

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 041-2023

A By-law to adopt Amendment Number 99 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 99 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 the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number to the Official Plan of the Vaughan Planning Area.
3. 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 25th day of April, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 38
of the Committee of the Whole
Adopted by Vaughan City Council on
November 29, 2022.

Authorized by Item No. 6 of Report No.16
of the Committee of the Whole
Adopted by Vaughan City Council on
April 25, 2023.

AMENDMENT NUMBER 99
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 99 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. 5 of Report No. 38
of the Committee of the Whole
Adopted by Vaughan City Council on
November 29, 2022.

Authorized by Item No. 6 of Report No.16
of the Committee of the Whole
Adopted by Vaughan City Council on
April 25, 2023.

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 11.3 – Steeles West Secondary Plan Policies and Maps 11.3.A – Land Use and Map 11.3.C – Open Space Network to permit a high-rise mixed-use development consisting of four (4) apartment blocks containing seven (7) towers on shared 5-storey podiums with a maximum permitted height of 59 storeys and a permitted maximum Floor Space Index (FSI) of 12.86 times the developable area of the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 99" on Schedule "1" attached hereto:

1. Permit the portion of the High-Rise Buildings above 12 storeys to be set back a minimum of 8 metres from any property line.
2. Permit an increase in the maximum building height from 15 storeys to 59 storeys.
3. Permit an increase in the maximum FSI from 1.5 and 2.5 times the area of the lot to 12.86 times the area of the lot.
4. Amend the sub-area overlay as shown on Map 11.3.A – Land Use, from "Transit Transition" to "Transit Core" for the Subject Lands, together with the applicable policies.
5. Amend the location of the "Neighbourhood Square/Green" as shown on Map 11.3.C – Open Space Network, from the centre of the Subject Lands to a location further east on the Subject Lands, together with applicable policies.
6. Amend the policies pertaining to Urban Design.
7. Permit site-specific uses for the Subject Lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Steeles Avenue West, between Jane Street and Keele Street and municipally known as 2600 and 2700 Steeles Avenue West, being Part of Lot 1, Concession 4, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 99.”

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (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 Subject Lands are located within a Settlement Area as defined by the PPS and within a “Primary Centre” on Schedule 1 - Urban Structure of VOP 2010. The Development is consistent with the policies of the PPS as it makes efficient use of the Subject Lands by minimizing land consumption and contributing to the range and mix of housing options, employment uses and commercial uses in the area, as well as providing community facilities and a public park to serve the residents living in this development and the broader community.

The Subject Lands are located on Steeles Avenue West which is identified as a Major Arterial Regional Road on Schedule 9 - Future Transportation Network of VOP 2010 and also identified as a Regional Rapid Transit Corridor on Schedule 10 - Major Transit Network of VOP 2010. The Subject Lands are well served by

public transit (i.e. bus) on Steeles Avenue West and is located within walking distance to the Pioneer Village Subway Station which is located less than 500 m west of the Subject Lands. As such, the development will support the existing public transit along Steeles Avenue West and optimize the transit investments made in this area (i.e. the Pioneer Village Subway Station).

On this basis, the development is consistent with the PPS.

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, and 2.2.6 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 and planned infrastructure.

Accordingly, the development conforms to the Growth Plan.

3. The York Region Official Plan, 2010 ('YROP 2010') contains policies that guide economic, environmental and community decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity. The YROP 2010 policies also coordinate and set the stage for more detailed planning by local municipalities. VOP 2010, with its prescribed land uses, transportation and urban design policies, together with the maximum building heights and densities, conform to the YROP 2010 and York Region's planned urban structure and intensification matrix.

The Subject Lands are located within a designated "Urban Area" on Map 1: Regional Structure, of the YROP 2010, which permits a range of residential, industrial, commercial, and institutional uses and is where growth is intended to be accommodated in York Region (Sections 5.0 and 5.3).

The YROP 2010 also prescribes an urban structure based on an intensification matrix, whereby Regional Centres and Corridors are intended to accommodate the highest concentration of intensification, followed by GO Transit train stations, bus terminals and subway stations, and further down the matrix, Local Centres and Corridors.

On this basis, it is of Regional interest to ensure that appropriate levels of intensification occur within all intensification areas identified by VOP 2010 and therefore the site-specific increases in heights, densities, and total number of residential units, at the magnitude proposed by the development, sets a

precedent and expectation for other lands in close proximity to the Subject Lands as well as across York Region. The local and Region's transportation and water and wastewater master plans are based on approved Official Plans and Secondary Plans. It is a Regional interest to ensure adequate road, water and wastewater service capacity is available to accommodate the ultimate planned population and jobs. The cumulative impacts of higher than planned development, through site-specific amendments, has the potential to significantly impact the ability to service other planned growth areas such as the Vaughan Metropolitan Centre Regional Centre, as well as Vaughan's other 21 Major Transit Station Areas ('MTSA').

YROP 2010 policy 8.3.8 states that amendments to local official plans may be exempt from Regional approval where they are of local significance and no Regional interest is adversely affected. York Region has advised that Official Plan Amendment File OP.21.028 impacts the following, and is therefore not eligible for exemption:

- directly and substantially affects Regional servicing infrastructure: i.e., streets, water, wastewater;
- substantially changes Regional capital forecasts; and
- is a major application that will adversely affect Regional traffic flows.

Therefore, based on York Region's review of Official Plan Amendment File OP.21.028 for the Subject Lands, York Region denies the request for exemption from Regional approval. York Region advised that they retain the approval authority of OPA 99 in accordance with policy 8.3.8 of the YROP 2010.

4. The Subject Lands are located in the Steeles West Secondary Plan area, which is identified as an Intensification Area, specifically a "Primary Centre" on Schedule 1 – Urban Structure, by VOP 2010. Primary Centres are identified by VOP 2010 as the locations for intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an intensity

supportive of transit. Intensification Areas are the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities and as an Intensification Area, Primary Centres will accommodate a wide range of uses and will have tall buildings, as well as lower ones, to facilitate an appropriate transition to neighbouring areas. The policies related to Intensification Areas shall be consistent with policies for such areas as contained in the PPS, the Growth Plan and the YROP 2010.

The Subject Lands have access to and frontage on a “Regional Rapid Transit Corridor” being Steeles Avenue West, which is also identified as a local “Primary Intensification Corridor” by Figure 6 - Intensification Areas in VOP 2010, which link together the various centres on transit supportive corridors and will be places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses.

VOP 2010 identifies an urban structure for the City of Vaughan which includes areas where transformation will occur. As a Primary Centre, the Steeles West Secondary Plan area is expected to evolve as distinct places of major activity around planned and existing subway stations. The Pioneer Village Subway Station is located approximately 400 metres away, when measured from the centre of the Subject Lands, which is within a comfortable walking distance.

The development meets the use intent (i.e., High-Rise Mixed-Use) of VOP 2010 and will introduce a range of housing options and retail uses, provide additional employment (i.e. office) uses in the area, and support transit-oriented development. The development will also introduce the community facilities that are needed in this area to support residential uses by providing daycare spaces for seniors and children and a public park. The development provides an attractive pedestrian friendly built form by locating active uses at grade. The proposed development is compatible with the surrounding land uses.

The proposal to permit a high-rise mixed-use development consisting of a mix of land uses with access to and with frontage onto Steeles Avenue West conforms to the Primary Centres and Regional Intensification Corridor use policies of the VOP 2010.

The development is located in close proximity to significant public transit investments including the Pioneer Village Subway Station, which is an MTSA. Steeles Avenue West is also a Regional Rapid Transit Corridor which are identified for major higher-order transit investments. Steeles Avenue West is well-served by Toronto Transit Commission buses and York Region Transit buses.

The development will support the intensification of this Primary Centre, which is to be accommodated in the form of mixed-use high-rise buildings and at an intensity supportive of transit along Regional Rapid Transit Corridors. The Development addresses the policy requirements for Primary Centres and the “High-Rise Mixed-Use” designation and represents a contribution to city-building, with the introduction of residential and mixed-use development in an area that is currently underdeveloped in consideration of its proximity to the Pioneer Village Subway Station and York University.

5. The statutory Public Meeting was held on April 5, 2022. The recommendation of the Committee of the Whole to receive the Public Meeting report of April 5, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on April 26, 2022. Vaughan Council, on November 29, 2022, ratified the November 22, 2022 Committee of the Whole (1) recommendation to approve Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (‘VOP 2010’), is hereby amended by:

1. Adding the following policies to Volume 2, Section 11.3 – Steeles West Secondary Plan, specifically Section 11.3.18 Site-Specific Policies, after policy 11.3.18.1, and in numerical order:

“(OPA #99) 11.3.18.2. That the following policies shall apply to the lands identified as “Lands Subject to Policy 11.3.18.2” on Map 11.3.A “Steeles West Secondary Plan – Land Use” and municipally known as 2600 and 2700 Steeles Avenue West:

- a. Notwithstanding policy 9.2.3.6.d.ii.
 - i) The portion of the High-Rise Buildings above 12 storeys shall be set back a minimum of 8 metres from any property line (after road-widenings and/or road right-of-ways are conveyed to the Region of York or City of Toronto or City of Vaughan).
- b. Notwithstanding policy 11.3.4.2.a
 - i) The Transit Core shall include the Subject Lands and the maximum permitted density shall have a Floor Space Index (FSI) of 12.86 times the developable area of the lot.
- c. Notwithstanding Policy 11.3.4.9
 - i) A golf driving range and miniature golf course shall be permitted in the Public Park;
 - ii) A gas station shall be permitted only in accordance with the gas station policies of the in-effect Vaughan Official Plan; and
 - iii) A drive-through establishment shall be permitted only in accordance with the drive-through facilities policies of the in-effect Vaughan Official Plan.
- d. Notwithstanding Policy 11.3.5.1

- i) The Transit Core shall be expanded beyond 250 metres to include the Subject Lands.
 - e. Notwithstanding policy 11.3.5.4.
 - i) The maximum density in the Transit Core area shall have an FSI of 12.86 times the developable area of the Subject Lands.
 - f. Notwithstanding policy 11.3.8.11.g.
 - i) The Neighbourhood Square/Green located on the Subject Lands shall be designed with a minimum of one (1) street or lane frontage.
 - g. Notwithstanding policy 11.3.10.5.c.
 - i) Buildings may have entrances other than the main entrance facing Steeles Avenue West (where the building(s) are located on Steeles Avenue West).
 - h. Notwithstanding policy 11.3.10.8.d.
 - i) The tallest buildings may also be located fronting on the east-west and north-south primary roads and the east-west secondary road identified on Map 11.3.B – Transportation Network.
 - i. Notwithstanding policy 11.3.12.42
 - i) Residential uses on the south side of the east-west primary road should provide a minimum 3 metre landscape buffer (OPA #99)".
- 2. Amending the “High-Rise Mixed-Use” designation as shown on Map 11.3.A – Land Use of Volume 2, Section 11.3 – Steeles West Secondary Plan of VOP 2010 by identifying a Maximum Building Height of 59 storeys on the Subject Lands identified on Schedule ‘1’ and by identifying a Floor Space Index (FSI) of 12.86 times the developable area of the Subject Lands, as shown on Schedule

‘2’.

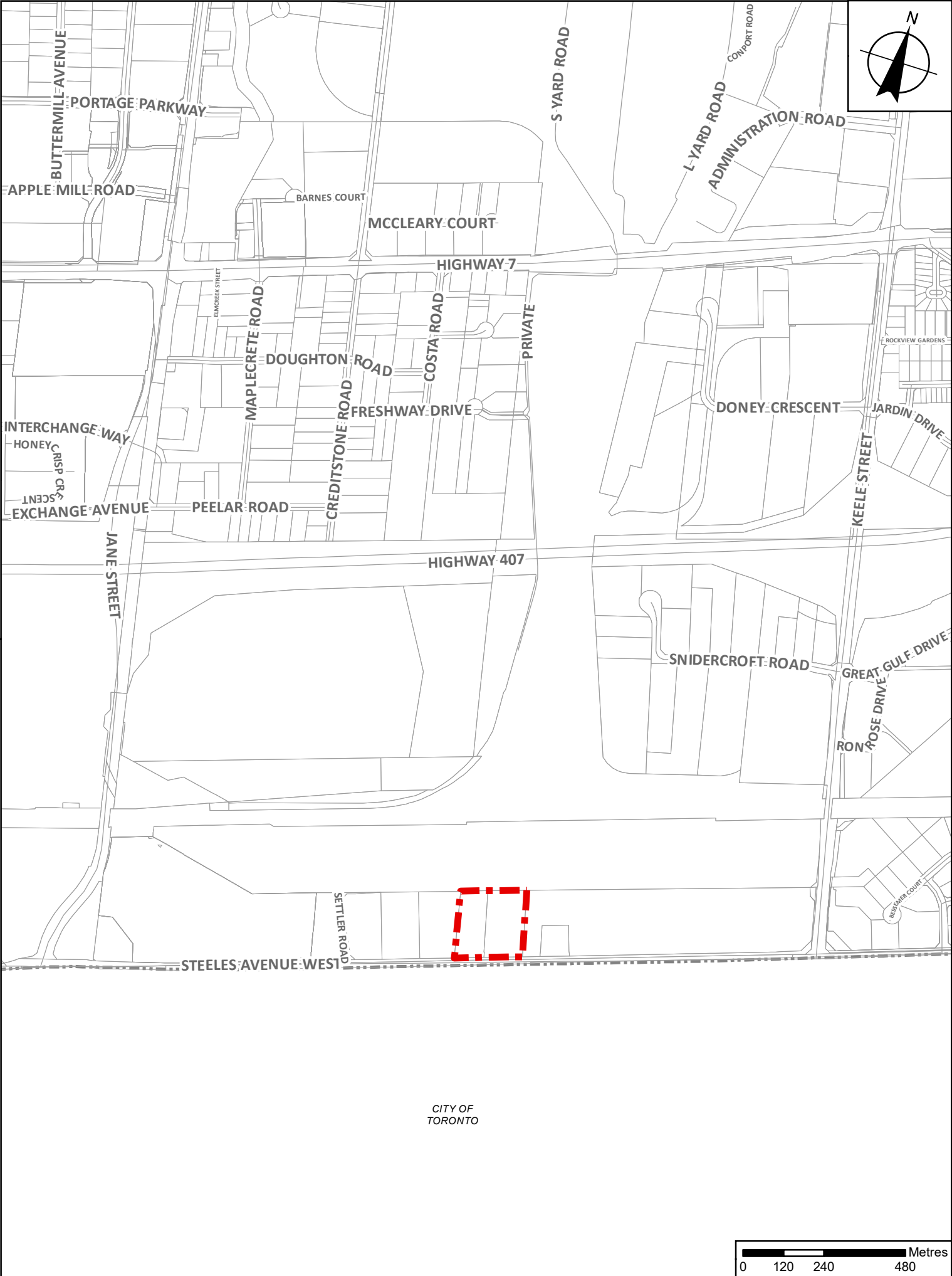
3. Amending the sub-area overlay as shown on Map 11.3.A – Land Use of Volume 2, Section 11.3 – Steeles West Secondary Plan of VOP 2010 from “Transit Transition” to “Transit Core” on the Subject Lands identified on Schedule ‘1’, as shown on Schedule ‘2’.
4. Amending the location of the “Neighbourhood Square/Green” as shown on Map 11.3.C – Open Space Network of Volume 2, Section 11.3 – Steeles West Secondary Plan of VOP 2010 from the centre of the Subject Lands identified on Schedule ‘1’ to a location further east on the Subject Lands, as shown on Schedule ‘3’.

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, Comprehensive Zoning By-law 001-2021, Draft Plan of Subdivision Approval, and Site Development Approval, pursuant to the *Planning Act*, R.S.O. 1990, c. P. 13.

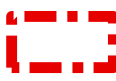
VI INTERPRETATION

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.

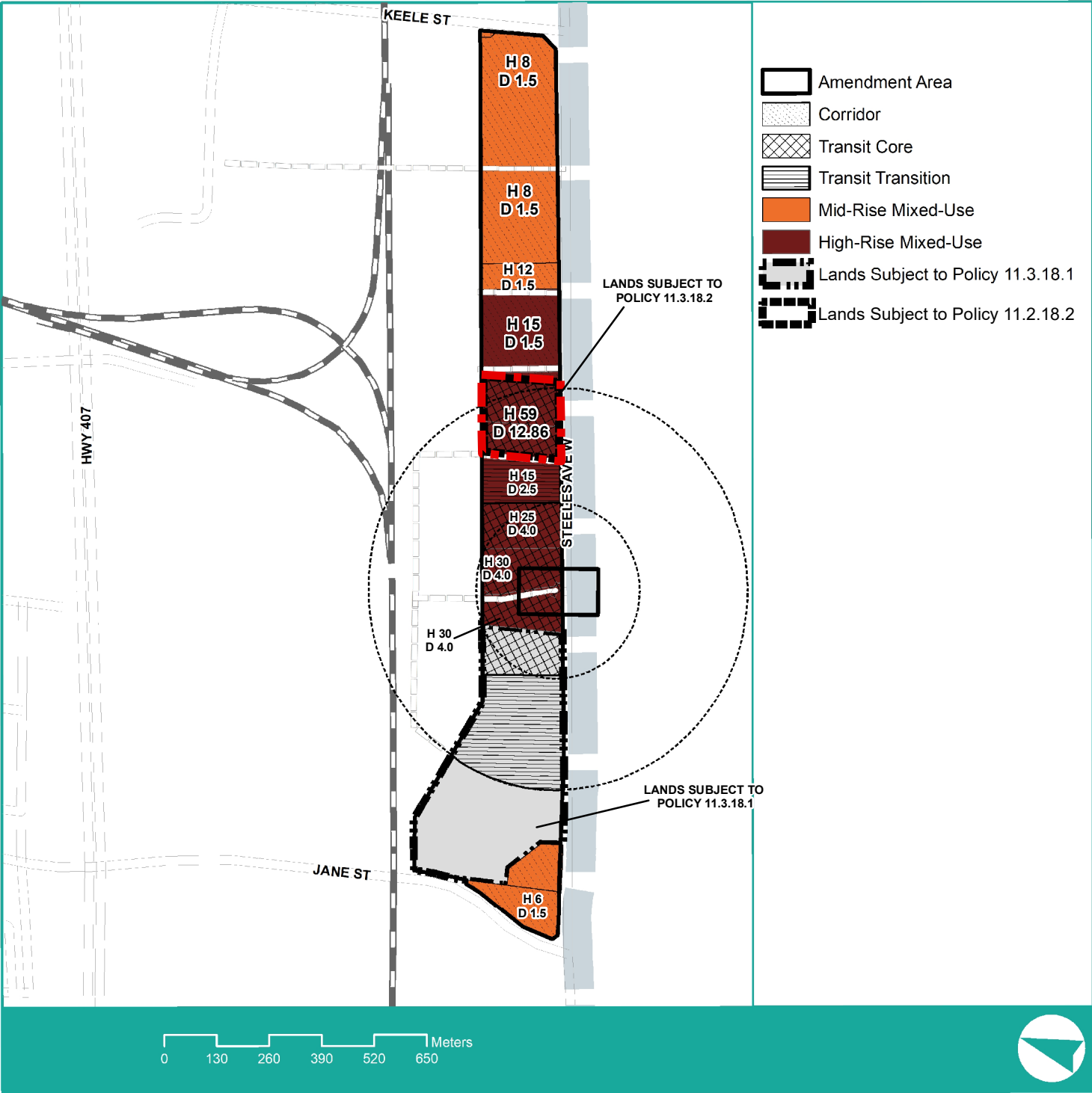


This is Schedule '1'
To Official Plan Amendment No. 99
Adopted the 25th Day Of April, 2023

File: OP.21.028
Related File: Z.21.057
Location: Part of Lot 1, Concession 4
2600 and 2700 Steeles Avenue West
Applicant: Zancor Homes (Steeles) LP
City of Vaughan

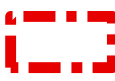
 Lands Subject to
Amendment No. 99

Map 11.3.A
Steeles West Secondary Plan - Land Use

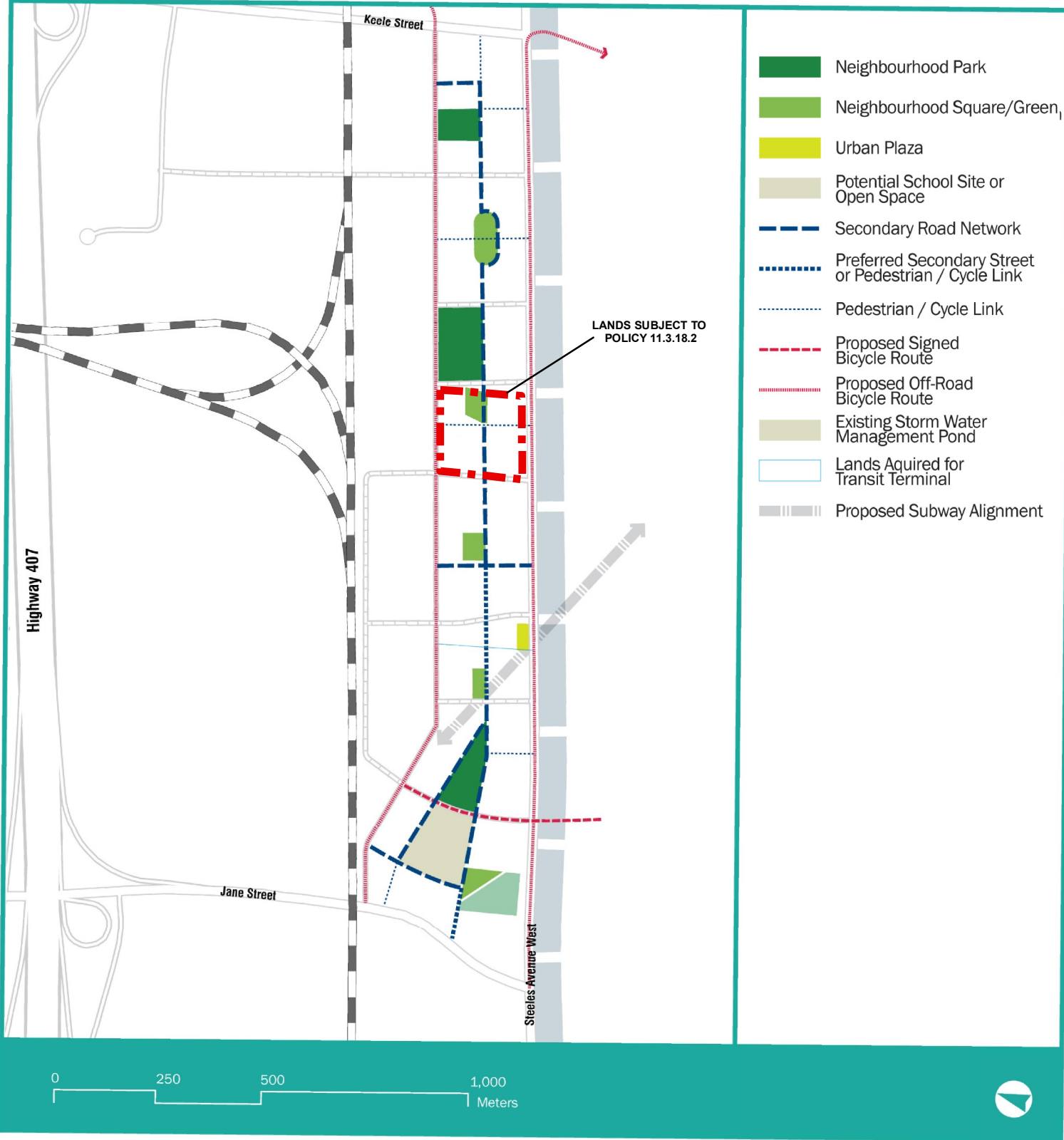


This is Schedule '2'
To Official Plan Amendment No. 99
Adopted the 25th Day Of April, 2023

File: OP.21.028
Related File: Z.21.057
Location: Part of Lot 1, Concession 4
2600 and 2700 Steeles Avenue West
Applicant: Zancor Homes (Steeles) LP
City of Vaughan

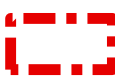
 Lands Subject to
Amendment No. 99

▼ Map 11.3.C
Steeles West Secondary Plan - Open Space Network



This is Schedule '3'
To Official Plan Amendment No. 99
Adopted the 25th Day Of April, 2023

File: OP.21.028
Related File: Z.21.057
Location: Part of Lot 1, Concession 4
2600 and 2700 Steeles Avenue West
Applicant: Zancor Homes (Steeles) LP
City of Vaughan

 Lands Subject to
Amendment No. 99

APPENDIX I

The Subject Lands are located at 2600 and 2700 Steeles Avenue West, being Part of Lot 1, Concession 4, in the City of Vaughan.

The purpose of this Amendment is to amend VOP 2010, Volume 2, Section 11.3 – Steeles West Secondary Plan Policies, Map 11.3.A – Land Use, and Map 11.3.C – Open Space Network to permit a high-rise mixed-use development consisting of four (4) apartment blocks containing seven (7) towers on shared 5-storey podiums with a maximum permitted height of 59 storeys and a permitted maximum Floor Space Index (FSI) of 12.86 times the developable area of the Subject Lands.

On November 29, 2022, Vaughan Council ratified the November 22, 2022 recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) as follows (in part):

- “1. THAT York Region be advised that Vaughan Council recommends Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Vaughan Official Plan 2010, Volume 2, Section 11.3 – Steeles West Secondary Plan, for the Subject Lands shown on Attachment 1 and 2, as follows:
 - a) to amend section 9.2.3.6 to permit the portion of the High-Rise Building for Tower B in Block 1 to be set back less than 15 metres from the east property line;
 - b) to amend the “High-Rise Mixed-Use” designation as shown on Map 11.3.A – Land Use, together with the applicable policies, to increase the maximum permitted building height from 15-storeys to 59-storeys and the maximum permitted FSI from 1.5 and 2.5 times the area of the lot to 12.86 times the area of the lot;
 - c) to amend the sub-area overlay as shown on Map 11.3.A – Land Use from “Transit Transition” to “Transit Core”, together with the applicable policies;
 - d) to amend the location of the “Neighbourhood Square/Green” as shown on Map 11.3.C – Open Space Network from the centre of the Subject Lands to a location further east on the Subject Lands;
2. THAT Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) BE FORWARDED to York Region FOR APPROVAL and inclusion into Vaughan Official Plan, 2010, specifically Volume 2, Section 11.3 – Steeles West Secondary Plan.”

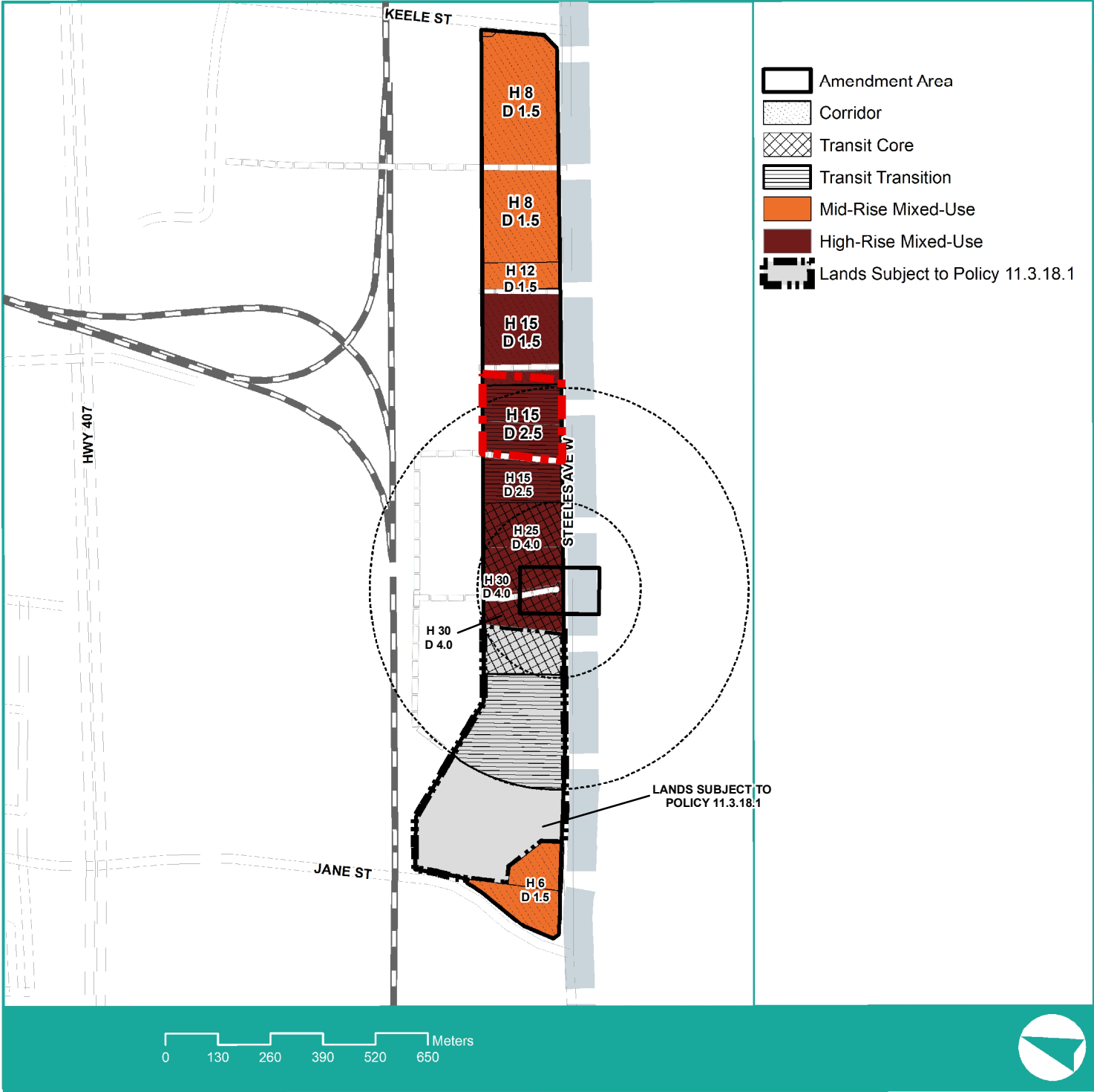
On April 25, 2023, Vaughan Council ratified the April 4, 2023 recommendation of the Committee of the Whole to approve the following amendments to Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) to facilitate the development as approved by Council on November 29, 2022, as follows (in part):

1. THAT Recommendation 1 a) of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be deleted and replaced with the following:
 - “a) To amend section 9.2.3.6 to permit the portion of the High-Rise Buildings above 12 storeys to be set back a minimum of 8 metres from any property line;”
2. THAT Recommendation 1 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be amended to include the following additional amendments to Vaughan Official Plan 2010 in sequential order:

- “e) To amend Policy 11.3.4.9 to permit a golf driving range and miniature golf in the Public Park, to permit a gas station only in accordance with the gas station policies of the in-effect Vaughan Official Plan, to permit a drive-through establishment only in accordance with the drive-through facilities policies of the in-effect Vaughan Official Plan
- f) To amend the Urban Design policies in section 11.3.10.5.c. to permit buildings to have entrances other than the main entrance facing Steeles Avenue West (where the building(s) are located on Steeles Avenue West) and section 11.3.10.8.d. to permit the tallest buildings to be located fronting on the east-west and north-south primary roads and the east-west secondary road identified on Map 11.3.B – Transportation Network
- g) To amend section 11.3.12.42 to permit a minimum 3 metre landscape buffer for residential uses on the south side of the east-west primary road”


The above amendments are reflected in OPA No. 99.

Map 11.3.A
Steeles West Secondary Plan - Land Use

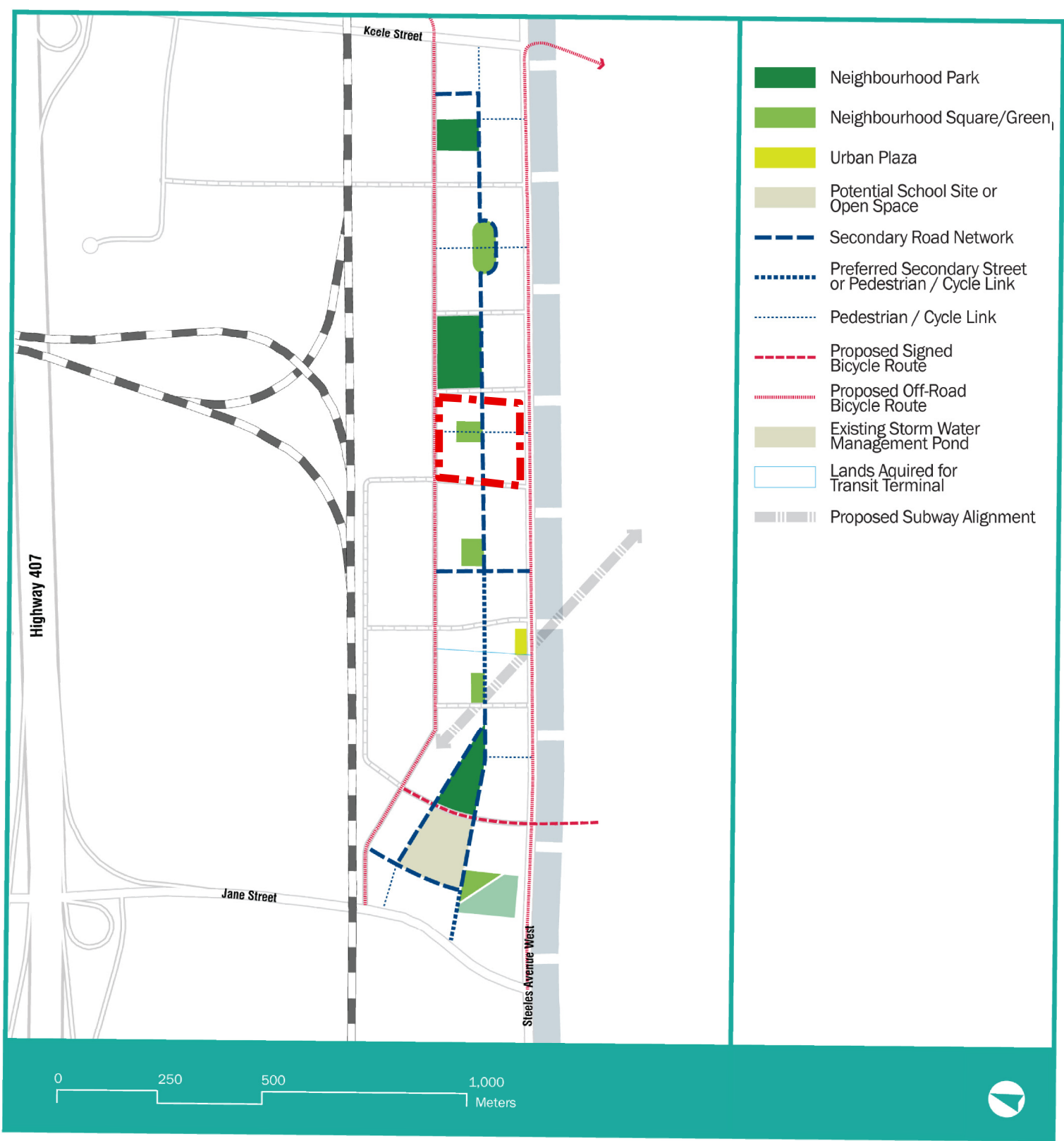


Appendix II
Existing Land Uses
Official Plan Amendment No. 99

File: OP.21.028
Related File: Z.21.057
Location: Part of Lot 1, Concession 4
2600 and 2700 Steeles Avenue West
Applicant: Zancor Homes (Steeles) LP
City of Vaughan

 Lands Subject to
Amendment No. 99

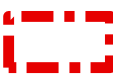
▼ Map 11.3.C
Steeles West Secondary Plan - Open Space Network



Appendix III

Official Plan Amendment No. 99

File: OP.21.028
Related File: Z.21.057
Location: Part of Lot 1, Concession 4
2600 and 2700 Steeles Avenue West
Applicant: Zancor Homes (Steeles) LP
City of Vaughan

 Lands Subject to
Amendment No. 99