

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 31, 2026 **WARD(S):** 2

TITLE: BOSTAR INC. AND 1639326 ONTARIO LTD.
OFFICIAL PLAN AMENDMENT FILE OP.25.007
ZONING BY-LAW AMENDMENT FILE Z.25.017
5875 HWY 7 AND PART BLOCK 1, PLAN 65M-3033
VICINITY OF HIGHWAY 7 AND HIGHWAY 27

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 redesignate and rezone the subject lands for an employment land conversion to permit eight mixed-use high-rise buildings to be constructed in two phases, as shown on Attachments 1 to 5.

Report Highlights

- The Owner proposes a phased development consisting of eight mixed-use buildings ranging in height from 30 to 50 storeys containing 2,150 dwelling units and approximately 5,600 square metres of commercial and office uses, with a floor space index (density) of 7.07 times the lot area (Phase 1) and 8.44 times the lot area for (Phase 2), and a Privately Owned Publicly Accessible Space fronting Highway 7.
- Official Plan Amendment and Zoning By-law Amendment Applications are required to facilitate an employment conversion and 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 and Zoning By-law Amendment Files OP.25.007 and Z.25.017 (Bostar Inc. and 1639326 Ontario 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: 5875 Hwy 7 and Part Block 1 on Registered Plan 65M-3033 (the Subject Lands). 5875 Hwy 7 is the east half and Part Block 1 on Registered Plan 65M-3033 is the west half of the Subject Lands. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: A Pre-Application Consultation Meeting was held in 2023 when the Owner was considering the submission of a Community Infrastructure and Housing Accelerator (CIHA) for the same development proposal that is now being considered through Official Plan and Zoning By-law Amendment applications, but it has since expired.

The Owner opted not to have a formal Pre-Application Consultation Meeting for the Official Plan Amendment and Zoning By-law Amendment applications.

Date application(s) were deemed complete: Jan. 19, 2026

Vaughan Council previously approved Zoning By-law Amendment and Site Development applications for part of the Subject Lands.

Vaughan Council, on June 28, 2016, approved Site Development File DA.14.093 (Bostar Inc.) to permit a 1,026 m² two-storey office addition to the existing industrial office building, and new 2,137 m², three-storey office building at 5875 Hwy 7. This development was not constructed.

Vaughan Council, on June 28, 2022, approved Zoning By-law Amendment File Z.19.034 and draft approved Site Development File DA.19.085 (Bostar Inc.) for 5875 Hwy 7 to permit the development of a one-storey commercial building east of the existing employment building, containing two eating establishments, one with a drive-through, and a three-storey office building to the west of the existing employment building. By-law 133-2022 was also enacted by Council on June 28, 2022, to implement the approved Zoning By-law Amendment, and the Site Development application is currently being processed by the Development and Parks Planning Department.

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

Bostar Inc. and 1639326 Ontario Ltd. (the Owner) has submitted the following applications (the Applications) for the Subject Lands to permit the proposed development (the Development) in an Employment Area as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.25.007 to amend Vaughan Official Plan 2010 (VOP 2010) by redesignating the Subject Lands from “Employment Commercial Mixed-Use” with a maximum height of 10 storeys and a maximum floor space index of three times the area of the lot (west half) and “Employment Commercial Mixed-Use” with a maximum height of eight storeys and a maximum floor space index of 2.5 times the area of the lot (east half) as shown on Schedule 13 – Land Use, to “High-Rise Mixed-Use” to permit eight high-rise mixed-use buildings with a maximum building height of 50 storeys and a maximum density (i.e. floor space index) of 7.07 times the lot area (Phase 1) and 8.44 times the lot area for (Phase 2).
2. Official Plan Amendment File OP.25.007 to amend York Region Official Plan 2022 by redesignating the Subject Lands from “Employment Area” to “Community Area” and remove the Subject Lands from the “West Vaughan Employment Area” to permit residential uses within an employment area. It should be noted that this amendment is being administered concurrently with Official Plan Amendment to VOP 2010.
3. Zoning By-law Amendment File Z.25.017 to amend Zoning By-law 001-2021 by rezoning the Subject Lands from “EMU – Employment Commercial Mixed-Use Zone” by Zoning By-law 001-2021, subject to site-specific Exception 14.396 and site-specific Exception 14.1202, as shown on Attachment 1, to “HMU – High-Rise Mixed- Use Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6.

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 Notice Signs were installed along Highway 7, Highway 27 and Regalcrest Court (three signs in total) 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 West Woodbridge Homeowners’ 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.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Zoning By-law Amendment File Z.19.034 and Site Development File DA.19.085 for 5875 Hwy 7

[June 28, 2022, Committee of the Whole \(1\) \(Item 7, Report No. 27\)](#)

Site Development File DA.14.093 for 5875 Hwy 7

[June 28, 2016, Committee of the Whole \(Item 18, Report No. 27\)](#)

City-initiated Official Plan Amendment – Changes to Employment Area Policies

[Dec. 16, 2025, Committee of the Whole \(Public Meeting\) \(Item 5, Report No. 46\)](#)

City-initiated Official Plan Amendment – Changes to Employment Area Policies

[Jan.27, 2026, Committee of the Whole \(1\) \(Item 2, Report No.1\)](#)

Analysis and Options

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

Official Plan Designation:

- “Employment Areas” and “Regional Intensification Corridors within Employment Areas” on Schedule 1 – Urban Structure of VOP 2010
- West half of the Subject Lands: “Employment Commercial Mixed-Use” on Schedule 13 – Land Use of VOP 2010, with a maximum height of 10 storeys and a maximum density of three times the area of the lot
- East half of the Subject Lands: “Employment Commercial Mixed-Use” on Schedule 13 – Land Use of VOP 2010 with a maximum height of eight storeys and a maximum density of 2.5 times the area of the lot
- This designation, being in an Intensification Area as shown on Schedule 1 – Urban Structure of VOP 2010 permits office uses, hotels, cultural and entertainment uses and retail uses, provided that no retail unit shall exceed a Gross Floor Area of 3,500 square metres and a minimum of 30 percent of the total gross floor area of all uses shall consist of uses other than retail uses, within mid-rise buildings. Public and private institutional buildings are also permitted.
- An amendment to VOP 2010 is required to amend Schedule 1 – Urban Structure to convert the Subject Lands from “Employment Areas” to “Community Areas” and from “Regional Intensification Corridors within Employment Areas” to “Regional Intensification Corridors”
- An amendment to VOP 2010 is also required to redesignate the Subject Lands from “Employment Commercial Mixed-Use” to “High-Rise Mixed-Use” with a maximum building height of 50 storeys and a maximum floor space index of 7.07 times the lot area (Phase 1) and 8.44 times the lot area for (Phase 2).

An amendment to York Region Official Plan 2022 is required to permit the Development.

Official Plan Designation:

- “Urban Area” on Map 1 - Regional Structure of York Region Official Plan 2022
- “Employment Area” on Map 1A – Land Use Designations of York Region Official Plan 2022
- “West Vaughan Employment Area Zone” on Appendix 1 – Employment Area Zones and Densities of York Region Official Plan
- The West Vaughan Employment Area Zone has a minimum density target of 30 jobs per hectare (in the developable area)
- Employment Areas are designated for employment uses for clusters of business and economic activities including manufacturing, warehousing, industrial, offices, and associated retail and ancillary facilities.
- An amendment to Map 1A – Land Use Designations is required to redesignate the Subject Lands to “Community Area” to permit the Development.
- An Amendment is also required to Appendix 1 – York Region Employment Area Zones and Densities to remove the Subject Lands from the West Vaughan Employment Area Zone

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 are reviewed and assessed.

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

- “EMU – Employment Commercial Mixed-Use Zone” by Zoning By-law 001-2021, subject to site-specific Exception 14.396 and site-specific Exception 14.1202
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “HMU – High-Rise Mixed-Use Zone” together with the following site-specific zoning exceptions to permit the Development, as shown in Attachment 6:

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, the York Region Official Plan 2022, and the policies of VOP 2010 and any other deemed City official plan policies. ▪ The Subject Lands are considered Employment Areas as described in the Provincial Planning Statement, 2024. Under Provincial Planning Statement, 2024 provisions, municipalities can consider the removal of Employment Areas without the need of a municipal comprehensive review. The site-specific Official Plan Amendment proposed as part of the Development will therefore take these planning provisions into consideration.
b.	Appropriateness of Amendments to York Region Official Plan 2022, VOP 2010 and Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to the York Region Official Plan 2022 and VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, retail uses at grade, and land use compatibility. ▪ The Development will require the removal of the Subject Lands from the city’s employment area. Investigating the appropriateness of this removal will be further evaluated. Removal of the employment area will be subject to tests as outlined 2.8.2.5 of the Provincial Planning Statement, 2024. ▪ The Subject Lands are located at the southeast corner of Highway 7 and Highway 27. There have been some employment conversions in the vicinity of the Subject Lands which were not supported by the City of Vaughan but approved by York Region Council in 2021, through a Municipal Comprehensive Review process, which is no longer required to facilitate employment conversions. Further analysis will be required to understand the planning relationship between the approved employment conversions through the Municipal Comprehensive Review process and the proposed Development on the Subject Lands, along with long-term effects on the surrounding employment areas. ▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Land Use Compatibility and Noise Report	<ul style="list-style-type: none"> ▪ A revised Land Use Compatibility Study is required from the Owner to demonstrate compatibility between nearby E2 industrial facilities and the Development (which introduces sensitive land use i.e. residential to an existing employment area) based on comments received from the Policy Planning and Special Programs Department (i.e. Land Use Compatibility planning staff). ▪ Class 4 Area Designation is being proposed. A third-party peer review of the submitted Noise Report and the proposed mitigation measures will be required. Council approval of the Class 4 Designation is required.
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 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 ▪ The following design matters will be taken in consideration but are not limited to: <ul style="list-style-type: none"> ○ Location and footprint of the buildings ○ Podium heights ○ Landscape treatments and buffers ○ Surface parking distribution ○ Location, design and size of public and private open space areas, including the Privately Owned Publicly Accessible Space ○ Shadow impacts ○ Pedestrian connectivity based on anticipated volume ○ Wind Study effects ○ Pedestrian circulation and safety ○ Crime Prevention Through Environmental Design

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
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 through the future Site Development applications, should the Applications be approved. The Development shall achieve a minimum Bronze threshold score between 41 to 61 points for each Site Development application.
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.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges being five or more storeys and 10 or more units. The City passed the CBC By-law on Sept. 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
k.	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.
l.	City's Tree Protection Protocol	<ul style="list-style-type: none"> ▪ There are 45 trees on or within six metres of the Subject Lands, 35 of which are required to be removed to accommodate the proposed development (32 on the Subject Lands and 3 on York Region property). ▪ 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.
m.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Highway 7, Highway 27 and Regalcrest Court. ▪ 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 at the intersection of Highway 7 and Highway 27, which are arterials road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
n.	Municipal Infrastructure	<ul style="list-style-type: none"> ▪ The site lies within Pressure District 5 (PD5) of the York Water System. Currently, there are 300mm-diameter and 400mm-diameter Pressure District 5 watermains in the vicinity of the Subject Lands. ▪ The Subject Lands are currently connected to the City's 300mm-diameter sanitary sewer along Highway 7; however, there is no servicing capacity available in the Highway 7 sanitary sewer out-letting to the City's local Rainbow Creek Sanitary Trunk Sewer to accommodate the Development.
o.	Required Applications	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner is required to submit a Site Development Application for each building proposed on the Subject Lands ▪ The Owner is required to submit a Draft Plan of Condominium (Standard) Application for each building proposing a Condominium tenure ▪ Other required applications may be identified by the Development and Parks Planning Department through the review and processing of the Applications

	MATTERS TO BE REVIEWED	COMMENT(S)
p.	City-initiated Official Plan Amendment – Changes to Employment Area Policies	<ul style="list-style-type: none"> ▪ Official Plan Amendment 151 to VOP 2010 was approved by Council on Jan. 27, 2026, to update requirements for “Areas of Employment” in the <i>Planning Act</i>, along with permitted uses in the Employment Area in VOP 2010. ▪ In addition, a policy was added to recognize “lawfully established uses” that had established zoning permissions prior to Oct 20, 2024, where those uses are no longer permitted in the Employment Area in VOP 2010. ▪ However, following the approval of Official Plan Amendment 151, it was subsequently appealed.

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 Letizia D’Addario, Senior Planner, Development and Parks Planning Department, ext. 8213.

Attachments

1. Context and Location Map
2. Proposed Site Plan and Zoning
3. Conceptual Landscape Plan
4. Conceptual Building Elevations – North, Facing Highway 7
5. Conceptual Building Elevations – West, Facing Highway 27
6. Proposed Site-Specific Exceptions to Zoning By-law 001-2021 – Table 1

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