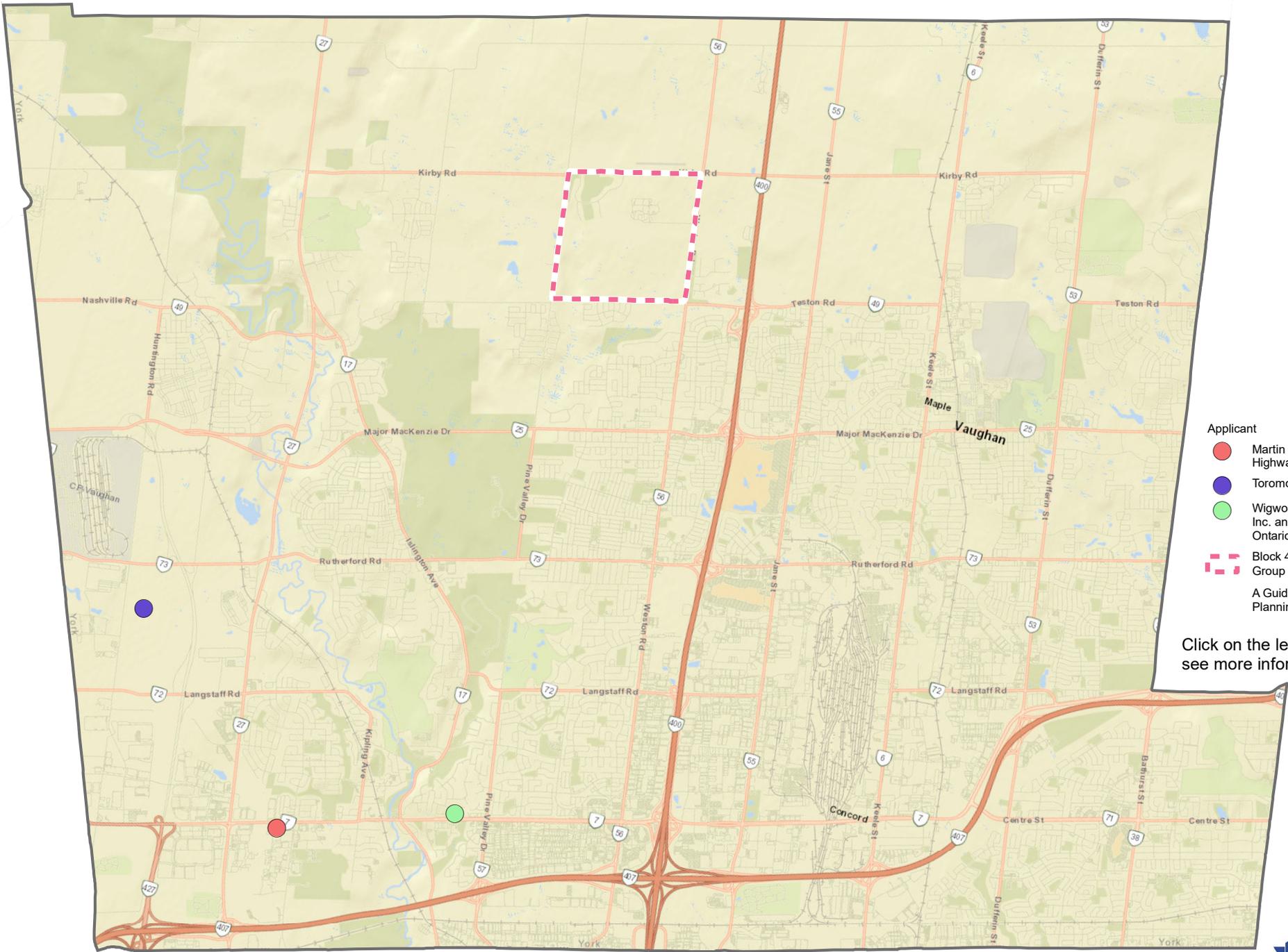


LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE FEBRUARY 7TH, 2023 PUBLIC MEETING



- Applicant
- Martin Grove and Highway 7 Landowners
 - Toromont Industries Ltd.
 - Wigwoss Investments Inc. and 2561658 Ontario Inc.
 - Block 41 Landowners Group
- A Guide To Vaughan's Planning Process

Click on the legend items to see more information



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Block Plan File BL.41.2020

DATE OF MEETING: Tuesday, February 7, 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

If you would like to speak at the meeting, either electronically or in person, please complete the [Request to Speak Form](#) and submit to clerks@vaughan.ca.

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

APPLICANT:	Block 41 Landowners Group
DESCRIPTION OF SUBJECT LAND:	Concession Block 41 (bounded by Kirby Road to the north, Weston Road to the east, Teston Road to the south, and Pine Valley Drive to the west)
WARD:	1
PURPOSE OF THE APPLICATION:	<p>The Block 41 Block Plan, File BL.41.2020, is seeking to implement and precisely locate the physical, environmental, social and economic aspects of development as planned for by the Block 41 Secondary Plan for the lands within Concession Block 41.</p> <p>The subject lands, as shown on Attachment 1, are approximately 322.24 ha in size and contain approximately 137 ha of Greenbelt.</p> <p>The Block Plan is seeking to facilitate the development of the subject lands for 4,417 residential units on 176 ha of land, with a projected population of approximately 13,500 persons.</p> <p>The Block Plan proposes to accommodate housing typologies that including single detached dwellings, townhouse dwellings, medium density blocks, and mixed-use mid-rise buildings; as well as 7 parks; a public square; a co-location facility that includes a community centre and library; and six stormwater management facilities; as shown on Attachment #2.</p> <p>The Block Plan will form the framework for the submission of future development application(s) for the subject lands, including draft plans of subdivision, and/or zoning by-law amendments, and/or site plan applications.</p>
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 application, please contact Diana DiGirolamo, Senior Planner, at diana.digirolamo@vaughan.ca or 905-832-8585, Extension 8776. Requests for additional information can also be submitted by email to policyplanning@vaughan.ca.

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

PUBLIC CONSULTATION: If you would like to speak at the meeting, either electronically or in person, please complete the [Request to Speak Form](#) online.

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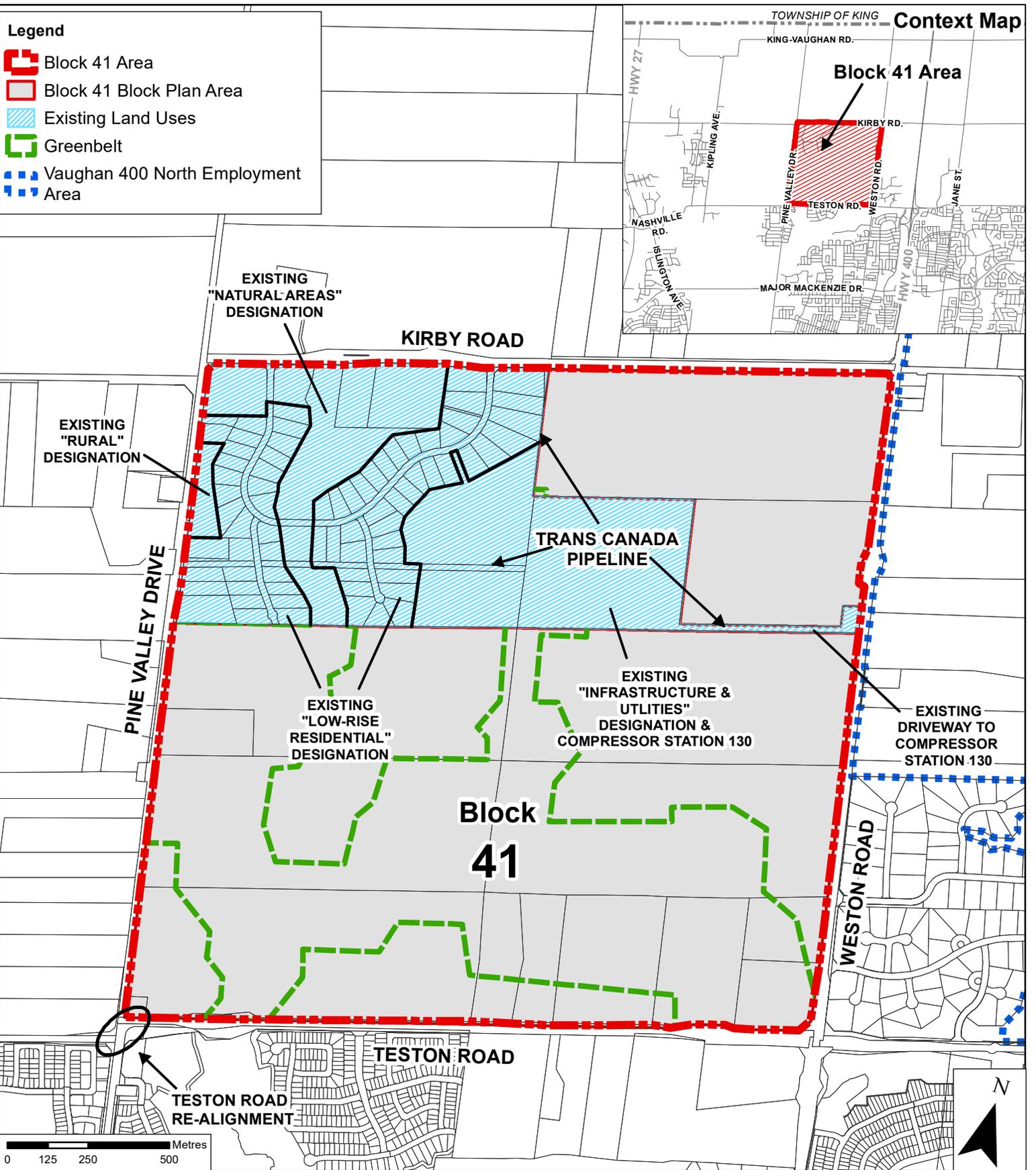
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DATE OF PUBLIC NOTICE: January 13, 2023

CHRISTINA BRUCE, Director Policy Planning & Special Programs

TODD COLES, City Clerk



Context and Location Map

LOCATION:
Lots 26-30, Concession 6

APPLICANT:
Block 41 Landowners Group

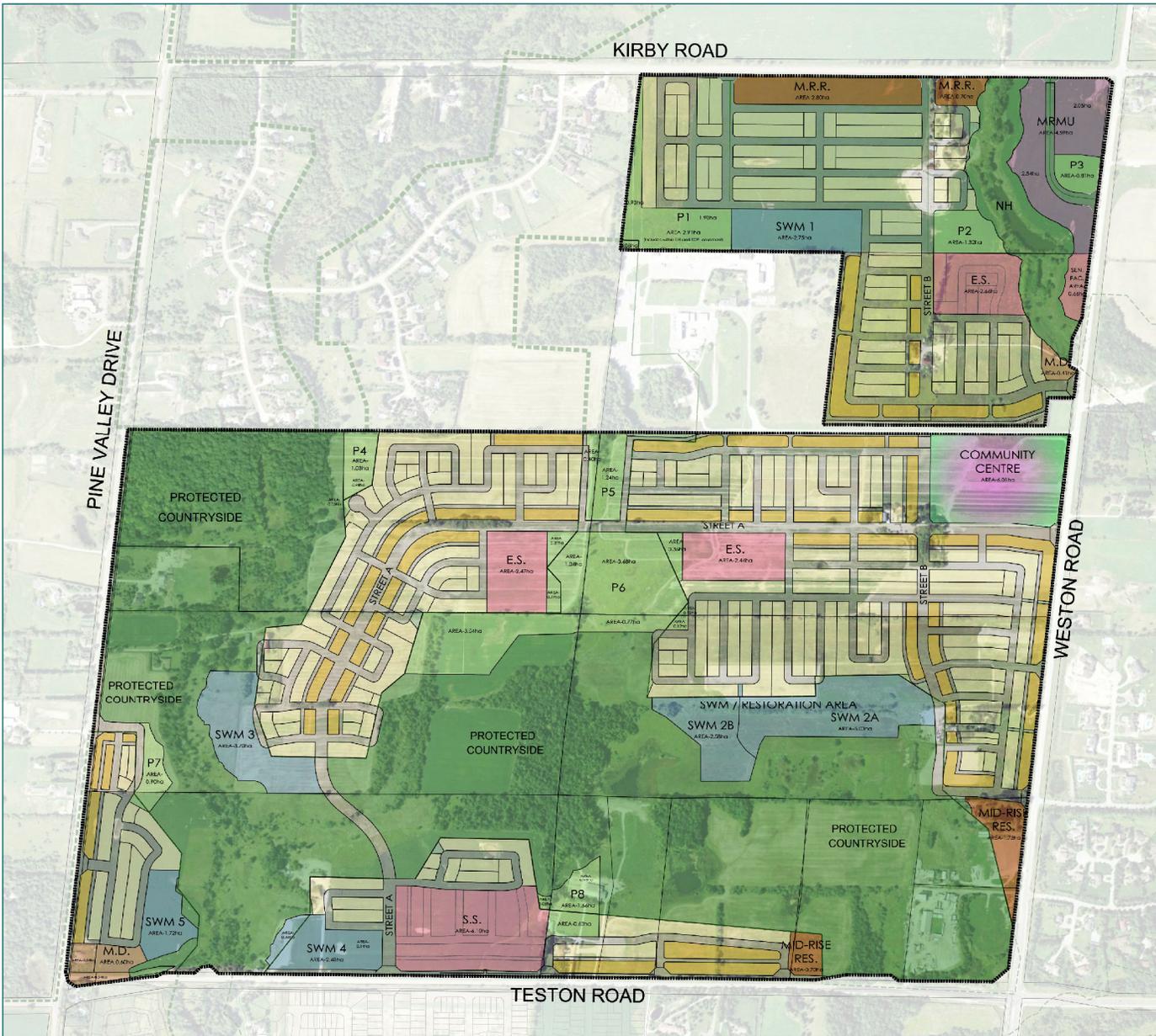


Attachment

FILE:
BL.41.2020

DATE:
February 7, 2023

1



BLOCK 41

MASTER ENVIRONMENTAL SERVICING PLAN

LEGEND

- Block 41 Secondary Plan Area
- Low Medium Density (street access)
- Low Medium Density (lane access)
- Medium Density Block
- Mid-Rise Residential
- Mid-Rise Mixed Use
- Institutional
- Community Centre / Park
- NH / Protected Countryside
- Park
- Vista
- Storm Water Management Facility

FIGURE 5.1.1

Block Plan



Sources: Aerial Photography, First Base Solutions, June 2017.
 Greenbelt Plan copyright Queens Printer for Ontario, 2017, reproduced with permission.
 Contains public sector information made available under the Regional Municipality of York's Open Data Licence

Proposed Block Plan

LOCATION:
 Lots 26-30, Concession 6

APPLICANT:
 Block 41 Landowners Group



Attachment

FILE:
 BL.41.2020

DATE:
 February 7, 2023

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.22.007

DATE OF MEETING: Tuesday, February 7, 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:	Martin Grove and Highway 7 Landowners
DESCRIPTION OF SUBJECT LAND:	5655, 5657, 5731, 5767, 5781 Highway 7, and 7700, 7714 Martin Grove Road. (vicinity of Highway 7 and Martin Grove Road) (Attachment 1).
WARD:	2
PURPOSE OF THE APPLICATION:	To amend Vaughan Official Plan 2010 to permit a phased high-rise mixed-use master plan consisting of 10 residential apartment blocks totaling 13 buildings with at-grade commercial uses, a maximum height of 28-storeys, a maximum floor space index (FSI) of 5.62 times the area of the lot and a total of 3,390 units spanning 3 phases, as shown 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 application please contact Christopher 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 and applicant.

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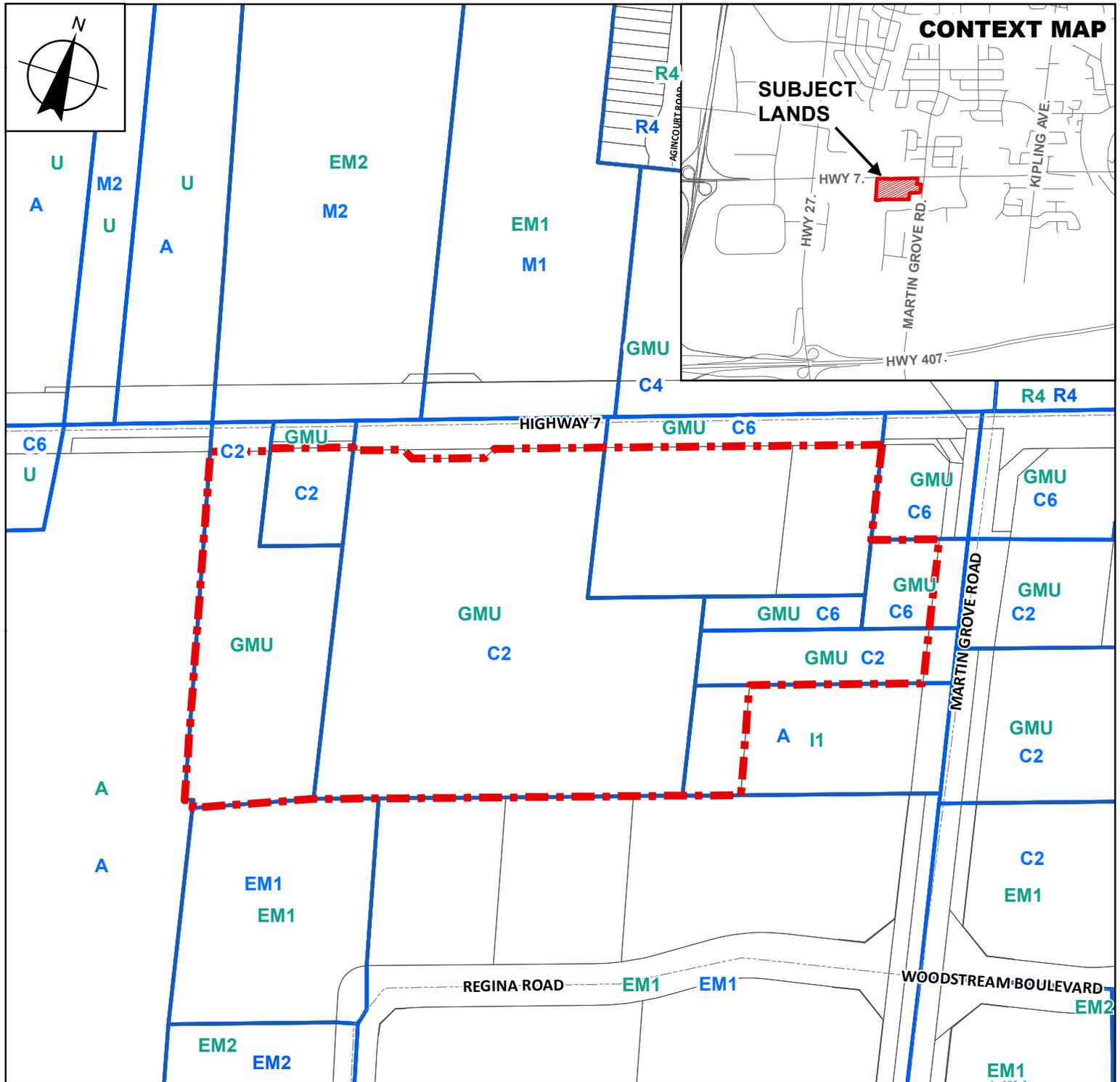
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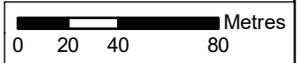
In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation maintained under subsection 47 (2) and shall make a copy of the notice available for examination.

DATE OF PUBLIC NOTICE: January 13, 2023

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



 Subject Lands Zoning Legend 1-88 A, Agricultural Zone C2, General Commercial Zone C4, Neighbourhood Commercial Zone C6, Highway Commercial Zone	EM1, Prestige Employment Area Zone EM2, General Employment Area Zone M1, Restricted Industrial Zone M2, General Industrial Zone R4, Residential Zone	Zoning Legend 001-2021 A, Agriculture Zone EM1, Prestige Employment Zone EM2, General Employment Zone	GMU, General Mixed Use Zone I1, General Institutional Zone R4, Residential Zone U, Utility Zone
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Context & Location Map

LOCATION:
 Part of Lot 5, Concession 8
 5655, 5657, 5731, 5767, 5781 Highway 7, and 7700,
 7714 Martin Grove Road.

APPLICANT:
 Martin Grove and Highway 7 Landowners



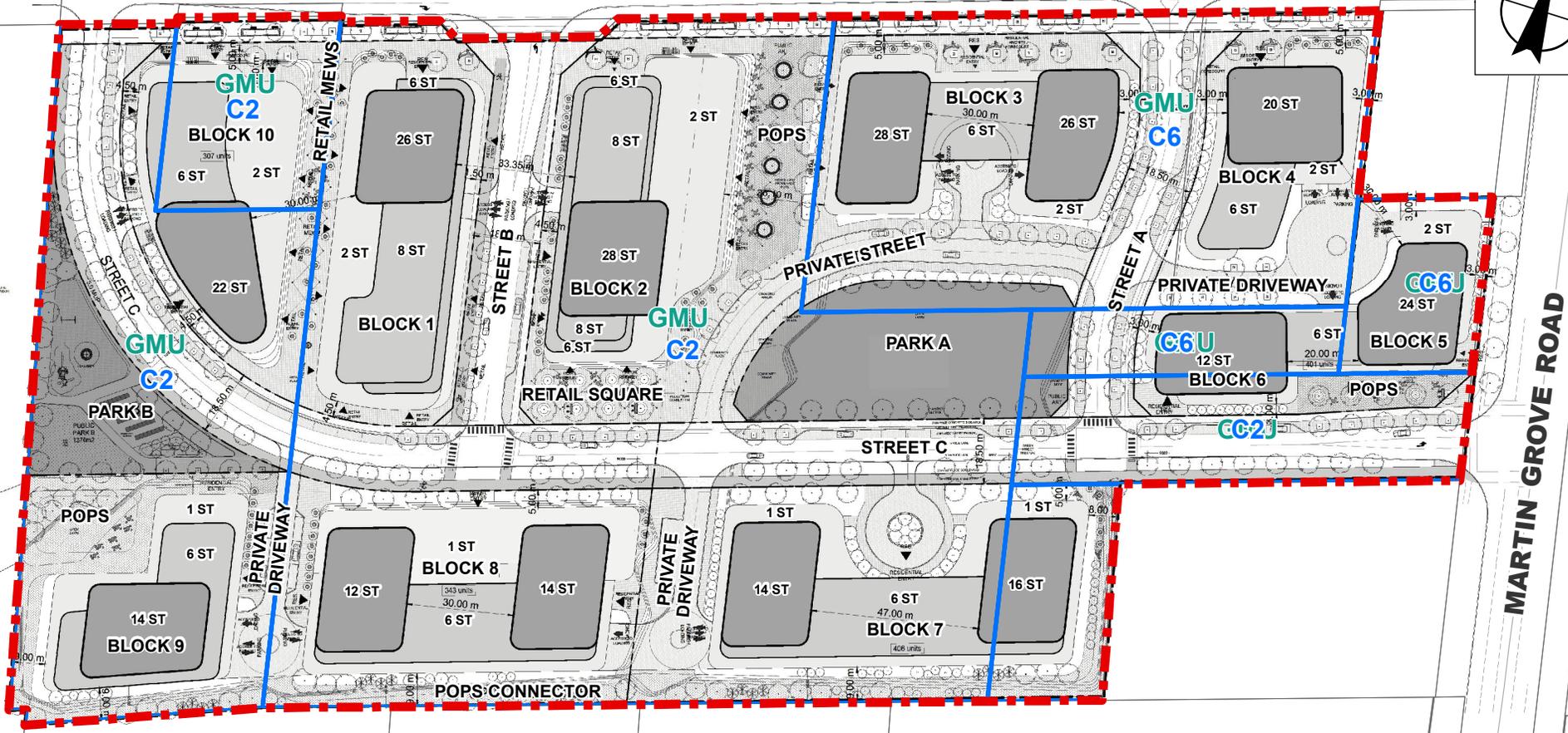
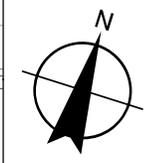
Attachment

FILE:
 OP.22.007

DATE:
 February 7, 2023

1

HIGHWAY 7

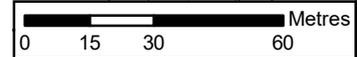


Zoning Legend 1-88

- A, Agricultural Zone
- C2, General Commercial Zone
- C6, Highway Commercial Zone
- EM1, Prestige Employment Area Zone

Zoning Legend 001-2021

- A, Agriculture Zone
- EM1, Prestige Employment Zone
- GMU, General Mixed Use Zone
- I1, General Institutional Zone



Conceptual Site Plan and Zoning

LOCATION:
 Part of Lot 5, Concession 8
 5655, 5657, 5731, 5767, 5781 Highway 7, and 7700, 7714
 Martin Grove Road.

APPLICANT:
 Martin Grove and Highway 7 Landowners



Attachment

FILE:
 OP.22.007

DATE:
 February 7, 2023

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.22.016
 Zoning By-law Amendment File Z.22.036

DATE OF MEETING: Tuesday, February 7, 2022
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:	Wigwoss Investments Inc. & 2561658 Ontario Inc.
DESCRIPTION OF SUBJECT LANDS:	10, 20 and 24 Wigwoss Drive (vicinity of Wigwoss Drive and Highway 7) (Attachment 1).
WARD:	2
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit a 12-storey residential apartment building containing 106 units, with a gross floor area of 9,780 m ² , 630 m ² of private amenity space and 186 parking spaces, as shown 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 these applications please contact Casandra Bagin, Planner, at Casandra.Bagin@vaughan.ca or 905-832-8585, Extension 8003. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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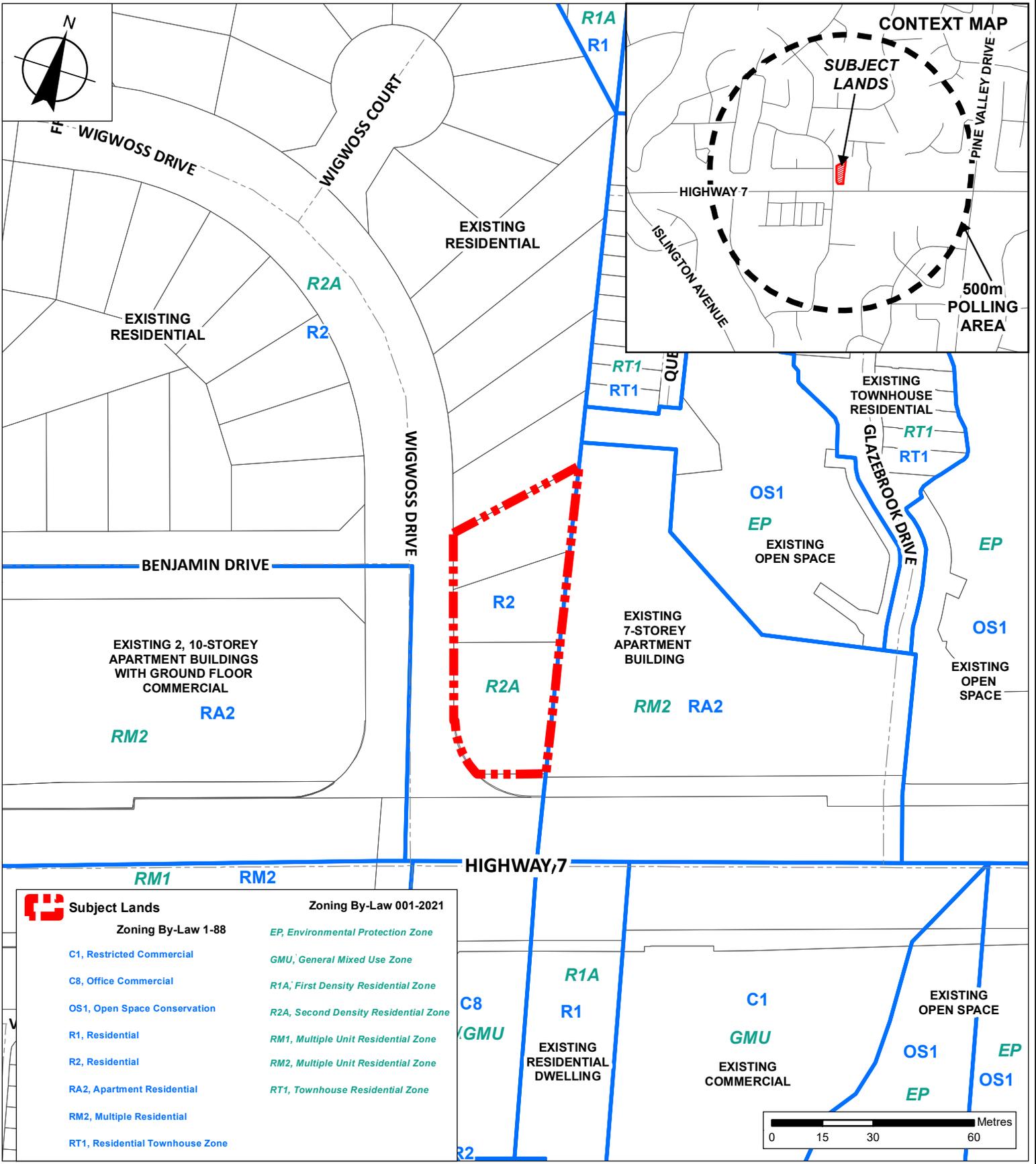
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DATE OF PUBLIC NOTICE: January 13, 2023

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



Subject Lands		Zoning By-Law 001-2021
Zoning By-Law 1-88		<i>EP, Environmental Protection Zone</i>
C1, Restricted Commercial		<i>GMU, General Mixed Use Zone</i>
C8, Office Commercial		<i>R1A, First Density Residential Zone</i>
OS1, Open Space Conservation		<i>R2A, Second Density Residential Zone</i>
R1, Residential		<i>RM1, Multiple Unit Residential Zone</i>
R2, Residential		<i>RM2, Multiple Unit Residential Zone</i>
RA2, Apartment Residential		<i>RT1, Townhouse Residential Zone</i>
RM2, Multiple Residential		
RT1, Residential Townhouse Zone		

Context and Location Map

LOCATION: 10, 20, 24 Wigwoss Drive
Part of Lot 6, Concession 7

APPLICANT: Wigwoss Investments Inc.
and 2561658 Ontario Inc.

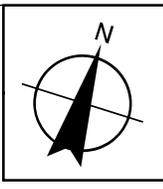


Attachment

FILES: OP.22.016 and
Z.22.036

DATE:
February 7, 2023

1



SITE ACCESS

CONCRETE SIDEWALK

WIGWOSS DRIVE

LANDSCAPE

LANDSCAPE

LIMIT OF 10m BUFFER

COMMON ROOF TERRACE 3RD STOREY

LINE OF 10M BUFFER

ENTRANCE/EXIT FOR UNDERGROUND PARKING

REPLACE EXISTING RETAINING WALL

RM2

RM2

PROPOSED 12-STOREY RESIDENTIAL APARTMENT BUILDING

BALCONIES

TERRACES

OUTDOOR AMENITY

LANDSCAPE



Subject Lands

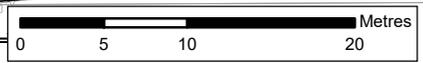
Zoning By-Law 1-88

RM2, Multiple Residential

Zoning By-Law 001-2021

RM2, Multiple Unit Residential Zone

HIGHWAY-7



Site Plan and Proposed Zoning

LOCATION: 10, 20, 24 Wigwoss Drive
Part of Lot 6, Concession 6

APPLICANT: Wigwoss Investments Inc.
and 2561658 Ontario Inc.



Attachment

FILES: OP.22.016 and Z.22.036

DATE: February 7, 2023

2



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

Zoning By-law Amendment File Z.22.028
 Draft Plan of Subdivision File 19T-22V005

DATE OF MEETING: Tuesday, February 7, 2022
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 LANDS:	8939 Huntington Road (vicinity of Huntington Road and Rutherford Road) (Attachment 1).
WARD:	2
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit an employment subdivision consisting of one Prestige Employment block, two General Employment blocks, and Open Space Blocks, as shown 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 these applications please contact Casandra Bagin, Planner, at Casandra.Bagin@vaughan.ca or 905-832-8585, Extension 8003. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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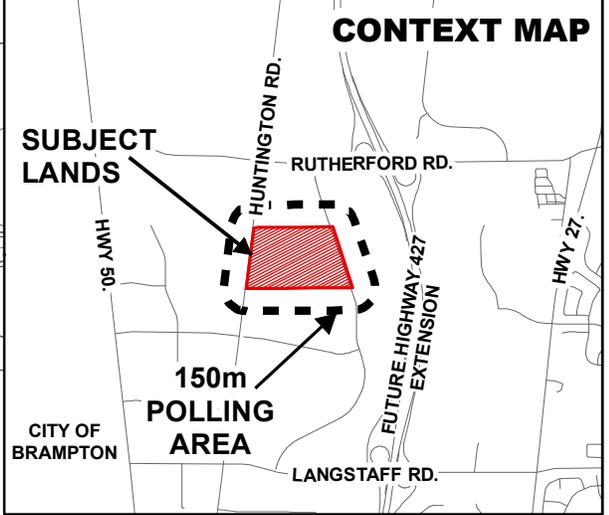
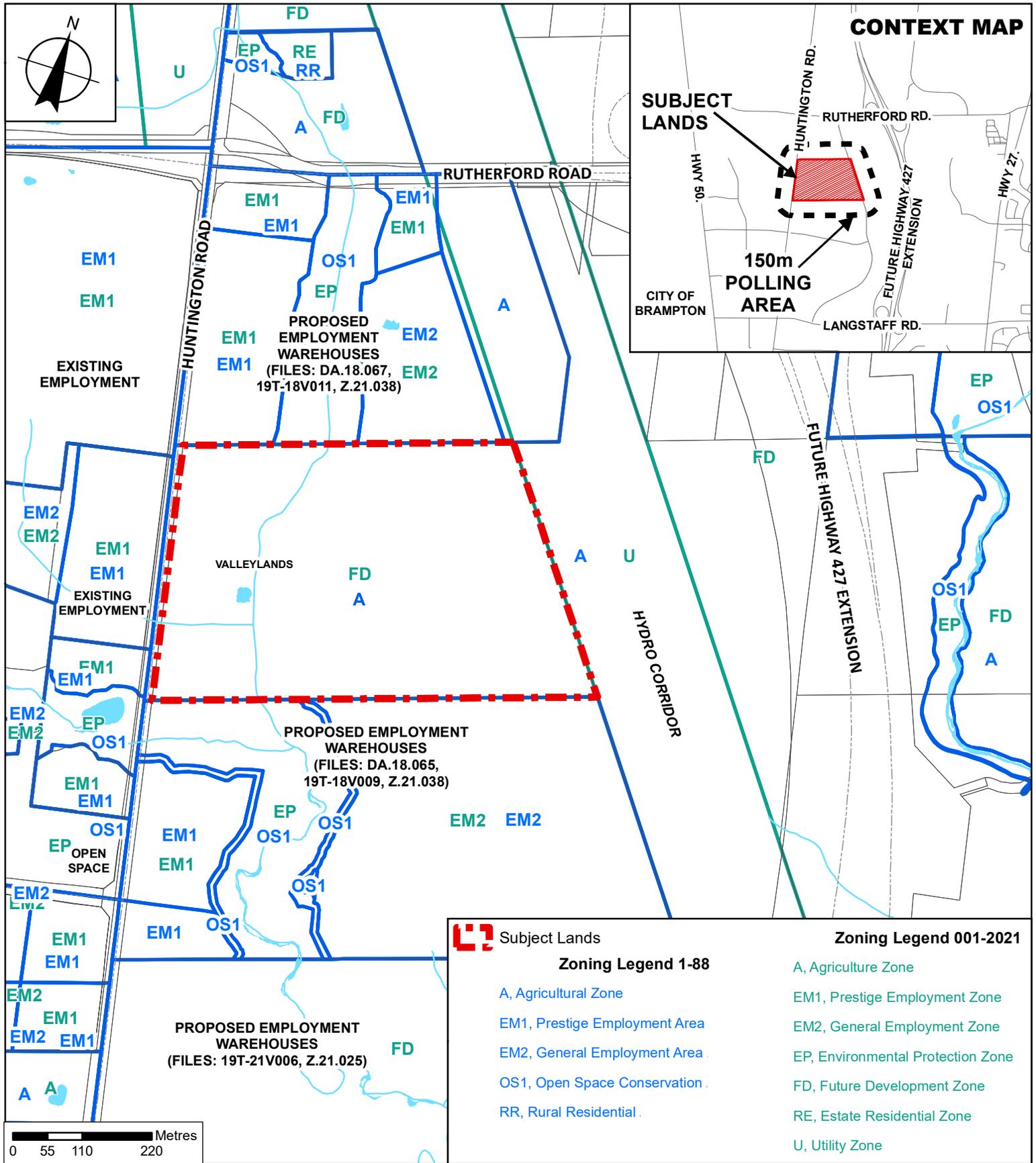
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DATE OF PUBLIC NOTICE: January 13, 2023

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



 Subject Lands	Zoning Legend 001-2021
Zoning Legend 1-88	A, Agriculture Zone
A, Agricultural Zone	EM1, Prestige Employment Zone
EM1, Prestige Employment Area	EM2, General Employment Zone
EM2, General Employment Area	EP, Environmental Protection Zone
OS1, Open Space Conservation	FD, Future Development Zone
RR, Rural Residential	RE, Estate Residential Zone
	U, Utility Zone

Context and Location Map

LOCATION:
8939 Huntington Road
Part of Lot 14, Concession 9

APPLICANT:
Toromont Industries Ltd.

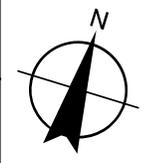
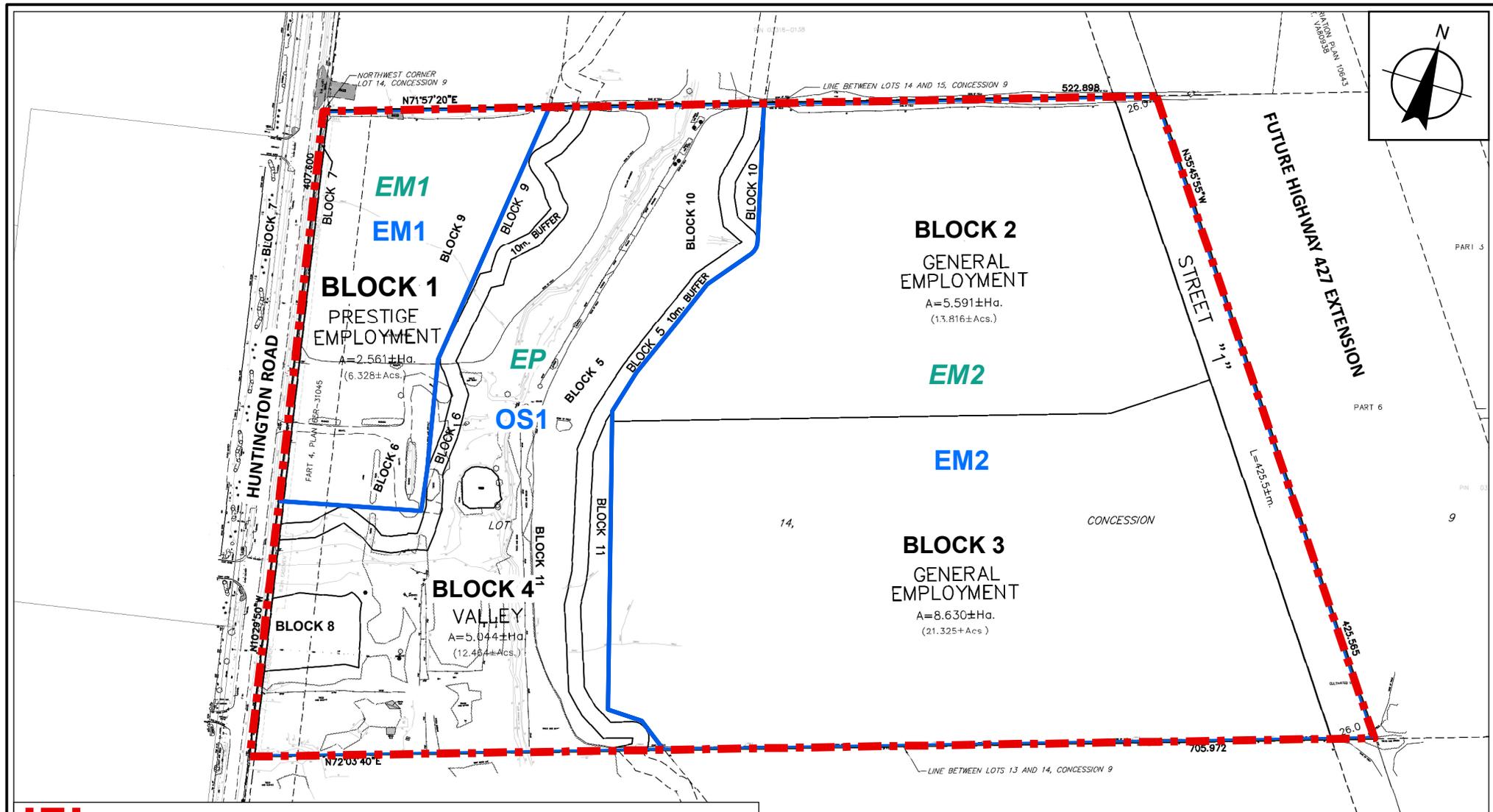


Attachment

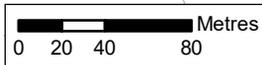
FILES:
Z.22.028, 19T-22V005

DATE:
February 7, 2023

1



Subject Lands	Zoning Legend 1-88	Zoning Legend 001-2021
	EM1, Prestige Employment Area	EM1, Prestige Employment Zone
	EM2, General Employment Area	EM2, General Employment Zone
	OS1, Open Space Conservation	EP, Environmental Protection Zone



Draft Plan of Subdivision File 19T-22V005 and Proposed Zoning

LOCATION:
8939 Huntington Road
Part of Lot 14, Concession 9
APPLICANT: Toromont Industries Ltd.



Attachment

FILES: Z.22.028,
19T-22V005
DATE:
February 7, 2023

2