

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, June 4, 2025

WARD(S): 1

TITLE: 2847382 ONTARIO INC.

OFFICIAL PLAN AMENDMENT FILE OP.24.011

ZONING BY-LAW AMENDMENT FILE Z.24.026

10990 AND 11010 HWY 27

VICINITY OF NASHVILLE ROAD AND HIGHWAY 27

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 amend the official plan and zoning by-law for the subject lands shown on Attachment 1, to permit 20 townhouse dwelling units within four townhouse blocks, as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to permit 20 townhouse dwelling units within four townhouse blocks.
- Official Plan Amendment and Zoning By-law Amendment applications are 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 Official Plan Amendment and Zoning By-law Amendment Files OP.24.011 and Z.24.026 (2847382 Ontario 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: 10990 and 11010 Hwy 27 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 25, 2022

Date applications were deemed complete: March 5, 2025

Site Development applications were previously submitted for the Subject Lands and subsequently closed.

On Aug. 13, 2004, the Development and Parks Planning Department received Site Development Application File DA.04.049 from the former owner of 11010 Highway 27, for a convenience store, on a portion of the Subject Lands. On Aug.18, 2004, the Development and Parks Planning Department received Site Development Application File DA.04.051 from the former owner of 10990 Hwy 27, the other portion of the Subject Lands, for a gas bar with a drive-through restaurant. Both Applications were closed due to inactivity.

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

2847382 Ontario Inc. (the 'Owner') of the Subject Lands, has submitted the following applications (the 'Applications') for the Subject Lands, to permit 20 townhouse dwelling units within four townhouse blocks, as shown on Attachments 2 to 3:

1. Official Plan Amendment File OP.24.011 to amend the policies of Vaughan Official Plan 2010, Volume 1, respecting the development criteria for "Established Large-Lot Neighbourhoods" and for townhouses within "Low-Rise Residential" neighbourhoods in "Established Community Areas" that front an Arterial Street.
2. Zoning By-law Amendment File Z.24.026 to rezone the Subject Lands from "CC Convenience Commercial Zone" to "RT1 Townhouse Residential Zone", in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1.

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

- a) Date the Notice of Public Meeting was circulated: May 15, 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 Highway 27 in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands and to the Kleinburg 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 by the Development and Parks Planning Department as of May 20, 2025.

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

Not applicable.

Analysis and Options

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

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure of Vaughan Official Plan 2010
- “Established Large-Lot Neighbourhood” on Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large-Lot Neighbourhoods of Vaughan Official Plan 2010, specifically having lot frontages of “30 m+ (100 ft+)”
- “Low-Rise Residential” on Schedule 13 – Land Use of Vaughan Official Plan 2010
- The “Low-Rise Residential” designation permits townhouse dwellings at a building height of three storeys and part of a row of at least three but no more than six attached dwelling units.
- Amendments to Vaughan Official Plan 2010 are required to address Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2 respecting “Established Large-Lot Neighbourhoods” and townhouse dwellings within “Low-Rise Residential” neighbourhoods in “Established Community Areas” that front an Arterial Street, as follows:
 - to amend Policy 9.1.2.3 to permit smaller lot frontages, lot areas, front and rear yard setbacks, and lot coverages than those of the adjoining lots in the Established Large-Lot Neighbourhood.
 - to amend Policies 9.1.2.4.a) and 9.1.2.4 c) to permit townhouse dwelling units to front and address a private condominium road and to use the private condominium road to provide frontage to the townhouse dwelling units, rather than a public street.
 - to amend Policies 9.2.3.2.a) and 9.2.3.2.d) to permit townhouses up to four storeys in height that front a private condominium road with no front yard and front door entrance facing the flanking public street (Highway 27).

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

Zoning:

- CC Convenience Commercial Zone by Zoning By-law 001-2021.
- This Zone does not permit the proposed use.
- The Owner proposes to rezone the Subject Lands to RT1 Townhouse Residential Zone, together with the site-specific zoning exceptions as identified in Table 1 below, to permit the Development shown on Attachment 2:

Table 1

	Zoning By-law 001-2021 Standard	RT1 Townhouse Residential Zone Requirement	Proposed Exceptions to the RT1 Zone Requirement
a.	Minimum Front Yard	4.5 metres	three metres
b.	Minimum Rear Yard	7.5 metres	five metres
c.	Maximum Lot Coverage	50 percent	75 percent
d.	Maximum Height	11 metres	11.5 metres

Additional zoning 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"> ▪ The Applications will be reviewed for consistency with the Provincial Planning Statement, 2024 and conformity to the policies of the Vaughan Official Plan 2010 and any other deemed City official plan policies.
b.	Appropriateness of Amendments to Vaughan Official Plan 2010 and Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to the Vaughan Official Plan 2010 will be reviewed in consideration of the Established Large-Lot Neighbourhoods policies, proposed building height and density, and other development criteria. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses, including the adjacent estate residential subdivision and the abutting vacant parcel west of the Subject Lands. ▪ The appropriateness of the proposed underground parking and it's access ramp will be reviewed.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the City's website at

	MATTERS TO BE REVIEWED	COMMENT(S)
		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.
d.	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 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.
e.	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.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications have been circulated to York Region, the Toronto and Region Conservation Authority and external public agencies and utilities, and the Public, Separate, and French School Boards.
g.	Sustainable Development	<ul style="list-style-type: none"> The Applications 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.
h.	Parkland Dedication	<ul style="list-style-type: none"> 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.
i.	Affordable Housing	<ul style="list-style-type: none"> 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.
j.	City's Tree Protection Protocol	<ul style="list-style-type: none"> There are 27 trees on the Subject Lands, all of which are required to be removed to accommodate the proposed development. There are 17 trees on adjacent properties to the Subject Lands that were also assessed, nine of which are required to be removed to accommodate the proposed development.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ 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.
k.	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 proposed traffic generated by the development will be reviewed in consideration of existing traffic conditions at Highway 27. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department ▪ The Subject Lands are located on Highway 27, a major arterial road under the jurisdiction of York Region ▪ York Region will identify any required land conveyances
l.	Related Draft Plan of Subdivision File 19T-24V007	<ul style="list-style-type: none"> ▪ The Owner has submitted a Draft Plan of Subdivision application with the Applications. ▪ 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.
m.	Related Draft Plan of Condominium File 19CDM-24V010	<ul style="list-style-type: none"> ▪ The Owner has also submitted a Draft Plan of Condominium application to be reviewed in a future technical report.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	Required Site Development Application	<ul style="list-style-type: none"> Should the Applications be approved, the Owner will be required to submit a Site Development Application to address site access, servicing and grading, landscaping, environmental, noise, and other municipal, regional, and public agency and utility requirements.

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 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 Statute 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*) 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 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 Johsua Cipolletta, Planner, Development and Parks Planning Department, ext. 8112.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations

Prepared by

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