

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, March 31, 2026

**WARD(S):** 1

**TITLE: BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC  
DEVELOPMENTS LTD.  
OFFICIAL PLAN AMENDMENT FILE NO. OP.26.001  
ZONING BY-LAW AMENDMENT FILE NO. Z.25.015  
11120 WESTON RD.  
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**FROM:**

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone portions of the subject lands as shown on Attachment 1, and to amend the site-specific zoning exceptions established through a Minister's Zoning Order (Ontario Regulation 644/20) to permit additional single detached dwellings, as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes to redesignate a portion of the subject lands to permit additional single detached dwellings through revisions to draft plan of subdivision files 19T-24V004 (Phase 1) and 19T-25V006 (Phase 2).
- An Official Plan Amendment and a revision to Zoning by-law Amendment file Z.25.015 is required to permit the proposed revisions to the approved Draft Plan of Subdivision File 19T-24V004 (Phase 1) and Draft Plan of Subdivision File 19T-25V006 (Phase 2).
- 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.26.001 and Z.25.015 (Block 41-28E Developments Limited c/o TACC 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: 11120 Weston Rd. (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting for Development Application File Z.25.015: Oct. 16, 2023

No Pre-Application Consultation Meeting was held for Development Application File OP.26.001.

Date applications were deemed complete:

Development Application File Z.25.015: June 18, 2025

Development Application File OP.26.001: Jan. 27, 2026

### **Vaughan Council previously approved Draft Plan of Subdivision application 19T-24V004 for Phase 1 of the Subject Lands.**

Vaughan Council, on April 1, 2025, approved Draft Plan of Subdivision File 19T-24V004 to permit a residential subdivision comprised of 581 units, consisting of single detached dwellings and townhouse dwellings, as shown on Attachments. Draft Plan of Subdivision 19T-24V004 complied with the zoning requirements in the Ontario Regulation 644/20 at the time of approval by Vaughan Council.

### **Zoning By-law Amendment file Z.25.015 was presented to Committee of Whole Public Meeting on Sept. 9, 2025.**

Vaughan Council, on Sept. 22, 2025, adopted the Public Meeting report for Zoning By-law Amendment File Z.25.015. The scope of the Zoning By-law Amendment was to amend site-specific exceptions established through Ontario Regulation 644/20 to permit changes to Phase 1 (File No. 19T-24V004) and to permit Phase 2 (File No. 19T-25V006) of a residential subdivision. A second Public Meeting is required as changes to Zoning By-law Amendment File Z.25.015 is required to implement the proposed residential subdivision on the Subject Lands.

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

Block 41-28E Developments Limited c/o TACC Developments Ltd., (the Owner) has submitted Official Plan Amendment File OP.26.001 and Zoning By-law Amendment File Z.25.015 (the Applications) for the Subject Lands shown on Attachments 2 to 4 for the following:

1. Official Plan Amendment File OP.26.001 to:
  - amend the Vaughan Official Plan 2010, Volume 2, Section 11.14 – Block 41 Secondary Plan to redesignate portions of the Subject Lands from “Low-rise Mixed-Use Designation”, “Mid-Rise Residential Designation”, and “Mid-Rise Mixed-Use Residential Designation” to “Low-Rise Residential Designation”, as shown on Attachment 3.
  
2. Zoning By-law Amendment File Z.25.015 to:
  - rezone portions of the Subject Lands from “Low-Rise Mixed-Use Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” to “Low-Rise Residential Zone”;
  - amend site-specific zoning exceptions for the previously approved phase one residential and proposed revisions to the draft approved draft plan of subdivision (File 19T-24V004); and
  - permit the second phase of the residential subdivision comprised of a 316-units, park blocks, and an elementary school block (19T-25V006), as shown on Attachment 4.

The Applications would permit a two-phase residential subdivision consisting of 790 residential units, a park block, and an elementary school block, as shown on Attachment 4. The Applications would revise the draft-approved first phase of the residential subdivision (file No. 19T-24V004) from 581 residential units to 474 residential units and would permit a second phase (File No. 19T-25V006) consisting of 316 residential units (the Development).

***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 web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Weston 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 the Kleinberg 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 as of March 17, 2026, by the Development and Parks Planning Department.

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 are links to the Minister's Zoning Order and previous reports applicable to the Subject Lands:

O. Reg. 644/20: Zoning Order – City of Vaughan, Regional Municipality of York  
[Nov. 6, 2020, O. Reg. 644/20 \(Ontario.ca\)](#).

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:  
[Jan. 18, 2016, Committee of Whole \(Working Session\) \(Item 3, Report 4\)](#)

New Community Area – Block 41 Secondary Plan Study Public Hearing Report:  
[April 2, 2019, Committee of Whole \(Public Hearing\) \(Item 3, Report 15\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:  
[Oct. 7, 2019, Committee of Whole \(Item 1, Report 29\)](#)

Block 41 Block Plan Public Meeting Report:  
[Feb. 7, 2023, Committee of the Whole \(Public Meeting\) \(Item 4, Report 8\)](#)

Block 41 Landowners Group – Block Plan Approval Committee of Whole Report:  
[Sept. 17, 2024, Committee of Whole \(Item 4, Report 30\)](#)

Block 41-28E Developments Limited C/O TACC Developments Ltd., - First Phase Draft Plan of Subdivision Approval Committee of Whole Report:  
[April 01, 2025, Committee of Whole \(Item 1, Report 13\)](#)

Block 41-28E Developments Limited C/O TACC Developments Ltd., Public Meeting Report:  
[Sept. 9, 2025, Committee of Whole \(Public Meeting\) \(Item 5, Report 29\)](#)

## **Analysis and Options**

***The Development does not conform to Vaughan Official Plan 2010 (VOP 2010).***

**Official Plan Designation:**

- “Community Area”, “Natural Areas and Countryside”, and “Greenbelt Plan Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010.
- “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Mid-Rise Residential”, “Mid-Rise Mixed-Use”, “Natural Areas”, “Agricultural” and “Greenbelt Plan Area” on Schedule B – Land Use Plan of VOP 2010, Volume 2, Section 11.14 – Block 41 Secondary Plan.
- An Elementary School is identified on Schedule B – Land Use Plan by Block 41 Secondary Plan.
- Revisions are proposed to Phase 1 of the residential subdivision (File No. 19T-24V004) to permit single detached dwellings within the “Low-Rise Mixed-Use”, “Mid-Rise Residential”, and a portion of the “Mid-Rise Mixed-Use” designations, as shown on Attachment 4, which is not permitted by VOP 2010 and the Block 41 Secondary Plan.
- Phase two of the Development proposes local roads within the Greenbelt Plan Area Boundary, which is not permitted by the Greenbelt Plan, Vaughan Official Plan 2010

and the Block 41 Secondary Plan. The Owner is required to demonstrate conformity to the Vaughan Official Plan 2010, Block 41 Secondary Plan and Greenbelt Plan.

- Official Plan Amendment File OP.26.001 has been submitted to redesignate and permit the Development.

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

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. 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 1-88, through Ontario Regulation 644/20, are required to permit the Development***

Zoning:

- “Low-Rise Residential Zone”, “Low-Rise Mixed-Use Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” by Ontario Regulation 644/20, as shown on Attachment 2, Subject to site-specific zoning regulations.
- The Owner proposes to rezone a portion of the Subject Lands from “Low-Rise Mixed-Use Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” to “Low-Rise Residential Zone”, as shown on Attachment 4.
- The Owner is proposing the same site-specific development standards in Ontario Regulation 644/20 from the Sept. 9, 2025, Public Meeting, as identified in Table 1, and to introduce new site-specific exceptions as identified in Table 2 in Attachment 5, to permit the Development.

Table 1:

	<b>Ontario Regulation 644/20 Standards</b>	<b>Ontario Regulation 644/20 Requirements</b>	<b>Proposed Exceptions to Ontario Regulation 644/20 Requirements</b>
a.	Minimum Driveway Width	3.0 m	2.6 m
b.	Maximum Driveway Width	i. 4 m if the lot frontage is less than 9 m; ii. 6.5 m if the lot frontage is at-least 9 m but less than 12 m; iii. 9 m if the lot frontage is 12 m or greater	i. 2.9 m if the lot frontage is less than 6 m; ii. 3.5 m if the lot frontage is between 6 m to 6.99 m; iii. 3.75 m if the lot frontage is between 7 m and 8.99 m; iv. 6 m if the lot frontage is between 9 m to 11.99 m; v. 9 m if the lot frontage is 12.0 or greater.

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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, Greenbelt Plan, York region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 and the policies of York Region Official Plan 2022, VOP 2010 and Block 41 Secondary Plan.</li> <li>▪ The Development proposes local roads within the Greenbelt Plan Boundary. Conformity to Greenbelt Plan Policies shall be determined before the Applications proceed to a future Committee of the Whole meeting.</li> </ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 and the Block 41 Secondary Plan will be reviewed in consideration of the proposed land use designations and the existing surrounding uses.</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions to the Minister's Zoning Order will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Block 41 Block Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Block 41 Block Plan Area.</li> <li>▪ The Block Plan application for Block 41 was conditionally approved at the Sept. 17, 2024, Committee of Whole Meeting.</li> <li>▪ The landowners are required to fulfill all conditions of Block Plan approval to the satisfaction of the Policy Planning and Special Programs Department and prior to the registration of the associated Draft Plan of Subdivision Applications within the block.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		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"> <li>▪ 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</li> </ul>
d.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines. Urban Design Guidelines for Block 41 Block Plan area have been approved, and the Development will be reviewed in consideration of these Guidelines.</li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, external public agencies and utilities.</li> </ul>
	School Boards	<ul style="list-style-type: none"> <li>▪ The Applications were circulated to the York Catholic District School Board and York Region District School Board for comments.</li> <li>▪ The related Draft Plan of Subdivision application (19T-25V006) proposes an Elementary School Block, as shown on Attachment 2, and in accordance with the Minister’s Zoning Order. The Applications will be reviewed as per School Board requirements to ensure allocated lands for institutional uses and population growth are consistent with the requirements.</li> </ul>
	TransCanada Pipeline	<ul style="list-style-type: none"> <li>▪ The Applications have been circulated to TransCanada Pipeline for review, as a TransCanada Pipeline compressor station and pipeline are located on Block 41.</li> <li>▪ The Development shall maintain the following setbacks: <ul style="list-style-type: none"> <li>▪ a minimum 3 m setback from the edge of the TransCanada Pipeline Right-of-way for all temporary and accessory structure;</li> <li>▪ a minimum 7 m setback from the edge of the TransCanada Pipeline Right-of-way for all homes/permanent structures;</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ a minimum 13 m setback from the edge of the closest Pipeline for any road/laneway parallel to the TransCanada Pipeline Right-of-way.</li> </ul>
g.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ 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 27.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ The Parks and Open Space Planning division of the Development and Parks Planning Department is currently reviewing the application to ensure the required parkland dedication is in accordance with the Secondary Plan policies and statutory guidelines.</li> </ul>
j.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>
l.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ 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</li> <li>▪ The Subject Lands are located on Weston Road, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances.</li> </ul>
l.	Related Draft Plan of Subdivision Applications (Files 19T-24V004 & 19T-25V006)	<ul style="list-style-type: none"> <li>▪ The Owner has submitted an application to revise the draft approved first phase of the Draft Plan of Subdivision File 19T24V004 to permit additional single detached dwellings.</li> <li>▪ The Owner has submitted related Draft Plan of Subdivision Application File 19T-25V006 for the second phase of the residential subdivision.</li> <li>▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, land</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		conveyance, 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 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 Kaveen Fernando, Acting Senior Planner, Development and Parks Planning Department, ext. 8592.

## **Attachments**

1. Context and Location Map
2. Block 41 Secondary Plan – Schedule B – Land Use Designations
3. Proposed Official Plan Designations
4. Proposed Zoning and Draft Plan of Subdivision Files 19T-24V004 and 19T-25V006
5. Table 2 – New Zoning Exceptions to Ontario Regulation 644/20

## **Prepared by**

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