

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



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Minister's Zoning Order File MZO.24.001
 Official Plan Amendment File OP.24.014
 Zoning By-law Amendment File Z.24.031

DATE OF MEETING: Wednesday, November 6, 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

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

Electronic participation is also [available](#). To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to the Office of the City Clerk at clerks@vaughan.ca **no later than NOON on the last business day before the meeting.**

You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

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:	City Park (Hwy 27) Homes Inc.
DESCRIPTION OF SUBJECT LAND:	5850 Langstaff Road, Part of Lot 11, Concession 8, and Part 1 on Reference Plan 65R-27642 (vicinity of Langstaff Road and Highway 27) (Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATIONS:	The Owner is seeking the City's endorsement for a Minister's Zoning Order to permit the development of a High-Rise Residential Development with a total Gross Floor Area (GFA) of 140,370 m ² that consists of three (3) buildings ranging from 22 to 34 storeys in height and 2,043 residential units.
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 this Minister's Zoning Order request 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 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 request 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

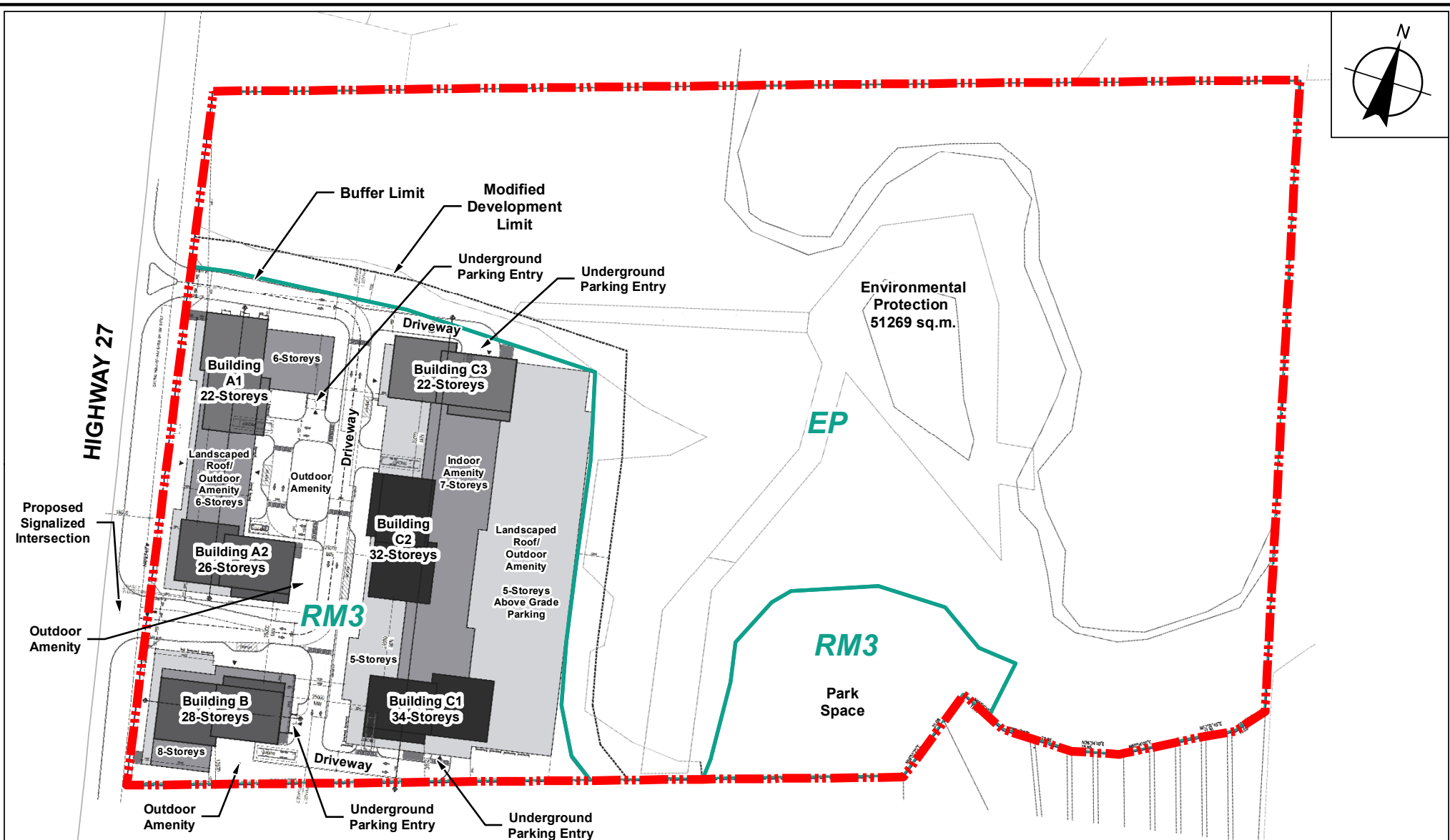
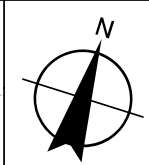
PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist 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.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

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.

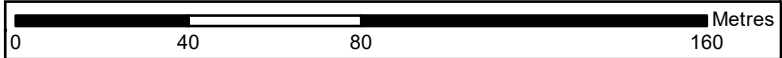
In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice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

DATE OF PUBLIC NOTICE: October 11, 2024
NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk



Subject Lands **Zoning By-Law 001-2021** **RM3, Multiple Unit Residential Zone**

EP, Environmental Protection Zone



Conceptual Site Plan and Proposed Zoning

LOCATION: 5850 Langstaff Road
Part 1, 65R-27642 Part of Lot 11, Concession 8

APPLICANT: City Park (Hwy 27) Homes Inc.



Attachment

FILES: MZO.24.001,
OP.24.014, Z.24.031

DATE:
November 6, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.24.033

DATE OF MEETING: Wednesday, November 6, 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:	City of Vaughan
DESCRIPTION OF SUBJECT LAND:	10090 Bathurst Street (Attachment 1)
WARD:	4
PURPOSE OF THE APPLICATION(S):	The City of Vaughan is seeking a Zoning By-law Amendment to permit the use of a Supportive Living Facility and associated accessory uses in the “A Agricultural Zone” for the two (2) existing heritage buildings located on the Subject Lands (the “Bassingthwaite Building” and “Munshaw Building”) identified on Attachment 2.
RELATED APPLICATION(S):	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/these application(s) please contact Chris Cosentino, Senior Planner, at Christopher.cosentino@vaughan.ca or 905-832-8585, extension 8215. 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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NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to this/these application(s) 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.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT):

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of a proposed Zoning By-law Amendment, then the specified person, public

body, or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.

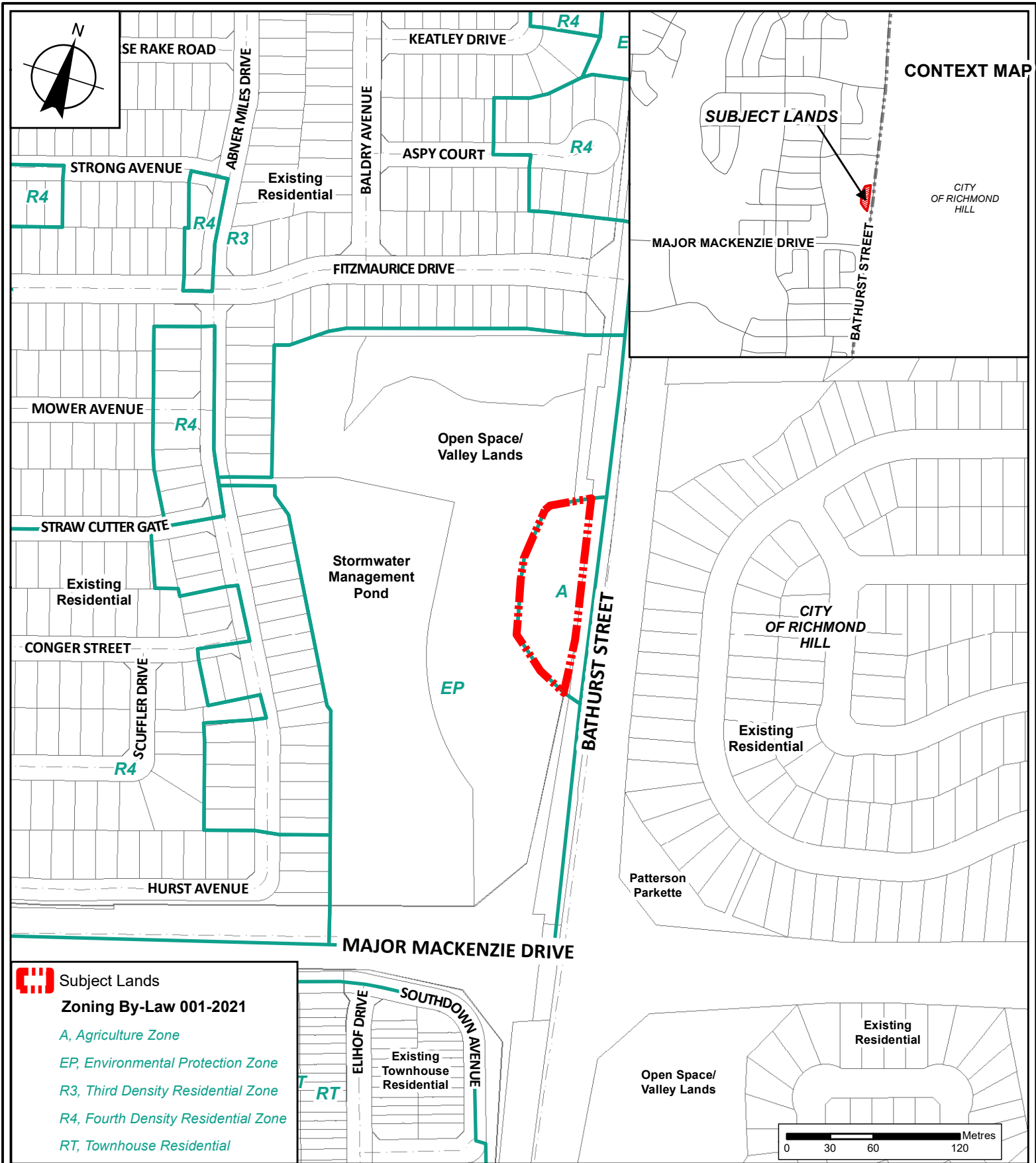
If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.


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: October 15, 2024
NANCY TUCKETT, Director of Development Planning
TODD COLES, City Clerk



 Subject Lands

Zoning By-Law 001-2021

A, Agriculture Zone

EP, Environmental Protection Zone

R3, Third Density Residential Zone

R4, Fourth Density Residential Zone

RT, Townhouse Residential

Context and Location Map

LOCATION: 10090 Bathurst Street
Part of Lot 21, Concession 2

APPLICANT:
City of Vaughan



Attachment

FILE:
Z.24.033

DATE:
November 6, 2024

1

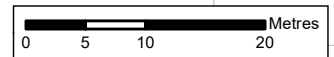
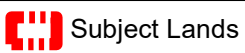


Bassingthwaite Building
(GFA: 244.06 sqm.)

Munshaw Building

BATHURST STREET

CITY OF RICHMOND HILL



Conceptual Site Plan

LOCATION: 10090 Bathurst Street
Part of Lot 21, Concession 2

APPLICANT:
City of Vaughan



Attachment

FILE:
Z.24.033

DATE:
November 6, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.24.007
 Zoning By-law Amendment File Z.24.019

DATE OF MEETING: Wednesday, November 6, 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

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APPLICANT:	Frank Micoli c/o 1315955 Ontario Inc.
DESCRIPTION OF SUBJECT LAND:	132, 144, 154 and 166 Woodstream Boulevard (vicinity of Martin Grove Road and Highway 7)(Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATIONS:	To redesignate the Subject Lands from “General Employment” to “High-Rise Mixed-Use” (an Employment Land Conversion) in Vaughan Official Plan 2010, and to rezone the Subject Lands from “EM2 General Employment Zone” to “HMU High-Rise Mixed-Use Zone” in Zoning By-law 001-2021. The Applications would permit a two-phase development with a total Gross Floor Area (GFA) of 111,465 m ² that consists of four (4), 35-storey residential towers, 1,221 resident units, and 3,200 m ² of non-residential GFA.
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 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 numbers and applicant.

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The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT):

Pursuant to section 17(24) of the *Planning Act*, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which an official plan amendment would apply, the Minister, the appropriate approval authority, and a person or public body that made the request to amend the official plan, has a statutory right to appeal an official plan amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, public body, or registered owner of any land to which the official plan amendment would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of the proposed official plan amendment.

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-

law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, then the specified person, public body, or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 543/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan is adopted, 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 Council of the City of Vaughan before the official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.

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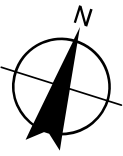
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DATE OF PUBLIC NOTICE: October 11, 2024

NANCY TUCKETT, Director of Development Planning

TODD COLES, City Clerk



NO. 3532 HIGHWAY 7 BRICK AND STUCCO CLAD BUILDING

Phase 2 | Phase 1

Outdoor Amenity Area

Entrance to Underground Parking

Day Care Gathering / Play Area

Tower 4:
35-Storey Residential Building

Tower 1:
35-Storey Residential Building

Outdoor Amenity Area

HMU

Outdoor Amenity Area

Entrance to Underground Parking

Outdoor Amenity Area

Loading Area

Tower 3:
35-Storey Residential Building

Tower 2:
35-Storey Residential Building

Main Vehicular Entrance

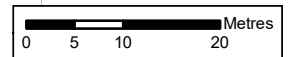
WOODSTREAM BOULEVARD



Subject Lands

Zoning By-Law 001-2021

HMU, High-Rise Mixed-Use



Conceptual Site Plan and Proposed Zoning

LOCATION: 132 -166 Woodstream Boulevard
Lots 6, 7, 8 and 9, Plan 65M-2464
Part of Lot 5, Concession 8

APPLICANT: Frank Micoli c/o 1315955 Ontario Inc.



Attachment

FILES:
OP.24.007, Z.24.019

DATE:
November 6, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.24.009
 Zoning By-law Amendment File Z.24.021

DATE OF MEETING: Wednesday, November 6th, 2024
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](http://vaughan.ca/LiveCouncil)

PARTICIPATION

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Please submit written comments by mail or email to:

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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:	PEM (WESTON) GP INC., AND PEM (WESTON) LIMITED PARTNERSHIP
DESCRIPTION OF SUBJECT LAND:	3790 HIGHWAY 7 In the northwest vicinity of Highway 7 and Weston Road as shown in Attachment 1.
WARD:	3
PURPOSE OF THE APPLICATIONS:	Official Plan Amendment and Zoning By-law Amendment to permit two (2), 45-storey mixed-use residential and commercial buildings, and one (1) 43-storey residential building, for a total of 1,621 dwelling units, 937.7 m ² of non-residential floor area, 740 underground vehicle parking spaces, and Privately-Owned-Publicly-Accessible-Spaces ('POPS') as shown on Attachment 2.
RELATED APPLICATION:	File: 19T-24V005

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 OluwaKemi (Kemi) Apanisile, at Kemi.Apanisile@vaughan.ca or 905-832-8585, 8210. 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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ONTARIO LAND TRIBUNAL (OLT):

Pursuant to section 17(24) of the *Planning Act*, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which an official plan amendment would apply, the Minister, the appropriate approval authority, and a person or public body that made the request to amend the official plan, has a statutory right to appeal an official plan amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, public body, or registered owner of any land to which the official plan amendment would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of the proposed official plan amendment.

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the

public body and registered owner of any land to which the zoning by-law would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

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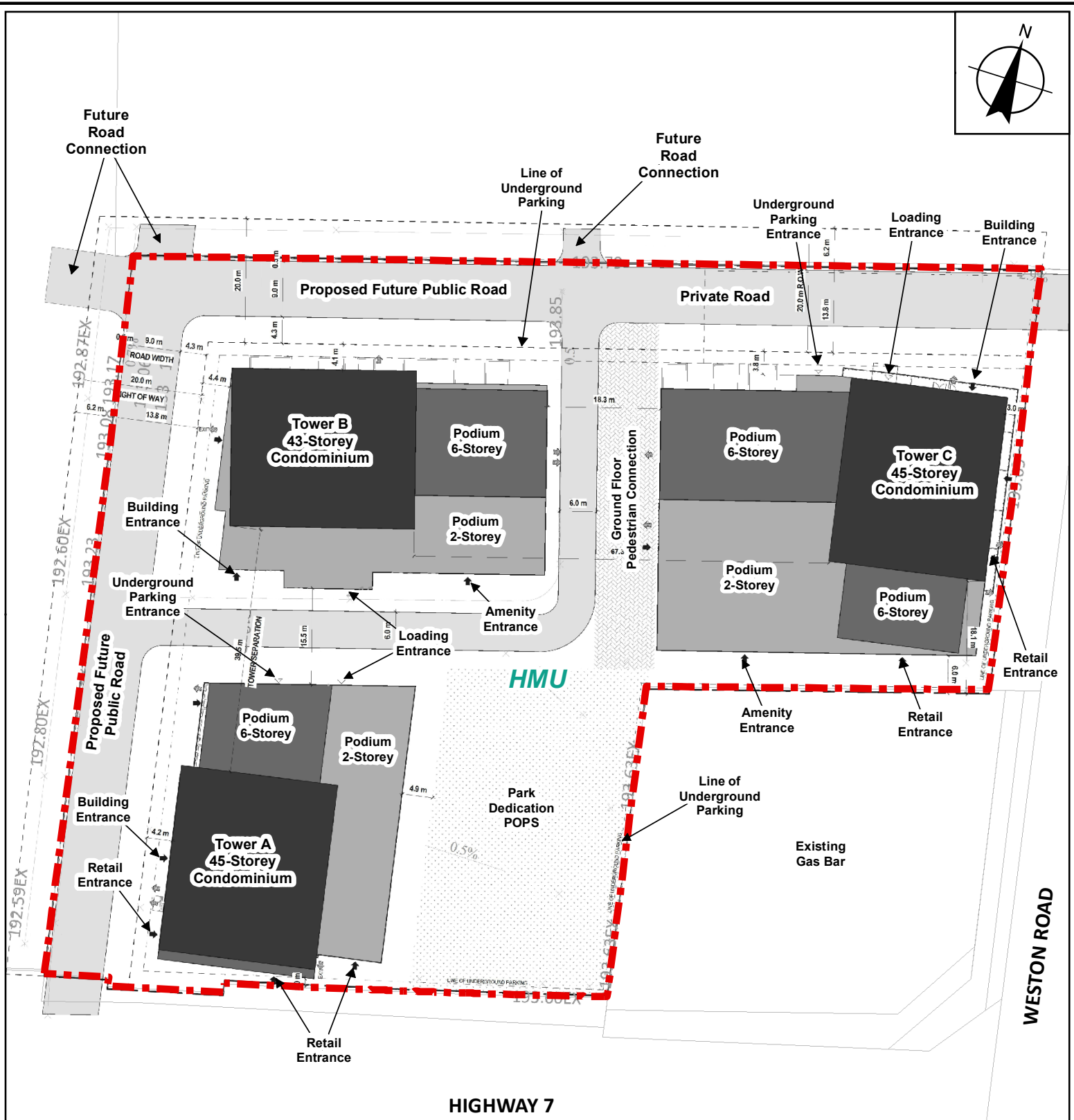
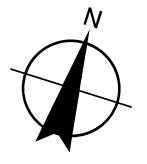
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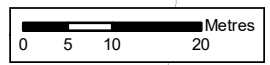
DATE OF PUBLIC NOTICE: October 11th, 2024

NANCY TUCKETT, Director of Development Planning

TODD COLES, City Clerk



 Subject Lands
 Zoning By-Law 001-2021
 HMU, High-Rise Mixed-Use Zone



Conceptual Site Plan and Proposed Zoning

LOCATION: 3790 Highway 7
 Part of Lot 6, Concession 6
APPLICANT: PEM (Weston) GP Inc., and
 PEM (Weston) Limited Partnership



Attachment

FILES: OP.24.009, Z.24.021
RELATED FILE:
 19T-24V005
DATE:
 November 6, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.21.001
 Zoning By-law Amendment File Z.21.002

DATE OF MEETING: Wednesday, November 6, 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:	The Q Towers Limited Partnership
DESCRIPTION OF SUBJECT LAND:	Southwest corner of Major Mackenzie Drive and Fossil Hill Road (Attachment 1)
WARD:	#3
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit a mixed-use development consisting of a 10-storey mixed-use building with 337 residential units and 451 m ² for commercial use, and a 5-storey low-rise building with 91 residential units, as shown on Attachment 2.
RELATED APPLICATIONS:	19T-21V001 AND DA.21.001

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, Planner, 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.

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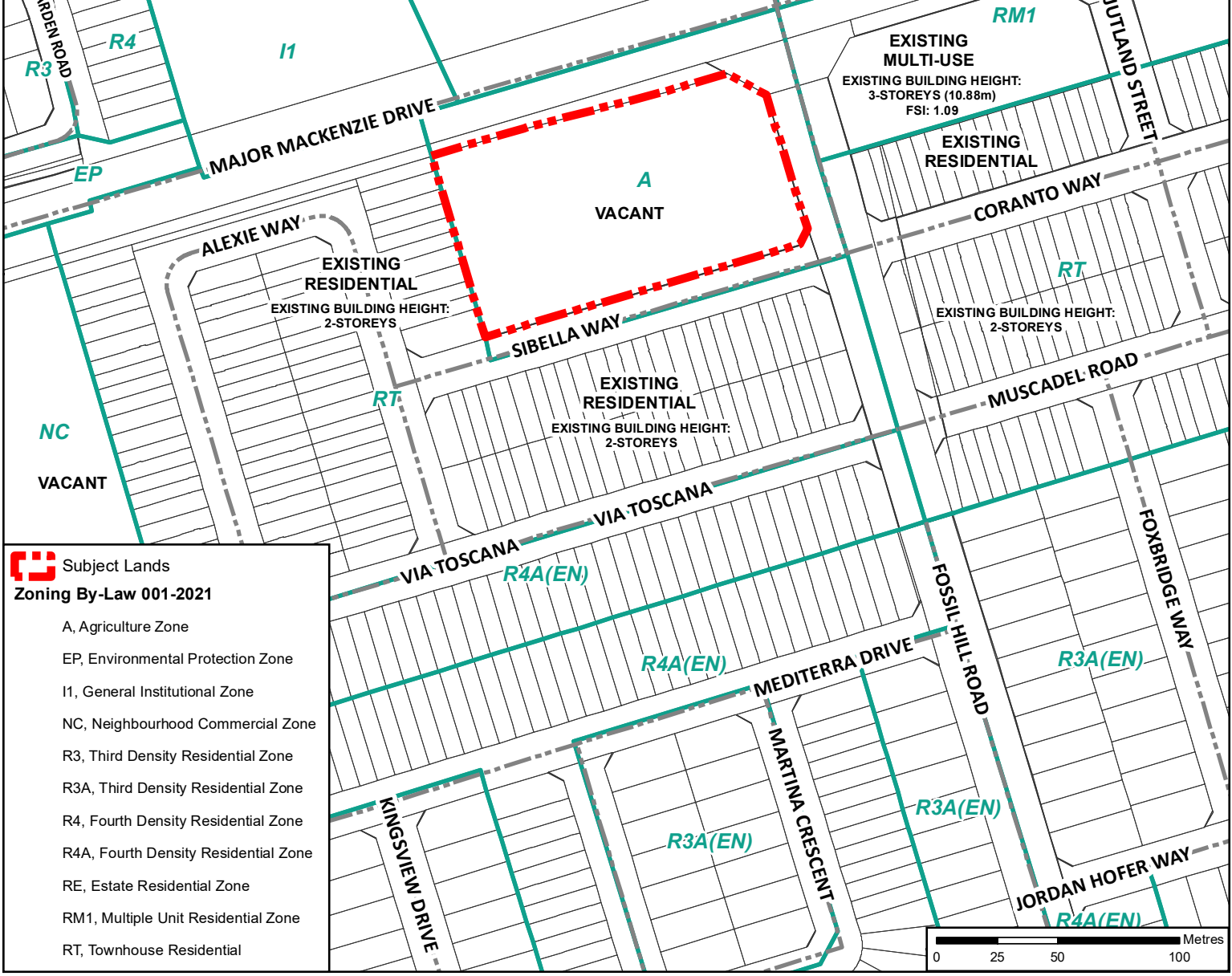
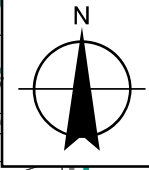
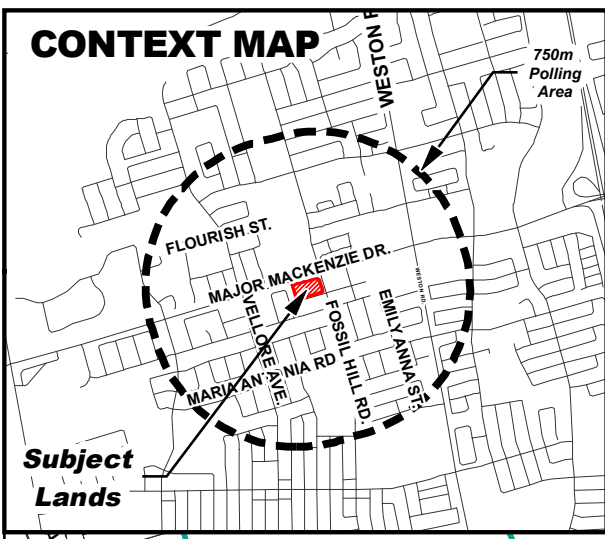
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DATE OF PUBLIC NOTICE: October 11, 2024

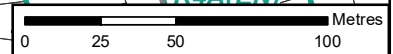
NANCY TUCKETT, Director of Development Planning

TODD COLES, City Clerk

CONTEXT MAP



	Subject Lands
Zoning By-Law 001-2021	
A	Agriculture Zone
EP	Environmental Protection Zone
I1	General Institutional Zone
NC	Neighbourhood Commercial Zone
R3	Third Density Residential Zone
R3A	Third Density Residential Zone
R4	Fourth Density Residential Zone
R4A	Fourth Density Residential Zone
RE	Estate Residential Zone
RM1	Multiple Unit Residential Zone
RT	Townhouse Residential



Context and Location Map

LOCATION:
 Parts 5 and 10 Plan 65R-32560
 Part of Lot 20, Concession 6

APPLICANT:
 The Q Towers Limited Partnership



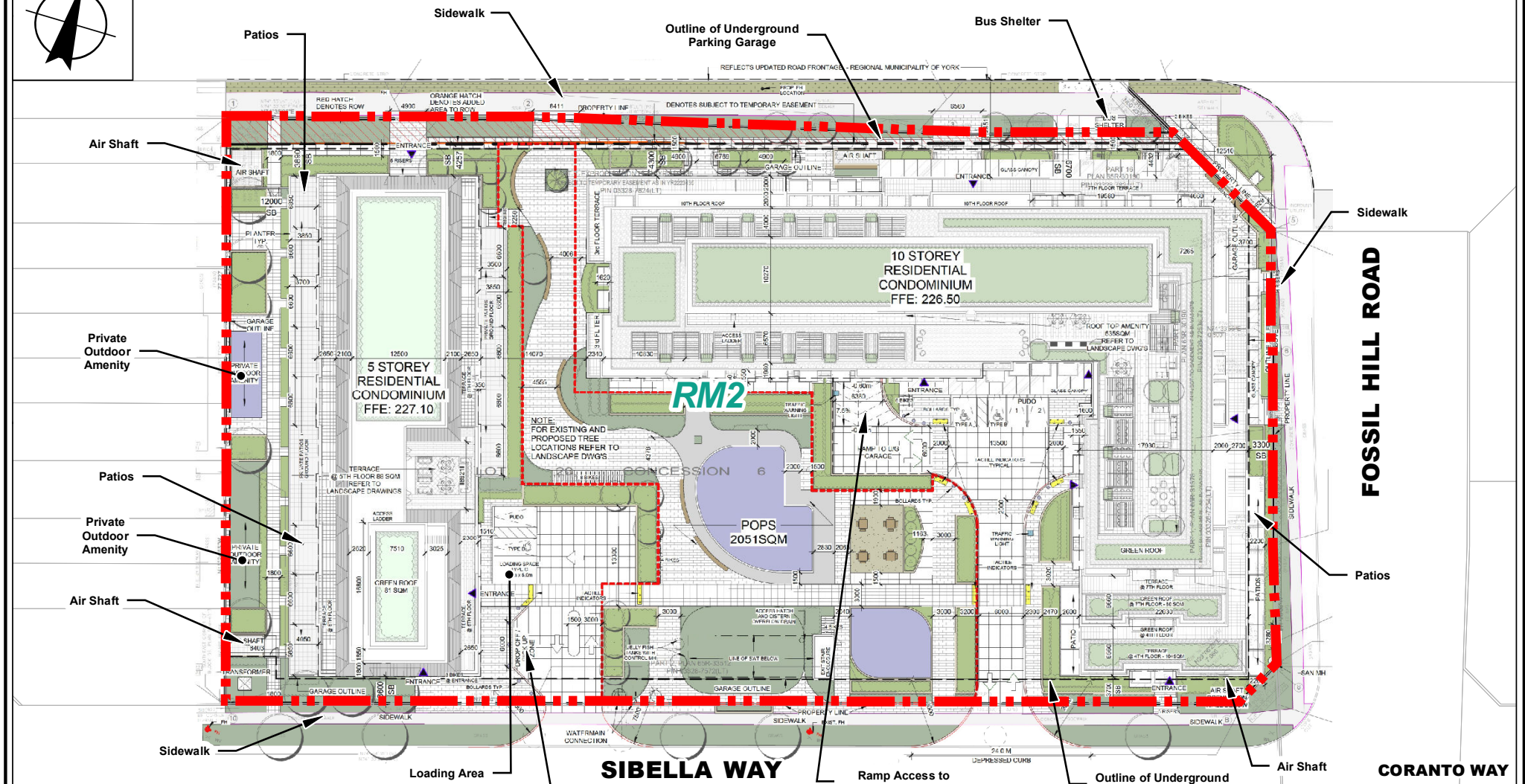
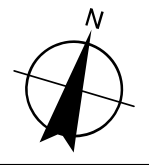
Attachment


FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
 19T-21V001

DATE:
 November 6, 2024

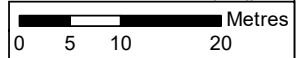
1

MAJOR MACKENZIE DRIVE



 Subject Lands

RM2, Multiple Unit Residential Zone



Proposed Zoning and Site Plan

LOCATION:
Parts 5 and 10 Plan 65R-32560
Part of Lot 20, Concession 6

APPLICANT:
The Q Towers Limited Partnership



Attachment

FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
19T-21V001

DATE:
Novemebr 6, 2024

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.24.012
 Zoning By-law Amendment File Z.24.027

DATE OF MEETING: Wednesday, November 6, 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:	Toromont Industries Ltd.
DESCRIPTION OF SUBJECT LAND:	3131 Highway 7 (vicinity of Highway 7 and Jane Street) (Attachment 1)
WARD:	4
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit the development of four (4) mixed-use blocks, comprised of 17 residential towers ranging in heights of 43-storeys to 74-storeys, 10,231 residential units, a total GFA of 871,732 m ² , including 841,642 m ² of residential GFA and 30,092 m ² of non-residential GFA, an overall FSI of approximately 9.7 times the area of the lot, a total of 4,549 parking spaces on five (5) levels of underground parking, 15,700 m ² of parkland and four (4) new public roads.
RELATED APPLICATIONS:	19T-24V008

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 Monica Wu, Senior Planner, at Monica.Wu@vaughan.ca. Requests for additional information can also be submitted by email to VMCProgram@vaughan.ca.

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ONTARIO LAND TRIBUNAL (OLT):

Pursuant to section 17(24) of the *Planning Act*, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which an official plan amendment would apply, the Minister, the appropriate approval authority, and a person or public body that made the request to amend the official plan, has a statutory right to appeal an official plan amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, public body, or registered owner of any land to which the official plan amendment would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of the proposed official plan amendment.

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, then the specified person, public body, or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 543/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan is adopted, 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 Council of the City of Vaughan before the official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, 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 Council of the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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/>.

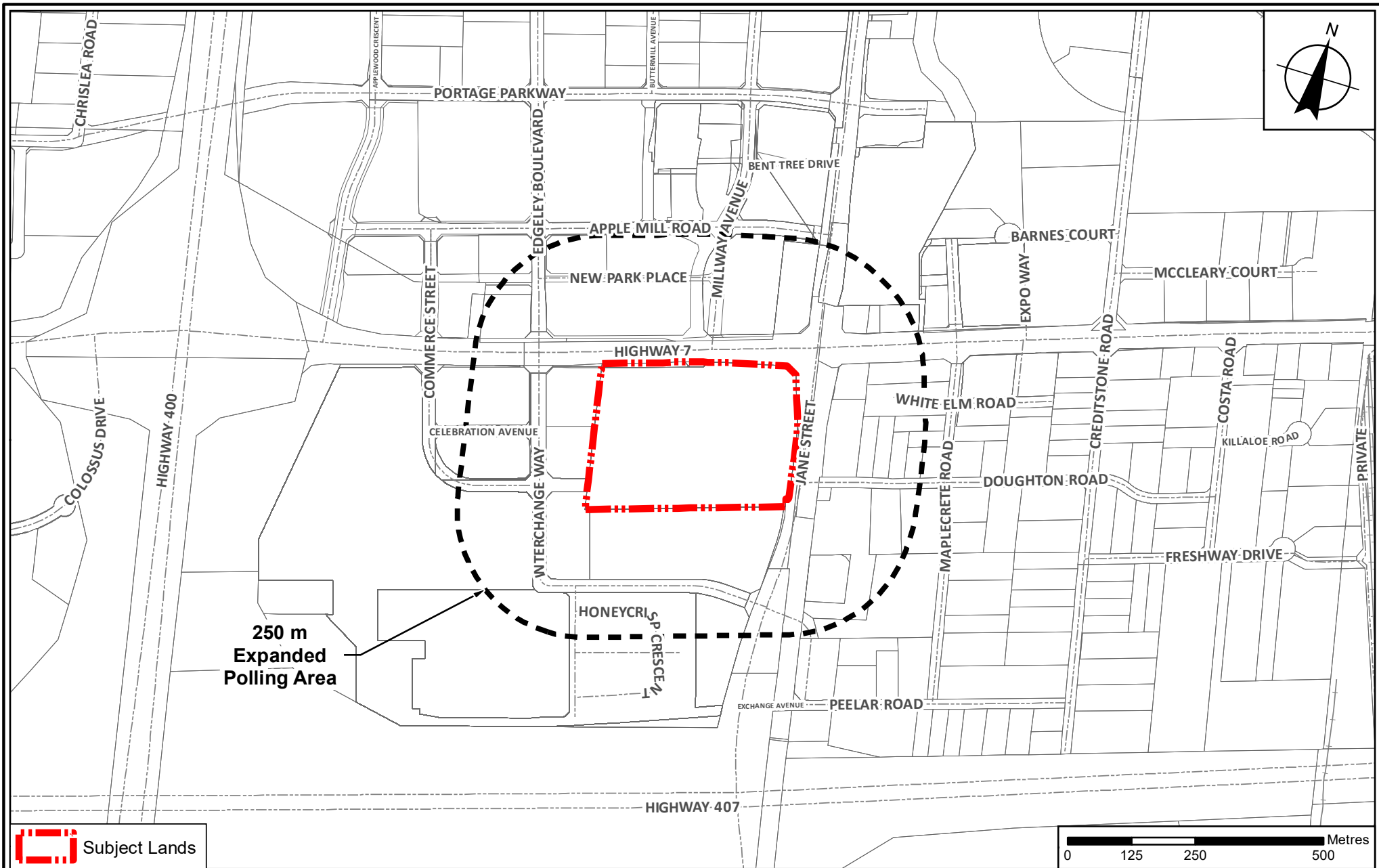
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.


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.

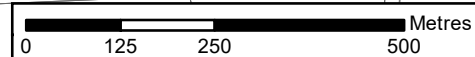
DATE OF PUBLIC NOTICE: October 11, 2024

CHRISTINA BRUCE, Director of Policy Planning & Special Programs

TODD COLES, City Clerk



 Subject Lands

 Metres
0 125 250 500

Context Map

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.



Attachment

FILE:
OP.24.012, Z.24.027, and 19T-24V008

DATE:
September 25, 2024

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