

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 31, 2026

WARD(S): 2

TITLE: BHARAT CHAWLA CORPORATION
OFFICIAL PLAN AMENDMENT FILE OP.25.006
ZONING BY-LAW AMENDMENT FILE Z.25.016
89 SIMMONS ST.
VICINITY OF RUTHERFORD ROAD AND SIMMONS STREET

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

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 a three storey, street townhouse block development containing six residential units, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes a three-storey street townhouse block development containing six residential units with a proposed height of three storeys.
- 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

That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.006 and Z.25.016 (Bharat Chawla Corporation) 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: 89 Simmons St. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 11, 2024

Date applications were deemed complete: Feb. 05, 2026

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

The Owner has submitted the following applications (Applications) for the Subject Lands to permit the proposed development as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.25.006 to amend the policies 9.1.2.2, 9.1.2.3 and 9.1.2.4 of Vaughan Official Plan 2010, respecting the design and compatibility criteria for new development within lands identified as a “Community Area”.
2. Zoning By-law Amendment File Z.25.016 to rezone the Subject Lands from RE(EN) Estate Residential Zone (Established Neighbourhood) subject to site exception 14.1042, to RT2 – Townhouse Residential Zone in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section of this Report.

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 6, 2026.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Simmons Street 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 anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of March 6, 2026, by the Development and Parks Planning Department.

Any 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 by Vaughan Official Plan 2010 (VOP 2010)
- “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010
- Abuts a “Local Road” (Simmons Street) on Schedule 9 – Future Transportation Network of VOP 2010
- An amendment to VOP 2010 is required to:
 - Permit six townhouse units on the Subject Lands subject to Vaughan’s Established Community Areas policies in Sections 9.1.2.2, 9.1.2.3 and 9.1.2.4 of Vaughan Official Plan 2010.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City’s new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Applications were deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City’s official plan policies, are the in-force policies against which conformity of the Applications is reviewed and assessed.

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

Zoning:

- RE(EN), Estate Residential Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.1042.
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to RT2 – Townhouse Residential Zones together with the following site-specific zoning exceptions to permit the Development, as shown in Attachment 2 to 4.

Table 1:

| | Zoning By-law 001-2021 Standard | RT2 Townhouse Residential Zone Requirement | Proposed Exceptions to the RT2 Townhouse Residential Zone Requirement |
|----|--|---|--|
| a. | Minimum Lot Frontage | 6.0 m | Lot 2 – 5.66 m Lot 3 – 5.66 m Lot 4 – 5.66 m Lot 5 – 5.66 m |

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 and conformity to the Provincial Planning Statement, 2024 and the policies of VOP 2010 and any other deemed City official plan policies. |
| b. | Appropriateness of Amendments to VOP 2010 and Zoning By-law | <ul style="list-style-type: none"> The appropriateness of the amendments to Policy 9.1.2.2 – Established Community Areas, 9.1.2.3 - Vaughan’s Established Large-Lot Neighbourhoods and Policy 9.1.2.4 - Multiple Lots in VOP 2010 will be reviewed in consideration of the proposed built form. The appropriateness of the rezoning and site-specific exceptions 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 Applications 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. |
| 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 must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|--|
| g. | 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. |
| h. | 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. |
| i. | City's Tree Protection Protocol (TPP) | <ul style="list-style-type: none"> ▪ There are five trees on the Subject Lands, 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, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved. |
| j. | Traffic Impacts, Road Widening and Access | <ul style="list-style-type: none"> ▪ The Traffic Impact Brief 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 Rutherford Road and Simmons Street. ▪ Matters including the driveway entrance, 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 Simmons Street a Local Road under the jurisdiction of City of Vaughan. |
| k. | Required Applications | <ul style="list-style-type: none"> ▪ A Draft Plan of Subdivision application is required to create a Block on a Registered Plan of Subdivision for individual lots (parcels of tied land) through a Part Lot Control Application, as the Subject Lands are not part of a Registered Plan of Subdivision. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|--|------------------------|--|
| | | <ul style="list-style-type: none"> ▪ A Part Lot Control Application is required to create the individual lots (parcels of tied land). ▪ A Site Development Application will also be required to facilitate the Development. <p>Bill 97, Helping Homeowners, Protecting Tenants Act revised the definition of “development” to not include the construction, erection or placing of a building or structure for residential purposes on a parcel of land if that parcel of land will contain no more than 10 residential units.</p> <p>However, subsection 1.2 of Ontario Regulation 254/23, Prescribed Areas – Section 41 of the <i>Planning Act</i> requires Site Plan Approval where the development is within (in part);</p> <ol style="list-style-type: none"> 1. 300 metres of a railway 2. 120 metres of: <ol style="list-style-type: none"> iv. a river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse. <p>The Subject Lands are located approximately 65 metres west of a valley corridor that is associated with the main Humber River regulated by the TRCA. The Subject Lands are also approximately 175 meters from the Canadian Pacific Railway. Due to this proximity a Site Development Application is required.</p> |

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 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 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 Kevin Ayala Diaz, Planner, Development and Parks Planning Department, ext. 8882.

Attachments

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

Prepared by

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