

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 5, 2026

WARD(S): 3

TITLE: IKORE (MAJOR WESTON) LTD.

OFFICIAL PLAN AMENDMENT FILE OP.23.003

ZONING BY-LAW AMENDMENT FILE Z.23.005

10069 WESTON RD. AND PART 15, PLAN 65R-37024

PART OF LOT 21, CONCESSION 5

VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON 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 on applications to amend the “Mid-Rise Mixed-Use” policies and rezone the subject lands to permit a mid-rise development consisting of two, 10-storey buildings with a total gross floor area of 33,549.6 square metres and a Floor Space Index of 5.87 times the area of the lot for a total of 443 residential apartment units, as shown on Attachments 3 and 4.

Report Highlights

- The Owner proposes to amend the “Mid-Rise Mixed-Use” policies and rezone the subject lands to permit a mid-rise development consisting of two, 10-storey buildings with a total gross floor area of 33,549.6 square metres and a FSI of 5.87 times the area of the lot for a total of 443 residential apartment units.
- The development has been changed from condominium apartment units to purpose built rental apartment units for both buildings.
- This is the second Public Meeting for the development. The first Public Meeting was held on Sept. 12, 2023.
- 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.23.003 and Z.23.005 (Ikore (Major Weston) 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: 10069 Weston Rd. and Part 15, Plan 65R-37024 (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 6, 2022

Date application(s) were deemed complete: June 30, 2023

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the Development

The Owner has submitted the following applications (Applications) for the Subject Lands to permit the Development as shown on Attachments 3 and 4:

1. Official Plan Amendment File OP.23.005 to amend the policies of Vaughan Official Plan 2010 Volume 1 and Volume 2 (Area Specific Policy 21.6), Northeast Quadrant of Major Mackenzie Drive and Weston Road, (VOP 2010) respecting the policies of “Mid-Rise Mixed-Use” designation pertaining to increasing the maximum permitted building height from six storeys to 10 storeys and increasing the maximum density / floor space index (FSI) from 2.0 times the area of the lot to 5.87 times the area of the lot with no gross floor area exceptions as per VOP 2010 or 3.78 times the area of the lot with gross floor exceptions on Attachment 2. The definition of FSI requires modifications to the gross floor area to provide for floor area exclusions in alignment with By-law 001-2021.
2. Zoning By-law Amendment File Z.23.005 to rezone the Subject Lands from “GMU(H) 963 General Mixed Use” Zone with a Holding Symbol “(H)” and subject to site-specific exception 14.963 to “RM2(H) - Multiple Unit Residential” Zone with a Holding Symbol (H) in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 in Attachment 7.

The Committee of the Whole (Public Meeting) considered the Applications on Sept. 12, 2023

The first public meeting for the Applications was held on Sept. 12, 2023. A second public meeting is required as it has been over two years since the first public meeting and a decision on the Applications from Council has not occurred, in accordance with Policy 10.1.4.1. of VOP 2010 which states (in part):

That at least one public meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. 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.

The Owner has undertaken the following key modifications to the Development since the first Public Meeting as follows:

	Sept. 12, 2023 Public Meeting (Attachments 5 and 6)	May 5, 2026 Public Meeting (Attachments 3 and 4)	Modifications
Building Height	<ul style="list-style-type: none"> i. 10 Storeys (31.35 metres excluding the mechanical rooftop room) ii. 34 metres to the top of the roof 	<ul style="list-style-type: none"> i. 10 Storeys (30.8 metres excluding the mechanical rooftop room) ii. 34.5 metres to the top of the roof 	Small decrease in building height of 0.55 metres based on the definition of building height in Zoning By-law 001-2021 which excludes the mechanical rooftop room. However, the actual building to the top of the roof is 0.5 metres higher.
FSI	6.43 times the area of the lot with no gross floor area exceptions as per VOP 2010 or 3.71 times the area of the lot with gross floor exceptions	5.87 times the area of the lot with no gross floor area exceptions as per VOP 2010 or 3.78 times the area of the lot with gross floor exceptions	The FSI with no gross floor exceptions is reduced.
Units	461 Units	443 Units	Decrease of 18 units
Building Form	The two buildings were connected to each other on the third, fourth and fifth floors. The buildings are connected through the three-	Two separate buildings at-grade. The buildings are connected through the two-level underground parking structure.	Provides for an unobstructed north-south driveway connection to the lands to the south.

	Sept. 12, 2023 Public Meeting (Attachments 5 and 6)	May 5, 2026 Public Meeting (Attachments 3 and 4)	Modifications
	level underground parking structure.		
Tenure	Condominium apartment units	Purpose built rental apartment units	Change in tenure

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

a) Date the Notice of Public Meeting was circulated: April 10, 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 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 Vellore Woods and Millwood Woodend Ratepayers’ Associations 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 April 21, 2026. The comments are organized by theme as follows:

Sunlight and View

- the building height will decrease the sunlight and the view of the neighborhood

Traffic Congestion / Access

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the Development proposes one driveway access onto Thule Street which will impact traffic movement on the street

Density, Built Form and Building Design

- the Development will further add to the increasing high density in the area, which was not planned for high density, destroying the neighbourhood
- there is not sufficient infrastructure, as schools, roads and transit, to support the increased density from the Development
- the Development is not compatible with the surrounding low-rise context
- a low-rise building form such as detached dwelling units would be more appropriate

Environmental Impacts/Crime

- the Development will result in increased air pollution and noise due to the increased number of vehicles

- the increased vehicles will lead to congestion creating safety concerns for drivers and pedestrians
- the increased density will lead to an influx of crime

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 the link to a previous report regarding the Subject Lands:
[Sept. 12, 2023, Committee of the Whole \(Public Meeting\) \(Item 2, Report 33\)](#)

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 VOP 2010, Volume 1
- “Mid-Rise Mixed Use” with a maximum permitted building height of six storeys and a maximum FSI of 2.0 times the area of the lot on Schedule 13 - Land Use by VOP 2010, Volume 1
- “Mid-Rise Mixed Use” with a “Commercial District” overlay with a 9-metre Pedestrian Walkway on Map 12.6.A by VOP 2010, Volume 2, Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road
- This designation permits mid-rise buildings / apartment buildings up to a maximum building height of six storeys and a FSI of 2.0 times the area of the lot.
- An amendment to VOP 2010 is required to permit the 10-storey buildings with a FSI of 5.87 times the area of the lot with no gross floor area exceptions as per VOP 2010 or 3.78 times the area of the lot with gross floor exceptions.

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.

The York Region Official Plan is deemed to constitute an Official Plan of the City of Vaughan

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 Statute 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*, the 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.

Official Plan Designation (York Region Official Plan 2022):

- “Urban Area” on Map 1 - Regional Structure
- “Community Area” on Map 1A - Land Use Designations
- “Designated Greenfield Area” on Map 1B - Urban System Overlays
- “2 to 5 year Zone / WHPA-C” on Map 6 - Wellhead Protection Areas (WHPA) and Intake Protection Zones
- “Proposed Cycling Facilities” (Weston Road) on Map 9A - Regional Road Cycling Network
- “Recharge Management Area (Wellhead Protection Area Q1/Q2)” on Map 12A - Significant Groundwater Recharge Areas and Recharge Management Areas
- The Application conforms to York Region Official Plan 2022.

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

- “GMU(H)-963 General Mixed Use” Zone with a Holding Symbol “(H)” and subject to site-specific exception 14.963
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RM2(H) - Multiple Unit Residential” Zone with a Holding Symbol (H) together with the site-specific zoning exceptions to permit the Development, identified in Table 1 as shown in Attachment 7.

Additional zoning exceptions to Table 1 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 conformity and consistency with the Provincial Planning Statement, 2024, the York Region Official Plan (York Region Official Plan) 2022, VOP 2010 Volume 1 and Volume 2, Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road, and any other deemed City official plan policies.
b.	Appropriateness of Amendments to VOP 2010 and the 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, 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. including the coordination of the Subject Lands with future developments.
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. ▪ The Development Engineering Department has identified that the Holding Symbol "(H)" will be required for servicing allocation.
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.	Design Review Panel	<ul style="list-style-type: none"> ▪ The Development was reviewed in consideration of the comments provided by the Design Review Panel on March 28, 2024.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, external public agencies and utilities, 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 44.
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 (CBC) being five or more storeys and 10 or more units. The City passed the Community Benefits Charges 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 (TPP)	<ul style="list-style-type: none"> ▪ There are 11 trees on the Subject Lands, 10 of which are required to be removed to accommodate the Development. The Owner is required to provide 32 replacement trees in accordance with the City’s Tree Protection Protocol. ▪ Four of the 10 trees for removal will be removed by the Owner a tree protection agreement shall be required at the Site Plan stage. The remaining six trees located along or within six metres of the south property line will be removed by the landowner to the south (SmartCentres) and a permit or a tree protection agreement shall be required. ▪ The Owner is required to provide a letter of acknowledgement from the landowner owner to the south (SmartCentres) for submission to the Forestry Division as a condition prior to executing the tree protection agreement. ▪ 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
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 ▪ The proposed traffic generated by the Development at the requested density will be reviewed in consideration of existing traffic conditions at Weston Road and Thule Street. ▪ 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 Weston Road, an arterial road, under the jurisdiction of York Region. ▪ York Region has identified that 9.81 square metres are required for a road widening to accommodate a daylight (sight) triangle.
n.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.23.019. ▪ In accordance with the City’s Site Plan Control By-law 123-2013, as amended by By-law 141-2022, the authority to issue conditions of site plan approval pursuant to section 41 of the <i>Planning Act</i> is delegated to the City’s Deputy City Manager, Planning and Infrastructure Development or designate. A technical report will not be required.
o.	Developer’s Group	<ul style="list-style-type: none"> ▪ Brattys Ltd., the trustee for the Thule Street Landowners Group Inc. (Thule Street LOG), in a letter dated Oct. 16, 2023, advised that the Owner of the Subject Lands, “will benefit directly from the overall planning and related work and costs which have been or will be provided, constructed and/or financed by the Thule Street LOG.” ▪ The Thule LOG advises that it “requires the City’s assistance in requiring all landowners within the Thule Street Development Area, to satisfy its obligations with respect to such costs, in order to ensure that such owner(s) bears its fair and equitable share of the costs and burdens related thereto

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>and to secure the trustee's clearance prior to proceeding with any development of its lands.”</p> <ul style="list-style-type: none"> ▪ The Owner will be required to fulfill all cost sharing and other obligations of the Thule Street LOG to the satisfaction of the Trustee for Thule Street LOG and the City of Vaughan, should the Applications and Site Development File DA.23.019 be approved.

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 Statute 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 Application 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: Judy Jeffers, Planner, Development and Parks Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Vaughan Official Plan 2010, Volume 1 - Schedule 13 Land Use
3. Proposed Site Plan and Zoning
4. Proposed Building Elevations
5. Public Meeting September 12, 2023 - Proposed Site Plan and Zoning
6. Public Meeting September 12, 2023 - Proposed Building Elevations
7. Zoning By-law 001-2021 - Table 1

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