

**Attachment 6**  
**Draft Official Plan Amendment**

**THE CITY OF VAUGHAN**

***By-law***

**BY-LAW No. ~ -2021**

**A By-law to adopt Amendment Number ~ to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number ~ to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect on the day after the last day for filing a notice of appeal.

Enacted by the City of Vaughan Council this ~ day of Month, 2021.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

**AMENDMENT NUMBER ~**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number xx to the Official Plan of the Vaughan Planning Area.

DRAFT

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan (VOP 2010) is to facilitate a high-rise mixed-use development, specifically by redesignating the subject lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”.

## II LOCATION

The lands subject to this amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule “1” attached hereto as “Area Subject to Amendment No. ~”. The Subject Lands are located on the south side of Highway 7 and the east side of Whitmore Road and are municipally known as 177 Whitmore Road.

## III BASIS

The decision to amend the Official Plan, to amend the provisions below and contained in Section IV, is based on the following considerations:

1. The Amendment provides appropriate intensification on an underutilized property in an area of Vaughan that is well served by higher-order transit and infrastructure. The Amendment Area will act as a focal point for future growth in the area and preserve and be sensitive to the stable community areas to the northwest.
2. The Provincial Policy Statement 2020 (“PPS”) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth in urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
  - i. Efficiently use land, resources, infrastructure, and public service facilities;
  - ii. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
  - iii. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
  - iv. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS and promotes its goals and objectives.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (“Growth Plan”) is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports mixed-use intensification within built-up urban areas, promoting growth within areas that are in close proximity to major transit station areas. The Amendment area, identified as a “strategic growth area” and including a “major transit station area” immediately abutting the site, will accommodate forecasted growth in a complete community where all daily amenities are met and a range of housing types is provided. The proposed Amendment will provide a denser built form that will accommodate mixed use growth. The proposed Amendment conforms with the Growth Plan by developing on underutilized land, directing

growth to an area well-served by transit, providing a mix of housing options, and by making efficient use of existing municipal infrastructure.

4. The York Region Official Plan (“YROP”) identifies the Amendment area as being within an *Urban Area*, which accommodates areas of growth, specifically directing major development to Intensification Areas and land abutting Regional Corridors. The Amendment area is well positioned within York Region to accommodate growth. The proposed Amendment is consistent with the YROP.
5. The Vaughan Official Plan (“VOP 2010”) supports intensification in areas that are well serviced by transit and other municipal infrastructure. VOP 2010 has recognized the subject lands as an appropriate site for intensification by including the site within a Primary Centre and designating the subject lands Mid-Rise Mixed-Use. VOP 2010 supports redevelopment of underutilized sites within the existing built-up boundary and settlement areas of Vaughan. In consideration of the above, the proposed redesignation is appropriate and is supported by the policies in VOP 2010 as they relate to built-form, urban design, transportation and public realm. The proposed redesignation of the Subject Lands to “High-Rise Mixed-Use” to accommodate tall buildings and a mix of uses reflects appropriate development within an Major Transit Station Area (MTSA).

#### IV DETAILS OF THE AMENDMENT AND POLICES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 13 “Land Use” of VOP 2010 by redesignating the Subject Lands on Schedule “1” to this Amendment from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”
2. Amending Volume 1, Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedules “1” to this Amendment, attached hereto as “subject lands”.
3. Amending Volume 2, Section 13.1 – “Areas subject to Site-Specific Policies” by adding the following policy to be renumbered in sequential order:

“OPA # XXX~ 13.1.1.X ~ The lands municipally known as 177 Whitmore Road and identified on Schedule 14-C (as item #-) are subject to the policies set out in Section 13.XXX of this Plan”

4. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies”, and renumbered in sequential order including a location map of the subject lands as per Schedule “1”:

OPA # XXX 13.~ 177 Whitmore Road

13.X.1 General

13.X. 1.1 Notwithstanding the policies within Volume 1 of VOP 2010, the following policies and development criteria shall apply to the lands identified on Map 13.X .A:

13.X.1.2

- a. a maximum building height of 38 storeys shall be permitted;
- b. a maximum density of 10.5 Floor Space Index (FSI) shall be permitted;
- c. the placement of towers shall be provided through an implementing zoning by-law;
- d. the overall development of the lands shall be considered with the following reports to be approved through consideration of a zoning by-law amendment application:
  - i. planning rationale;
  - ii. landscape master plans;
  - iii. shadow study;
  - iv. traffic impact / phasing report;
  - v. functional servicing report;
  - vi. and any other reports considered appropriate by the municipality.

#### V Implementation

It is intended that the polices of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan comprehensive Zoning By-law 1-88, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13.

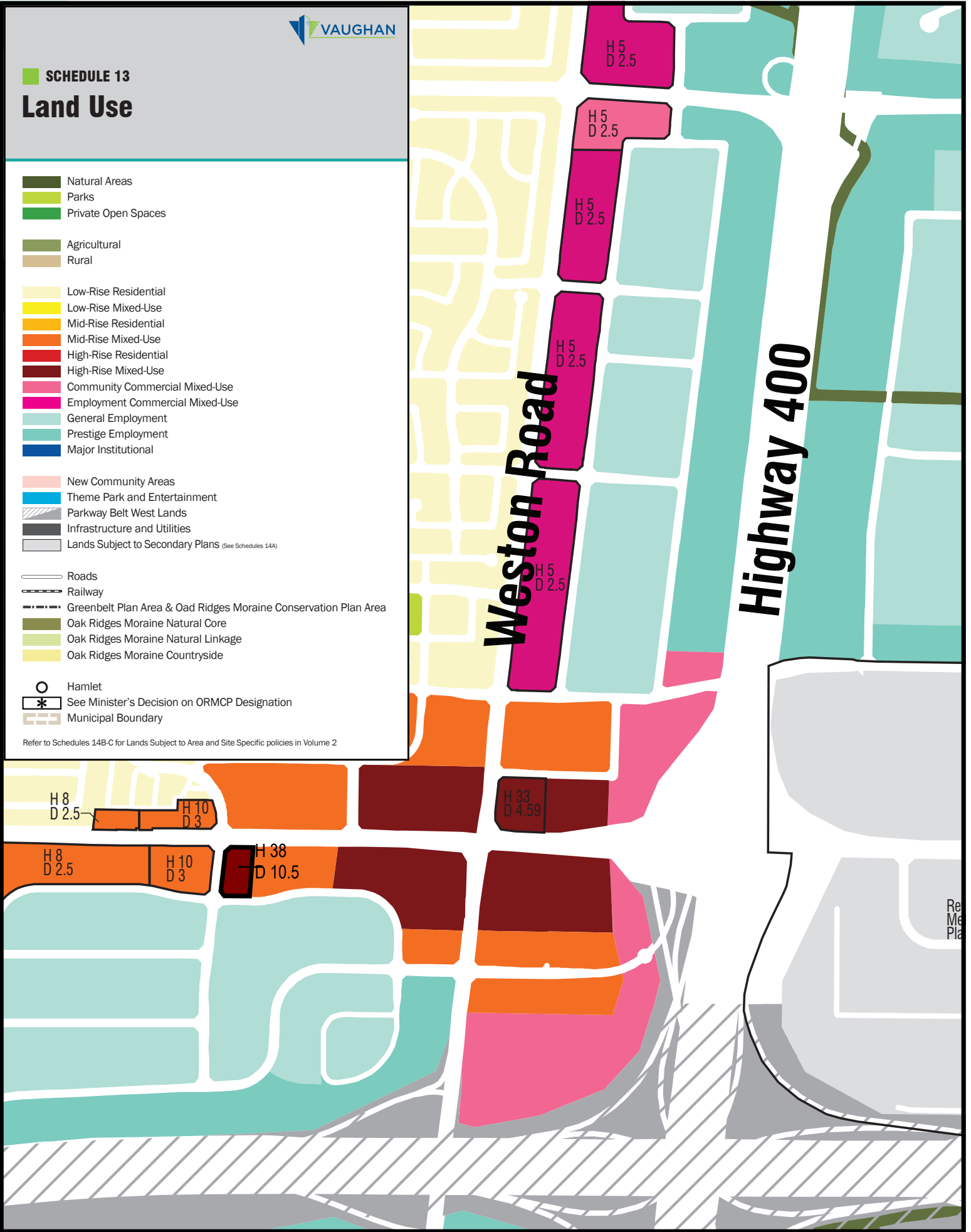
#### VI Interpretation

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

**SCHEDULE 13**  
**Land Use**

- Natural Areas
- Parks
- Private Open Spaces
  
- Agricultural
- Rural
  
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
  
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)
  
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
  
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2



This is Schedule \_\_  
To Official Plan Amendment No. \_\_  
Adopted the \_\_\_\_ Day, of \_\_\_\_\_, 2021

**File:** \_\_\_\_\_  
**Related Files:** \_\_\_\_\_  
**Location:** 177 Whitmore Road  
**Applicant:** Trinity Point Development Inc.  
**City of Vaughan**

**Lands Subject to this Amendment**