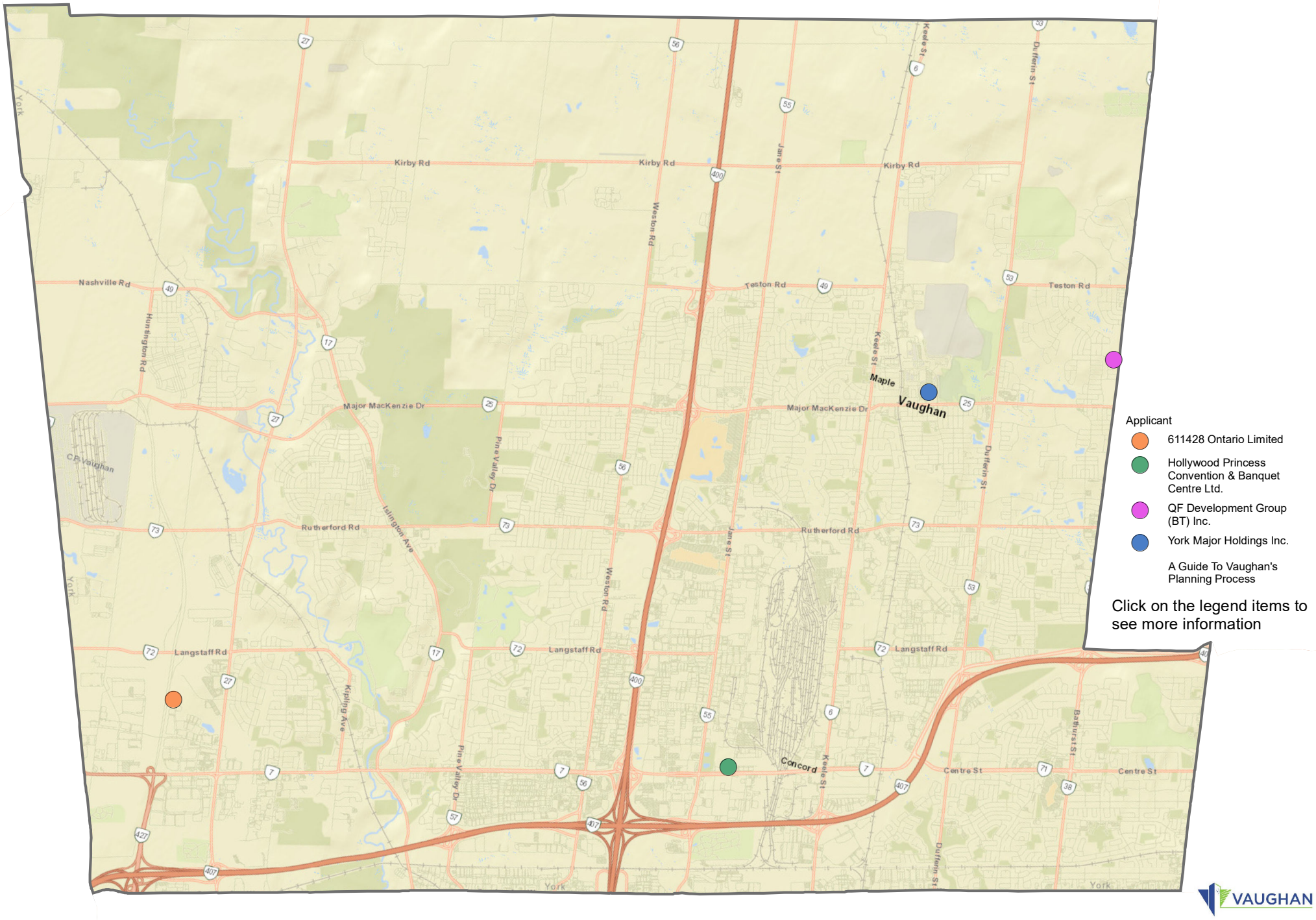


LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE APRIL 4TH, 2023 PUBLIC MEETING





NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.10.002
 Zoning By-law Amendment File Z.23.001

DATE OF MEETING: Tuesday, April 4, 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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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:	Hollywood Princess Convention & Banquet Centre Ltd.
DESCRIPTION OF SUBJECT LAND:	2800 Highway 7 (vicinity of Barnes Court and Creditstone Road) (Attachment 1)
WARD:	4
PURPOSE OF THE APPLICATION:	The Owner has submitted applications for Official Plan Amendment and Zoning By-law Amendment to permit a high-rise residential development consisting of two (2), 38-storey residential towers with a proposed Floor Space Index ('FSI') of 7.29 times the area of the lot (up to 9.1 FSI), for a total of 840 residential units, served by four levels of underground parking to be accessed via private roads/driveways from Barnes Court and including at-grade outdoor amenity spaces as shown on Attachment 2.
RELATED APPLICATIONS:	DA.23.003

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 application please contact, Natalie Wong, Senior Planner at natalie.wong@vaughan.ca or 905-832-8585, Ext. 8866. Requests for additional information can also be submitted by email to VMCProgram@vaughan.ca.

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

PUBLIC CONSULTATION:

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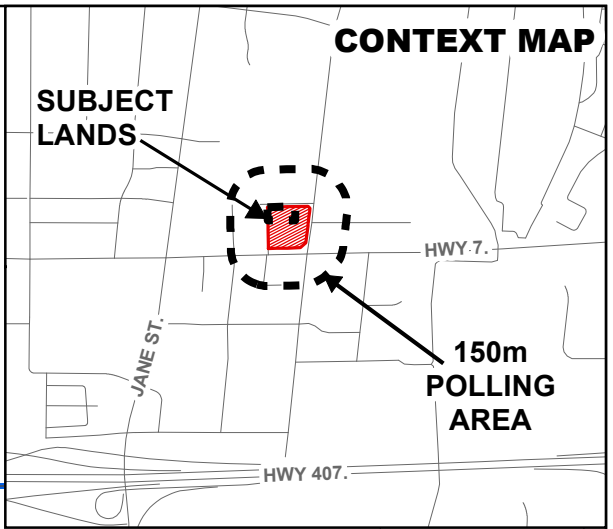
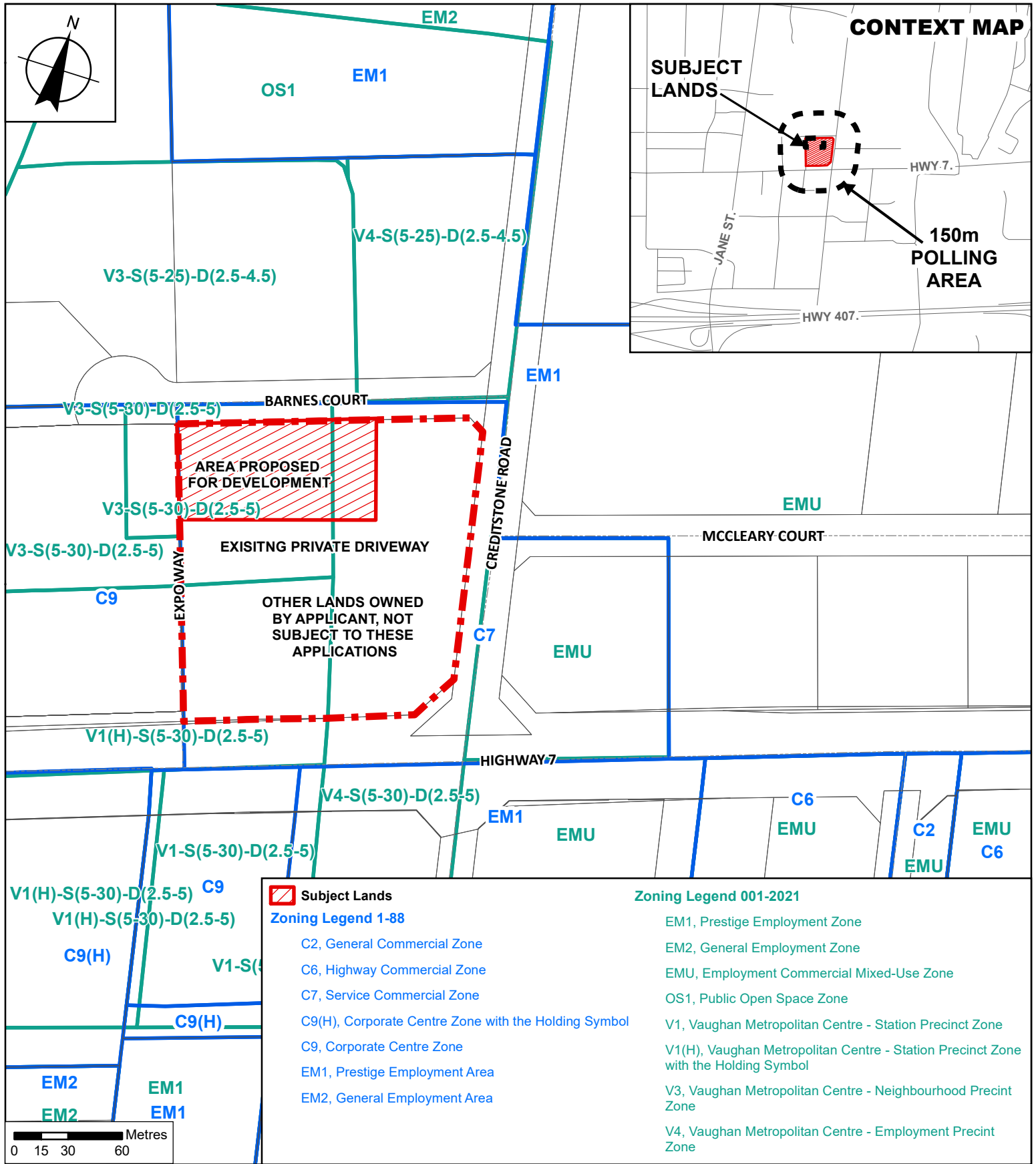
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DATE OF PUBLIC NOTICE: March 10, 2023

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



<p> Subject Lands</p> <p>Zoning Legend 1-88</p> <ul style="list-style-type: none"> C2, General Commercial Zone C6, Highway Commercial Zone C7, Service Commercial Zone C9(H), Corporate Centre Zone with the Holding Symbol C9, Corporate Centre Zone EM1, Prestige Employment Area EM2, General Employment Area 	<p>Zoning Legend 001-2021</p> <ul style="list-style-type: none"> EM1, Prestige Employment Zone EM2, General Employment Zone EMU, Employment Commercial Mixed-Use Zone OS1, Public Open Space Zone V1, Vaughan Metropolitan Centre - Station Precinct Zone V1(H), Vaughan Metropolitan Centre - Station Precinct Zone with the Holding Symbol V3, Vaughan Metropolitan Centre - Neighbourhood Precinct Zone V4, Vaughan Metropolitan Centre - Employment Precinct Zone
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Context and Location Map

LOCATION:
2800 Highway 7
Part of Lot 7, Concession 2

APPLICANT:
Hollywood Princess Convention & Banquet Centre Ltd.



Attachment

FILE:
OP.10.002 and Z.23.001

RELATED FILE:
DA.23.003

DATE:
April 4, 2023

1



Perspective Rendering

LOCATION:
2800 Highway 7
Part of Lot 7, Concession 2

APPLICANT:
Hollywood Princess Convention & Banquet Centre Ltd.



Attachment
FILE:
OP.10.002 and Z.23.001
RELATED FILE:
DA.23.003
DATE:
April 4, 2023

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.22.022
 Zoning By-law Amendment File Z.22.043

DATE OF MEETING: Tuesday, April 4, 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:	QF Development Group (BT) Inc.
DESCRIPTION OF SUBJECT LAND:	87 Keatley Drive (vicinity of Bathurst Street and Queen Filomena Avenue) (Attachment 1).
WARD:	WARD 4
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit a 15-storey residential apartment building containing 296 units, 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 Daniela DeGasperis, Planner, at daniela.degasperis@vaughan.ca or 905-832-8585, Ext 8382. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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PUBLIC CONSULTATION:

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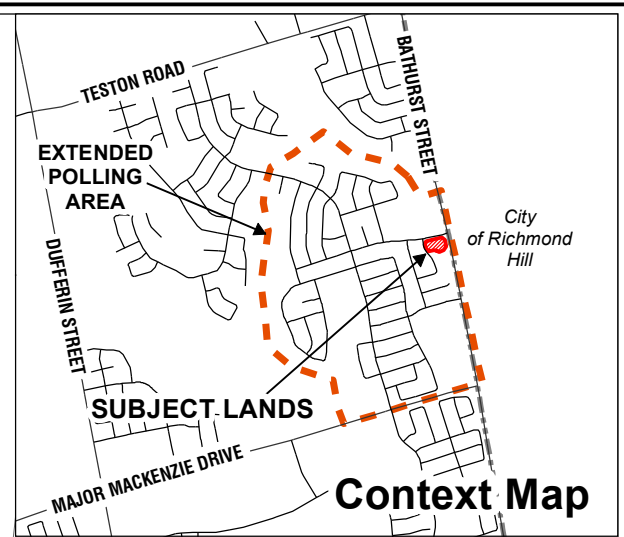
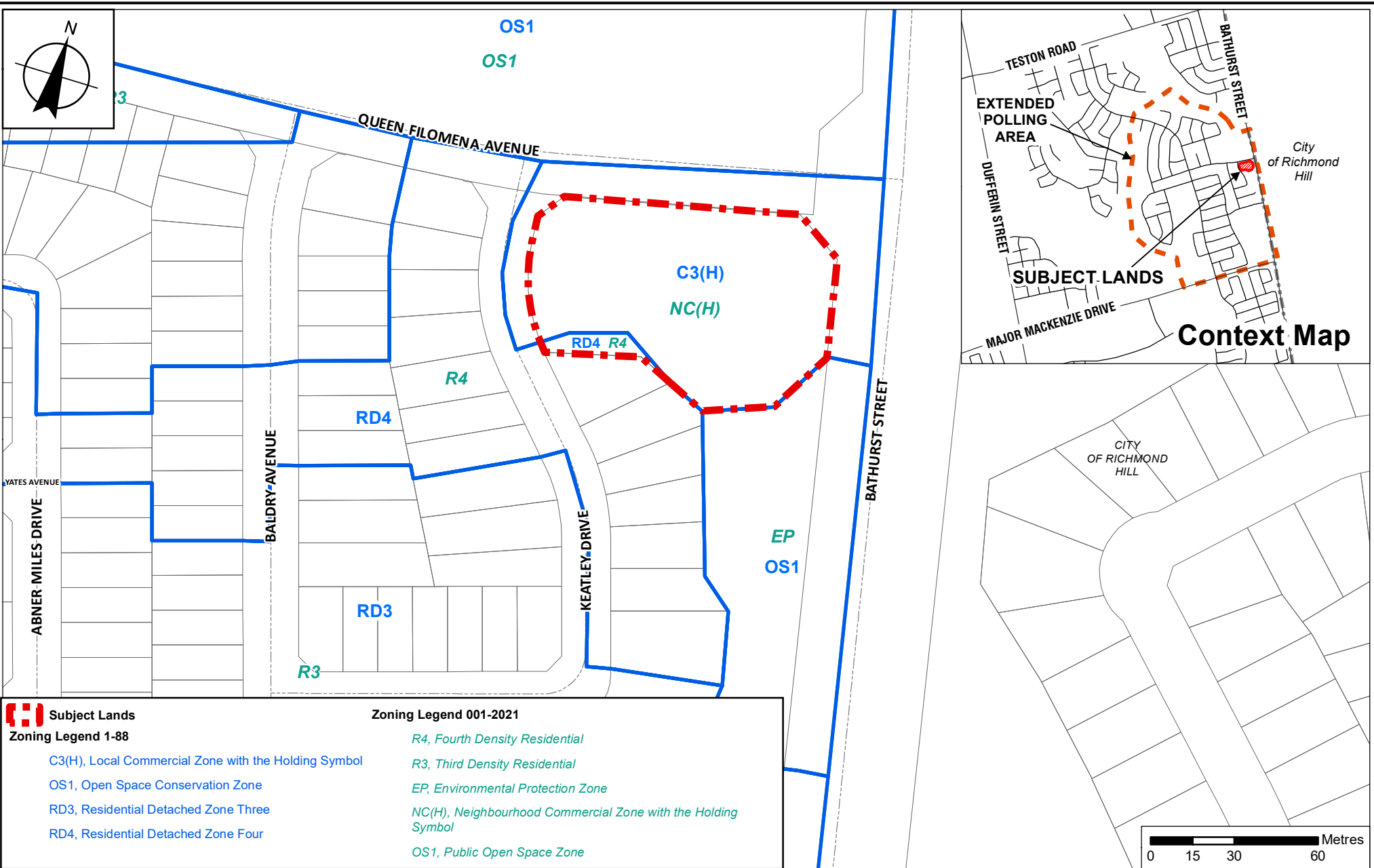
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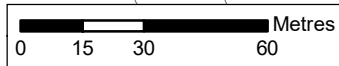
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DATE OF PUBLIC NOTICE: March 10, 2023

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



 Subject Lands	Zoning Legend 001-2021	
Zoning Legend 1-88	<i>R4, Fourth Density Residential</i>	
<i>C3(H), Local Commercial Zone with the Holding Symbol</i>	<i>R3, Third Density Residential</i>	
<i>OS1, Open Space Conservation Zone</i>	<i>EP, Environmental Protection Zone</i>	
<i>RD3, Residential Detached Zone Three</i>	<i>NC(H), Neighbourhood Commercial Zone with the Holding Symbol</i>	
<i>RD4, Residential Detached Zone Four</i>	<i>OS1, Public Open Space Zone</i>	



Context and Location Map

LOCATION:
87 Keatley Drive
Block 279, Plan 65M-4491

APPLICANT:
QF Development Group (BT) Inc.

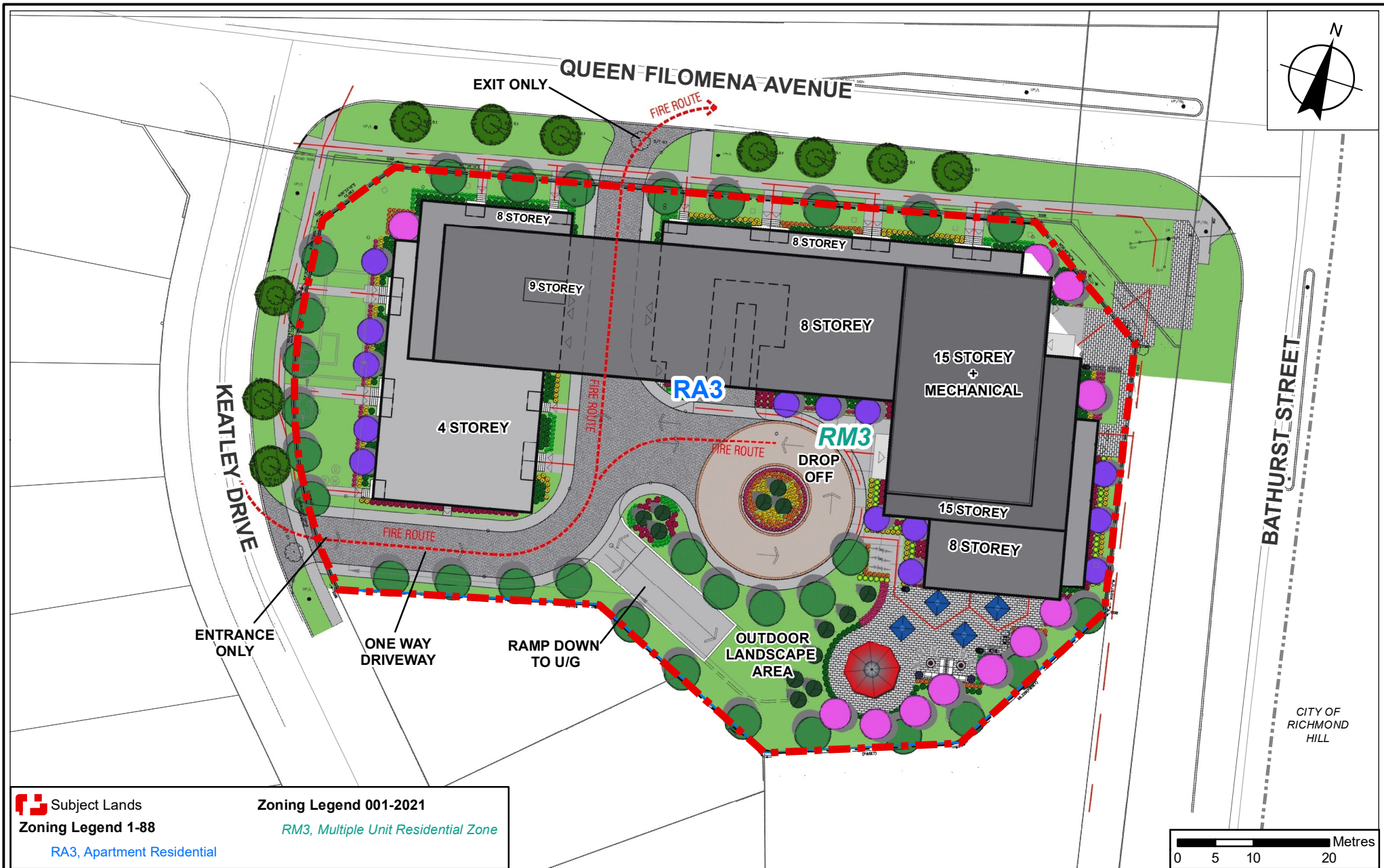



Attachment

FILES:
OP.22.022 and Z.22.043

DATE:
April 4, 2023

1



 Subject Lands
 Zoning Legend 1-88
 RA3, Apartment Residential

Zoning Legend 001-2021
 RM3, Multiple Unit Residential Zone

Site Plan and Proposed Zoning

LOCATION:
 87 Keatley Drive
 Block 279, Plan 65M-4491

APPLICANT:
 QF Development Group (BT) Inc.



Attachment

FILES:
 OP.22.022 and Z.22.043

DATE:
 April 4, 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

Zoning By-law Amendment File Z.14.032

DATE OF MEETING: Tuesday, April 4, 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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clerks@vaughan.ca

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APPLICANT:	611428 Ontario Limited
DESCRIPTION OF SUBJECT LAND:	Part of Lot 9, Concession 9 (vicinity of Rainbow Creek Drive and Highway 427) (Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATION:	The Owner seeks to rezone the Subject Lands from "A - Agricultural Zone" to "EM1 Prestige Employment Area Zone" and OS1 Open Space Conservation Zone" under Zoning By-law 1-88, and to rezone the Subject Lands from "A Agriculture Zone" to "EM1 Prestige Employment Zone" and "Environmental Protection Zone" under Zoning By-law 001-2021 as shown on Attachment 2, to permit the development of future prestige employment uses on the Subject Lands.
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 application please contact Casandra Krysko, Senior Planner, at Casandra.Krysko@vaughan.ca or 905-832-8585, Ext. 8003. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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

PUBLIC CONSULTATION:

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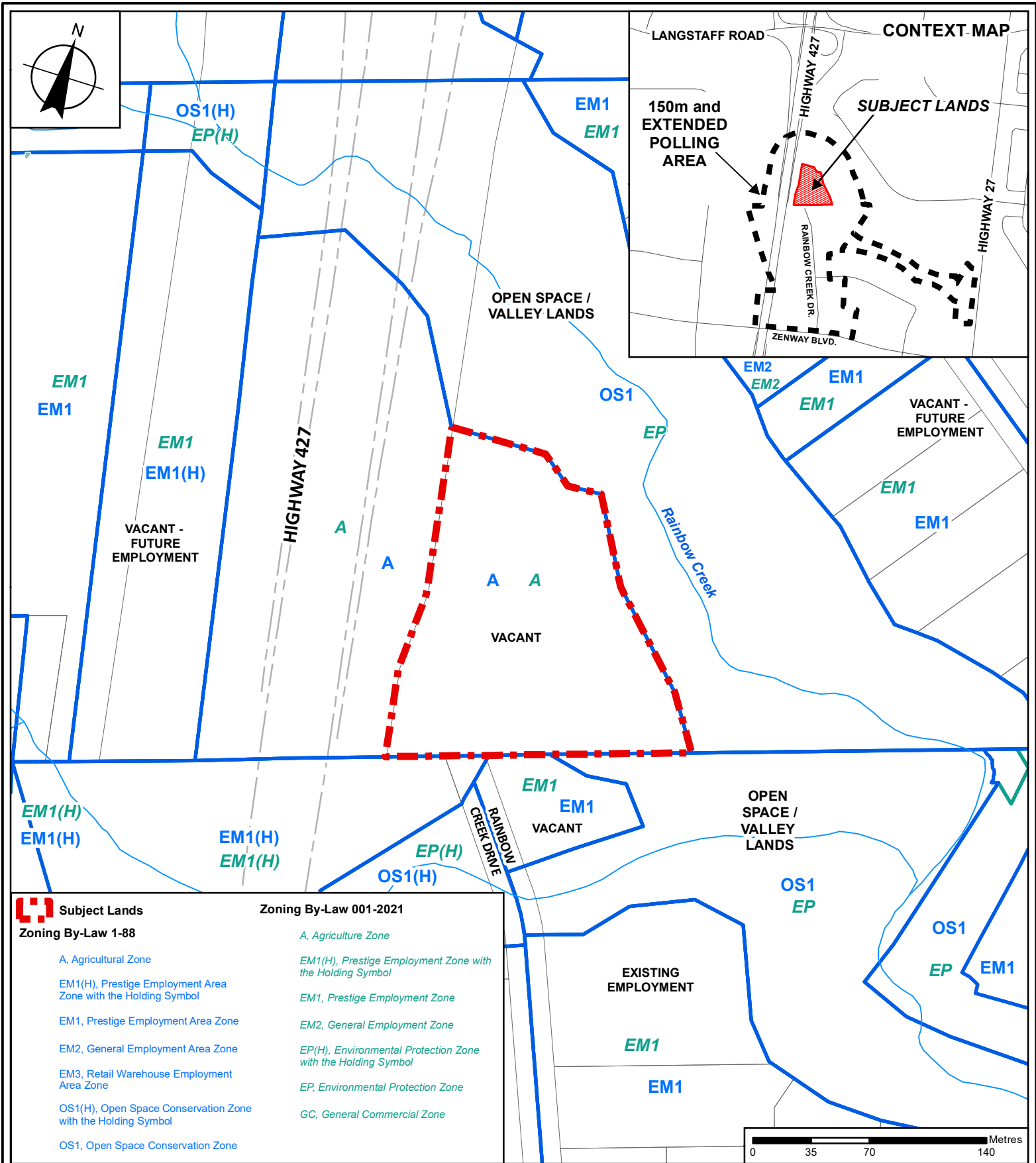
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DATE OF PUBLIC NOTICE: March 10th, 2023

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



Context and Location Map

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited

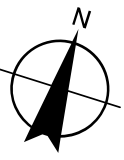


Attachment

FILE:
Z.14.032

DATE:
April 4, 2023

1



HIGHWAY 427

3m EROSION ACCESS/
LANDSCAPE BUFFER

EM1

EM1

OS1

EP



Subject Lands

Zoning By-Law 1-88

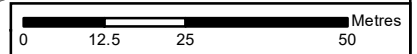
EM1, Prestige Employment Area Zone

OS1, Open Space Conservation Zone

Zoning By-Law 001-2021

EM1, Prestige Employment Zone

EP, Environmental Protection Zone



Proposed Zoning

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited



Attachment

FILE:
Z.14.032

DATE:
April 4, 2023

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.22.044

DATE OF MEETING: Tuesday, April 04, 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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clerks@vaughan.ca

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APPLICANT:	York Major Holdings Inc.
DESCRIPTION OF SUBJECT LAND:	1840, 1850, 1860, 1890 And 1900 Major Mackenzie Drive West and 150, 170, 190 And 200 McNaughton Road East Vicinity of McNaughton Road East and Major Mackenzie Drive West (Attachment 1).
WARD:	4
PURPOSE OF THE APPLICATION:	The Owner seeks to permit additional gross floor area for retail uses from 25,000 m ² to 29,850 m ² and to provide a blended parking rate of 3.0 spaces per 100 m ² for retail uses for the subject lands as shown on (Attachment 1).
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 application please contact OluwaKemi (Kemi) Apanisile, Planner, at kemi.apanisile@vaughan.ca or 905-832-8585, Planner Ext. 8210. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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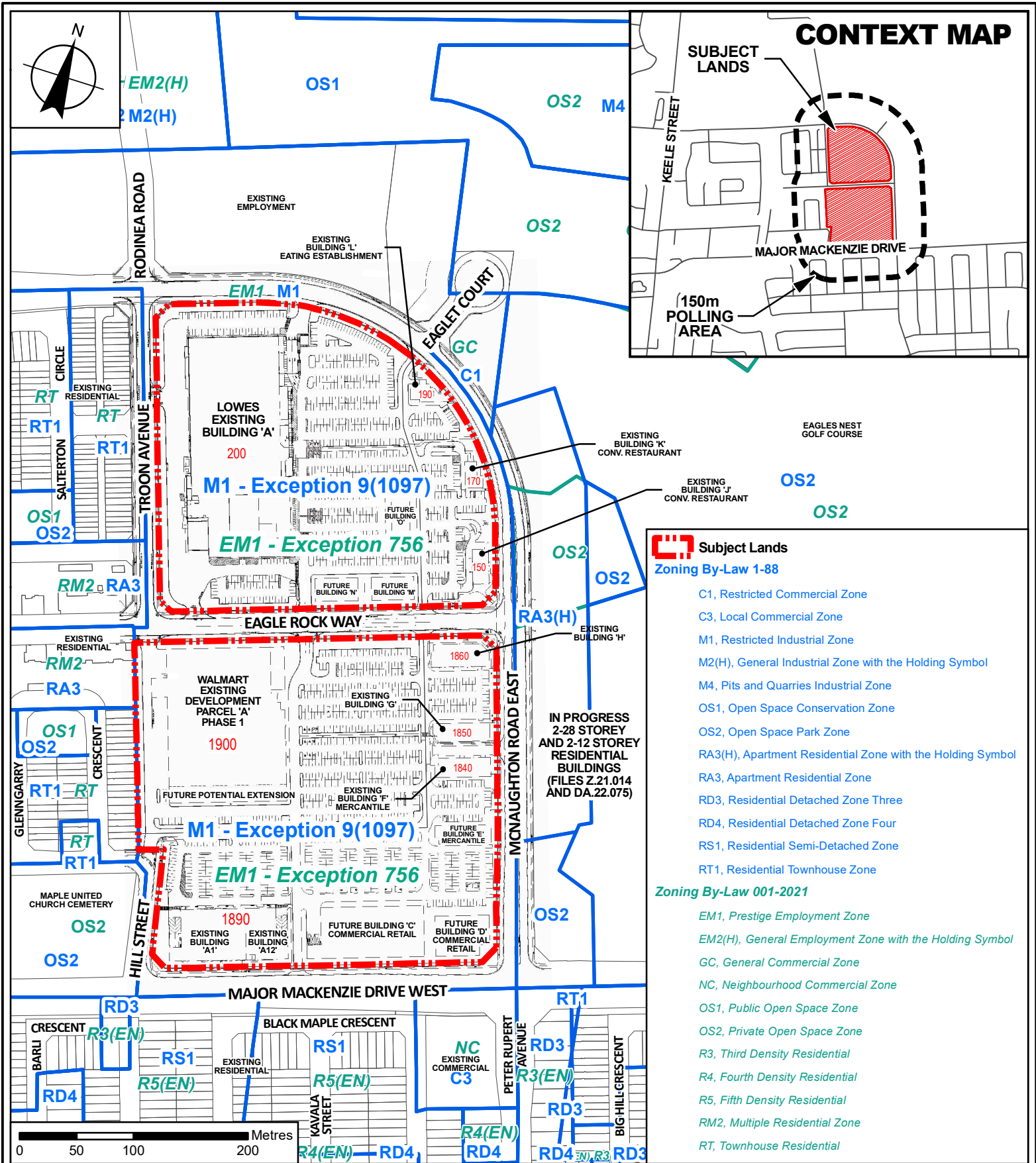
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit www.elto.gov.on.ca.

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: March 10, 2023

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



Approved Site Plan and Zoning

LOCATION:
 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West
 and 150, 170, 190 and 200 McNaughton Road East
 Blocks 4, 5 and 7 Plan 65M-4061
 Part of Lots 21 and 22, Concession 3

APPLICANT:
 York Major Holdings Inc.



Attachment

FILE:
 Z.22.044

DATE:
 April 4, 2023

1