzie Ridge Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of February 27, 2025, by the Development and Parks Planning Department.

**Analysis and Options**

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

Regional Official Plan designation:

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

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

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

Official Plan Designation:

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

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

Zoning:

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

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 (‘PPS 2024’) and the policies of the Oak Ridges Moraine Conservation Plan, 2017 (‘ORMCP 2017’), YROP 2022, VOP 2010 and any other deemed City official plan policies.</li> <li>▪ A road related to the Development is proposed within the ORMCP. Sections 41(2) and 41(2.1) of the ORMCP contain policies which restrict the development of infrastructure in a Natural</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		Linkage Area and Prime Agricultural Area to a list of criteria which include identifying there are no reasonable alternatives.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designations and the ORMCP 2017.</li> <li>▪ Adjustments to the designation boundary may be required to reflect the appropriate extent of the proposed development and open space blocks.</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ The Owner concurrently submitted related Draft Plan of Subdivision File 19T-25V001 to be reviewed with the Applications in a future technical report. Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.</li> </ul>
d.	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>
e.	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>
f.	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.</li> </ul>
g.	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 ('TRCA') and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.</li> </ul>

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

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

### **Financial Impact**

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

## **Operational Impact**

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

## **Broader Regional Impacts/Considerations**

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

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

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact David Harding, Senior Planner, Development and Parks Planning Department, ext. 8409.

## **Attachments**

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

## **Prepared by**

David Harding, Senior Planner, ext. 8409

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

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