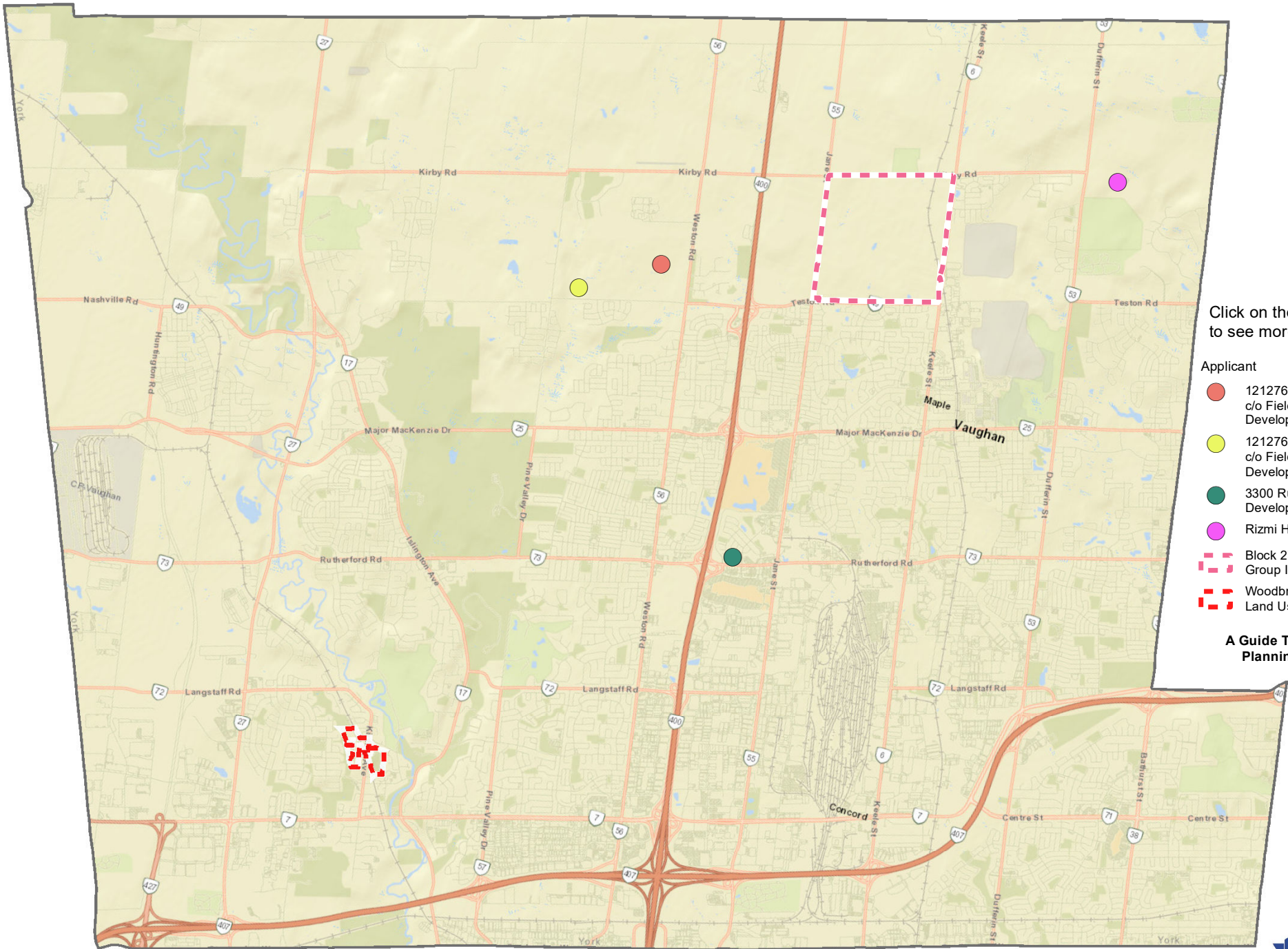


LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE MAY 7TH, 2024 PUBLIC MEETING



Click on the items below to see more information

Applicant

- 1212763 Ontario Limited
c/o Fieldgate
Developments
- 1212765 Ontario Limited
c/o Fieldgate
Developments
- 3300 Rutherford
Developments Inc.
- Rizmi Holdings Ltd.
- Block 27 Landowners
Group Inc.
- Woodbridge GO Station
Land Use Study

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 zonevaughan.ca.

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

Zoning By-law Amendment File Z.24.004

DATE OF MEETING: Tuesday, May 07, 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.

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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:	1212763 Ontario Limited c/o Fieldgate Developments
DESCRIPTION OF SUBJECT LAND:	Part Lot E1/2, Lot 27, Concession 6, being Part 1 on Reference Plan (65R-36525), and municipally known as 10970 Weston Road (Attachment 1).
WARD:	1
PURPOSE OF THE APPLICATION:	The Owner seeks to rezone a portion of the Subject Lands from “Mid-Rise Residential Zone” to “Low-Rise Residential Zone” and to existing site-specific zoning exceptions for single-detached rear lane units under a Municipal Zoning Order (“MZO – O. Reg. 644/20) to facilitate a 449 Residential Subdivision as shown on Attachments 2 and 3.
RELATED APPLICATION:	19T-24V002

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.

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

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): 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.

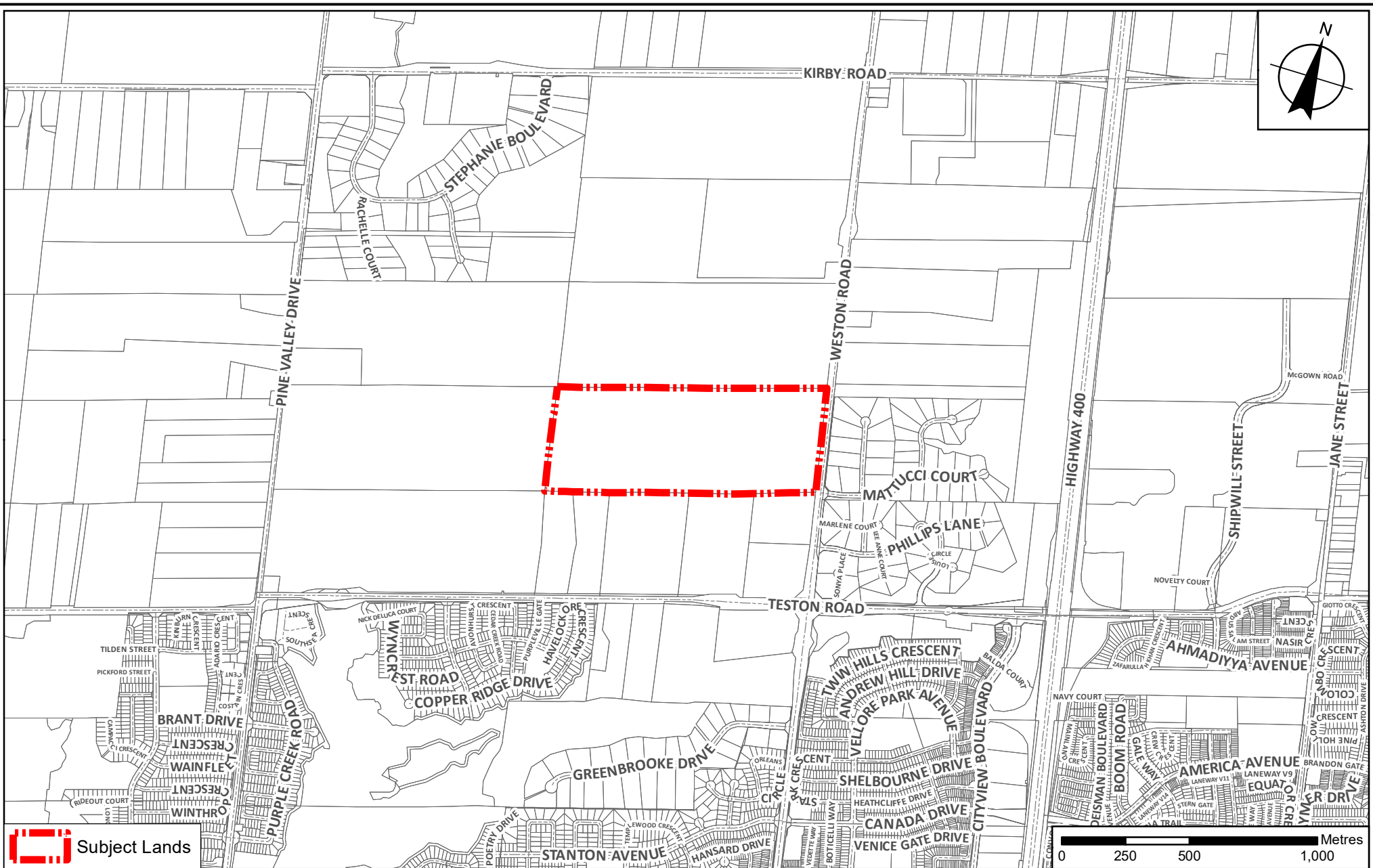
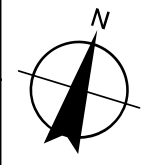
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.


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.

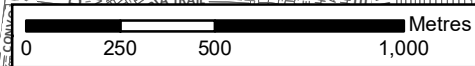
In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice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

DATE OF PUBLIC NOTICE: April 12, 2024

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



 Subject Lands



Context Map

LOCATION:
10970 Weston Road
Part of Lot 27, Concession 6

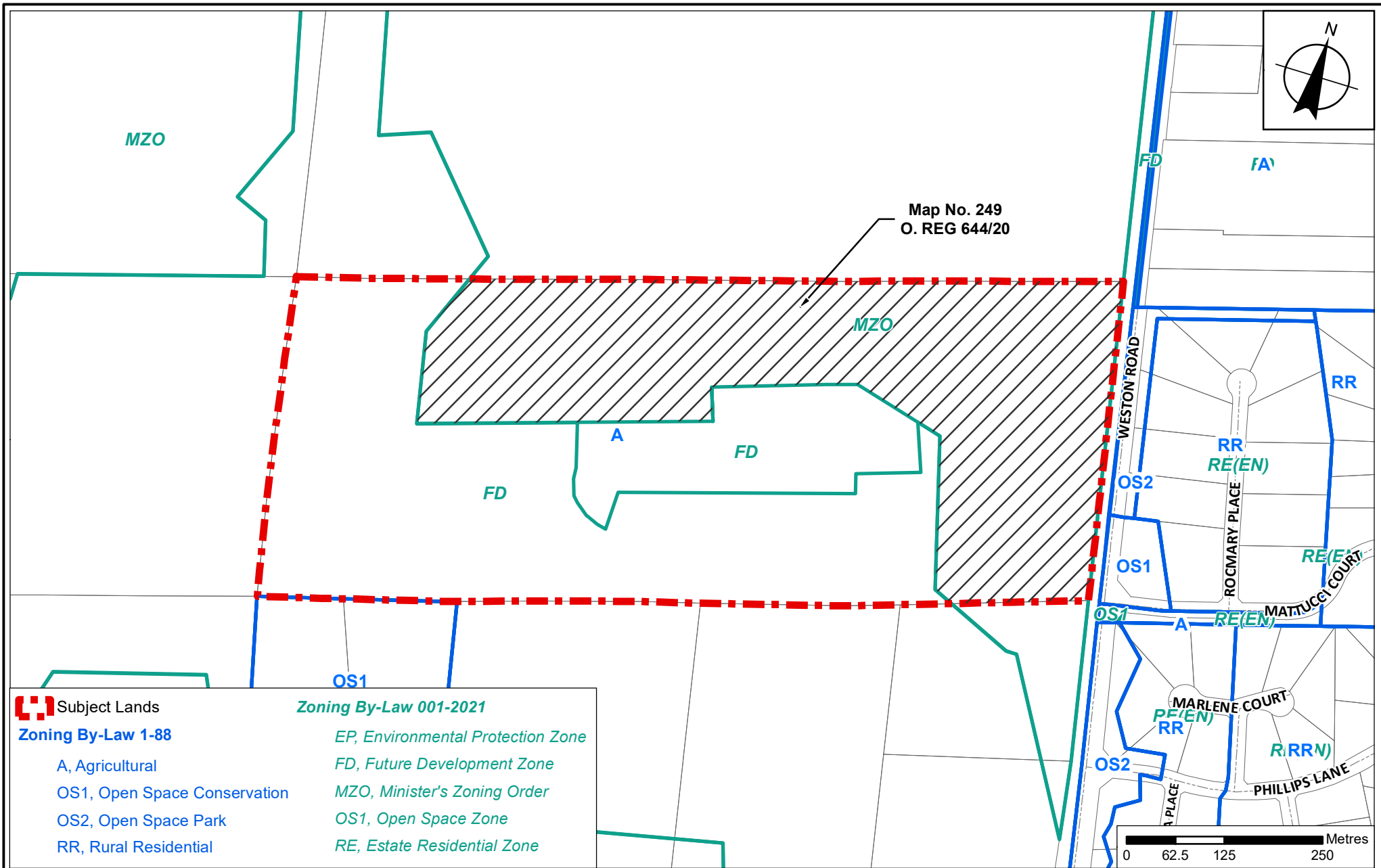
APPLICANT:
1212763 Ontario Limited c/o Fieldgate Developments



Attachment

FILE:
Z.24.004
RELATED FILE:
19T-24V002
DATE:
May 7, 2024

1



Subject Lands

Zoning By-Law 1-88

A, Agricultural

OS1, Open Space Conservation

OS2, Open Space Park

RR, Rural Residential

Zoning By-Law 001-2021

EP, Environmental Protection Zone

FD, Future Development Zone

MZO, Minister's Zoning Order

OS1, Open Space Zone

RE, Estate Residential Zone

Location Map and Zoning

LOCATION:

10970 Weston Road
Part of Lot 27, Concession 6

APPLICANT:

1212763 Ontario Limited c/o Fieldgate Developments



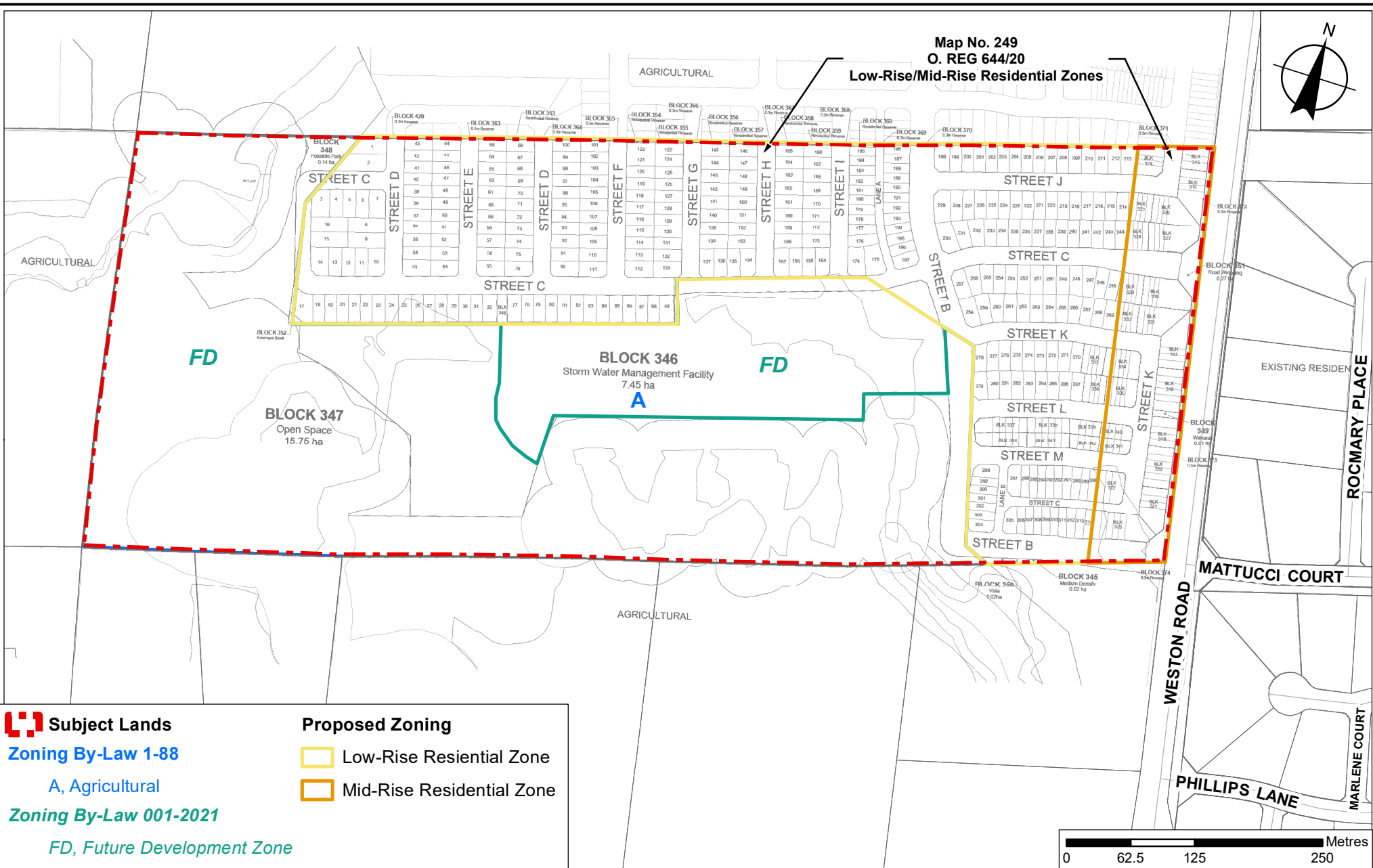
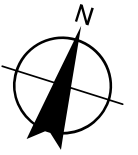
Attachment




FILE:
Z.24.004

RELATED FILE:
19T-24V002

DATE:
May 7, 2024

2



 Subject Lands	Proposed Zoning
Zoning By-Law 1-88	 Low-Rise Residential Zone
A, Agricultural	 Mid-Rise Residential Zone
Zoning By-Law 001-2021	
FD, Future Development Zone	

Draft Plan of Subdivision and Proposed Zoning

LOCATION:
10970 Weston Road
Part of Lot 27, Concession 6



APPLICANT:
1212763 Ontario Limited c/o Fieldgate Developments

Attachment

FILE:
Z.24.004
RELATED FILE:
19T-24V002
DATE:
May 7, 2024

3



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.24.003

DATE OF MEETING: Tuesday, May 07, 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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 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 IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	1212765 Ontario Limited c/o Fieldgate Developments
DESCRIPTION OF SUBJECT LAND:	Part Lot 26, Concession 6, being Part 1 on Reference Plan (65R-35624), Except Parts 1 & 2 on Reference Plan 65R-38908, municipally known as 4330 Teston Road (Attachments 1 and 2)
WARD:	1
PURPOSE OF THE APPLICATION:	The Owner seeks to rezone a portion of the Subject Lands from “Mid-Rise Residential Zone” to “Low-Rise Residential Zone” and to amend the existing site-specific zoning exceptions under Minister’s Zoning Order O. Reg. 644/20 to facilitate a Residential Subdivision comprised of 210 units, as shown on Attachment 3.
RELATED APPLICATION:	19T-24V001

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 Kaveen Fernando, Planner, at kaveen.fernando@vaughan.ca or 905-832-8585, ext. 8592. 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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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 passing of the 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.

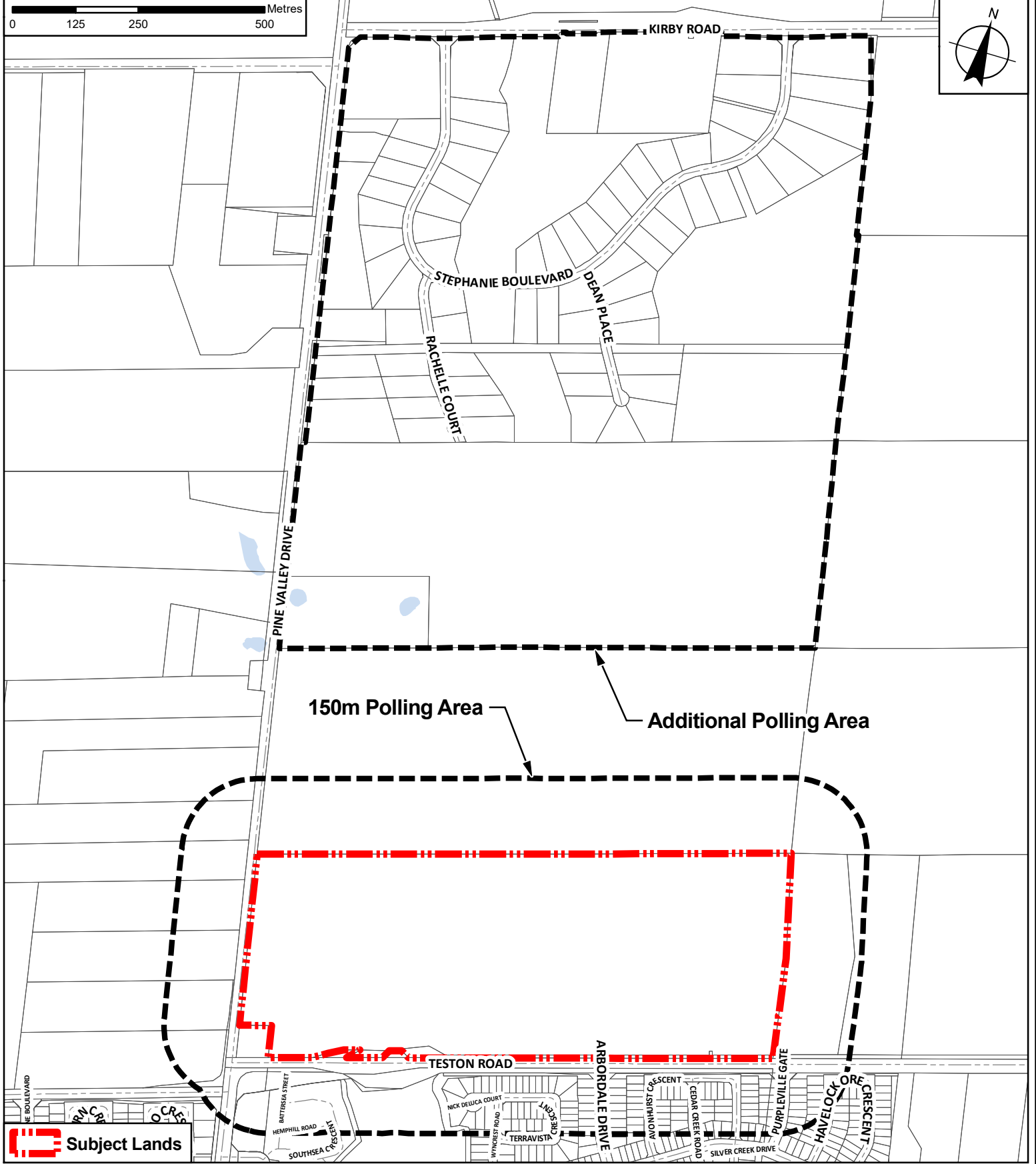
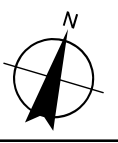
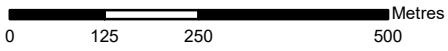
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DATE OF PUBLIC NOTICE: April 12, 2024

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



 Subject Lands

Context Map and Extended Polling Area

Location:
 4330 Teston Road
 Part 1 on 65R-35624 except
 Parts 1 and 2 on 65R-38908
 Part of Lot 26, Concession 6

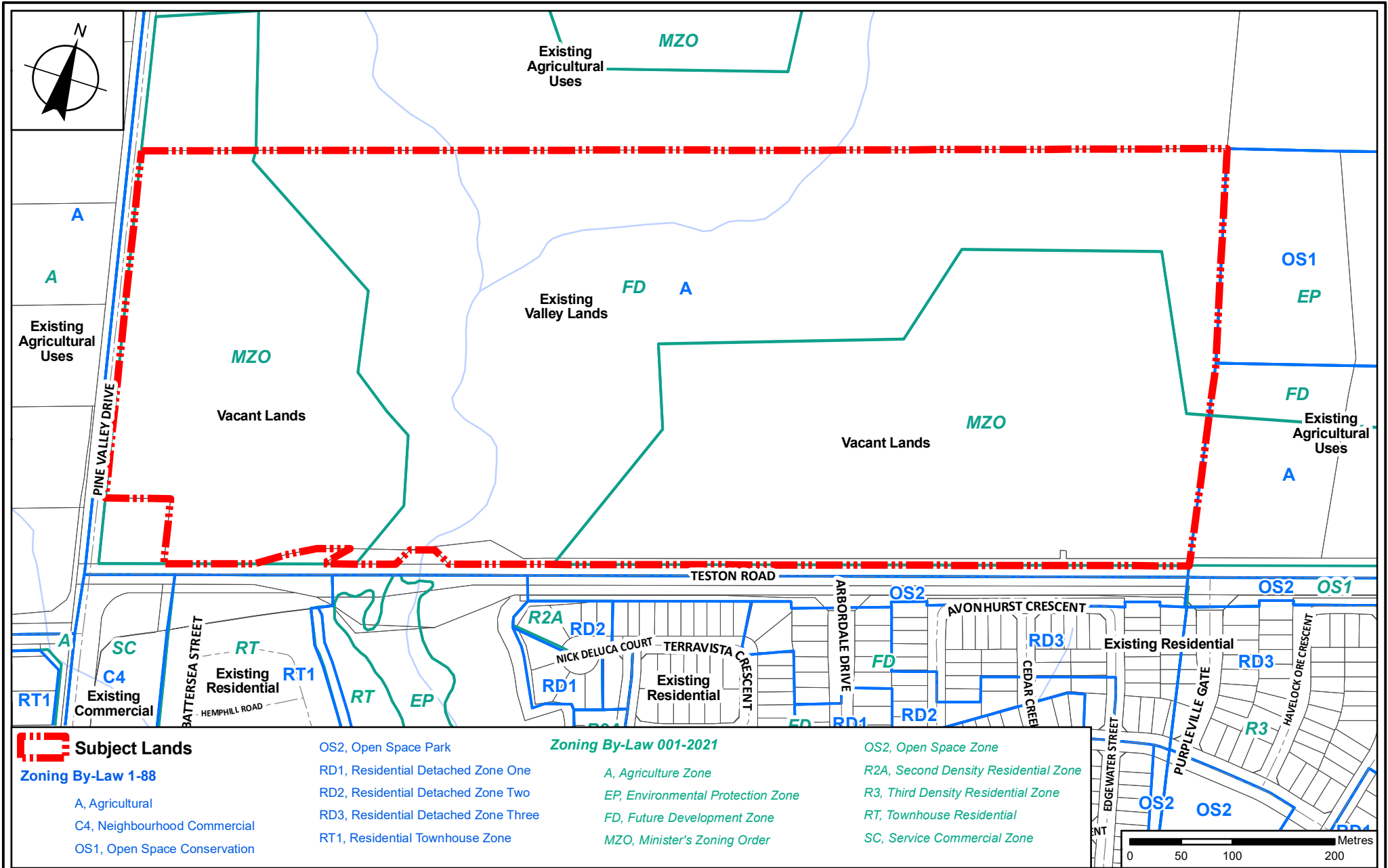
Applicant:
 1212765 Ontario Ltd. c/o
 Fieldgate Developments



Attachment

File:
 Z.24.003
Related File: 19T-24V001
Date:
 May 7, 2024

1



Subject Lands

Zoning By-Law 1-88

- A, Agricultural
- C4, Neighbourhood Commercial
- OS1, Open Space Conservation

Zoning By-Law 001-2021

- OS2, Open Space Park
- RD1, Residential Detached Zone One
- RD2, Residential Detached Zone Two
- RD3, Residential Detached Zone Three
- RT1, Residential Townhouse Zone

- A, Agriculture Zone
- EP, Environmental Protection Zone
- FD, Future Development Zone
- MZO, Minister's Zoning Order

Zoning By-Law 001-2021

- OS2, Open Space Zone
- R2A, Second Density Residential Zone
- R3, Third Density Residential Zone
- RT, Townhouse Residential
- SC, Service Commercial Zone

Location Map

Location:
 4330 Teston Road
 Part 1 on 65R-35624 except
 Parts 1 and 2 on 65R-38908
 Part of Lot 26, Concession 6

Applicant:
 1212765 Ontario Ltd. c/o
 Fieldgate Developments

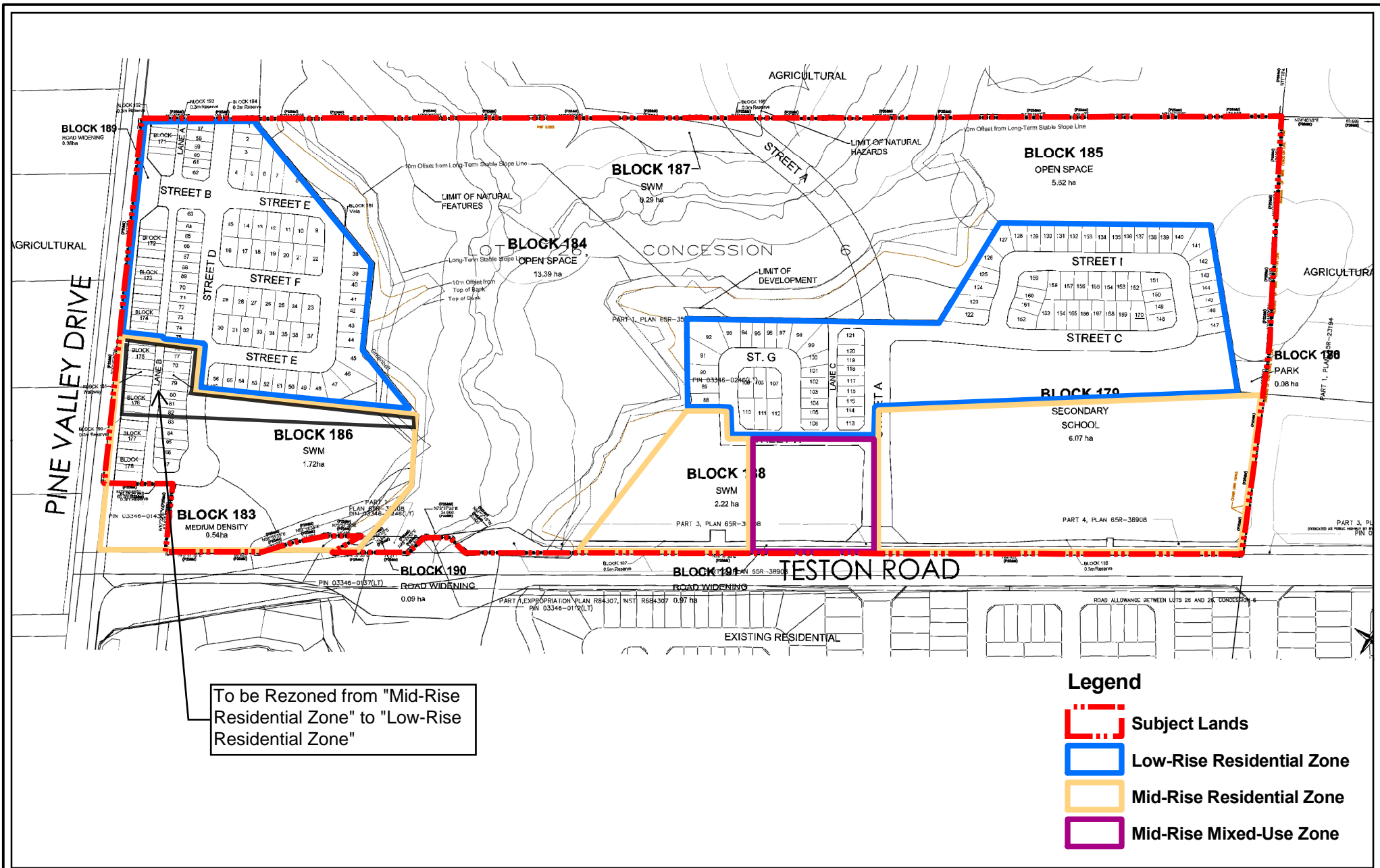


Attachment

File:
 Z.24.003
Related File: 19T-24V001

Date:
 May 7, 2024

2



Draft Plan 19T-24V001 and Proposed Zoning

Location:
 4330 Teston Road
 Part 1 on 65R-35624 except
 Parts 1 and 2 on 65R-38908
 Part of Lot 26, Concession 6

Applicant:
 1212765 Ontario Ltd. c/o
 Fieldgate Developments



Attachment

File:
 Z.24.003
Related File: 19T-24V001
Date:
 May 7, 2024

3



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.23.001
 Zoning By-law Amendment File Z.23.002

DATE OF MEETING: Tuesday, May 7, 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:	3300 Rutherford Developments Inc.
DESCRIPTION OF SUBJECT LAND:	3300 Rutherford Road Vicinity of Rutherford Road and Highway 400
WARD:	#1
PURPOSE OF THE APPLICATIONS:	The Owner has revised their proposal to redesignate and rezone the subject lands to permit a mixed-use development of 4 buildings with 6 towers ranging in heights from 6-29 storeys with approximately 2,009 residential units and 7,968 m ² of non-residential uses, 7,162 m ² of retail and 806 m ² of community space having a floor space index of 4.56 times the area of the lot, as shown on Attachments 2 and 3. A previous May 2, 2003, public meeting was held where the Owner proposed 3,047 residential units and building height of up to 35-storeys.
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 Margaret Holyday, Senior Planner, at margaret.holyday@vaughan.ca or 905-832-8585, Ext. 8216. 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 (OP.23.001 and Z.23.002) and applicant.

PUBLIC CONSULTATION:

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

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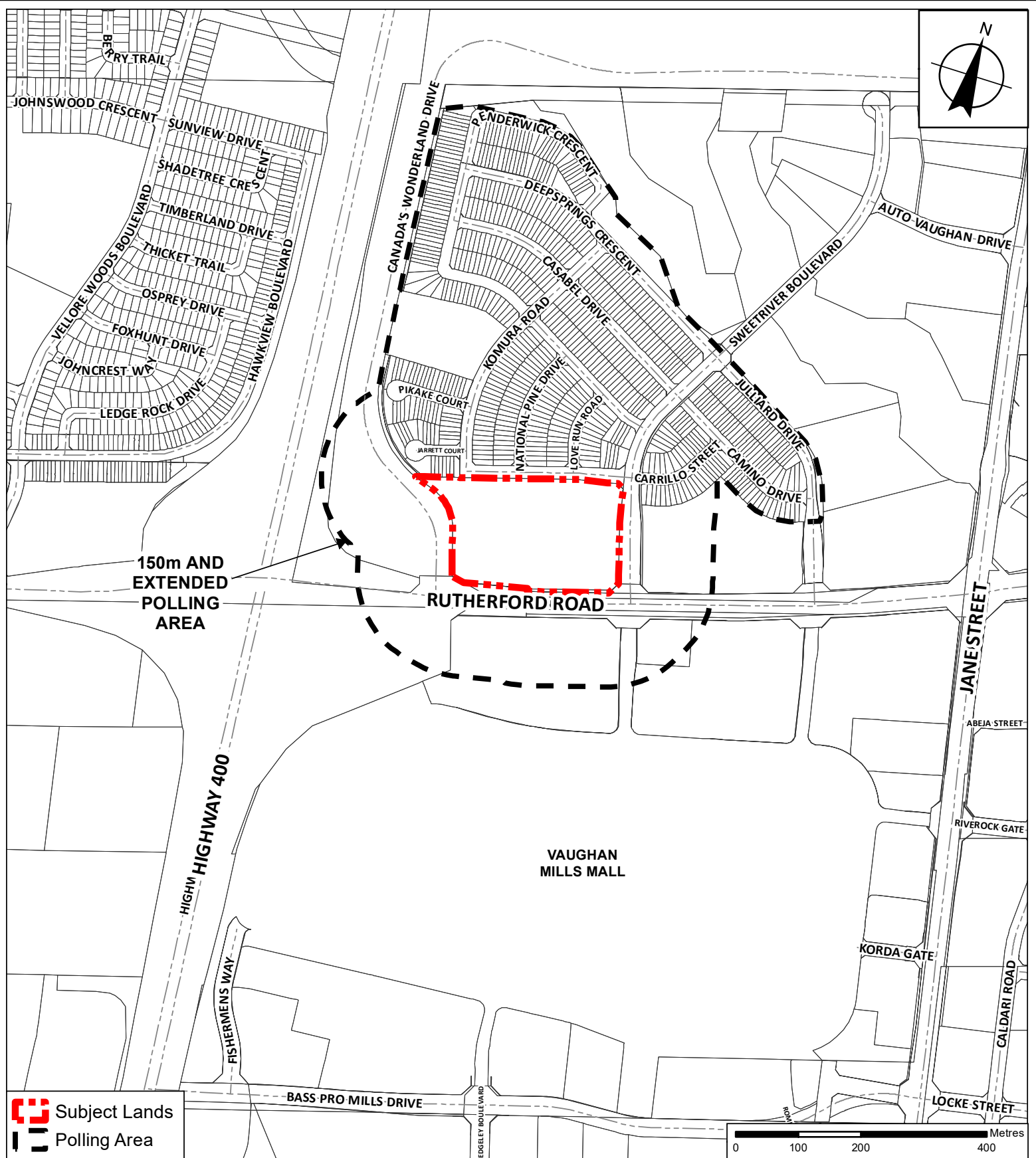
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.

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.

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DATE OF PUBLIC NOTICE: April 12, 2024

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



Context and Polling Area Map

LOCATION: 3300 Rutherford Road
Part of Lot 16, Concession 5

APPLICANT:
3300 Rutherford Developments Inc.

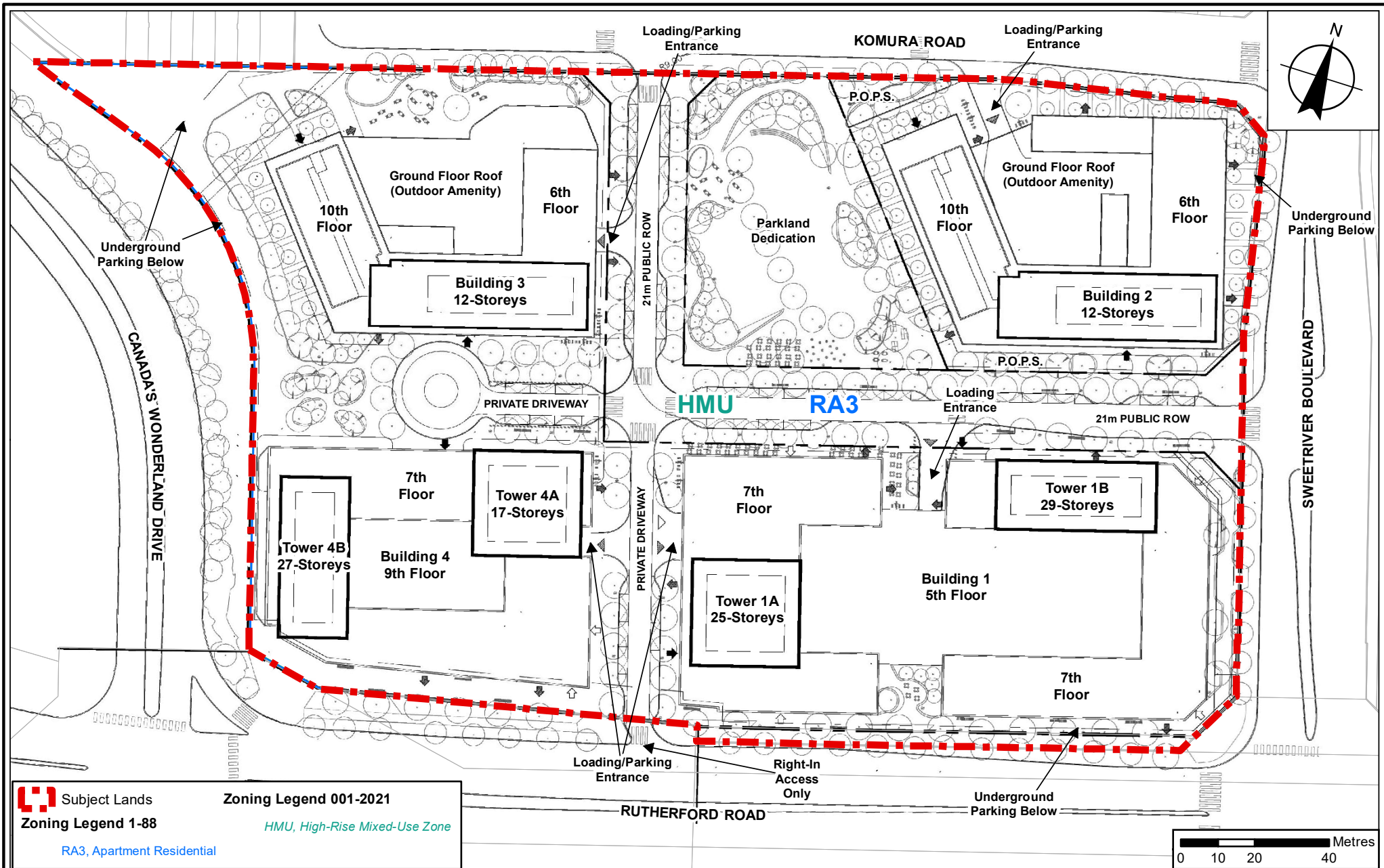


Attachment

FILES:
OP.23.001 and
Z.23.002

DATE:
May 7, 2024

1



Site Plan and Proposed Zoning

LOCATION:
 3300 Rutherford Road
 Part of Lot 16, Concession 5

APPLICANT:
 3300 Rutherford Developments Inc.



Attachment

FILES:
 OP.23.001 and Z.23.002

DATE:
 May 7, 2024

2



View Looking Southeast

Not to Scale

Rendering

LOCATION:
3300 Rutherford Road
Part of Lot 16, Concession 5

APPLICANT:
3300 Rutherford Developments Inc.



Attachment

FILES:
OP.23.001 and Z.23.002

DATE:
May 7, 2024

3



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.18.004

DATE OF MEETING: Tuesday, May 7, 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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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 IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	Rizmi Holdings Ltd.
DESCRIPTION OF SUBJECT LAND:	11333 (vicinity of Dufferin Street and Kirby Road) (Attachment 1)
WARD:	1
PURPOSE OF THE APPLICATION:	The Owner proposes to permit and rezone Phase 2 of a residential draft plan of subdivision for 96 lots, and include minor modifications to the approved Phase 1 zoning Draft Plan of Subdivision, as shown on Attachment 2.
RELATED APPLICATIONS:	19T-18V004

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 Carol Birch, Planner, at carol.birch@vaughan.ca or 905-832-8585, Ext. 8485 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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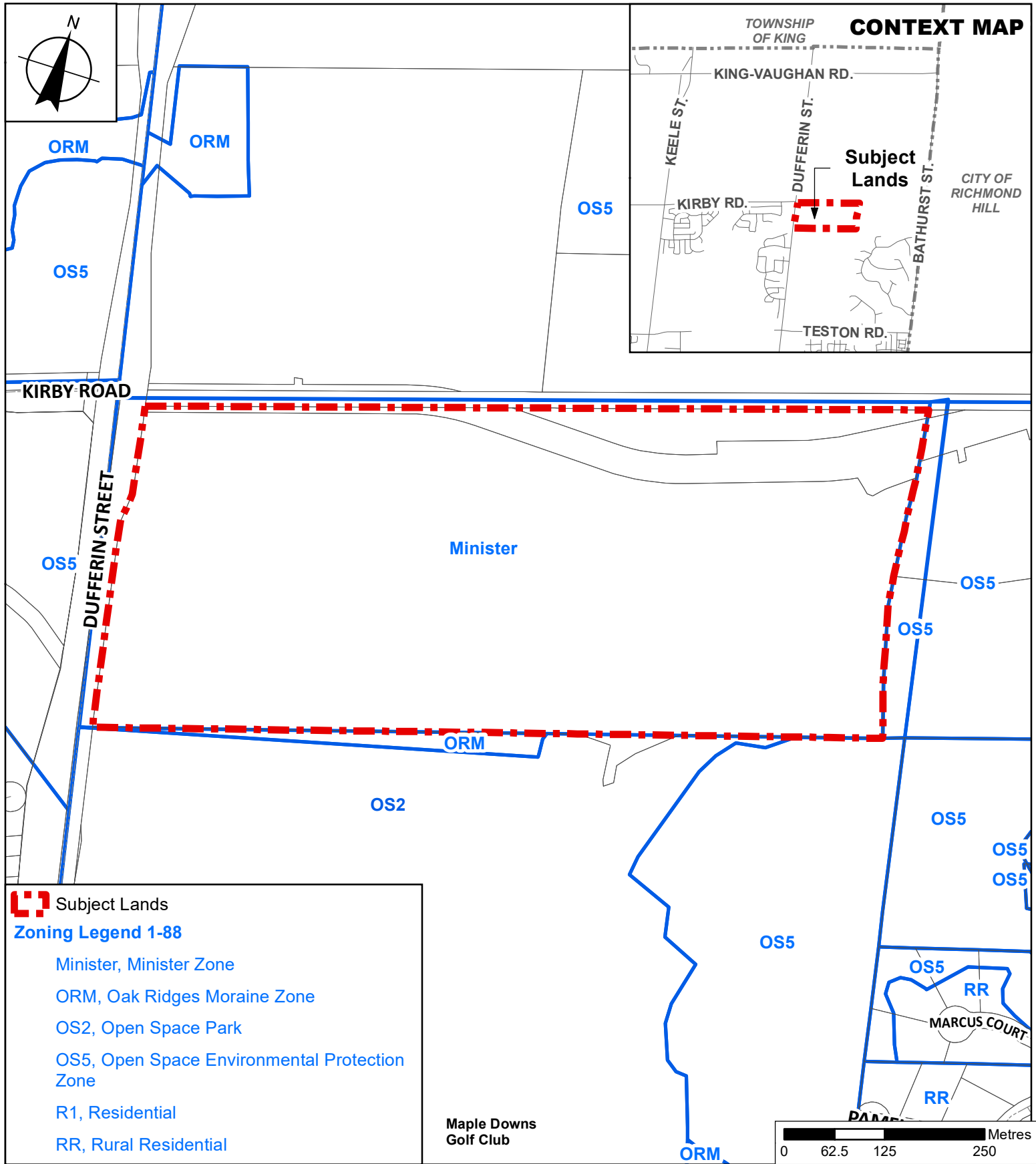
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DATE OF PUBLIC NOTICE: April 12, 2024

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



 Subject Lands

Zoning Legend 1-88

- Minister, Minister Zone
- ORM, Oak Ridges Moraine Zone
- OS2, Open Space Park
- OS5, Open Space Environmental Protection Zone
- R1, Residential
- RR, Rural Residential

Context and Location Map

LOCATION:
 11333 Dufferin Street
 Part of Lot 30, Concession 2

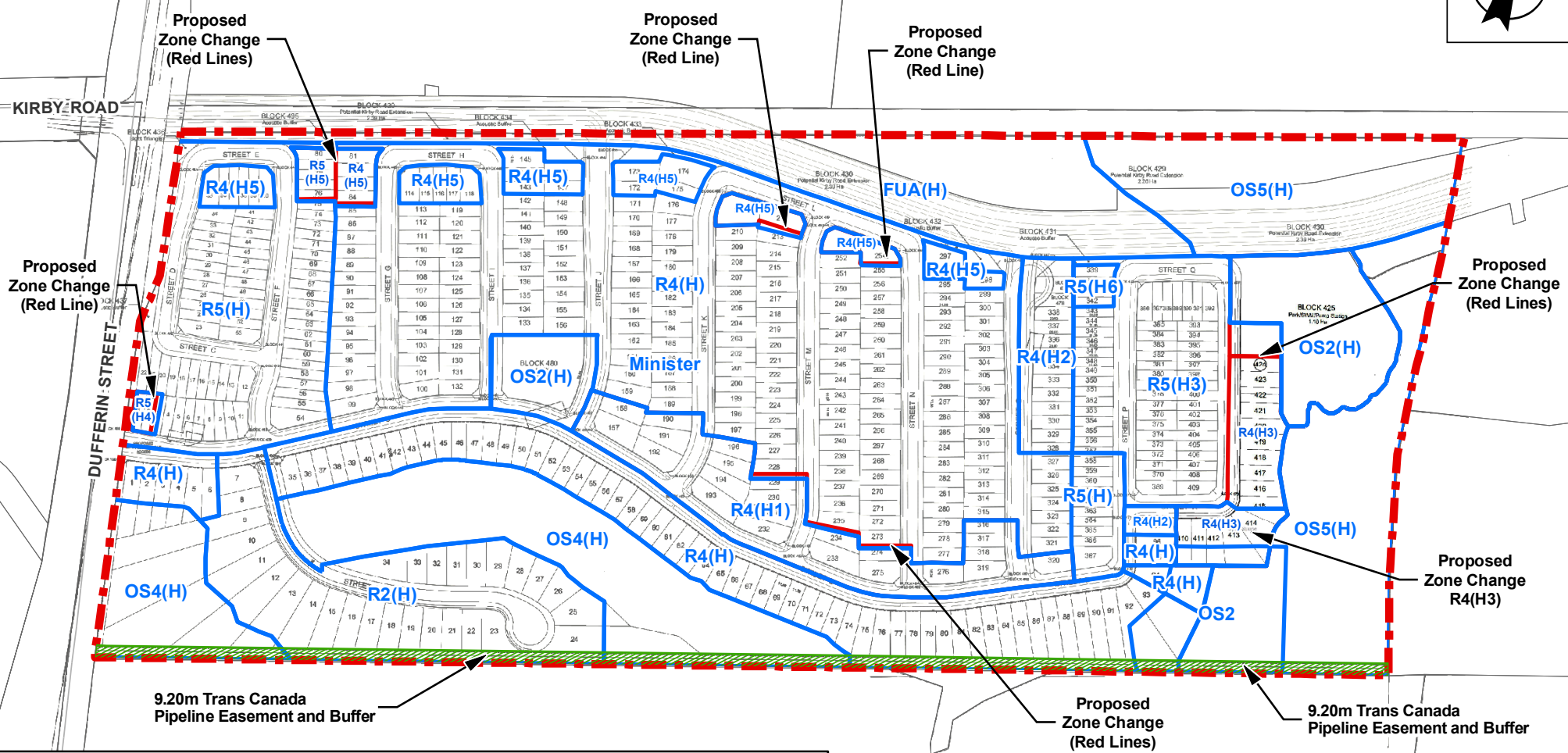
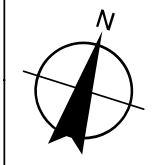
APPLICANT:
 Rizmi Holdings Limited





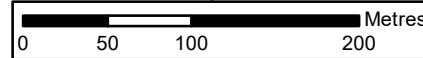
Attachment

FILE:
 Z.18.004
RELATED FILE:
 19T-18V004
DATE:
 May 7, 2024

1



 Subject Lands	OS5(H), Open Space Environmental Protection Zone with the Holding Symbol
 Trans Canada Pipeline	R2(H), Residential with the Holding Symbol
Zoning By-Law 1-88	
OS4(H), Open Space Woodlot Zone with the Holding Symbol	R4(H), Residential with the Holding Symbol



Draft Plan of Subdivision and Proposed Zoning

Attachment

LOCATION:
11333 Dufferin Street
Part of Lot 30, Concession 2

APPLICANT:
Rizmi Holdings Limited



FILE:
Z.18.004
RELATED FILE:
19T-18V004
DATE: May 7, 2024

2



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

BL.27.2020

DATE OF MEETING: May 7, 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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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:	Block 27 Landowners Group Inc.
DESCRIPTION OF SUBJECT LAND:	The Subject Lands are bounded by Kirby Road to the north, Teston Road to the south, Jane Street to the west and Keele Street to the east. The lands are known as Part of Lots 26 – 30, Concession 4, City of Vaughan (see Attachment 1).
WARD:	#1
PURPOSE OF THE APPLICATION:	Delta Urban Inc., on behalf of the Block 27 Landowners Group, have submitted a Block Plan Application for the Subject Lands proposing a minimum of 5,759 residential units, 5 parks, 1 community centre (hub) site, 5 elementary school sites, and 1 secondary school site as well as a site for the proposed Kirby GO Station.
RELATED APPLICATION:	Not Applicable

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 Cameron Balfour, Senior Planner, at Cameron.Balfour@vaughan.ca or 905-832-8585, ext. 8411 Requests for additional information can also be submitted by email to policyplanning@vaughan.ca

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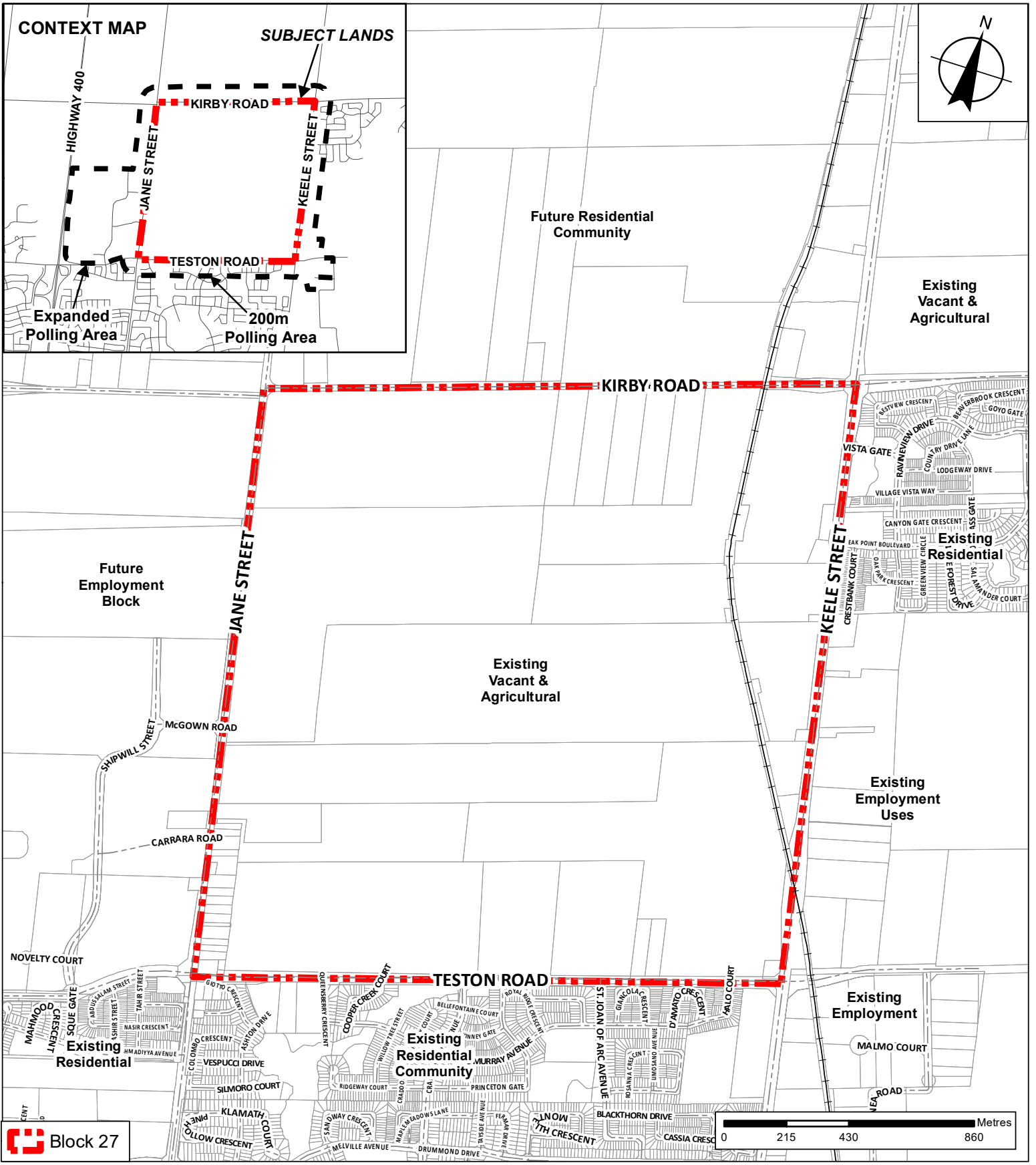
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DATE OF PUBLIC NOTICE: April 12, 2024

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



Context and Location Map

LOCATION:
Lots 26 - 30, Concession 4

APPLICANT:
Block 27 Landowners Group Inc.

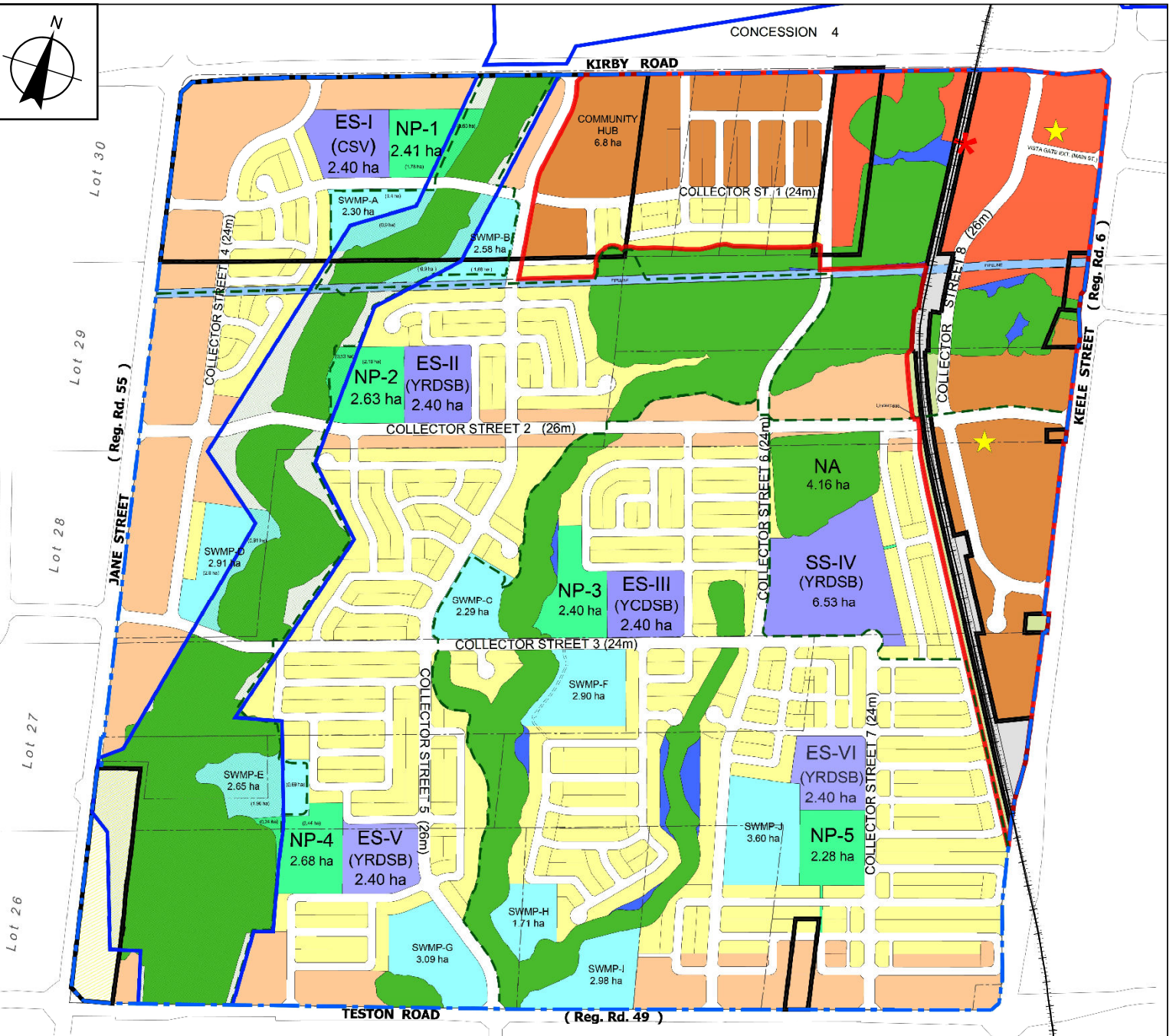
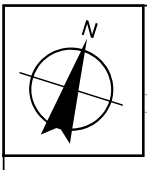


Attachment

FILE:
BL.27.2020

DATE:
May 7, 2024

1



BLOCK 26 COMMUNITY

Land Use	Area outside Transit Hub Centre (ha)	Area within Transit Hub Centre (ha)	Total (ha)
Parks (outside Greenbelt)	11.0534	0.0000	11.0534
SWM Facility (outside Greenbelt)	22.0853	0.0000	22.0853
Low Rise Residential	83.2204	4.3270	87.5474
Low Rise Mixed Use	40.1387	0.0000	40.1387
Mid Rise Residential	0.0000	27.0392	27.0392
Mid Rise Mixed Use	0.0000	14.8333	14.8333
Schools	18.5110	0.0000	18.5110
Roads	55.9214	10.8292	66.7506
Developable Area	230.9802	57.0277	287.9579
Greenbelt Area	5.8546	0.0000	5.8546
Natural Areas (Including Buffers)	71.1696	10.2258	81.3944
Parks (within Greenbelt)	1.4036	0.0000	1.4036
SWM Facility (within Greenbelt)	5.5920	0.0000	5.5920
Additional Natural Areas (Compensation)	1.8155	0.9136	2.7291
Infrastructure and Utilities	2.9200	5.3571	8.2771
Private Open Space	0.0000	2.0480	2.0480
Hamlet of Teston	4.6730	0.0000	4.6730
Non-Developable Area	93.2273	18.5445	111.7718
Gross Area	324.1575	75.5722	399.7297

LEGEND

- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Private Open Space
- Natural Areas (Including Buffers)
- Infrastructure and Utilities
- Additional Natural Areas (Compensation)
- SWM Facility
- Greenbelt Area
- Neighbourhood Parks
- Schools
- Hamlet of Teston
- Block Plan Boundary
- Property Lines
- Trails
- Non-Participating Owners
- Kirby GO - Transit Hub Centre
- * Transit Hub
- ★ Public Squares

Proposed Block Plan

LOCATION:
Lots 26 - 30, Concession 4

APPLICANT:
Block 27 Landowners Group Inc.

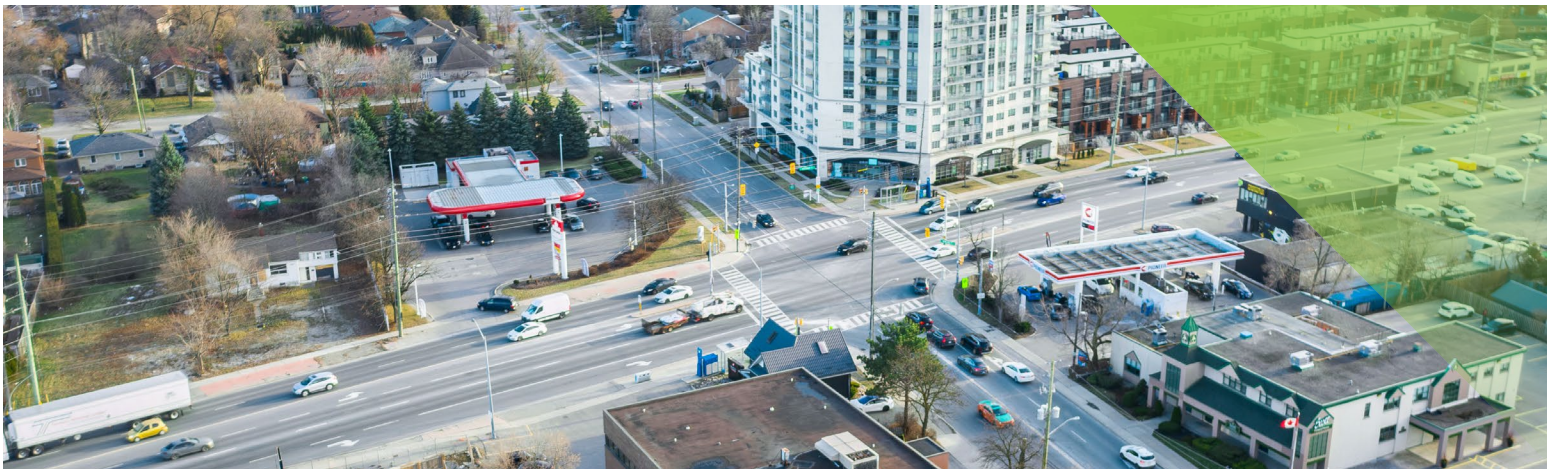


Attachment

FILE:
BL.27.2020

DATE:
May 7, 2024

2



NOTICE OF STATUTORY PUBLIC MEETING WOODBRIDGE GO STATION LAND USE STUDY TUESDAY, MAY 7 AT 7 P.M.

Project Overview

The City of Vaughan is undertaking the Woodbridge GO Station Land Use Study to determine whether a GO train station can fit and function in the area south of Kipling Avenue and Meeting House Road, within the Woodbridge community in Ward 2, as part of the proposed Metrolinx Caledon-Vaughan GO Line. The draft land use study has identified a potential site for the location of a GO station, and a draft Official Plan Amendment (OPA) for the Kipling Avenue Corridor Secondary Plan has been prepared.

Get Involved

A Public Meeting is being held on **Tuesday, May 7 at 7 p.m.**, at Vaughan City Hall (2141 Major Mackenzie Dr.) for residents to provide feedback on the draft land use study and OPA, prior to it being brought forward at a future Committee of the Whole meeting.

To learn how to participate in the meeting, please visit vaughan.ca/CouncilMeetings. If you are unable to attend in person, a live stream of the meeting will be available at vaughan.ca/LiveCouncil.

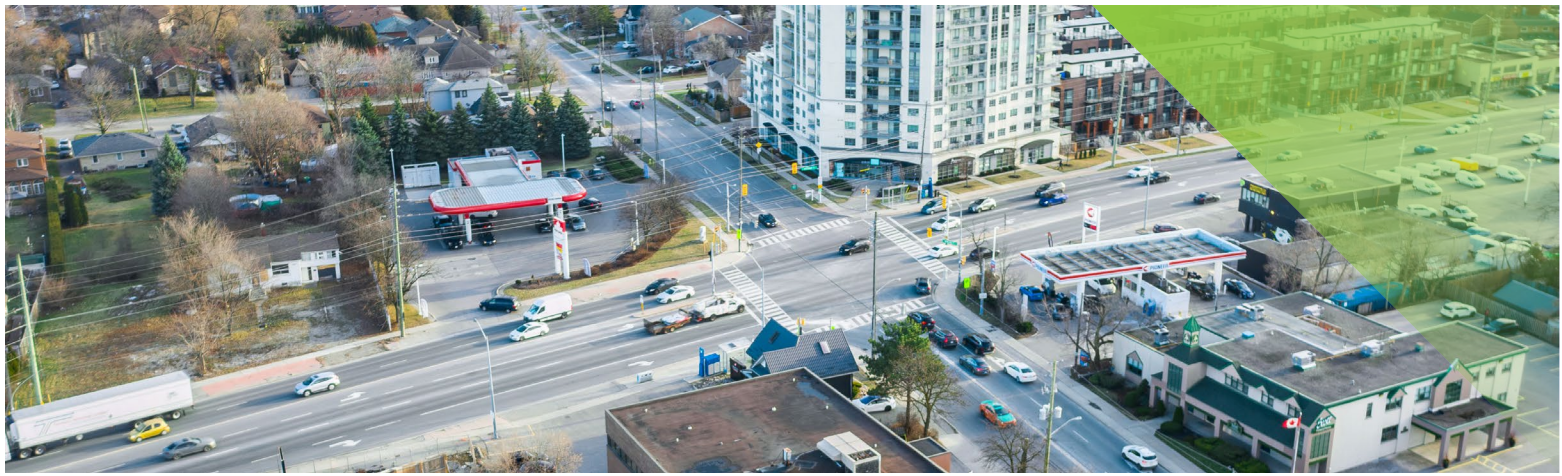
To speak in person or electronically at the meeting, please complete the Request to Speak Form available at vaughan.ca/HaveYourSay or contact Service Vaughan at 905-832-2281. You can also submit written comments by email at clerks@vaughan.ca or by mail to the City of Vaughan, Office of the City Clerk, 2141 Major Mackenzie Dr., Vaughan, ON, L6A 1T1. **Written comments or requests to speak must be received by noon on Monday, May 6.**

A draft of the land use study and OPA will be available for review online at vaughan.ca/WoodbridgeGO by **Thursday, April 18**. The staff report will be available online at vaughan.ca/CouncilMeetings by **Tuesday, April 30**.

Questions can be sent to the Project Manager, Alannah Slattery, Senior Planner, Policy Planning and Special Programs via email at alannah.slattery@vaughan.ca.

Notice of Council Decision

If you wish to be notified of Council's decision on the proposed Woodbridge GO Station Land Use Study and OPA at a future Committee of the Whole meeting, you must make a written request to the Office of the City Clerk, 2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 or email clerks@vaughan.ca.



Public Record

Personal information, including, but not limited to names, addresses and comments, is being collected and maintained under the authority of the *Municipal Act, 2001*, the *Planning Act* and the *Municipal Freedom of Information and Protection of Privacy Act* for the purpose of creating a record that is available for the public. Records will be made available in hard copy and electronically on the internet, and will be used to assist Council and staff in the processing of this OPA. Questions about this collection should be directed to the City Clerk.

Ontario Land Tribunal (OLT)

If a person or public body would otherwise have an ability to appeal the decision of the City of Vaughan and/or the Regional Municipality of York 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 before the proposed OPA is adopted, the person or public body is not entitled to appeal the decision and 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.

For more information on the appeal process please visit olt.gov.on.ca/appeals-process.

Notice Requirements for Landlords and Condominium Corporations

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For more information, visit vaughan.ca/WoodbridgeGO.

DATE OF PUBLIC NOTICE: Friday, April 12, 2024

Contact

Alannah Slattery, Senior Planner
Policy Planning and Special Programs
Alannah.Slattery@vaughan.ca
905-832-2281, ext. 8776