

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 192-2022

A By-law to adopt Amendment Number 85 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 85 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, and “3” is hereby adopted
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 85
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 85 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I”, “II” and “III”.

Authorized by Item No.4 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically Volume 1, Schedule 13 - Land Use; Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road policies; and Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road Map 12.6.A: Northeast Quadrant of Weston Road and Major Mackenzie Drive, to permit the phased development of the Subject Lands consisting of a 10 and 12 storey seniors supportive living building connected by a 5-storey building (Phase 1), and three (3) apartment buildings consisting of one (1) 6 to 12-storey residential apartment building and two (2) mixed-use residential apartment buildings measuring 6 to 12-storeys and 12 storeys respectively (Phase 2).

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 85" on Schedule "1" attached hereto, subject to the registration of a Section 37 Agreement and payment of the Section 37 contribution:

1. Permit an increase in the maximum Floor Space Index (FSI) from 2 times the area of the lot to 4.19 times the area of the lot for Phase 1 and 2.78 times the area of the lot for Phase 2, of the Subject Lands.
2. Permit an increase in the maximum building height from 6 storeys to 12 storeys for both Phase 1 and Phase 2 of the Subject Lands.
3. Permit a seniors supportive living building with a maximum 491.2 units per hectare for a Senior's Retirement, Nursing Home, or Long-term Care Facility Use in Phase 1 of the Subject Lands.
4. Permit amendments to the policies of VOP 2010 Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, including the site-specific Urban Design policies, applicable to the Subject Lands.
5. Permit amendments to the location and function of the land uses identified in VOP 2010 Volume 2, Map 12.6.A: Northeast Quadrant of Major Mackenzie Drive and Weston Road for the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1", attached hereto, as "Lands Subject to Amendment No.85". The

Subject Lands are located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, City of Vaughan.

III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context is important. The Amendment is consistent with the PPS, specifically Sections 1.1.1, 1.1.3, 1.1.3.3, 1.4.1, 1.4.3, 1.4.3 b), d) and f), and 1.6.3 a) regarding: accommodating a market-based range and mix of residential types, and promoting land use planning, growth management and intensification to minimize land consumption and servicing costs; focusing development to development areas; appropriate development standards to facilitate transit-supportive intensification; providing a range of housing options required to meet the social, health, economic and well-being requirements of residents including special needs requirements, and densities to meet projected market-based and affordable needs of current and future residents, and densities which efficiently uses land resources infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; establishing development standards for residential intensification to facilitate compact form; the use of existing infrastructure and public service facilities should be optimized.

The Subject Lands are located within a Settlement Area as defined by the PPS and located at the northeast corner of two major arterial regional roads (Major Mackenzie Drive West and Weston Road), which are served by bus services on Major Mackenzie Drive West and Weston Road.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), as amended, is intended to guide decisions on a wide range of issues,

including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, by encouraging the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Vaughan Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Growth Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of existing infrastructure and public service facilities, and less on continuously expanding the Urban Boundary. The Amendment will facilitate a development that conforms to the policy framework of the Growth Plan, as the built form would efficiently and appropriately intensify the Subject Lands at a density supportive of Growth Plan objectives, specifically Sections 2.2.1, 2.2.2, 2.2.6, 2.2.6.3 with respect to directing growth to Settlement Areas in built-up locations; supporting a diverse range and mix of housing options; providing densities to meet the needs of current and future residents; and supporting the achievement of a complete community.

The Amendment contributes to the achievement of a complete community by supporting a range and mix of housing types and unit sizes and providing a built form that utilizes the Subject Lands more efficiently and at a density that would meet the needs of future and current residents. The Amendment is also compatible with the existing built form in the surrounding community, while also making efficient use of available infrastructure.

3. The York Region Official Plan 2010 ('YROP') guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1: Regional Structure, of the YROP, which permits a range of residential, industrial, commercial, and institutional uses. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region". Section

5.3 of the YROP encourages intensification within the built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use.

The Subject Lands are identified as a “Local Centre” by VOP 2010. Section 5.5 of the YROP provides policy direction for development in Local Centres which are smaller in scale and scope than Regional Centres, but identified as a focal point for residential, human services, commercial and office activities for the surrounding community. It further states that the appropriate level of development and density will depend on site-specific circumstances and the nature of the surrounding area. Local Centres are recognized for the role they play in achieving the Region’s intensification objectives and will be addressed within local intensification strategies. The Amendment is consistent with the policy framework of the YROP, specifically with the following policies:

- Section 5.5.1 - That local centres serve as important neighbourhood focal points that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.
- Section 5.5.5 - That the planning and implementation of Local Centres shall be consistent with the intensification policies of Section 5.3 of this Plan.

The Amendment achieves the objectives outlined in the policies above by providing a range of housing and commercial opportunities on the Subject Lands, including a Seniors Supportive Living Building in Phase 1 and retail components as part of the mixed-use residential buildings proposed in Phase 2. The Amendment would facilitate shared outdoor amenity areas in the form of various communal outdoor amenity spaces that include multiple seating areas, large communal patios, walking paths and landscaped areas in Phase 1. Phase 2 proposes a Privately Owned Public Space (‘POPS’) in the form of a park, piazza and mews, which provide passive recreational opportunities for future and existing residents of the community. On this basis, the Amendment meets the policy objectives for a Local Centre and therefore conforms to the YROP.

4. The Subject Lands are identified as being located within a “Local Centre” as identified on Schedule 1 - Urban Structure, of VOP 2010, specifically the “Vellore Centre” as identified on Figure 6 – Intensification Areas, of VOP 2010. “Local Centres” are identified by VOP 2010 as the mixed-use cores of their respective communities that are predominantly residential in character but will also include a mix of uses to allow residents of the Local Centre and of the surrounding community to meet daily needs close to where they live and work. Local Centres are to be pedestrian oriented places with good urban design and an intensity of development appropriate for supporting efficient transit service. The Vellore Centre is identified by VOP 2010 as an emerging Local Centre in this community that will be the focus for multi-family developments and may include mid-rise or high-rise buildings as appropriate.

The Amendment is appropriate for the following reasons:

- Section 9.2.2.4 of VOP 2010 states that Mid-Rise Mixed-Use areas are generally located in Intensification Areas and provide for a mix of residential, retail, community, and institutional uses. The “Mid-Rise Mixed-Use” designation of VOP 2010 and Section 12.6.2.2 of the Area Specific Plan permits Mid-Rise Buildings. Section 9.2.3.5.a. of VOP 2010 defines Mid-Rise Buildings as generally buildings over five (5) storeys in height up to a maximum of twelve (12) storeys in height.
- Section 12.6.3.1 of the Area Specific Plan states that the Village District area is the location of the most compact development form that is intended to be an area of mixed-use retail commercial and office development, combining high order retail uses and eating establishments. Residential uses appropriately integrated into the area are also permitted.
- The uses proposed through the Amendment are permitted in the Village District by Sections 12.6.2.1 and 12.6.3.2 of the Area Specific Plan, as well as a Senior’s Retirement, Nursing Home, or Long-term Care Facility in exchange for public benefits and meeting certain criteria in accordance with Section 12.6.2.1.c., which the development has achieved by:

- Providing an underground parking garage for the development in lieu of surface parking
- Not locating the Seniors Supportive Living Building adjacent to Low-Rise Residential areas
- Using private roads and their corresponding landscape strips to provide adequate separation distance from adjacent residential and mixed-use areas which mitigates the need for stepping down in height and density
- Ensuring the height, massing and scale of the Seniors Supportive Living Building is complementary to and compatible with the Mid-Rise Mixed-Use designation of the surrounding lands in the Area Specific Plan, including the Phase 2 lands, which also have a maximum permitted height of 6 storeys, and proposing 12 storeys
- Facilitating a development that is accessible to and from the Highway 400 corridor

5. The statutory Public Hearing was held on October 6, 2020. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 6, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 21, 2020. Vaughan Council on June 28, 2022, ratified the June 7, 2022 Committee of the Whole (1) recommendation to approve Official Plan Amendment File OP.20.008, (Vaughan NW RR Propco LP).

6. York Region, on April 14, 2022 exempted Official Plan Amendment File OP.20.008 from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests and is considered a matter of local significance.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, is hereby amended by:

1. Amending Schedule 13 - Land Use of Volume 1 of VOP 2010, identified on Schedule 2 attached hereto, to identify a Maximum Building Height ("H" – Height)

of 12 storeys and a maximum FSI (“D” – Density) on the Subject Lands of 4.19 times the area of the lot for Phase 1 and 2.78 times the area of the lot for Phase 2.

2. Adding the following policies to VOP 2010 Volume 2, Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road, after policy 12.6.12.2.e, in numerical order:

“(OPA #85) 12.6.13 - Policies Applicable to the Site-Specific Policy Area as shown on Map 12.6.A:

12.6.13.1 Notwithstanding policy 12.6.1.1

- i) the subject lands have been further delineated as Site Specific Policy Area, shown on Map 12.6.A.

12.6.13.2 Notwithstanding policy 12.6.2.1.c.

- i) a Long-Term Care Facility, Independent Living Facility, Supportive Living Facility and Retirement Residence uses shall be permitted, and for Phase 1 only, up to a maximum of 491.2 units per hectare and 12 storeys in height and subject to policy 12.6.2.1.c.i. and ii. A, D, E, G, H, I and J, and K.

12.6.13.3 An Urban Square shall also be known as a Piazza

12.6.13.4 Policy 12.6.2.5 shall not apply

12.6.13.5 Notwithstanding policy 12.6.3.3

- i) a development up to a maximum Gross Floor Area (GFA) of 80,330 square metres may be accommodated

12.6.13.6 Policy 12.6.3.6 shall not apply

12.6.13.7 Notwithstanding policy 12.6.3.7

- i) sidewalks shall be provided along the Village Promenade in order to allow for an active pedestrian environment. All buildings along the Village Promenade shall provide retail, commercial, amenity, residential uses and/or community uses at grade

12.6.13.8 Notwithstanding policy 12.6.3.8

- i) a portion of the Village Promenade as shown on Map 12.6.A

shall permit limited vehicular traffic specifically for visitor, pick-up/drop-off and delivery functions

12.6.13.9 Notwithstanding policy 12.6.3.10

- i) surface parking for uses within the Village District shall be provided outside of the Pedestrian Only Promenade. Surface parking uses within the areas shown as Village Promenade (Limited Vehicle Access) on Map 12.6.A shall only be used for short-term visitor, pick-up/drop-off and delivery functions

12.6.13.10 Notwithstanding policy 12.6.5.2

- i) Service and loading/unloading areas facing the Village Promenade, private and/or public streets should be appropriately screened

12.6.13.11 Notwithstanding policy 12.6.6.2

- i) the preparation of an Urban Design Brief prior to the approval of a Site Development application shall be to the satisfaction of the City and shall address policy 12.6.6.2.a., b., c., d., and e.

12.6.13.12 Notwithstanding policy 12.6.6.9

- i) Buildings along the Village Promenade should be designed with architectural elements such as, canopies or other architectural features for weather protection where feasible, to create an active pedestrian realm

12.6.13.13 Notwithstanding policy 12.6.6.10

- i) Buildings along the Village Promenade should be sited and organized to address the Promenade

12.6.13.14 Policy 12.6.6.12 shall not apply

12.6.13.15 Policy 12.6.6.13 shall not apply

12.6.13.16 Notwithstanding policy 12.6.6.24

- i) Parking, with the exception of short-term visitor, pick-up/drop-off and delivery functions, shall not be permitted within the Village Promenade, as shown on Map 12.6.A. Parking shall

be parallel parking adjacent to sidewalks

12.6.13.17 Notwithstanding policy 12.6.6.25

- i) there shall be no loading requirement for buildings located within the Village Promenade. Service and loading/unloading areas facing the Village Promenade and/or private and/or public street should be appropriately screened”

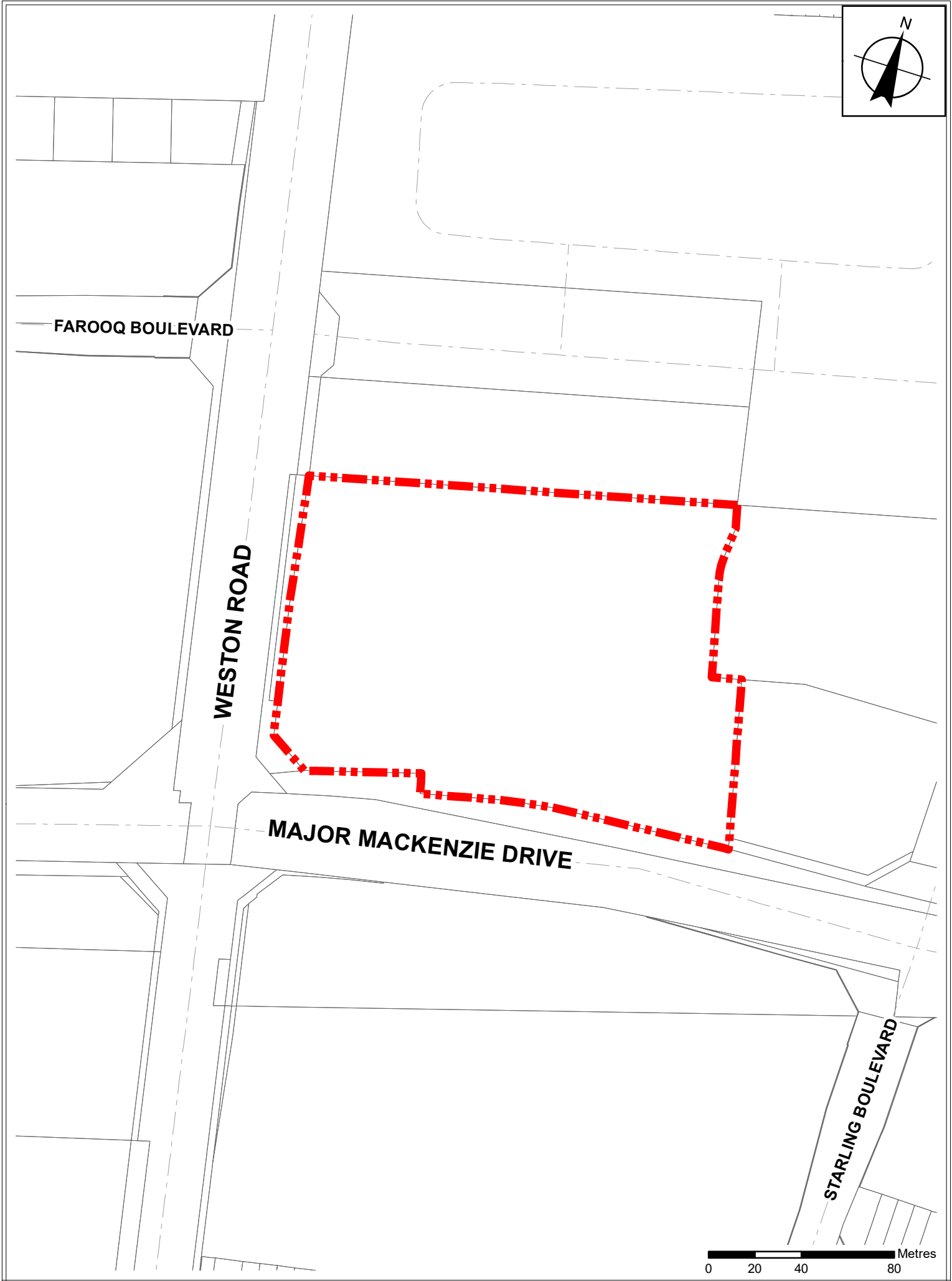
- 3. Amending VOP 2010, Volume 2, Map 12.6.A: Northeast Quadrant of Weston Road and Major Mackenzie Drive of Volume 2 of VOP 2010, attached hereto as Schedule ‘3’, to identify the Subject Lands shown on Schedule ‘1’ as “Lands Subject to Policy 12.6.13 – Site-Specific Policy Area”, to identify the location and function of the land uses within the Site-Specific Policy Area, and to change a portion of the road identified as Promenade Area ‘A’ to Private Driveway.

V IMPLEMENTATION

It is intended that the policies 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, and Site Development Approval, pursuant to the *Planning Act*.


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.



THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 85
ADOPTED THE 28TH DAY OF JUNE, 2022

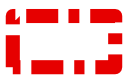
FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

 **LANDS SUBJECT TO
AMENDMENT No. 85**



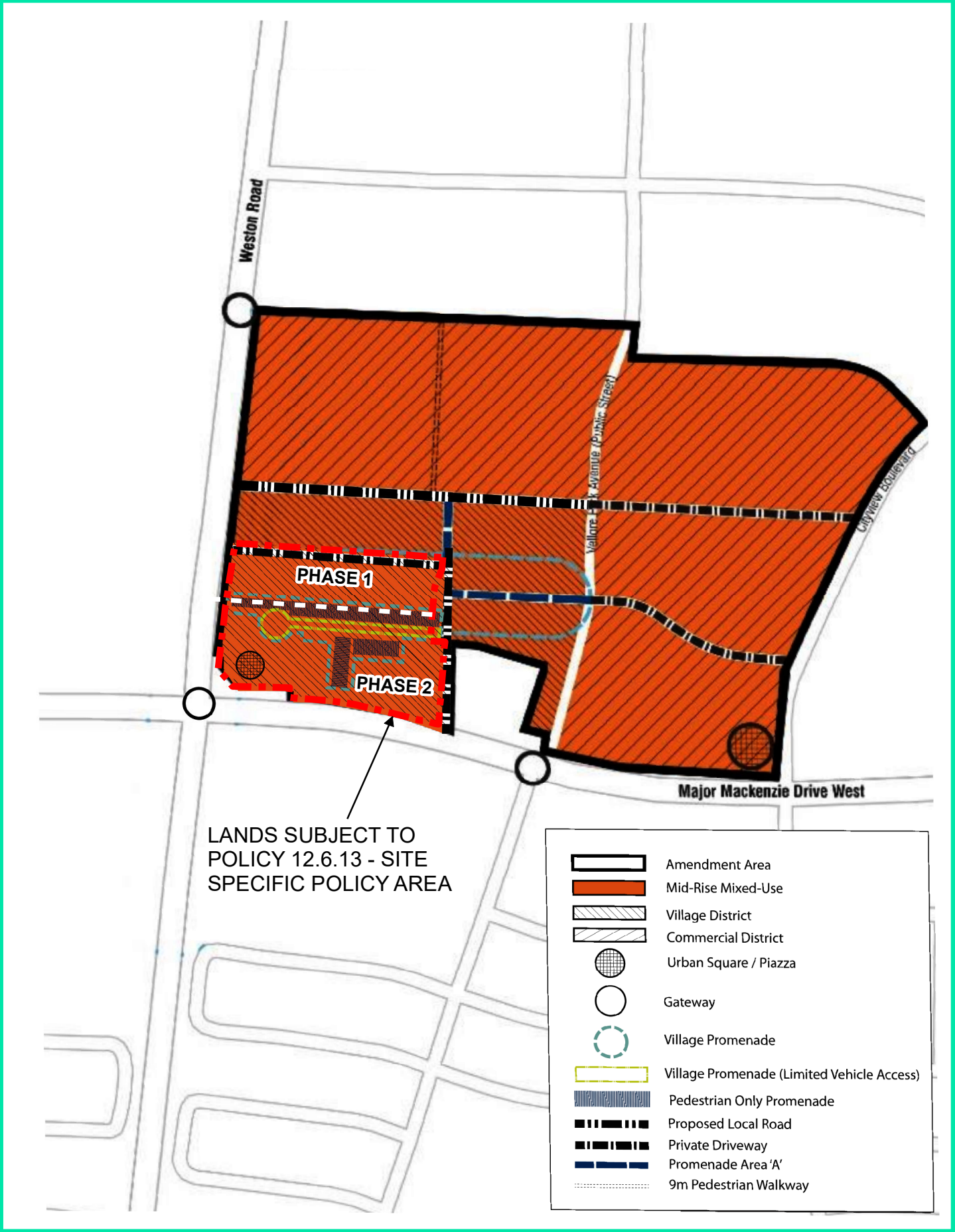
THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT No. 85
ADOPTED THE 28TH DAY OF JUNE, 2022

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN



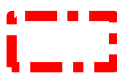
Lands Subject to
Amendment No. 85

Map 12.6.A:
North East Quadrant of Weston Road and Major Mackenzie Drive



THIS IS SCHEDULE '3'
TO OFFICIAL PLAN AMENDMENT No. 85
ADOPTED THE 28TH DAY OF JUNE, 2022

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

 Lands Subject to
Amendment No. 85

APPENDIX I

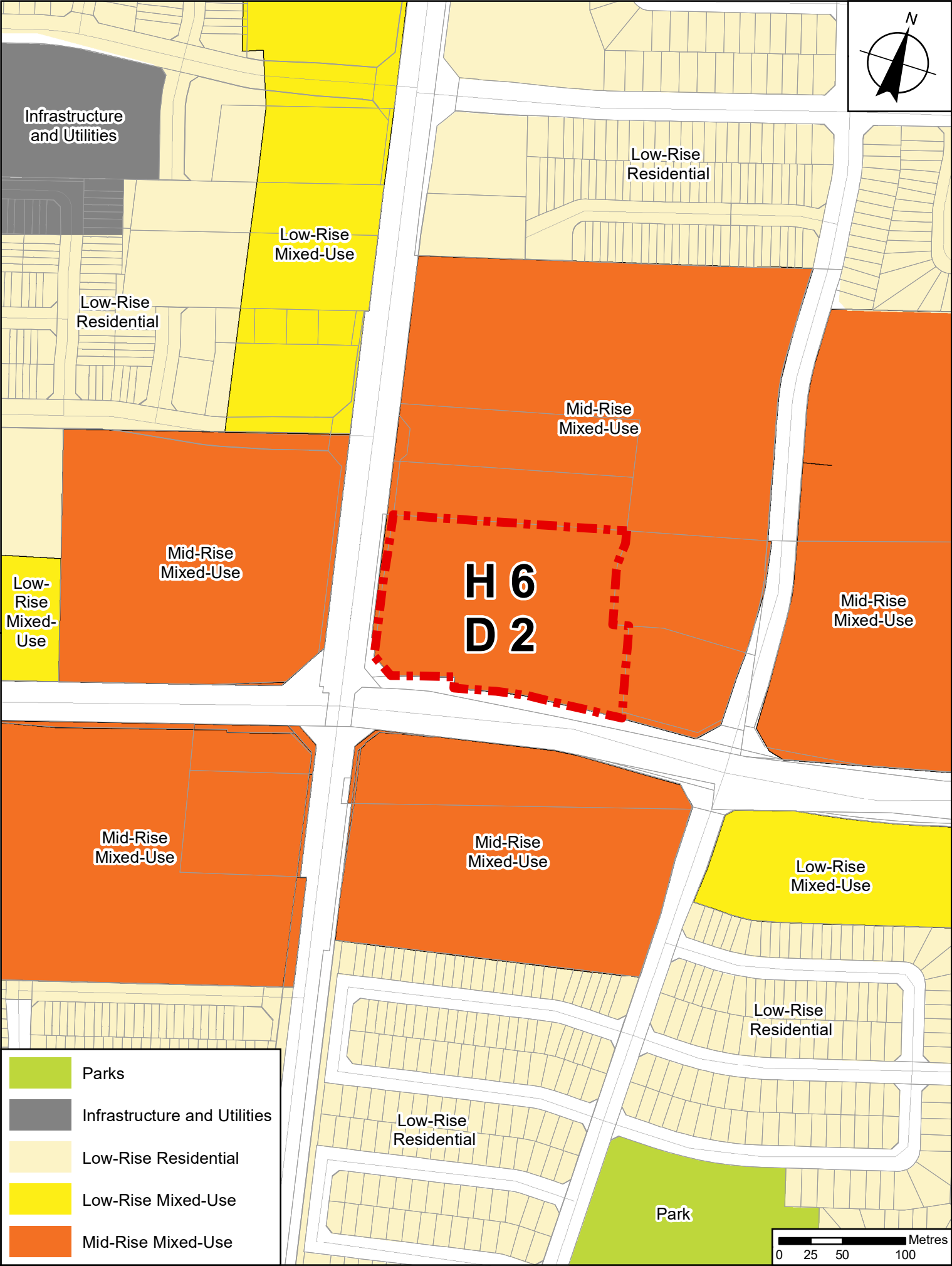
The Subject Lands are located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, in the City of Vaughan.

The purpose of this Amendment is to amend VOP 2010, Volume 1, Schedule 13 - Land Use together with the policies and map 12.6.A in Volume 2, Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road, as follows, to permit a phased development consisting of a seniors supportive living building (Phase 1) and three (3) mid-rise apartment buildings consisting of one (1) 6 to 12-storey residential apartment building and two (2) mixed-use residential apartment buildings 6 to 12-storeys and 12 storeys respectively (Phase 2):

1. Permit an increase in the maximum FSI from 2 times the area of the lot to 4.19 times the area of the lot (Phase 1) and 2.78 times the area of the lot (Phase 2).
2. Permit an increase in the maximum building height from 6 storeys to 12 storeys for both Phase 1 and Phase 2.
3. Permit a seniors supportive living building with maximum 491.2 units per Hectare for a Senior's Retirement, Nursing Home, or Long-term Care Facility Use in Phase 1.
4. Permit amendments to the policies of VOP 2010 Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, including the site-specific Urban Design policies, applicable to the Subject Lands.
5. Permit amendments to the location and function of the land uses identified in VOP 2010 Volume 2, Map 12.6.A: Northeast Quadrant of Major Mackenzie Drive and Weston Road for the subject lands.

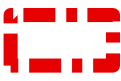
On June 28, 2022, Vaughan Council ratified the June 7, 2022 recommendation of the Committee of the Whole (1) recommendation, to approve Official Plan Amendment File OP.20.008 (Vaughan NW RR Propco LP) as follows (in part):

- “1. THAT Official Plan Amendment File OP.20.008 (Vaughan NW RR PropCo LP) BE APPROVED, to amend the “Mid-Rise Mixed-Use” designation of Vaughan Official Plan 2010, Volume 1, Schedule 13 - Land Use, and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height from 6 storeys to 12 storeys and maximum permitted FSI from 2 times the area of the lot to 4.19 times the area of the lot for Phase 1, and 2.78 times the area of the lot for Phase 2.”

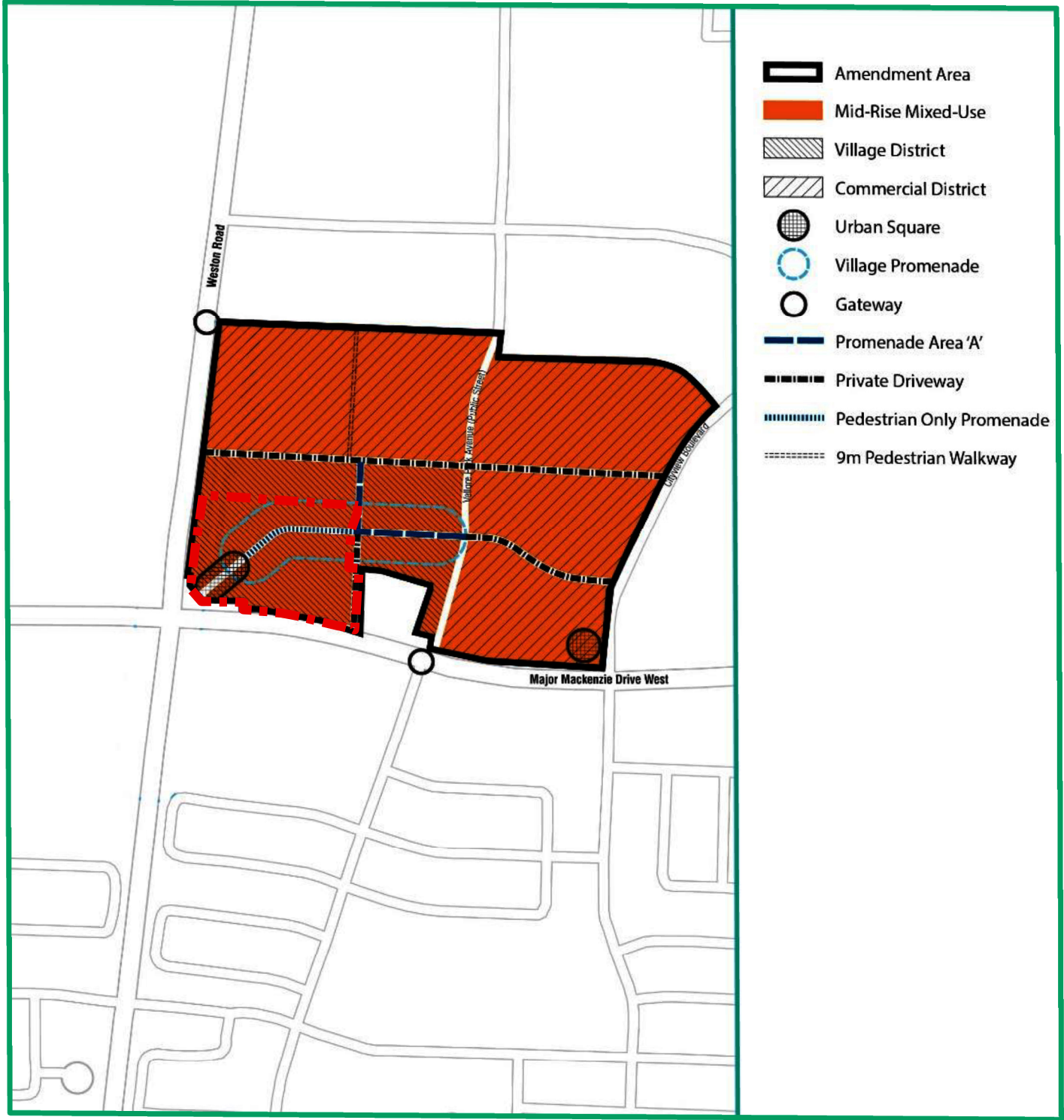


APPENDIX II
EXISTING LAND USES
OFFICIAL PLAN AMENDMENT No. 85

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

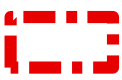
 Lands Subject to
Amendment No. 85

Map 12.6.A:
North East Quadrant of Weston Road and Major Mackenzie Drive



APPENDIX III
EXISTING LAND USES
OFFICIAL PLAN AMENDMENT No. 85

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

 Lands Subject to
Amendment No. 85