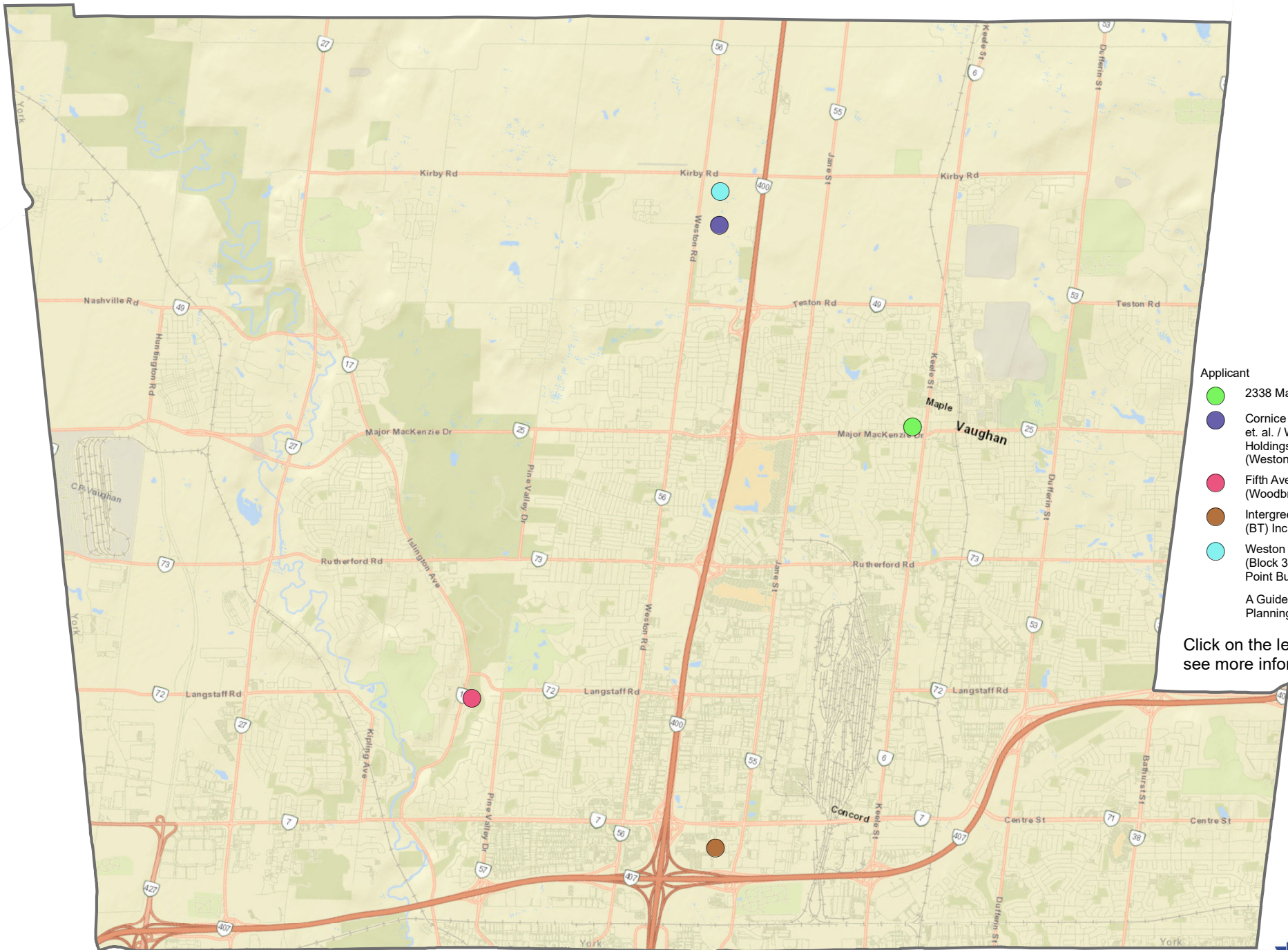


LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE FEBRUARY 28TH, 2023 PUBLIC MEETING



- Applicant**
- 2338 Major Mackenzie Inc.
 - Cornice Developments Ltd., et. al. / Weston Real Estate Holdings Inc. / Edenbrook (Weston) Inc.
 - Fifth Avenue Homes (Woodbridge) Inc.
 - Intergreen Development (BT) Inc.
 - Weston Valley Investments (Block 34) Inc. / Western Point Builders Inc.

A Guide To Vaughan's Planning Process

Click on the legend items to see more information



REVISED NOTICE OF PUBLIC MEETING
COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.18.007
 Zoning By-law Amendment File Z.18.012

DATE OF MEETING: Tuesday, February 28th, 2023
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:	2338 Major Mackenzie Inc.
DESCRIPTION OF SUBJECT LAND:	2338 Major Mackenzie Drive West (northwest corner of Major Mackenzie Drive West and Keele Street) (Attachment 1).
WARD:	WARD #1
PURPOSE OF THE APPLICATIONS:	<p>The previous Public Meeting notice dated February 3, 2023, included Attachment 2 which inadvertently noted two (2) 10-storey buildings instead of two (2) four-storey buildings. Please refer to the revised Attachment 2.</p> <p>The Owner seeks to permit the development of two (2), four-storey apartment buildings consisting of 110 dwelling units (55 units per building) with 419.49 m² of ground floor commercial space fronting Major Mackenzie Drive West and an FSI of 1.76 times the area of the lot as shown on Attachment 2.</p>
RELATED APPLICATION(S):	N/A

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

IMPORTANT INFORMATION

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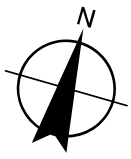
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

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DATE OF PUBLIC NOTICE: February 3, 2023

REVISED NOTICE MAILED: February 7, 2023

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



R2A R2 LAMAR STREET

R3 R3

EXISTING RESIDENTIAL

CONTEXT MAP

MAJOR MACKENZIE DRIVE WEST

150m POLLING AREA

SUBJECT LANDS

KEELE STREET

EXISTING COMMERCIAL

MMS

C1

EXISTING COMMERCIAL

MMS

C1

EXISTING COMMERCIAL

MMS

C1

C1

EXISTING COMMERCIAL WITH RESIDENTIAL

GOLDEN SPRUCE LANE MMS

MMS

MMS

MAJOR MACKENZIE DRIVE WEST

EXISTING RESIDENTIAL

R1V

MMS

MMS

R1

EXISTING RESIDENTIAL

MMS

R1

MMS

R1

C1

C1

MMS

RT1

EXISTING RESIDENTIAL

MMS

RM2

 Subject Lands
Zoning By-Law 1-88

Zoning By-Law 001-2021

MMS, Main Street Mixed-Use Zone - Maple

R2A, Residential Zone

R3, Residential Zone

- C1, Restricted Commercial Zone
- R1, Residential Zone
- R1V, Old Village Residential Zone
- R2, Residential Zone
- R3, Residential Zone
- RM2, Multiple Residential Zone
- RT1, Residential Townhouse Zone

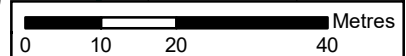
MMS

EXISTING COMMERCIAL

MMS

JACKSON STREET

AMHERST CIRCLE



Context and Location Map

LOCATION:
2338 Major Mackenzie Drive West
Part of lot 21, Concession 4

APPLICANT:
2338 Major Mackenzie Inc.

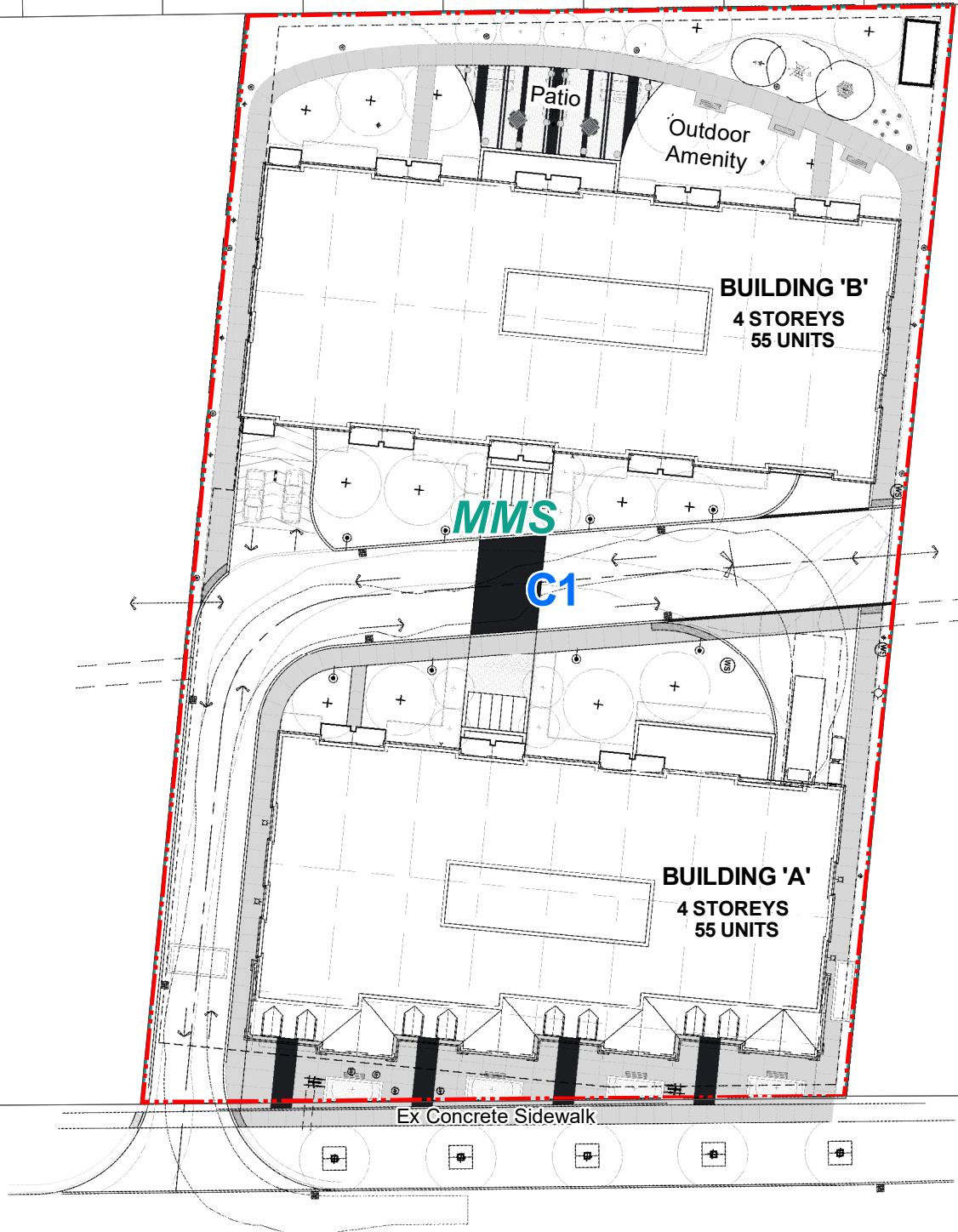
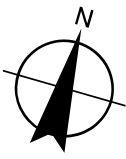


Attachment

FILES:
OP.18.007 and Z.18.012

DATE:
February 28, 2023

1

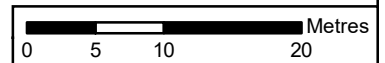


MAJOR MACKENZIE DRIVE WEST

 **Subject Lands**
Zoning By-Law 1-88
 C1, Restricted Commercial Zone

Zoning By-Law 001-2021

MMS, Main Street Mixed-Use Zone - Maple



Site Plan and Zoning

LOCATION:
 2338 Major Mackenzie Drive West
 Part of lot 21, Concession 4

APPLICANT:
 2338 Major Mackenzie Inc.



Attachment

FILES:
 OP.18.007 and Z.18.012

DATE:
 February 28, 2023

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.22.014
 Zoning By-law Amendment File Z.22.035

DATE OF MEETING: February 28, 2023

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:	Intergreen Development (BT) Inc.
DESCRIPTION OF SUBJECT LAND:	25 Interchange Way (vicinity of Highway 7 and Interchange Way) (Attachment 1).
WARD:	WARD 4
PURPOSE OF THE APPLICATIONS:	The Owner has submitted applications for Official Plan Amendment and Zoning By-law Amendment to permit a mixed-use development consisting of two (2) residential towers (55 and 45-storeys in height) with a proposed Floor Space Index ('FSI') of 7.74 times the area of the site for a total of 1,084 residential units, 1,593 m ² of ground-floor retail space, and a stratified park block as rendered on Attachment 2.
RELATED APPLICATION:	Draft Plan of Subdivision File #: 19T-22V010

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 please contact Matthew Peverini, Senior Planner – VMC, at matthew.peverini@vaughan.ca or 905-832-8585, Ext. 3636 Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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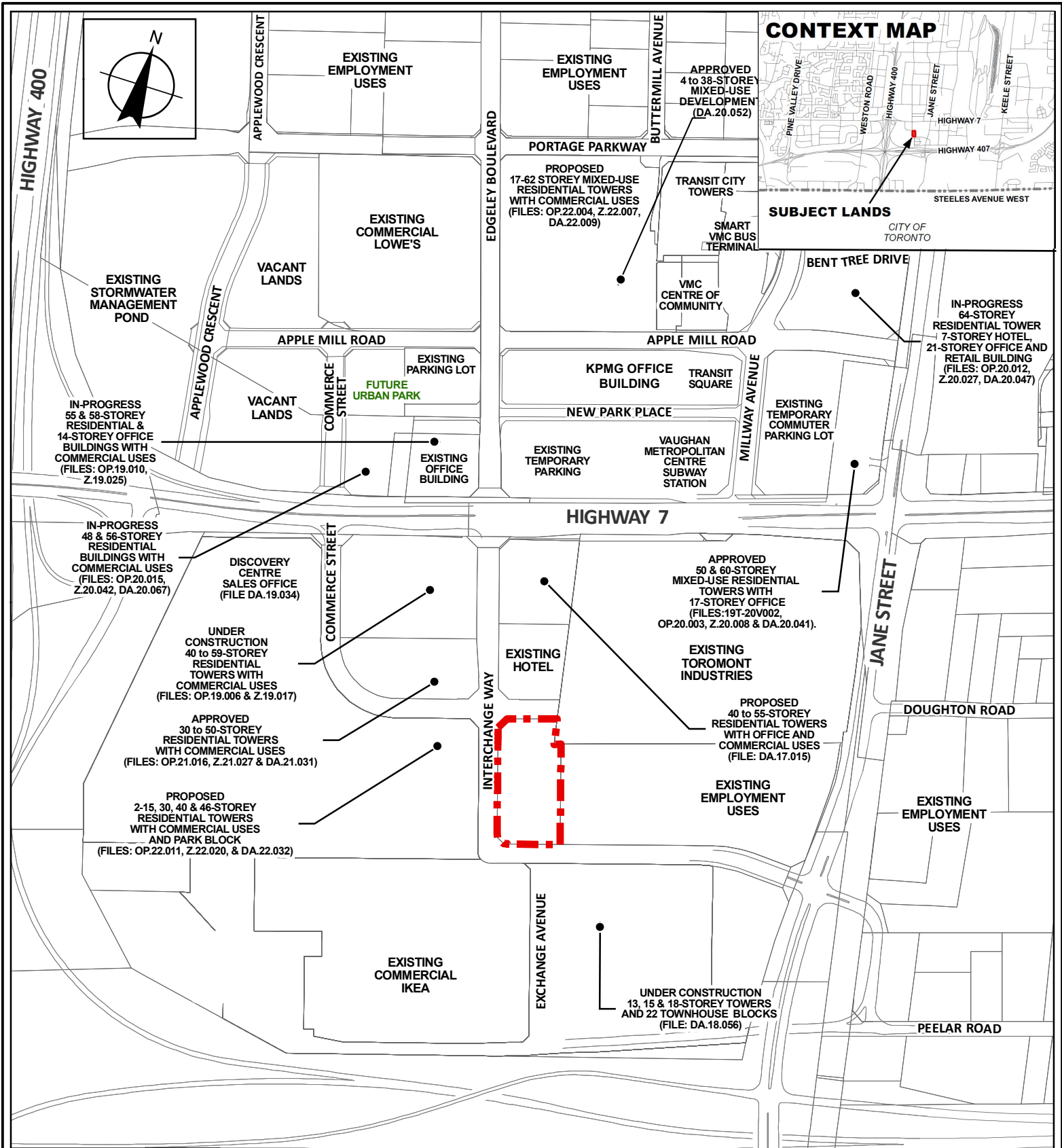
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DATE OF PUBLIC NOTICE: February 3, 2023

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



Context and Location Map

LOCATION:
25 Interchange Way
Part of Lots 4 and 5, Concession 5

APPLICANT:
Intergreen Development (BT) Inc.



Attachment

FILES:
OP.22.014,
Z.22.035,

DATE:
February 3, 2023

1



VIEW LOOKING SOUTH-EAST

Not to Scale

Conceptual Rendering

LOCATION: 25 Interchange Way
Part of Lots 4 and 5, Concession 5

APPLICANT:
Intergreen Development (BT) Inc.



Attachment

FILES:
OP.22.014, Z.22.035,
DATE:
February 3, 2023

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Parcel 1
 Official Plan Amendment File OP.22.017
 Zoning By-law Amendment File Z.22.037
 Parcel 2
 Official Plan Amendment File OP.22.018
 Zoning By-law Amendment File Z.22.038
 Parcel 3
 Zoning By-law Amendment File Z.22.039

DATE OF MEETING: Tuesday, February 28, 2023
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:	Parcel 1 - Cornice Developments Ltd., et. al. Parcel 2 - Weston Real Estate Holdings Inc. Parcel 3 - Edenbrook (Weston) Inc.
DESCRIPTION OF SUBJECT LAND:	Block 34 West - East side of Weston Road, mid-point between Kirby Road and Teston Road (Attachment 1) Parcel 1 – 11091 Weston Road Parcel 2 – 11211 Weston Road Parcel 3 – 11031 Weston Road
WARD:	WARD # 1
PURPOSE OF THE APPLICATIONS:	The Owners seek to amend the Official Plan and Zoning By-law to permit the development of residential plans of subdivision with single detached dwellings, street townhouse dwellings, apartment units and mid-rise residential buildings. The proposal also includes a parkland block (0.45 ha), open space blocks, stormwater management pond blocks, and a street network (streets A through F) as shown on Attachment 2.
RELATED APPLICATIONS:	Parcel 1 – File: Draft Plan of Subdivision 19T-22V011 Parcel 2 - File: Draft Plan of Subdivision 19T-22V012 Parcel 3 – File: Draft Plan of Subdivision 19T-22V013

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

IMPORTANT INFORMATION

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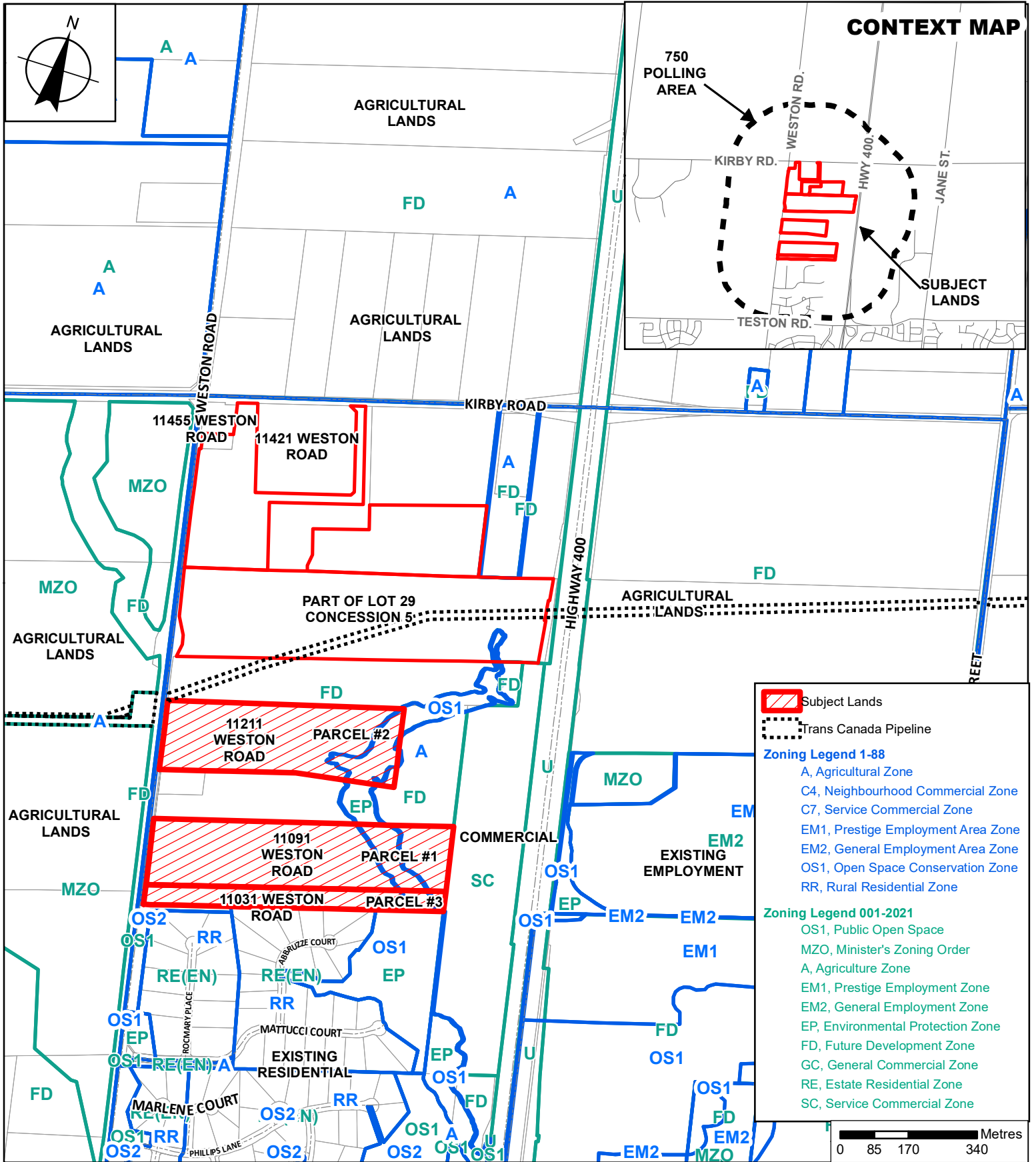
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DATE OF PUBLIC NOTICE: February 3, 2023

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



Context and Location Map

LOCATION:
11031, 11091, 11075, and 11211 Weston Road

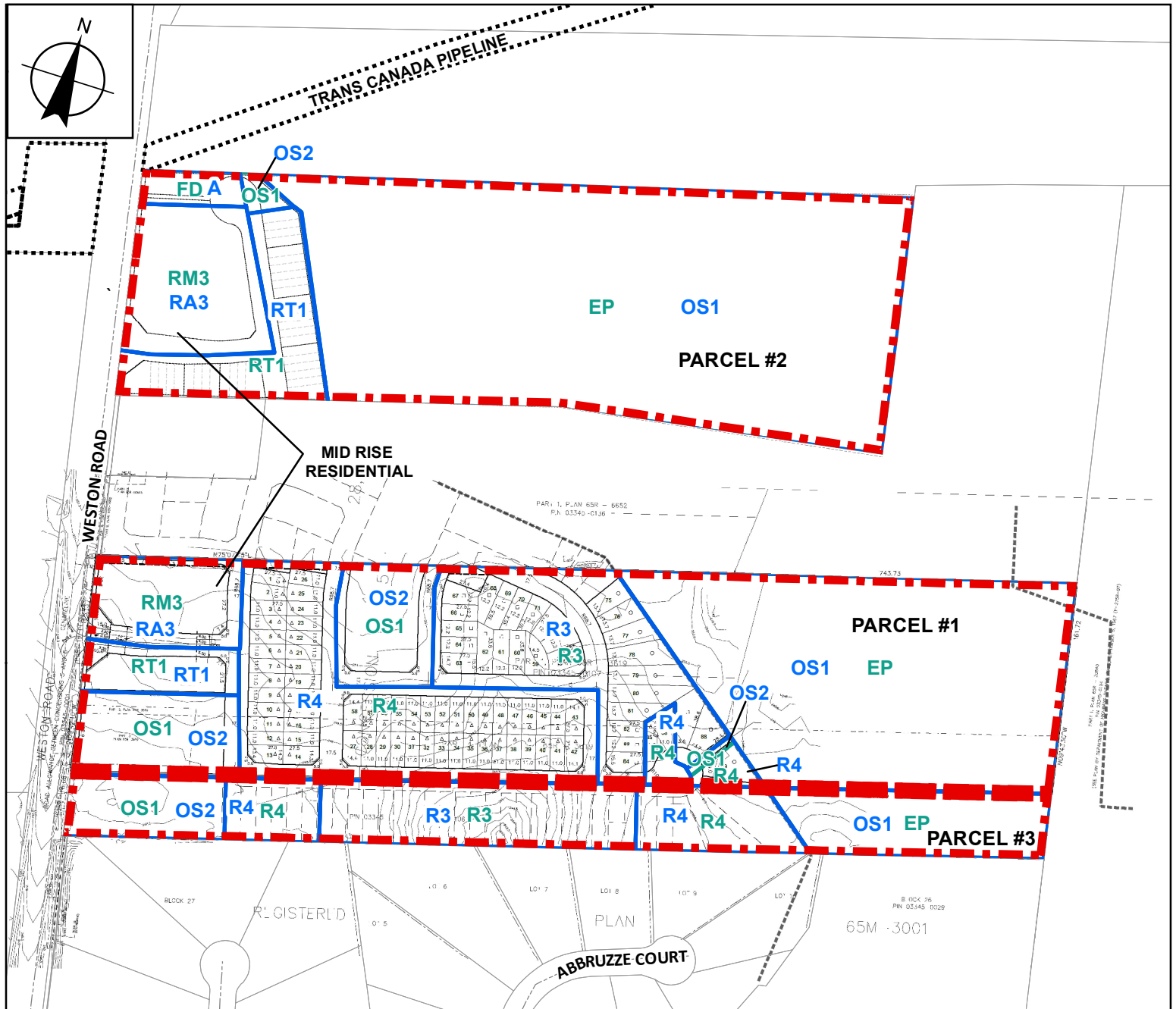
APPLICANT:
Cornice Developments Ltd., et. al., Parcel 1
Weston Real Estate Holdings Inc. Parcel 2
Edenbrook (Weston) Inc. Parcel 3



Attachment

FILE:
Parcel 1 OP.22.017 and Z.22.037
Parcel 2 OP.22.018 and Z.22.038
Parcel 3 Z.22.039
RELATED FILES:
19T-22V011, 19T-22V012 and 19T-22V013
DATE:
February 28, 2023

1



Subject Lands

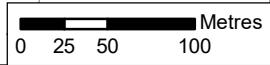
Trans Canada Pipeline

Zoning Legend 1-88

- A, Agricultural Zone
- OS1, Open Space Conservation Zone
- OS2, Open Space Park Zone
- R3, Residential Zone
- R4, Residential Zone
- RA3, Apartment Residential Zone
- RT1, Residential Townhouse Zone

Zoning Legend 001-2021

- RM3, Multiple Unit Residential
- R4, Fourth Density Residential
- OS1, Open Space
- R3, Third Density Residential
- RT1, Townhouse Residential
- EP, Environmental Protection Zone
- FD, Future Development Zone



Proposed Official Plan, Zoning and Draft Plans of Subdivision Attachment

LOCATION:
11031, 11091, 11075, and 11211 Weston Road

APPLICANT:
Cornice Developments Ltd., et. al., Parcel 1
Weston Real Estate Holdings Inc. Parcel 2
Edenbrook (Weston) Inc. Parcel 3



FILE:
Parcel 1 OP.22.017 and Z.22.037
Parcel 2 OP.22.018 and Z.22.038
Parcel 3 Z.22.039

RELATED FILES:
19T-22V011, 19T-22V012 and 19T-22V013

DATE:
February 28, 2023

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Parcel 1
 Official Plan Amendment File OP.22.019
 Zoning By-law Amendment File Z.22.040

Parcel 2
 Official Plan Amendment File OP.22.020
 Zoning By-law Amendment File Z.22.041

DATE OF MEETING: Tuesday, February 28, 2023
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:	Parcel 1 - Weston Valley Investments (Block 34) Inc. Parcel 2 - Western Point Builders Inc.
DESCRIPTION OF SUBJECT LAND:	Block 34 West (Attachment 1) Parcel 1 - Part of Lot 29, Concession 5 (East side of Weston Road, west side of Highway 400) Parcel 2 – Part of 11421 and 11455 Weston Road (Southeast Corner of Weston Road and Kirby Road)
WARD:	WARD # 1
PURPOSE OF THE APPLICATIONS:	The Owners seek to amend the Official Plan and Zoning By-law to permit the development of employment plans of subdivision to include a Mixed-Use Employment/Commercial Block, an Employment Block, an Open Space Block, a Stormwater Management Pond Block, and a Public Street (Street 'A') as shown on Attachment 2.
RELATED APPLICATIONS:	Parcel 1 - Draft Plan of Subdivision File 19T-22V014 Parcel 2 - Draft Plan of Subdivision File 19T-22V015

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

IMPORTANT INFORMATION

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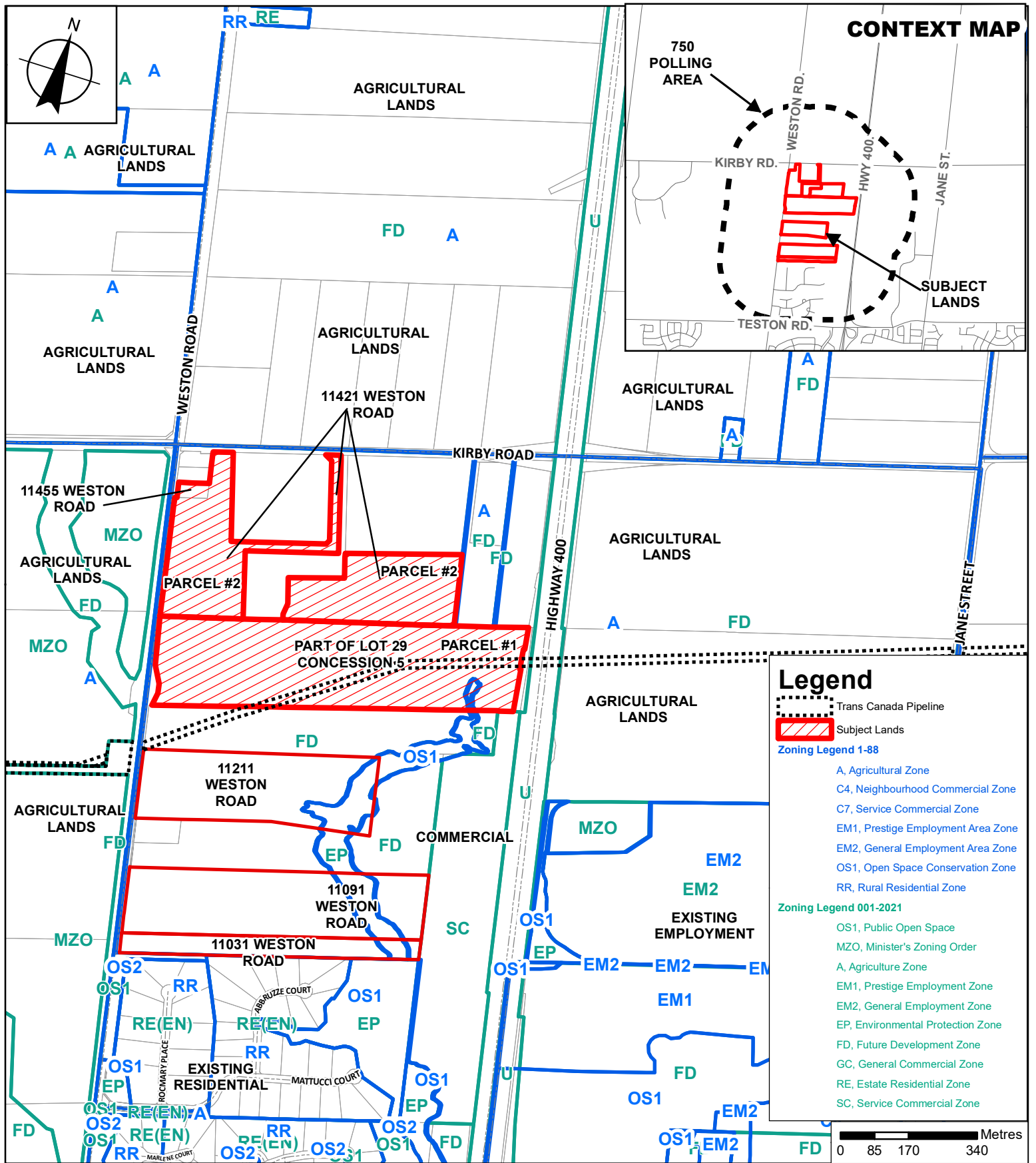
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NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that 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: February 3, 2023

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



Context and Location Map

LOCATION:
Part of Lot 29, Concession 5
Part of 11421 & 11455 Weston Road

APPLICANT:
Weston Valley Investments (Block 34) Inc. Parcel 1
Western Point Builders Inc. Parcel 2



Attachment

FILE:
Parcel 1 OP.22.019 and Z.22.040
Parcel 2 OP.22.020 and Z.22.041

RELATED FILES:
19T-22V014, 19T-22V015

DATE:
February 28, 2023

1



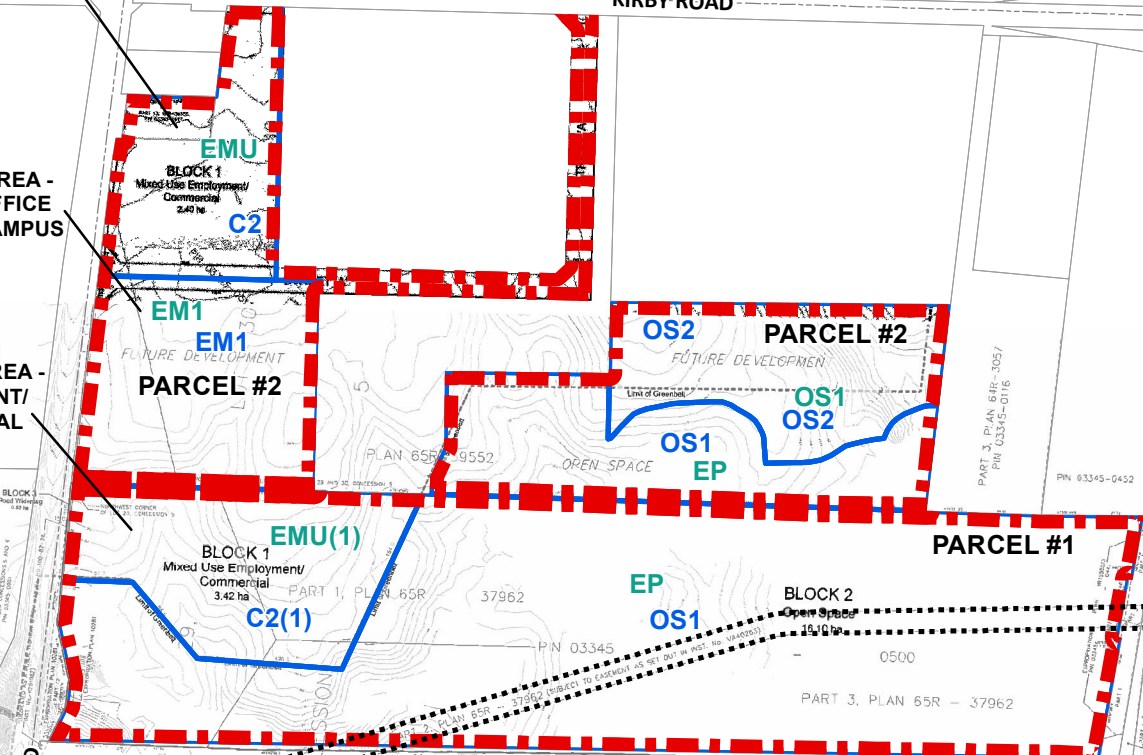
MIXED USE AREA - EMPLOYMENT/COMMERCIAL

PRESTIGE AREA - GENERAL OFFICE BUSINESS CAMPUS

MIXED USE AREA - EMPLOYMENT/COMMERCIAL

KIRBY ROAD

HIGHWAY 400



Legend

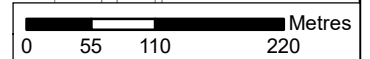
- Trans Canada Pipeline
- Subject Lands

Zoning Legend 1-88

- C2, General Commercial Zone
- EM1, Prestige Employment Area Zone
- OS1, Open Space Conservation Zone
- OS2, Open Space Park Zone

Zoning Legend 001-2021

- EM1, Prestige Employment
- EMU, Employment Commercial Mixed Use
- OS1, Open Space
- EP, Environmental Protection Zone



Proposed Official Plan, Zoning and Draft Plans of Subdivision

LOCATION:
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Part of 11421 & 11455 Weston Road

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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

Official Plan Amendment File OP.22.021
 Zoning By-law Amendment File Z.22.042

DATE OF MEETING: Tuesday, February 28, 2023
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:	Fifth Avenue Homes (Woodbridge) Inc.
DESCRIPTION OF SUBJECT LAND:	8473, 8477, and 8487 Islington Avenue (vicinity of Islington Avenue and Langstaff Road) (Attachment 1).
WARD:	2
PURPOSE OF THE APPLICATIONS:	To amend policies of the Official Plan as it applies to the subject land and rezone the subject land to permit the development of 24 townhouse dwellings, one natural area block, and an environmental buffer block as shown on Attachment 2.
RELATED APPLICATIONS:	19T-22V017 and DA.22.070

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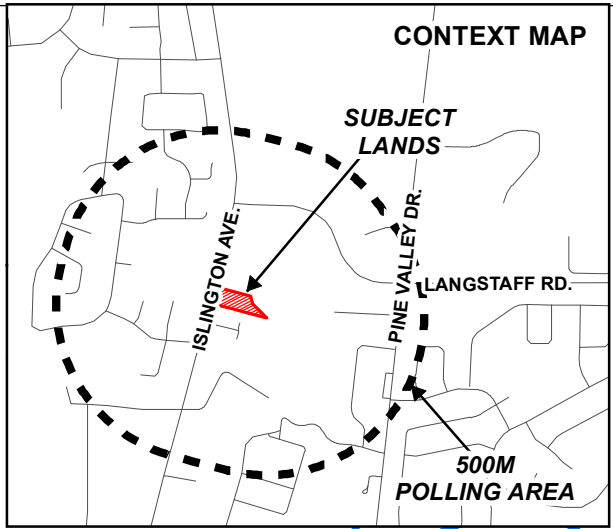
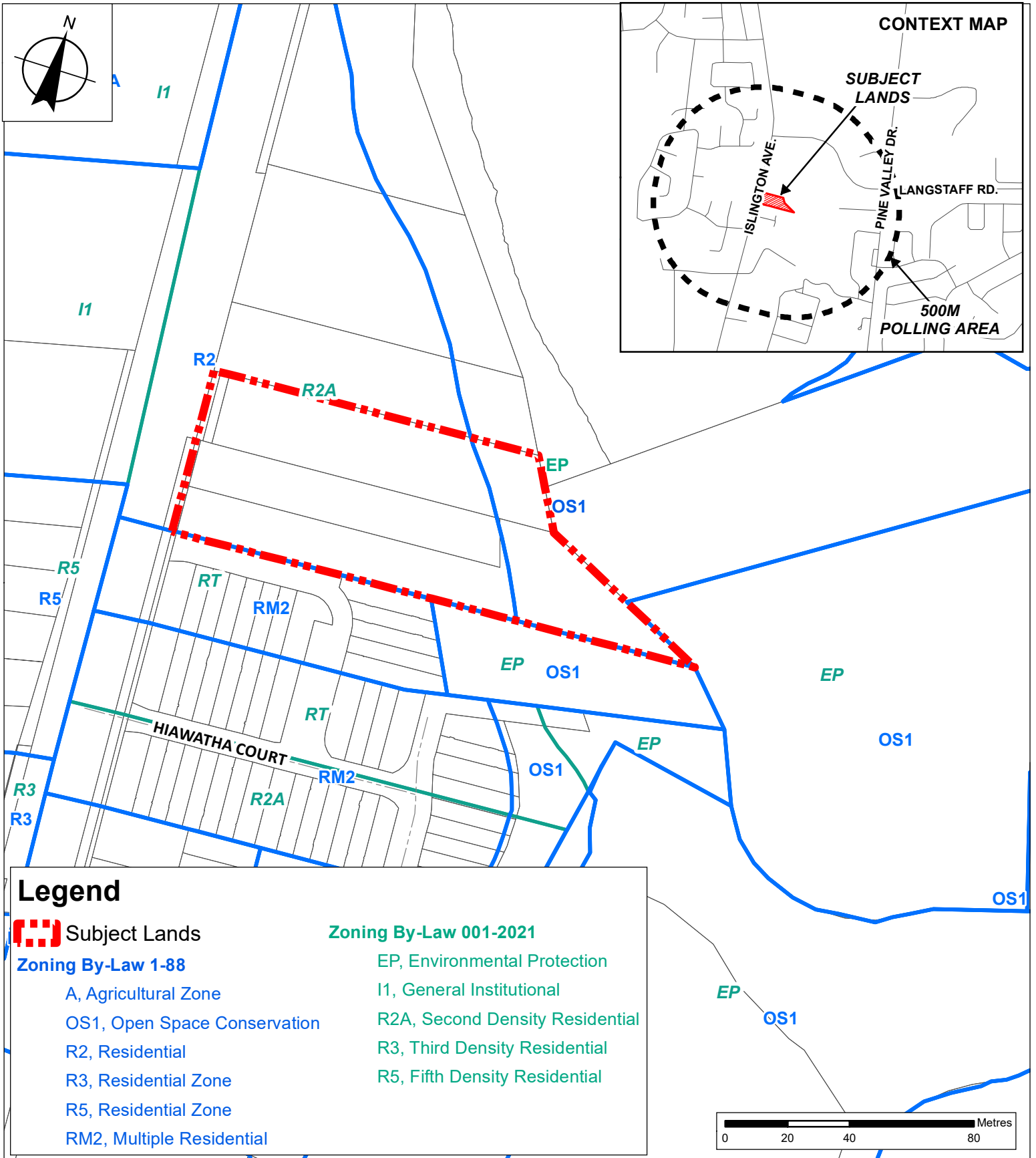
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In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the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

DATE OF PUBLIC NOTICE: February 3, 2023

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



Legend

Subject Lands

Zoning By-Law 1-88

- A, Agricultural Zone
- OS1, Open Space Conservation
- R2, Residential
- R3, Residential Zone
- R5, Residential Zone
- RM2, Multiple Residential

Zoning By-Law 001-2021

- EP, Environmental Protection
- I1, General Institutional
- R2A, Second Density Residential
- R3, Third Density Residential
- R5, Fifth Density Residential

Context and Location Map

LOCATION: 8473, 8477 and 8487 Islington Avenue
Part of Lot 10, Concession 7

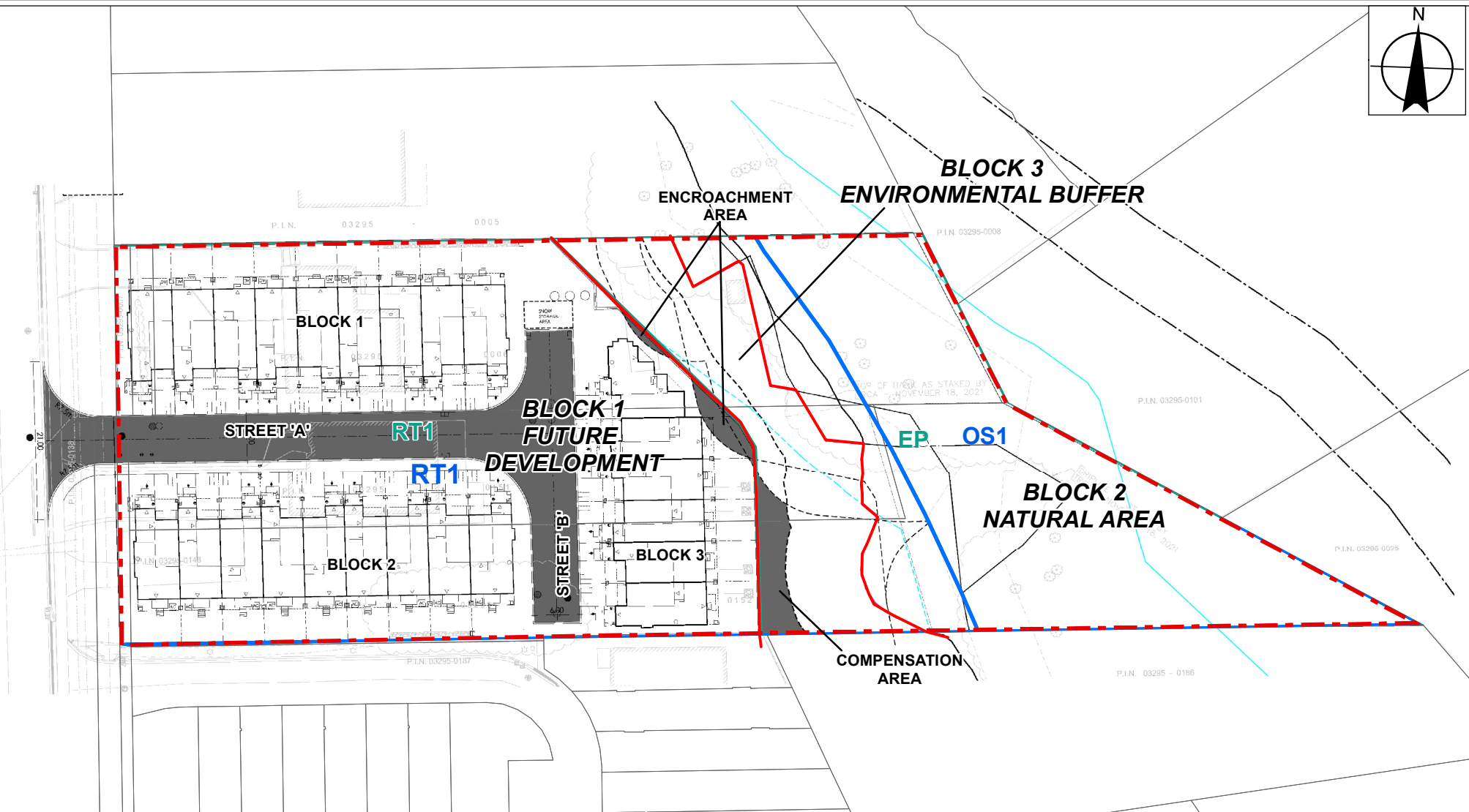
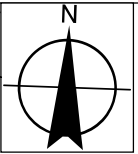
APPLICANT: Fifth Avenue Homes (Woodbridge) Inc.



Attachment

FILES:
OP.22.021 and Z.22.042
RELATED FILES:
19T-22V017 and DA.22.070
DATE:
February 28, 2023

1



Zoning Legend 1-88	Zoning Legend 001-2021
OS1, Open Space Conservation Zone	EP, Environmental Protection
RT1, Residential Townhouse Zone	RT1, Townhouse Residential



Site Plan and Proposed Zoning

LOCATION: 8473, 8477 and 8487 Islington Avenue
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