

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 018-2019

A By-law to adopt Amendment Number 35 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 35 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” & “2” 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 12th day of February, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 35
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 35 to the Official Plan of the Vaughan Planning Area.

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

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 2, Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road Area to permit the development of a Self-Storage Facility on the Subject Lands. This Amendment (File OP.18.010) will facilitate the following with respect to the Subject Lands identified as “Area Subject to Amendment No. 35” on Schedule “1” attached hereto:

1. Permit a 4-storey, Self-Storage Facility with accessory office and retail sales uses for the lands east of Vellore Park Avenue within the “Commercial District” designation;
2. Permit a maximum gross floor area (GFA) of 32,500 m² for the lands east of Vellore Park Avenue and remove 11,000 m² of gross floor area (GFA) for the lands west of Vellore Park Avenue within the “Commercial District” designation.

Furthermore, this Amendment also consolidates necessary revisions to VOP 2010 policies resulting from previous approvals including OPA No.720 to OPA No. 600 and OPA No. 30 (File OP.18.004).

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands” are located at the northeast corner of Weston Road and Major Mackenzie Drive, municipally known as 3600 Major Mackenzie Drive, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 35.”

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement, 2014 (PPS) provides the overall direction on matters of provincial interest related to land use planning and development and includes policies that encourage new growth to urban areas, complete communities, and promotes efficient, cost effective development and land use patterns. The development intensifies the existing underutilized site in a designated settlement area. It utilizes the Subject Lands efficiently, takes advantage of existing infrastructure within the built-up area, and reduces land consumption and servicing costs. The Development is compact in built-form and promotes the efficient use of land

to support a healthy community and economic development and competitiveness. The Development supports the projected employment and economic activity needs towards a liveable and resilient community.

2. The Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) is intended to guide development of land; encourage compact built-form, transit-supportive communities, diverse land uses, and direct growth to settlement areas. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities. The Development utilizes vacant lands within the “Commercial District” designation and will provide a use to serve the community in the immediate area and is easily accessible.
3. The York Region Official Plan (“YROP”) designates the Subject Lands as “Urban Area”, which permits a range of residential, commercial, employment and institutional uses. The YROP 2010 encourages maintaining the economic viability of employment lands, which are contingent upon its long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes. The Development conforms to the YROP as it is located within an intensification corridor, includes a high-quality built-form that is compact, multi-storey and contributes to the achievement of employment targets set by the YROP.
4. On July 3, 2018, York Region exempted Official Plan Amendment File OP.18.010 from Regional approval in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.
5. The statutory Public Hearing was held on September 17, 2018. The recommendation of the Committee of the Whole to receive the Public Hearing report September 17, 2018 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 27, 2018. Vaughan Council, on February 12, 2019 ratified the February 5, 2019 Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment Files OP.18.010, Z.18.017, and Site Development Application File DA.18.031 (Major Weston Centres Limited).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) Volume 2, “Area Specific Policies”, Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road is hereby amended as follows:

1. Adding the following to Section 12.6.4 Policies Applicable to the Commercial District, Policy Sub-Section 12.6.4.2:

“d. One (1) Self-Storage Facility, as defined in the implementing Zoning By-law, with accessory office and retail sales is permitted within the Commercial District lands east of Vellore Park Avenue.”

2. Deleting Sub-Section 12.6.4.4 and replacing it with the following:

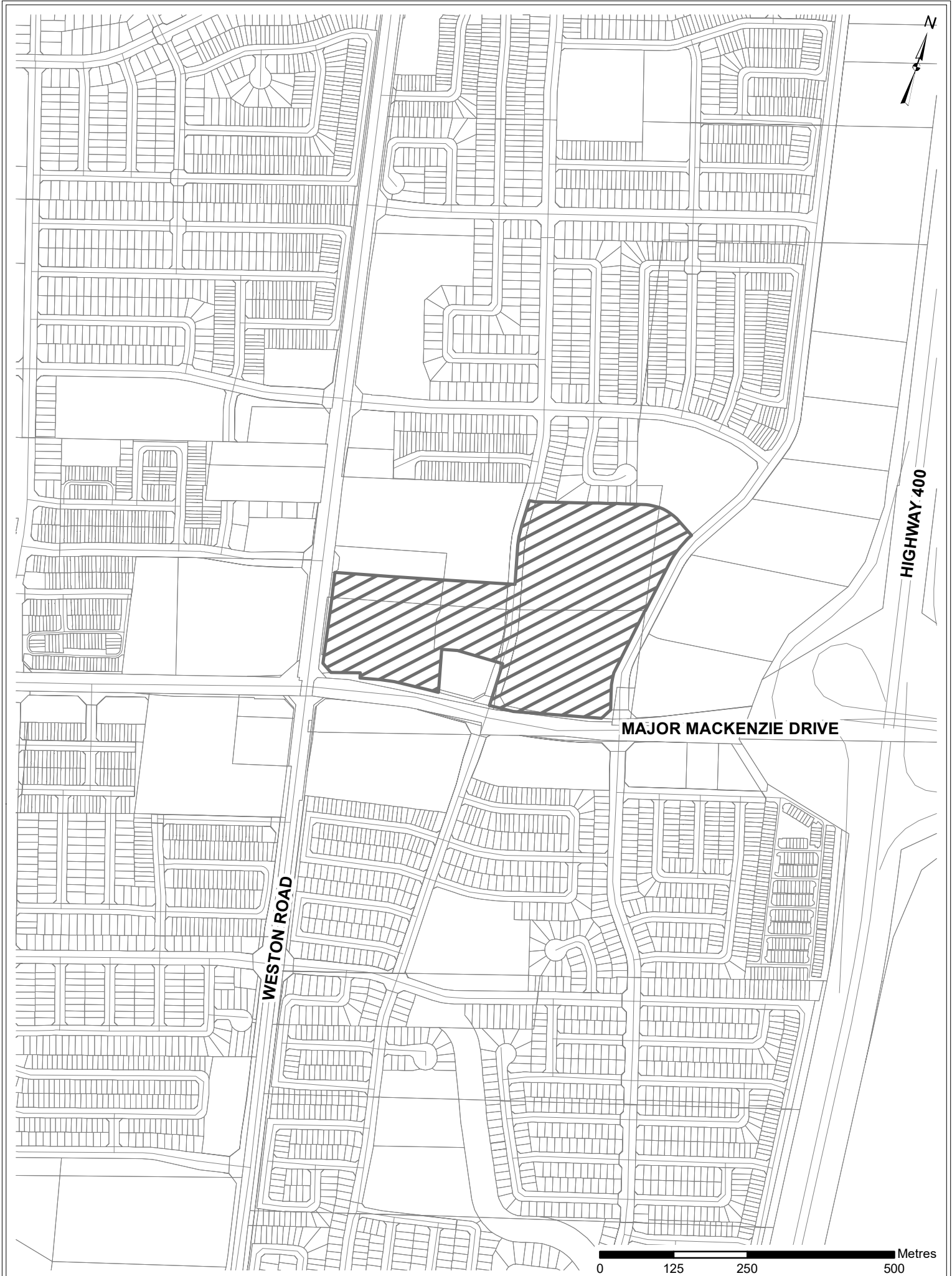
“12.6.4.4 The lands within the Commercial District may accommodate non-residential development up to a maximum Gross Floor Area (GFA) of 32,500 square metres east of Vellore Park Avenue.”

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 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. 35
ADOPTED THE 12TH DAY OF FEBRUARY, 2019

FILE: OP.18.010
RELATED FILES: Z.18.017 AND DA.18.031
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: MAJOR WESTON CENTRES LIMITED
CITY OF VAUGHAN



AREA SUBJECT TO
AMENDMENT NO. 35

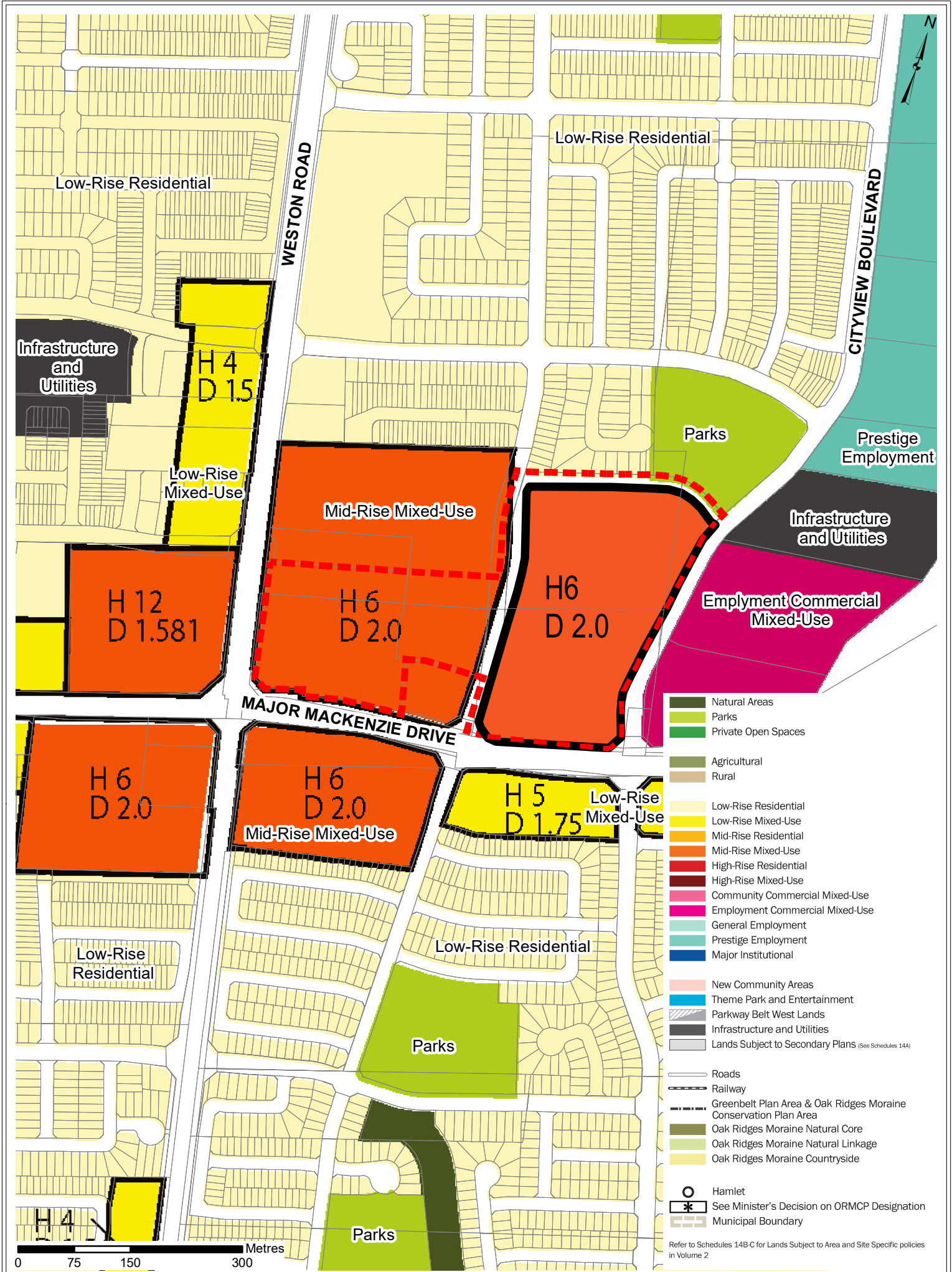
APPENDIX I

The Subject Lands are located on the northeast corner of Weston Road and Major Mackenzie Drive and are municipally known as 3600 Major Mackenzie Drive, City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 ("VOP 2010") Volume 2 of Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road to permit a Self-Storage Facility, and to permit an increase to the gross floor area (GFA) for the lands within the Commercial District, east of Vellore Park Avenue.

On February 12, 2019, Vaughan Council ratified the February 5, 2019, recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.18.010 (Major Weston Centres Limited) as follows (in part):

1. THAT Official Plan Amendment File OP.18.010 (Major Weston Centres Limited) BE APPROVED; to amend the following policies of Vaughan Official Plan 2010, Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, respecting the Subject Lands, as shown on Attachments 1 and 2:
 - a) Section 12.6.4.2 to permit a Self-Storage Facility in the "Commercial District" designation;
 - b) Section 12.6.4.4 to increase the maximum non-residential developable Gross Floor Area east of Vellore Park Avenue to 32,500 m² to permit a Self-Storage Facility on the Subject Lands.

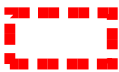


APPENDIX II

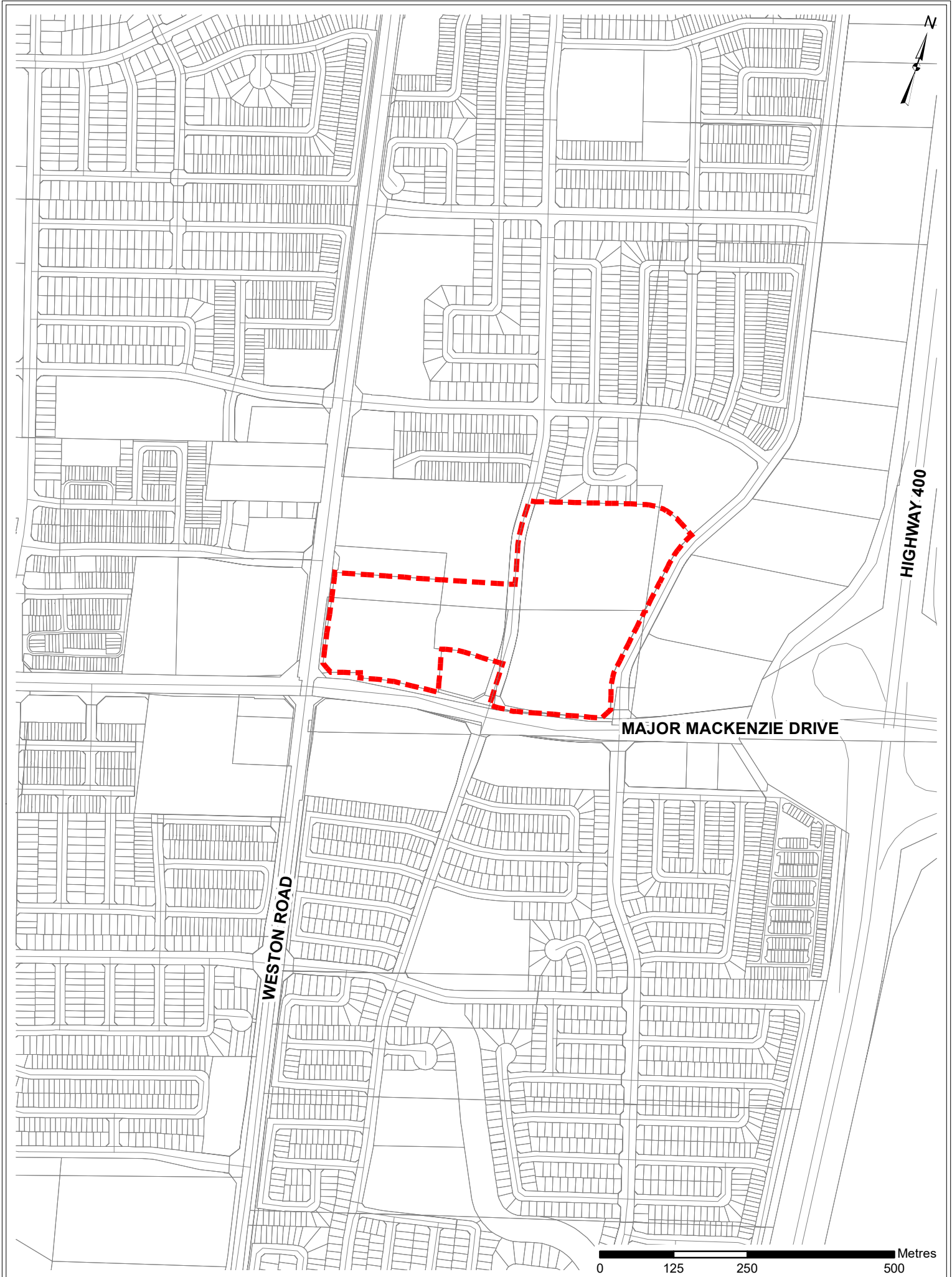
EXISTING LAND USES

OFFICIAL PLAN AMENDMENT NO. 35

FILE: OP.18.010
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LANDS SUBJECT TO
AMENDMENT NO. 35



LOCATION MAP TO AMENDMENT NO. 35

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