

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 165-2023

A By-law to adopt Amendment Number 102 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 102 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2” are 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 102 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.

Voted in favour by City of Vaughan Council this 17th day of October, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 39 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 17, 2023.
City Council voted in favour of this by-law on October 17, 2023.
Approved by Mayoral Decision MDC 005-2023 dated October 17, 2023.
Effective Date of By-Law: October 17, 2023

AMENDMENT NUMBER 102
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 102 to the Official Plan of the Vaughan Planning Area.

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

DRAFT

Authorized by Item No. 3 of Report No. 39 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 17, 2023.
City Council voted in favour of this by-law on October 17, 2023.
Approved by Mayoral Decision MDC 005-2023 dated October 17, 2023.
Effective Date of By-Law: October 17, 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 11.12 Vaughan Metropolitan Centre Secondary Plan, ("the VMC Secondary Plan"), to facilitate a high-rise residential development on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Area Subject to Amendment No. 102" on Schedule "1" attached hereto:

1. To permit maximum building heights of 38-storeys (Towers 1 and 2) for residential towers, exclusive of rooftop mechanical penthouses and architectural elements.
2. To permit a maximum Floor Space Index ("FSI") of 7.25 times the area of the lot.
3. To permit a minimum podium height of 2-storeys.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located north of Highway 7, south of Barnes Court, west of Creditstone Road, being Part of Lot 6, Concession 5, in the VMC, municipally known as 2800 Highway 7, City of Vaughan, as shown on Schedule "1", attached hereto, as "Lands Subject to Amendment No. 102."

III BASIS

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

1. The Amendment promotes and contributes to a density within the VMC, a Provincially recognized Urban Growth Centre ('UGC'), where public investment in higher-order transit, being the SmartVMC Bus Terminal, the Toronto Transit Commission ('TTC') VMC Subway Station, and the VivaNext Bus Rapid Transit ('BRT') and along Highway 7 (collectively the "Higher-Order Transit") is located. The Subject Lands are located within a Protected Major Transit Station Area, the Creditstone BRT Station MTSA ('PMTSA #56'), and in an area serviced by existing infrastructure, under construction and planned, which efficiently utilizes land and resources at a density within the UGC that would support these higher-order transit

investments.

2. The Provincial Policy Statement ('PPS') provides directions on matters of Provincial interest related to land use planning and development and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost-effective development and land use patterns.

The Development is located within a settlement area and within PMTSA #56. The Development is compact in built-form and will intensify the underutilized lands where full municipal services exist, while providing the housing opportunities to facilitate higher density development capitalizing on the higher-order transit investments.

3. The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041, with the intent of achieving 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 in a compact and efficient form. The Development is located within PMTSA #56 and is within close proximity to existing and operational higher-order transit and provides housing options at a density that supports the transit investments in the VMC. The Development would encourage and support and promote alternative modes of transportation such as walking, cycling, through the provision of cycling facilities and amenities in the VMC.

4. The York Region Official Plan 2022 ('YROP 2022') designates the Subject Lands as "Community Area" within PMTSA #56, and permits a wide range of residential, commercial, industrial and institutional uses. Regional Centres and Major Transit Station Areas are focal points for the highest densities and most intensive development. The Development is compact and urban in built-form and provides 840 residential units within one to two-storey bedroom units, contributing to family size units and housing choices for residents and workers in York Region. Building entrances, proposed public and private streetscaping and the proposed courtyard and private outdoor amenity areas are high-quality, pedestrian friendly and encourage active modes of transportation to contribute towards a sustainable

community in the VMC.

5. The Subject Lands are located in the City of Vaughan's emerging downtown, which reflects the VMC's locational advantage, being the convergence of the regional bus network with the Spadina Subway extension in the VMC. The VMC is envisioned as an anchor where transit-supportive residential and employment densities are developed as vibrant places of activity and major regional destinations, which is vital to the creation of a high-quality downtown.
6. In their letter dated April 12, 2023, York Region advised that they retain the approval authority of OPA 102, in accordance with Policy 7.3.8 of the YROP 2022. Accordingly, Regional Exemption has not been granted at this time, thereby warranting Regional approval of this Amendment.
7. The statutory Public Meeting was held on April 4, 2023. The recommendation of the Committee of the Whole (1) to receive the Public Meeting report of April 25, 2023, and toward a comprehensive report to a future Committee of the Whole meeting, was ratified in-principle by Vaughan Council on October 17, 2023, when Vaughan Council approved Official Plan Amendment File OP.10.002, (Hollywood Princess Convention and Banquet Centre Ltd).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, specifically Volume 2, Section 11.12 of the VMC Secondary Plan is hereby amended by:

1. Amending Schedule "K" thereby identifying the Subject Lands located immediately on the north side of Highway 7, south of Barnes Court and west of Creditstone Road, as "Area T" attached hereto as Schedule "2"

"(OPA #102) **Area T**

9.3.22 1. Notwithstanding Schedule I, Height and Density Parameters, of the VMC Secondary Plan, the maximum permitted density (Floor Space Index (FSI)) shall not exceed 7.25 times the area of the lot, calculated in accordance with Policy 8.1.17 of the VMC Secondary

Plan, and the maximum building height shall not exceed 38-storeys (Towers 1 and 2), exclusive of any rooftop mechanical equipment and architectural elements as shown in the implementing Zoning By-law Schedules 1 and 2 for Zoning By-law 1-88 and 001-2021.

2. Notwithstanding Policy 8.7.17, a minimum height of 2-storeys is permitted for a podium.

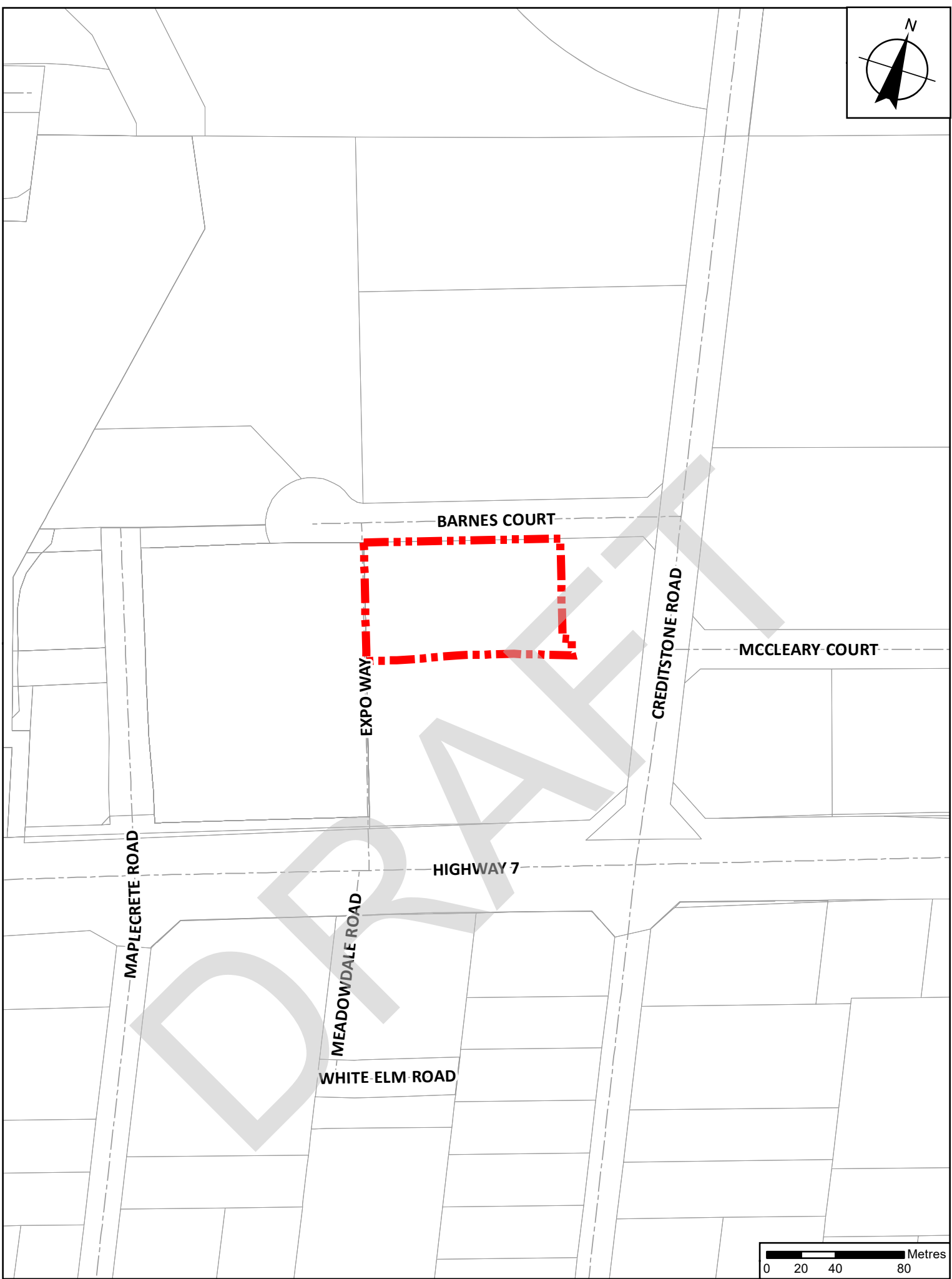
3. A maximum residential gross floor area ('GFA') of 55,792.5 m² is permitted.

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 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.102
Adopted the 17th Day Of October, 2023

File: OP.10.002
Related File: Z.23.001
Location: Part of Lot 6, Concession 4,
2800 Highway 7
Applicant: Hollywood Princess Convention
and Banquet Centre Ltd.
City of Vaughan

 Lands Subject to
Amendment No.102

SCHEDULE K > SITE SPECIFIC POLICY AREAS

LEGEND

-  vaughan metropolitan centre boundary
-  existing and planned streets
-  major parks and open spaces
-  areas subject to site-specific policies (see section 9.3)



This is Schedule '2'
To Official Plan Amendment No. 102 Adopted
the 17th Day Of October, 2023

File: OP.10.002
Related File: Z.23.001
Location: Part of Lot 6, Concession 4,
2800 Highway 7
Applicant: Hollywood Princess Convention
and Banquet Centre Ltd.
City of Vaughan

APPENDIX I

The Subject Lands are located north of Highway 7, south of Barnes Court and west of Creditstone Road, municipally addressed as 2800 Highway 7, in the VMC, City of Vaughan.

The purpose of this Amendment is to permit the following on the Subject Lands:

- a) A maximum building height of 38-storeys for Towers 1 and 2;
- b) A maximum Floor Space Index ('FSI') of 7.25 times the area of the lot;
- c) A minimum tower podium height of 2-storeys;
- d) An amendment to Schedule "K", Site-Specific Policy Area of the VMC Secondary Plan to include the above amendments

On October 17, 2023, Vaughan Council ratified the October 3, 2023 Committee of the Whole (1) recommendations, as amended to approve Official Plan Amendment OP.10.002 (and the corresponding Zoning By-law Amendment File Z.23.001) Vaughan Council approved the following recommendations:

1. THAT Official Plan Amendment File OP.10.002 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Vaughan Metropolitan Centre Secondary Plan ('VMCSP') for the Subject Lands shown on Attachment 1 as follows:

To add a new site-specific Policy Area on Schedule "K" to

- a) Identify the Subject Lands located at 2800 Highway 7 (south-east corner of Barnes Court and Expo Way), as Area "T".
 - b) Permit a maximum building height of 38-storeys (Towers 1 and 2) for the residential towers with a maximum density of 7.25 times the area of the lot (Floor Space Index – 'FSI'), whereas a maximum building height of 30-storeys and 5.0 FSI is permitted.
 - c) Permit a minimum podium height of 2-storeys; whereas, a minimum of 4-storeys is required;
2. THAT Zoning By-law Amendment File Z.23.001 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 3, from "C7 Service Commercial Zone," subject to site-specific Exception 9(420) to "C9(H) Corporate Centre Zone" with a Holding Symbol "(H)" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report;
 3. THAT Zoning By-law Amendment File Z.23.001 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 4, from "V3 Vaughan Metropolitan Centre Neighbourhood Zone", subject to site-specific Exception 14.240 to the "V3(H) Vaughan Metropolitan Centre Neighbourhood Zone" with a Holding Symbol "(H)" in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Table 2, Attachment 9 of this report;
 4. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following condition(s) is(are) addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy to the Subject Lands;
 5. THAT the implementing Official Plan Amendment be forwarded to York Region for approval; and
 6. THAT the implementing Zoning By-law Amendments be brought forward to a future Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*.