

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 6, 2025

WARD(S): 1

**TITLE: CHANG SOO HAN AND YOON JOO HAN
ZONING BY-LAW AMENDMENT FILE Z.19.016
3400 TESTON ROAD
VICINITY OF TESTON ROAD AND HIGHWAY 400**

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 the zoning by-law for the subject lands shown on Attachment 1, to rezone a portion of the lands and to permit only an Office Use and a Day Care Centre Use within an existing two-storey single detached dwelling, as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to rezone a portion of the subject lands from “RE Estate Residential Zone” to “EP Environmental Protection Zone”, and to permit only an Office Use and a Day Care Centre Use in the existing two-storey single detached dwelling on the subject lands.
- A technical amendment is also required to rezone a portion of the subject lands from “FD Future Development Zone” to “EP Environmental Protection Zone” under Zoning By-law 001-2021.
- This report identifies preliminary issues to be considered in a comprehensive 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 Files Z.19.016 (Chang Soo Han and Yoon Joo Han) 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: 3400 Teston Road (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: June 3, 2016, extended to May 19, 2019

Date application was deemed complete: Feb. 25, 2022

Second Public Meeting Requirement:

Chang Soo Han and Yoon Joo Han, (the Owners) submitted Zoning By-law Amendment File Z.19.016 (the Application) on August 22, 2019. The Committee of the Whole (Public Meeting) on May 3, 2022, considered the Application, which proposed amendments to Zoning By-law 1-88. No comments were provided by the Committee or members of public at the Public Meeting on the application.

In accordance with Policy 10.1.4.1 of the Vaughan Official Plan (VOP) 2010, a new Public Meeting is automatically required if Council has not considered an application within two years of a previous statutory Public Meeting. The previous Public Meeting for this Application was held on May 3, 2022, and as such policy 10.1.4.1 of VOP 2010 is applicable. No changes to the development are proposed; however, the Application now proposes amendments to Zoning By-law 001-2021, which is the in-effect zoning by-law for the Subject Lands.

A Zoning By-law Amendment Application has been submitted to permit an Office Use and a Day Care Centre Use on the Subject Lands.

The Application would permit only an Office Use and a Day Care Centre Use within the existing two-storey single detached dwelling (the Development) as shown on Attachments 2 to 3.

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

- a) Date the Notice of Public Meeting was circulated: April 11, 2025.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Teston 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 MacKenzie Ridge and Vellore Woods Ratepayers Associations, and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments have been received as of April 22, 2025, by the Development and Parks Planning Department.

Any 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 is a link to previous report regarding the Subject Lands:

Chang Soo Han and Yoon Joo Han Public Meeting Report:

[May 3, 2022, Committee of the Whole Public Meeting \(Item 2, Report 22\)](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Area”, “Natural Areas and Countryside”, and “Greenbelt Plan Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010)
- “Natural Areas” and “Lands Subject to Secondary Plans” on Schedule 13 – Land Use by VOP 2010
- The southeast corner of the Subject Lands are designated “Potential Valley and Stream Corridor” and the remainder “Greenbelt Natural System Area” by VOP 2010, Volume 2, Section 11.4 – Highway 400 North Employment Lands Secondary Plan, Schedule C.
- The Subject Lands are subject to Area Specific Policies of VOP 2010, Volume 2, Section 13.25 – 3400 Teston road.
- Site Specific Policy 13.25 specifies the requirements for the “Potential Valley and Stream Corridor” designation on the Subject Lands in the Highway 400 North Employment Lands Secondary Plan, which includes the submission of an Environmental Impact Study (EIS) to determine the developable area of the Subject Lands within this designation.
- The proposed Office and the Day Care Centre Uses are permitted by Section 13.25 of VOP 2010, and the developable area has been staked out by Toronto and Region Conservation Authority (TRCA).

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

Zoning By-law 001-2021

- “RE Estate Residential Zone”, “EP Environmental Protection Zone”, “OS1 Public Open Space Zone” and “FD Future Development Zone” by Zoning By-law 001-2021, as shown on Attachment 1
- The “RE Estate Residential Zone” does not permit Office Uses or a Day Care Centre.
- The Owner proposes to permit only an Office Use and a Day Care Centre Use in the “RE Estate Residential Zone” within the existing two-storey single detached dwelling

and rezone a portion of the “RE Estate Residential Zone” to “EP Environmental Protection Zone”.

- A technical amendment is also required to rezone a portion of the lands from “FD Future Development Zone” to “EP Environmental Protection Zone” as shown on Attachment 1. The Subject Lands were erroneously rezoned “FD Future Development Zone” as part of the Comprehensive Zoning By-law review and a correction to Schedule “A” of Zoning By-law 001-2021 is required.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to 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 Application will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 (PPS 2024) and the policies of VOP 2010, Volume 2, Section 11.4 – Highway 400 North Employment Lands Secondary Plan and Site-Specific Policy 13.25 – 3400 Teston Road and any other deemed City official plan policies.
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of introducing the Office Use in the “RE Estate Residential Zone” will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of the technical amendment to rezone a portion of the Subject Lands to the “EP Environmental Protection Zone” will be reviewed in consideration of the existing and planned surrounding land uses.
c.	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.v 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.
d.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, and external public agencies and utilities.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	City's Tree Protection Protocol (TPP)	<ul style="list-style-type: none"> There are 47 trees on the Subject Lands, 14 of which are required to be removed to accommodate the proposed development. The Development will be reviewed in accordance with the City's Tree Protection Protocol, at the Site Development Application stage, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved.
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The Subject Lands are located entirely within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Application. Should the Application be approved, the Owner must obtain all necessary permits from the TRCA.
g.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit a Site Development Application to facilitate minor site alterations including the addition of a parking area in the front yard and two new parking spaces at the side of the existing building to service the proposed Office Use, the reconfiguration of the existing asphalt driveway, and landscape alterations.

Financial Impact

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

Operational Impact

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

Broader Regional Impacts/Considerations

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 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*, York Region Official Plan 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. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan

Prepared by

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