

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 6, 2025****COMMUNICATIONS****Distributed May 2, 2025****Item No.**

- |     |   |       |
|-----|---|-------|
| C1. | Presentation material   | 1     |
| C2. | Helen Mihailidi, Brattys LLP, Keele Street, Vaughan, dated May 1, 2025              | 2 & 5 |
| C3. | Eric Del Favero, The Remington Group Inc., Keele Street, Vaughan, dated May 2, 2025 | 5     |

**Distributed May 5, 2025**

- |     |  |   |
|-----|--|---|
| C4. | Presentation material  | 5 |
| C5. | Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 2, 2025 | 1 |
| C6. | Alexandra Ney, King Vaughan Road, Woodbridge, dated May 6, 2025  | 6 |
| C7. | Presentation material  | 6 |
| C8. | Presentation material  | 2 |
| C9. | Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 5, 2025 | 2 |

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**



C1.  
Communication  
CW(PM) – May 6, 2025  
Item No. 1

# Public Meeting

GB (Maplecrete) Limited Partnership  
185 Doughton Road and 108-112 Maplecrete Road  
City of Vaughan  
Regional Municipality of York

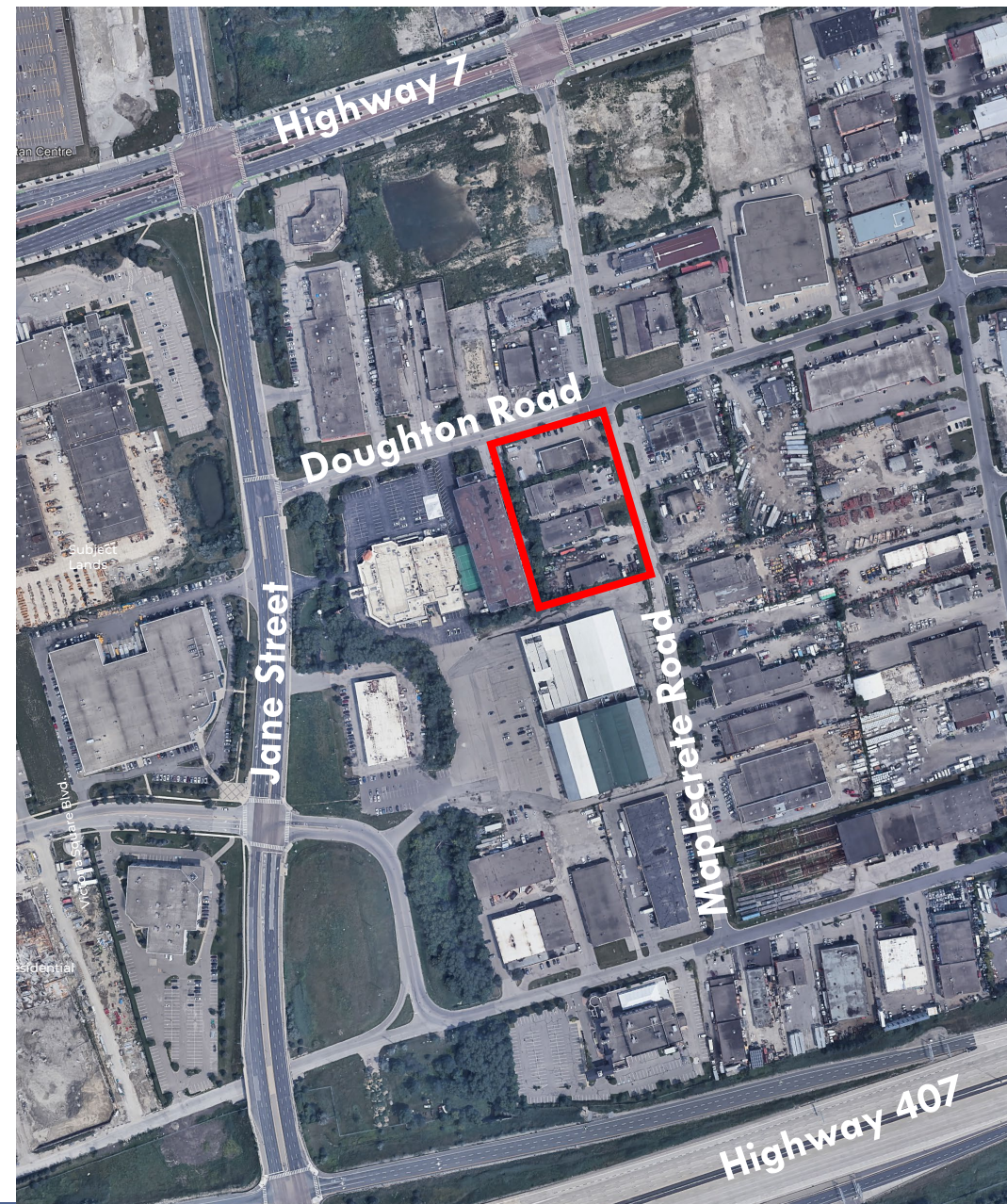


Official Plan Amendment File OP.25.005



# Location & Context

- The site is 0.83 hectares (2 acres) in size.
- Located at the southwest corner of Doughton Road and Maplecrete Road.
- City files OP.21.008 and Z.21.011 for Official Plan Amendment and Zoning By-law Amendment were approved in June 2023, to permit a 42-storey Tower A and 39-storey Tower B with a 6-storey mixed-use podium.



# Current Zoning and Official Plan Designation

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- The Subject Lands are zoned C9 (“H”) Corporate Centre Zone with site-specific provisions under Exception 9(1567).
- The Subject Lands are designated Neighbourhood Precinct, Site-Specific Policy Area “U” on Schedule “K” of the VMC Secondary Plan.



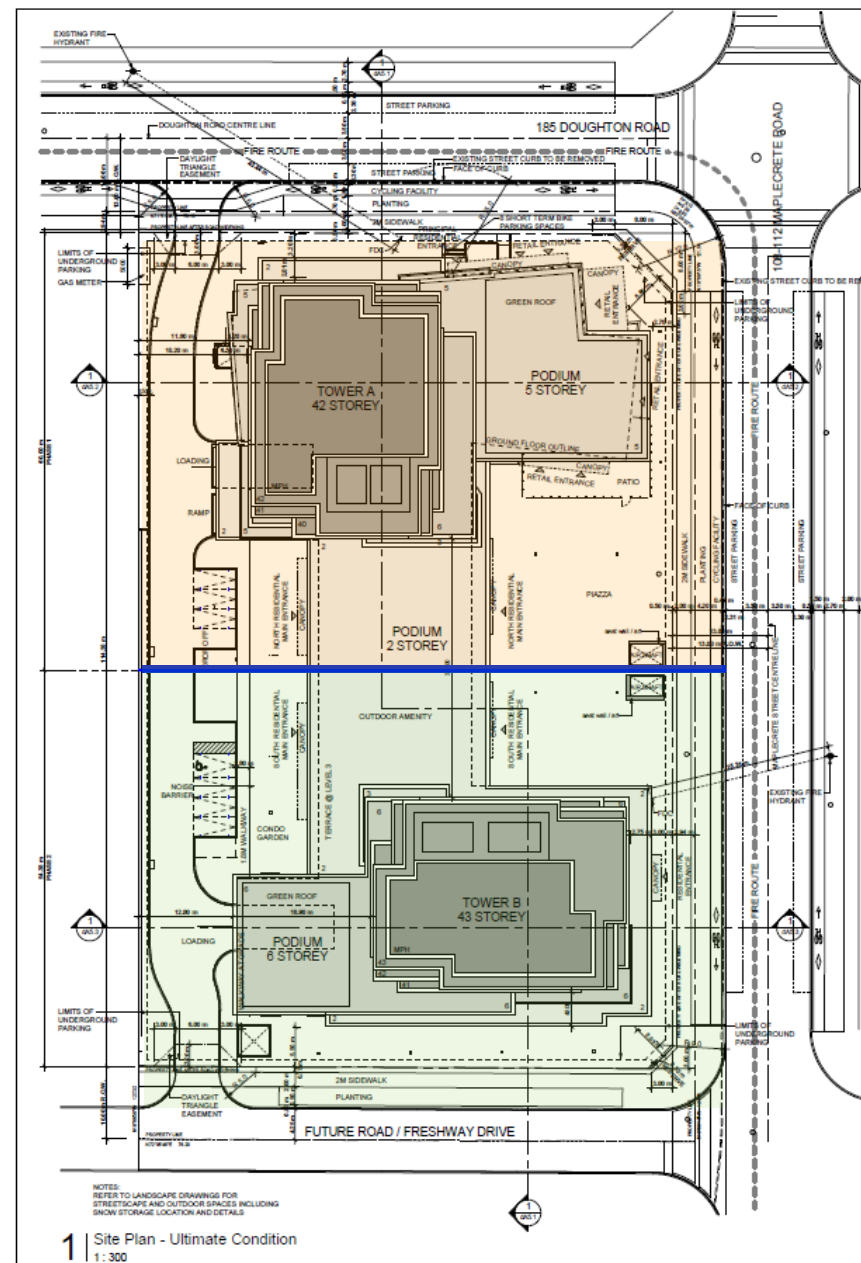
# Proposed Official Plan Amendment

- Lowering the central podium height from 6-storeys to 2-storeys.
- Increasing the building height of Tower 'B' from 39-storeys to 43-storeys.
- Extending the maximum permitted residential tower floor plate size of 799 m<sup>2</sup> for Levels 10 to 41 (from 10 to 37), and 776 m<sup>2</sup> to Levels 42 to 43 (from 38 to 39).
- No increase to the maximum permitted GFA is proposed.



# Site Plan

5



Tower A - Phase One



Tower B - Phase Two



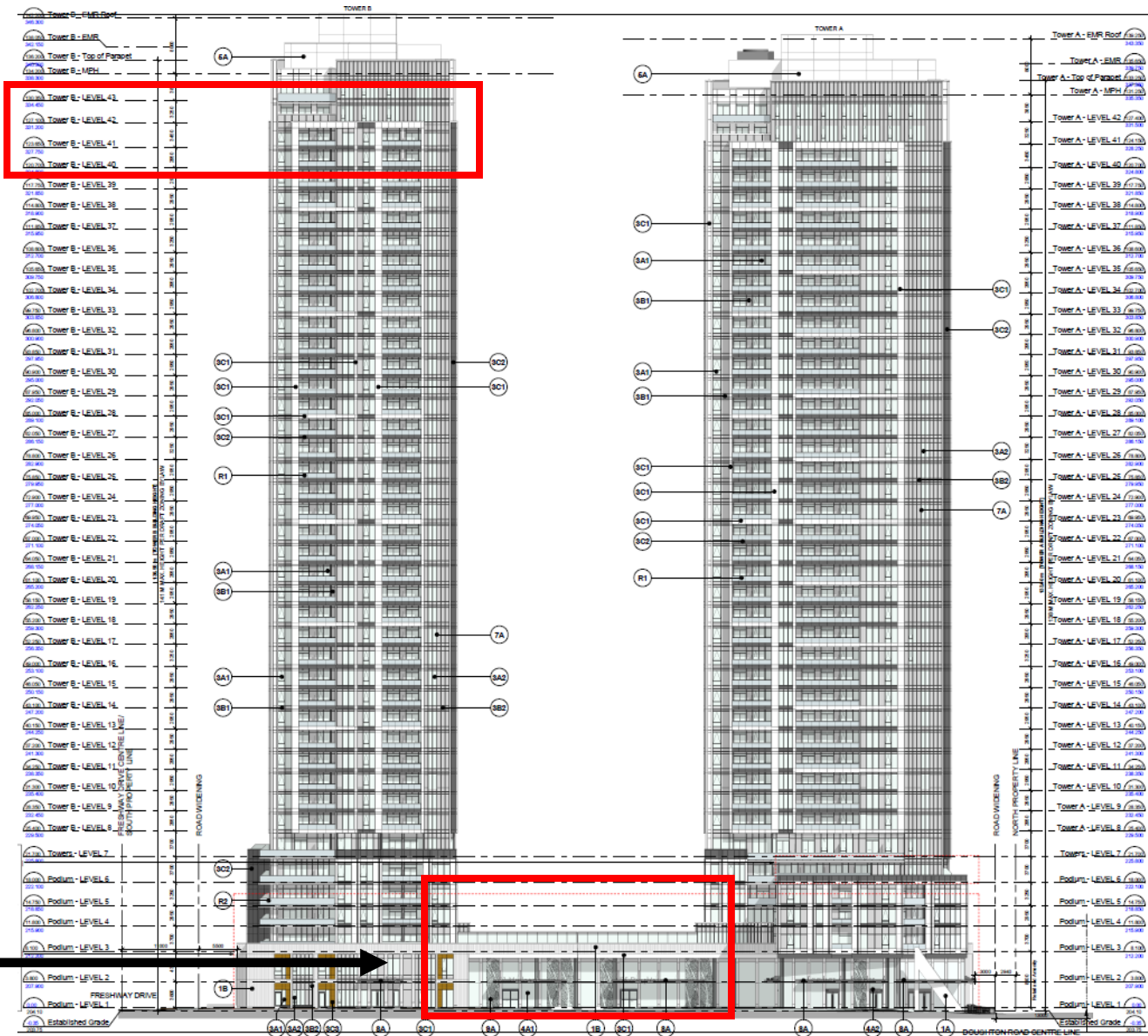
Phasing Line



# Elevations

From 39-storeys  
to 43-storeys

From 6-storeys  
to 2-storeys



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# Thank You

## Questions and Comments

Billy Tung BES, MCIP, RPP  
Partner

KLM Planning Partners Inc.  
btung@klmplanning.com  
905-669-4055





**BRATTYS** <sup>LLP</sup>  
BARRISTERS AND SOLICITORS

C2.

Communication

CW(PM) – May 6, 2025

Item No. 2 & 5

PLEASE REFER TO:  
Helen Mihailidi (Ext: 277)  
Email: [hmihaillidi@bratty.com](mailto:hmihaillidi@bratty.com)  
Assistant: Kellie White (Ext: 275)  
Email: [kwhite@bratty.com](mailto:kwhite@bratty.com)  
Telephone: (905)760-2600

May 1, 2025

The Corporation of the City of Vaughan  
Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

DELIVERED VIA EMAIL AND REGULAR MAIL  
[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Attention: Nancy Tuckett, Director of Development and Parks Planning

Dear Madam:

RE: 2677812 ONTARIO INC.  
AND RE: 9751 McGillivray Road – Zoning By-Law Amendment File Z.24.032  
AND RE: BLOCK 60 (WEST) LANDOWNERS GROUP INC.

We act on behalf of Block 60 (West) Landowners Group Inc., being the Trustee acting on behalf of the Block 60 (West) Landowners Group (the "**Block 60W LOG**") within the Block 60 (West) development area (the "**Block 60 (West) Development Area**") with respect to the Block 60 (West) Development Area – Block Plan and Development Approval Funding Agreement dated March 1, 2018 (as amended) (the "**Block 60 (West) Funding Agreement**").

We are writing to advise the City that the above-referenced lands are within the Block 60 (West) Development Area and will benefit directly from overall planning and related work and costs which have been provided, and/or financed by the Block 60W LOG.

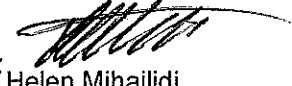
Accordingly, the Block 60W LOG requires that, as a condition of the development of any lands within the Block 60W Development Area, including the above-referenced lands, the owner of such lands must be required to bear its share of the costs and burdens from which such lands will benefit, as per the above, to be confirmed by the Block 60W LOG Trustee. It would otherwise be unjust to permit such owner(s) to benefit from such costs and other matters provided or to be provided by the Block 60W LOG without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 60W LOG therefore requires the City's assistance in requiring all landowners within the Block 60 (West) Development Area to satisfy its obligations with respect to such costs, in order to ensure that such owner(s) bears its share of the costs and burdens related thereto and to secure the Block 60W Trustee's clearance prior to proceeding with the development of its lands.

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the overall Block 60 (West) Development Area.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,  
**BRATTYS LLP**

*for*   
Helen Mihailidi  
HAM/klw  
c.c. Todd Coles  
c.c. Joshua Cipolletta

# The Remington Group Inc.

May 2, 2025

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

To: Office of the City Clerk

**RE: Zoning By-law Amendment File Z.24.032**  
**9751 McGillivray Road**  
**McGillivray Road & Rutherford Road, Block 60 West**  
**Committee of the Whole (Public Meeting), May 6, 2025 – Agenda Item 4.5**

**C3.**

**Communication**

**CW(PM) – May 6, 2025**

**Item No. 5**

We are in receipt of a Notice of Public Hearing concerning the above-referenced property and an application to amend the City’s zoning by-law to allow the continued non-complying use of the lands on a temporary basis for three (3) years. By way of background, The Remington Group Inc. (“**Remington**”) owns the properties bounding the subject lands to the east, southeast, south and southwest (collectively referred to as the “**Remington lands**”). These Remington lands are legally known as; Branova North Developments Inc. (“**Branova**”), Novagal Developments Inc. (“**Novagal**”), Galnova Developments Inc. (“**Galnova**”), and Bragal Developments Inc. (“**Bragal**”) shown on Attachment 1. The Branova and Novagal lands are participants in the Block 60 East Landowners Group and the Galnova and Bragal lands are participants in the Block 60 West Landowners Group.

The subject property is partially designated as Natural Areas and Countryside in both the Vaughan Official Plan and Vaughan West Secondary Plan. The proposal is inconsistent with these planning documents as the Zoning By-law and Site Plan do not protect for the core feature identified in the OP and Secondary Plan. East Robinson Creek traverses the subject lands and should be protected for.

As the lands are located within TRCA’s Regulated Area a permit would be required for any construction activity including filling or grading alterations, removal of a watercourse, or culvert installations. However, it is our understanding substantial filling and the piping of East Robinson Creek have occurred on the subject lands, creating a significant backwater condition on adjacent properties to the west and south, including the Galnova and Bragal lands, as well as McGillivray Road.

The Block 60 West Landowners Group submitted a Block Plan Application in July 2024 and subsequently received agency comments which are currently being addressed. As part of the background reports, the Landowners Group proposed flood mitigation and stormwater management solutions to address the current flood conditions of the area brought on due to the culvert installation under the CP Rail line, as well as the filling and piping of East Robinson Creek on the subject lands. Prior to any approval of a temporary use by-law, further discussions should occur between the applicant, the City of Vaughan, TRCA, and impacted adjacent landowners to prepare a Flood Mitigation Strategy that satisfies all parties.



# The Remington Group Inc.

In summary, prior to any planning approvals, Remington requests East Robinson Creek be brought back to a condition and location acceptable to the City of Vaughan and TRCA, that will also address and rectify the current flood conditions and their impacts on neighboring properties brought on by 2677812 Ontario Inc. in order to resolve its concerns.

We request that we be notified of any further meetings of Committee or Council concerning these applications, and that we be advised of any formal decisions in writing.

Sincerely,

**Branova North Developments Inc., Novagal Developments Inc., Galnova Developments Inc.,  
& Bragal Developments Inc.**

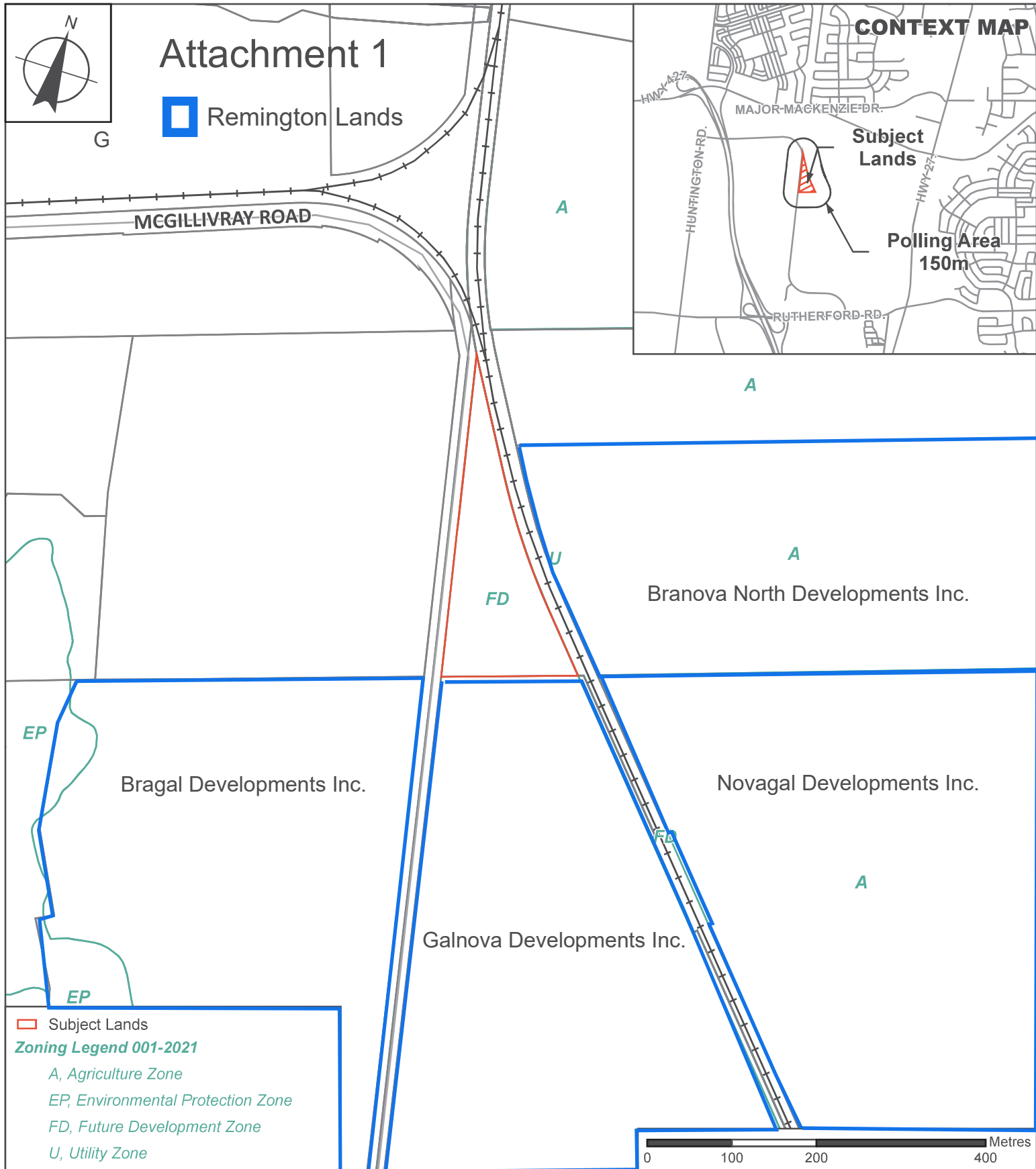


**Eric Del Favero  
The Remington Group Inc.**

cc. J. Cipolletta, City of Vaughan Planning

## Attachments

Attachment 1 – Location of the Remington Lands



## Context and Location Map

**LOCATION:**  
9751 McGillivray Road  
Part of Lot 19, Concession 9

**APPLICANT:**  
2677812 ONTARIO INC.



Development and  
Parks Planning

## Attachment

**FILE:**  
Z.24.032

**DATE:**  
May 6, 2025

1

CITY OF VAUGHAN

PUBLIC MEETING

9751 McGillivray Road

May 6, 2025

C4.

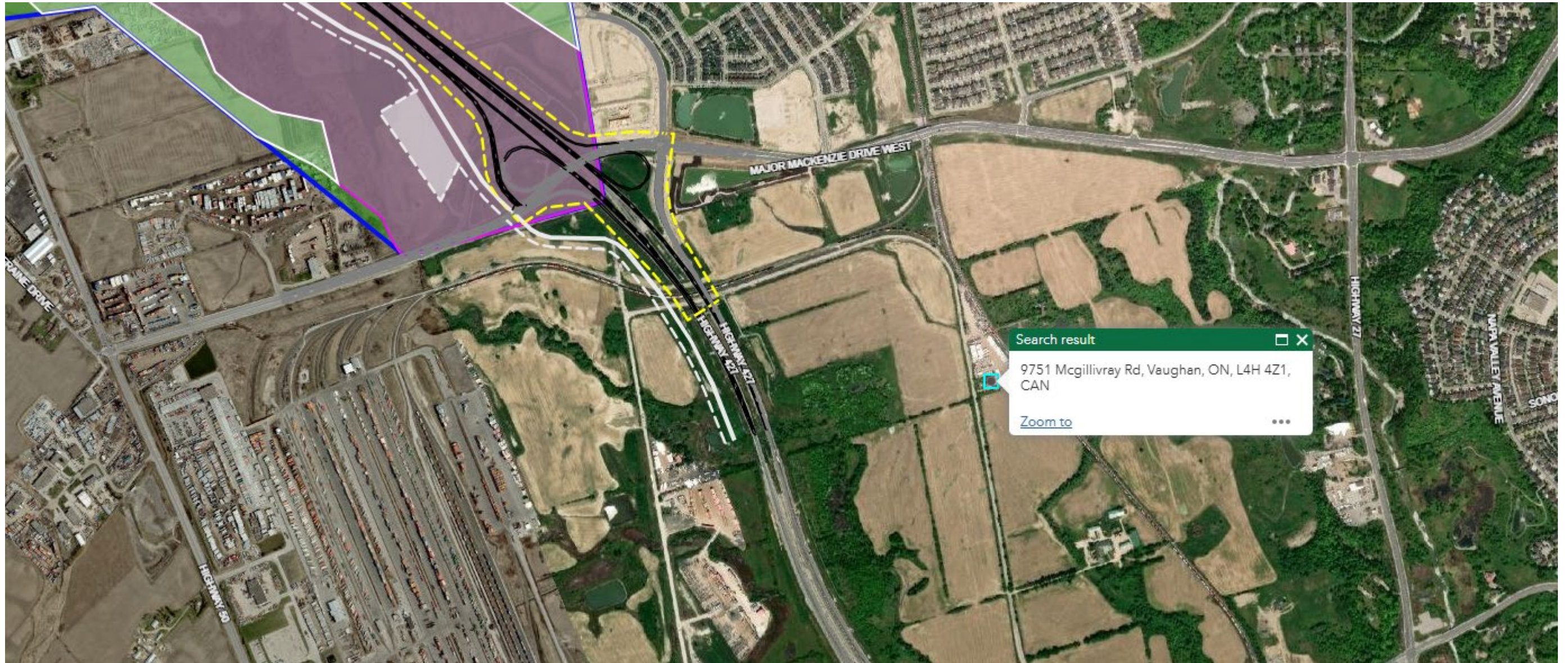
Communication

CW(PM) – May 6, 2025

Item No. 5

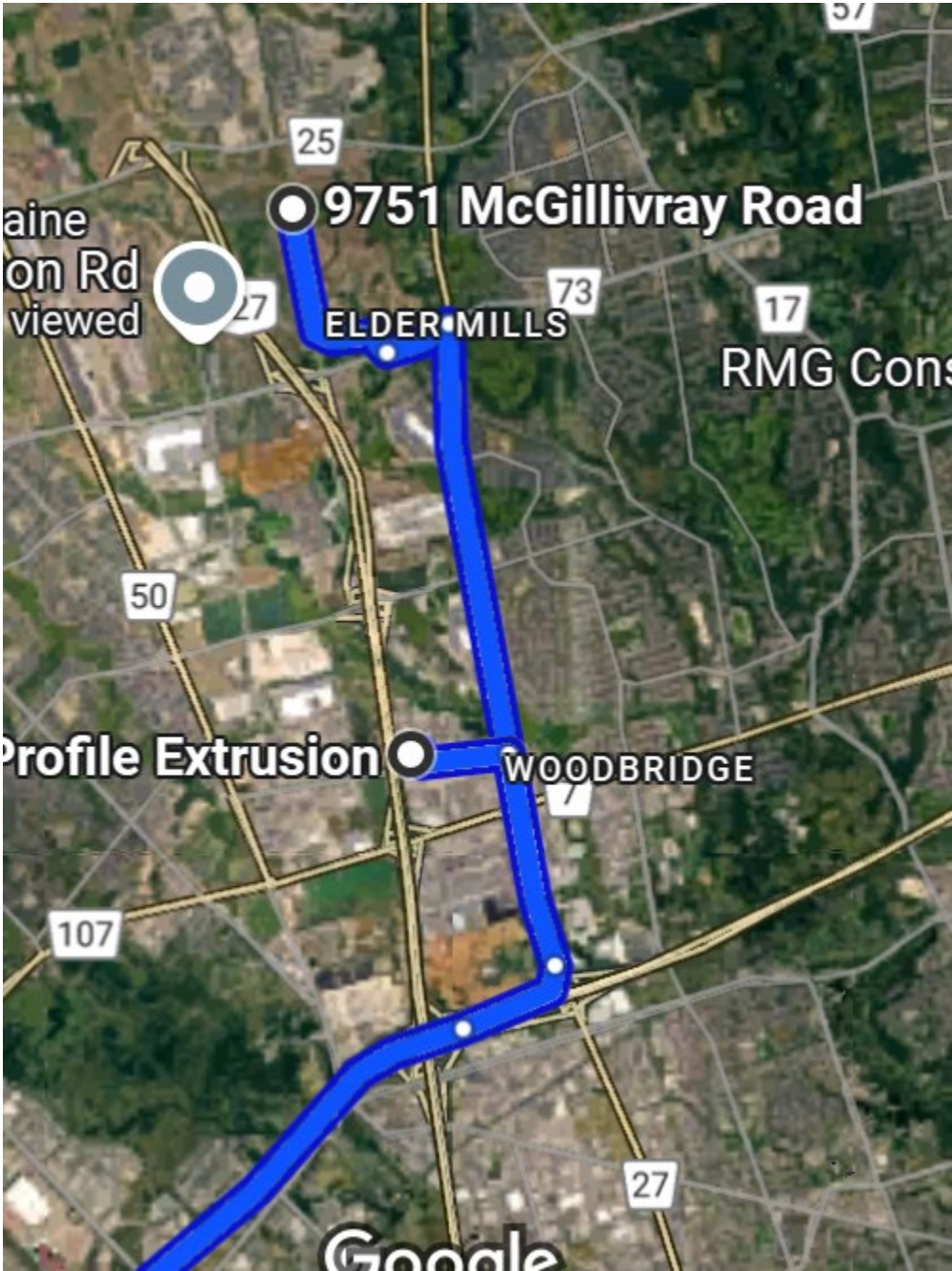
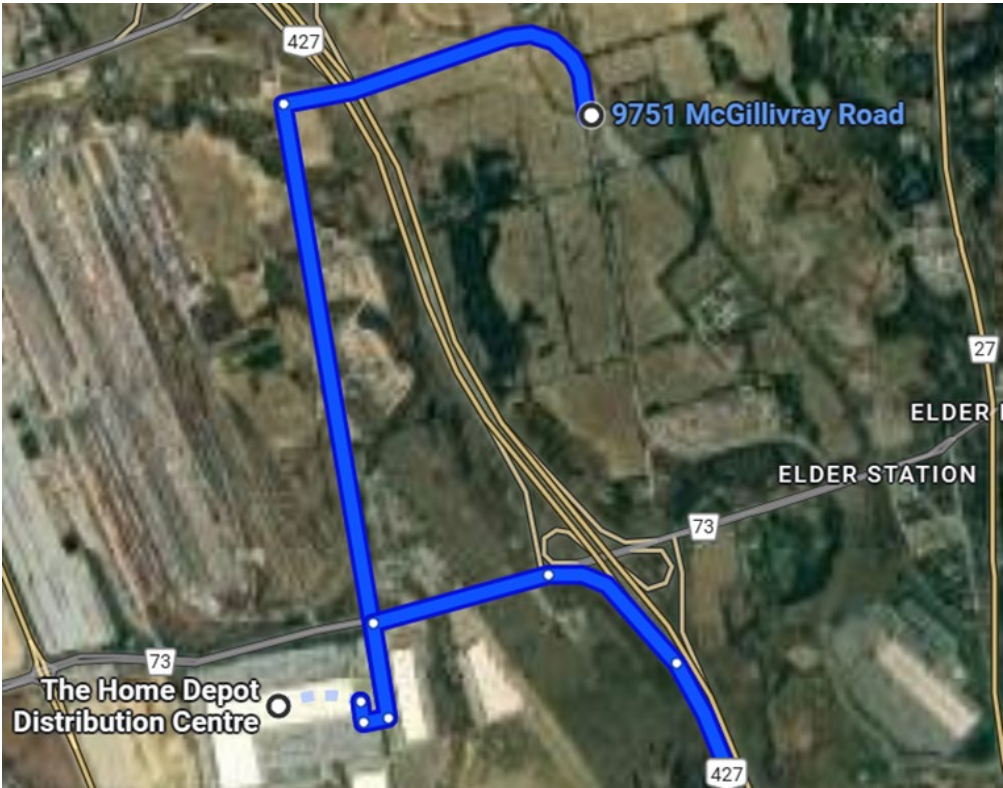


# Subject Property



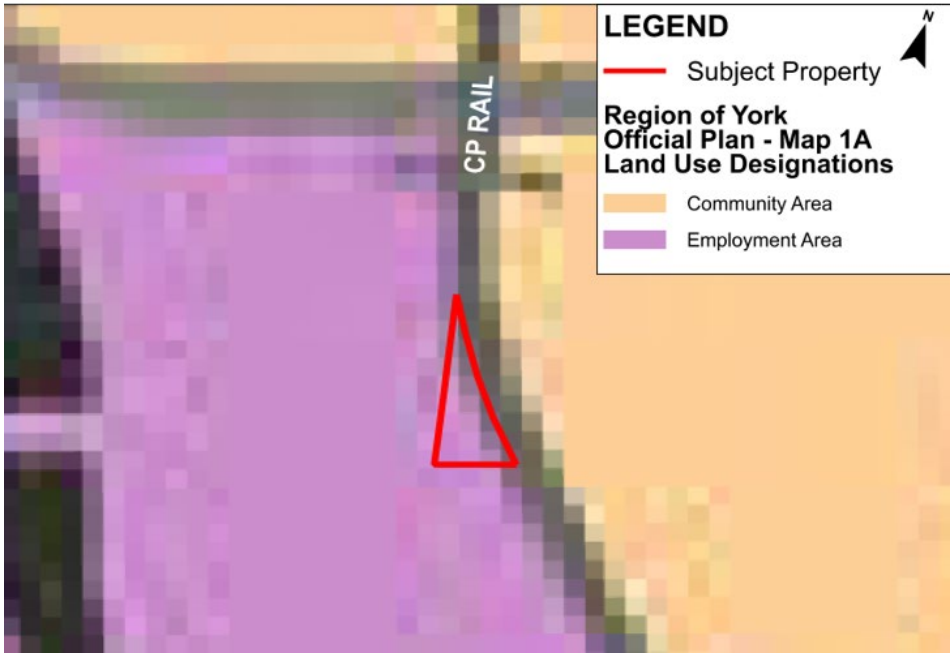


# Operation

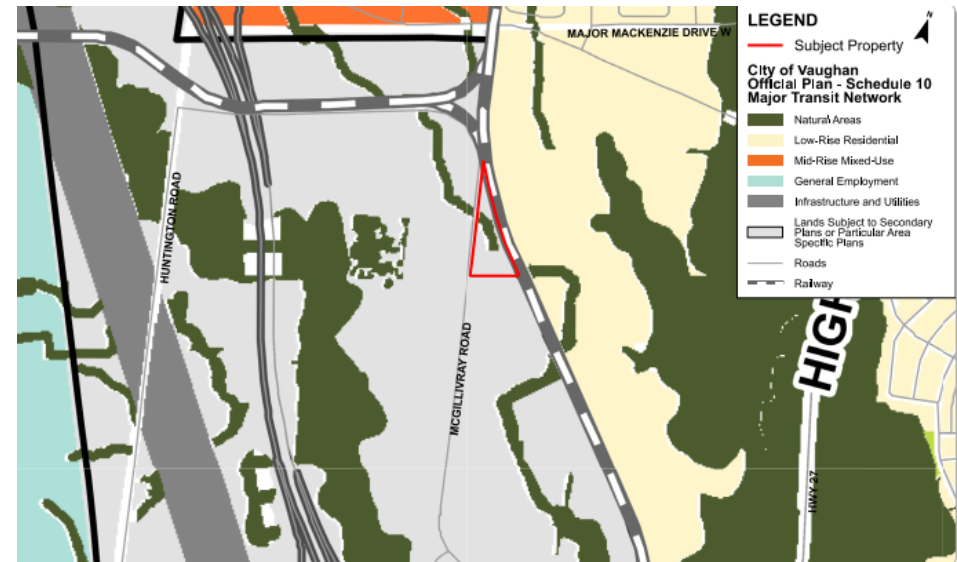




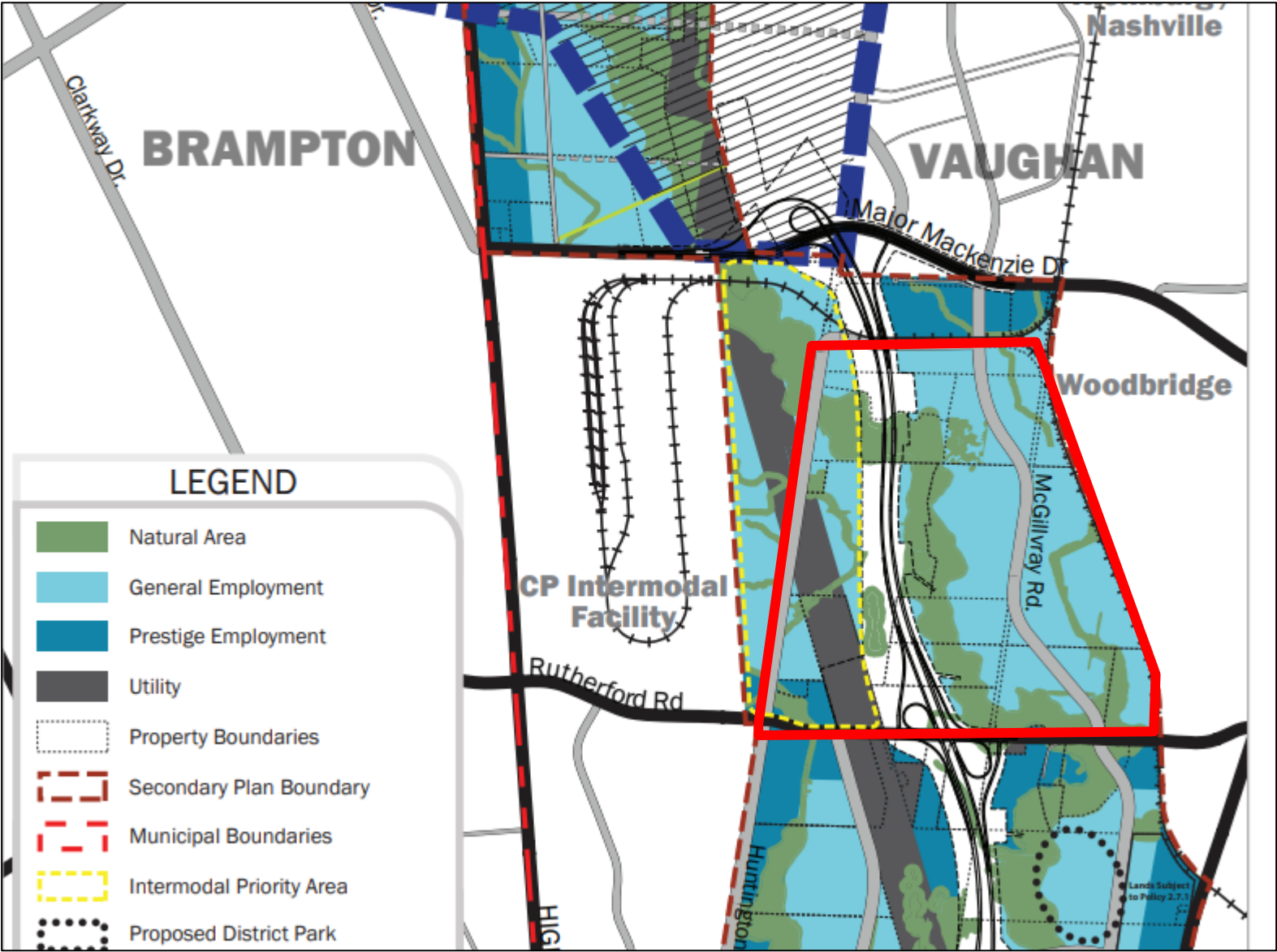
# Planning Context



York Region Official Plan (2022) – Map 1A

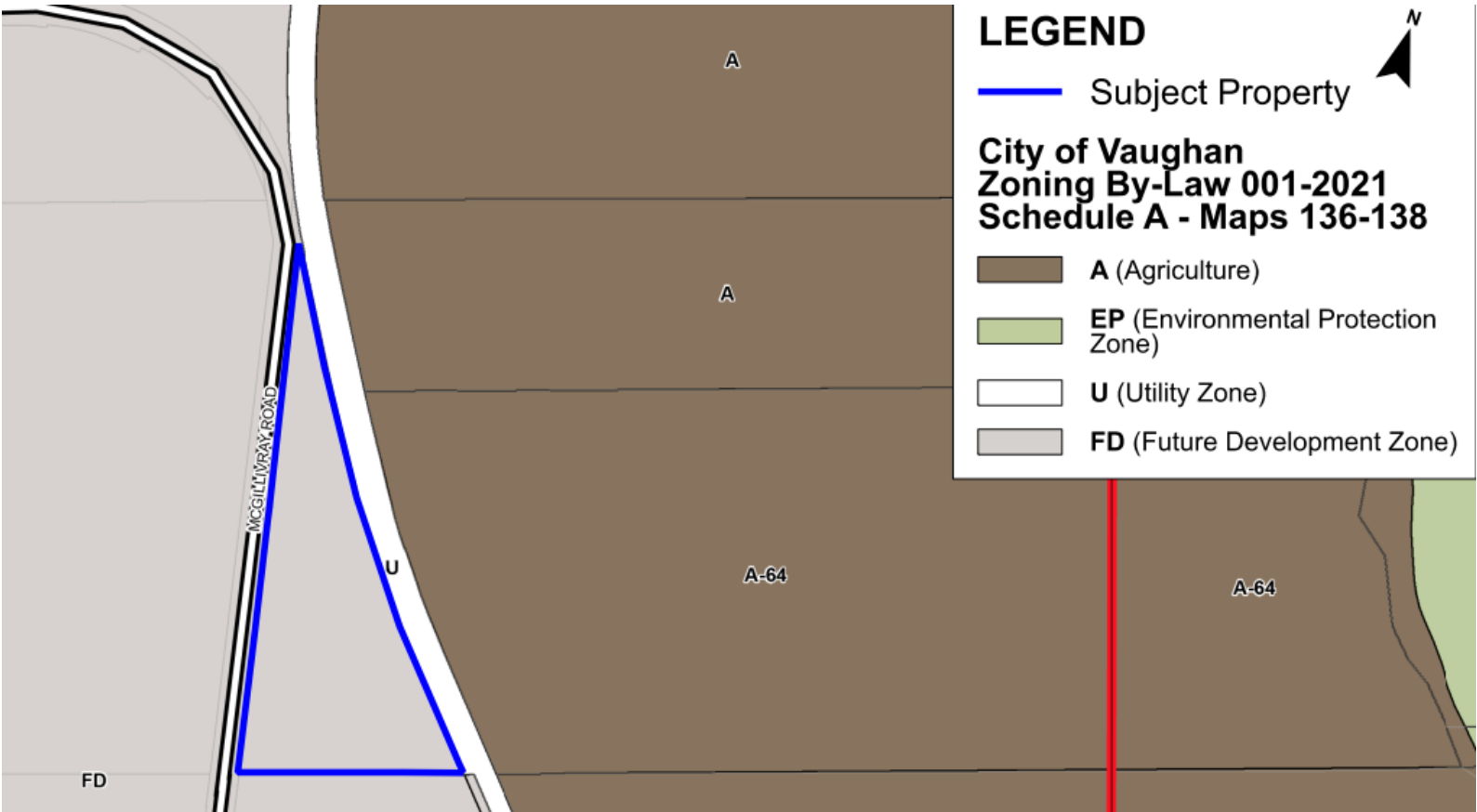
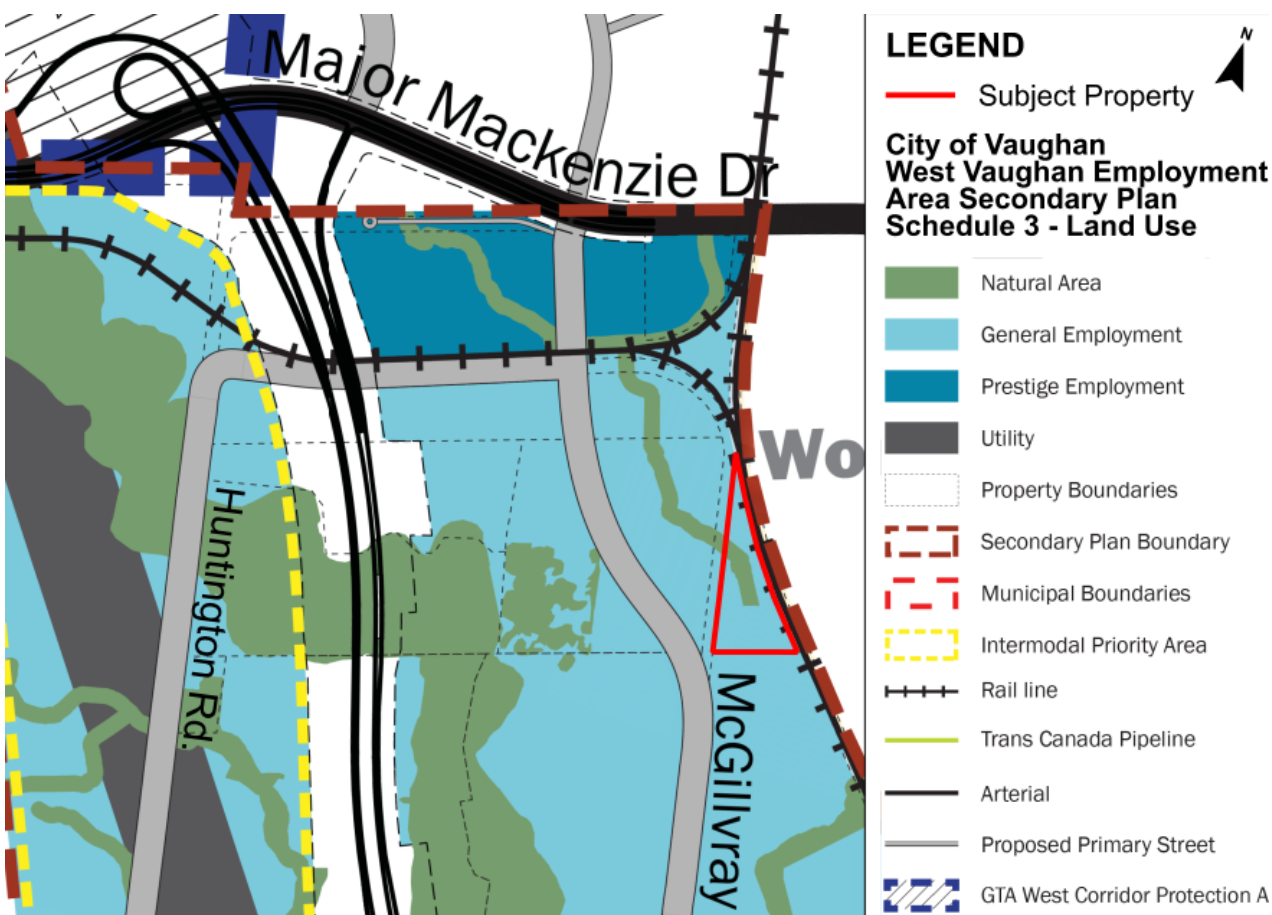


City of Vaughan Official Plan (2010) – Schedule 13, Land use





# Planning Context

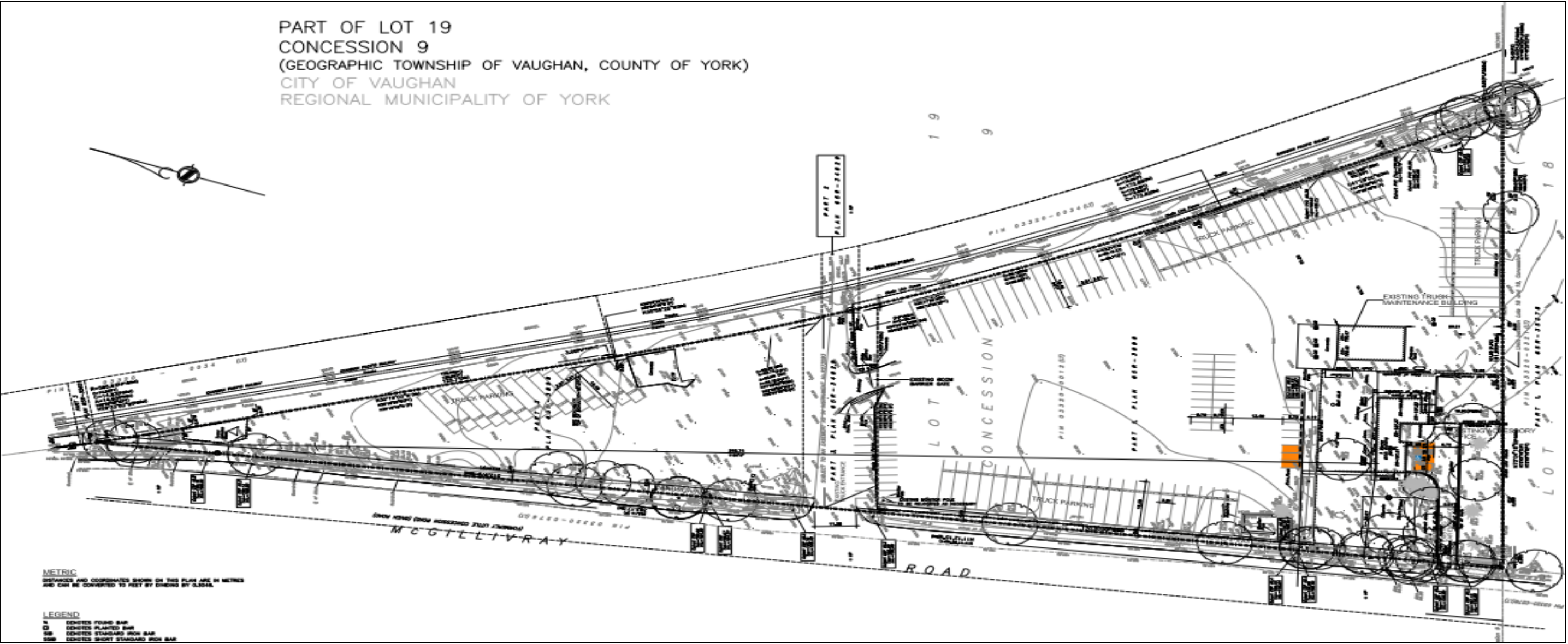


# Proposed Development- Temporary Zoning by law

Policy 10.1.2.4 of VOP 2010 permits Zoning By-laws to allow for the temporary use of land, buildings or structures provided the temporary use meets the following five conditions:

- a. Is consistent with the general intent of this Plan;
- b. Is compatible with adjacent land-uses;
- c. Is temporary in nature and can be easily terminated when the temporary zoning by-law expires;
- d. Sufficient servicing and transportation capacity exists for the temporary use; and
- e. Maintains the long-term viability of the lands for the uses permitted in this Plan.

# Proposed Development – Site Plan





# Thank You

## Comments & Questions?

Katie Pandey, MAES, MCIP, RPP  
Weston Consulting, Associate  
905-738-8080 ext. 335  
kpandey@westonconsulting.com



**C5.**

**Communication**

**CW(PM) – May 6, 2025**

**Item No. 1**

**DATE:** May 2, 2025

**TO:** Mayor and Members of Council

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

**RE:** Communication – Committee of the Whole (Public Meeting), May 6, 2025

**Report #19, Item #1**

**GB (MAPLECRETE) LIMITED PARTNERSHIP  
OFFICIAL PLAN AMENDMENT FILE OP.25.005  
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD  
VICINITY OF DOUGHTON ROAD AND MAPLECRETE ROAD**

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**Recommendation**

1. THAT the following sentence be included under the Background section of the staff report:

“In June 2024, Minor Variance File A055/24 was approved by the Committee of Adjustment to increase the maximum number of dwelling units from 1,082 to 1,127 units, including seven live-work units and nine podium townhouse units.”

**Background**

The inclusion of the sentence noted above provides further clarification and context for the file under consideration, specifically as it relates to the total number of dwelling units approved as of the date of this report. No additional dwelling units are being sought through Official Plan Amendment File OP.25.005.

For more information, contact Monica Wu, Senior Planner – VMC, Policy Planning and Special Programs Department, ext. 8161.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'V. Musacchio', written over a light blue horizontal line.

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

**C6.**  
**Communication**  
**CW(PM) – May 6, 2025**  
**Item No. 6**

Re: Zoning By-law Amendment File Z.12.019  
Zepco Holdings Inc.  
3500 King-Vaughan Road

May 6, 2025

Dear Mayor and Councillors:

This location is a Corporate neighbour we appreciate as residents. To-date they have been very approachable. Trucks are seen entering and exiting via the Jane Street direction, and there is little noise or dust from the site.

All we ask is that trucks entering and exiting the site continue to utilize the Jane Street direction.

Yours truly,

Alexandra Ney  
[REDACTED] King Vaughan Road  
Woodbridge, On L3L 0A2



# 3500 King-Vaughan Road, Vaughan, ON

**ZEPCO HOLDINGS INC.**

**C7.**

**Communication**

**CW(PM) – May 6, 2025**

**Item No. 6**



**PUBLIC MEETING**

**Zoning By-law Amendment (Z.12.019) & Site Plan Development (DA.12.045)**

**HUMPHRIES PLANNING GROUP INC.**

**May 6, 2025**

# SITE & SURROUNDING CONTEXT

## **Municipal Addresses:**

3500 King-Vaughan Road, Vaughan ON

## **Site Area:**

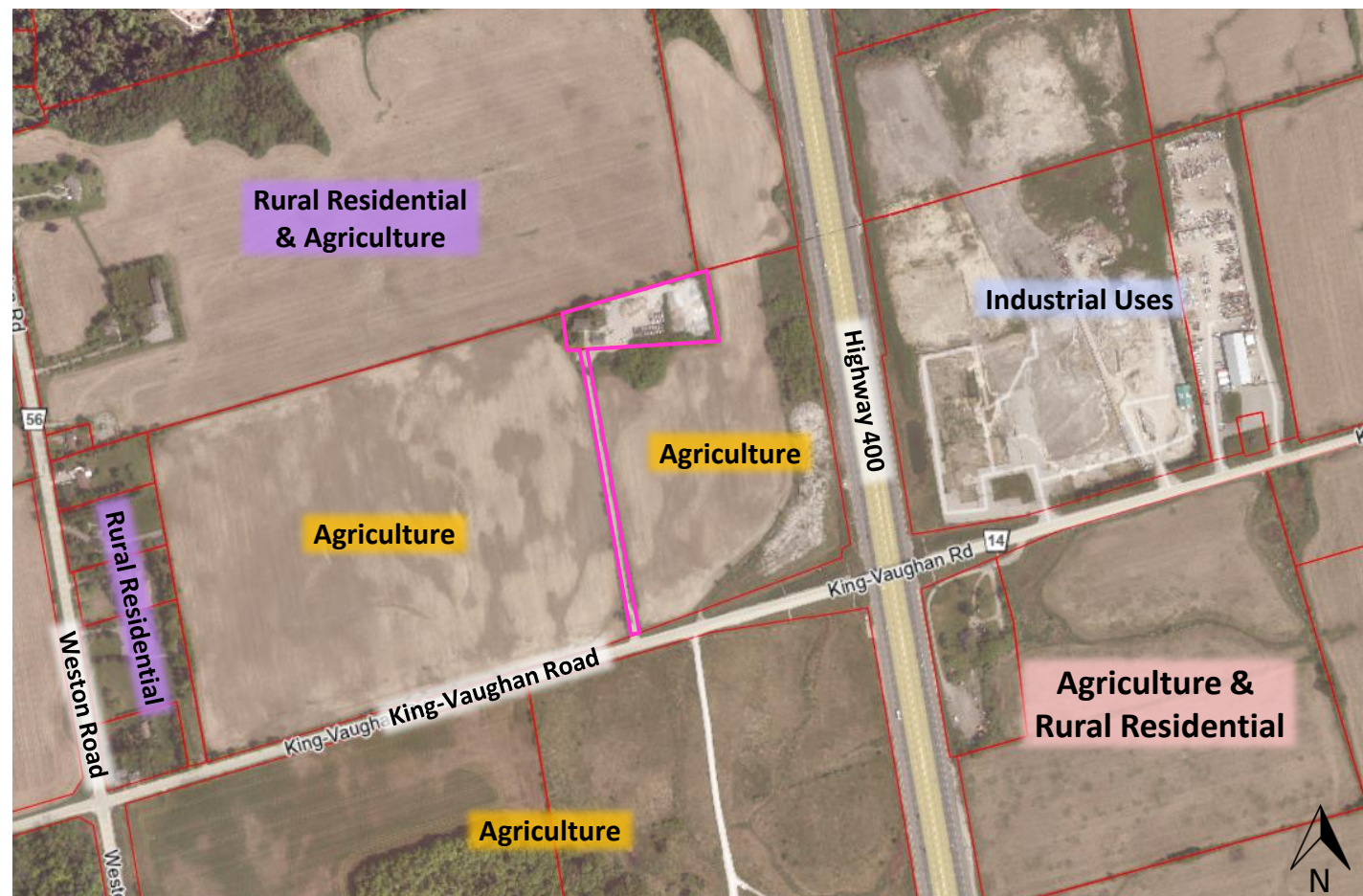
2.9 acres (1.2 ha)

## **Lot Frontage:**

9.19m – King-Vaughan Road access established in 1985 via right of entry as registered on title

## **Surrounding Uses:**

- Agricultural, Rural Residential and Industrial



Subject Site + Right of Entry 

# SITE & SURROUNDING CONTEXT

## Existing/Proposed Uses:

### Aggregate Depot:

- Receiving/storing/transferring of aggregate material (crushed stone and sand);
- Employee and truck parking spaces;
- Business Office within existing house;
- Accessory structures and garage
- The use has been operating since approximately 2004.



Subject Site + Right of Entry

Proposed Driveway Realignment

Landscaped Berm

Gravel Pile Storage Area

Landscaped Area

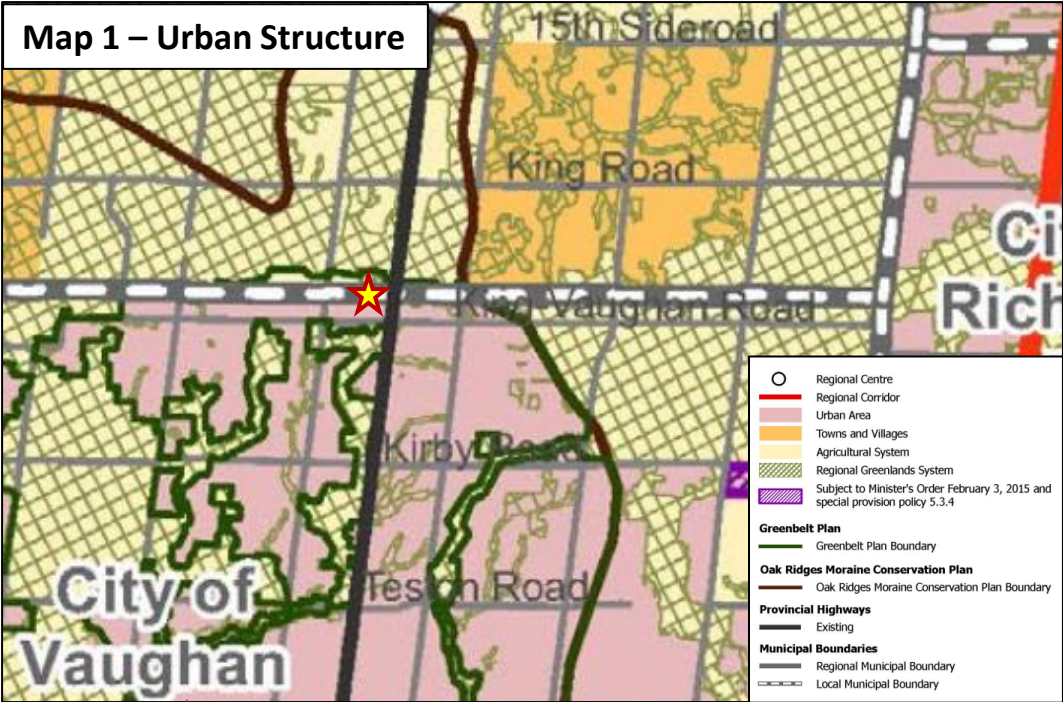
Existing Driveway Alignment to be removed



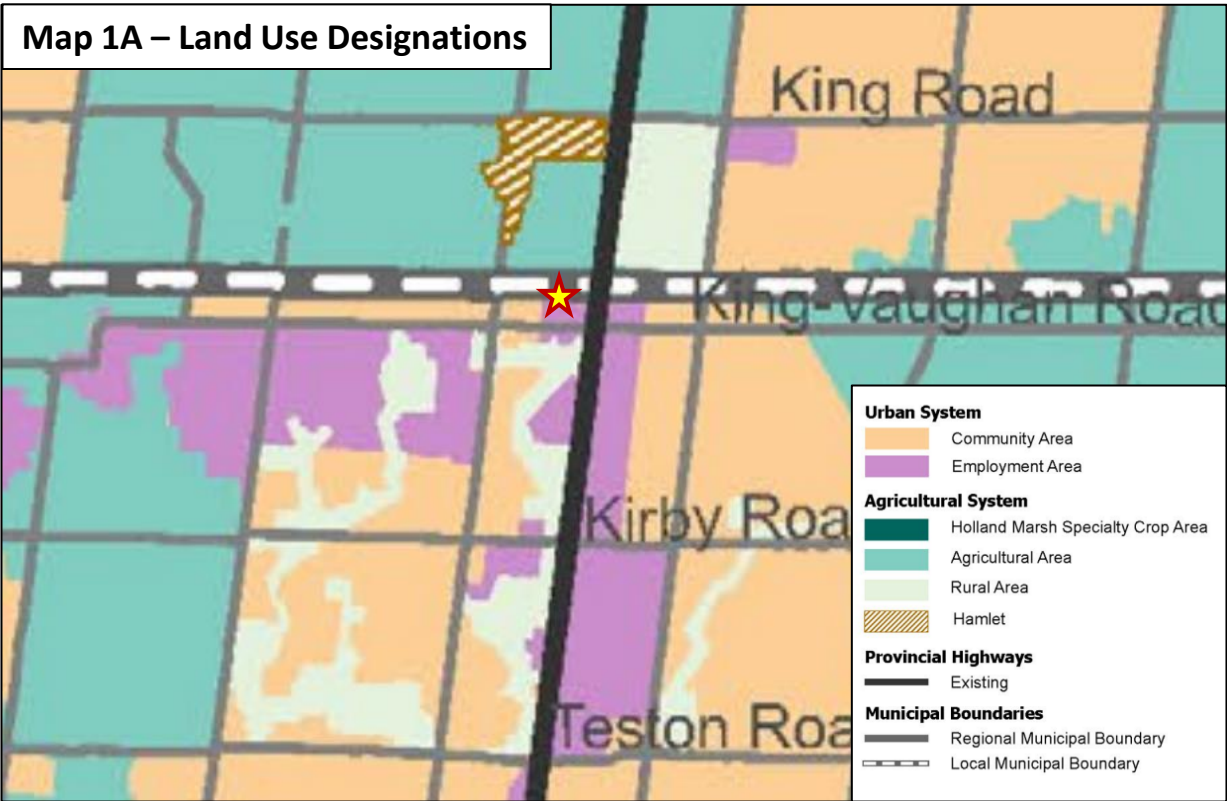
# OFFICIAL PLAN

## Region of York Official Plan (2022)

- Designates the Subject Site “Urban Area” and “Employment Area” in accordance with Map 1 – Regional Structure and Map 1A – Land Use Designations.



Subject Site ★



Subject Site ★

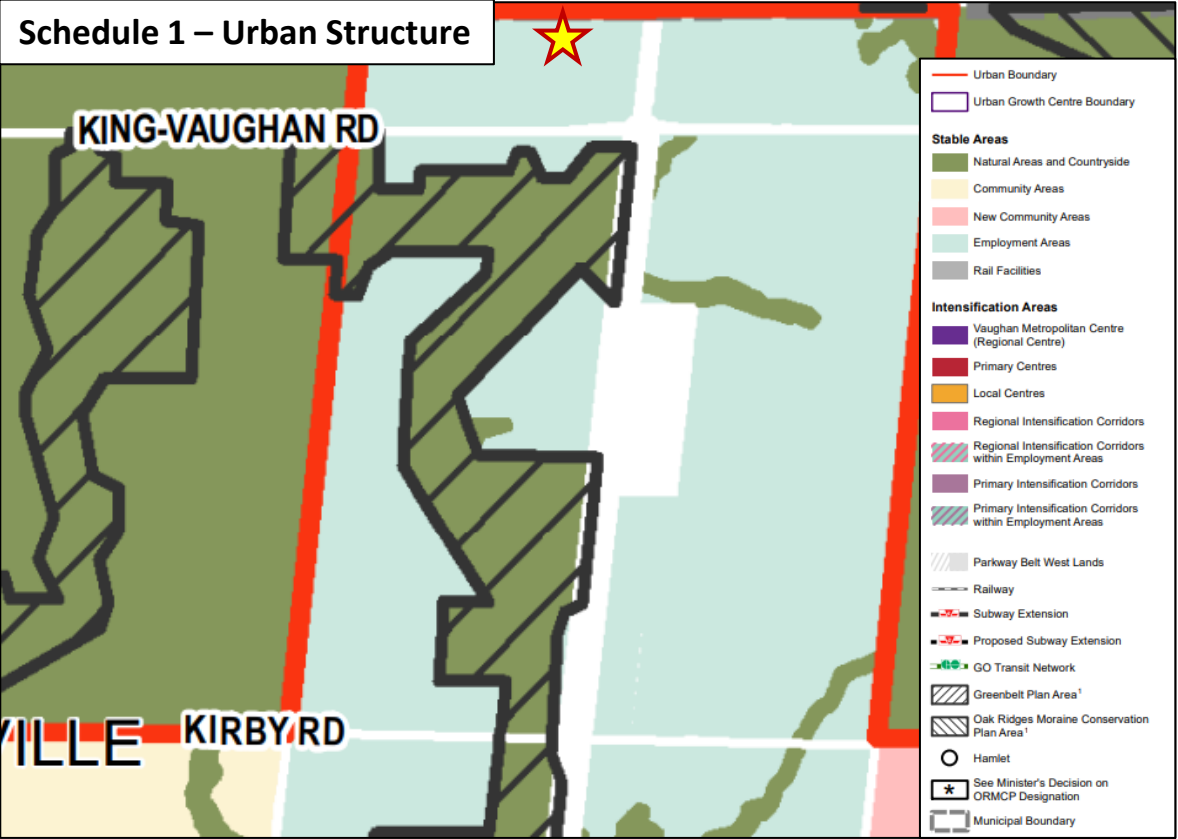
# OFFICIAL PLAN

## City of Vaughan Official Plan (2010)

- Designated “Employment Area”
- The Secondary Plan (OPA 637) designates the Site “General Employment” and “Prestige Areas”.
- The proposed use is supportive of the current City of Vaughan Official Plan.



OPA 637 – Subject Site + Right of Entry



VOP 2010 (Schedule 1) – Subject Site

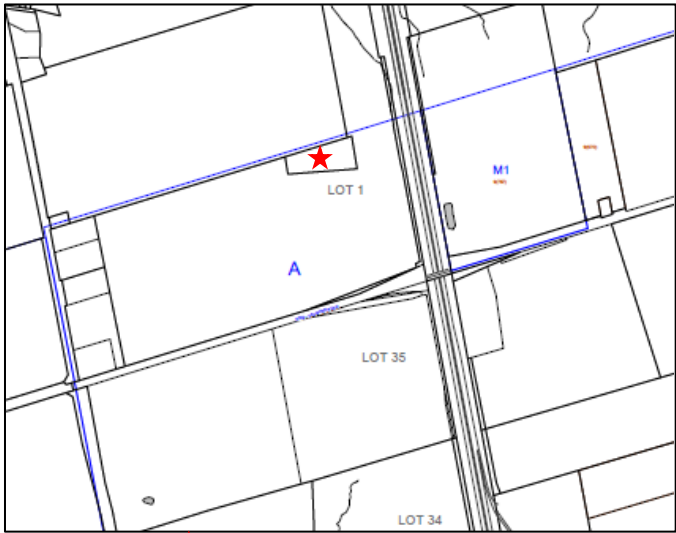


# ZONING BY-LAW 1-88\*

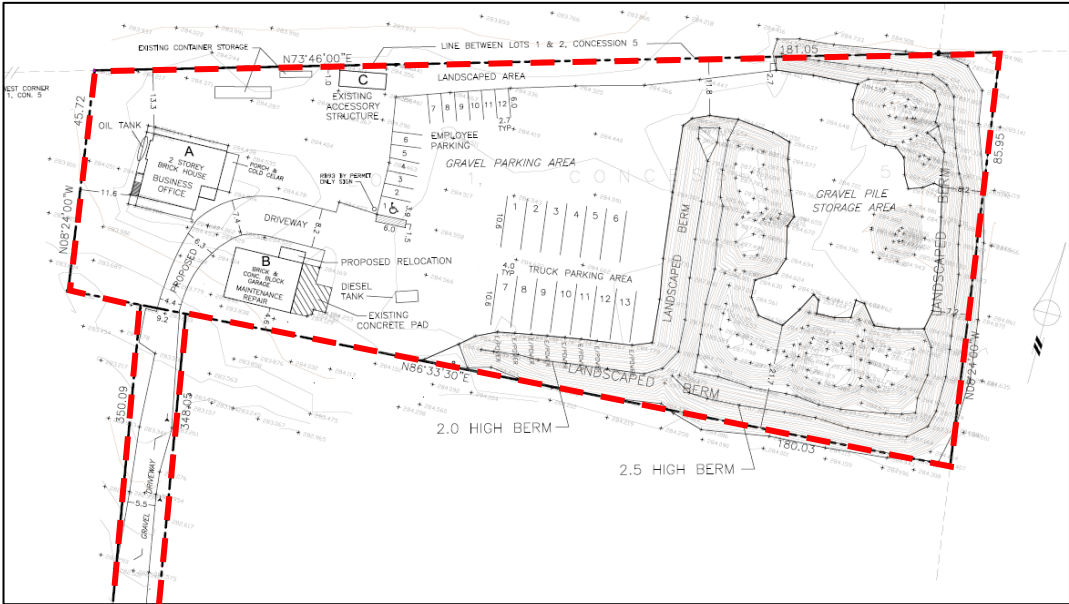
## Zoning By-law Amendment

- Zoned “A – Agricultural” permitted uses include: defined Agricultural Uses, Veterinary Clinics, Single Family Detached Dwelling units, Home Occupations, Retail Nursery and Seasonal fruit, vegetable, flower or farm product sales outlets in certain circumstances, woodlots, and various Institutional uses.
- Zoning By-law Amendment application submitted to permit the use of outside storage to allow for a truck parking and gravel storage area on a temporary basis.
- No new development is required to facilitate the temporary use.

\*By-law 001-2021 under appeal.



Subject Site ★



Subject Site + Right of Entry

**THANK YOU**



# Public Meeting

Block Plan 60 (West) Planning Area  
City of Vaughan  
Regional Municipality of York

Block Plan File BL.60W.2019

**C8.**  
**Communication**  
**CW(PM) – May 6, 2025**  
**Item No. 2**



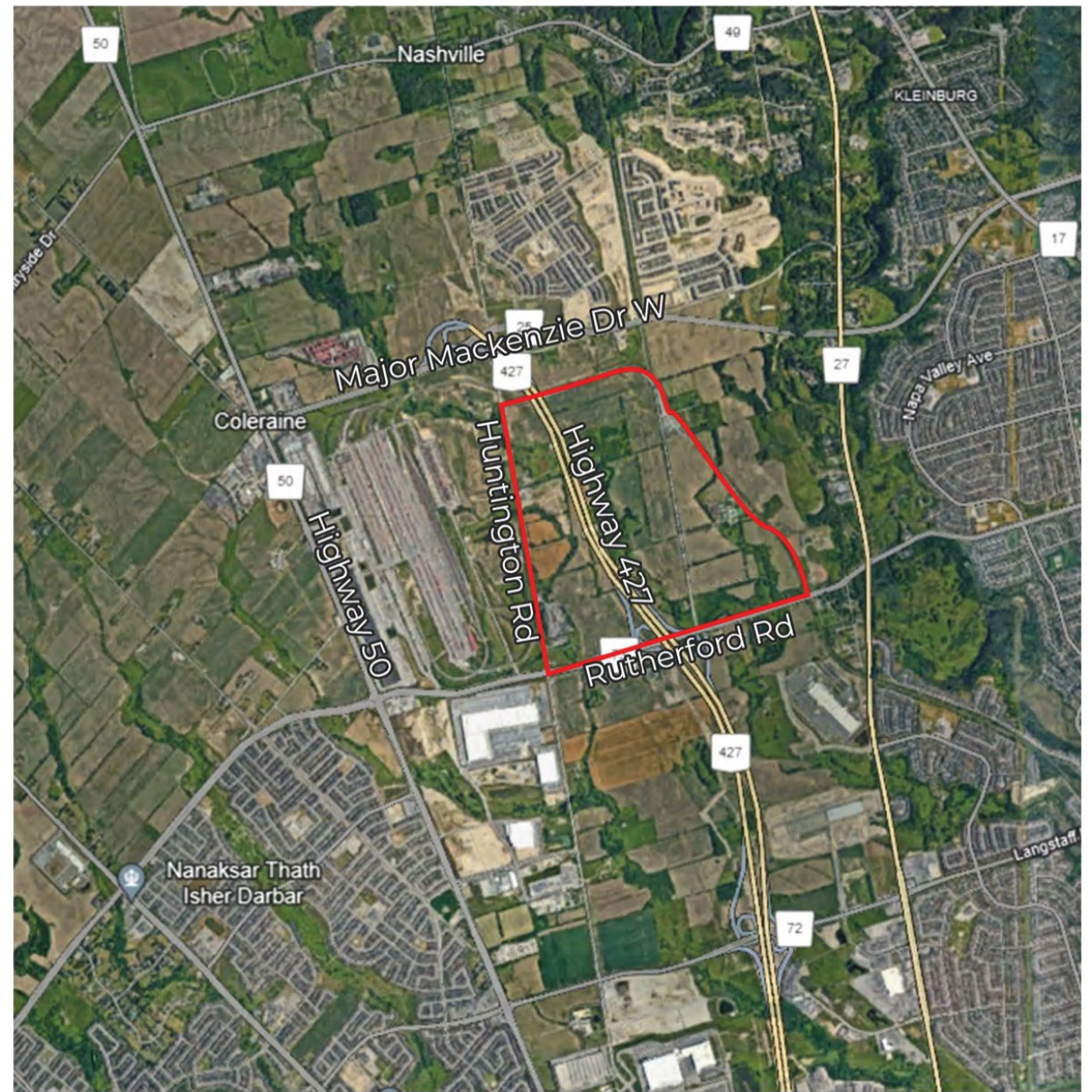


# Location & Context

- Site is +/- 240.15 hectares
- Bound by McGillivray Road to the north, Huntington Road to the west, Rutherford Road to the south and the CPKC Rail Mac Tier subdivision line to the east

## Current uses:

- Infrastructure and utilities uses including Highway 427, Hydro One high voltage transmission corridor, Enbridge natural gas easements
- Agricultural and rural land uses
- Transportation logistics uses
















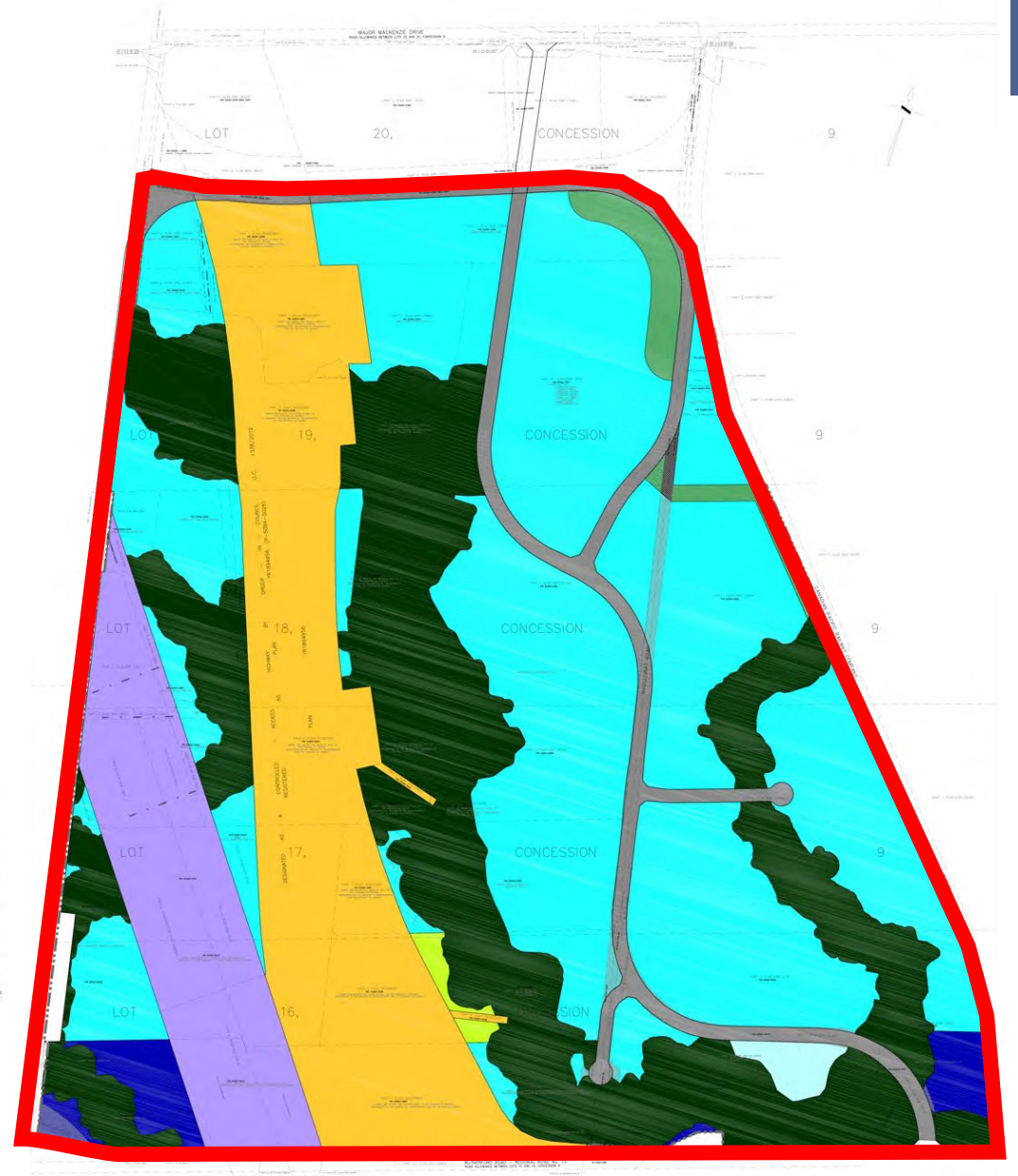


# Proposed Block Plan

- Proposing General Employment and Prestige Employment uses while protecting and enhancing natural heritage features
- Implements Secondary Plan
- Reflects ongoing operation of existing infrastructure uses

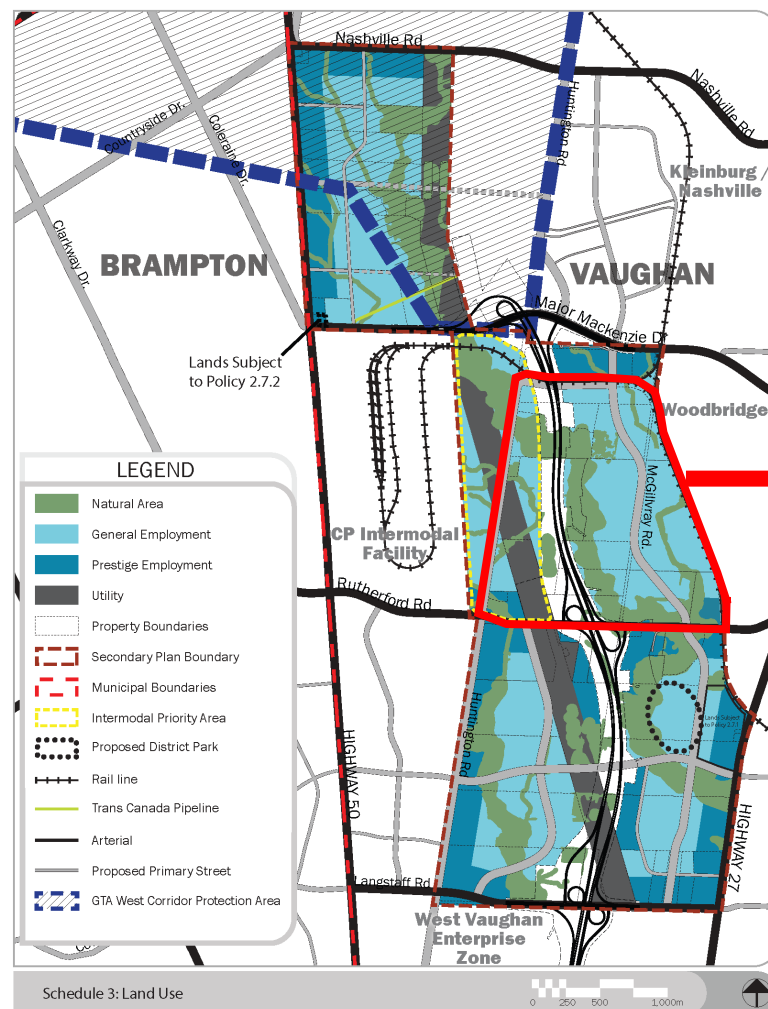
## LEGEND:

	BLOCK PLAN BOUNDARY		UTILITY		HIGHWAY 427 RIGHT OF WAY
	NATURAL AREA		STORMWATER MANAGEMENT		PORTIONS OF RIGHT OF WAY USED FOR URBAN DEVELOPMENT INCLUDING FOR EMPLOYMENT/CHANNEL/SWM
	GENERAL EMPLOYMENT		CHANNEL		LIMIT OF DEVELOPMENT ON PARTICIPATING LANDS
	PRESTIGE EMPLOYMENT		COLLECTOR ROAD		NON PARTICIPATING LANDOWNERS - LAND USE DELINEATED PER THE WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN AND SUBJECT TO REFINEMENT
			COMPENSATION AREA		

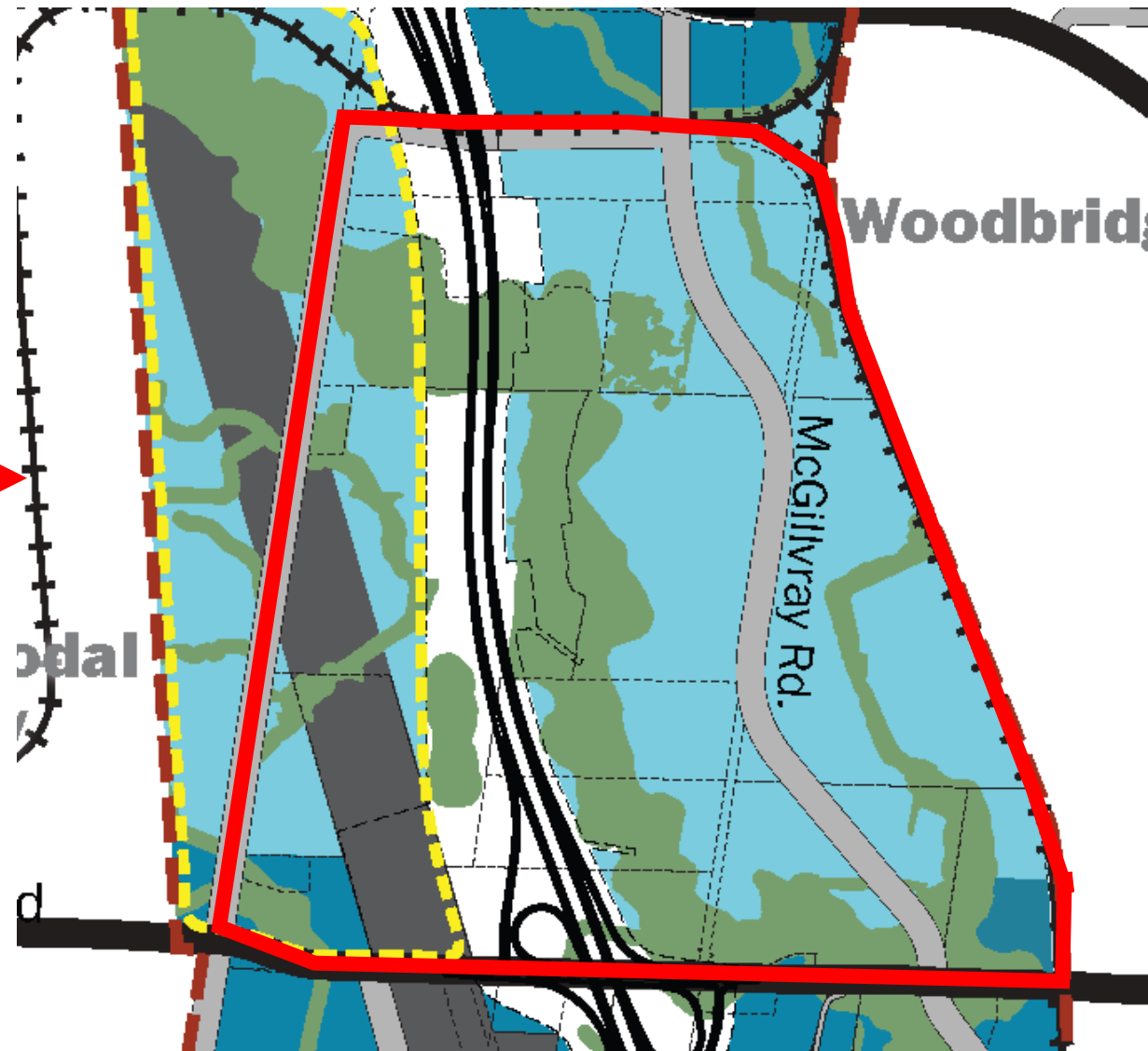


# West Vaughan Employment Area Secondary Plan

4



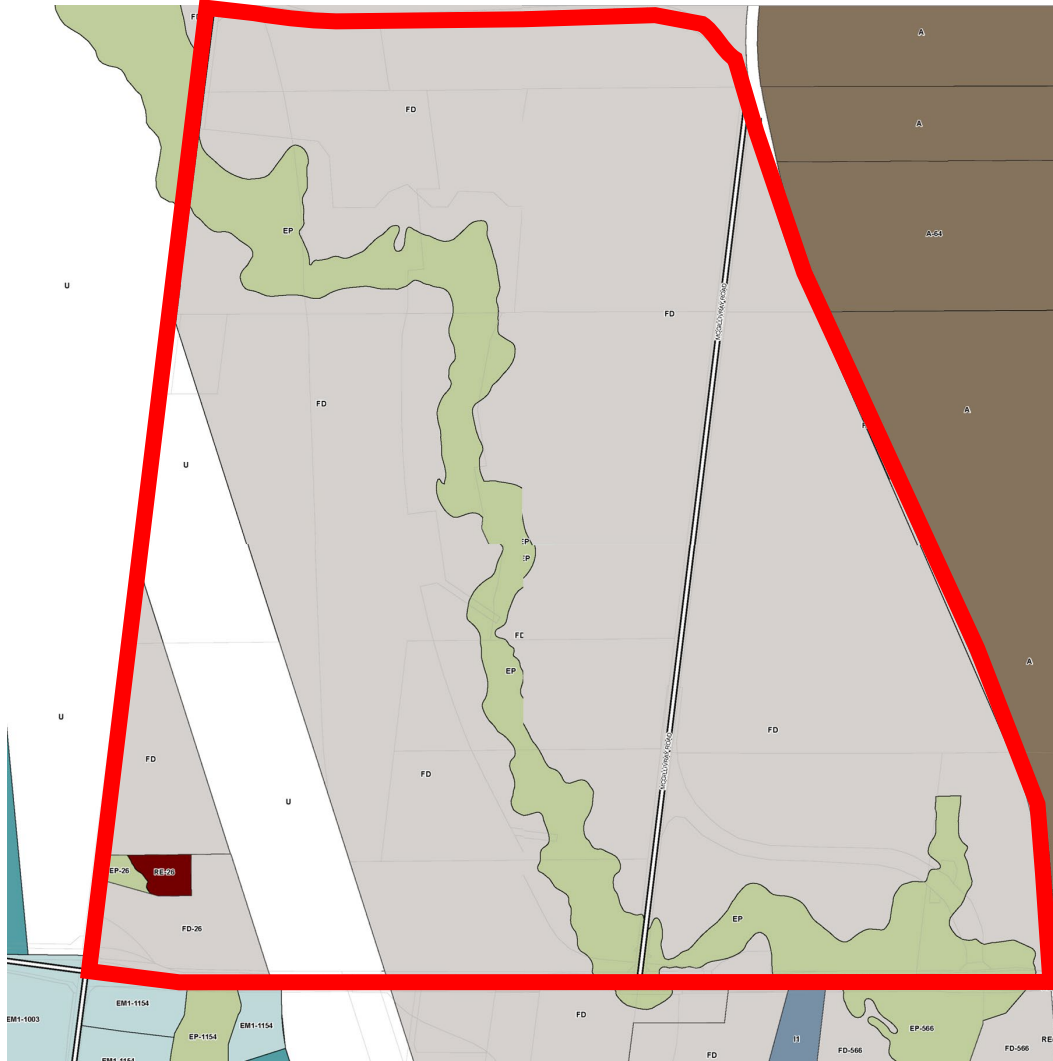
 Block Plan Boundary









# Existing Zoning – Zoning By-law 001-2021

5



-  FD – Future Development
-  EP – Environmental Protection
-  U – Utility
-  RE – Estate Residential
-  Block Plan Boundary

Schedule A, Maps 118, 119, 136, 137

# Supporting Studies

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- Planning Justification Report prepared by KLM Planning Partners Inc.
- Stage 1 and 2 Archaeological Assessment prepared by The Archaeologists Inc.
- Cultural Heritage Impact Assessment prepared by LHC Heritage Planning & Archaeology Inc.
- Phase One Environmental Site Assessments prepared by Soil Engineers Ltd.
- Geotechnical Investigation and Slope Stability Study prepared by Soil Engineers Ltd.
- Fluvial Geomorphology Assessment prepared by AquaLogic Consulting
- Hydrogeological Assessment prepared by R.J. Burnside & Associates Ltd.
- Environmental Impact Study prepared by Dillon Consulting
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc.
- Master Environmental Servicing Plan prepared by SCS Consulting Group Ltd.
- Sustainability Metrics and Summary Letter
- Transportation Mobility Plan Study prepared by GGH Transportation
- Urban Design Guidelines prepared by MBTW Group
- Architectural Design Guidelines prepared by MBTW Group

---

# Thank You

## Questions and Comments

Rob Lavecchia  
KLM Planning Partners Inc.  
rlavecchia@klmplanning.com  
905-669-4055





**C9.**

**Communication**

**CW(PM) – May 6, 2025**

**Item No. 2**

**DATE:** May 5, 2025

**TO:** Mayor and Members of Council

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

**RE:** Communication – Committee of the Whole (Public Meeting), May 6, 2025

**Report #19, Item #2**

**FILE BL.60W.2019 BLOCK 60 WEST LANDOWNERS GROUP INC.  
BLOCK PLAN PRELIMINARY REPORT**

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**Recommendation**

1. THAT Attachment #4 - Block 60 West – Draft Block Plan, be deleted and replaced with the updated Attachment 4, attached hereto.

**Background**

The Attachment #4 map is being deleted and replaced by a new version of Attachment #4. Block 60 West – Draft Block Plan that includes a complete list of land uses and legend categories, which were partially absent from the previous version of Attachment #4.

For more information, contact Fausto Filipetto, Senior Manager – Policy Planning and Special Programs Department, ext. 8699.

Respectfully submitted by

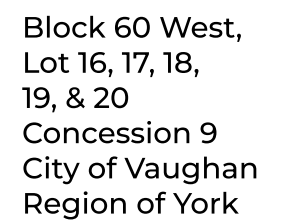
A handwritten signature in blue ink, appearing to read 'V. Musacchio'.


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

**Attachments**

1. Attachment 4 - Block 60 West – Draft Block Plan

## Attachment #4




**PLANNING PARTNERS INC.**  
*Planning      Design      Development*

64 JARDIN DRIVE - UNIT 1B, CONCORD, ONTARIO L4K 3P3  
 TEL: (905)669-4055 FAX: (905)669-0097 [design@klmpartners.com](mailto:design@klmpartners.com)