

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 138-2022

A By-law to adopt Amendment Number 80 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 80 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “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 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**AMENDMENT NUMBER 80
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 80 to the Official Plan of the Vaughan Planning Area.

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

Authorized by Item No.5 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 2, Section 13.30, NW Corner of Highway 427 and Highway 7 Policies, to permit an employment warehouse building with accessory office and outside storage of 30 truck trailers, within the Employment Commercial Mixed-Use designation (Section 9.2.2.7 of Volume 1), for the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 80" on Schedule "1" attached hereto:

1. Permit an employment warehouse building with accessory office and outside storage of 30 truck trailers, within the Employment Commercial Mixed-Use designation.
2. Permit outside storage on a corner lot.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the northwest corner of Highway 7 and New Huntington Road, being Part of Lot 6, Concession 9, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 80."

III BASIS

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

1. The Provincial Policy Statement 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy, and a clean and healthy environment.

The proposal is consistent with the intent of the Employment Area policies of the PPS as employment uses are being maintained on the Subject Lands on a vacant parcel within an employment area where municipal servicing exists.

2. The Provincial A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan) provides policy directives for the identification and protection of employment lands. The Subject Lands make use of an existing employment area by

proposing a mix of employment uses that will efficiently utilize a vacant piece of land, which will create jobs and foster economic development.

3. The York Region Official Plan (YROP) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area”. The “Urban Area” designation permits a range of residential commercial, employment and institutional uses subject to additional policy conditions. Section 4.3 of the YROP states that “York Region is committed to maintaining and enhancing the long-term viability of employment lands”. The Amendment will maintain employment uses in an existing employment area, which is fully serviced. The Amendment also conforms to the “Goods Movement” policies of Section 7.2. of YROP, as the Subject Lands have frontage along Highway 7 and are located in proximity to Highway 427.
4. The Subject Lands are designated “Employment Commercial Mixed-Use” by VOP 2010, Volume 2, Section 13.30 – NW Corner of Highway 427 and Highway 7. The “Employment Commercial Mixed-Use” designation permits hotels, offices, retail, and cultural and entertainment uses. The Amendment would permit an employment warehouse building with accessory office and outside storage uses on a corner lot within the “Employment Commercial Mixed-Use” designation. The proposed uses are compatible, as a mix of employment uses are proposed within an existing employment area that is fully serviced. Additionally, the outside storage on the lot is located at the rear and will be well screened through landscaping. The Amendment is considered compatible with the existing and planned employment uses surrounding the Subject Lands.
5. The Statutory Public Meeting was held on January 18, 2022. The recommendation of the Committee of the Whole to receive the Public Meeting report of January 18, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on January 25, 2022. The Committee of the Whole Meeting was held on June 7, 2022. Vaughan Council approved Official Plan Amendment File OP.21.018 (Seven 427 Developments Inc.) on June 28, 2022.
6. On December 9, 2021, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not

adversely affect Regional planning policies or interests.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 13.30 is hereby amended by:

1. Amending Map 13.30.A, attached hereto as Schedule “2”, thereby identifying the Subject Lands shown on Schedule “1” as “Area C”.
2. Adding the following policies to Section 13.30 NW Corner of Highway 427 and Highway 7, following Policy 13.30.1.7:

“(OPA #80) (13.30.1.8) In addition to the policies above, the following policies shall also apply to the lands identified as “Area C” on Map 13.30.A:

- a. Notwithstanding the uses permitted in the “Employment Commercial Mixed-Use” designation in Policy 9.2.2.7.c.i, an employment warehouse building with accessory office and accessory outside storage of truck trailers and outdoor storage as defined in the implementing zoning by-law, shall be permitted.
- b. Site-specific development standards for the outside storage of truck trailers shall be established in the implementing zoning by-law.

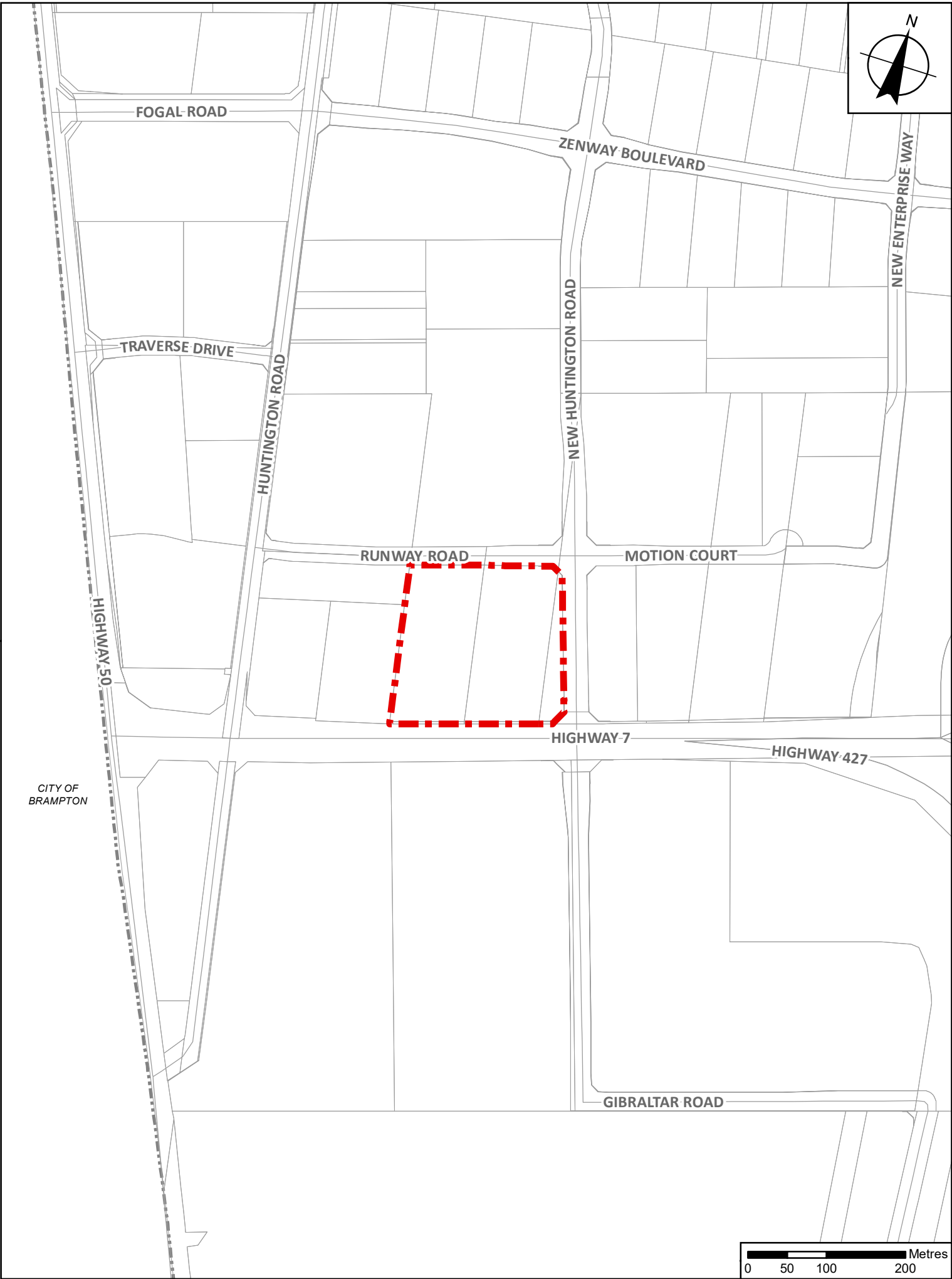
(OPA #80)”

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*.

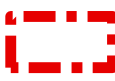
VI INTERPRETATION

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.

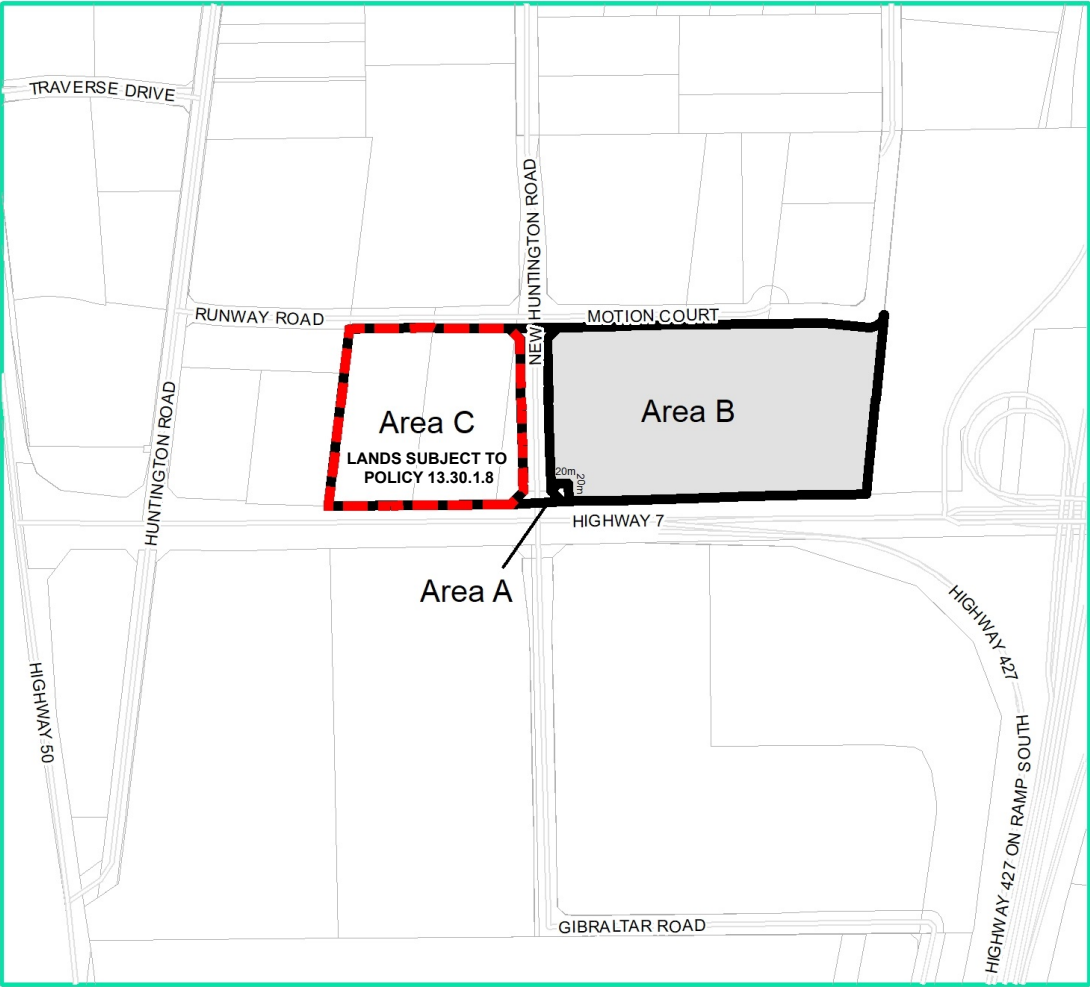


This is Schedule '1'
To Official Plan Amendment No. 80
Adopted the 28th Day Of June, 2022

File: OP.21.018
Related File: Z.21.037
Location: Part of Lot 6, Concession 9
Applicant: Seven 427 Developments Inc.
City of Vaughan

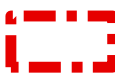
 Lands Subject to
Amendment No. 80

Map 13.30.A:
NW Corner of Highway 427 & Highway 7



This is Schedule '2'
To Official Plan Amendment No. 80
Adopted the 28th Day Of June, 2022

File: OP.21.018
Related File: Z.21.037
Location: Part of Lot 6, Concession 9
Applicant: Seven 427 Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. ____

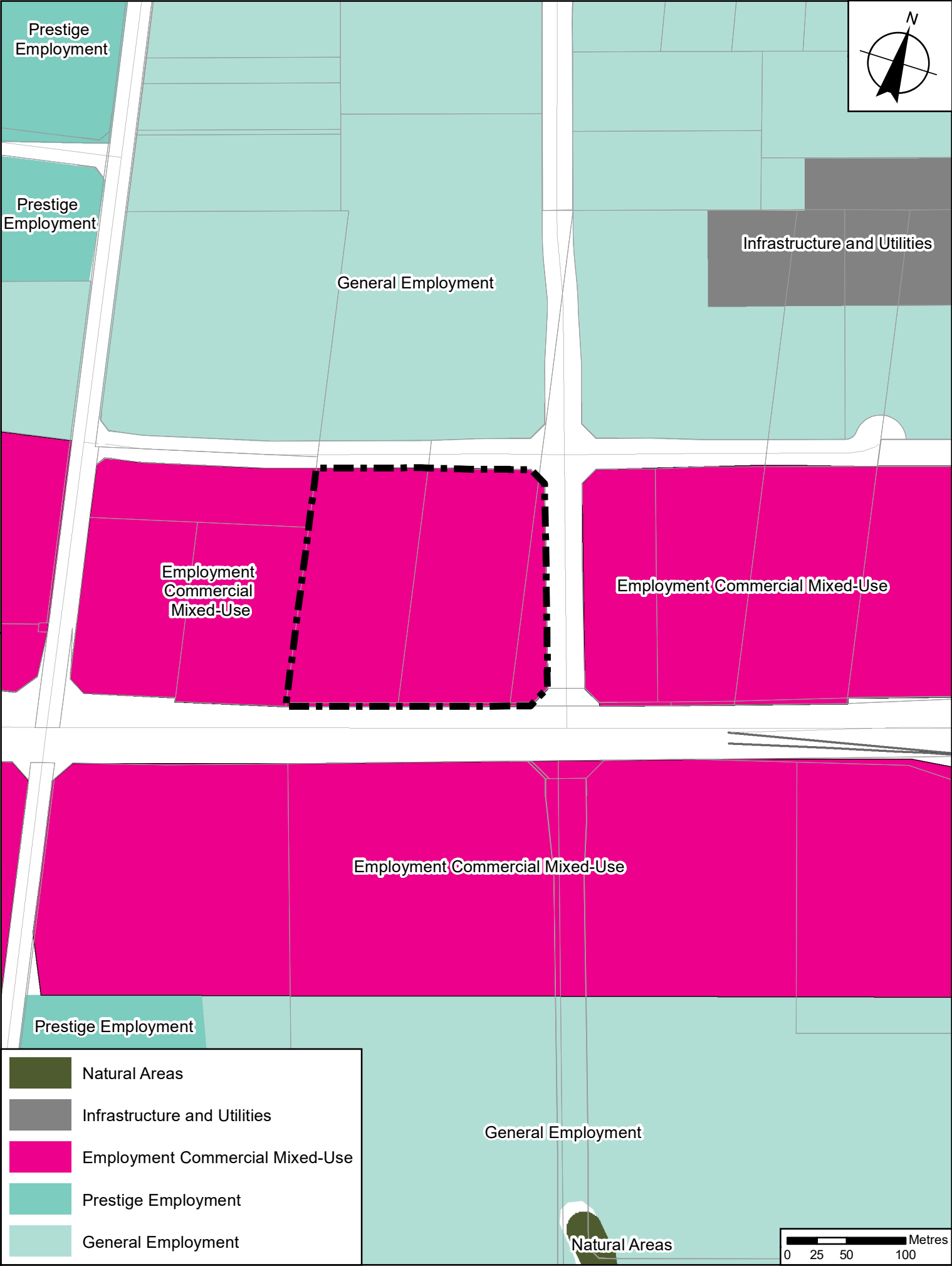
APPENDIX I

The Subject Lands are located on the north side of Highway 7, west of New Huntington Road, being Part of Lot 6, Concession 9, in the City of Vaughan.

The purpose of this Amendment is to permit an employment warehouse building with accessory office and accessory outside storage for 30 truck trailers, on the Subject Lands.

On June 28, 2022, Vaughan Council ratified the June 7, 2022 recommendation of the Committee of the Whole recommendation: to approve Official Plan Amendment File OP.21.018 (Seven 427 Developments Inc.) as follows (in part):

1. “THAT Official Plan Amendment File OP.21.018 (Seven 427 Developments Inc.), BE APPROVED to amend VOP 2010, Volumes 1 and 2, Section 13.30, NW Corner of Highway 427 and Highway 7 to permit a site-specific amendment for the Subject Lands, to permit a one-storey employment warehouse building with accessory outside storage and future office uses, as shown on Attachments 2 to 6”.




Appendix II

Existing Land Uses

Official Plan Amendment No. 80

File: OP.21.018
Related File: Z.21.037
Location: Part of Lot 6, Concession 9
Applicant: Seven 427 Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. ____