

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 081-2023

A By-law to adopt Amendment Number 107 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 107 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 20th day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 107
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 107 to the Official Plan of the Vaughan Planning Area.

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

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 13, Site Specific Policies (the 'Amendment'). The Amendment will redesignate the Subject Lands from "Employment Commercial Mixed-Use" and identifying a Maximum Building Height of 4-storeys and a Maximum Floor Space Index ('FSI') of 1.5 times the area of the lot, "General Employment", "Prestige Employment", and "Natural Areas" to "Employment Commercial Mixed-Use" and identifying a Maximum Building Height of 4-storeys and a Maximum FSI of 1.5 times the area of the lot and "Natural Areas" on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 107" on Schedule "1" attached hereto:

1. Permit two employment buildings with a combined gross floor area of 72,045.45 square metres for warehouse and distribution facility uses with accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles.
2. Permit employment accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles on a corner lot.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on east side Regional Road 50 and on the south side of Rutherford Road, being Part of Lots 14 and 15, Concession 10, City of Vaughan, and municipally known as 9001 Regional Road 50, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 107."

III BASIS

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

1. The Provincial Policy Statement, 2020 ('PPS') provides direction on matters of Provincial interest related to land use planning and development and includes building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use, and management of resources, and protecting public health and safety. The Development utilizes a vacant site within the Block 64 employment area that will support a range of employment uses, is compatible with the existing uses within the employment area and is located in an area where servicing and infrastructure is available. In consideration of the above, the Development is consistent with the PPS.
2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended (the 'Growth Plan') provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2051. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth. The Subject Lands are located within the "Employment Areas" by Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'), Volume 1 and provides for a range of employment uses to attract businesses to the employment area. In consideration of the above, the Development conforms to the Growth Plan.
3. The York Region Official Plan 2022 ('YROP 2022') identifies the Subject Lands as "Urban Area" on Map 1 - Regional Structure, which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are designated "Urban System - Employment Area" on Map 1A - Land Use

Designations, YROP 2022. The Development, provides for employment uses in proximity of goods movement facilities and corridors, including an existing major highway and interchanges (Highway 427) and the CP Railway Intermodal Terminal, for the Development's warehouse and distribution facility uses. The Development conforms to the YROP 2022.

4. The statutory Public Hearing was held on October 5, 2021. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 5, 2021, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 20, 2021. Vaughan Council, on June 20, ratified the May 30, 2023 Committee of the Whole recommendation to approve Official Plan Amendment File OP.21.013 (Bethpage Properties West Inc.).
5. On March 27, 2023, 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) is hereby amended by:

1. Amending Section 13.1 Lands Subject to Site Specific Policies by adding the following policy, to be renumbered in sequential order:

"13.1.1.74 The lands known as 9001 Regional Road 50 are identified on Schedule 14-C as Item 74 are subject to the policies set out in Section 13.75 of this Plan. (OPA #107)"
2. Adding the following policies to Section 13 Site Specific Policies, and renumbering in sequential order, including a location map of the Subject Lands

as shown on Schedule “1”:

- “(OPA #107) 13.75 9001 Regional Road 50
- 13.75.1 General
- 13.75.1.1 The following policies shall apply to the lands identified on Map 13.75.A
- 13.75.1.2 Notwithstanding Policy 9.2.2.7.c.ii Employment Commercial Mixed-Use, the following polices shall apply to the lands identified as 9001 Regional Road 50, identifies on May 13.75.A:
- a. Permit employment buildings with a gross floor area exceeding 12,500 square metres.
 - b. The following additional use shall be permitted:
 - i. employment and industrial uses including manufacturing, warehousing, processing, distribution, research and development uses, and accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles.
 - ii. Accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles may be permitted on a corner lot.”
3. Amending Schedule 14-C Areas Subject to Site Specific Plans of VOP 2010 by adding the lands identified on Schedule 1 to this amendment, attached hereto, and referencing the appropriate section number in the legend.
4. Amending Schedule 13 Land Use of Volume 1 of VOP 2010 by redesignating the Subject Lands, identified on Schedule 1 hereto, from “Employment Commercial

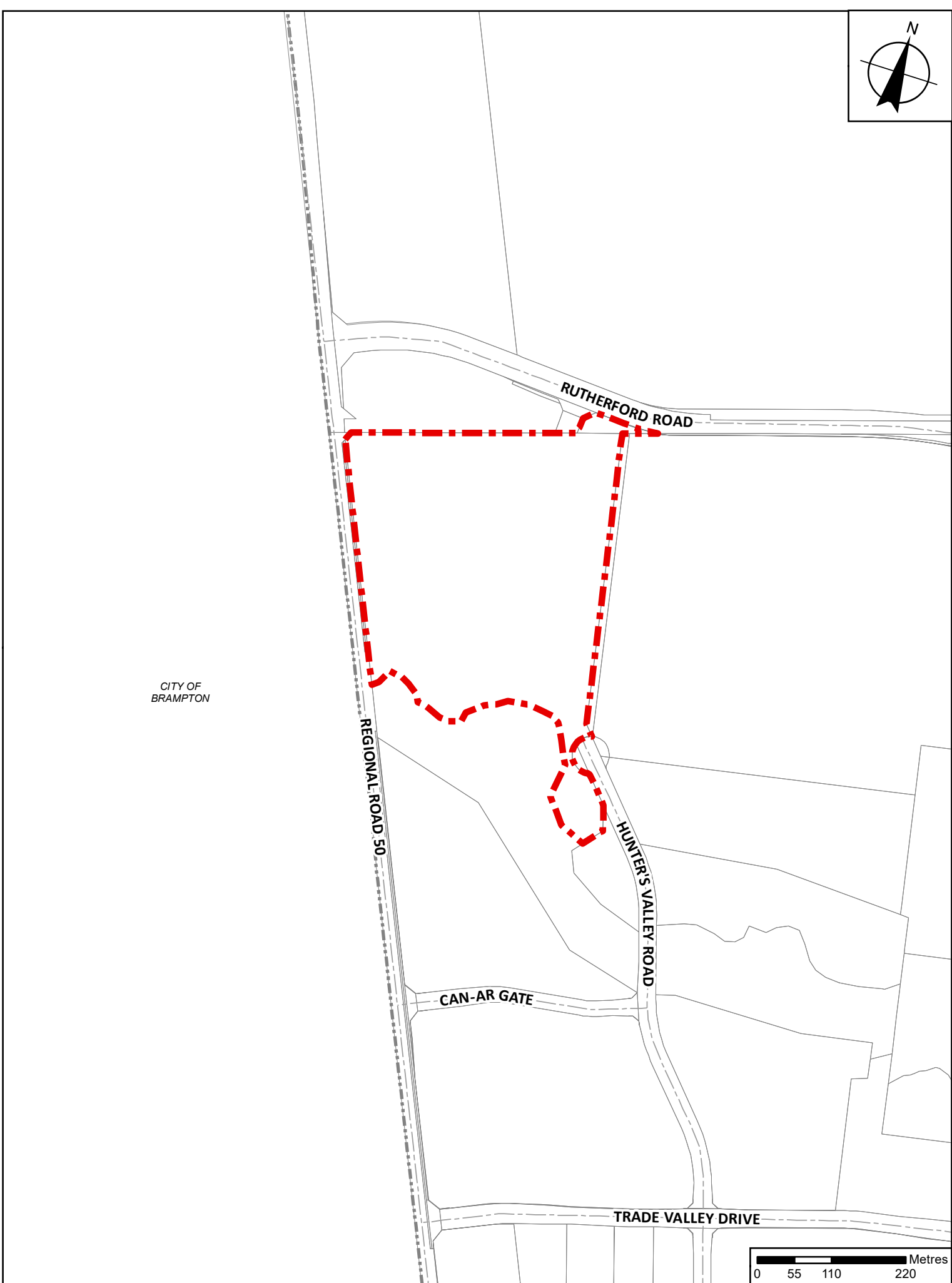
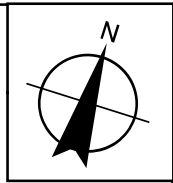
Mixed-Use” and identifying a Maximum Building Height of 4-storeys and a Maximum Floor Space Index (‘FSI’) of 1.5 times the area of the lot, “General Employment”, “Prestige Employment”, and “Natural Areas” to “Employment Commercial Mixed-Use” and identifying a Maximum Building Height of 4-storeys and a Maximum FSI of 1.5 times the area of the lot and “Natural Areas” on the Subject Lands.

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 By-law 001-2021, 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. 107
Adopted the 20TH Day Of JUNE, 2023

File: OP.21.013

Related Files: Z.21.023 and DA.23.026

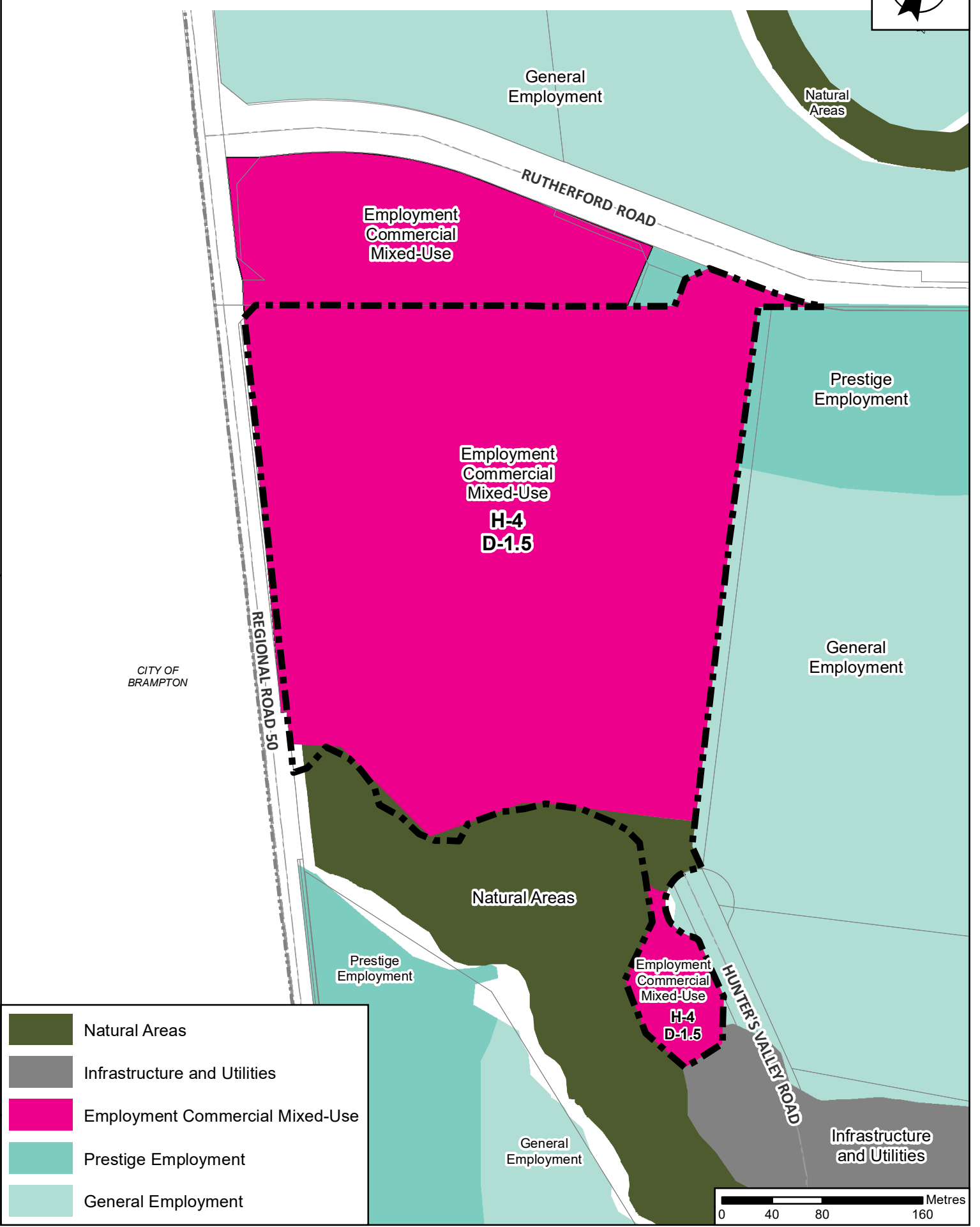
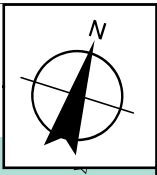
Location: Part Lots 14 and 15, Concession 10,
9001 Regional Road 50

Applicant: Bethpage Properties West Inc.

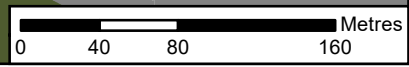
City of Vaughan

 Lands Subject to
Amendment No. 107

Map 13.75 A
9001 Regional Road 50



| | |
|--|---------------------------------|
|  | Natural Areas |
|  | Infrastructure and Utilities |
|  | Employment Commercial Mixed-Use |
|  | Prestige Employment |
|  | General Employment |



This is Schedule '2'
 To Official Plan Amendment No. 107
 Adopted the 20TH Day Of JUNE, 2023

File: OP.21.013

Related Files: Z.21.023 and DA.23.026

Location: Part Lots 14 and 15, Concession 10,
 9001 Regional Road 50

Applicant: Bethpage Properties West Inc.

City of Vaughan



Lands Subject to
 Amendment No.107

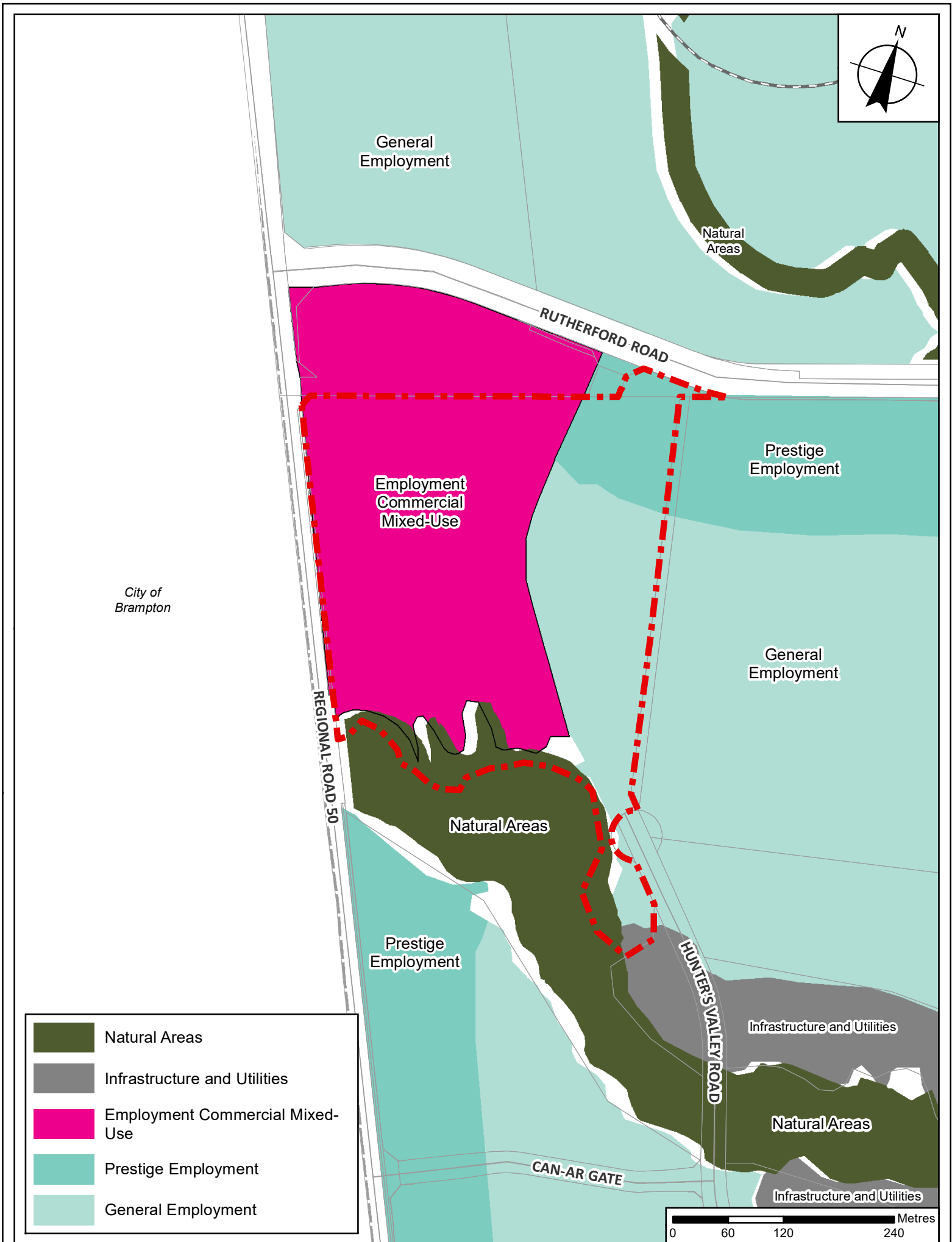
APPENDIX I

The Subject Lands are located on the east side of Regional Road 50 and south side of Rutherford Road, are municipally known as 9001 Regional Road 50, and are legally described as Part of Lots 14 and 15, Concession 10, in the City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands from “Employment Commercial Mixed-Use” with a maximum building height of 4-storeys and a maximum floor space index (FSI) of 1.5 times the area of the lot, “General Employment”, “Prestige Employment”, and “Natural Areas” to “Employment Commercial Mixed-Use” with a maximum building height of 4-storeys and a maximum FSI of 1.5 times the area of the lot and “Natural Areas”. The Amendment is to also permit employment and industrial uses including manufacturing, warehousing, processing, distribution, research and development uses, and accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles as and additional use which may be located on a corner lot.

On June 20, 2023 Vaughan Council ratified the May 30, 2023 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.21.013 (Bethpage Properties West Inc.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.21.013 (Bethpage Properties West Inc.), BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 as follows:
- a) redesignate the Subject Lands from “Employment Commercial Mixed-Use” with a maximum building height of 4-storeys and a maximum floor space index (FSI) of 1.5 times the area of the lot, “General Employment”, “Prestige Employment”, and “Natural Areas” to “Employment Commercial Mixed-Use” with a maximum building height of 4-storeys and a maximum FSI of 1.5 times the area of the lot and “Natural Areas”, as shown on Attachments 2 and 3;
 - b) permit accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles, within the “Employment Commercial Mixed-Use” designation abutting an arterial road; and
 - c) permit accessory outside storage for trucks and trailers, intermodal containers, and commercial motor vehicles, on a corner lot.”



Appendix II Existing Land Uses Official Plan Amendment No.107

File: OP.21.013

Related Files: Z.21.023 and DA.23.026

Location: : Part of Lots 14 and 15, Concession 10,
9001 Regional Road 50

Applicant: Bethpage Properties West Inc.

City of Vaughan

Lands Subject to
Amendment No.107