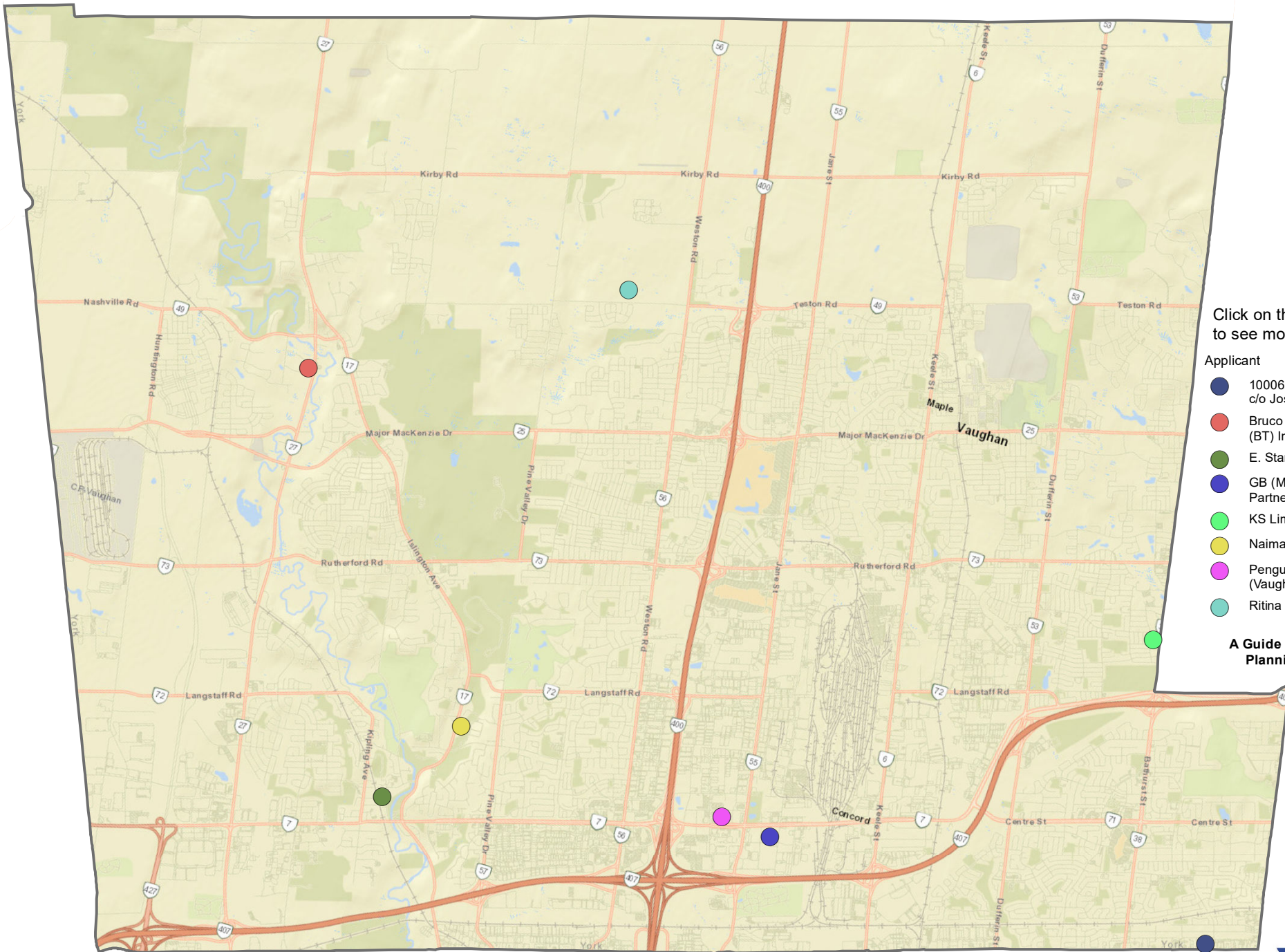


LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE JUNE 4TH, 2024 PUBLIC MEETING



Click on the items below to see more information

Applicant

- 1000623576 Ontario Inc. c/o Joseph Kim
- Bruco Hills Development (BT) Inc.
- E. Star International Inc.
- GB (Maplecrete) Limited Partnership
- KS Limited Partnership
- Naiman Consulting
- Penguin-Calloway (Vaughan) Inc.
- Ritina Homes Ltd.

A Guide To Vaughan's Planning Process

THAT BUILDING DIDN'T JUST GET THERE...

The City of Vaughan's communities are constantly growing and changing. In fact, Vaughan is one of the fastest growing cities in Canada with a population of more than 344,000! To ensure Vaughan continues to be a great place to live, work and play, our city must grow in ways that are smart and any change must meet the needs and values of current and future residents and businesses. This is why all developments undergo a careful review by City staff, Council, public agencies, including the Toronto and Region Conservation Authority, York Region and provincial ministries where appropriate, and why the City asks for feedback from residents, landowners and stakeholders before the shovels hit the ground. For more information about land-use planning, the processes and how to get involved, visit vaughan.ca/PlanningProcess.

WHAT IS A DEVELOPMENT APPLICATION?

Development is a broad term referring to any activity that results in a change of land use, construction of a new building(s) or the creation of a parcel(s) of land. **Development applications** are proposals put forward by a landowner that must be carefully considered and reviewed to ensure they are consistent with provincial, regional and city plans and policies. There are six types of development applications reviewed by City staff and Vaughan Council, which are governed by the *Planning Act*.

- Official Plan Amendments (OPAs)
- Zoning By-law Amendments (ZBAs)
- Draft Plan of Subdivisions
- Site Development Applications
- Draft Plan of Condominiums
- Part-lot Control Exemptions

In some cases, the landowner may submit one or more of these applications at the same time for consideration by the City. More about these applications can be found at vaughan.ca/PlanningProcess.

HOW WE PLAN

Provincial and regional plans and policies: The Province of Ontario regulates land use through plans and policies, including the Growth Plan and Provincial Policy Statement, which establish the vision for communities in Ontario and set targets for the number of new residents and jobs York Region must accommodate by 2051. Based on these targets, the York Region Official Plan sets the vision and plan for where and how this growth and development will be accommodated within each of its nine municipalities, including the city of Vaughan. All Council decisions regarding a planning application must conform to and be consistent with Provincial plans and policy.

Vaughan's Official Plan: Vaughan's Official Plan serves as Council's roadmap for growth and land use within the city and must conform with the Province and York Region's policies and plans. It establishes the City's long-term vision and values, which is stated through goals and policies that help guide decision-making on land development, economic growth, urban design, the environment and more. Ultimately, the Official Plan guides where different types of development should be located.

Secondary Plans: Secondary Plans build on the City's Official Plan by providing policy guidance and direction for smaller and focused geographic areas. In some cases, they can also provide more prescriptive policies to reflect the uniqueness of the area they cover. A Secondary Plan defines all the elements needed for successful development, including new roads and active transportation routes, open spaces and parks, policies to establish land uses and key infrastructure requirements.

Zoning By-laws: A Zoning By-law is a more detailed planning tool used to implement the Official Plan policies in order to regulate how land is used. They provide specific standards for how development and construction can occur on a property. A Zoning By-law ensures that what is built meets the vision of the Official Plan and any land use plans. Learn more about Zoning By-laws at vaughan.ca/zoning.

HOW DEVELOPMENT DECISIONS ARE MADE

Before the shovels hit the ground, development proposals must go through the following four-step review and decision-making process:

1. Pre-application: In advance of submitting an application, the landowner must consult with the City's Development Planning department. They may also meet with the local Councillor, residents, ratepayer's associations and other interested community members to share and discuss the plan they want to put forward. Once the application has been submitted to the City, a sign is posted on the site to let the community know what is being proposed.

2. Public meeting: It's vital that Council hears from the community to inform their decision-making. Interested community members are invited to provide input to Council at a Committee of the Whole Public Meeting. A written notice is sent a minimum of 20 days before the public meeting to all residents, landowners and stakeholders within 150 metres (sometimes more) of the site in question. At the public meeting, the landowner will present their plans, Councillors may comment or ask questions and members of the public may share their feedback in writing or verbally if they have pre-registered to speak at the meeting. The purpose of this meeting is to **inform** Council and the community – **no decision is made at this time**. Public meetings are not held for site plan applications, draft plan of subdivision applications or draft plan of condominium applications. More information about speaking live during a public meeting can be found at vaughan.ca/HaveYourSay.

3. Review of the application: Following the public meeting, City staff review the application, including supporting materials and all comments made at the meeting or submitted in writing. Applications may also be reviewed by external parties including York Region, neighbouring municipalities, the Toronto and Region Conservation Area and the Province, depending on the nature of the application. The landowner may be required to provide additional information if necessary. Once all issues have been resolved to the satisfaction of City staff, a comprehensive report is prepared for Council to review at a Committee of the Whole meeting.

If outstanding issues are not resolved, staff can recommend refusal of the application.

4. Council makes a decision: After receiving the report, Vaughan Council may discuss the merits at a Committee of the Whole meeting. Interested community members have an opportunity to share their thoughts with Council, live, during this meeting, or, they can submit a written response to provide their feedback on the application. At the Committee of the Whole meeting, a recommendation on the application will be made and forwarded to Council for final approval. At the following Council meeting, Vaughan Council will ratify the decision to approve, modify or refuse the application.

This is when the decision is ratified by Council.

What if I don't agree with Council's decision?

Those who spoke on the public record and those who made written submissions to Council can appeal Council's decision regarding Official Plan amendments or Zoning By-law amendments to the Ontario Land Tribunal (OLT) within 20 days of receiving the formal notice of decision. Third parties are not permitted to appeal decisions made on site development applications. Only certain third parties, such as public bodies and utility companies, are permitted to appeal decisions made on plans of subdivision and condominiums in limited circumstances; however, this does not apply to residents.

HOW YOU CAN GET INVOLVED

Vaughan Council is committed to ensuring a fulsome and transparent public consultation process while safeguarding the health and safety of everyone in Vaughan. As part of the City of Vaughan's commitment to open and accessible government, Council encourages residents to get involved in the decision-making process.

Here are four ways to get involved and share thoughts about a land development application in your community:

1. Learn more about the application: Review the public notice and learn more about the development application on PLANit, the City's development application tracking platform, which can be found at vaughan.ca/maps. Additional information on development applications and the planning process can be found at vaughan.ca/PlanningProcess.

2. Speaking to Council during a Committee of the Whole Meeting: Residents can participate in meetings and have their say by:

- Submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.
- Requesting to speak via teleconference (through a computer, app or by phone) live during the meeting. Pre-registration is required. Complete a Request to Speak Form at vaughan.ca/HaveYourSay or call Service Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate virtually.
- Requesting to speak in person. Pre-registration is recommended by completing the online Request to Speak Form at vaughan.ca/HaveYourSay.

Requests to speak must be received by noon on the last business day before the meeting.

Visit vaughan.ca/CouncilMeetings for a full schedule of meetings and agendas. A livestream of all public Council and Committee of the Whole meetings will be available at vaughan.ca/LiveCouncil at the start of each meeting.

3. Speak directly with your local Councillor: Speaking at a Committee of the Whole Meeting isn't the only way to reach a member of Vaughan Council. Residents may telephone or email comments directly to their Member of Council of choice. For details on how to contact a Member of Council, visit vaughan.ca/council.

4. Contact the City planner directly: Residents may contact the planner on file directly by phone, email or letter. Questions and contact details for the City's planners can be found on the public meeting notice sent by mail, or by contacting Service Vaughan, the City's contact centre, at 905-832-2281 or service@vaughan.ca.

Development Planning
Planning and
Growth Management



2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

905-832-2281

developmentplanning@vaughan.ca
vaughan.ca/PlanningProcess



Office of the City Clerk
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 T 905 832 8585
 E clerks@vaughan.ca

NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.24.007

DATE OF MEETING: Tuesday, June 4, 2024
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

PARTICIPATION

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Please submit written comments by mail or email to:

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 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	1000623576 Ontario Inc. c/o Joseph Kim
DESCRIPTION OF SUBJECT LAND:	300 Steeles Avenue West (Northwest corner of Steeles Avenue West and Hilda Avenue) (Attachment 1).
WARD:	5
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit the conversion of existing retail space for use as a Supermarket for a period of 3-years on a temporary basis via a Temporary Zoning By-law amendment as shown on Attachment 2.
RELATED APPLICATION:	N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Christina Ciccone, Senior Planner, at Christina.Ciccone@vaughan.ca or 905-832-8585, Planner Ext. 8773 Requests for additional information can also be submitted by email to policyplanning@vaughan.ca

**When submitting a request for additional information please quote file numbers and applicant.

PUBLIC CONSULTATION:

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NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to this application you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

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ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

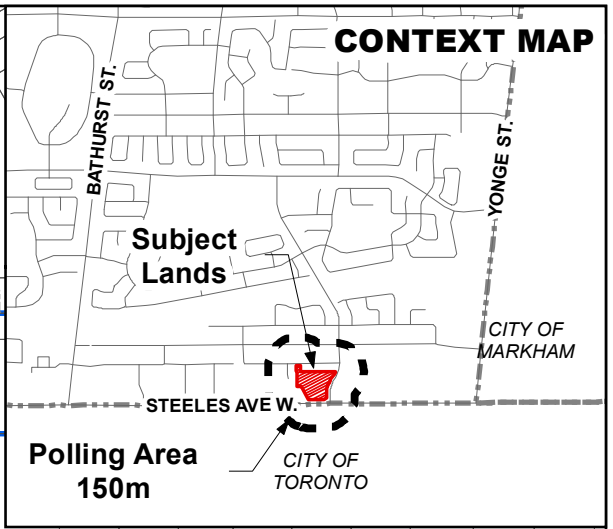
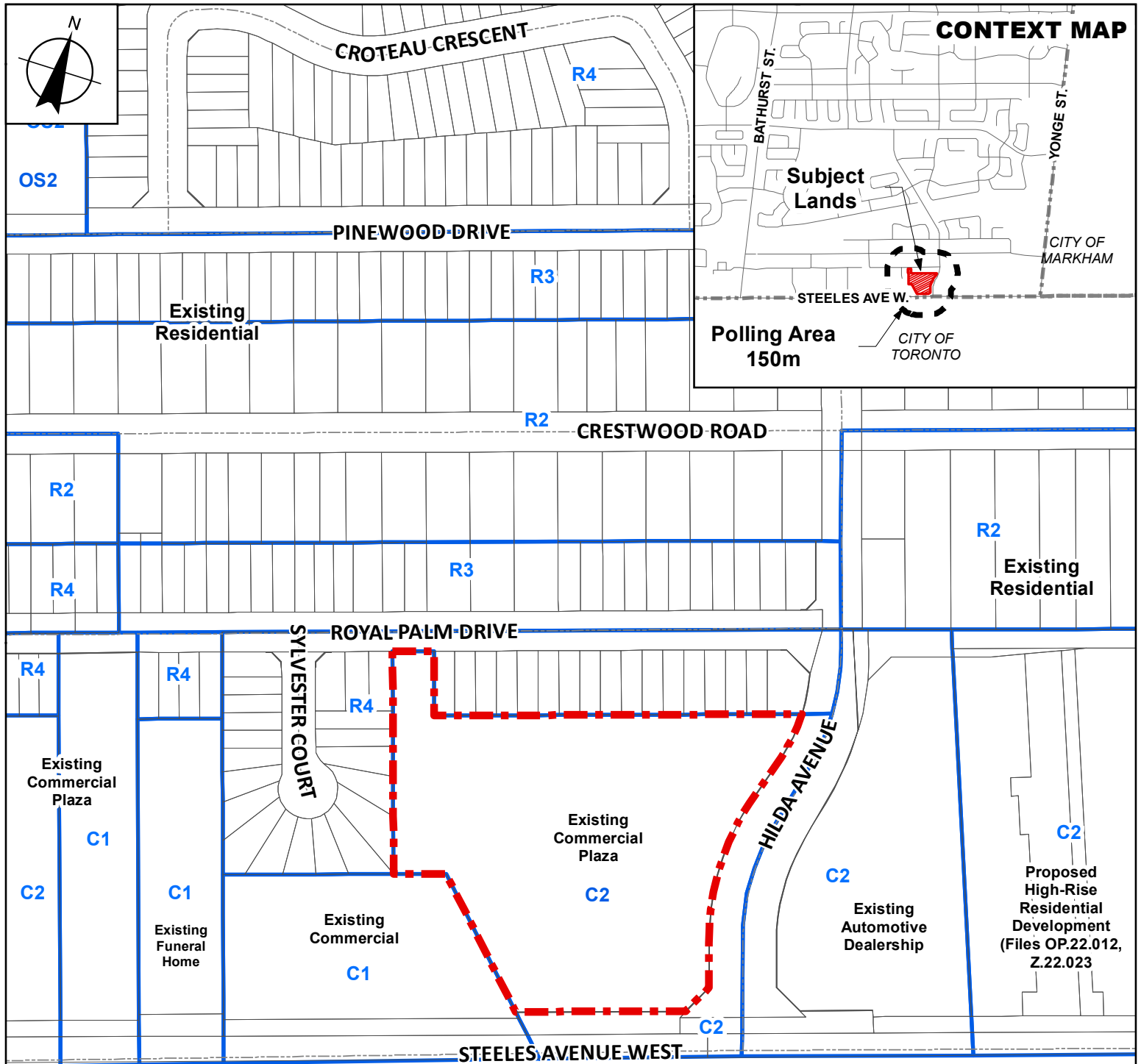
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.




NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice under the *Planning Act* and shall make a copy of the notice available for examination by them.

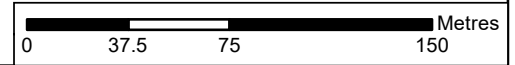
DATE OF PUBLIC NOTICE: May 10, 2024

CHRISTINA BRUCE, Director of Policy Planning and Special Programs Department
TODD COLES, City Clerk



 Subject Lands	OS2, Open Space Park
Zoning Legend 1-88	R2, Residential
 C1, Restricted Commercial	R3, Residential
 C2, General Commercial	

CITY OF TORONTO



Context and Location Map

LOCATION:
300 Steeles Avenue West
Part of Lot 26, Concession 1

APPLICANT:
1000623576 Ontario Inc. c/o Joseph Kim



Attachment

FILE:
Z.24.007

DATE:
June 4, 2024

1



ROYAL PALM DRIVE

Existing Loading Pad

Building 1
New Proposed Use
GFA: 3,816.74 sq.m

Building 2
Existing Use
GFA: 1,198.45 sq.m

18
17

16

FIRE ACCESS ROUTE

C2
9(483)

10

20

20

22

22

20

11

7

5

5

11

Building 3
Existing Use
GFA: 394.64 sq.m

HILDA AVENUE

55

19



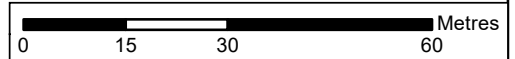
Subject Lands

Zoning Legend 1-88

C2, General Commercial

STEELES AVENUE WEST

CITY OF TORONTO



Concept Plan

LOCATION:
300 Steeles Avenue West Part of Lot 26,
Concession 1

APPLICANT:
1000623576 Ontario Inc. c/o Joseph Kim



Attachment

FILE:
Z.24.007

DATE:
June 4, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.24.001
 Zoning By-law Amendment File Z.24.005

DATE OF MEETING: Tuesday, June 4, 2024

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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Please submit written comments by mail or email to:

City of Vaughan
 Office of the City Clerk
 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	Bruco Hills Development (BT) Inc.
DESCRIPTION OF SUBJECT LAND:	10340 Highway 27 (vicinity of Highway 27 and Nashville Road) (Attachment 1).
WARD:	1
PURPOSE OF THE APPLICATIONS:	The Owner seeks to redesignate and rezone the subject lands to permit the development of a 7-storey retirement residence building with 143 units and a gross floor area ('GFA') of 16,847 m ² as shown on Attachment 2.
RELATED APPLICATIONS:	N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact David Harding, Senior Planner, at David.Harding@Vaughan.ca or 905-832-8585, Extension 8409. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file number(s) and applicant.

PUBLIC CONSULTATION:

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PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

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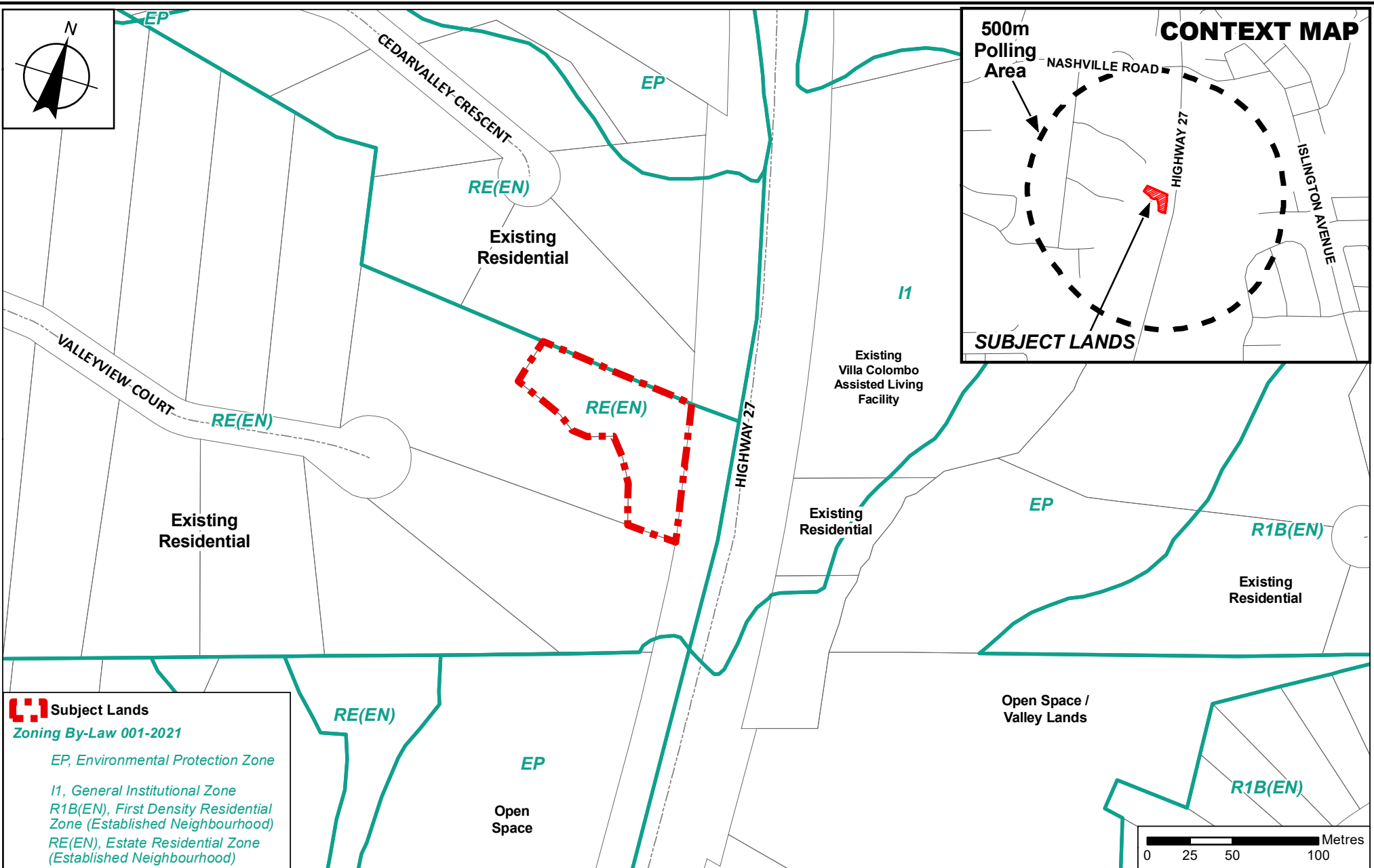
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NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation 197/96 if you own a building that contains more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: May 10, 2024

NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk



Context and Location Map

LOCATION:
10340 Highway 27
Part of Lot 23, Concession 8

APPLICANT:
Bruco Hills Development (BT) Inc.

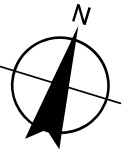


Attachment

FILES:
OP.24.001 and Z.24.005

DATE:
June 4, 2024

1



Top of Bank

Dripline

RM3

Proposed
7-Storey
Retirement
Residence

Dining
Terrace

Dripline

Loading
Space

Drop-off
Area

Main
Entrance

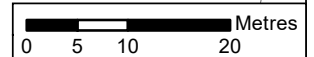
Underground
Parking
Entrance

HIGHWAY 27

 Subject Lands

Zoning By-Law 001-2021

RM3, Multiple Residential Zone



Proposed Site Plan and Zoning

LOCATION:
10340 Highway 27
Part of Lot 23, Concession 8

APPLICANT:
Bruco Hills Development (BT) Inc.



Attachment

FILES:
OP.24.001 and Z.24.005

DATE:
June 4, 2024

2



Not to Scale

Perspective Rendering

LOCATION:
10340 Highway 27
Part of Lot 23, Concession 8

APPLICANT:
Bruco Hills Development (BT) Inc.



Attachment

FILES:
OP.24.001 and Z.24.005

DATE:
June 4, 2024

3



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.21.021

DATE OF MEETING: Tuesday, June 4, 2024

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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Please submit written comments by mail or email to:

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 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

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APPLICANT:	E. Star International Inc.
DESCRIPTION OF SUBJECT LAND:	1 Memorial Hill Drive and 56 Wallace Street (vicinity of Woodbridge Avenue and Wallace Street) (Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATION:	The Owner seeks to permit the development of one semi-detached dwelling, one single detached dwelling and a second storey addition to an existing single detached dwelling as shown on Attachment 2. The Application also includes the conveyance of lands to the City that contain a part of the significant woodland feature.
RELATED APPLICATIONS:	N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on this application please contact Casandra Krysko, Senior Planner, at Casandra.Krysko@vaughan.ca or 905-832-8585, Ext. 8003. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file number and applicant.

PUBLIC CONSULTATION:

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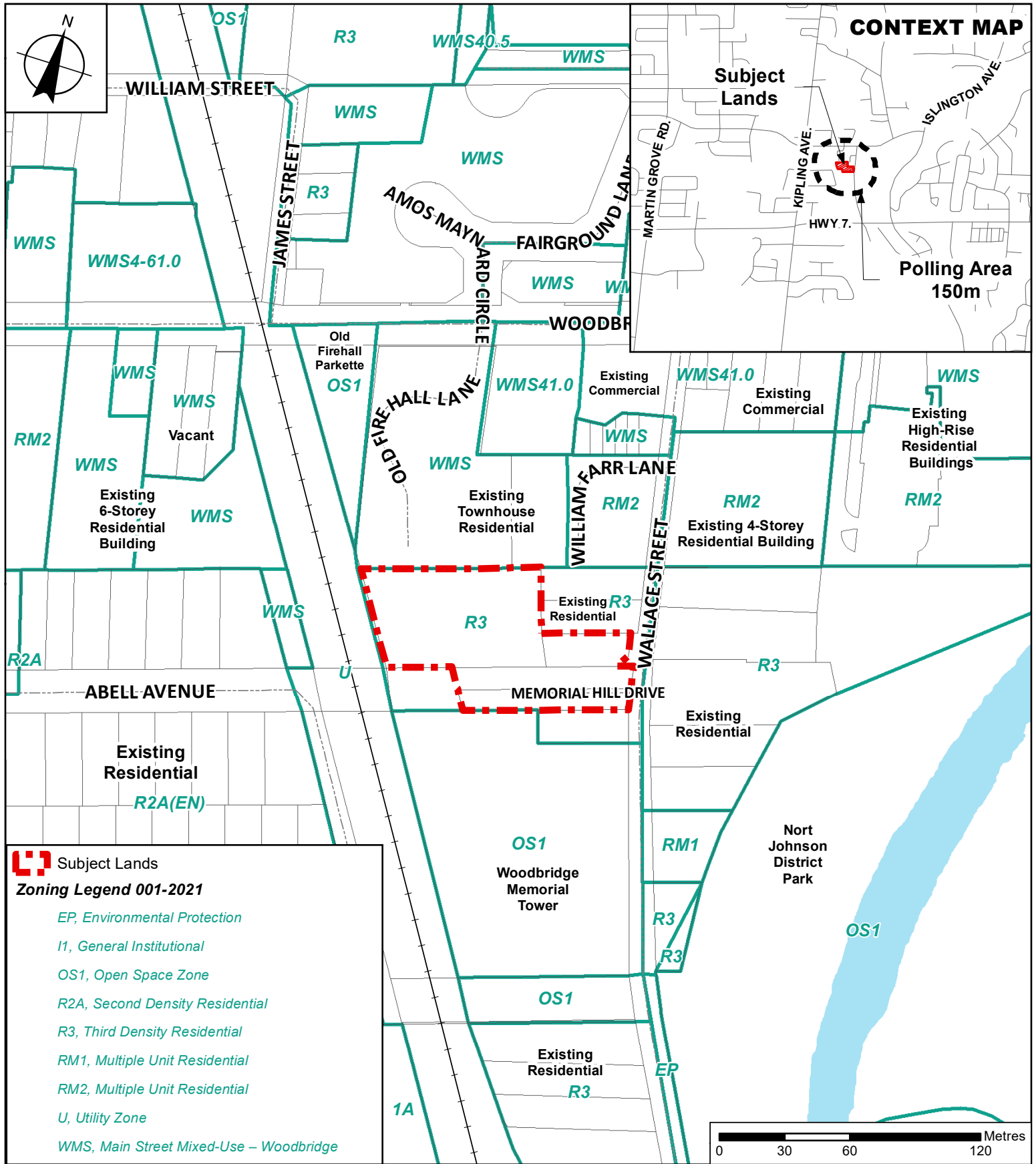
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DATE OF PUBLIC NOTICE: May 10, 2024

NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk



 Subject Lands

Zoning Legend 001-2021

- EP, Environmental Protection*
- I1, General Institutional*
- OS1, Open Space Zone*
- R2A, Second Density Residential*
- R3, Third Density Residential*
- RM1, Multiple Unit Residential*
- RM2, Multiple Unit Residential*
- U, Utility Zone*
- WMS, Main Street Mixed-Use – Woodbridge*

Context and Location Map

LOCATION:
 1 Memorial Hill Drive and 56 Wallace Street
 Part of Lot 6, Concession 7

APPLICANT:
 E. Star International Inc.

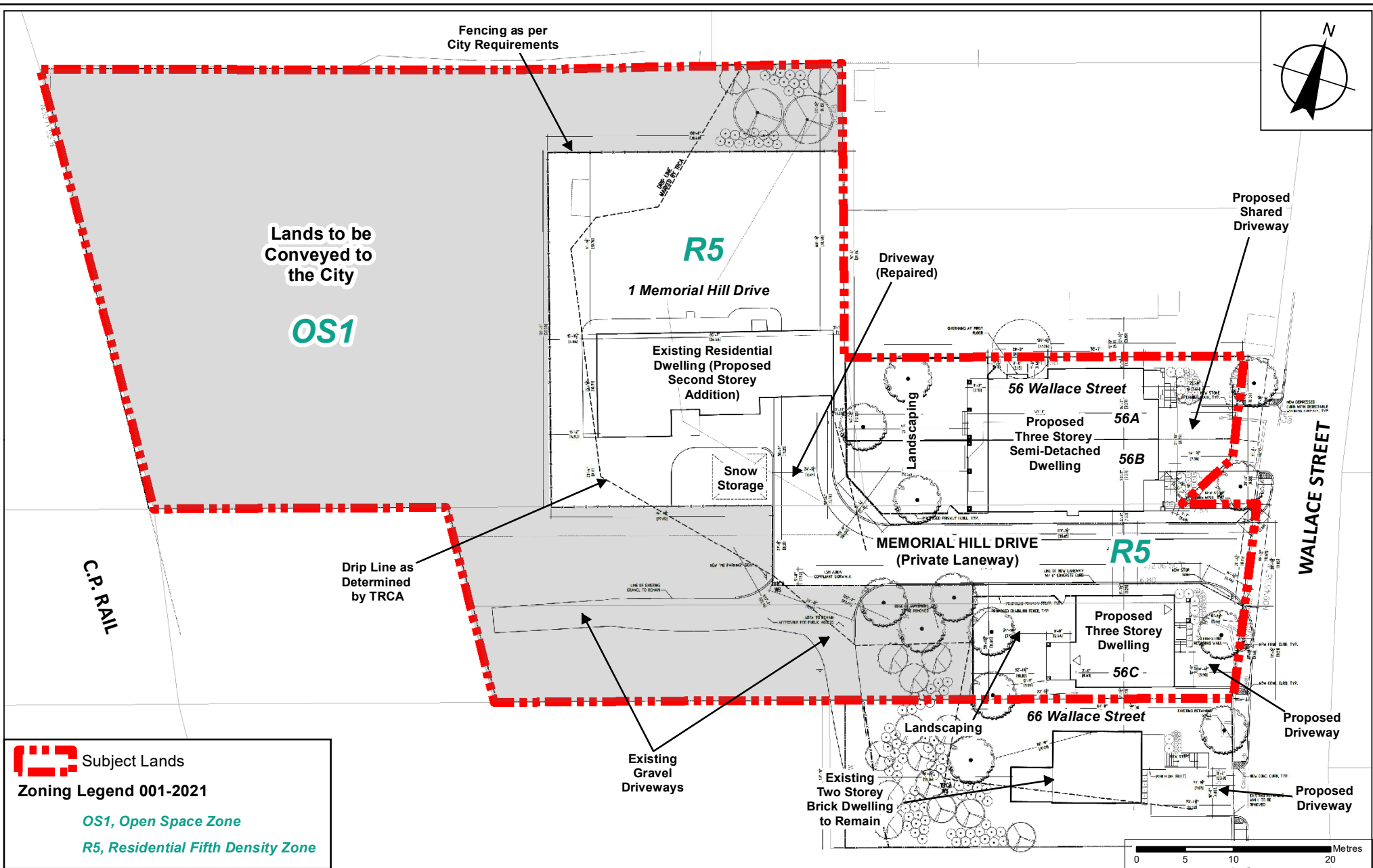



Attachment

FILE:
 Z.21.021

DATE:
 June 4, 2024

1



 Subject Lands
Zoning Legend 001-2021
OS1, Open Space Zone
R5, Residential Fifth Density Zone

Proposed Zoning and Site Plan
LOCATION:
 1 Memorial Hill Drive and 56 Wallace Street
 Part of Lot 6, Concession 7
APPLICANT: E. Star International Inc.



Attachment
FILE:
 Z.21.021
DATE:
 June 4, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.23.007
 Zoning By-law Amendment File Z.23.012

DATE OF MEETING: June 4, 2024
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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clerks@vaughan.ca

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	GB (Maplecrete) Limited Partnership
DESCRIPTION OF SUBJECT LAND:	130 Doughton Road (vicinity of Maplecrete Road and Doughton Road) (Attachment 1)
WARD:	4
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit the development of three (3) high-rise mixed-use towers, ranging in heights from 38 to 52-storeys, connected by a 6-storey podium. The development proposes a total gross floor area ('GFA') of 113,884.89 m2, with an overall density of 10.29 Floor Space Index ('FSI'), and a total of 1,700 residential units, as shown on Attachment 2.
RELATED APPLICATION:	N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Michelle Perrone, Planner, at Michelle.Perrone@vaughan.ca or 905-832-8585, 8483.

**When submitting a request for additional information please quote file numbers and applicant.

PUBLIC CONSULTATION:

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DATE OF PUBLIC NOTICE: May 10, 2024

CHRISTINA BRUCE, Director of Policy Planning & Special Programs
TODD COLES, City Clerk



C9(H)

Vacant

In Progress 27 and 37 Storey Mixed-Use Residential Buildings (Files OP.19.009, Z.19.024, DA.24.010)

C9

Vacant

V1(H)5-302.5-5

V1(H)5-302.5-5

V15-302.5-5

V15-302.5-5

V45-302.5-5

WHITE ELM ROAD

In Progress 49, 45 and 22 Storey Mixed-Use Residential Buildings (Files OP.21.007, Z.23.010, DA.18.037)

C9

Existing Employment

C9(H)

EM1

EM1

Existing Employment

Vaughan Metropolitan Centre Boundary

EM2

Existing Employment

EM2

EM1

Existing Employment

EM2

EM2

DOUGHTON ROAD

CREDITSTONE ROAD

APPLE MILL ROAD

Context Map

150m Polling Area

HIGHWAY 7

JANE STREET

WHITE ELM ROAD

Subject Lands

DOUGHTON ROAD

VMC Boundary

FRESHWAY DRIVE



Subject Lands

Zoning By-Law 1-88

- C9(H), Corporate Centre Zone with the Holding Symbol
- C9, Corporate Centre Zone
- EM1, Prestige Employment Area
- EM2, General Employment Area

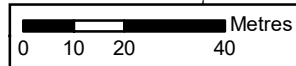
Zoning By-Law 001-2021

- EM1, Prestige Employment Zone
- EM2, General Employment Zone
- V1(H), Vaughan Metropolitan Centre Station Zone with the Holding Symbol
- V1, Vaughan Metropolitan Centre Station Zone
- V4, Vaughan Metropolitan Centre Employment Zone

EM2

EM2

Existing Employment



Context and Location Map

Location:
130 Doughton Road
Parts 1 - 4, 65R-40840
Part of Lot 5, Concession 4

Applicant:
GB (Maplecrete) Limited Partnership

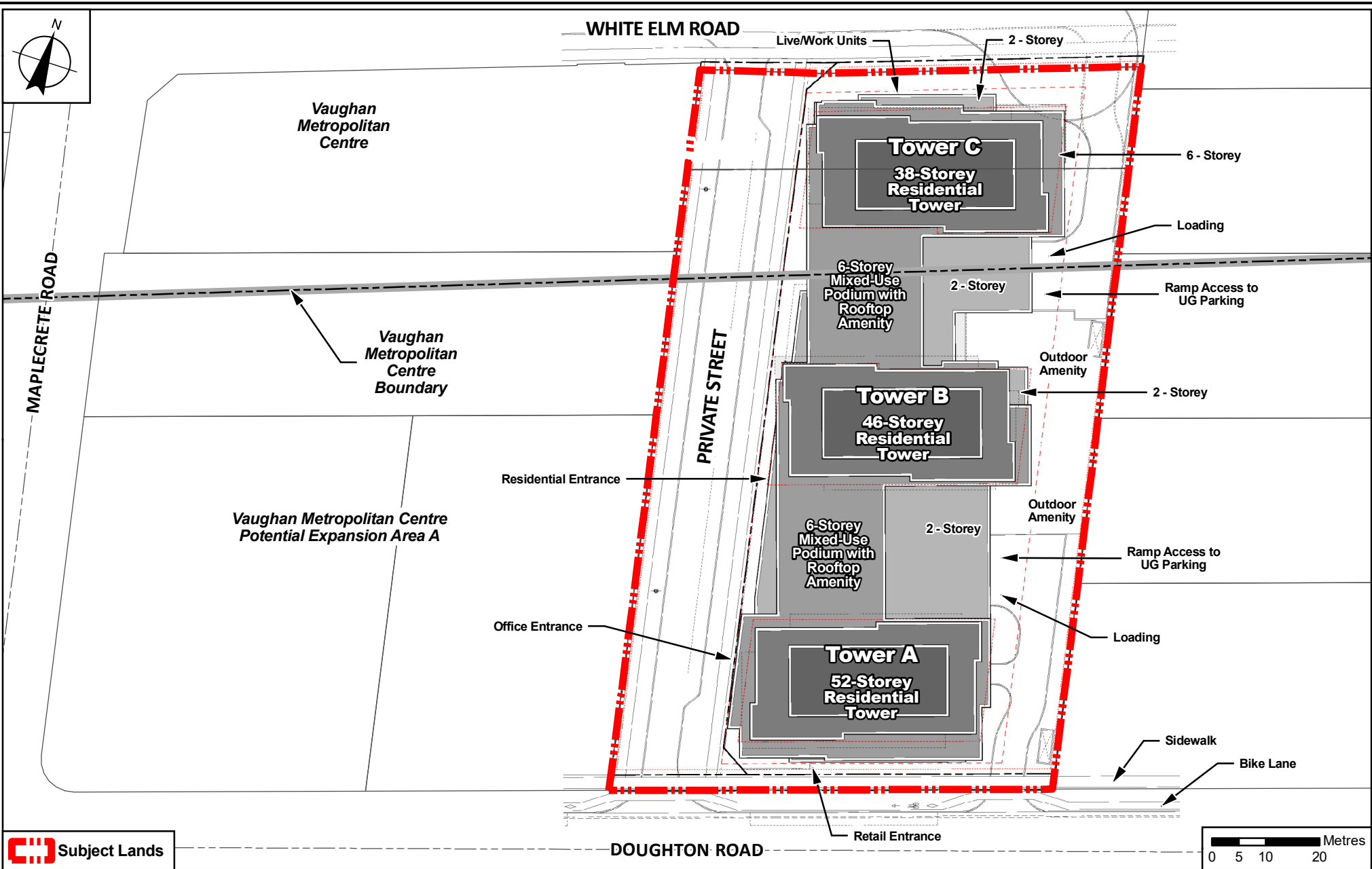


Attachment

File:
OP.23.007 and Z.23.012

Date:
June 4, 2024

1



 Subject Lands

Proposed Site Plan

Location:
 130 Doughton Road
 Parts 1 - 4, 65R-40840
 Part of Lot 5, Concession 4

Applicant:
 GB (Maplecrete) Limited Partnership



Attachment
 File:
 OP.23.007 and Z.23.012

Date:
 June 4, 2024

2



**NOTICE OF PUBLIC MEETING
 COMMITTEE OF THE WHOLE**

Zoning By-law Amendment File Z.23.018

DATE OF MEETING: Tuesday, June 4, 2024

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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APPLICANT:	KS Limited Partnership
DESCRIPTION OF SUBJECT LAND:	8780 Bathurst Street (vicinity of Bathurst Street and Autumn Hill Boulevard) (Attachment 1)
WARD:	4
PURPOSE OF THE APPLICATIONS:	The Owner seeks to rezone the subject lands to permit 25, 3-storey townhouse units (12 street townhouse units fronting on Cabernet Road and 13 common element condominium units accessed from a future private common element condominium road), as shown on Attachment 2.
RELATED APPLICATIONS:	Draft Plan of Subdivision 19T-23V004 and Draft Plan of Condominium 19CDM-23V004

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Laura Janotta, Planner, at laura.janotta@vaughan.ca or 905-832-8585, Ext. 8634 Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file numbers and applicant.

PUBLIC CONSULTATION:

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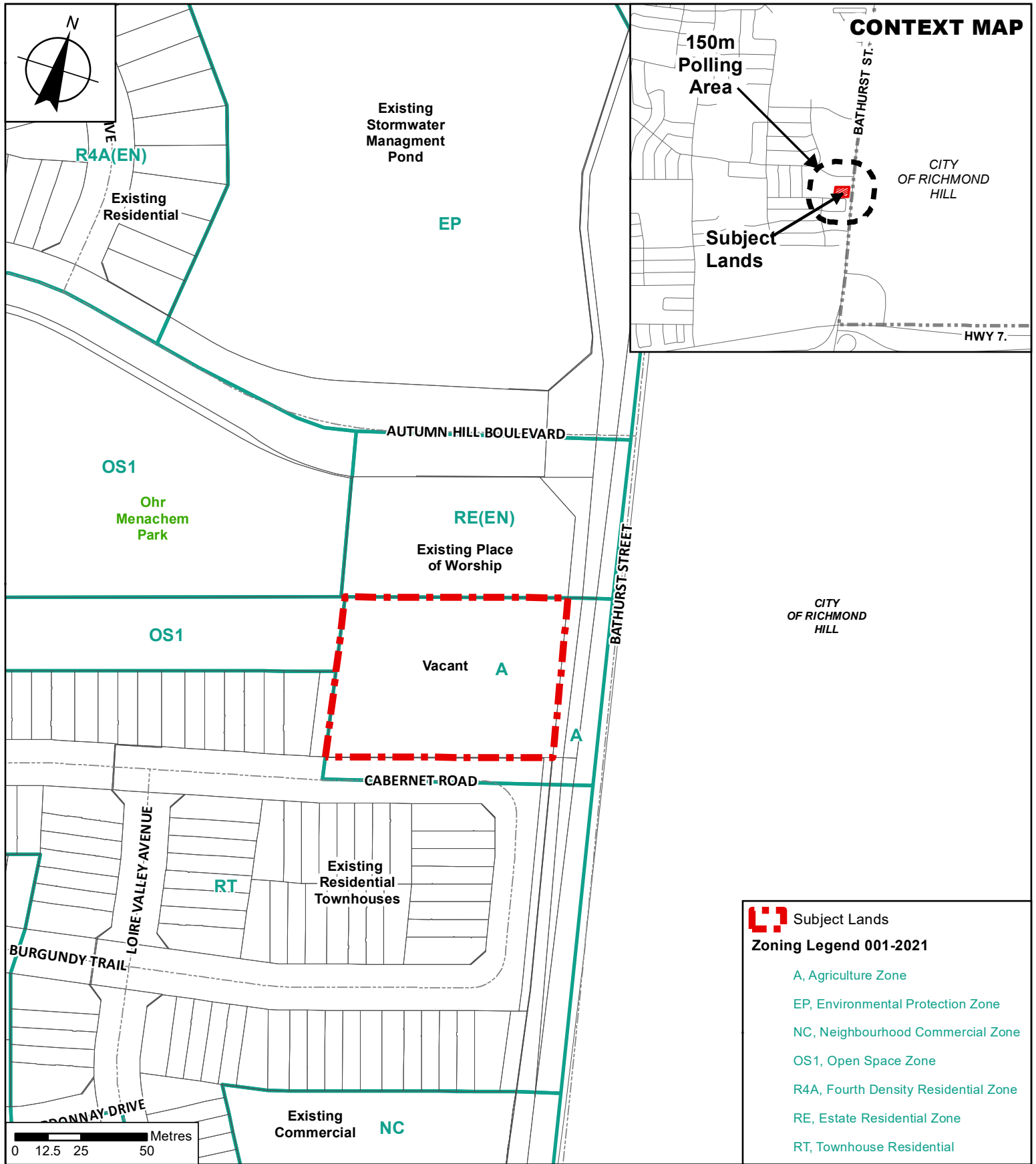
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DATE OF PUBLIC NOTICE: May 10, 2024

NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk



	Subject Lands
Zoning Legend 001-2021	
A	Agriculture Zone
EP	Environmental Protection Zone
NC	Neighbourhood Commercial Zone
OS1	Open Space Zone
R4A	Fourth Density Residential Zone
RE	Estate Residential Zone
RT	Townhouse Residential

Context & Location Map

LOCATION:
8780 Bathurst Street
Part of Lot 12, Concession 2

APPLICANT:
KS Limited Partnership




Attachment

FILE: Z.23.018
RELATED FILES:
19T-23V004
19CDM-23V004
DATE: June 4, 2024

1



 Subject Lands
Zoning By-Law 001-2021
RT1(H), Townhouse Residential Zone with Holding Symbol

Conceptual Site Plan and Proposed Zoning

LOCATION:
 8780 Bathurst Street
 Part of Lot 12, Concession 2

APPLICANT: KS Limited Partnership



Attachment

FILE: Z.23.018
RELATED FILES:
 19T-23V004 and 19CDM-23V004

DATE: June 4, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.19.011
 Zoning By-law Amendment File Z.19.033

DATE OF MEETING: Tuesday, June 4, 2024
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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APPLICANT:	Naiman Consulting
DESCRIPTION OF SUBJECT LAND:	8307 and 8311 Islington Avenue, and 4, 8, 10 and 12 Hartman Avenue (vicinity of Islington Avenue and Willis Road) (Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit 3 blocks to facilitate 70, 4-storey, stacked townhouse dwelling units, as shown on Attachment 2.
RELATED APPLICATION(S):	File: DA.21.014

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Judy Jeffers, at Judy.Jeffers@vaughan.ca or 905-832-8585, Ext. 8645. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote the file numbers and applicant.

PUBLIC CONSULTATION:

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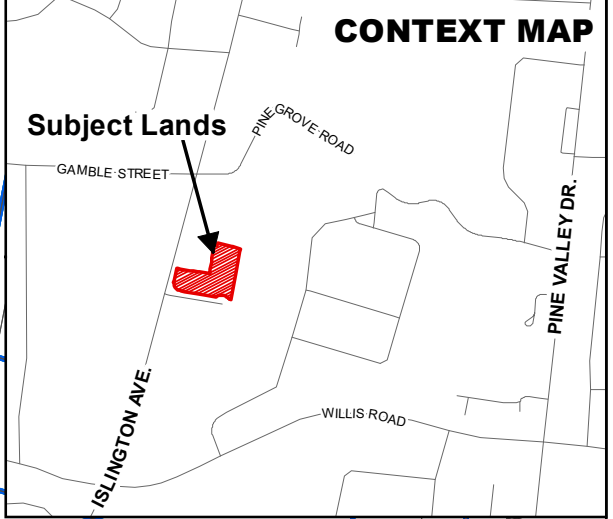
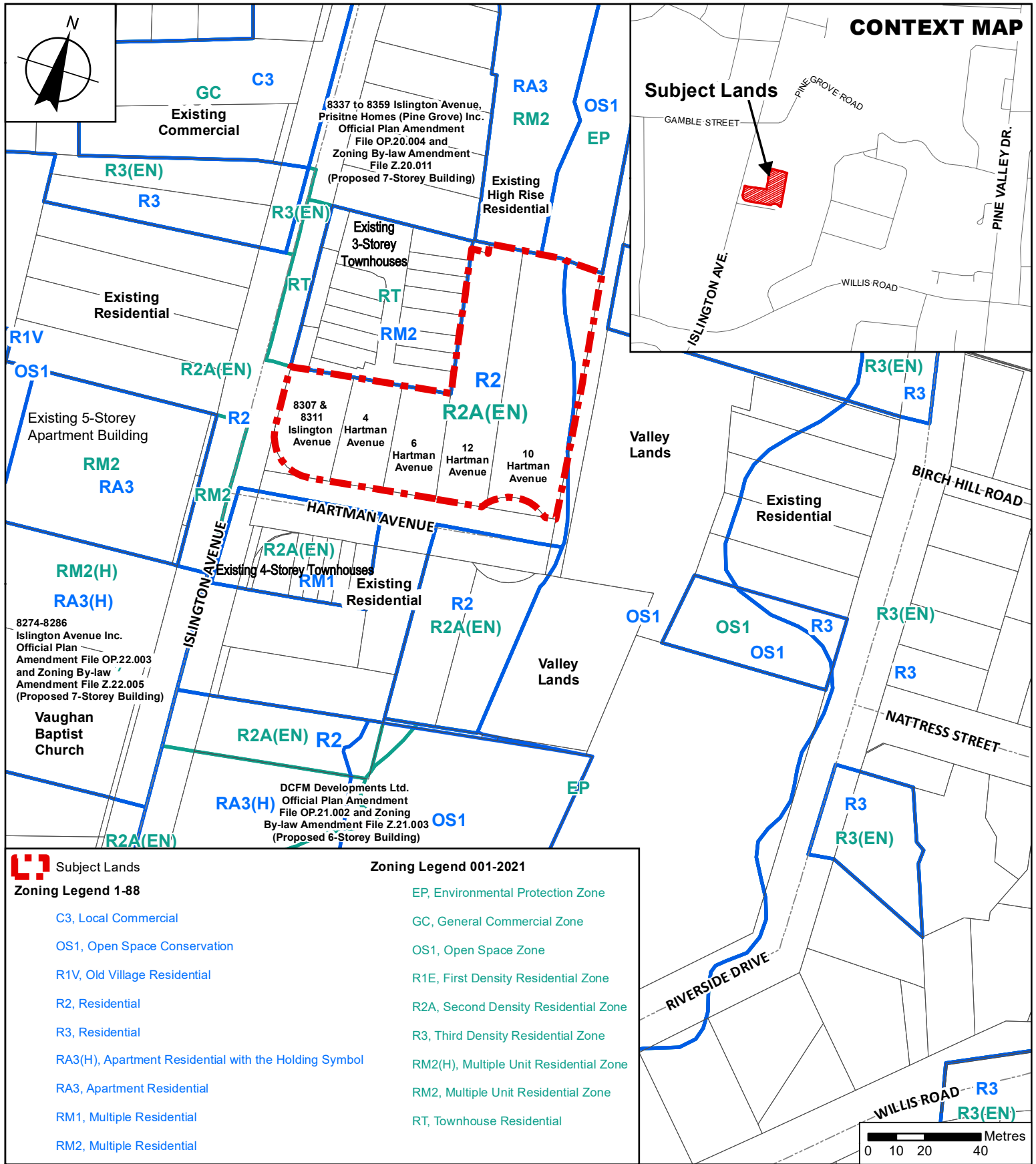
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DATE OF PUBLIC NOTICE: May 10, 2024

NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk



	Subject Lands	Zoning Legend 001-2021
Zoning Legend 1-88		EP, Environmental Protection Zone
C3, Local Commercial		GC, General Commercial Zone
OS1, Open Space Conservation		OS1, Open Space Zone
R1V, Old Village Residential		R1E, First Density Residential Zone
R2, Residential		R2A, Second Density Residential Zone
R3, Residential		R3, Third Density Residential Zone
RA3(H), Apartment Residential with the Holding Symbol		RM2(H), Multiple Unit Residential Zone
RA3, Apartment Residential		RM2, Multiple Unit Residential Zone
RM1, Multiple Residential		RT, Townhouse Residential
RM2, Multiple Residential		

Context and Location Map

LOCATION:
Part of Lot 9, Concession 7

APPLICANT:
Naiman Consulting



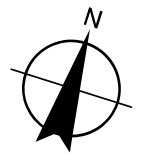
Attachment

FILES:
OP.19.011 and Z.19.033

RELATED FILE:
DA.21.014

DATE: June 4, 2024

1



ISLINGTON AVENUE

Dashed Line indicates Extent of Underground Parking

Hatched Area indicates Road Widening and Day Light Triangle

Underground Parking Access

Loading

Proposed Retaining Wall

Garbage Enclosure

Block 3 Stacked Towns 24 Units

OS1

Block 2 Stacked Towns 18 Units

OS1

Block 1 Stacked Towns 28 Units

RM2(H)

RM1(H)

Existing Sidewalk

New Sidewalk

Dashed Line indicates Extent of Underground Parking


HARTMAN AVENUE

Driveway Access

Entrance Feature

New Sidewalk

Vegetation Protection Zone

 Subject Lands
Zoning Legend 1-88

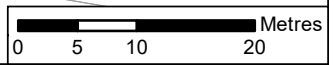
Zoning Legend 001-2021

OS1, Open Space Conservation

RM1(H), Multiple Residential Zone

RM2(H), Multiple Residential with the Holding Symbol

OS1, Public Open Space Zone



Proposed Zoning and Site Plan

LOCATION:
Part of Lot 9, Concession 7
APPLICANT:
Naiman Consulting



Attachment

FILES:
OP.19.011 and Z.19.033
RELATED FILE:
DA.21.014
DATE: June 4, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.24.003
 Zoning By-law Amendment File Z.24.012

DATE OF MEETING: Tuesday, June 4th, 2024
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

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APPLICANT:	Penguin-Calloway (Vaughan) Inc.
DESCRIPTION OF SUBJECT LAND:	3200 Highway 7 (Vicinity of Highway 7 and Millway Avenue) (Attachment 1)
WARD:	4
PURPOSE OF THE APPLICATIONS:	The Owner has submitted an Official Plan and Zoning By-law amendment to permit a mixed-use development comprising of seven buildings, primarily designed for office, at-grade retail and residential purposes, surrounding a central courtyard. The development will include 825 residential units with a Floor Space Index ('FSI') of 5.26 with a total gross floor area ('GFA') of 146,126.5 m ² comprising of 82,860.9 m ² of office space, 55,539.2 m ² of residential space, and 7,726.4 m ² of retail space. The first phase of the development is proposed to be the Gateway Building at the east end of the subject lands consisting of a 20-storey office tower with at-grade retail.
RELATED APPLICATIONS:	N/A

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Nicholas Trajkovski, Planner, at Nicholas.Trajkovski@vaughan.ca or 905-832-8585, Planner Ext.8530 Requests for additional information can also be submitted by email to VMCprogram@vaughan.ca

**When submitting a request for additional information please quote file numbers and applicant.

PUBLIC CONSULTATION:

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2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

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ONTARIO LAND TRIBUNAL (OLT): If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan to the OLT but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision.

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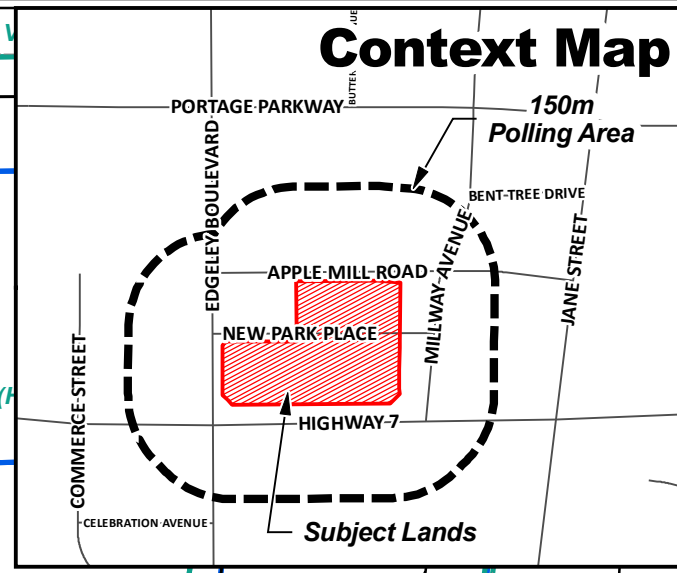
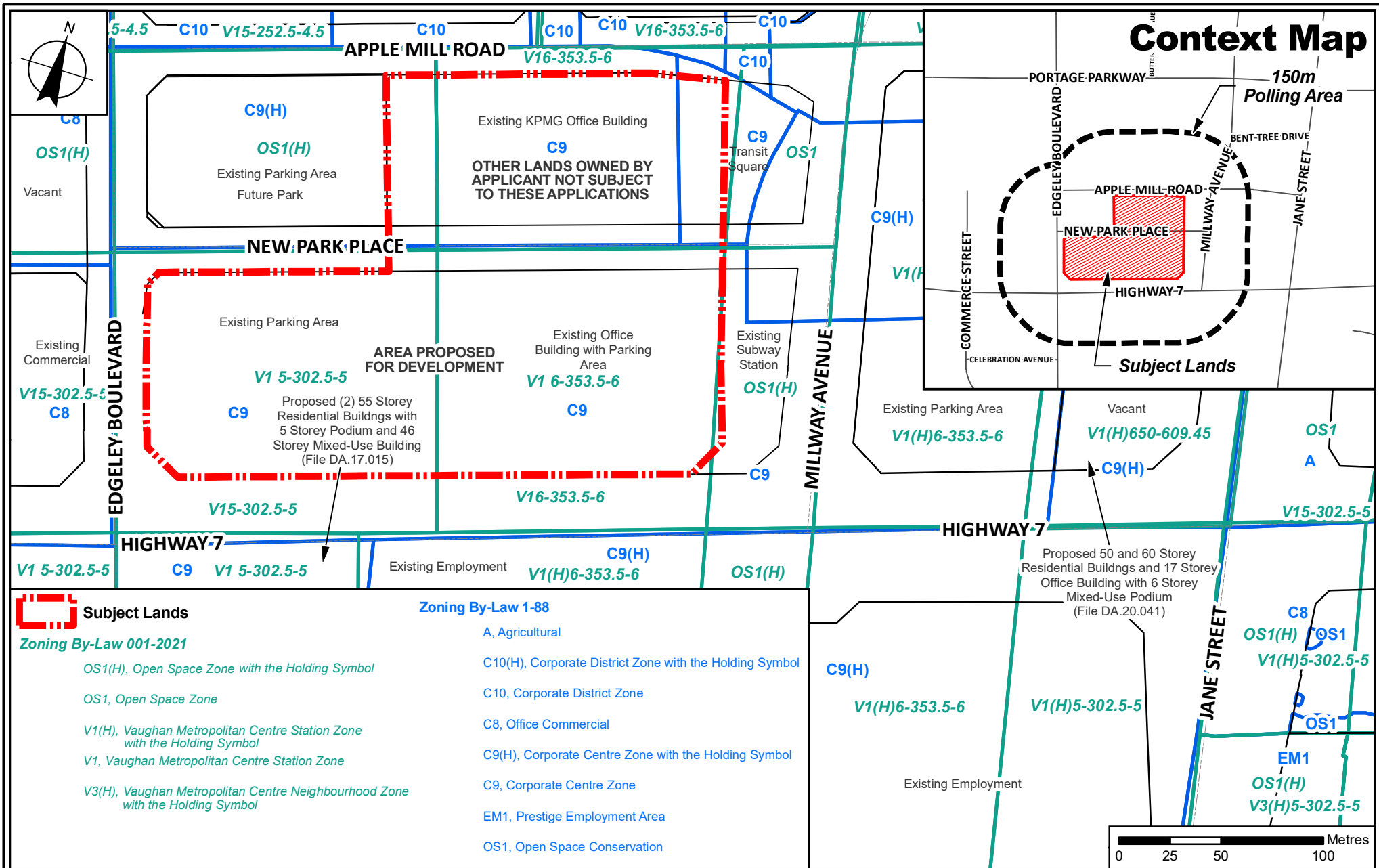
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In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice under the *Planning Act* and shall make a copy of the notice available for examination by them.

DATE OF PUBLIC NOTICE: May 10, 2024

CHRISTINA BRUCE, Director of Policy Planning & Special Programs
TODD COLES, City Clerk



Subject Lands		Zoning By-Law 1-88	
Zoning By-Law 001-2021		A, Agricultural	
OS1(H), Open Space Zone with the Holding Symbol		C10(H), Corporate District Zone with the Holding Symbol	
OS1, Open Space Zone		C10, Corporate District Zone	
V1(H), Vaughan Metropolitan Centre Station Zone with the Holding Symbol		C8, Office Commercial	
V1, Vaughan Metropolitan Centre Station Zone		C9(H), Corporate Centre Zone with the Holding Symbol	
V3(H), Vaughan Metropolitan Centre Neighbourhood Zone with the Holding Symbol		C9, Corporate Centre Zone	
		EM1, Prestige Employment Area	
		OS1, Open Space Conservation	

Context and Location Map

Location:
 3200 Highway 7
 Part Plan 65R-27420
 Part of Lot 6, Concession 5

Applicant:
 Penguin-Calloway (Vaughan) Inc.



Attachment

Files:
 OP.24.003 and Z.24.012

Date:
 May 3, 2024

1



HIGHWAY 7

View Looking
North-West

NEW PARK
PLACE

Subway Station

MILLWAY
AVENUE

Perspective Rendering

Location:
3200 Highway 7
Part Plan 65R-27420
Part of Lot 6, Concession 5

Applicant:
Penguin-Calloway (Vaughan) Inc.



Attachment

Files:
OP.24.003 and Z.24.012

Date:
May 3, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.24.008

DATE OF MEETING: Tuesday, June 4, 2024
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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APPLICANT:	Ritina Homes Ltd.
DESCRIPTION OF SUBJECT LAND:	Part of Lot 6, Concession 26, being Part 1 and Part 2 on Reference Plan (65R-39782), and municipally known as 4100 Teston Road (Attachment 1).
WARD:	1
PURPOSE OF THE APPLICATION:	<p>The Owner seeks to amend existing site-specific zoning exceptions under a Municipal Zoning Order ('MZO – O. Reg. 644/20) to facilitate a residential development comprised of 701 units within two Apartment Dwellings as shown on Attachment 3.</p> <p>The Owner also seeks to rezone a portion of the Subject Lands from "Open Space Conservation Zone" subject to exception 9(1075) to "Open Space Park Zone" to facilitate the development of a park as shown on Attachment 3.</p>
RELATED APPLICATION:	19T-24V003

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on this application please contact Laura Tafreshi, Planner, at Laura.tafreshi@vaughan.ca or 905-832-8585 ext. 8051. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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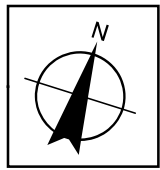
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DATE OF PUBLIC NOTICE: May 10, 2024

NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk



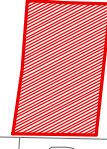
R2A(EN)

R2A(H)(EN)

R2

CONTEXT MAP

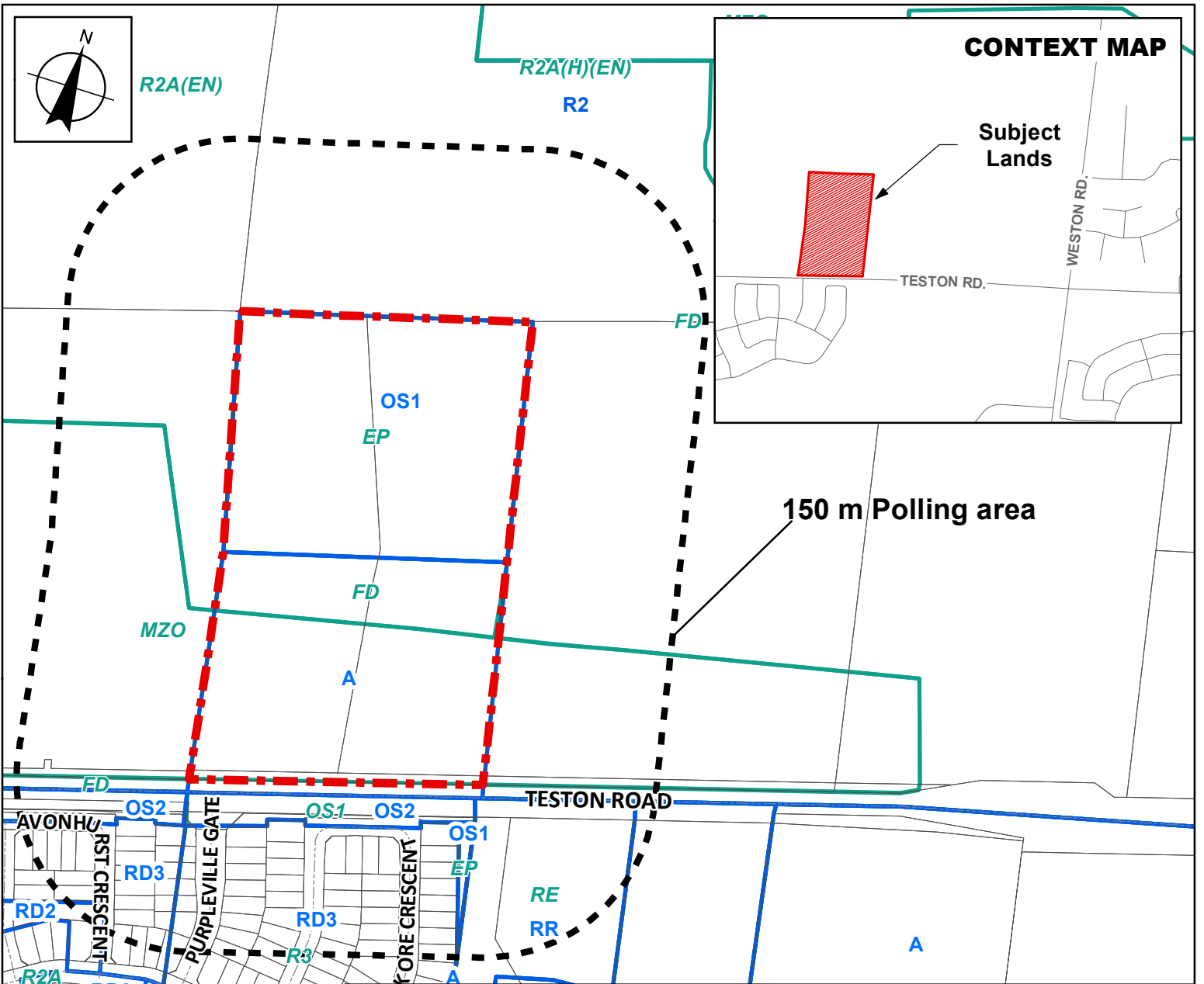
Subject Lands




TESTON RD.

WESTON RD.

150 m Polling area



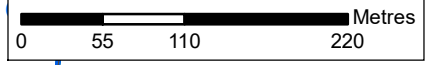
 Subject Lands

Zoning Legend 1-88

- A, Agricultural
- OS1, Open Space Conservation
- OS2, Open Space Park
- RD1, Residential Detached Zone One
- RD2, Residential Detached Zone Two
- RD3, Residential Detached Zone Three
- RR, Rural Residential

Zoning Legend 001-2021

- EP, Environmental Protection Zone
- FD, Future Development Zone
- MZO, Minister's Zoning Order
- OS1, Open Space Zone
- R1, First Density Residential Zone
- R2A, Second Density Residential Zone
- R3, Third Density Residential Zone
- RE, Estate Residential Zone



Context and Location Map

LOCATION:
4100 Teston Road
Part of Lot 26, Concession 6

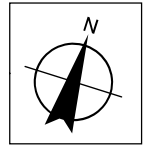
APPLICANT:
Ritina Homes Ltd.



Attachment

FILE:
Z.24.008
RELATED FILE:
19T-24V003
DATE:
June 4, 2024

1



Map No. 249
O. REG 644/20
Mid-Rise Residential Zones

 Subject Lands

Zoning By-Law 1-88


 OS2, Open Space Park

Zoning By-Law 001-2021

 FD, Future Development Zone

 MZO, Minister's Zoning Order

Proposed Zoning

 Mid-Rise Residential Zone



Draft Plan of Subdivision and Proposed Zoning

LOCATION:
4100 Teston Road
Part of Lot 26, Concession 6

APPLICANT:
Ritina Homes Ltd.



Attachment

FILE:
Z.24.008

RELATED FILE:
19T-24V003

DATE:
June 4, 2024

2

