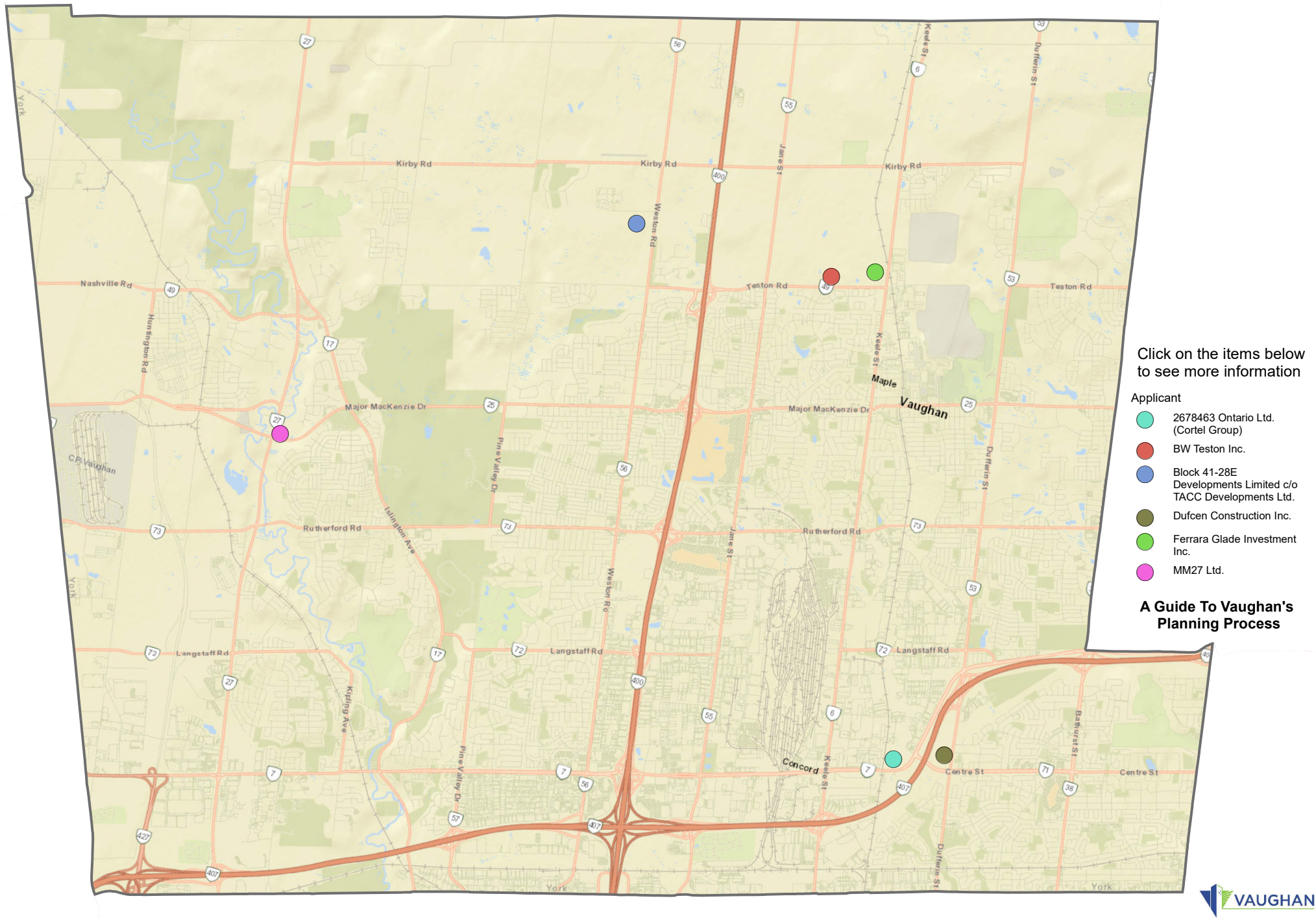


# LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE SEPTEMBER 9<sup>TH</sup>, 2025 PUBLIC MEETING



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 350,000! 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](http://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](http://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 Provincial Planning Statement, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. The Provincial Planning Statement provides direction on matters of provincial interest related to land use planning and sets targets for the number of new residents and jobs for certain areas. Based on these targets, together with the policies of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, official plans set the vision and plan for where and how this growth and development will be accommodated. All Council decisions regarding a planning application must conform to and be consistent with Provincial plans and policies.

**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'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](http://vaughan.ca/zoning).

HOW DEVELOPMENT DECISIONS ARE MADE

Before the shovels hit the ground, development proposals must go through the following five-step review and decision-making process:

**Step 1:** An applicant may have an initial consultation with the City by submitting a Pre-Application Consultation request, which includes an overview of their proposal and concept plans. Once received, City staff will arrange a meeting with the applicant and required commenting authorities, such as internal departments and external agencies, like York Region, provincial ministries, and the Toronto and Region Conservation Authority, to identify the application type and submission materials required, and provide high-level feedback on the proposal.

**Step 2:** Once a formal development application has been submitted, in most cases, a sign is posted on the site in question to let the community know what is being proposed. A written notice is also sent to all residents living within 150 metres (sometimes more) of the site, informing them of an upcoming Public Meeting to discuss the proposal.



**Step 3:** A Public Meeting is held to share the proposed application, if required as per the *Planning Act*. During this meeting, the landowner will present the proposal and members of the community will have an opportunity to provide input. Please note, no decisions are made during this meeting. More information about speaking live during a Public Meeting can be found at [vaughan.ca/HaveYourSay](https://vaughan.ca/HaveYourSay).

**Step 4:** Following the Public Meeting, City staff finalize their review of the application and prepare a formal report for Council's review at a future Committee of the Whole meeting during which staff's recommendations on the application will be considered.

**Step 5:** A decision is made. At the next Council meeting, Members of Council will vote to approve, amend or refuse the application. Approval of Site Development Applications are delegated to staff following a comprehensive review period.

### **What if I don't agree with Council's decision?**

As per the *Planning Act*, in many cases only a specified person, public body or registered land owner – to which the application would apply – has a statutory right to appeal a decision to the Ontario Land Tribunal (OLT) within 20 days after the day of the giving of the formal notice is complete, if they made an oral submission at a Public Meeting or written submission to Council. Other third parties, including residents, are not permitted to appeal but may be permitted to be added as a party to an appeal subject to the *Planning Act*.

## **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](https://vaughan.ca/maps). Additional information on development applications and the planning process can be found at [vaughan.ca/PlanningProcess](https://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](mailto: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](https://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](https://vaughan.ca/HaveYourSay).

#### **Requests to speak must be received by noon on the last business day before the meeting.**

Visit [vaughan.ca/CouncilMeetings](https://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](https://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](https://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](mailto:service@vaughan.ca).



NOTICE OF PUBLIC MEETING

COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.25.013

Zoning By-law Amendment File Z.25.027

DATE OF MEETING: Tuesday, September 9, 2025

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: [Vaughan.ca/LiveCouncil](https://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](mailto: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:	2678463 Ontario Ltd. (Cortel Group)
DESCRIPTION OF SUBJECT LAND:	1890 Highway 7 (vicinity of Highway 7 and North Rivermede Road) (Attachment 1)
WARD:	4
PURPOSE OF THE APPLICATIONS:	To redesignate and rezone the Subject Lands to permit the development of five blocks over 3 phases containing 19 mixed-use towers ranging in height from 39-48 storeys with a total of 9,590 residential units, and publicly accessible open spaces, as shown on Attachment 2.
RELATED APPLICATION:	19T-25V009

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](mailto:David.Harding@vaughan.ca) or 905-832-8585, Ext. 8409. Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

\*\*When submitting a request for additional information please quote the 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 these applications 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](mailto: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 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.

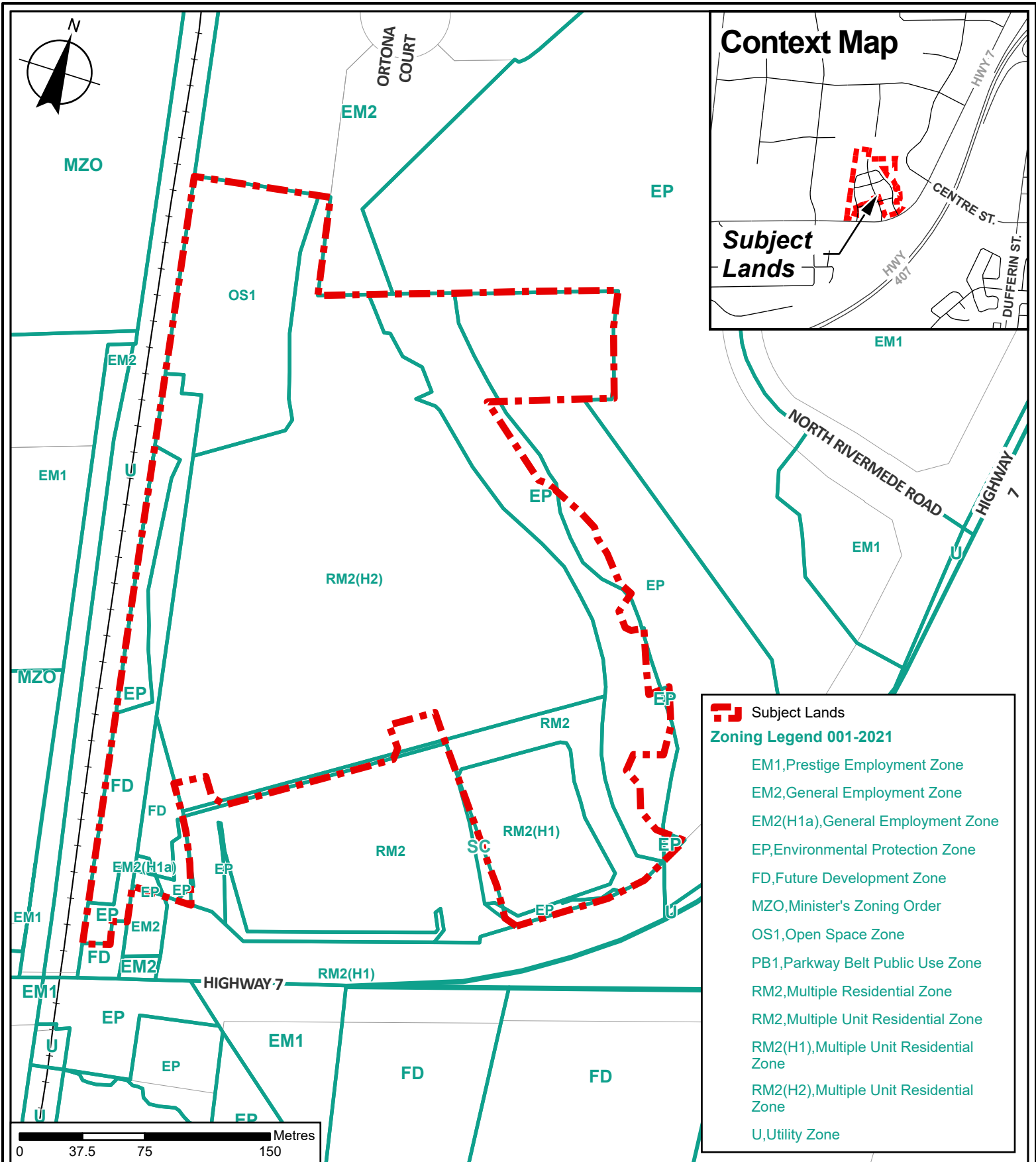
OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.

**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:** August 15, 2025

**NANCY TUCKETT, Director of Development and Parks Planning**  
**TODD COLES, City Clerk**



## Location and Context Map

**Location:**  
1890 Highway 7  
Part of Lots 6 and 7, Concession 3

**Applicant:**  
2678463 Ontario Ltd. (Cortel Group)



Development and  
Parks Planning

## Attachment

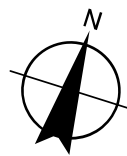
**Files:** OP.25.013,  
Z.25.027

**Related File:**  
19T-25V009

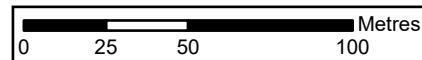
**Date:**  
September 09, 2025

1





<b>Zoning Legend 001-2021</b>		
EP, Environmental Protection Zone	Long Term Stable Top of Slope	10m Setback from Staked Physical Top of Bank and Natural Features (TRCA 2017)
HMU, High-Rise Mixed-Use Zone	Post Development Regional Floodline	10m Setback from Long Term Stable Top of Slope
Subject Lands	Staked Physical Top of Bank and Natural Features (TRCA 2017)	100 Year Floodline
Drip Line		



# Conceptual Site Plan and Zoning

**Location:**  
1890 Highway 7  
Part of Lots 6 and 7, Concession 3

**Applicant:**  
2678463 Ontario Ltd. (Cortel Group)



Development and  
Parks Planning

## Attachment

**Files:** OP.25.013,  
Z.25.027

**Related File:**  
19T-25V009

**Date:**  
September 09, 2025

2



## NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.25.014

**DATE OF MEETING:** Tuesday, September 9, 2025.

**TIME:** 7:00 p.m.

**MEETING LOCATION:** Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](https://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.**

<b>APPLICANT:</b>	BW Teston Inc.
<b>DESCRIPTION OF SUBJECT LAND:</b>	2588 Teston Road (vicinity of Teston Road and Keele Street) (Attachment 1)
<b>WARD:</b>	1
<b>PURPOSE OF THE APPLICATION:</b>	The Owner seeks to rezone the lands to permit a residential subdivision comprised of 90 units (48 detached dwellings and 42 townhouse dwellings), two stormwater management blocks and a natural heritage system block, as shown on Attachment 2.
<b>RELATED APPLICATION:</b>	19T-25V005

**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 Daniela Tavernese, Planner, at [Daniela.Tavernese@vaughan.ca](mailto:Daniela.Tavernese@vaughan.ca) or 905-832-8585, Planner Ext.8382 Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

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

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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 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.

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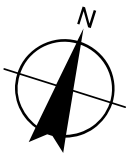
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**DATE OF PUBLIC NOTICE:** August 15, 2025

**NANCY TUCKETT, Director of Development and Parks Planning**  
**TODD COLES, City Clerk**



## CONTEXT MAP

Subject Lands

Existing  
Agricultural  
Uses / Vacant

FD

Draft Plan of Subdivision  
File 19T-25V004 & Z.25.009

FD

Existing  
Agricultural  
Uses / Vacant

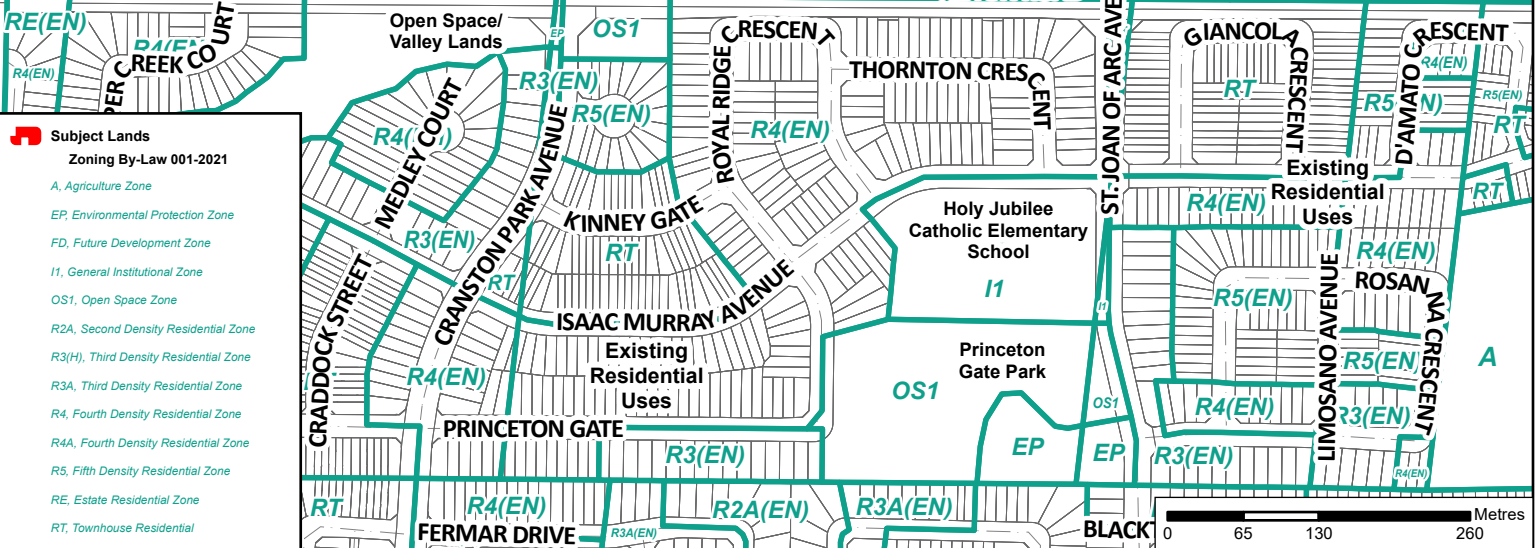
FD

Existing  
Agricultural  
Uses / Vacant

FD

FD

Existing  
Place of  
Worship



## Context and Location Map

**LOCATION:**  
2588 Teston Road  
Part of Lot 26, Concession 4

**APPLICANT:**  
BW Teston Inc.



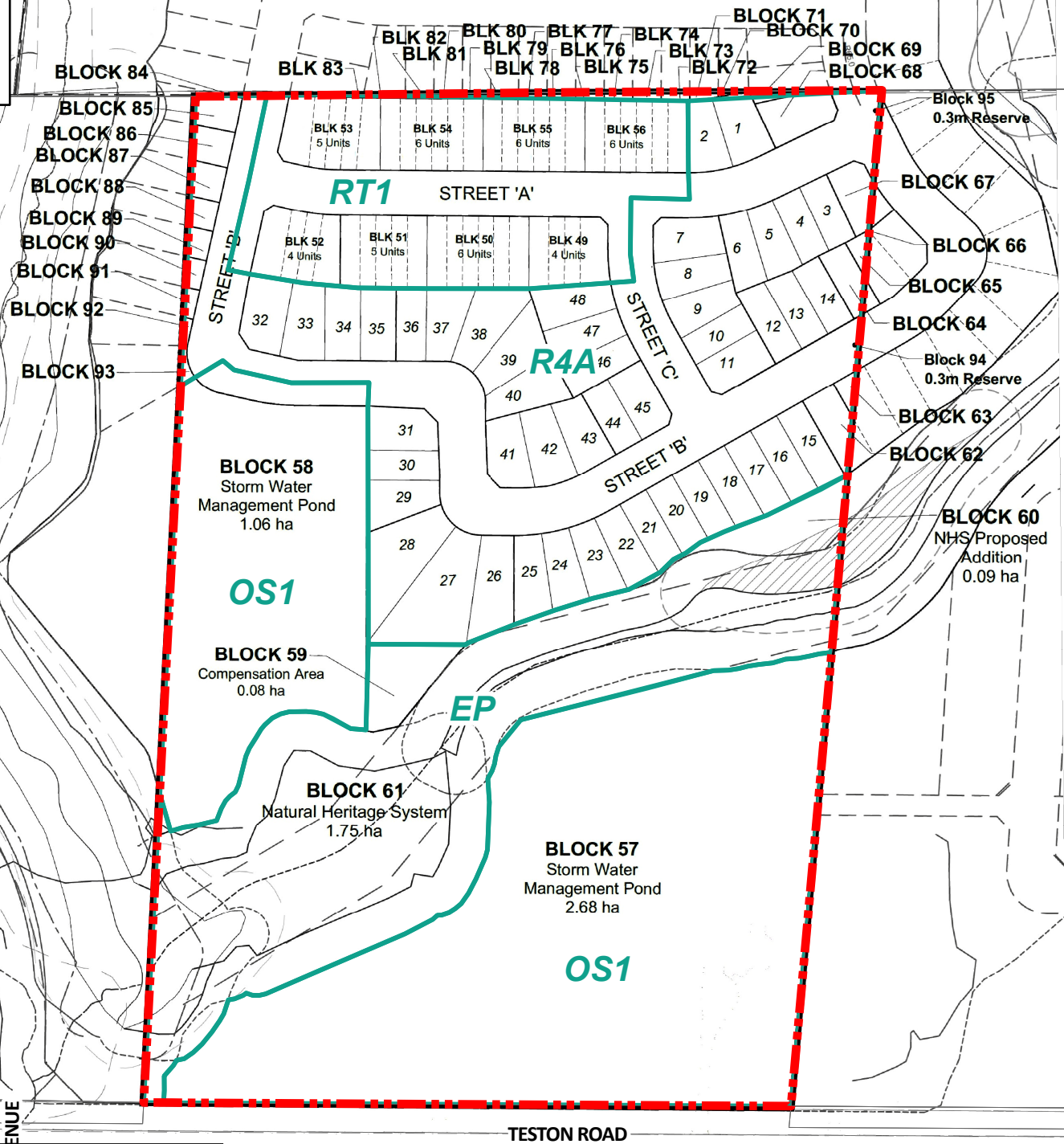
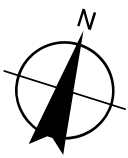
Development and  
Parks Planning

## Attachment

**FILE:**  
Z.25.014  
**RELATED FILE:**  
19T-25V005

**DATE:** September 9, 2025

1



**Subject Lands**

**Zoning By-Law 001-2021**

*EP, Environmental Protection Zone*

*OS1, Open Space Zone*

*R4A, Fourth Density Residential Zone*

*RT1, Townhouse Residential Zone*

## Proposed Zoning and Draft Plan of Subdivision 19T-25V005

### LOCATION:

2588 Teston Road  
Part of Lot 26, Concession 4

**APPLICANT:** BW Teston Inc.



Development and  
Parks Planning

## Attachment

**FILE:**  
Z.25.014

**RELATED FILE:**  
19T-25V005

**DATE:** September 9, 2025

# 2





NOTICE OF PUBLIC MEETING  
COMMITTEE OF THE WHOLE

Zoning By-law Amendment File No. Z.25.015

**DATE OF MEETING:** Tuesday, September 9, 2025  
**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)

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Please submit written comments by mail or email to:

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[clerks@vaughan.ca](mailto: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.**

<b>APPLICANT:</b>	Block 41-28E Developments Limited c/o TACC Developments Ltd.
<b>DESCRIPTION OF SUBJECT LAND:</b>	11120 Weston Road (legally described as Part of Lot 28, Concession 6) Vicinity of Weston Road and Teston Road (Attachments 1 to 3)
<b>WARD:</b>	1
<b>PURPOSE OF THE APPLICATION:</b>	The Owner seeks to amend existing site-specific zoning exceptions under Minister’s Zoning Order O. Reg. 644/20 to facilitate phases 1 and 2 of a Residential Plan of Subdivision comprised of 901 units, as shown on Attachment 2 and 3.
<b>RELATED APPLICATION:</b>	19T-25V006

## IMPORTANT INFORMATION

**TO OBTAIN MORE INFORMATION:** To obtain additional information on this application please contact Kaveen Fernando, Planner, at [kaveen.fernando@vaughan.ca](mailto:kaveen.fernando@vaughan.ca) or 905-832-8585, Ext. 8592. Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

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

### **PUBLIC CONSULTATION:**

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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 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.

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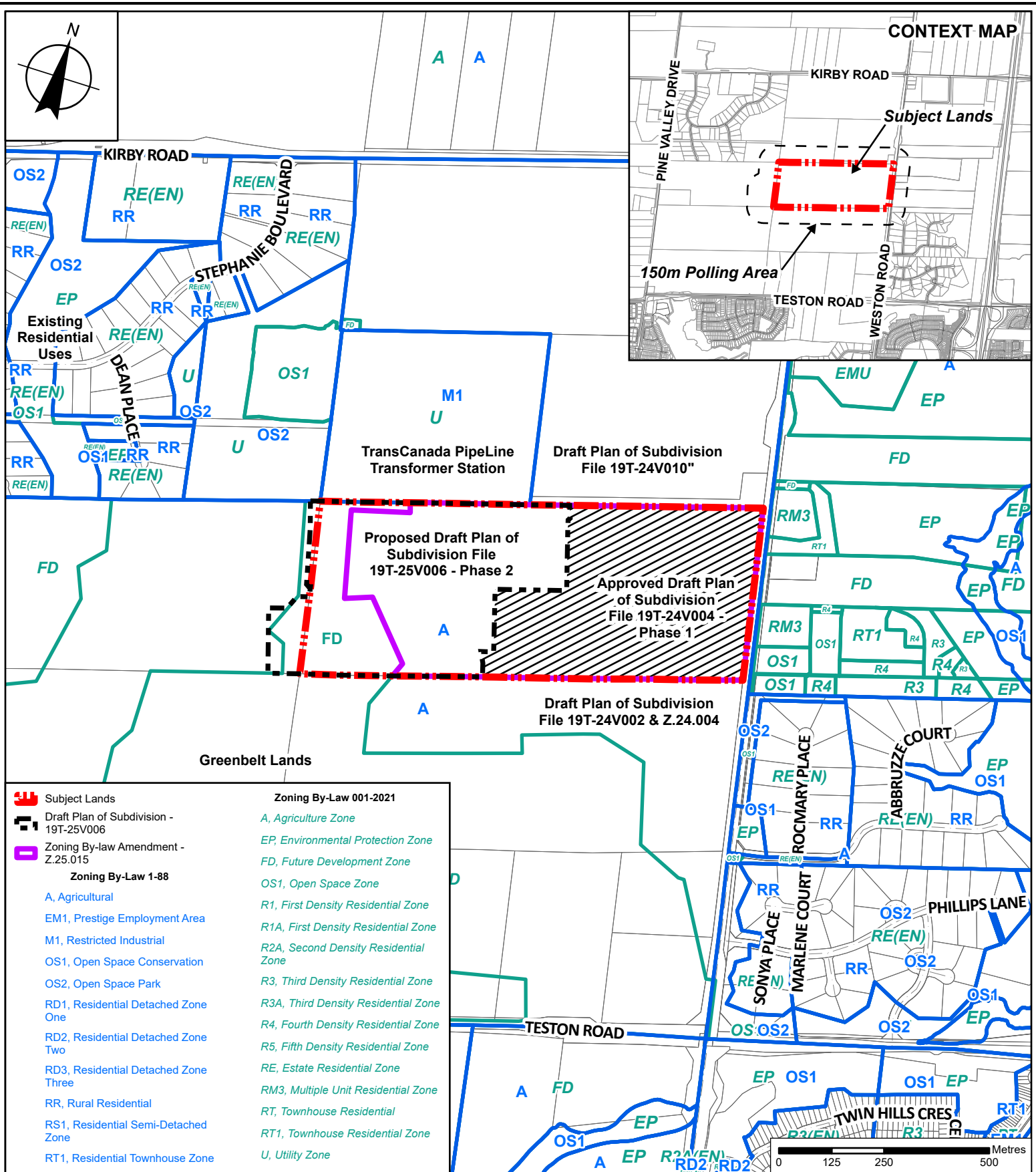
**NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS:** In accordance with Ontario Regulation 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

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: August 15, 2025**

**NANCY TUCKETT, Director of Development and Parks Planning**  
**TODD COLES, City Clerk**





## Context and Location Map

**LOCATION:**  
11120 Weston Road  
Part of Lot 28, Concession 6

**APPLICANT:**  
Block 41-28E Developments Limited c/o TACC  
Developments Ltd.



Development and  
Parks Planning

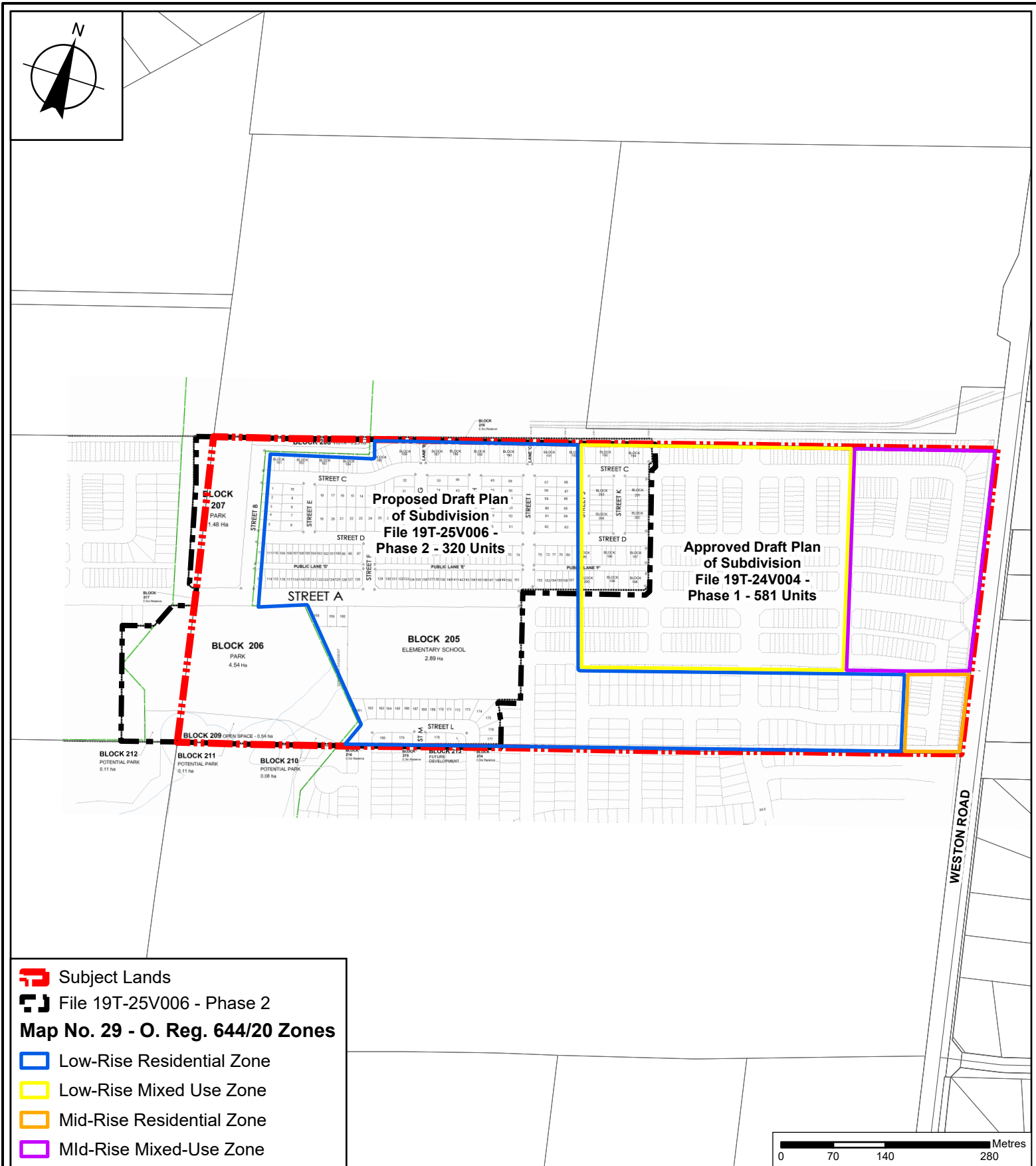
## Attachment





**FILE:**  
Z.25.015

**RELATED FILE:**  
19T-25V006

**DATE:**  
September 9, 2025

1



-  Low-Rise Residential Zone
-  Low-Rise Mixed Use Zone
-  Mid-Rise Residential Zone
-  Mid-Rise Mixed-Use Zone

Attachment

# 2



**APPLICANT:**  
Block 41-28E Developments Limited c/o  
TACC Developments Ltd.



**DATE:**  
September 9, 2025

# 3



NOTICE OF PUBLIC MEETING  
COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.25.010  
Zoning By-law Amendment File Z.25.023

**DATE OF MEETING:** Tuesday, September 9, 2025  
**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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<b>APPLICANT:</b>	Dufcen Construction Inc.
<b>DESCRIPTION OF SUBJECT LAND:</b>	7838, 7848, 7850, 7868 and 7878 Dufferin Street (vicinity of Dufferin Street and Centre Street) (Attachment 1)
<b>WARD:</b>	#4
<b>PURPOSE OF THE APPLICATIONS:</b>	The Owner seeks to modify the existing Ontario Land Tribunal (OLT) approval on the subject lands to permit a phased development to increase the total residential units from 600 to 610, replace 3 stacked back-to-back townhouse blocks with an 8-storey purpose built rental apartment building within Phase 1 and an additional standalone commercial building within Phase 2 along with the 2, 12-storey mid-rise residential apartment buildings previously approved through the OLT, as shown on Attachment 2.
<b>RELATED APPLICATION:</b>	File: DA.20.023 (OP.17.013 and Z.17.040)

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](mailto:margaret.holyday@vaughan.ca) or 905-832-8585, Ext. 8216. Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

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

### **PUBLIC CONSULTATION:**

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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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**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:** August 15, 2025

**NANCY TUCKETT, Director of Development and Parks Planning**

**TODD COLES, City Clerk**





 Subject Lands

## Site Plan

**LOCATION:**  
7838, 7848, 7850,  
7868 and 7878 Dufferin Street  
Part of Lot 6, Concession 3  
**APPLICANT:**  
Dufcen Construction Inc.



Development and  
Parks Planning

**FILES:**  
Z.25.023, OP.25.010  
**RELATED FILES:**  
DA.20.023, OP.17.013 & Z.17.040  
**DATE:**  
September 9, 2025

## Attachment

# 2





NOTICE OF PUBLIC MEETING

COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.25.009

**DATE OF MEETING:** Tuesday, September 09, 2025  
**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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<b>APPLICANT:</b>	Ferrara Glade Investment Inc.
<b>DESCRIPTION OF SUBJECT LAND:</b>	2270 & 2400 Teston Road (vicinity of Teston Road and Keele Street) (Attachment 1)
<b>WARD:</b>	1
<b>PURPOSE OF THE APPLICATION:</b>	The Owner seeks to rezone the lands to permit a subdivision comprised of 415 lots and blocks intended for single-detached houses, semi-detached houses, street townhouses, two condominium low-rise mixed-use development blocks, two co-located elementary schools, public parkland, natural area lands, a portion of a stormwater management pond, and a network of collector and local roads as shown on Attachment 2.
<b>RELATED APPLICATION(S):</b>	19T-25V004

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 Nicholas Del Prete, Planner, at [Nicholas.DelPrete@vaughan.ca](mailto:Nicholas.DelPrete@vaughan.ca) or 905-832-8585, Ext.8070. Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

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

### **PUBLIC CONSULTATION:**

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### **ONTARIO LAND TRIBUNAL (OLT):**

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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.**

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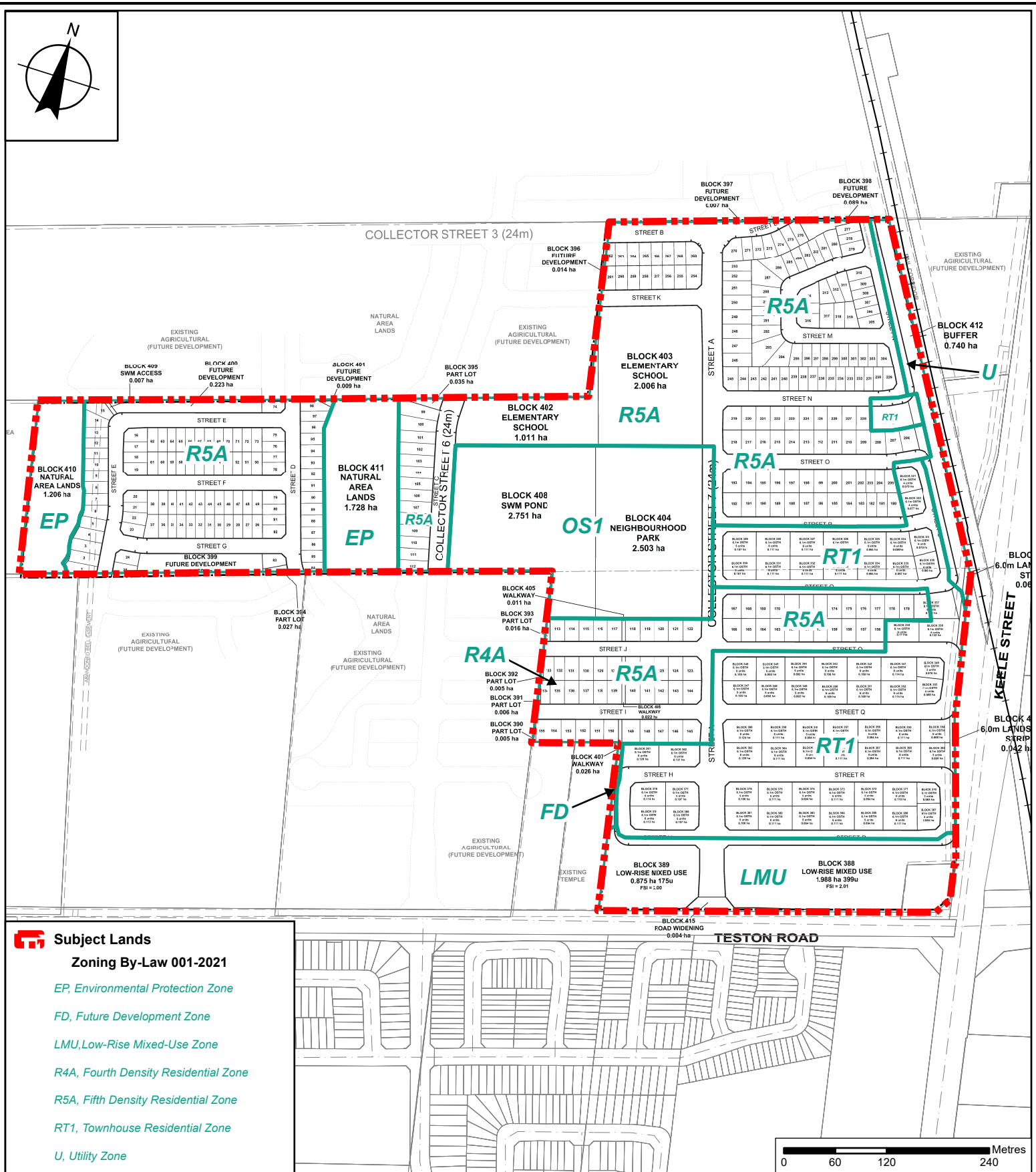
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**DATE OF PUBLIC NOTICE:** August 15, 2025

**NANCY TUCKETT, Director of Development and Parks Planning**  
**TODD COLES, City Clerk**







**APPLICANT:**  
Ferrara Glade Investment Inc.



# 2



Office of the City Clerk  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
T 905 832 8585  
E [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

## NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.25.014

**DATE OF MEETING:** Tuesday, September 9, 2025

**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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<b>APPLICANT:</b>	MM27 Ltd.
<b>DESCRIPTION OF SUBJECT LAND:</b>	9829 Highway 27 (vicinity of Highway 27 and Major Mackenzie Drive) (Attachment 1)
<b>WARD:</b>	1
<b>PURPOSE OF THE APPLICATION:</b>	The Owner seeks to amend Vaughan Official Plan 2010 to permit the development of 166 three-storey townhouse units consisting of 63 front loaded townhouses, 50 back-to-back townhouses and 53 dual frontage townhouses on a private common element road, as shown on Attachments 2 and 3.
<b>RELATED APPLICATION(S):</b>	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 Chris Cosentino, Senior Planner, at [Christopher.cosentino@vaughan.ca](mailto:Christopher.cosentino@vaughan.ca) or 905-832-8585, ext. 8215. Requests for additional information can also be submitted by email to [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca).

**\*\*When submitting a request for additional information please quote file number(s) and applicant.**

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**THE DEADLINE TO REGISTER ELECTRONICALLY TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

**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](mailto: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 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.

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, 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.

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:** August 15, 2025




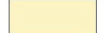
**NANCY TUCKETT, Director of Development and Parks Planning**

**TODD COLES, City Clerk**







-  Site Location : From Natural Areas and Low-Rise Residential to Low-Rise Residential
-  Natural Areas
-  Parks
-  Low-Rise Residential



## Proposed Official Plan Designation - Schedule 13, Land Use Designation

**LOCATION:** 9829 Highway 27  
Part of Lot 19, Concession 8

**APPLICANT:** MM27 Ltd.



Development and  
Parks Planning

## Attachment

**FILE:**  
OP.25.014

**DATE:**  
September 9, 2025

# 2



# Conceptual Site Plan

**LOCATION:**  
9829 Highway 27  
Part of Lot 19, Concession 8

**APPLICANT:**  
MM27 Ltd.



Development and  
Parks Planning

## Attachment

**FILE:**  
OP.25.014

**DATE:**  
September 9, 2025

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