

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 5, 2026

WARD(S): 2

TITLE: U-PAK DISPOSALS LTD.

**ZONING BY-LAW AMENDMENT FILE NO. Z.26.004
PART OF THE EAST ½ OF LOT 20 AND LOT 21,
CONCESSION 9, PART OF PART 1 ON REFERENCE PLAN
64R-4816, BLOCK 60 EAST
VICINITY OF MAJOR MACKENZIE DRIVE WEST 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 an application to amend the zoning by-law for the Subject Lands shown on Attachment 1 to permit a low-rise residential subdivision with a total of 163 residential units, of which 98 are townhouse units and 65 are single-detached dwelling units, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes a low-rise residential community with a mix of single-detached and townhouse units.
- A Zoning By-law Amendment and Draft Plan of Subdivision Application is required to permit the proposed development.
- The subject lands are located within the Block 60 East Block Plan.
- 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 and Z.26.004 (U-PAK Disposals 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: Part of the East ½ of Lot 20 and Lot 21, Concession 9, Part of Part 1 on Reference Plan 64R-4816, Block 60 East (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: Nov. 11, 2025

Date the application was deemed incomplete: The Application is incomplete as of writing this report.

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

The Owner has submitted Zoning By-law Amendment File Z.26.004 (the Application) to amend Zoning By-law 001-2021 by rezoning the Subject Lands from “A - Agriculture Zone” and “EM3 – Mineral Aggregate Operation Zone” to “R3 - Third Density Residential Zone”, “R4A – Fourth Density Residential Zone”, “RT1 – Townhouse Residential Zone”, and “OS1 – Public Open Space Zone” in the manner shown on Attachment 3. The existing “EP – Environmental Protection Zone” as shown on Attachment 1 is proposed to remain. Block 12 on Attachment 2 is reserved for Metrolinx uses and is proposed to be zoned “EM1(H) Prestige Employment Zone”, which will permit GO Transit operations.

The Application would permit the development of 163 residential units (the Development) through a residential Draft Plan of Subdivision (File 19T-26V002) as shown on Attachments 2 to 4. Access to the Subject Lands is proposed via an internal road network connecting the site to Major Mackenzie Drive West. Table 1 below summarizes the key statistics of the Application:

Table 1 – Key Statistics:

Block Number	Land Use	Area (hectares)
Lots 1 - 65	Residential (65 single-detached units)	2.75
Blocks 1-1 H	Residential (43 townhouse units)	0.95
Blocks 2-2J	Residential (55 dual frontage townhouse units)	1.10
Blocks 3-3M	Residential Reserve	0.13
Block 4	Elementary School	2.17
Block 5	Park	1.63
Block 6	Stormwater Management Pond	1.10
Block 7-7A	Natural Heritage System	0.78

Blocks 8-8A	Natural Heritage System Buffer	0.35
Block 9	Vista	0.03
Blocks 10-10B	Entry Feature	0.09
Block 11	Buffer Block	0.31
Block 12	Metrolinx Uses	3.76
Blocks 13-13	0.30m Reserve	0.01
Street 'A-G' and Laneways 'A-C'	Street 'A' – 24.0m - 26.0m Right of Way – 122 m Street 'B' – 24.0m - 27.5m Right of Way – 65 m Street 'C' – 19.0m Right of Way – 159.5 m Street 'D' – 17.5m Right of Way – 68.75 m Street 'E' – 17.5m Right of Way – 78.25 m Street 'F' – 17.5m Right of Way – 65 m Street 'G' – 15.0m Right of Way – 519.5 m Laneway 'A' – 8.0m Right of Way – 78.25 m Laneway 'B' – 8.0m Right of Way – 71.67 m Laneway 'C' – 8.0m Right of Way	4.06
Total Area		19.22

The Subject Lands are located within the Block 60 East Block Plan (File No. BL.60E.2018).

The Block 60 East Block Plan Area is bound by Major Mackenzie Drive to the north, Rutherford Road to the south, the CP Rail Corridor to the west, and an unopened road allowance running parallel to Highway 27 to the east as shown on Attachment 5. The Block 60 East lands have an area of approximately 110 hectares.

The Block Plan Application process for Block 60 East was a comprehensive planning process initiated by the Participating Landowners Group which are collectively known as the “Block 60 East Landowners Group Inc.” The Block 60 East lands include properties owned by participating and non-participating landowners. The Committee of the Whole approved the Block 60 East Block Plan on June 3, 2024, subject to the fulfillment of several conditions related to servicing infrastructure and transportation. The Block 60 East Block Plan demonstrates the delivery of a low-rise residential community with a mix of housing forms, such as semi-detached houses and townhomes.

The Subject Lands include a GO Station Holding provision (“H”) noted on the Block 60 East Block Plan.

Metrolinx previously undertook the Bolton Commuter Railway Feasibility Study which Examined the technical requirements to implement commuter rail service between Bolton and the City of Toronto. The Study identified two conceptual GO Train Stations along the CP Railway Line at both Major Mackenzie Drive (Kleinberg Station) and Rutherford Road (Elder Mills Station). The potential ‘Kleinburg Station’ location was identified adjacent to Major Mackenzie Drive West on the Subject Lands and is noted on Schedule 10 – Major Transit Network of VOP 2010.

Although commuter rail service was deemed feasible, the Bolton Commuter Railway Feasibility Study ultimately determined that ridership would be modest and capital

costs would be high. When circulated for comments on the Block 60 East Block Plan, Metrolinx advised that the “Regional Transportation Plan (RTP) identifies the Bolton Commuter Rail Service as a project for consideration beyond 2041”. Any future proposed station on these lands would be based on Metrolinx’s ‘Market-Driven’ approach. The landowners’ group for the Block 60 East Block Plan was directed by staff to conduct an additional study to determine the feasibility of delivering these GO Transit Stations.

A study was conducted by Poulos and Chung who concluded that both proposed GO stations will result in commuter traffic flow during typical weekday roadway peak hours as the primary traffic driver in all of Block 60 East. Both the Poulos and Chung study, and the City’s Transportation Engineering staff expressed concerns with the volume of commuter traffic flows through a residential subdivision, stating that Elder Mills Station in particular would be challenging to implement because of the expensive grade separation required for access to Rutherford Road. York Region supported the release of the Elder Mills GO Station lands within Block 60 East but requested that the site for Kleinburg Station be further protected for future consideration.

A Holding (‘H’) provision was identified on the Block 60 East Block Plan for the proposed location of Kleinburg Station, noted as the “Metrolinx Study Holding Zone Provision” as shown on Attachments 2 and 5.

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 Major Mackenzie Drive West 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 Kleinburg & 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 April 21, 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 applicable to Block 60 East lands:

Block 60 East Block Plan Public Meeting Report:
[Nov. 3, 2020, Committee of Whole \(Public Meeting\) \(Item 1, Report 52\)](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Natural Areas and Countryside” and “Community Areas” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010).
- The Subject Lands contain “Core Features” on Schedule 2 – Natural Heritage Network of VOP 2010, Volume 1.
- The Subject Lands also contain “Greenbelt Plan External Linkages” on Schedule 4 – Oak Ridges Moraine Conservation Plan.
- “Natural Areas” and “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010.
- The Low-Rise Residential designation permits buildings in a low-rise form no greater than three-storeys in height.

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 deemed incomplete prior to the approval of the Vaughan Official Plan 2025. As such, 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 to be reviewed and assessed. The Application will need to be deemed complete prior to the approval of the Minister of Municipal Affairs and Housing for the policies of VOP 2010 to continue to be applicable. Notwithstanding, the Application would conform to the land use policies of Vaughan Official Plan 2025.

An amendment to Zoning By-law 001-2021 is required to permit the Development.

Zoning By-law 001-2021

- The Subject Lands are zoned “A - Agriculture Zone (‘A Zone’), “EM3 – Mineral Aggregate Operation Zone”, and “EP – Environmental Protection Zone” which does not permit the Development. Site-specific zoning exception 14.459 applies to the Subject Lands.
- The Owner proposes to rezone the Subject Lands from “A – Agriculture Zone” and “EM3 – Mineral Aggregate Operation Zone” to the “R3 - Third Density Residential Zone”, “R4A – Fourth Density Residential Zone”, “RT1 – Townhouse Residential Zone”, “EM1(H) – Prestige Employment Zone”, and “OS1 – Public Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions shown on Table 2 of 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 Application will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 and the policies of VOP 2010 and any other deemed City official plan policies. ▪ The Application will be reviewed for consistency and conformity with the Block 60 East Block Plan.
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and any site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the city’s website 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 Application is 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.
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 and Block 60 East Urban Design Guidelines.
f.	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, the Public and French School Boards, Metrolinx, Canadian National Railway, and Canadian Pacific and Kansas City Railway.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Application 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 points.
h.	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.
i.	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 unit sizes and types to meet the City’s affordable housing goals.
j.	City’s Tree Protection Protocol (TPP)	<ul style="list-style-type: none"> ▪ There are 62 trees on the Subject Lands, six of which are required to be removed to accommodate the proposed 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 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 existing traffic conditions at Major Mackenzie Drive West and Highway 27. ▪ Matters including the driveway entrance, parking, 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 south of Major Mackenzie Drive West and west of Highway 27, which are arterial roads under the jurisdiction of York Region.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ York Region will identify any required land conveyances. ▪ Coordination regarding access to the Subject Lands based on the road network outlined in the Block Plan for Block 60 East will be required.
i.	Cost-Sharing Agreement	<ul style="list-style-type: none"> ▪ A cost-sharing agreement for the Block 60 East lands will be established between the Owner and all other landowners within the Block. The purpose of this cost-sharing agreement is to deliver the proposed road network and other key infrastructure across the Block. ▪ The Owner is required to ensure they are in good standing with the Block trustee for the Block 60 East lands, should the Application and associated Draft Plan of Subdivision be approved.
m.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> ○ Site Plan ○ Scoped Environmental Impact Study ○ Parkland Dedication Summary Chart ○ Functional Design Plans ○ Transportation Maneuverability Plans
n.	Related Draft Plan of Subdivision (File No. 19T-26V002)	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision File 19T-26V002. ▪ Should the Application be approved, the required draft plan of subdivision 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.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

The Development and Parks Planning staff have circulated the Application 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 Application is 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 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 Izabela Molendowski, Senior Planner, Development and Parks Planning Department, ext. 8355.

Attachments

1. Context and Location Map
2. Proposed Draft Plan of Subdivision File 19T-26V002
3. Proposed Zoning
4. Proposed Landscape Plan
5. Block Plan for Block 60 East
6. Proposed Zoning Exceptions to Zoning By-law 001-2021

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