

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2022

Item 3, Report No. 44, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on December 13, 2022, as follows:

By receiving the following Communications:

- C2. Joseph Tomaino, dated December 5, 2022;***
- C3. Elsa and Mario Ubbriaco, Aberdeen Avenue, Woodbridge, dated December 5, 2022;***
- C4. Giancarlo Trombino, dated December 5, 2022;***
- C5. Laura De Flaviis-Risi, dated December 5, 2022;***
- C6. Mona O'Leary, dated December 6, 2022;***
- C7. Manuel Orellana, dated December 5, 2022;***
- C8. Nick Ciappa, dated December 6, 2022;***
- C9. Bernie DiVona, Pine Valley Village Community Association, dated December 4, 2022;***
- C10. Frank Petrolo, dated November 25, 2022;***
- C11. Dr. Hamid Badiei, dated November 25, 2022; and***
- C13. Carmela Bruno, dated December 6, 2022.***

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- 3. RIOCAN REAL ESTATE INV TRUST OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005 3555 HIGHWAY 7, 7501, 7575, 7601 & 7621 WESTON ROAD, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DRIVE AND 16, 21, 30 & 31 FAMOUS ROAD VICINITY OF HWY 7 & WESTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1. That the Public Meeting for Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) be re-scheduled for a new Public Meeting at the earliest opportunity and that any communications received be forwarded to that rescheduled Public Meeting;**
- 2. That Communication C26, presentation material, from Urban Strategies, Spadina Avenue, Toronto, on behalf of the applicant, dated December 6, 2022, be received; and**
- 3. That the following Communications be received:**
 - C3. Nino Cecatini, Pine Valley Drive and Highway 7, Vaughan, dated November 16, 2022**
 - C4. John-Paul Cautillo, dated November 21, 2022**
 - C9. Toula & George Nanos, Olive Green Road, Woodbridge, dated November 25, 2022**
 - C12. Lina Jammehdiabadi, Resident, November 30, 2022**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2022

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- C13. Michael Mendes, Highway 7 and Weston Road, dated November 30, 2022**
- C14. Sabrina Onorati, Resident, dated November 30, 2022**
- C15. Stephen Albanese, Arcadis IBI Group, St. Clair Avenue West, Toronto, dated December 1, 2022**
- C16. Rina Loccisano, Flushing Avenue, Vaughan, dated December 1, 2022**
- C17. Gino Pecora, Resident, dated November 30, 2022**
- C18. Lina Jammehdiabadi, Resident, November 30, 2022**
- C19. Steve V., Resident, dated December 2, 2022**
- C25. Massimo & Sergio Pecchia, Resident, dated December 5, 2022**
- C28. Sabrina Palermo, Resident, dated December 5, 2022**
- C29. Angela Orsini, Resident, dated December 5, 2022**
- C30. Franca Stirpe, Wycliffe Avenue, Woodbridge, dated December 5, 2022**
- C31. Irene Ford, Resident, dated December 5, 2022**
- C32. Libby Parente, Resident, dated December 5, 2022**
- C33. Irene Ford, Resident, dated December 5, 2022**
- C34. Anna Tomaino, Resident, dated December 5, 2022**

Recommendations

1. THAT to be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 29, 2020, June 22, 2021 and May 17, 2022, the Applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;
2. THAT Staff be directed to continue to process Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) and receive technical comments; and
3. THAT the Public Meeting report for Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 6, 2022 **WARD(S):** 3

TITLE: RIOCAN REAL ESTATE INV TRUST
OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005
3555 HIGHWAY 7, 7501, 7575, 7601 & 7621 WESTON ROAD, 10,
11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DRIVE AND 16,
21, 30 & 31 FAMOUS ROAD
VICINITY OF HIGHWAY 7 AND WESTON R

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate the subject lands (Attachment 1) from “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” with no identified heights or density to “High-Rise Mixed-Use” with an overall maximum density of 4.0 times the area of the lot across the entirety of the subject lands with building heights ranging from 22 to 55-storeys and one, 68-storey (Attachment 3) building with site-specific policies identified on Attachment 7. The Owner seeks approval of their master plan to permit the Official Plan Amendment Applications in advance of the completion of the Weston Road and Highway 7 Secondary Plan Study, as shown on Attachments 3 to 6.

Report Highlights

- To receive comments from the public and the Committee of the Whole on the proposed amendments to facilitate an overall master plan (Northern and Southwestern Precinct, as shown on Attachment 1) by redesignating the subject lands to “High-Rise Mixed-Use” with an overall maximum density of 4.0 times the area of the lot with building heights ranging from 22 to 55-storeys and one, 68-storey building with site-specific policies identified on Attachment 7.
- Official Plan Amendment Applications have been submitted to facilitate the proposed master plan.
- The development is located within the Weston Road and Highway 7 Secondary Plan Area. The Applications shall not be brought forward for Council consideration prior to the adoption of the Weston Road and Highway 7 Secondary Plan.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT to be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 29, 2020, June 22, 2021 and May 17, 2022, the Applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;
2. THAT Staff be directed to continue to process Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) and receive technical comments; and
3. THAT the Public Meeting report for Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.

Background

Location: 3555 Highway 7; 7501, 7575, 7601 and 7621 Weston Road; 10, 11, 20, 21, 30, 31, 40, 41, 55 and 67 Colossus Drive; 16, 21, 30 and 31 Famous Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Both Official Plan Amendment Files are under the same ownership however, the Subject Lands are divided by a public street, Colossus Drive and require separate file numbers.

File OP.22.002: The lands north of Colossus Drive being 3555 Highway 7; 7601 and 7621 Weston Road; 16, 21, 30 and 31 Famous Road; 10, 20, 30 and 40 Colossus Drive are identified as the Northern Precinct (Attachment 1).

File OP.22.005: The lands south of Colossus Drive being 7501 and 7575 Weston Road; 11, 21, 31, 41, 55 and 67 Colossus Drive are identified as the Southwestern Precinct (Attachment 1).

The lands subject to Official Plan Amendment Files OP.22.022 and OP.22.005 (the 'Applications') are entirely within the Weston and 7 Secondary Plan Area. The process to develop the Secondary Plan is currently underway.

Date of Pre-Application Consultation Meeting: March 23, 2021

The Subject Lands are located entirely within the Weston Road and Highway 7 Secondary Plan Area. The Owner is seeking a site-specific approval to proceed in advance of Council approval of the Secondary Plan

Vaughan Official Plan 2010 ('VOP 2010'), Schedule 14A - Areas Subject to Secondary Plans, identifies the Subject Lands as being located within the Weston Road and Highway 7 Secondary Plan Area ('Weston 7 Secondary Plan'). The Weston 7 Secondary Plan is comprised of a 129 ha area surrounding the Weston Road and Highway 7 intersection, bounded by Fieldstone Drive and Chrislea Road/Portage Parkway to the north, the Highway 400 corridor to the east, the Highway 407 corridor to the south, and Ansley Grove Road/Whitmore Road to the west, as shown on Attachment 2. The study area is located west of the Vaughan Metropolitan Centre ('VMC'), the City's planned downtown, primary growth node and Urban Growth Centre as identified in A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan').

Vaughan Council on June 12, 2019, received the Weston 7 Secondary Plan Phase 1 final report and directed Staff to proceed with the request for proposal for Phases 2 and 3 based on the findings of the Phase 1 Report. The objective of Phase 1 of the Weston 7 Secondary Plan Study included the development of a long-term vision, a draft of three conceptual emerging land use scenarios showing how the character and function of the area can develop in the future and a set of guiding principles including the following:

- policies in the Weston 7 Secondary Plan will consider the plan area's relationship with the VMC, and with other Primary Centres within the City to ensure the City's urban hierarchy, as shown on Schedule 1 - Urban Structure of VOP 2010, is maintained
- a clearly defined role for the Weston 7 Secondary Plan within the City of Vaughan in order to ensure it complements other Primary Centres and the VMC, rather than competing with them
- while most of the Weston 7 Secondary Plan area will be planned as a mixed-use community, policies should build on the current strengths of the area, as a commercial, cultural and entertainment destination

The City in May 2020, initiated Phases 2 and 3 of the Weston 7 Secondary Plan

Through Phase 2, the preferred land use plan, including heights and densities, and the supporting multi-modal transportation network, parks and open spaces, and servicing will be established to support the anticipated growth and create a complete community. Concurrent with the Secondary Plan, the City is undertaking a supporting Transportation Master Plan ('TMP') study that will identify a recommended multi-modal transportation network. Projects and improvements for all forms of transportation in support of the future growth and transformation envisioned by the Secondary Plan.

Through Phase 3, a draft of the Weston 7 Secondary Plan will proceed to Council for adoption. The Policy Planning and Special Programs Department ('PPSP') has retained a consultant team led by The Planning Partnership for the Weston 7 Secondary Plan Study. The Infrastructure Planning and Corporate Asset Management ('IPCAM') has retained WSP to lead the TMP. The timing of the Weston 7 Secondary Plan is currently being revised.

Council has directed that no development applications proceed in advance of the completion of the Weston 7 Secondary Plan

Council previously considered Public Meeting reports for the following applications within the Weston 7 Secondary Plan:

- Wedgewood Columbus Limited Files OP.19.015 and Z.19.039 located at 7887 Weston Road – September 29, 2020. On August 4, 2022, these files were appealed to the Ontario Land Tribunal for Council's refusal or neglect to make a decision within 120 days
- Calloway REIT (400 and 7) Inc. Files OP.19.012 and Z.19.036 located at 137 Chrislea Road, 57 and 101 Northview Boulevard – September 29, 2020
- 2371933 Ontario Inc. Files OP.21.006 and Z.21.009 located at 7520, 7540 and 7560 Weston Road – June 22, 2021
- Kingsmoor Developments Inc. Files OP.21.026 and Z.21.055 located at 177 Whitmore Road – May 17, 2022

Council adopted the following resolution regarding these applications:

"That Council does not approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council."

RioCan Real Estate INV Trust (the 'Owner') was made aware of the above previous Council recommendation prior to the submission of the Applications.

The Owner is requesting that the Applications proceed in advance of the Weston 7 Secondary Plan

The Owner previously filed an appeal for York Region's failure to approve the VOP 2010 within the statutory timeline. In September 2016, the City of Vaughan and the Owner resolved the Owner's outstanding VOP 2010 appeal and entered into Minutes of Settlement ('MOS').

Policy 10.1.1.6 of VOP 2010 states “That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”

The Owner is of the opinion that “given the comprehensive and quadrant-wide analysis of the study that informed the proposed Official Plan Amendments, the ability of this portion of the Weston 7 Primary Centre to develop independently of other areas within the Weston 7 Primary Centre, and the MOS agreed upon by RioCan and the City of Vaughan, the enactment of the proposed Amendment in advance of the Weston 7 Secondary Plan is appropriate.”

The Development Planning (‘DP’) Department did not prohibit the Applications from being submitted and processed them in the usual course. The Development Planning Department has held meetings with the Owner prior to their pre-application consultation (‘PAC’) meeting, held a PAC meeting where submission materials were identified, accepted the Applications, circulated the Applications and has provided comments to the Owner. In addition, DP held two Design Review Panel (‘DRP’) meetings (May 27, 2021 and on March 31, 2022) and have had continuous dialogue with the Owners. Furthermore, the landowner has been participating in the Secondary Plan and TMP process through the public engagement cycles.

DP staff are of the opinion that the process for Official Plan Amendment Files OP.22.002 and OP.22.005 be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area. It is staff’s opinion that OP.22.002 and OP.22.005 not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council, as identified in the Recommendation.

Official Plan Amendment Applications have been submitted to facilitate the proposed master plan

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands to permit an overall master plan (Northern and Southwestern Precinct, as shown on Attachment 1) by redesignating the subject lands to “High-Rise Mixed-Use” with an overall maximum density of 4.0 times the area of the lot with building heights ranging from 22 to 55-storeys and one, 68-storey building with site-specific policies as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.22.002 to amend the policies of Vaughan Official Plan 2010, to redesignate the Northern Precinct from “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” with no identified heights or density to “High-Rise Mixed-Use”. The proposed Official Plan Amendment containing the policies and schedules submitted by the Owner is shown on Attachment 7.
2. Official Plan Amendment File OP.22.005 to amend the policies of Vaughan Official Plan 2010, to redesignate the Southwestern Precinct from “Mid-Rise

Mixed-Use” and “Community Commercial Mixed-Use” with no identified heights or density to “High-Rise Mixed-Use”. The proposed Official Plan Amendment containing the policies and schedules submitted by the Owner is shown on Attachment 7.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

- a) Date the Notice of Public Meeting was circulated: November 11, 2022.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along each street frontage being Highway 7, Weston Road, Colossus Drive and Famous Avenue (5 signs in total) in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification areas within 2000 m of the Subject Lands, as shown on Attachment 2, to the Weston Downs Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 22, 2022 by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is the link to the Weston 7 Secondary Plan Study (Phase 1) report: [June 19, 2019, Council - Weston 7 Secondary Plan Study - Phase 1 Status Update \(Item 1, Report No. 23\)](#)

Analysis and Options

Amendments to VOP 2010 are required to permit the Master Plan

Official Plan Designation:

- “Primary Centres” by Schedule 1 – Urban Structure in VOP 2010
- “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” with no prescribed maximum building height or density (which are to be established through the Weston 7 Secondary Plan Study) by Schedule 13 – Land Use in VOP 2010, also subject to Volume 2, Site-Specific Policy 13.36 Colossus Centre, as approved by the Ontario Municipal Board (now known as the Ontario Land Tribunal) on March 20, 2018
- These designations permit a range of uses including residential units, high-rise, mid-rise, community facilities, cultural and entertainment uses, public and private institutional, retail uses, office uses, parking garage, hotel, gas station, townhouses, stacked townhouses, low-rise buildings

- VOP 2010 includes the following policies regarding the consideration of a development application where a Secondary Plan has not been completed or commenced by the City:

Policy 10.1.1.6 states: “That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”;

Policy 10.1.1.13 states: “That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the Owner attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.”; and

Policy 10.1.1.9 of VOP 2010 also enables the City to request additional studies in support of a development application by stating (in part) “That in addition to the studies listed in Policy 10.1.3.3, the City may require the preparation of additional studies...as determined through the Pre-Consultation Meeting.”

- Volume 2, Site-Specific Policy 13.36 Colossus Centre, Policy 13.36.1.3 states that “notwithstanding Policy 10.1.1.6 (above), prior to the final approval of the Weston 7 Secondary Plan, the following may be permitted on the lands identified on Map 13.36.A:
 - a. expansions or extensions of existing uses; and
 - b. the development of additional commercial buildings with a maximum height of two storeys only on the lands not occupied by a building as of the time of adoption of this Plan.”

Policy 13.36.1.4 states that “development permitted by 13.36.1.3 shall be in accordance with the following:

- a. Notwithstanding Policies 9.2.2.4.d and 9.2.2.6.d, retail uses may exceed 50% of the total gross floor area of all uses on the lot.
- b. Notwithstanding Policies 9.2.2.4.e and 9.2.2.6.f, low-rise buildings are permitted on the lands identified on Map 13.36.A.”

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region

	MATTERS TO BE REVIEWED	COMMENT(S)
	Official Plan Policies	Official Plan, 2010 ('YROP'), and if required, the new Regional Official adopted by Regional Council on June 30, 2022 ('ROP-2022') and approved with modifications by Municipal Affairs and Housing on November 4, 2022
b.	Appropriateness of Amendments to VOP 2010	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Weston 7 Secondary Plan Area, which is not approved at this time ▪ Should Council approve the Recommendations in this report, staff will continue to process the Applications and receive comments ▪ The Applications will be reviewed in consideration of the required deliverables of the Weston 7 Secondary Plan, including, but not limited to, the draft Land Use Plan in relation to the Vaughan's City-Wide Urban Design Guidelines, analysis of parkland and affordable housing requirements in intensification areas, and the TMP ▪ The Applications will be reviewed in consideration of any emerging policies from the Secondary Plan Study and the VOP 2010 policies, including but not limited to the following: <ul style="list-style-type: none"> - High-Rise Mixed-Use designation policies - High-Rise Buildings - Intensification Areas - Primary Centres - Regional Intensification Corridors - Major Retail Uses - Entertainments Uses - Secondary Plan Policies - Appropriateness of the proposed building heights and density, road and pedestrian network, and land use - Calculation of an overall floor space index for the entire master plan - Transportation network assessment - Affordable Housing Policies - Park and Open Space Policies - Recreation and Community Services Policies ▪ The appropriateness of the proposed Official Plan Amendment of the Subject Lands and the site-specific policies identified on Attachment 7 required to implement the Master Plan will be reviewed in consideration of the existing and planned surrounding land uses

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	The proposed Master Plan Demonstrates Competing Building Heights and Densities with the VMC	<ul style="list-style-type: none"> ▪ The VMC is intended to contain the tallest buildings and greatest densities as planned through VOP 2010 (Section 2.2.5 Intensification Areas) and is the only Regional Centre in the City of Vaughan. The VMC is also designated in the Growth Plan as an Urban Growth Centre ('UGC'). The UGCs are intended to become: focal areas for commercial, recreational, cultural and entertainment uses; accommodate and support the transit network at the regional scale; and accommodate significant population and employment growth ▪ When the VMC Secondary Plan was approved, the lands west of Highway 400, within the former Vaughan Corporate Centre, identified the Weston 7 Secondary Plan as separate and distinct from the VMC ▪ The proposed building heights and density of the Development exceeds some of the approved and in-progress applications in the VMC, the City's downtown. The Subject Lands are separated from the VMC by Highway 400 and are within a Primary Centre as identified in Schedule 1 - Urban Structure of VOP 2010. In consideration of the fundamental principle outlined in Phase 1 of the Weston 7 Secondary Plan vision statement and the Urban Structure established in VOP 2010, the Weston 7 Secondary Plan Area should not compete with the planned function of the VMC, but should become a complete community supportive of transit and mixed-use development appropriate for a Primary Centre ▪ The urban structure of the VMC Secondary Plan includes an intentional transition in heights, densities and land uses towards the boundaries of the downtown, including the frontage along Highway 400 which is designated with an east-west employment precinct and neighbourhood precinct permitting a maximum range of building heights from 10 to 25-storeys, and a maximum FSI range from 3.5 to 4 north of Highway 7. Analysis of the contextual relationship, transition and scale should be considered carefully through the review of the Applications

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The VMC Secondary Plan Update has been initiated and will include collaboration between the VMC and Weston 7 Secondary Plan consultant teams
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
e.	Comprehensive Review	<ul style="list-style-type: none"> ▪ The Applications will be considered comprehensively with the existing and proposed development in the south-east quadrant and within the entirety of the Weston 7 Secondary Plan ▪ Transportation studies must investigate both site-specific and wider area transportation impacts while ensuring that potential improvements satisfy any future concerns and/or upgrades needed to the Weston 7 Secondary Plan area. The Development may need to be modified to protect for and not preclude the transportation network(s) including protection for the Colossus Drive Extension across Highway 400 and infrastructure improvements implemented through the completed Weston 7 Secondary Plan and TMP ▪ The studies submitted in support of the Applications will be reviewed to ensure they comprehensively address matters related to land use, protection of sensitive land uses by incorporating adequate separation distances, built form, transportation, phasing, servicing, open space, and community uses ▪ The studies must satisfy all requirements of the Ministry of Transportation Ontario, York Region, and the City
f.	Road Widening and Access	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned road right-of-way width for Weston Road. In addition, driveway access locations, design, and road improvements, if required
g.	Urban Design Guidelines and Public Art	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-Wide Public Art Program, the City-Wide Streetscape Implement Manual and City-Wide Urban Design Guidelines

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the comments provided by the DRP on March 31, 2022, and previously on May 27, 2021
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, MTO and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
j.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bio swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score
k.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
l.	The CBC By-law will be applicable	<ul style="list-style-type: none"> The Master Plan meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed a CBC By-law and therefore the applicable mechanism used to collect community benefits (and not the City's previous Section 37 policies and guidelines)
m.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals
n.	Required Applications	<ul style="list-style-type: none"> Should the Applications be approved, the Owner will be required to submit future related Zoning By-law Amendment, Draft Plan of Subdivision and Site Development as per City of Vaughan policies
o.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and have advised that a decision on these Applications should await further direction from the Secondary Plan, as it will provide guidance on the appropriate height, density, urban design, transportation and water and wastewater requirements in a comprehensive and coordinately manner. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications and shall not proceed until such time as the Weston 7 Secondary Plan is complete. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

Attachments

1. Context and Location Map
2. Polling Location Map
3. Proposed Master Plan
4. Conceptual Height Map
5. Landscape Master Plan
6. Aerial Rendering View
7. Draft Official Plan Amendment

Prepared by

Margaret Holyday, Senior Planner, ext. 8216

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

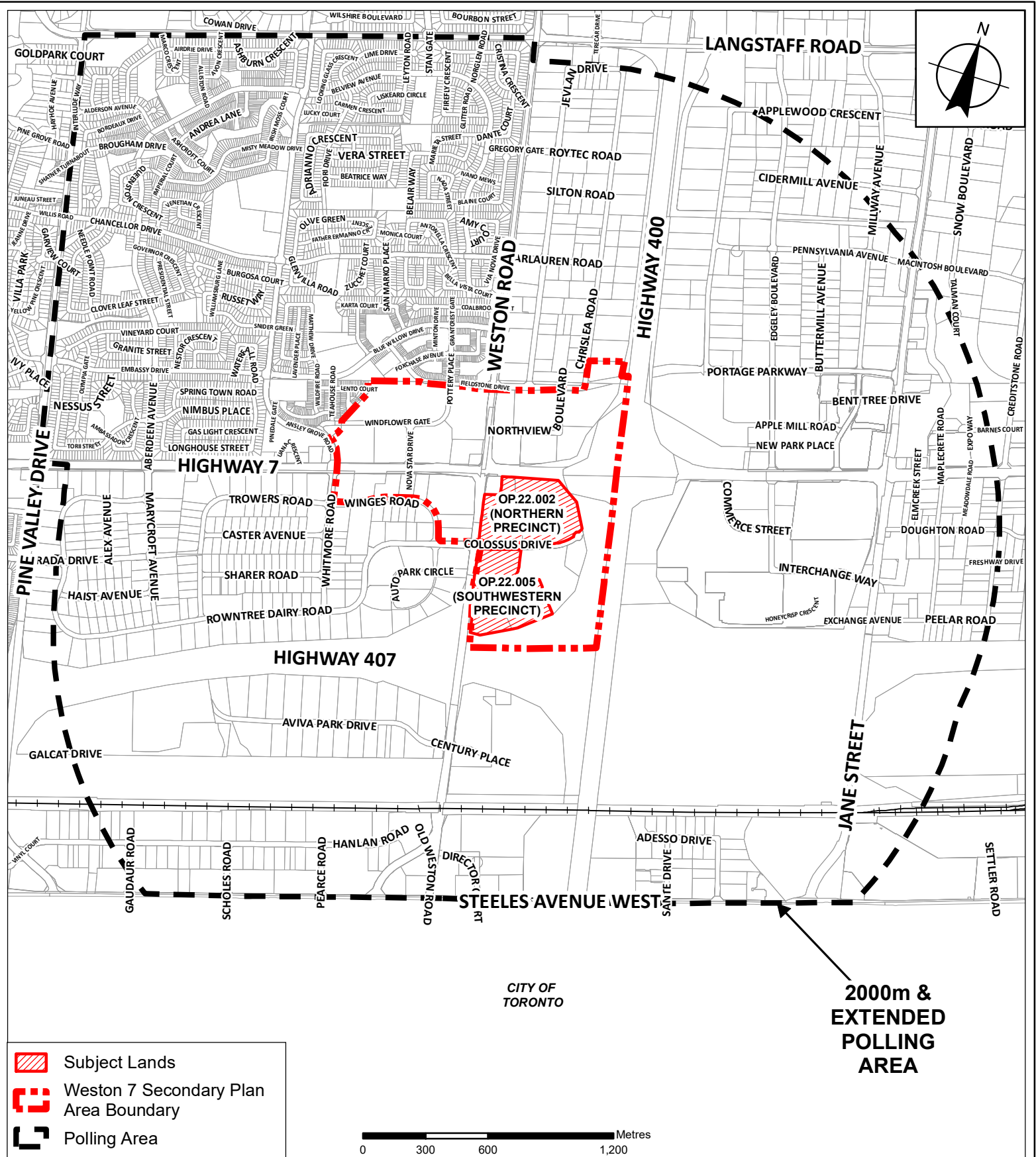


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Polling Location Map

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust

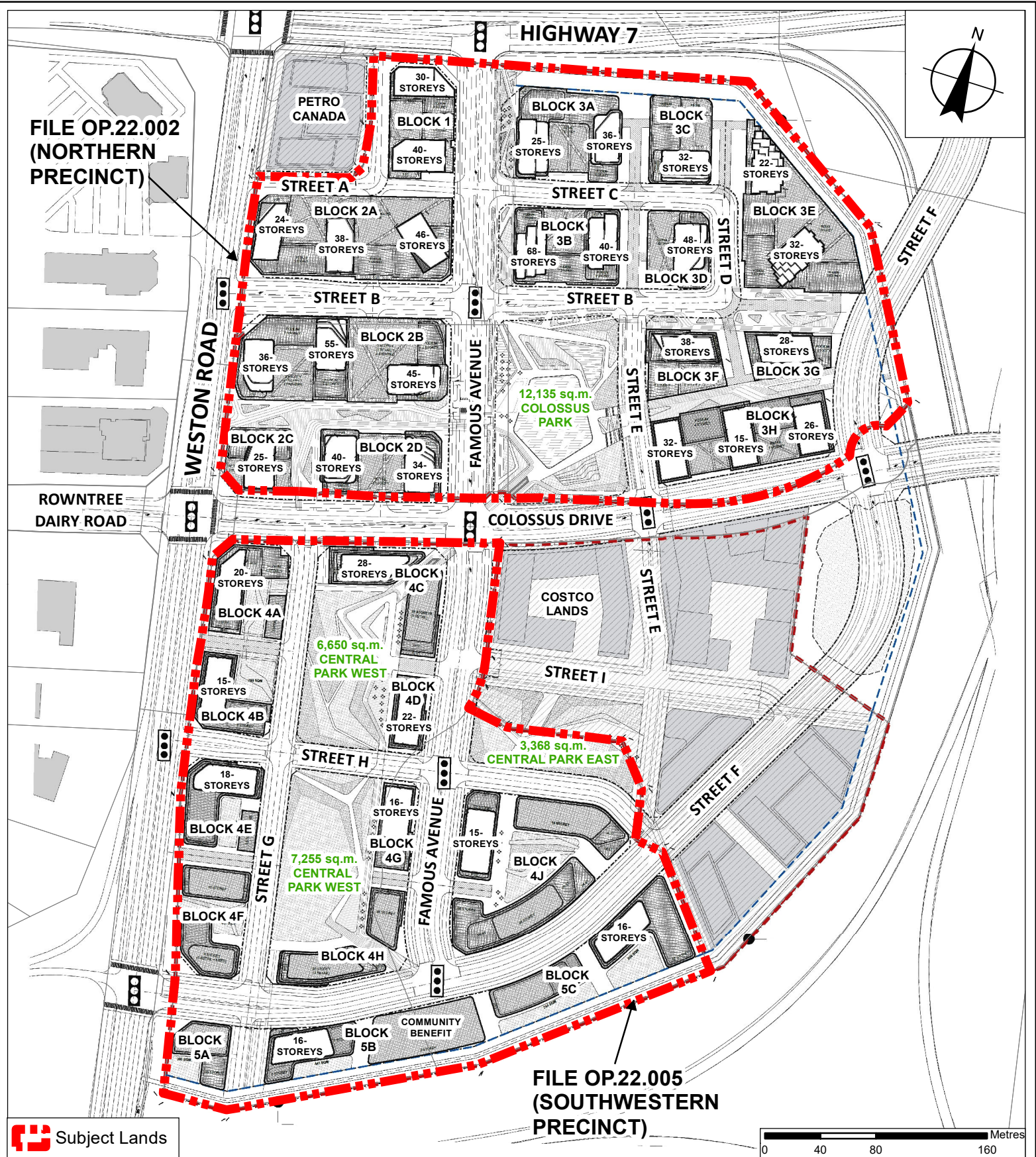


Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

2



Proposed Master Plan

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust



Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

3



- Maximum Height 25 ST
- Maximum Height 40 ST
- Maximum Height 55 ST
- Maximum Height 68 ST
- Proposed Development

Not to Scale

Conceptual Height Map

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust

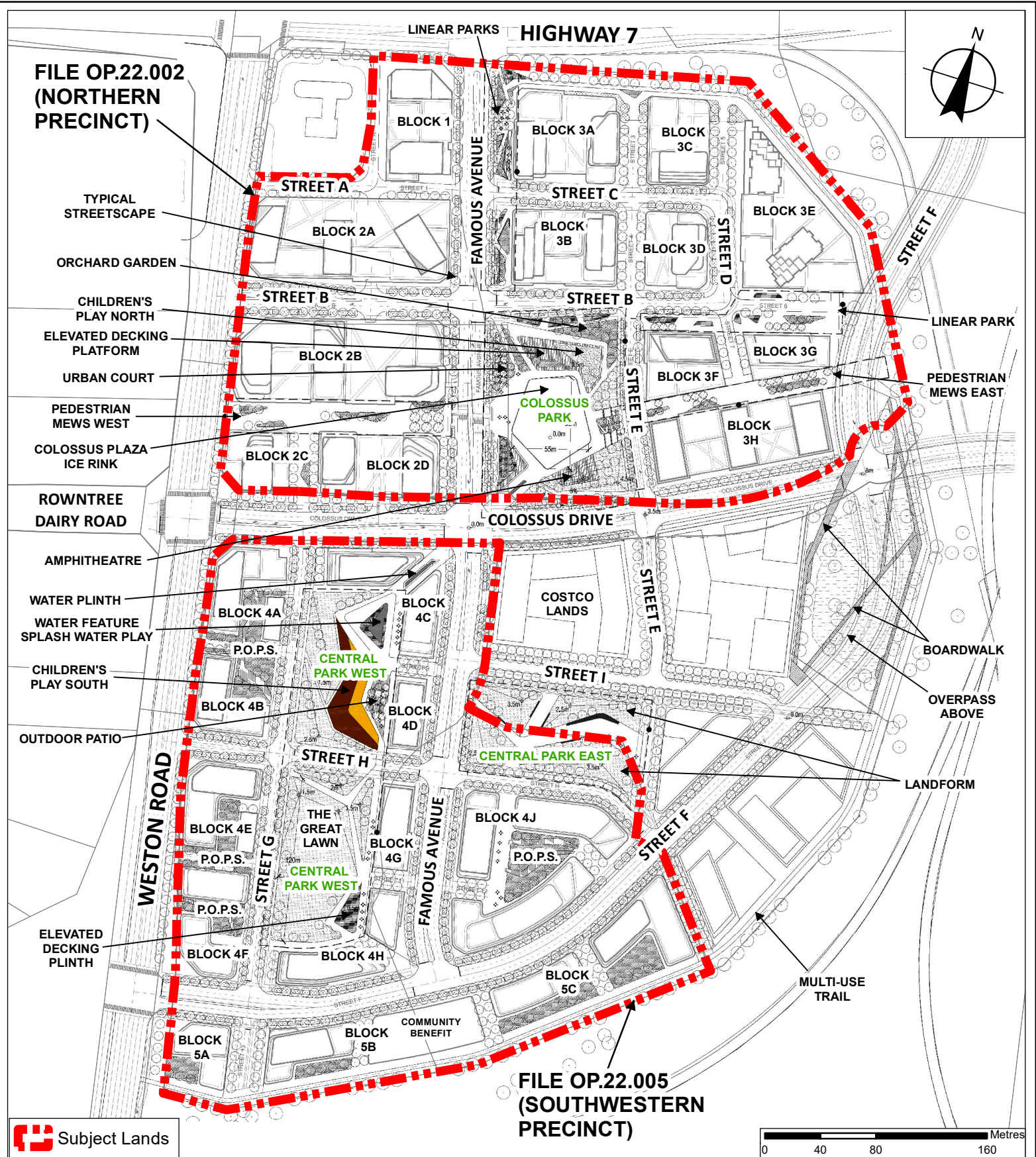


Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

4



Landscape Master Plan

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust



Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

5



Not to Scale

Aerial Rendering View

LOCATION:

Part of Lots 4 and 5, Concession 5

APPLICANT:

RioCan Real Estate INV Trust



Attachment

FILES: OP.22.002 and
OP.22.005

DATE:

December 6, 2022

6

THE CITY OF VAUGHAN

By-law

BY-LAW No. ~ -2022

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) 1-7" 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, 2022.

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 Schedules “1”, “2”, “3”, “4”, “5”, “6”, and “7” constitute Amendment Number ~~ to the Official Plan of the Vaughan Planning Area.

I PURPOSE

To amend the Vaughan Official Plan (VOP 2010) to facilitate a mixed- use development.

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 east side of Weston Road south of Regional Road (Highway) 7 and are municipally known as 7501-7621 Weston Road.

III BASIS

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

1. The Amendment provides appropriate intensification on a site well-served by existing and planned transportation infrastructure. The Subject Lands are currently underutilized, and the Amendment will facilitate comprehensive intensification and transformation of the lands in accordance with the vision for Vaughan’s Primary Centres, including new compact, mixed-use development and new public streets, parks and open spaces.
2. The Provincial Policy Statement 2020 (“PPS”) provides direction for matters of provincial interest regarding land use planning and growth. The PPS promotes:

Efficient development and land use patterns;

Appropriate and efficient use of infrastructure and public service facilities that are planned or available; and

Land use patterns that support active transportation and transit-supportive density.

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 provincial issues including economic development, transportation, housing, and land use planning. The Growth Plan supports intensification within built-up areas, with a focus on areas designated for growth, including lands around existing and planned transit investment. The Subject Lands are located within a ‘Major Transit Station Area’ identified in the Growth Plan for mixed-use growth with the aim of creating complete communities with a range of housing types. The proposed Amendment conforms with the policy framework of the Growth Plan by optimizing the existing investment in rapid transit present along Highway 7 and supporting the achievement of a complete community that is compact and mixed-use in its form, making efficient use of the Subject Lands. The proposed Amendment also reinforces the Growth Plan direction to plan and design Major Transit Station areas to be transit supportive. The proposed Amendment establishes a new public street network and active transportation infrastructure that will contribute to achieving multi-modal access to transit services within the Major Transit Station Area.
4. The York Region Official Plan (“YROP”) identifies the Subject Lands as being within an Urban Area, along a Regional Corridor. Regional Corridors are identified as urban main streets that have a compact, mixed-use form that is transit-oriented. The proposed Amendment conforms with the York Region Official Plan by introducing a site specific policy framework that will introduce a fine-grained street grid that supports active transportation and connections to transit, encourages an urban form and mix of uses that can meet the needs of the future Weston 7 community and locates the greatest proposed density in walking distance of rapid transit.
5. The Vaughan Official Plan (“VOP 2010”) is intended to guide planning for intensification, transit-supportive development, urban growth and complete communities in the City of Vaughan. The Subject Lands are located in the Weston 7 Primary Centre along a Regional Intensification Corridor. The Official Plan directs that Primary Centres will be locations for intensification in the form of mixed-use

development. Regional Intensification Corridors are expected to be a major focus for intensification, with transit-supportive densities and built form.

The Weston 7 Primary Centre is identified on Schedule 14A of the Official Plan as an area subject to a Secondary Plan. Since the time of the adoption of the VOP 2010, a Secondary Plan for this Primary Centre has not been completed. Policy 10.1.1.13 enables Council to proceed with the processing of a development application in advance of a Secondary Plan, subject to meeting the requirements for various studies established by staff, to the satisfaction of the City. The scope and scale of the studies that have informed the content of the proposed Amendment were established in consultation with City staff and represent a quadrant-wide analysis of the proposal and its impacts and contributions to the Primary Centre as a whole. Given the comprehensive nature of the study that informed the proposed Amendment, and the ability of this portion of the Weston 7 Primary Centre to develop independently of other areas within the Weston 7 Primary Centre, the enactment of proposed Amendment in advance of the Weston 7 Secondary Plan is appropriate.

IV DETAILS OF THE AMENDMENT AND POLICES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedule “1” to this Amendment, attached hereto as “Subject Lands”.
2. Amending Volume 2, Section 13.36 Colossus Centre by removing the Subject Lands from Map 13.36.A
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 # ~ 13.~ The lands municipally known as 7501-7621 Weston Road and identified on Schedule 14-C (as item #~) are subject to the policies set out in Section 13.~ 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 #~ 13.~ 7501-7621 Weston

Road 13.~.1 General

13.~.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.~.A:

13.~.1.2 VISION AND MAJOR OBJECTIVES

- a) The Subject Lands are the current site of the Colossus Centre shopping centre, with an overall size of 24.1 hectares. The Subject Lands are generally bound by Regional Road (Highway) 7 to the north, Highway 400 to the east, Highway 407 to the south and Weston Road to the west and are depicted in the heavy black line on Schedule 1.
- b) The Subject Lands are envisioned to become a vibrant and animated mix-use community that will be transit-oriented and supported by new streets, parks and open space. Current auto-dominated retail and entertainment uses will be transformed into a modern, urban-format retail and entertainment destination that will become a local social and commercial hub in the Weston 7 area. Development will be framed by high quality parks and open spaces that connect future residents to active and passive recreational opportunities and places to play, rest, and connect with nature and their community. The evolution of the Subject Site will be a model for the transformation of underutilized suburban sites into mixed-use, complete communities.

The following major objectives will guide the short and long-term vision for the Subject Lands:

c) **Create Distinct Precincts**

The Northern Precinct and the Southwestern Precinct will be realized as the basic premise for site organization within the development quadrant bounded by Weston Road to the west, Highway 7 to the north, Highway 400 to the east and Highway 407 to the south. The Northern Precinct will feature the highest density of development closest to transit infrastructure and will include a strong residential and commercial character—becoming the focus of a future retail and entertainment destination. The Southwestern Precinct will evolve into a high and medium density community that has a strong neighbourhood character, supported by community-servicing retail and commercial uses and a network of parks and open spaces.

d) **Reinforce a Sense of Arrival**

A strong sense of arrival and place within the new community will contribute to its distinct identity. Key points of arrival will be defined through development at key entrances from Regional Road (Highway) 7, Weston Road and the future Colossus Drive Overpass.

e) **Create Place-Defining Open Spaces**

A connected network of open spaces framed by animated uses and mixed-use development will be a central element of the Subject Site's transformation. The Northern Precinct and Southwestern Precinct will accommodate significant community-servicing parks and open spaces that have the ability for a diversity of recreational programming to meet the needs of various users, providing opportunities for informal play, recreation and social interaction.

f) **Plan for Multi-modal movement**

A connected street network that allows for balanced pedestrian, vehicular, and cycling movement will encourage transit use and safe, convenient movement for all modes. The street network will provide well-designed and comfortable streets that can support a variety of movement choices, which will encourage alternative transportation modes, reducing the need for personal automobiles for all trips.

g) **Develop a Range of Destinations**

A range of destinations, including commercial and entertainment uses as well as community-based uses and facilities will be provided. Varied destinations will promote vibrancy and activity in the community at different times of day for a diversity of users.

13.~1.3 **LAND USE and DENSITY**

a) The Subject Lands are designated as a High-Rise Mixed-Use area, as shown on Schedule 2.

b) The following building types are permitted within the Subject Lands:

a. High-rise buildings

b. Mid-rise buildings

c. The following building types may be permitted on streets that are not Major Streets

i. Low-rise buildings

ii. Stacked townhouses

iii. Townhouses

c) Notwithstanding policy 9.2.2.6.c, in areas designated as High-Rise Mixed-Use the ground floor frontage of buildings facing Famous Avenue and buildings fronting Connector Roads will predominantly consist of retail uses or other active uses that animate the street.

d) Proposed residential and other sensitive land uses close to existing industrial uses shall demonstrate compatibility in general accordance with all Provincial and municipal guidelines.

e) Development will consider the implementation of district energy systems

and explore partnerships with locally-serving energy utility companies to facilitate the design and implementation of district energy systems.

- f) Development should achieve a long-term overall maximum density of 4.0 FSI blended across the entirety of the Subject Lands.
- g) It is anticipated that on a development block basis, individual sites may include a site density greater than or less than blended density.
- h) Maximum building heights, as depicted on Schedule 7, will work in conjunction with the blended maximum density to direct and shape the intensity of development on the Subject Lands.
- i) While the ultimate redevelopment of the entirety of the Subject Lands is anticipated to realize the vision and major objectives set out in Section 13.~.1.2, existing land uses throughout the Subject Lands and on adjacent lands within the quadrant are expected to continue to exist in the near term, and some may remain for the foreseeable future.
- j) Uses and Buildings legally existing on the Subject Lands as of the date of the adoption of this Amendment and their associated existing gross density are permitted.
- k) Expansions of previously approved uses that are not consistent with this amendment shall be permitted without amendment to the plan, provided that the intent of the plan, as it applies to adjacent properties within the quadrant, is not compromised.
- l) Notwithstanding 9.2.2.6.d, where expansions of previously approved uses may take place, retail uses may exceed 50% of the total gross floor area of all uses on the lot.

13.~.1.4 CHARACTER AREAS

1.4.1 The Northern Precinct

The Northern Precinct identified on Schedule 3 is located north of Colossus Drive. With prominent frontage on Weston Road and Regional Road (Highway) 7, this Character Area will be a high density, mixed-use, transit-oriented environment characterized by destination retail and entertainment uses and landmark open spaces that are activated throughout the day and evening by a diverse mix of horizontal and vertical uses. A pedestrian mews will be a focal point for the Northern Precinct as a feature of the public realm that will provide east to west connectivity, encourage walking as a preferred mode of movement and frame future urbanized retail and entertainment uses.

Development in the Northern Precinct should reflect:

- a) Where appropriate, the vision for a compact, mixed-use, urban-form, retail and entertainment destination within the Precinct.
- b) Famous Avenue as the central spine of the Precinct and a priority area for enhanced landscaping and active uses.
- c) The realization of the east-west pedestrian mews to maximize its benefit to the public realm and contribution to the planned character of the Northern Precinct, including framing the mews, where appropriate, with active, animating uses.

1.4.1 The Southwestern Precinct

The Southwestern Precinct is located south of Colossus Drive and generally west of the realigned Famous Avenue and is intended to evolve with a predominantly neighbourhood character including moderate and high-density development. Identified on Schedule 3, the Southwestern Precinct will include residential uses, neighborhood serving retail and commercial uses and community facilities.

Development in the Southwestern Precinct should reflect:

- a) A moderate and high-density area predominantly comprised of residential uses with retail, commercial and community uses that support the needs of the population.
- b) Famous Avenue as the central spine of the Precinct and a priority area for enhanced landscaping and active uses.
- c) Coordination with existing and interim uses on the Subject Lands and adjacent lands within the quadrant to preserve their existing function and future development potential.

13.~1.5 MOBILITY

Streets

- a) The street network in the Northern and Southwestern Precincts should include a fine-grained network of public and private streets that are designed to support all modes of transportation including walking, cycling and public transit, identified on Schedule 4.
- b) Local and Private Local Streets are envisioned as streets that:
 - a. Enhance connectivity within the Subject Lands.
 - b. Accommodate one travel lane in both directions within a right-of-way of generally 17-20 metres.
 - c. Where Private Local streets are realized, they will be designed to meet public street standards.
- c) Connector Streets are envisioned as streets that:
 - a. Provide additional connection into the Subject Lands.
 - b. Have a dedicated right-of-way of approximately 20 metres, with variable width to accommodate turn lanes and medians, as needed.
- d) Major Streets are envisioned as streets that:
 - a. Serve as significant components of the street network to support local and regional travel through the Subject Lands, and accommodate higher traffic volumes.
 - b. Have a variable right-of-way width of between 28 and 33 metres with variable width to accommodate turn lanes and medians, as needed.

Active Transportation

- e) An active transportation network which considers the movement of pedestrians, cyclists and other non-auto modes is shown on Schedule 5.
- f) The active transportation network should be comprised of sidewalks, a multi-use trail, off-street cycle tracks, and pedestrian connections.
- g) Streets should provide pedestrian infrastructure appropriate for the planned intensity of development including appropriately scaled sidewalks.
- h) A multi-use trail, conceptually illustrated on Schedule 5, is envisioned to accommodate cycling, pedestrian and other non-auto movement as well as provide outdoor amenity and facilitate connections north to south within the Subject Lands.
- i) Collaboration with the Ministry of Transportation, the City of Vaughan and landowners within the Subject Lands is encouraged to realize the multi-use trail and maximize its benefit to the public realm and active transportation network.
- j) Development is encouraged to contribute to realizing convenient pedestrian connections to various destinations, including to transit infrastructure, through the provision of mid-block connections, where appropriate.

Colossus Drive Overpass

- k) A conceptual alignment of the Colossus Drive Overpass is illustrated on Schedule 4. The ultimate alignment of the Colossus Drive Overpass will be determined through an Environmental Assessment process.
- l) The future alignment of the Colossus Drive Overpass should:
 - a. Accommodate access to future redevelopment blocks or existing and interim uses within the Subject Lands through controlled intersections into the Northern Precinct and the Southwestern Precinct, east of Famous Avenue.
 - b. Not unduly impact the economic viability of existing and interim uses or preclude the redevelopment of the Subject Lands or adjacent lands within the quadrant in accordance with the vision and objectives of this Plan.

- c. Facilitate a fine-grained connected street network.
- d. Accommodate pedestrian and cyclist movement and enable an at-grade intersection with Famous Avenue.
- m) The Colossus Drive Overpass Conceptual Area is illustrated on Schedule 4. The private local, local and connector streets and associated development blocks within this area are conceptual in nature and changes to these streets and associated blocks may be required to respond to the future orientation of the Colossus Drive Overpass. Should changes in the street network and associated block structure be required in response to the ultimate alignment of the Colossus Drive Overpass, such changes will not require an Official Plan Amendment.

Parking

- n) Parking will meet the needs of future residents and businesses and support the vision and objectives of this Amendment.
- o) Development is encouraged to provide parking underground wherever possible.
- p) Parking under a new local street, private local street, collector street, pedestrian mews or pedestrian connection shall be permitted provided the intended purpose, function and character of the street/mews are not materially or qualitatively compromised.
- q) Parking shall be permitted under public parks and private open spaces provided the intended purpose, function and character of the public park or private open space are not materially or qualitatively compromised.
- r) Structured, above-grade parking is permitted. To minimize the impact of parking structures on the public realm the following design strategies should be considered:
 - a. Integrate structured parking within the base of new buildings.
 - b. Wrap portions of the lower levels of parking structures with commercial, retail, residential or community uses to integrate the structure into the public realm.
 - c. Design structured parking to incorporate fenestration and well-articulated openings and high-quality materials.
 - d. Enable conversion of parking structures through adaptive re-use to other uses in the future.
- s) Surface parking is discouraged, however, surface parking is permitted to support existing and interim uses.

13.~.1.6 PUBLIC REALM, PARKLAND AND OPEN SPACE

- a) Development should contribute to a network of parks and open spaces, shown on Schedule 6. The exact location and size of each park will be determined through future planning processes. Should changes to the locations of parks shown on Schedule 6 be required, such changes will not require an Official Plan Amendment.
- b) Where conceptual park locations on Schedule 6 abut land under separate ownership, coordination between affected landowners will be required to enable the development of the park.
- c) As part of any phasing strategy, the conceptual park locations on the Subject Lands that are dependent on redevelopment of adjacent lands within the quadrant, interim private open space uses are permitted.
- d) Development should contribute to achieving a minimum of 10% of developable area as new public parks, net of any conveyances for public roads. Public parks may include unencumbered parkland or strata parkland.
- e) In addition to parks, development should contribute to achieving a minimum of 5% of the developable area, net of any conveyances for public roads, as additional private open space, which may be delivered through privately owned, publicly accessible open spaces (POPS), the multi-use trail, or other private open spaces.
- f) Parking and utilities will be permitted under a public park where it has been demonstrated that the proposed underground parking will not

materially or qualitatively compromise the intended purpose, function and character of the park or square.

13.~.1.7 BUILT FORM

- a) Development is encouraged to include a diverse range of building typologies that contribute to the long term vision and objectives for the lands.
- b) Development should contribute to a diverse range of heights and configurations that will contribute to an interesting skyline and diverse urban character.
- c) Development should seek to achieve a comfortable, well scaled pedestrian experience by including streetwall heights of generally 7-9 storeys in the Northern Precinct and 2-6 storeys in the Southwestern Precinct.
- d) Streetwall heights may be distinguished through the use of variations in materiality, projections or recessions in the façade or setbacks.
- e) The tallest building heights are expected in the Northern Precinct and along the Highway 400 edge of the Subject Lands, generally transitioning down in height in the Southwestern Precinct, as illustrated in Schedule 7.
- f) Consideration for additional height above the maximum height provided shall be given for a landmark development in the Northern Precinct located generally north of Colossus Park and east of Famous Avenue, as generally indicated on Schedule 7, provided that the landmark development:
 - i. Includes distinct architectural features and massing characteristics that help to distinguish the Subject Lands as a landmark within the surrounding context;
 - ii. Incorporates site plan elements that support a more comfortable pedestrian environment, such as wider sidewalks, street furniture, landscaping and opportunities for public art;
 - iii. Generally responds to the other built form policies of this Plan and the Colossus Urban Design and Sustainability Guidelines; and
 - iv. The prescribed overall maximum density for the Subject Lands is maintained.
- g) At the time of future Zoning By-law amendment applications, standards shall be developed to address built form matters such as the size of tower floorplates, setbacks and setbacks.

13.~.1.8 COMMUNITY FACILITIES AND SCHOOLS

- a) Community facilities should be accessible from streets as well as pedestrian and cycling routes and be highly visible within the community.
- b) The location and design of community facilities is encouraged to be accommodated in an urban form, including co-location of facilities where possible.
- c) Priority locations for community facilities that are important destinations, which may include schools, libraries and/or community centers, are indicated on Schedule 7. In addition, development should consider in-kind contribution towards community facilities elsewhere within the Subject Lands.
- d) The appropriate number of schools required will be determined in consultation with the school boards and will be dependent on the pace and composition of development.
- e) Future schools are encouraged to be built to an urban standard that optimizes the use of land including through strategies such as the utilization of urban-sized school sites and/or shared use of public parks for school use.
- f) The site size, site layout and built form of schools shall be compatible with the planned vision and objectives of this Amendment.

13.~1.9 HOUSING

- a) Development should enhance housing choice and affordability in the City of Vaughan by providing a diverse range of housing types and tenures that can meet a range of housing needs including family housing and accommodating people at all stages of life.
- b) At the time of rezoning processes, proponents will work with the City of Vaughan, the Region of York and other levels of government to explore opportunities to realize a range of housing affordability within the Subject Lands.

13.~1.10 IMPLEMENTATION and PHASING

- a) Development should be guided by the Colossus Urban Design and Sustainability Guidelines, as may be amended from time to time.
- b) Development is expected to unfold through a number of phases over time. Development phases should be coordinated with the delivery of municipal services and community amenities to serve development such as streets, servicing and storm water infrastructure, community amenities and parks and open space.
- c) Development on the Subject Lands should be compatible with existing land uses within the Subject Lands and on adjacent lands within the quadrant. Development should demonstrate, through future rezoning, site plan and/or plan of subdivision applications that ongoing operational needs of existing uses are adequately considered and that future development potential is not negatively impacted.

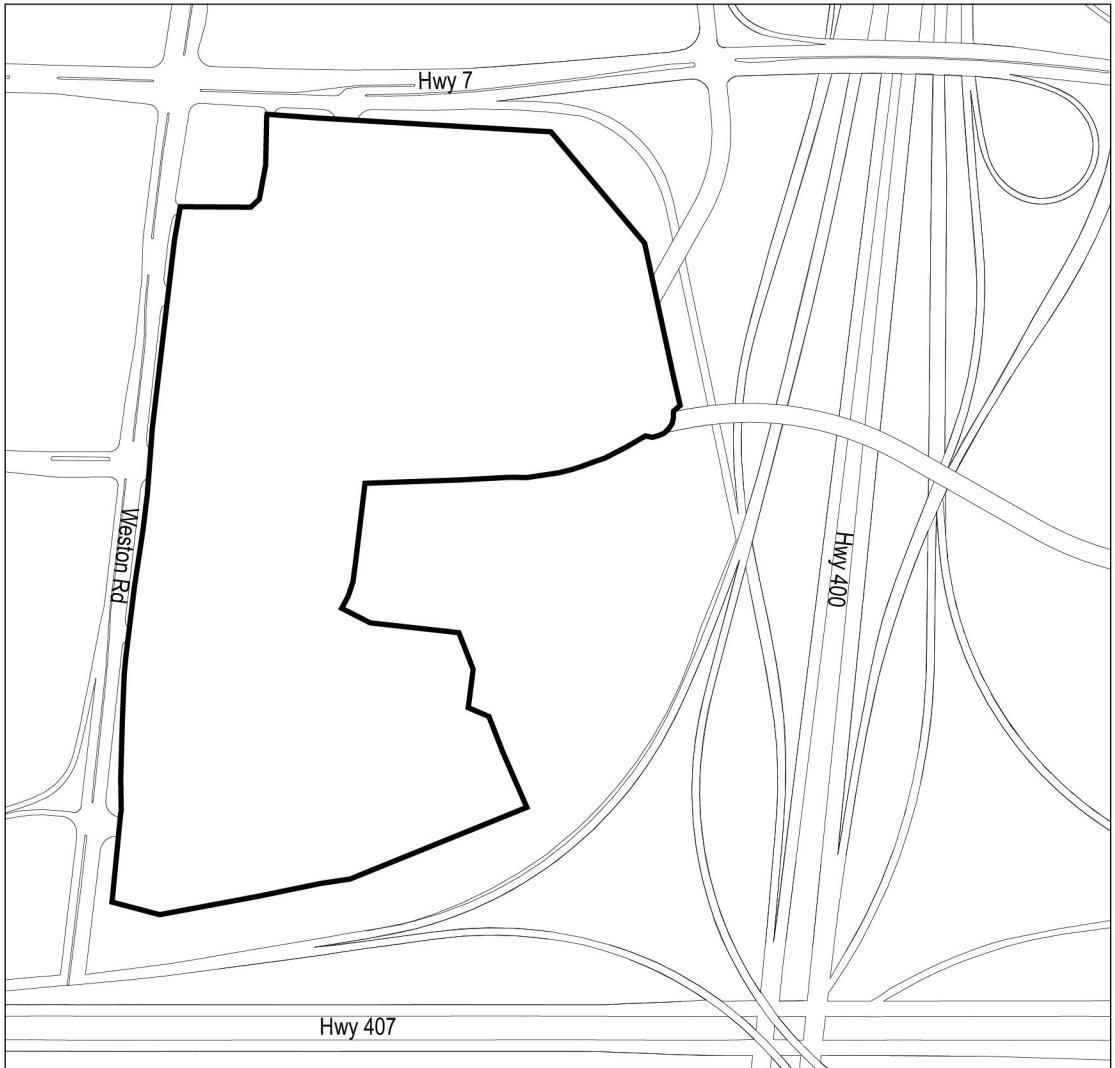
V Implementation

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 Official Plan 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 1

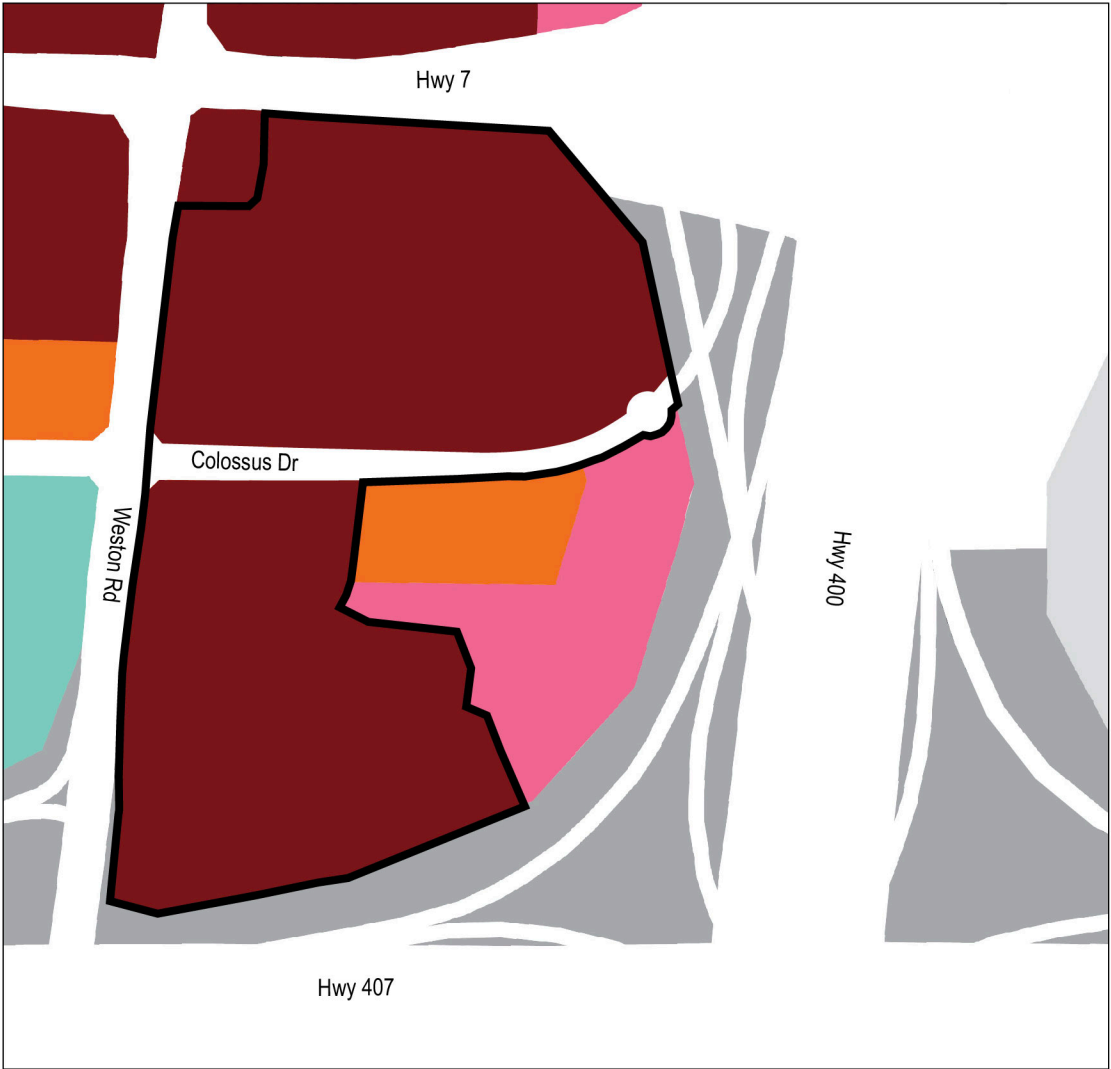


7501 - 7621 Weston Road

 Subject Lands
Area Subject to Amendment No.~


Not to Scale

Schedule 2



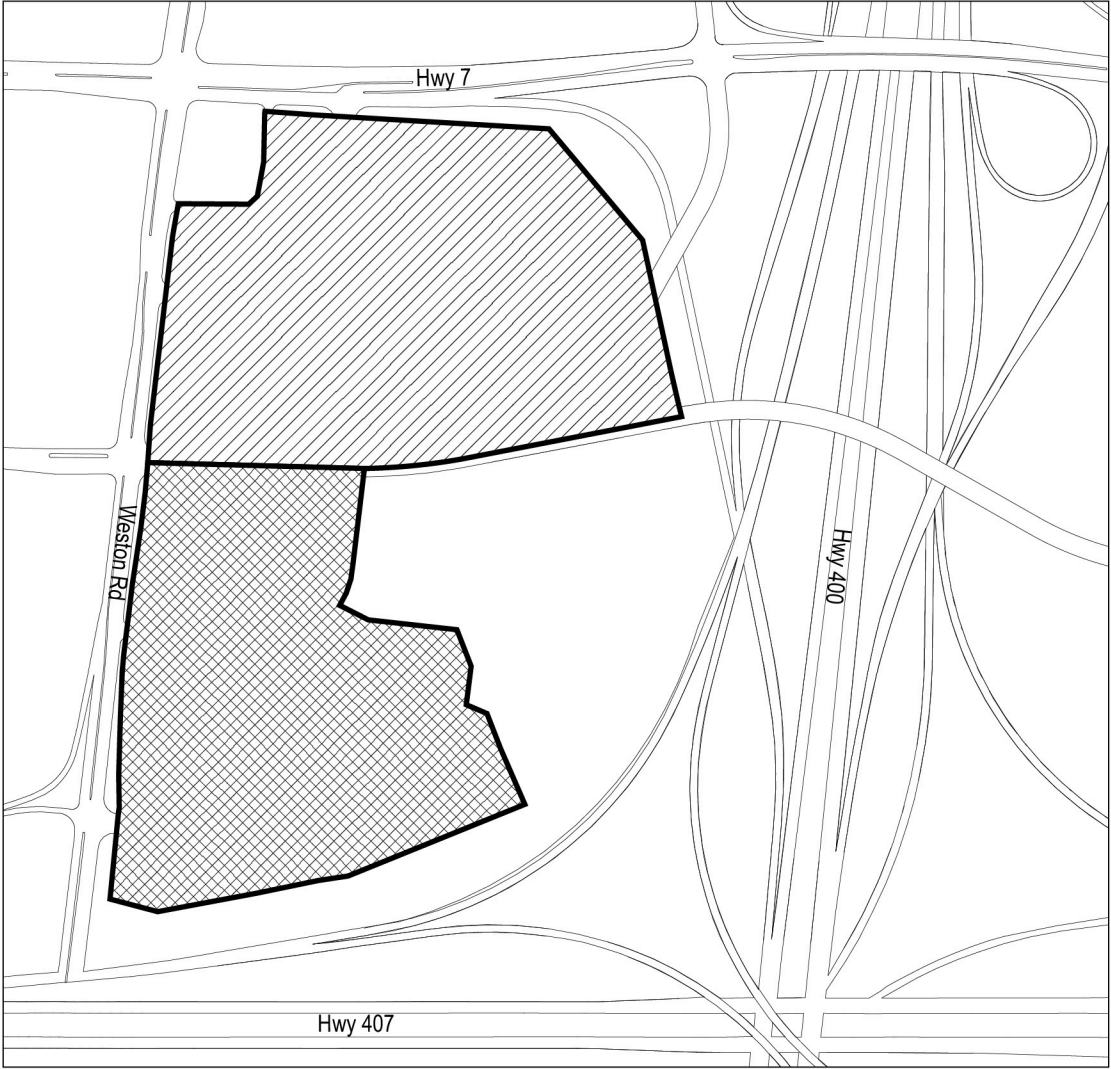
7501 - 7621 Weston Road

Land Use

-  Subject Lands
-  High-Rise Mixed-Use





Schedule 3



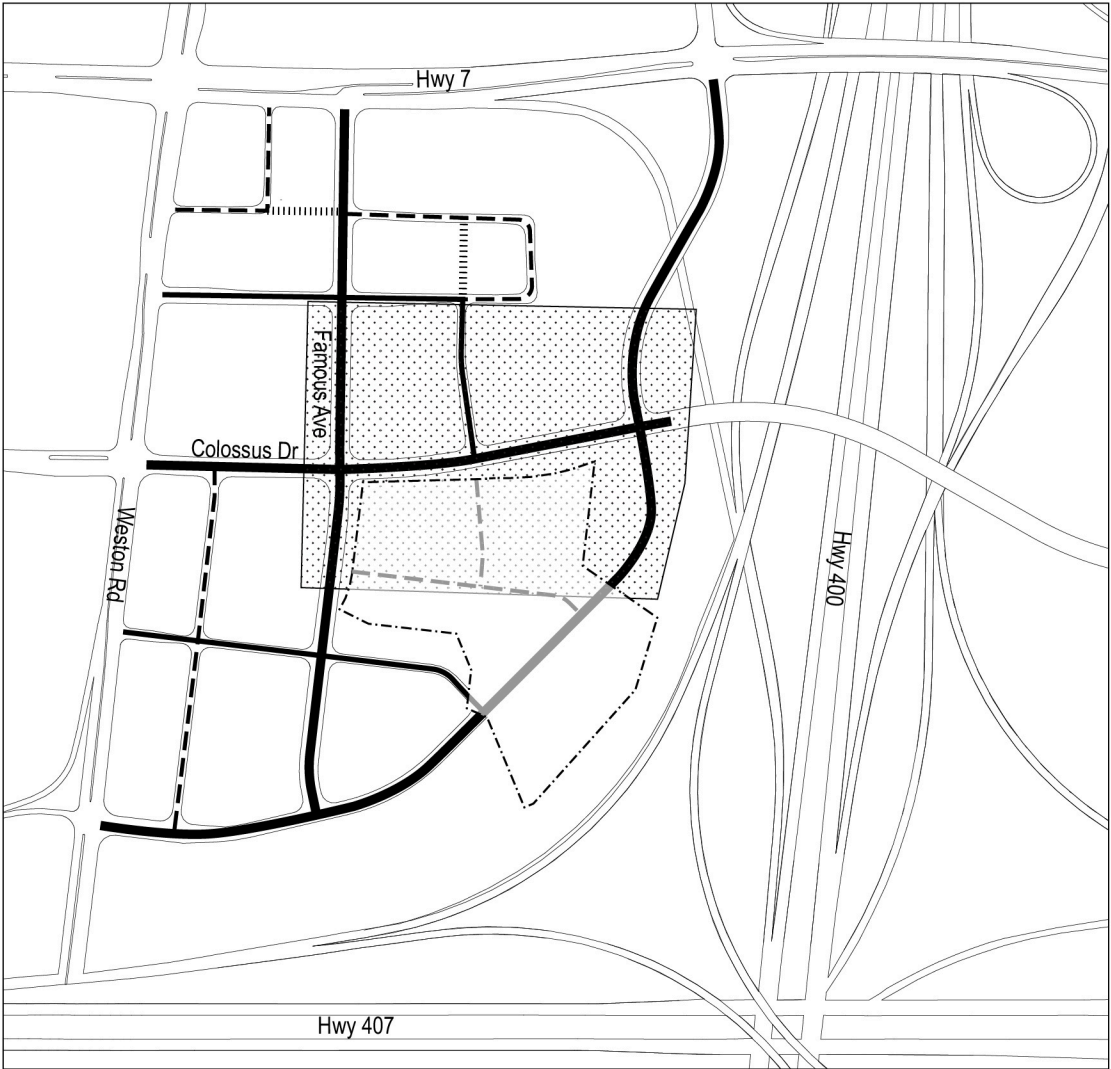
7501 - 7621 Weston Road

Precincts

-  Northern Precinct
-  Southwestern Precinct



Schedule 4



7501 - 7621 Weston Road

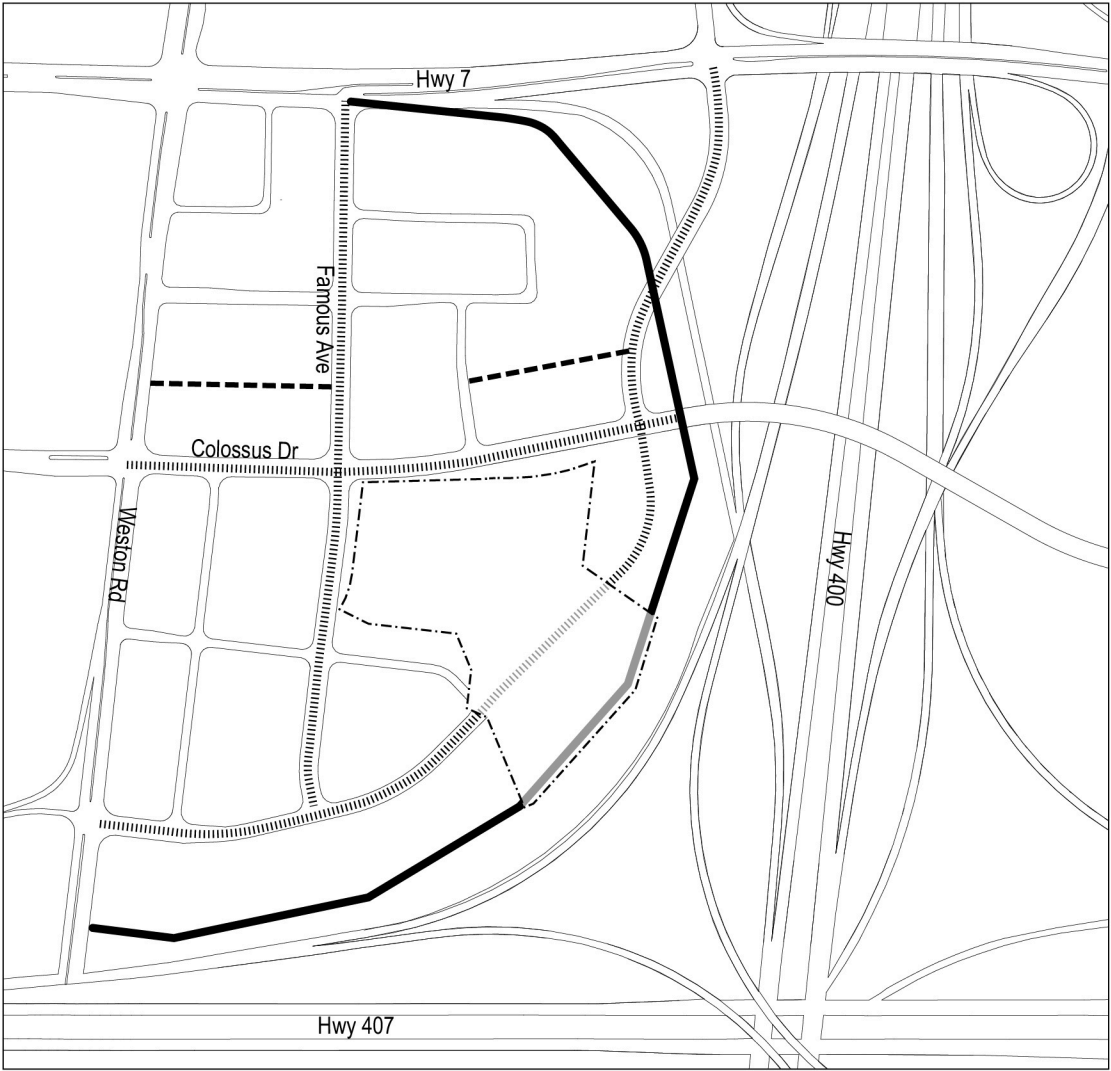
Street Network

- Major Road
- Connector Road
- Local Road
- Private Local Road
- Colossus Overpass Conceptual Area
- Area identified for conceptual purposes only. Does not form part of this amendment



Not to Scale

Schedule 5



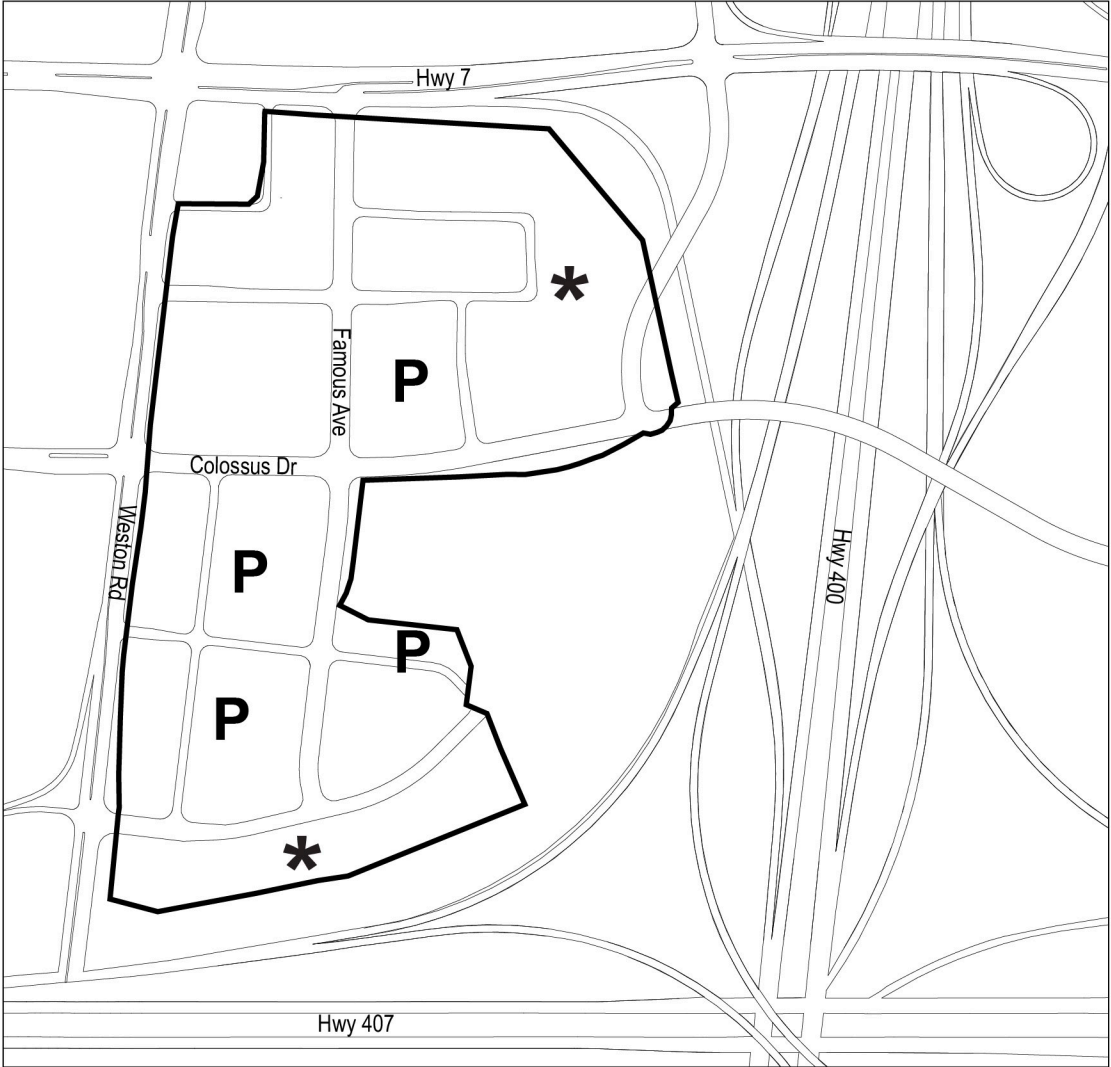
7501 - 7621 Weston Road

Active Transportation Network

- Multi Use Trail
- - - Cycling Network
- ... Pedestrian Mews
- - - Area identified for conceptual purposes only. Does not form part of this amendment






Schedule 6



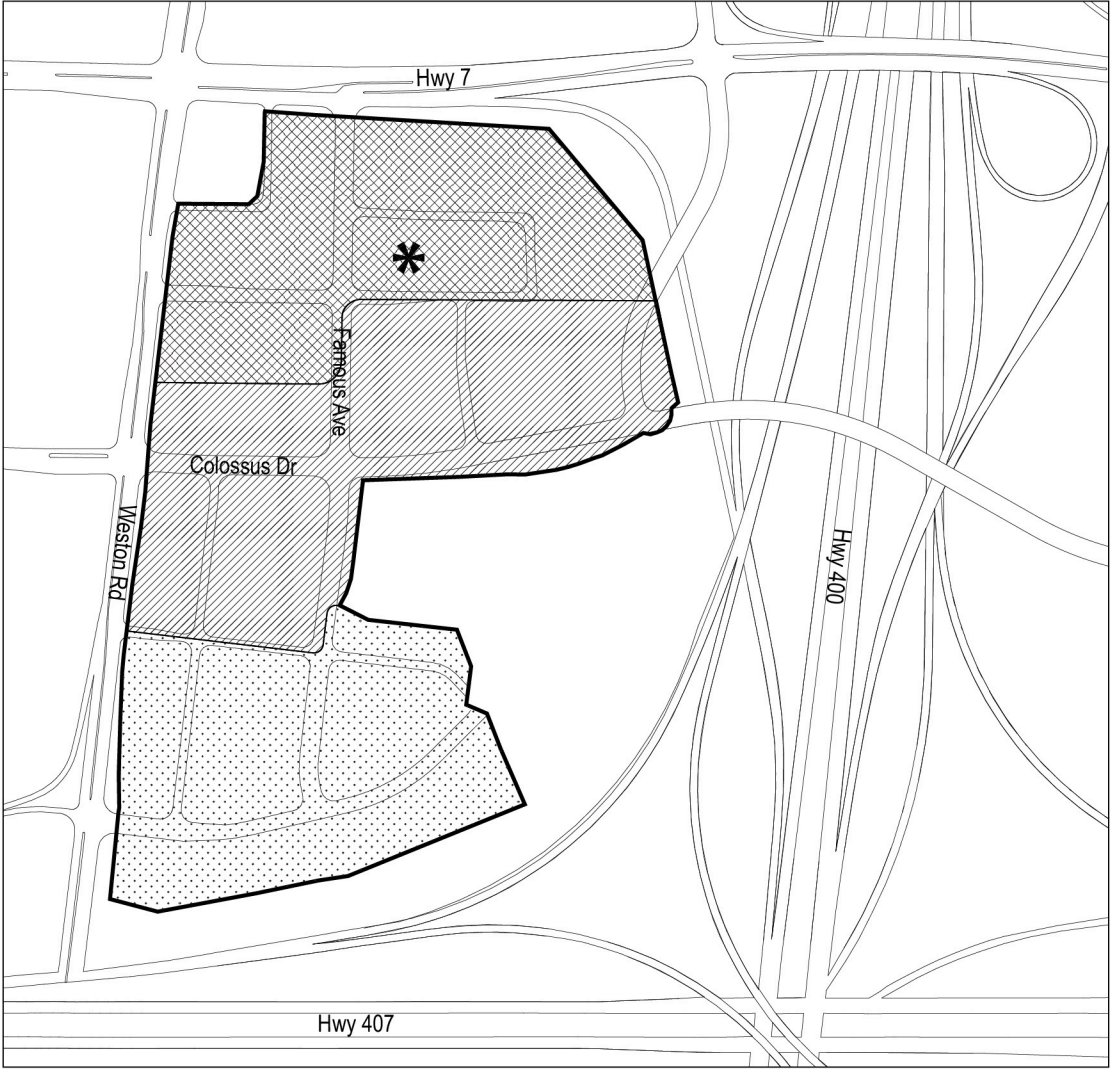
7501 - 7621 Weston Road

Parks and Community Facilities

-  Subject Lands
-  Public Parks
-  Priority Locations for Community Facilities



Schedule 7



7501 - 7621 Weston Road

Building Heights

- Subject Lands
- Maximum Height 25 ST
- Maximum Height 40 ST
- Maximum Height 55 ST
- Landmark Development over 55 ST

Conceptual heights, not representative of the development

