

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 31, 2026

WARD: 4

TITLE: SENANG INVESTMENTS LIMITED AND KING JANE DEVELOPMENTS INC. (C/O ALLETTO DEVELOPMENTS LTD.) ZONING BY-LAW AMENDMENT FILE Z.26.007 271 VALLEY VISTA DRIVE AND PART OF LOT 20, CONCESSION 2 VICINITY OF MAJOR MACKENZIE DRIVE WEST AND DUFFERIN 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 an application to rezone portions of the Subject Lands shown on Attachment 1, to permit a residential development comprised of 205 single detached residential lots, a block of 220 townhouse units, a stormwater management (SWM) facility block, seven open space/natural heritage system blocks, six part blocks, and public roads as shown on Attachment 2.

Report Highlights

- The Owner proposes to rezone portions of the Subject Lands to permit 425 residential dwelling units.
- A related Draft Plan of Subdivision has been submitted to facilitate the development of 205 single detached residential lots, 220 townhouses, a stormwater management (SWM) facility block, seven open space/natural heritage system blocks, six part blocks, an extension to Thomas Cook Avenue, and four new public roads.
- 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 Zoning By-law Amendment File Z.26.007 (Senang Investments Limited and King Jane Developments Inc. c/o Alletto Developments Ltd.) 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: 271 Valley Vista Dr. and Part of Lot 20, Concession 2 (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: Sept. 17, 2025

A Zoning By-law Amendment Application has been submitted to permit the proposed development.

Senang Investments Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.) (the Owner) has submitted a Zoning By-law Amendment File Z.26.007 (the Application) to rezone portions of the Subject Lands from “A – Agriculture Zone”, “EP – Environmental Protection Zone”, and “EP-ORM – Environmental Protection-Oak Ridges Moraine Zone” to “RT1 – Townhouse Residential Zone”, “R4A – Fourth Density Residential Zone”, “OS1 – Public Open Space Zone”, “EP – Environmental Protection Zone”, and “EP-ORM - Environmental Protection-Oak Ridges Moraine Zone” as shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6. This Application will facilitate the development of the Subject Lands with 425 residential dwelling units, consisting of 205 single detached and 220 townhouse dwellings (the Development) as shown on Attachments 2 to 5.

A related Draft Plan of Subdivision Application has been submitted.

Draft Plan of Subdivision 19T-26V003 has been submitted concurrently with the Application to facilitate the Development as follows:

Lots/Blocks	Proposed Land Uses	Area (ha.)	Units
1-205	Min. 11.6 m Single Detached	2.12	53
	Min. 10.0 m Single Detached	5.22	152
206	Residential Condominium	5.65	220
207	Stormwater Management Facility	2.20	
208-213	Natural Heritage System	2.46	
214-218	3.0 m Landscape Buffers	0.15	
219	Possible Compensation Area	0.21	
220	Arterial Road Widening	0.02	
221-226	Residential Part Lots	0.17	
227-240	0.3 m Reserve	0.01	
Thomas Cook Ave.	23.0 m Right of Way	1.12	
Streets A-D	17.5 m Right of Way	1.75	
TOTAL:		21.08	425

The Draft Plan of Subdivision is for 425 residential dwellings, consisting of 53 single detached dwellings on 11.6-metre-wide lots, 152 single detached dwellings on 10-metre-wide lots, and a block consisting of approximately 220 townhouses.

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 Notice Signs were installed at the north side of Part of Lot 20, Concession 2 facing Major Mackenzie Drive West, the south side of Part of Lot 20, Concession 2 facing Valley Vista Drive, the north side of 271 Valley Vista Dr. facing Valley Vista Drive, and the south side of 271 Valley Vista Dr. facing Thomas Cook Avenue 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 Carrville Mills Ratepayers' Association 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 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.

Analysis and Options

The proposed development conforms to the Vaughan Official Plan 2010.

Official Plan Designation

- "Community Areas" and "Natural Areas and Countryside", "Primary Intensification Corridors", and partially within the Oak Ridges Moraine Conservation Plan Area overlay on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010').
- Portions of the Subject Lands are within "Core Features" and "Unapproved" areas on Schedule 2 – Natural Heritage Network by VOP 2010.
- Portions of the Subject Lands are "Greenbelt Plan External Linkages" and "Oak Ridges Moraine Settlement Area" on Schedule 4 – Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas – by VOP 2010.
- "Low Vulnerability Aquifer" within Oak Ridges Moraine Conservation Plan Area overlay on Schedule 6 - Aquifer Vulnerability by VOP 2010.
- Portions of the Subject Lands are "Category 2" on Schedule 7 – Landform Conservation with Oak Ridges Moraine Conservation Plan Area overlay – by VOP 2010.

- “Low-Rise Residential”, “Natural Areas”, and “Infrastructure and Utilities” on Schedule 13 – Land Use by VOP 2010.
- The Low-Rise Residential land use designation permits the proposed single detached dwelling and townhouse building types with a building height of three storeys.
- The Development’s residential uses are proposed within the “Low-Rise Residential” designation.
- The portions of the Subject Lands within the “Natural Areas” designation will need to be protected, maintained where possible, improved or restored before, during and after construction, along with demonstrating that there will be no negative impact on existing natural features and functions.
- The portion of the Subject Lands within the “Infrastructure and Utilities” designation is proposed to have a stormwater management (SWM) facility block, which is a permitted use within the designation.

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 Application was submitted 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 Application is reviewed and assessed.

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

Zoning By-law 001-2021

- A – Agriculture Zone, EP – Environmental Protection Zone, and EP-ORM – Environmental Protection-Oak Ridges Moraine Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.483.
- These existing Zones do not permit the proposed Development.
- The Owner proposes to rezone portions of the Subject Lands to RT1 – Townhouse Residential Zone, R4A – Fourth Density Residential Zone, OS1 – Public Open Space Zone, EP - Environmental Protection Zone, and EP-ORM – Environmental Protection – Oak Ridges Moraine, and together with the following site-specific zoning exceptions identified in Attachment 6 to permit the Development, as shown on Attachments 2 to 5.

Additional zoning categories and 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 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 Application will be reviewed for consistency with the Provincial Planning Statement, 2024 and conformity to the policies of the Greenbelt Plan, 2017, Oak Ridges Moraine Conservation Plan, 2017, York Region Official Plan 2022, VOP 2010, 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 the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Owner concurrently submitted related Draft Plan of Subdivision File 19T-26V003 to be reviewed with the Application in a future technical report. Should the Application 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 Application 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 Draft Plan of Subdivision 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.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
j.	City’s Tree Protection Protocol (TPP)	<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 Application is 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 at the requested density will be reviewed in consideration of traffic conditions at the following intersections: <ul style="list-style-type: none"> ○ Major Mackenzie Drive West, Thomas Cook Avenue, and future north leg of Luca Avenue; ○ Valley Vista Drive, Dufferin Street, and Freedom Trail; ○ Valley Vista Drive, Bathurst Street, and McCallum Drive; ○ Valley Vista Drive and Ilan Ramon Boulevard; ○ Thomas Cook Avenue and Valley Vista Drive; ○ Thomas Cook Avenue and Lebovic Campus Drive; ○ Valley Vista Drive and the new public roads; ○ Thomas Cook Avenue and the new public roads. ▪ The Subject Lands are located on Major Mackenzie Drive West, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
l.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of

	MATTERS TO BE REVIEWED	COMMENT(S)
		unit sizes and types to meet the City's affordable housing goals.
m.	Development Limits and Core Feature Conveyance	<ul style="list-style-type: none"> ▪ The west side of Part of Lot 20, Concession 2 and the west and east sides of 271 Valley Vista Dr. contain Natural Heritage Features. Additionally, the east side of 271 Valley Vista Dr. is adjacent to Greenbelt Plan External Linkages. Establishment of the feature limit(s) inclusive of an appropriate vegetative protection zone, their potential conveyance into public ownership, and applicable policies shall be reviewed.
n.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are partially within TRCA's Regulated Area. The Applicant will be required to obtain a permit pursuant to Ontario Regulation 41/24 should the Development be approved.
o.	Required Applications	<ul style="list-style-type: none"> ▪ A Site Development and Draft Plan of Condominium Applications will be required to develop the proposed townhouse block.
p.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following materials for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Water Balance Assessment ○ Pavement Marking & Signage Plan ○ Functional Design of New Roads and Intersections ○ Transportation Impact Study - Diagrams ○ Flood Plain Assessment

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 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 Joshua Lacaria, Planner, Development and Parks Planning Department, ext. 8011.

Attachments

1. Context and Location Map
2. Proposed Zoning and Draft Plan of Subdivision File 19T-26V003
3. Conceptual Building Elevations – 10 m Lot Frontage
4. Conceptual Building Elevations – 11.6 m Lot Frontage
5. Conceptual Building Elevations – Condominium Townhouse
6. Proposed Draft Zoning By-law Amendment

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