

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 31, 2026

WARD(S): 1

**TITLE: TESTON ROAD LANDOWNERS GROUP
OFFICIAL PLAN AMENDMENT FILE OP.23.008
ZONING BY-LAW AMENDMENT FILE Z.23.016
2863, 2889, & 2901 TESTON RD.
VICINITY OF JANE STREET AND TESTON ROAD**

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 to permit the development of 369 townhouse units comprised of 337 stacked back-to-back townhouses and 32 street townhouses with a floor space index of 1.31 times the area of the developable lot, an underground parking garage with 518 parking spaces and 41 surface parking spaces, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes 369 townhouse units comprised of 337 stacked back-to-back townhouses and 32 street townhouses with a floor space index of 1.31 times the area of the lot, an underground parking garage with 518 parking spaces and 41 surface parking spaces
- 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.23.008 and Z.23.016 (Teston Road Landowners Group) 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: 2863, 2889, & 2901 Teston Rd. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 21, 2022

Date applications were deemed complete: July 27, 2024

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

Teston Road Landowners Group Inc. (the Owner) has submitted the following applications (the Applications) for the Subject Lands to permit the development of 369 townhouse units comprised of 337 stacked back-to-back townhouses and 32 street townhouses with a floor space index of 1.31 times the area of the developable lot, an underground parking garage with 518 parking spaces and 41 surface parking spaces, (the Development) as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.23.008 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), on the entirety of the Subject Lands as shown on Attachment 1 as follows:
 - a) to amend Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large-Lot Neighbourhoods to remove the Subject Lands from this overlay;
 - b) to amend Policy 9.1.2.4 and 9.2.3.2 of VOP 2010 respecting multiple lots in a designated Low-Rise Residential neighbourhood in an established Community Area to permit:
 - New dwellings to front and address both a public and a private street;
 - Private laneways to be used to provide frontage for residential dwellings;
 - A minimum of four townhouse units in a row;
 - A maximum of eight dwelling units per Townhouse Block, whereas six units is the maximum;
 - Stacked Back-to-Back Townhouse units to front onto a public or private street;
 - Private laneways and walkways to be used to provide frontage for Stacked Back-to-Back Townhouses;
 - The facing distance between blocks of Townhouses, which are not separated by a public street to be a minimum of 15 metres, whereas 18 metres is the minimum requirement;
 - c) Permit 337 Stacked Back-to-Back Townhouse units in a Low-Rise Residential Area;
 - d) Permit four-storey Stacked Back-to-Back Townhouse blocks within a Low-Rise Residential Area.
2. Zoning By-law Amendment File Z.23.016 to rezone the Subject Lands from

“EP - Environmental Protection Zone”, “RE (EN) - Estate Residential Zone (Established Neighbourhood)”, “RE (EN) - Estate Residential Zone (Established Neighbourhood)” subject to site exception 14.772, and “R3(H) (EN) Third Density Residential Zone (Established Neighbourhood)” subject to site exception 14.648, as shown on Attachment 1 to “RT1(H) – Residential Townhouse Zone”, “RM1(H) – Multiple Unit Residential Zone” with the Holding Symbol “(H)” and “EP – Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 in Attachment 8.

A Public Meeting was held for the Applications on Nov. 1, 2023.

In June 2023, the Owner submitted the Applications for 380 townhouse units comprised of 347 stacked back-to-back townhouses and 33 street townhouses with a floor space index of 1.66 times the area of the lot as shown on Attachment 7. Council considered the Applications at a Public Meeting on Nov. 1, 2023. Vaughan Council on Nov. 14, 2023, approved the recommendation of the Committee of the Whole to receive the Applications.

A second Public Meeting is required for these Applications.

Since the Nov. 1, 2023, Public Meeting, the Owner revised the Development reducing the total number of units from 380 to 369 total townhouse units. In accordance with VOP 2010, Policy 10.1.4.1, “A new public meeting for a planning application(s) shall automatically be required when...any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.” As these Applications has not been considered by Council within the two years of the statutory public meeting, the Applications need to undergo another Public Meeting.

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 4, 2026

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 metres of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of *March 6, 2026*. The comments are organized by theme as follows:

Privacy and View

- the building height and density will cause privacy impacts and obstruct the view of existing residents on adjacent properties.

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety.
- the Development will increase traffic flow into the adjacent existing residential neighborhoods.

Density, Built Form and Building Design

- the Development will increase the residential density in the area and is not compatible with the existing low-rise residential neighbourhood.

Environmental Impacts

- the Development will cause negative environmental impacts to the Don River watershed.

Any additional 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 a previous report regarding the Subject Lands:

Official Plan Amendment and Zoning By-law Amendment Files OP.23.008, Z.23.016 [Nov. 1, 2023, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 45\)](#)

Analysis and Options

An amendment to VOP 2010 is required to permit the Development.

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- “Low-Rise Residential” within an “Established Large-Lot Neighbourhoods” overlay on Schedule 1B - Areas Subject to Policy 9.1.2.3 and Schedule 13 – Land Use by VOP 2010
- This designation permits street townhouse dwellings subject to specific VOP 2010 policies
- The following amendments to VOP 2010 are required to permit the Development as shown on Attachment 2 and 5:
 - a) to amend Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large-Lot Neighbourhoods to remove the Subject Lands from this overlay;
 - b) to amend Policy 9.1.2.4 and 9.2.3.2 of VOP 2010 respecting multiples lots in a designated Low-Rise Residential neighbourhood in an established Community Area to permit:
 - New dwellings to front and address both a public and a private street;
 - Private laneways to be used to provide frontage for residential dwellings;
 - A minimum of four townhouse units in a row;

- A maximum of eight dwelling units per Townhouse Block, whereas six units is the maximum;
 - Stacked Back-to-Back Townhouse units to front onto a public or private street;
 - Private laneways and walkways to be used to provide frontage for Stacked Back-to-Back Townhouses;
 - The facing distance between blocks of Townhouses, which are not separated by a public street to be a minimum of 15.0 metres, whereas 18 meters is the minimum requirement.
- c) Permit 337 Stacked Back-to-Back Townhouse units in a Low-Rise Residential Area;
- d) Permit four-storey Stacked Back-to-Back Townhouse blocks within a Low-Rise Residential Area.

The recently adopted VOP 2025 is not the in-force policy for the Subject Lands.

The VOP 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. VOP 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 VOP 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 (Established Neighbourhood), RE(EN) – Estate Residential Zone (Established Neighbourhood) subject to site specific exception 14.772 and R3(H)(EN) – Third Density Residential Zone (Established Neighbourhood) subject to site specific Exception 14.622 by Zoning By-law 001-2021.
- These Zones do not permit the proposed uses.
The Owner proposes to rezone the Subject Lands to “RT1(H) – Residential Townhouse Zone”, “RM1(H) – Multiple Unit Residential Zone” with the Holding Symbol “(H)” and “EP – Environmental Protection Zone” together with the site-specific exceptions in Table 1 to permit the Development, as shown on Attachment 2.

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	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 and the

	MATTERS TO BE REVIEWED	COMMENT(S)
	Provincial Policies and City Official Plan Policies	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 VOP 2010 will be reviewed in consideration of the proposed land use designation, building typology, building height and density. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses along with the proposed strata park, privately owned public space, municipal underground storm water management tank and detached enclosed waste storage structures.
c.	Related Draft Plan of Subdivision Application (19T-23V003)	<ul style="list-style-type: none"> ▪ The Owner has also submitted a Draft Plan of Subdivision application File 19T-23V003, as shown on Attachment 6. 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.
d.	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.
e.	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.
f.	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.
g.	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)
h.	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 provides a Bronze score of 40.
i.	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.
j.	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.
k.	City’s Tree Protection Protocol	<ul style="list-style-type: none"> ▪ There are 270 trees on the Subject Lands, 132 of which are required to be removed to accommodate the 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.
l.	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 at the requested density will be reviewed in consideration of existing traffic conditions at Jane Street and Teston Road. ▪ 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 Teston Road, a Major Arterial Road (Regional) under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	Toronto Region Conservation Area (TRCA)	<ul style="list-style-type: none"> ▪ The TRCA has noted that the Owner will be required to obtain a permit pursuant to Ontario Regulation 166/06 should the development be approved as the Subject Lands are located within the TRCA’s Regulated Area due to a stream corridor associated with a tributary of the Don River and provincially significant wetland features. ▪ Confirmation of development limits and buffers need to be confirmed through the technical review.
n.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Site Development Approval Applications should the Applications be approved for the proposed stacked back-to-back townhouses for Blocks 7 & 8 as shown on the Attachment 6.

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 have been 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. Building Elevation (Typical Stacked Back-to-Back Townhouse)
5. Building Elevation (Typical Street Townhouse)
6. Proposed Draft Plan of Subdivision (19T-23V003)
7. Previous Site Plan (Public Meeting – Nov. 1, 2023)
8. Site Specific Exceptions – Zoning Table By-law 001-2021

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