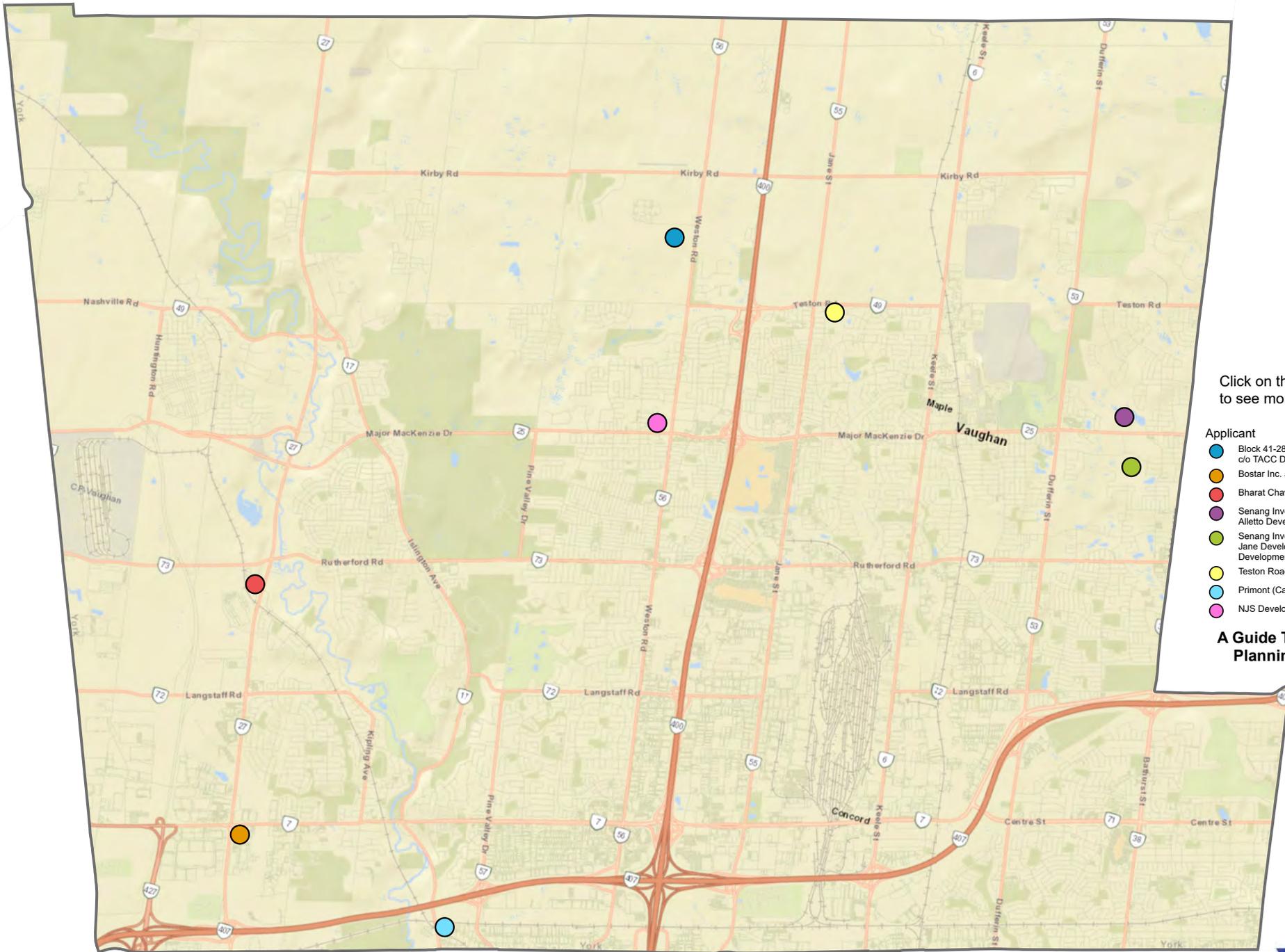


LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE MARCH 31st, 2026 PUBLIC MEETING



Click on the items below to see more information

Applicant

- Block 41-28E Developments Limited c/o TACC Developments Ltd.
- Bostar Inc. and 1639326 Ontario Ltd.
- Bharat Chawla Corporation
- Senang Investments Limited (c/o Alletto Developments Ltd.)
- Senang Investments Limited & King Jane Developments Inc. (c/o Alletto Developments Ltd.)
- Teston Road Landowners Group Inc.
- Primont (Castelmont) Inc.
- NJS Developments Inc.

A Guide To Vaughan's Planning Process

THAT BUILDING DIDN'T JUST GET THERE...

The City of Vaughan's communities are constantly growing and changing. In fact, Vaughan is one of the fastest growing cities in Canada with a population of more than 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.

WHAT IS A DEVELOPMENT APPLICATION?

Development is a broad term referring to any activity that results in a change of land use, construction of a new building(s) or the creation of a parcel(s) of land. **Development applications** are proposals put forward by a landowner that must be carefully considered and reviewed to ensure they are consistent with provincial, regional and city plans and policies. There are six types of development applications reviewed by City staff and Vaughan Council, which are governed by the *Planning Act*.

- Official Plan Amendments (OPAs)
- Zoning By-law Amendments (ZBAs)
- Draft Plan of Subdivisions
- Site Development Applications
- Draft Plan of Condominiums
- Part-lot Control Exemptions

In some cases, the landowner may submit one or more of these applications at the same time for consideration by the City. More about these applications can be found at vaughan.ca/PlanningProcess.

HOW WE PLAN

Provincial and regional plans and policies: The Province of Ontario regulates land use through plans and policies, including the 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.

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.

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. Additional information on development applications and the planning process can be found at vaughan.ca/PlanningProcess.

2. Speaking to Council during a Committee of the Whole Meeting:

Residents can participate in meetings and have their say by:

- Submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.
- Requesting to speak via teleconference (through a computer, app or by phone) live during the meeting. Pre-registration is required. Complete a Request to Speak Form at vaughan.ca/HaveYourSay or call Service Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate virtually.
- Requesting to speak in person. Pre-registration is recommended by completing the online Request to Speak Form at vaughan.ca/HaveYourSay.

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

Visit vaughan.ca/CouncilMeetings for a full schedule of meetings and agendas. A livestream of all public Council and Committee of the Whole meetings will be available at vaughan.ca/LiveCouncil at the start of each meeting.

3. Speak directly with your local Councillor: Speaking at a Committee of the Whole Meeting isn't the only way to reach a member of Vaughan Council. Residents may telephone or email comments directly to their Member of Council of choice. For details on how to contact a Member of Council, visit vaughan.ca/council.

4. Contact the City planner directly: Residents may contact the planner on file directly by phone, email or letter. Questions and contact details for the City's planners can be found on the Public Meeting notice sent by mail, or by contacting Service Vaughan, the City's contact centre, at 905-832-2281 or service@vaughan.ca.



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

Official Plan Amendment File OP.26.001
 Zoning By-law Amendment File Z.25.015

DATE OF MEETING: Tuesday, March 31, 2026
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

Electronic participation is also [available](#). To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to the Office of the City Clerk at clerks@vaughan.ca **no later than NOON on the last business day before the meeting.**

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:	Block 41-28E Developments Limited c/o TACC Developments Ltd.
DESCRIPTION OF SUBJECT LAND:	11120 Weston Road (legally described as Part of Lot 28, Concession 6) Vicinity of Weston Road and Teston Road (Attachments 1 to 2)
WARD:	1
PURPOSE OF THE APPLICATIONS:	To redesignate a portion of the Subject Lands from “Low-Rise Mixed-Use”, “Mid-Rise Residential”, and “Mid-Rise Mixed-Use” to “Low-Rise Residential” in Vaughan Official Plan 2010, and to rezone and amend the existing site-specific zoning exceptions under MZO Ontario Regulation 644/20 to facilitate a two-phase residential Draft Plan of Subdivision comprised of 790 units, as shown on Attachments 2 and 3.
RELATED APPLICATION:	N/A

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

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Kaveen Fernando, Acting Senior Planner, at kaveen.fernando@vaughan.ca or 905-832-8585, Ext. 8592. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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

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 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/>.

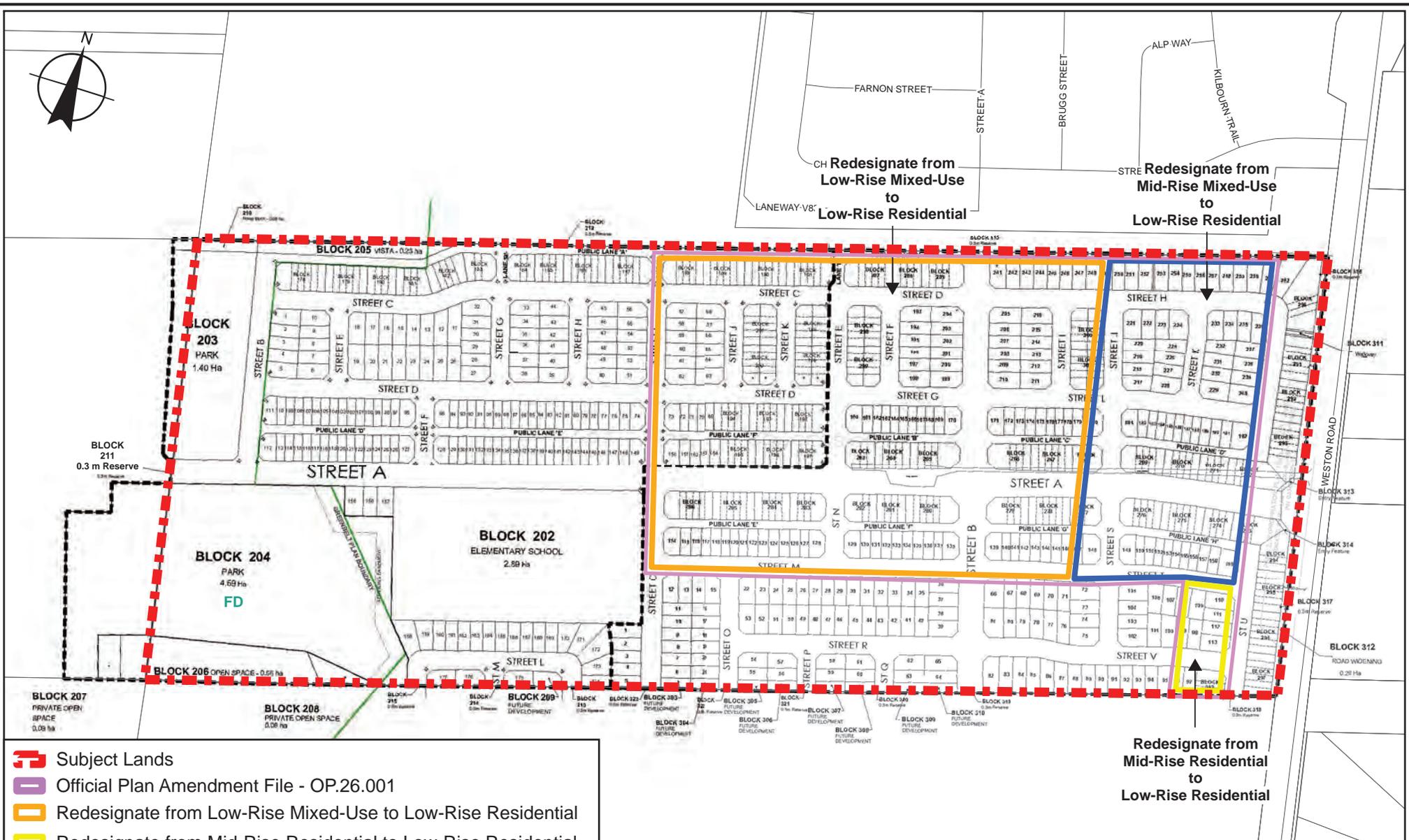
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulations 543/06 and 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

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 6, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



- Subject Lands
- Official Plan Amendment File - OP.26.001
- Redesignate from Low-Rise Mixed-Use to Low-Rise Residential
- Redesignate from Mid-Rise Residential to Low-Rise Residential
- Redesignate from Mid-Rise Mixed-Use to Low-Rise Residential

Redesignate from
Mid-Rise Residential
to
Low-Rise Residential

0 50 100 200 Metres

Proposed Official Plan Designations

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

FILES:
OP.26.001 and Z.25.015
RELATED FILES:
19T-24V004 and 19T-25V006
Date:
March 31, 2026

2



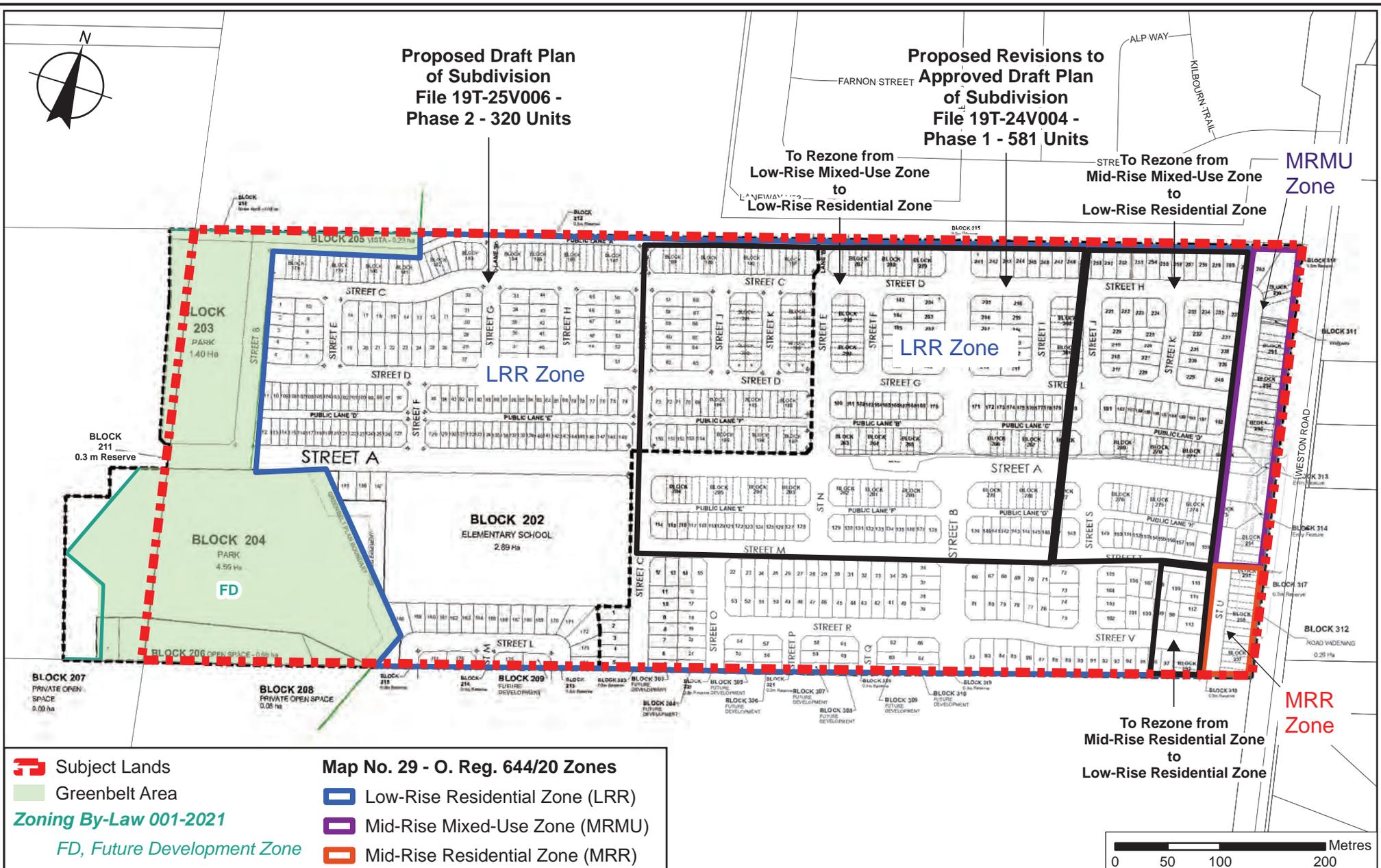
**Proposed Draft Plan
of Subdivision
File 19T-25V006 -
Phase 2 - 320 Units**

**Proposed Revisions to
Approved Draft Plan
of Subdivision
File 19T-24V004 -
Phase 1 - 581 Units**

To Rezone from
Low-Rise Mixed-Use Zone
to
Low-Rise Residential Zone

To Rezone from
Mid-Rise Mixed-Use Zone
to
Low-Rise Residential Zone

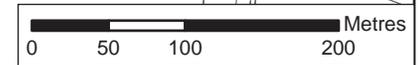
**MRMU
Zone**



-  Subject Lands
-  Greenbelt Area
- Zoning By-Law 001-2021**
- FD, Future Development Zone*
- Map No. 29 - O. Reg. 644/20 Zones**
-  Low-Rise Residential Zone (LRR)
-  Mid-Rise Mixed-Use Zone (MRMU)
-  Mid-Rise Residential Zone (MRR)

To Rezone from
Mid-Rise Residential Zone
to
Low-Rise Residential Zone

**MRR
Zone**



Proposed Zoning and Draft Plan of Subdivision Files 19T-24V004 and 19T-25V006

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

FILES:
OP.26.001 and Z.25.015
RELATED FILES:
19T-24V004 and 19T-25V006
Date:
March 31, 2026

3



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.25.007
 Zoning By-law Amendment File Z.25.017

DATE OF MEETING: Tuesday, March 31, 2026

TIME: 7:00 p.m.

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

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

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You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

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

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

APPLICANT:	Bostar Inc. and 1639326 Ontario Ltd.
DESCRIPTION OF SUBJECT LANDS:	5875 Highway 7 and Part of Block 1, Plan 65M-3033, as shown on Attachment 1.
WARD:	2
PURPOSE OF THE APPLICATIONS:	The Owner seeks to redesignate and rezone the subject lands for an employment land conversion to permit eight mixed-use high-rise buildings to be constructed in two phases, ranging in height from 30 to 50 storeys, and containing 2,150 dwelling units and approximately 5,600 m ² of commercial and office uses, with a floor space index of 7.07 times the lot area for Phase 1 and 8.44 times the lot area for Phase 2, and includes a Privately Owned Publicly Accessible Space fronting Highway 7, as shown on Attachment 2.
RELATED APPLICATION:	Not Applicable

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

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Letizia D'Addario, Senior Planner, at Letizia.D'Addario@vaughan.ca or 905-832-8585, Ext. 8213. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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

PUBLIC CONSULTATION:

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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.

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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: March 6, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context Map

Subject Lands

150m
Polling Area

EMU

EMU

Existing
Employment
Uses

HIGHWAY 7

EMU

EMU

EMU

EMU

HIGHWAY 27

Existing
Employment
Uses

EMU

A

EM1

REGALCREST COURT

EM2

 Subject Lands

Zoning Legend 001-2021

A, Agriculture Zone

EM1, Prestige Employment Zone

EM2, General Employment Zone

EMU, Employment Commercial Mixed-Use Zone



Context and Location Map

LOCATION: 5875 Highway 7 and
Part Block 1, 65M-3033
Part of Lot 5 Concession 8

APPLICANT:
Bostar Inc. and 1639326 Ontario Ltd.



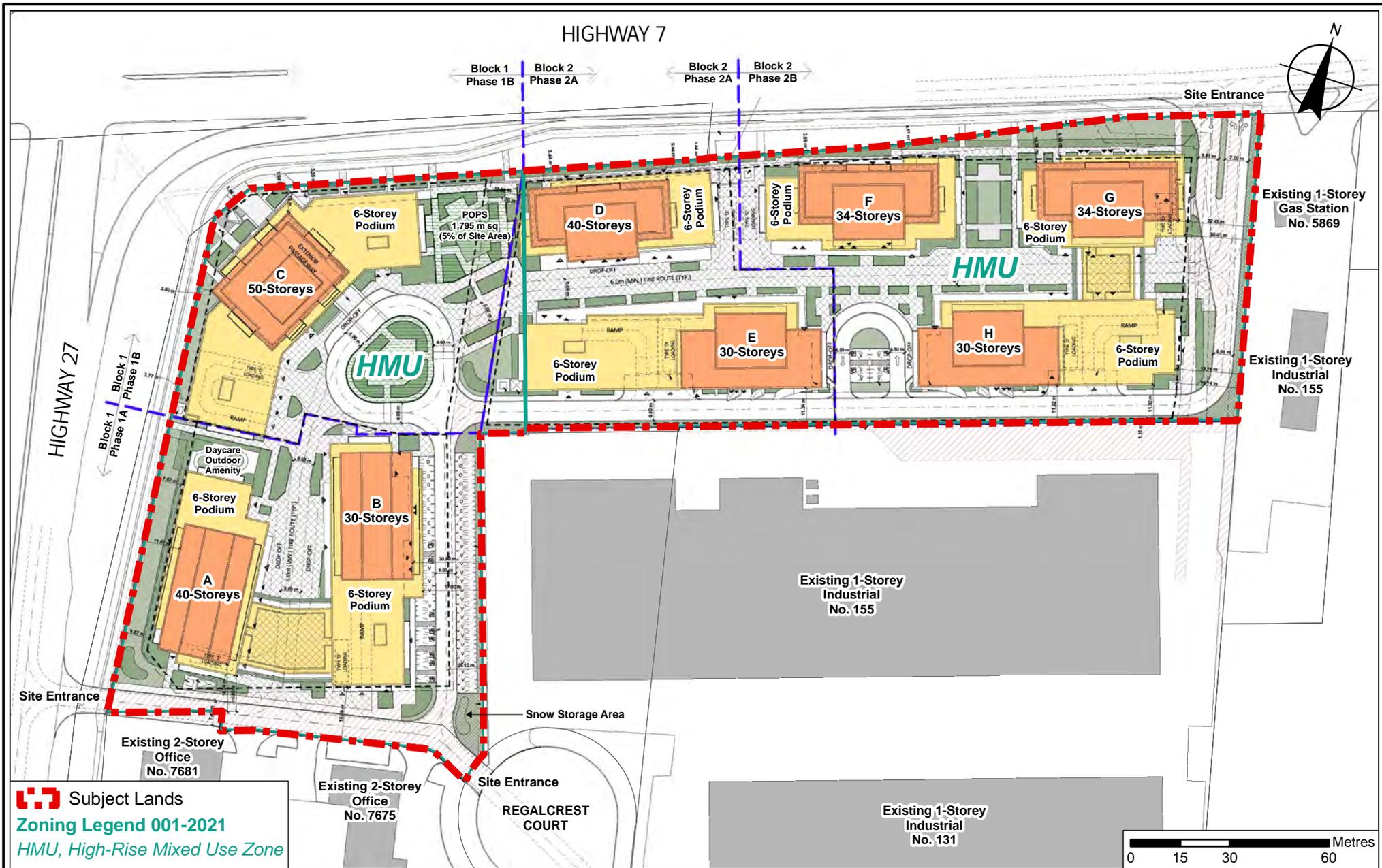
Development and
Parks Planning

Attachment

FILES:
OP.25.007, Z.25.017

DATE:
March 31, 2026

1



Subject Lands
Zoning Legend 001-2021
 HMU, High-Rise Mixed Use Zone

Proposed Site Plan and Zoning

LOCATION:
 5875 Highway 7 and Part Block 1, 65M-3033
 Part of Lot 5, Concession 8

APPLICANT:
 Bostar Inc. and 1639326 Ontario Ltd.



Attachment

FILES:
 OP.25.007, Z.25.017

DATE:
 March 31, 2026

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.25.006
 Zoning By-law Amendment File Z.25.016

DATE OF MEETING: Tuesday, March 31, 2026

TIME: 7:00 p.m.

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

LIVE STREAM LINK: vaughan.ca/LiveCouncil

PARTICIPATION

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Please submit written comments by mail or email to:

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

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

APPLICANT:	Bharat Chawla Corporation
DESCRIPTION OF SUBJECT LAND:	89 Simmons Street (Vicinity Of Rutherford Road and Simmons Street) (Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATIONS:	To amend the official plan and zoning by-law for the Subject Lands shown on Attachment 1, to permit a three storey, street townhouse block development containing six residential units, as shown on Attachments 2.
RELATED APPLICATION:	N/A

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

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Kevin Ayala Diaz, Planner, at Kevin.AyalaDiaz@vaughan.ca or 905-832-8585, Ext. 8882. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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

PUBLIC CONSULTATION:

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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

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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.

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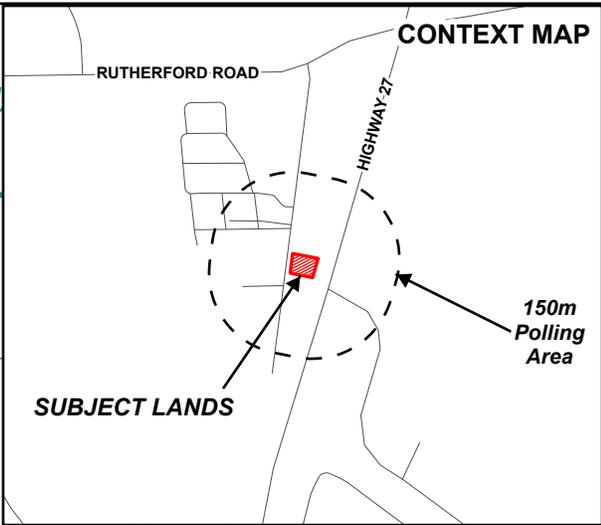
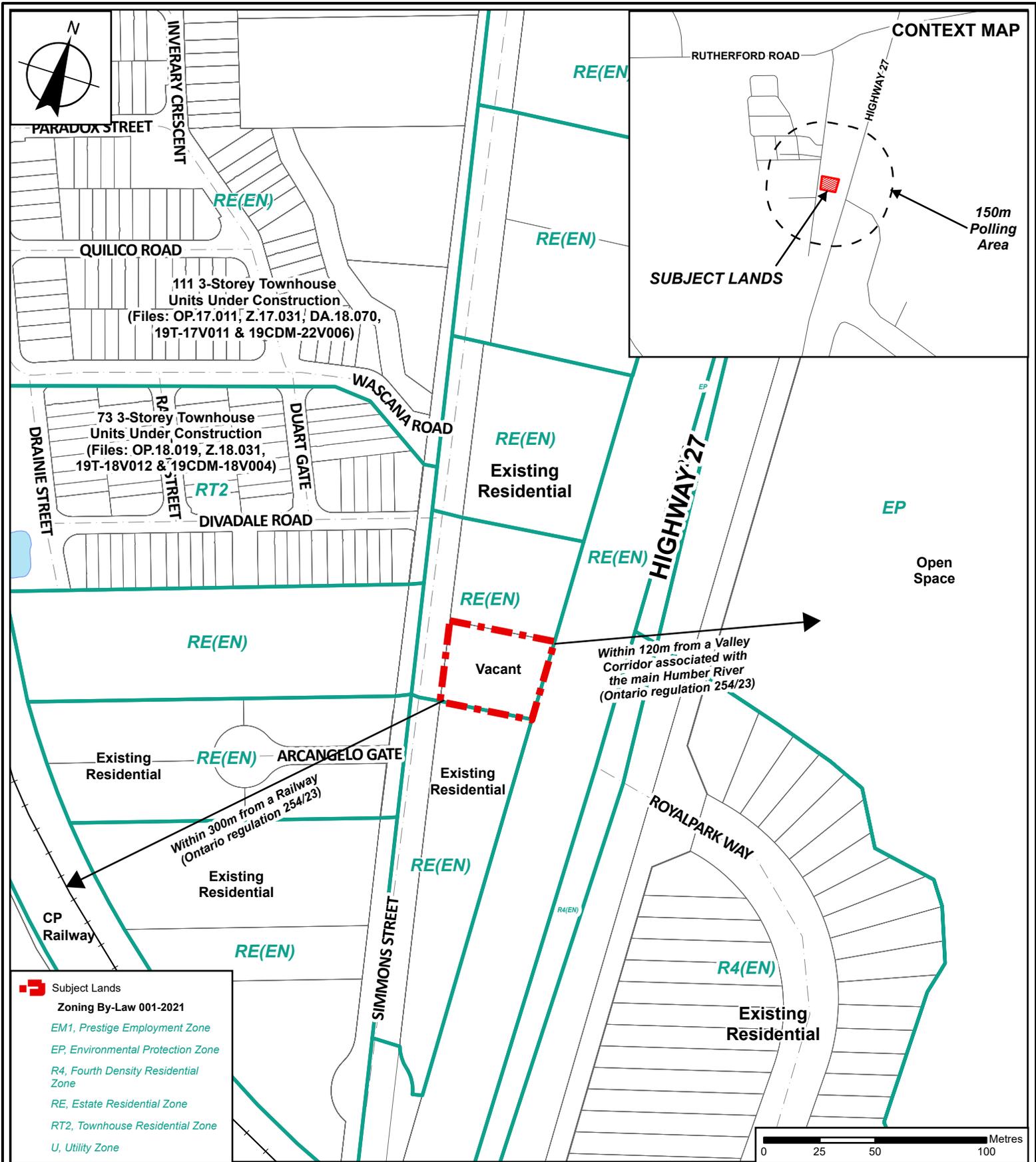
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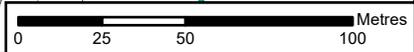
DATE OF PUBLIC NOTICE: March 6, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



- Subject Lands
- Zoning By-Law 001-2021
- EM1, Prestige Employment Zone
- EP, Environmental Protection Zone
- R4, Fourth Density Residential Zone
- RE, Estate Residential Zone
- RT2, Townhouse Residential Zone
- U, Utility Zone



Context and Location Map

LOCATION:
89 Simmons Street
Part of Lot 15, Concession 8

APPLICANT:
Baharat Chawla Corporation



Development and
Parks Planning

Attachment

FILES:
OP.25.006,
Z.25.016

DATE:
March 31, 2026

1



 Subject Lands
 Zoning By-Law 001-2021
 RT2, Townhouse Residential Zone



Proposed Site Plan & Zoning

LOCATION:
 89 Simmons Street
 Part of Lot 15, Concession 8

APPLICANT:
 Baharat Chawla Corporation



Development and
 Parks Planning

Attachment

FILES:
 OP.25.006,
 Z.25.016

DATE:
 March 31, 2026

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.26.001

DATE OF MEETING: Tuesday, March 31, 2026

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:	Senang Investments Limited (c/o Alletto Developments Ltd.)
DESCRIPTION OF SUBJECT LAND:	1078 and 1150 Major Mackenzie Drive West
WARD:	4
PURPOSE OF THE APPLICATION:	The Owner proposed to rezone the subject lands to facilitate a draft plan of subdivision comprised of 108 single detached residential dwellings including a Stormwater Management Block, a Natural Heritage System Block, and a network of local public roads as shown on Attachment 2.
RELATED APPLICATION:	Draft Plan of Subdivision File: 19T-26V001

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 Paul Procopio, Planner, at Paul.Procopio@vaughan.ca or 905-832-8585, Ext. 8412. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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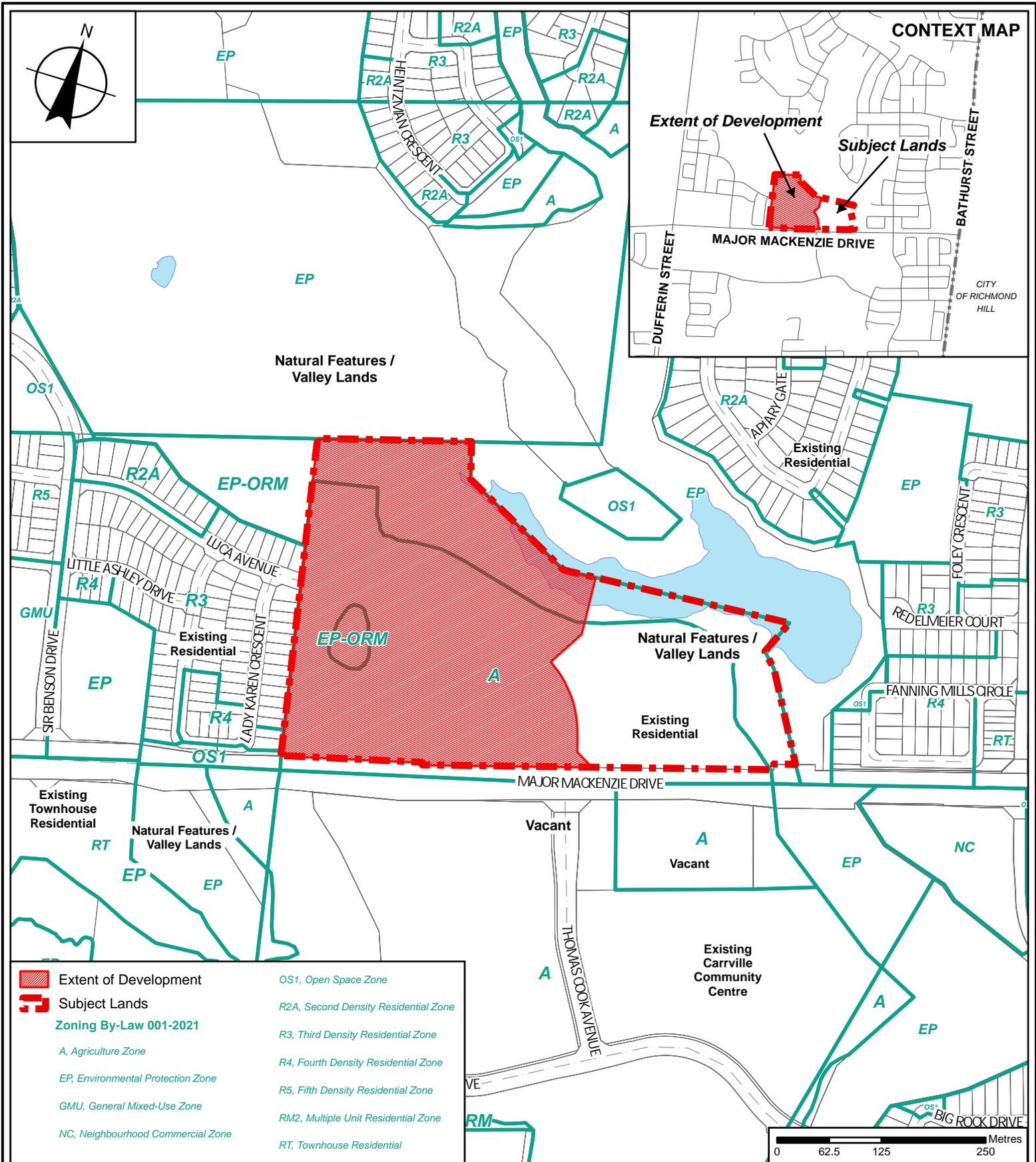
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In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear 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 6, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context and Location Map

LOCATION:
 1078 and 1150 Major Mackenzie Drive West
 Part of Lot 21, Concession 2

APPLICANT:
 Senang Investments Limited (c/o Alletto
 Developments Ltd.)

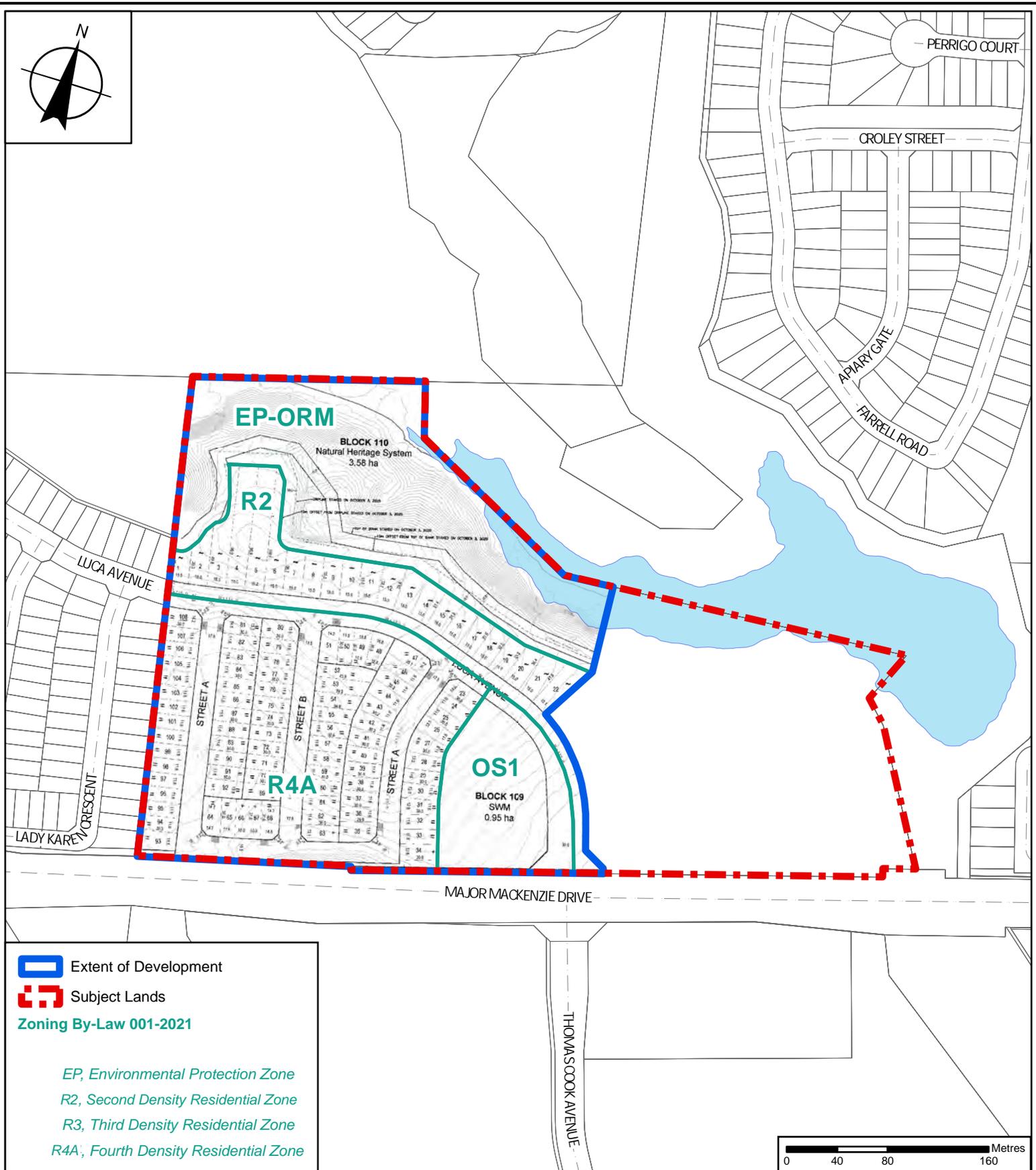


Development and
 Parks Planning

Attachment

FILE:
 Z.26.001
RELATED FILE:
 19T-26V001
DATE:
 March 31, 2026

1



-  Extent of Development
-  Subject Lands
- Zoning By-Law 001-2021**

EP, Environmental Protection Zone
R2, Second Density Residential Zone
R3, Third Density Residential Zone
R4A, Fourth Density Residential Zone

Proposed Draft Plan of Subdivision and Zoning

LOCATION:
 1078 and 1150 Major Mackenzie Drive West
 Part of Lot 21, Concession 2

APPLICANT:
 Senang Investments Limited (c/o Alletto
 Developments Ltd.)



Development and
 Parks Planning

Attachment

FILE:
 Z.26.001
RELATED FILE:
 19T-26V001
DATE:
 March 31, 2026

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.26.007

DATE OF MEETING: Tuesday March 31, 2026

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:	Senang Investments Limited & King Jane Developments Inc. (c/o Alletto Developments Ltd.)
DESCRIPTION OF SUBJECT LAND:	271 Valley Vista Drive and Part of Lot 20, Concession 2 (see Attachment 1)
WARD:	# 4
PURPOSE OF THE APPLICATIONS:	The Owner seeks to rezone the lands to permit a residential development comprised of 425 residential dwellings consisting of single detached unit, a townhouse block, stormwater management (SWM) facility block, six part blocks, five open space/natural heritage system blocks, and public local roads, as shown on Attachment 2.
RELATED APPLICATION:	File: 19T-26V003

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 Joshua Lacaria, Planner, at joshua.lacaria@vaughan.ca or 905-832-8585, Ext. 8011. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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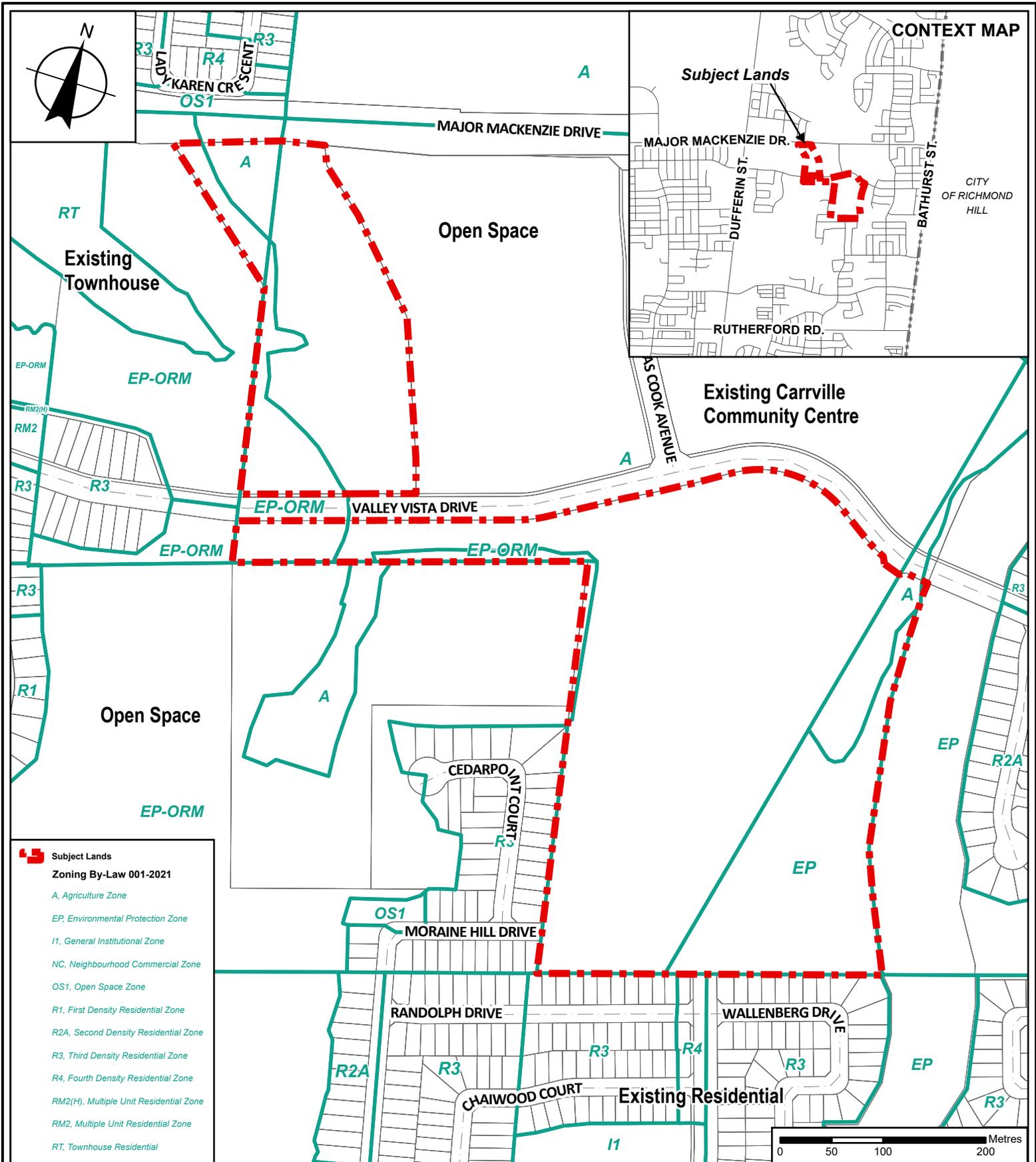
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DATE OF PUBLIC NOTICE: March 6, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



- Subject Lands**
- Zoning By-Law 001-2021**
- A, Agriculture Zone
 - EP, Environmental Protection Zone
 - I1, General Institutional Zone
 - NC, Neighbourhood Commercial Zone
 - OS1, Open Space Zone
 - R1, First Density Residential Zone
 - R2A, Second Density Residential Zone
 - R3, Third Density Residential Zone
 - R4, Fourth Density Residential Zone
 - RM2(H), Multiple Unit Residential Zone
 - RM2, Multiple Unit Residential Zone
 - RT, Townhouse Residential

Context and Location Map

LOCATION:
 271 Valley Vista Drive
 Part of Lot 20, Concession 2

APPLICANT:
 Senang Investments Ltd. and King Jane Developments Inc.
 (c/o Alletto Developments Ltd.)



Development and
 Parks Planning

Attachment

FILE:
 Z.26.007

RELATED FILE:
 19T-26V003

DATE:
 March 31, 2026

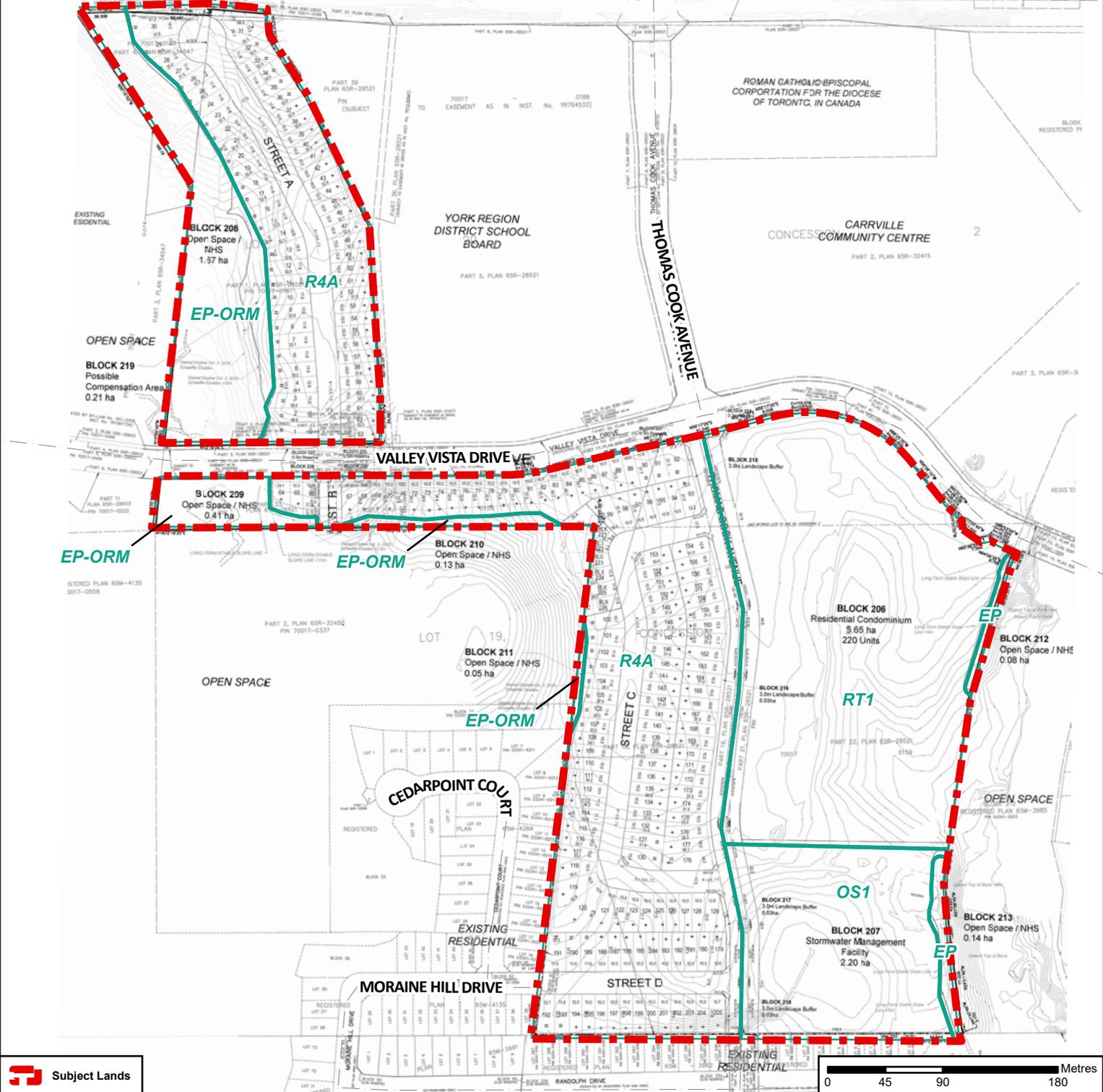
1



CRESCENT

AGRICULTURAL EXISTING RESIDENTIAL

MAJOR MACKENZIE DRIVE (FORMERLY MAPLE ROAD) ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 2



Proposed Zoning and Draft Plan of Subdivision 19T-26V003

Attachment

LOCATION:
271 Valley Vista Drive
Part of Lot 20, Concession 2

APPLICANT:
Senang Investments Ltd. and King Jane Developments Inc.
(c/o Alletto Developments Ltd.)



Development and
Parks Planning

FILE:
Z.26.007

RELATED FILE:
19T-26V003

DATE:
March 31, 2026

2



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

Official Plan Amendment File OP.23.008
 Zoning By-law Amendment File Z.23.016

DATE OF MEETING: Tuesday, March 31, 2026

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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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:	Teston Road Landowners Group Inc.
DESCRIPTION OF SUBJECT LAND:	2863, 2889, 2901 Teston Road (Vicinity Of Teston Road and Jane Street) (Attachment 1)
WARD:	1
PURPOSE OF THE APPLICATIONS:	To amend the official plan and zoning by-law for the Subject Lands shown on Attachment 1, to permit the development of 369 townhouse units comprised of 337 stacked back-to-back townhouses and 32 street townhouses with a floor space index of 1.31 times the area of the developable lot, an underground parking garage with 518 parking spaces and 41 surface parking spaces, as shown on Attachments 2
RELATED APPLICATION:	19T-23V003

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 Kevin Ayala Diaz, Planner, at Kevin.AyalaDiaz@vaughan.ca or 905-832-8585, Ext. 8882. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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

PUBLIC CONSULTATION:

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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.

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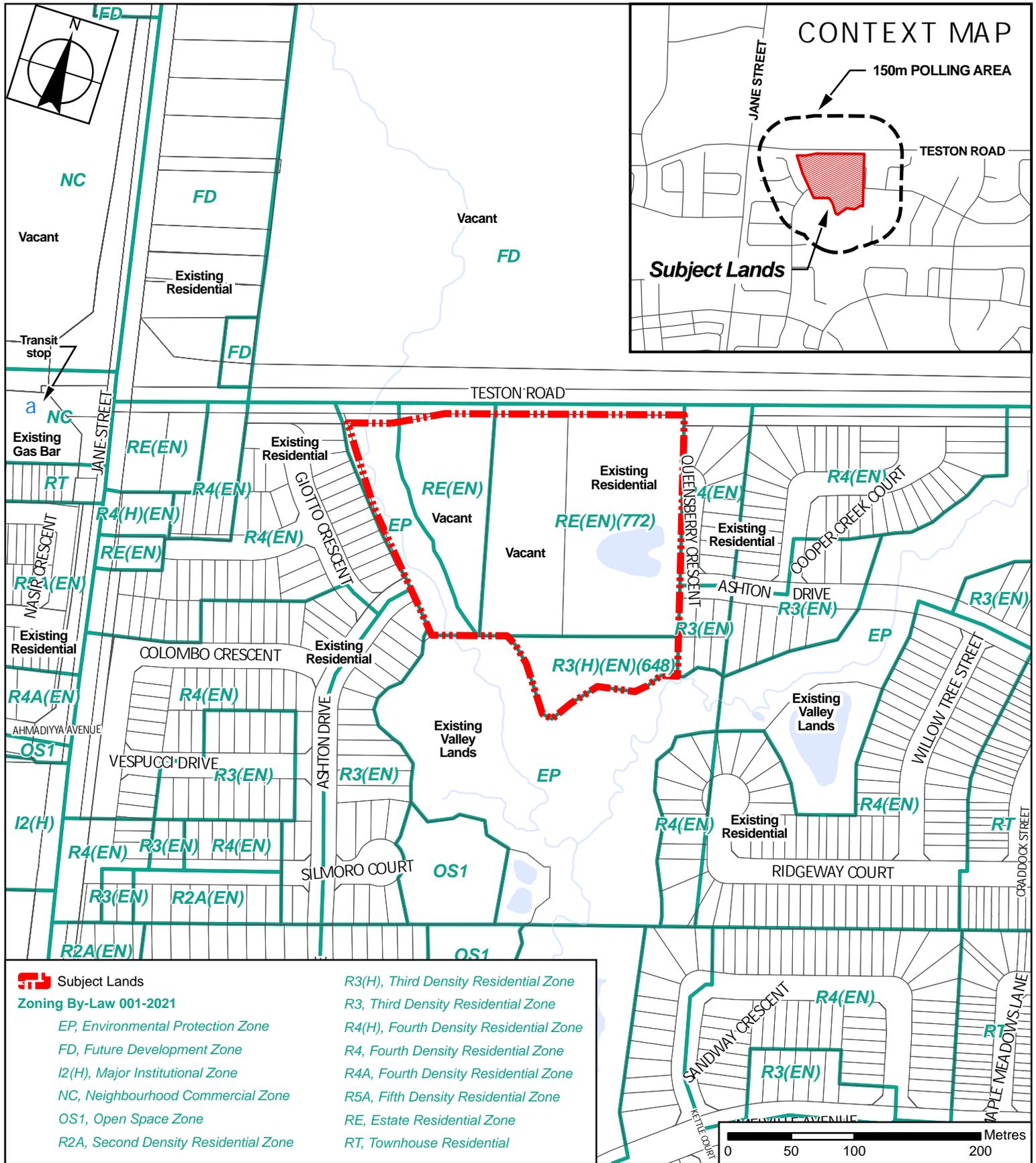
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DATE OF PUBLIC NOTICE: March 6, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



- Subject Lands
- Zoning By-Law 001-2021**
- EP, Environmental Protection Zone*
- FD, Future Development Zone*
- I2(H), Major Institutional Zone*
- NC, Neighbourhood Commercial Zone*
- OS1, Open Space Zone*
- R2A, Second Density Residential Zone*

- R3(H), Third Density Residential Zone*
- R3, Third Density Residential Zone*
- R4(H), Fourth Density Residential Zone*
- R4, Fourth Density Residential Zone*
- R4A, Fourth Density Residential Zone*
- R5A, Fifth Density Residential Zone*
- RE, Estate Residential Zone*
- RT, Townhouse Residential*

Context and Location Map

Location:
 2863, 2889, 2901 Teston Road
 Part of Lot 25, Concession 4

Applicant:
 Teston Road Landowners Group Inc.

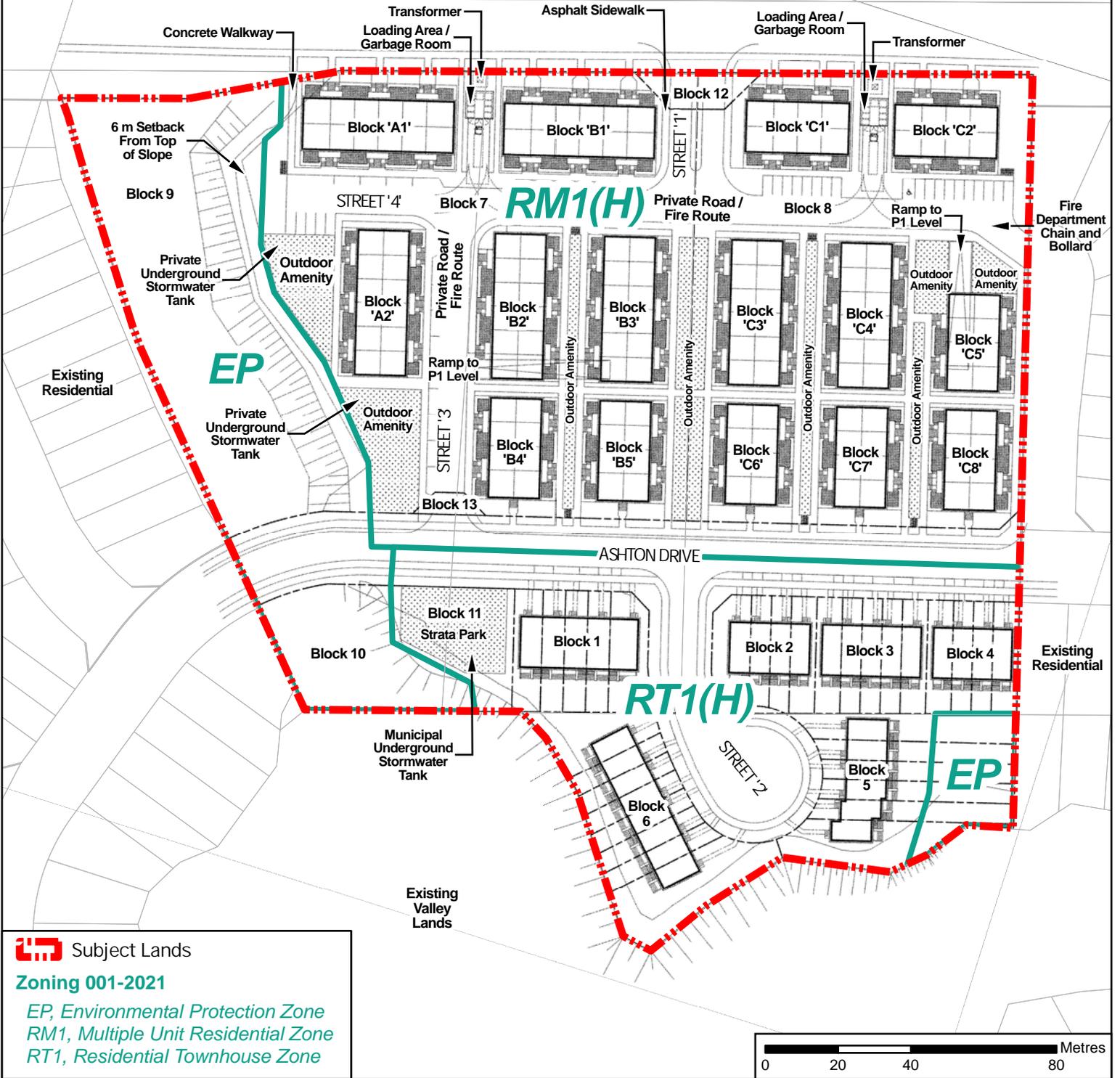
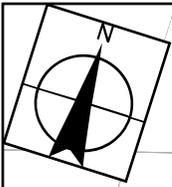


Development and
 Parks Planning

Attachment

Files:
 OP.23.008 and Z.23.016
Related File:
 19T-23V003
Date:
 March 31, 2026

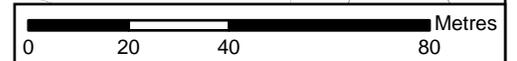
1



 Subject Lands

Zoning 001-2021

EP, Environmental Protection Zone
RM1, Multiple Unit Residential Zone
RT1, Residential Townhouse Zone



Proposed Site Plan and Zoning

Location:
 2863, 2889, 2901 Teston Road
 Part of Lot 25, Concession 4

Applicant:
 Teston Road Landowners Group Inc.



Development and
 Parks Planning

Attachment

Files:
 OP.23.008 and Z.23.016
Related File:
 19T-23V003
Date:
 March 31, 2026

2



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

Official Plan Amendment File OP.25.012
 Zoning By-law Amendment File Z.25.026

DATE OF MEETING: Tuesday, March 31, 2026
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:	Primont (Castelmont) Inc.
DESCRIPTION OF SUBJECT LAND:	7055, 7065 and 7067 Islington Avenue (Vicinity of Islington Avenue and Friuli Court) (Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATIONS:	To redesignate the Subject Lands from “Mid-Rise Mixed-Use” and “Employment Commercial Mixed-Use” to “High-Rise Mixed-Use” in the Vaughan Official Plan 2010, and to rezone the Subject Lands in Zoning By-law 001-2021, to permit a phased development consists of a 13-storey high-rise residential building, two high-rise mixed-use buildings of 35 and 45 storeys, with a Gross Floor Area (GFA) of 89,941 m ² , 774 m ² of commercial space, and 1,106 residential units, as shown on Attachment 2.
RELATED APPLICATION:	N/A

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

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Kaveen Fernando, Acting Senior Planner, at kaveen.fernando@vaughan.ca or 905-832-8585, Ext. 8592. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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PUBLIC CONSULTATION:

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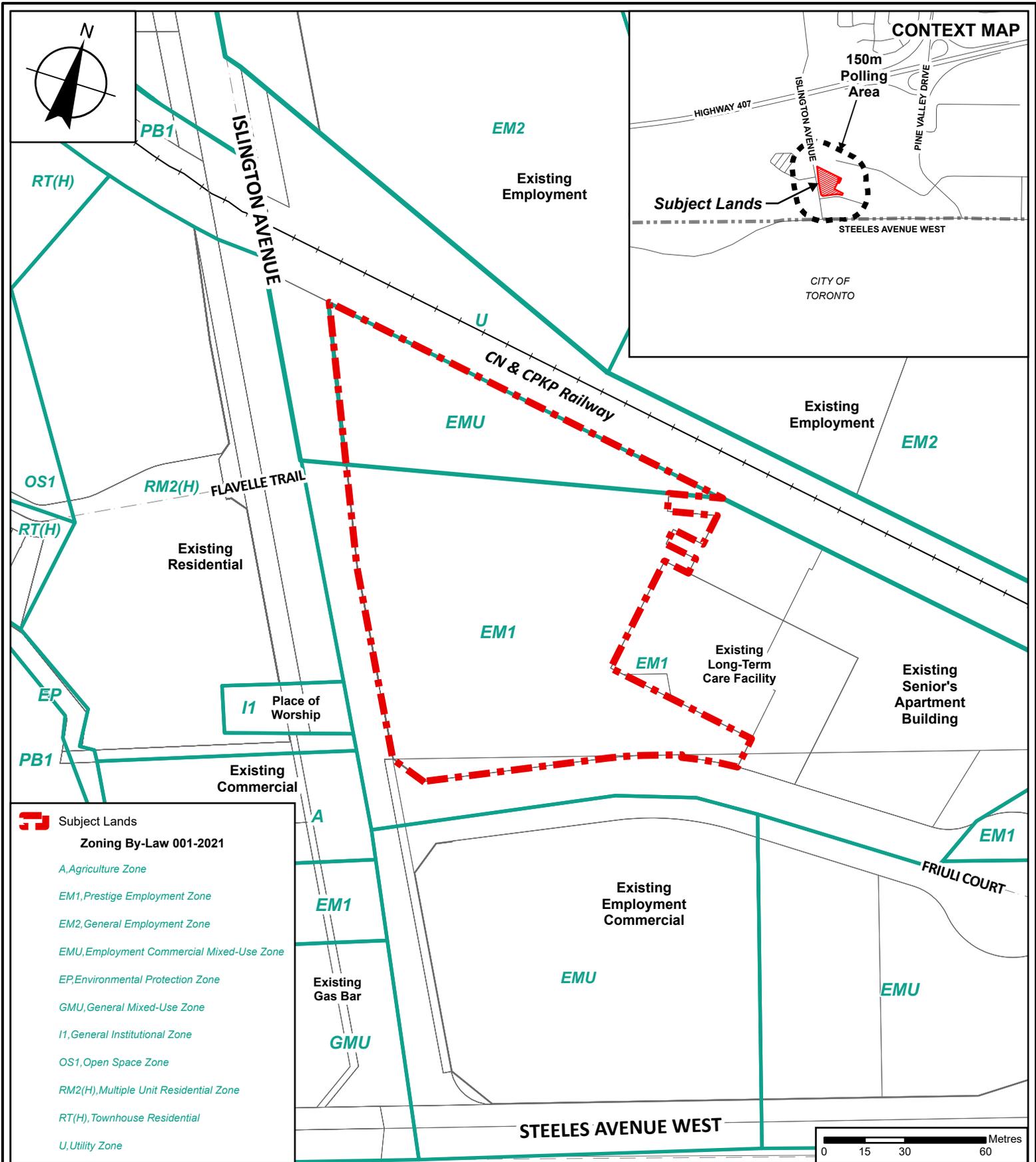
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In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear 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 6, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context and Location Map

LOCATION:
7055, 7065 and 7067 Islington Avenue
Part of Lot 7, 8, and 9 on Registrar's
Complied Plan 9691

APPLICANT:
Primont (Castelmont) Inc.



Development and
Parks Planning

Attachment

FILES:
OP.25.012,
Z.25.026

DATE:
March 31, 2026

1



VINYL COURT

CN & CPKP Railway

20m Railway Setback

Podium A
2 Storey

Building A
13 Storey
+ Mech.

13 Storey

Podium A
3 Storey

Building A
13 Storey
+ Mech.

13 Storey

Phase 1
Phase 2

Building B
45 Storey
+ Mech.

HMU

Podium B
3 Storey

Building C
35 Storey
+ Mech.

Existing
Long-Term
Care Facility

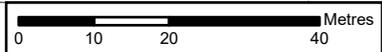
FLAVELLE TRAIL
Fire Route

ISLINGTON AVENUE

FRIULI COURT

HMU - High-Rise Mixed-Use Zone

Subject Lands



Proposed Zoning and Conceptual Site Plan

Attachment

LOCATION:
7055, 7065 and 7067 Islington Avenue
Part of Lot 7, 8, and 9 on Registrar's
Complied Plan 9691



Development and
Parks Planning

APPLICANT:
Primont (Castelmont) Inc.

FILES:
OP.25.012,
Z.25.026
DATE:
March 31, 2026

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
 REVISED!**

Zoning By-law Amendment File Z.25.050

DATE OF MEETING: Tuesday, March 31, 2026

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:	NJS Developments Inc.
DESCRIPTION OF SUBJECT LAND:	3836 & 3850 Major Mackenzie Drive West (Attachment 1)
WARD:	3
PURPOSE OF THE APPLICATION:	To develop 160 stacked back-to-back townhouse residential units over eight (8) blocks, as shown on Attachment 2.
RELATED APPLICATION:	DA.22.071

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 Izabela Molendowski, Senior Planner, at Izabela.Molendowski@vaughan.ca or 905-832-8585, Ext. 8355. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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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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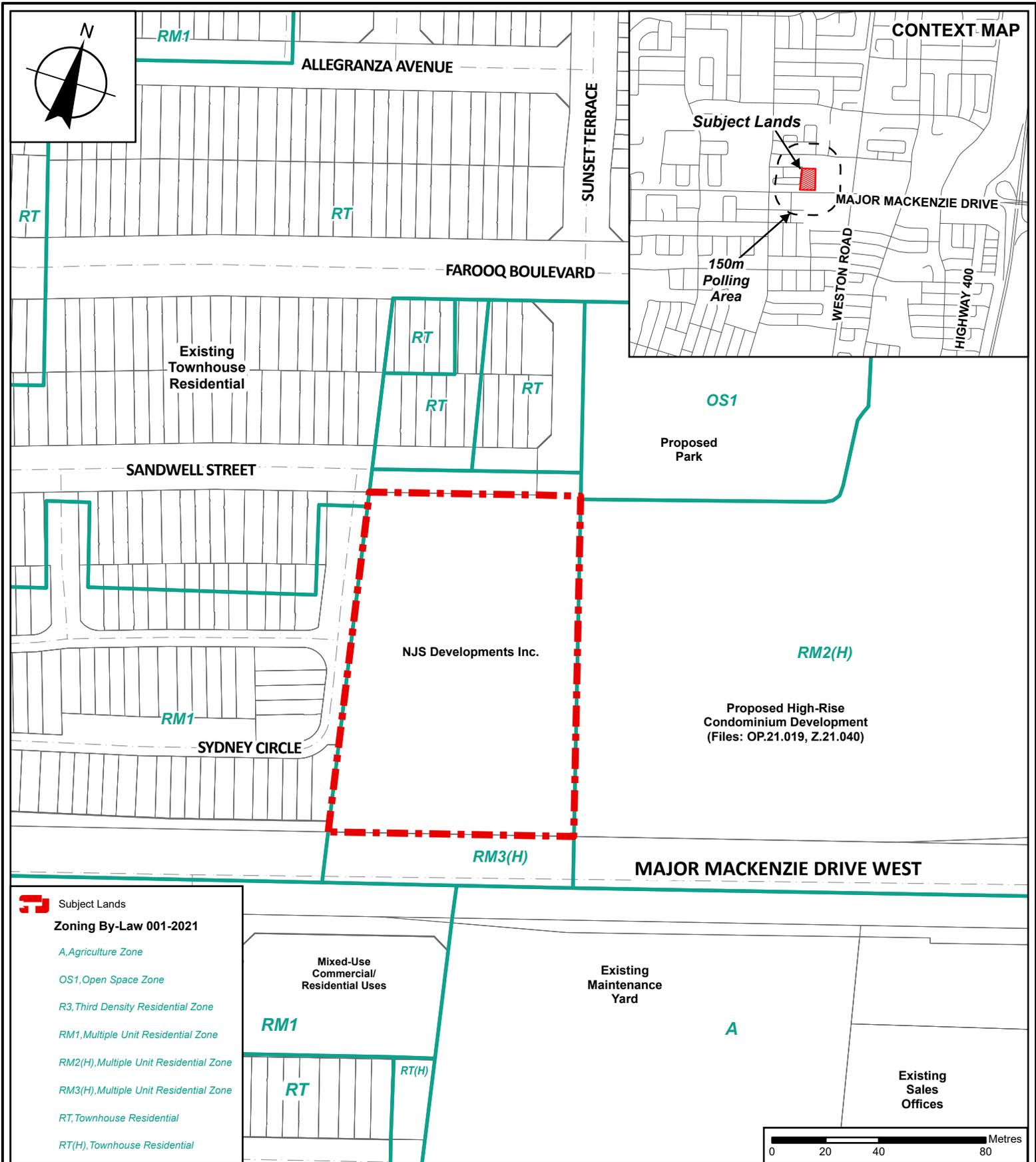
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DATE OF PUBLIC NOTICE: March 10, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context and Location Map

LOCATION:
3836 and 3850 Major Mackenzie Drive West
Part of Lot 21, Concession 6



Development and
Parks Planning

APPLICANT:
NJS Developments Inc.

Attachment

FILE:
Z.25.050
RELATED FILE:
DA.22.071
DATE:
March 31, 2026

1

