

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 010-2024**

**A By-law to adopt Amendment Number 117 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 117 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3” and “4” is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make an application to the Regional Municipality of York for approval of the aforementioned Amendment Number 117 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 30th day of January, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 1 of the Committee of the Whole.  
Report adopted by Vaughan City Council on January 30, 2024.  
City Council voted in favour of this By-law on January 30, 2024.  
Approved by Mayoral Decision MDC 001-2024 dated January 30, 2024.  
**Effective Date of By-Law: January 30, 2024**

**AMENDMENT NUMBER 117**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, “3” and “4” constitute Amendment Number 117 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “1”.

## 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 ('VMC') Secondary Plan, to facilitate a high-rise mixed-use development on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as "Lands Subject to Amendment No. 117" on Schedule "1" attached hereto, subject to the requirements of a Community Benefits Charge Agreement:

1. To modify Schedules "C", "D", and "F", of the VMC Secondary Plan as shown on Schedules "2" through "4", to delete the 'Mews', relocate the 'Public Square', and extend the 'Station Precinct' designation to the balance of the Subject Lands.
2. To permit a maximum building height of 48 storeys.
3. To permit a maximum Floor Space Index ('FSI') of 9.0 times the area of the lot.
4. To permit a maximum of 2,176 dwelling units with a mixed residential tenure.
5. To permit a maximum residential floorplate size of 850 m<sup>2</sup>.
6. To permit a maximum podium height of 7-storeys on a portion of the Subject Lands.
7. To permit a Public Square with an area of 0.164 m<sup>2</sup>.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Highway 7 and the west side of Maplecrete Road and are municipally known as 2951 to 2957 Highway 7 and 180 Maplecrete Road, being Part of Lots 1 and 2, Registered Plan 7977, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 117".

### III BASIS

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

1. The Amendment promotes and contributes appropriate intensification on lands previously approved for a high-rise mixed-use development having a mixed residential tenure including rental in the VMC, which is a Provincially recognized Urban Growth Centre ('UGC'), where public investment in higher-order transit and infrastructure is located.
2. The Provincial Policy Statement 2020 ('PPS') sets out the overall direction on matters of provincial interest related to land use planning and development and includes policies that encourage new growth in urban areas. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:
  - i. Efficiently use land, resources, infrastructure, and public service facilities;
  - ii. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
  - iii. Minimize the length and number of vehicle trips by supporting active transportation and public transportation; and
  - iv. Provide a mix of land uses.

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 2020 ('Growth Plan') is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports mixed-use intensification within built-up urban areas, promoting growth within areas that are in proximity to major transit station areas. The Amendment area identified as a "Strategic Growth Area" and located within a "Major Transit Station Area" ('MTSA') and will accommodate forecasted growth in a complete community where all daily amenities are met and a range of housing types is

provided. The proposed Amendment will provide a denser built form that will accommodate mixed use growth. The proposed Amendment conforms with the Growth Plan by developing on underutilized land, directing growth to an area well-served by transit, providing a mix of housing options, and by making efficient use of existing municipal infrastructure.

4. The York Region Official Plan 2022 ('YROP 2022') identifies the Amendment area as being within an "Urban Area", which accommodates areas of growth, specifically directing major development to "Intensification Areas" and land abutting "Regional Corridors". The Amendment area is well positioned within York Region to accommodate growth. The proposed Amendment is consistent with the YROP 2022. Further, the Amendment Area is also located within the VMC MTSA as defined in the YROP 2022.
5. York Region advised that they retain the approval authority of OPA 117. Accordingly, Regional Exemption has not been granted at this time, thereby warranting Regional approval of this Amendment.
6. The Vaughan Official Plan 2010 ('VOP 2010') supports intensification in areas that are well serviced by transit and other municipal infrastructure. VOP 2010 has recognized the Subject Lands as an appropriate site for intensification by including the site within a Primary Centre having a dual designation of "Neighbourhood Precinct" and "Station Precinct". VOP 2010 supports redevelopment of underutilized sites within the existing built-up boundary and settlement areas of Vaughan. In consideration of the above, the proposed redesignation is appropriate and is supported by the policies of VOP 2010 as they relate to built-form, urban design, transportation and the public realm. The proposed redesignation of the south portion of the Subject Lands to "Station Precinct" to accommodate taller buildings with greater densities and a mix of uses reflects an appropriate scale and form of development within an identified MTSA.

7. The Vaughan Metropolitan Centre Secondary Plan ('VMCSP') supports intensification of the Subject Lands. The development generally implements the policies contained in the VMCSP, including urban design policies and objectives, the relationship of the development to its context, the adjacent streets, the creation of an adequate public realm, improvements to the public realm adjacent to the site, and off-site improvements and infrastructure.
8. The statutory Public Hearing was held on November 22, 2022. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 15, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 29, 2022. Vaughan Council approved, in principle, Official Plan Amendment application OP.22.009 (1834371 Ontario Inc.) on January 30, 2024, having considered a comprehensive report at a Committee of the Whole meeting on January 23, 2024.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Amending Schedule "C" – Street Network, by deleting the "Mews" on the Subject Lands, shown on Schedule "2" attached to this Amendment.
2. Amending Schedule "D" – Major Parks and Open Spaces, by modifying the location of the "Public Square" on the Subject Lands, shown on Schedule "3" attached to this Amendment.
3. Amending Schedule "F" – Land Use Precincts, by extending the "Station Precinct" designation to the south portion of the Subject Lands which is currently designated "Neighbourhood Precinct", so that the entire Subject Lands are designated as "Station Precinct", shown on Schedule "4" attached to this Amendment.
4. Amending Policy 9.3.17 by deleting and replacing this Policy with the following:

“9.3.17 The Lands shown as 2951 to 2957 Highway 7 and 180 Maplecrete Road are identified on Schedule K as “Area O” and the following policies shall apply subject to the registration of a Community Benefits Charge Agreement:

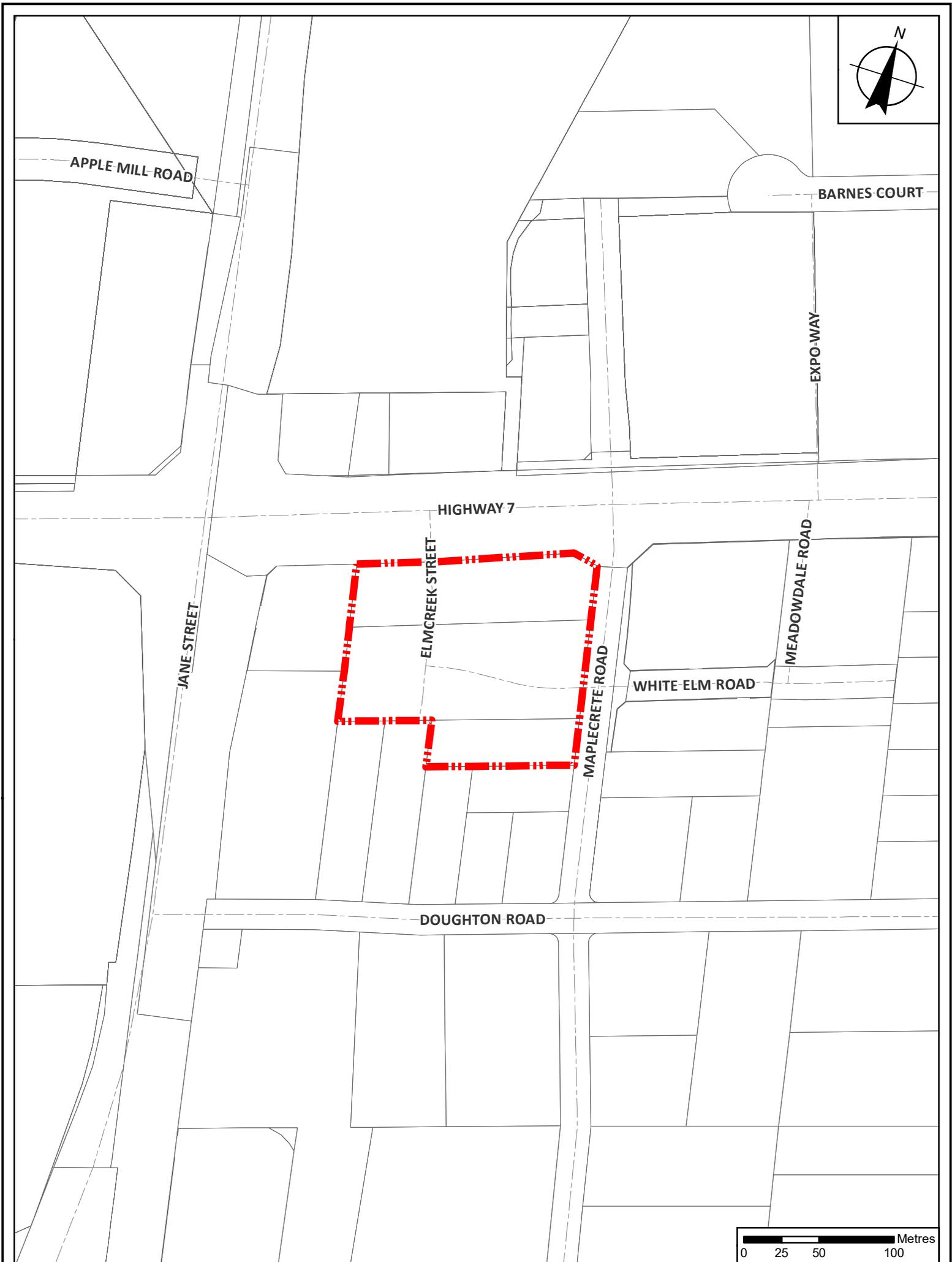
- a. Notwithstanding Schedule I, Height and Density Parameters, the maximum permitted building height is 48 Storeys.
- b. Notwithstanding Schedule I, Height and Density Parameters, the maximum permitted density is 9.0 FSI.
- c. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, the maximum permitted podium height is 7-storeys for the northeast development block.
- d. Notwithstanding Policy 6.2.5 of the VMC Secondary Plan, an area of 0.20 hectares shall be provided as public parkland, of which 0.164 hectares of land shall be conveyed to the City with the remaining parkland requirement of 0.036 hectares to be provided as payment-in-lieu, as shown on Schedule D - Major Parks and Open Spaces.
- e. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, the maximum permitted tower floor plate size shall not exceed 850 m<sup>2</sup>.
- f. A total of 2,176 dwelling units having a mixed residential tenure shall be permitted, wherein a minimum of 24,500 m<sup>2</sup> of gross floor area shall be rental.”

## 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-laws 1-88 and 001-2021, and Site Development Approval, pursuant to Section 41 of 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. 117**  
**Adopted the 30th Day of January, 2024**

**File:** OP.22.009

**Related File:** Z.22.018, 19T-13V006

**Location:** 2951-2957 Highway 7 and 180 Maplecrete Road  
 Part of Lots 1 and 2, Registered Plan 7977

**Applicant:** 1834371 Ontario Inc.

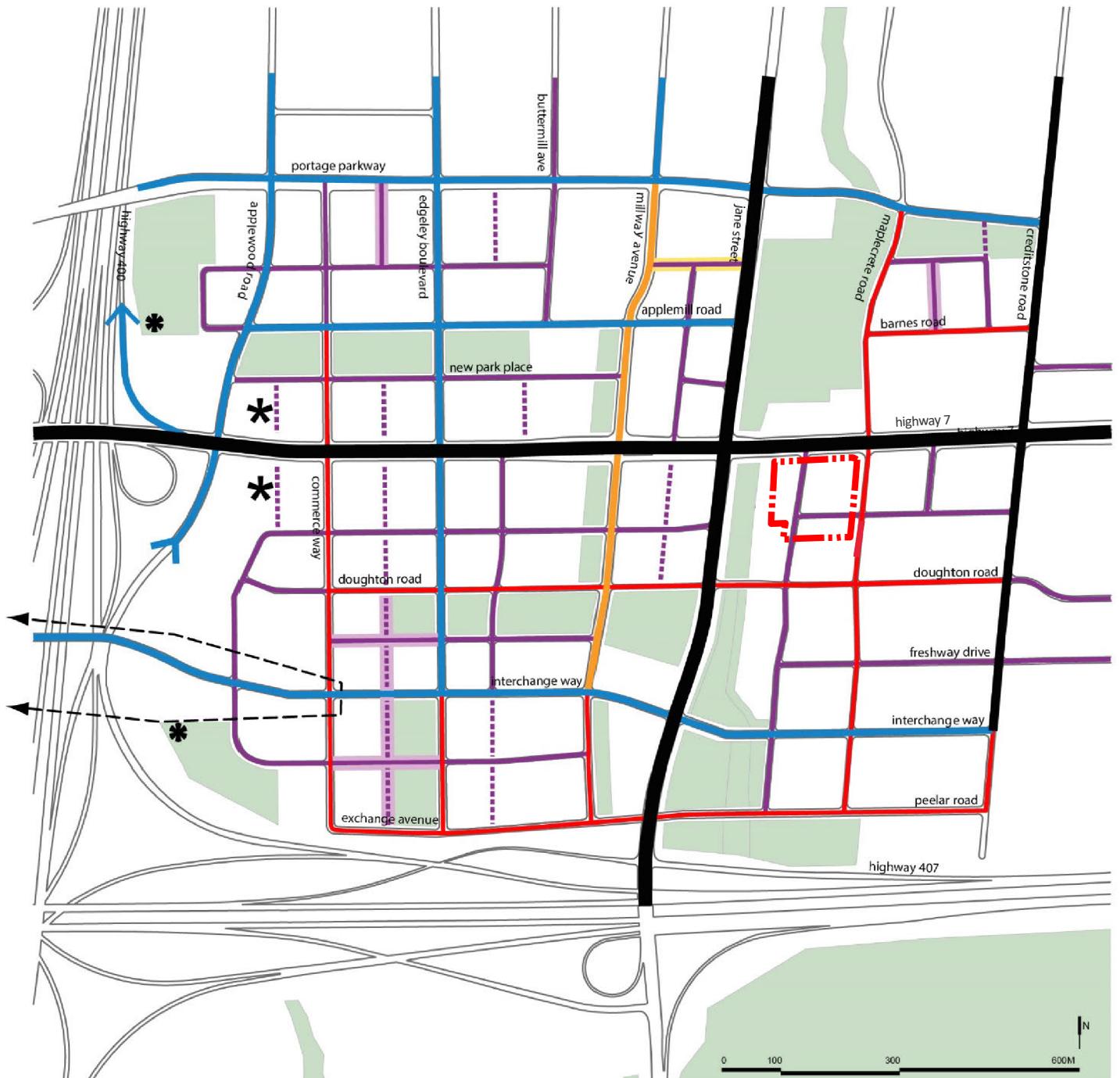
**City of Vaughan**

 **Lands Subject  
 to Amendment  
 No. 117**

# SCHEDULE C > STREET NETWORK

## LEGEND

- arterials (width to be consistent with region of york official plan)
- minor arterial (33 m)
- major collectors (28-33 m)
- special collector (33 m)
- minor collectors (23-26 m)
- local streets (20-22 m)
- mews (15-17 m) or local streets (see Policy 4.3.16)
- colossus drive overpass corridor protection area (see policy 4.3.10)
- major parks and open spaces
- see policy 4.3.2
- \* see policy 4.3.17
- \* see policy 6.3.2
- see policy 4.3.20



**This is Schedule 2**  
**To Official Plan Amendment No. 117**  
**Adopted the 30th Day of January, 2024**

**File:** OP.22.009

**Related File:** Z.22.018, 19T-13V006

**Location:** 2951-2957 Highway 7 and 180 Maplecrete Road  
 Part of Lots 1 and 2, Registered Plan 7977

**Applicant:** 1834371 Ontario Inc.

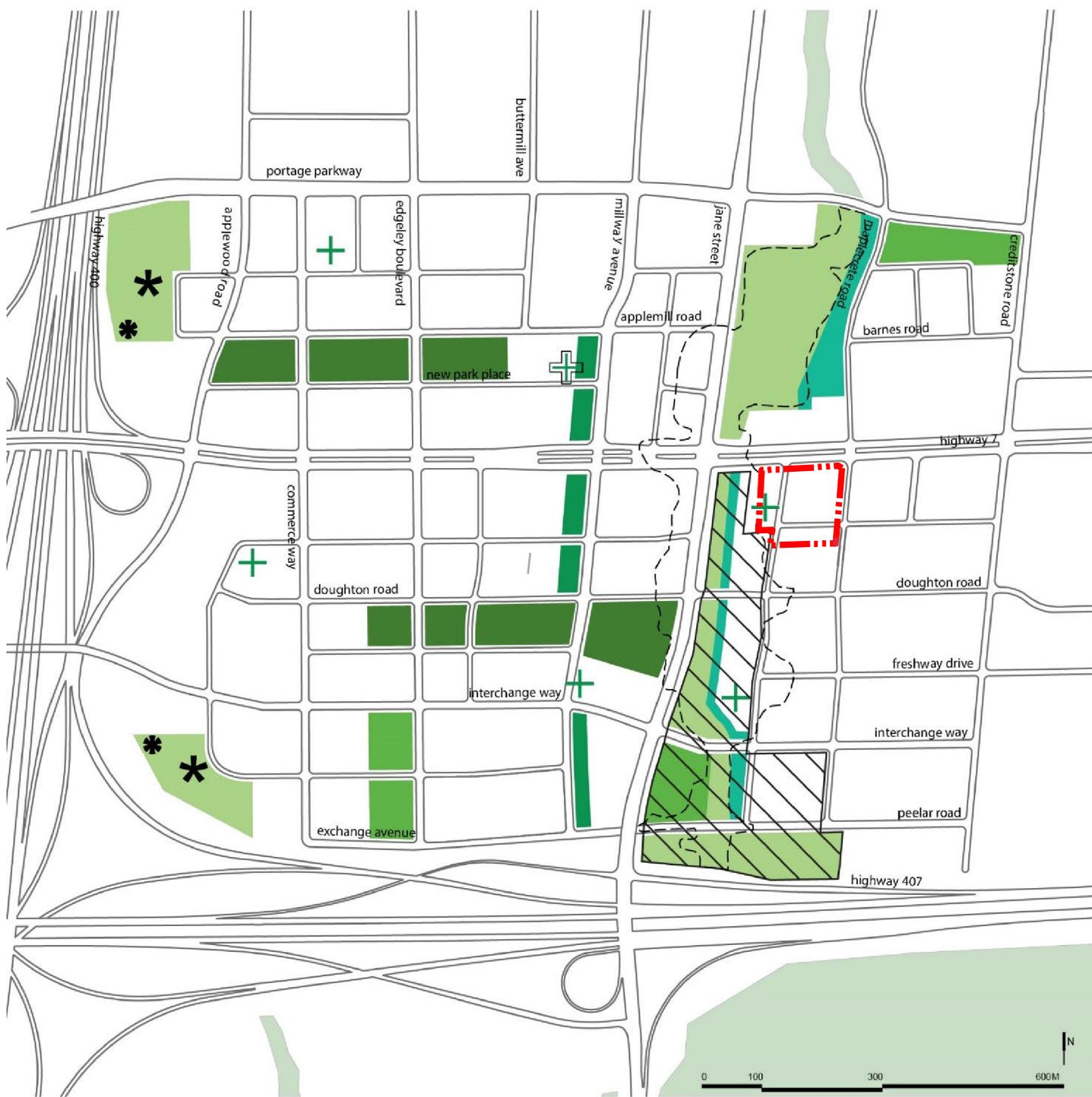
**City of Vaughan**

**Lands Subject  
 to Amendment  
 No. 117**

# SCHEDULE D > MAJOR PARKS AND OPEN SPACES

## LEGEND

- environmental open spaces
- urban parks
- neighbourhood parks
- milway avenue linear park
- black creek greenway
- final configuration of parks and open spaces within this area are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) and the detailed design of the Black Creek Corridor
- + public squares (see Policies 6.2.4.-6.2.5.)
- + transit Square
- \* parkland associated with environmental spaces
- \* see policy 6.3.2



**This is Schedule 3**  
**To Official Plan Amendment No. 117**  
**Adopted the 30th Day of January, 2024**

**File:** OP.22.009

**Related File:** Z.22.018, 19T-13V006

**Location:** 2951-2957 Highway 7 and 180 Maplecrete Road

Part of Lots 1 and 2, Registered Plan 7977

**Applicant:** 1834371 Ontario Inc.

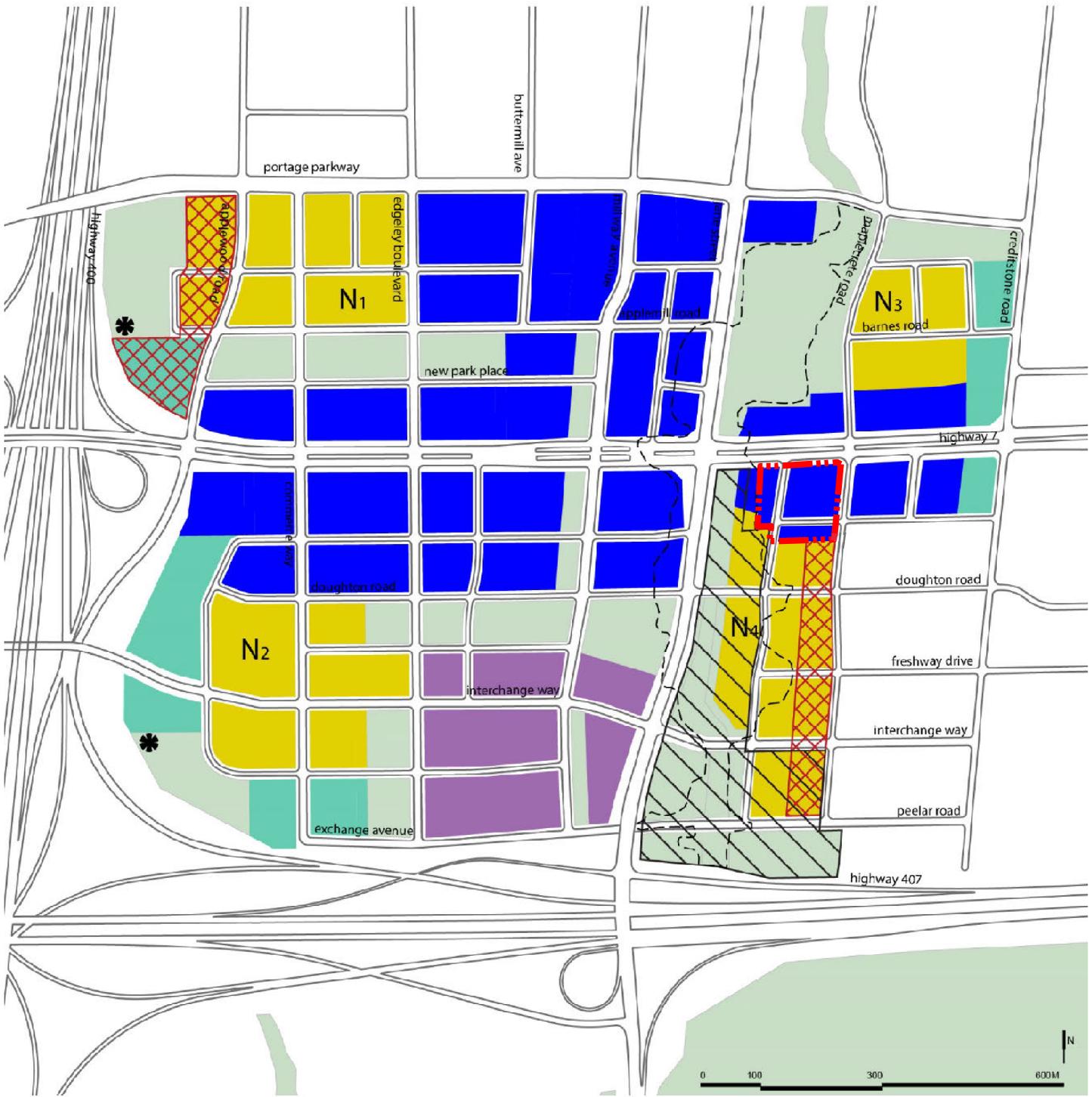
**City of Vaughan**

+ **Lands Subject**  
**to Amendment**  
**No. 117**

# SCHEDULE F > LAND USE PRECINCTS

## LEGEND

- station precinct
- south precinct
- neighbourhood precincts
- west and east employment precincts
- major parks and open spaces
- existing floodplain (see policies 5.6.4 - 5.6.10)
- office uses permitted (see policy 8.4.3 & 8.5.3)
- ✱ see policy 6.3.2
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4)  
(see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)



This is Schedule 4  
To Official Plan Amendment No. 117  
Adopted the 30th Day of January, 2024

**File:** OP.22.009

**Related File:** Z.22.018, 19T-13V006

**Location:** 2951-2957 Highway 7 and 180 Maplecrete Road  
Part of Lots 1 and 2, Registered Plan 7977

**Applicant:** 1834371 Ontario Inc.

**City of Vaughan**

**Lands Subject  
to Amendment  
No. 117**

## APPENDIX I

The Subject Lands are located on the south side of Highway 7 and the west side of Maplecrete Road and are municipally known as 2951 to 2957 Highway 7 and 180 Maplecrete Road, in the Vaughan Metropolitan Centre ('VMC'), City of Vaughan.

The purpose of this Amendment is to permit a high-rise mixed-use development on the Subject Lands. The proposed Development requires the following amendments:

1. To modify Schedules "C", "D", and "F", of the VMC Secondary Plan as shown on Schedules "2" through "4", to delete the 'Mews', relocate the 'Public Square', and extend the 'Station Precinct' designation to the balance of the Subject Lands.
2. To permit a maximum building height of 48 storeys.
3. To permit a maximum Floor Space Index ('FSI') of 9.0 times the area of the lot.
4. To permit a maximum of 2,176 dwelling units with a mixed residential tenure.
5. To permit a maximum residential floorplate size of 850 m<sup>2</sup>.
6. To permit a maximum podium height of 7-storeys on the northeast development block of the Subject Lands.
7. To permit a Public Square with an area of 0.164 m<sup>2</sup>.

On January 30, 2024, Vaughan Council ratified the January 23, 2024 Committee of the Whole (1) recommendations, to approve Official Plan Amendment File OP.22.009 (and the corresponding Zoning By-law Amendment File Z.22.018 and Draft Plan of Subdivision File 19T-13V006). The recommendations, to approve Official Plan Amendment File OP.22.009 (1834371 Ontario Inc.) are as follows (in part):

1. THAT Official Plan Amendment File OP.22.009 (1834371 Ontario Inc.) 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:
  - a) To modify Schedule "C" to delete the planned east-west Mews located on the Subject Lands.
  - b) To modify Schedule "D" and relocate the planned Public Square to the southwest limits of the Subject Lands.
  - c) To modify Schedule "F" to extend the Station Precinct Designation to the balance of the Subject Lands.
  - d) To modify Section 9.3.17 by deleting and replacing the policies with the following:
    - a. The Lands municipally known as 2951 to 2957 Highway 7 and 180 Maplecrete Road are identified on Schedule K as "Area O" and are subject to the following policies:
      - i. Permit a maximum building height of 48 storeys.
      - ii. Permit an overall maximum density of 9.0 FSI.
      - iii. The maximum permitted podium height shall be 7-storeys for the northeast development block.
      - iv. The Public Square located at the southwest corner of the Subject Lands shall be a minimum of 0.164 ha.
      - v. Permit that a maximum residential tower floorplate shall generally be 850 m<sup>2</sup>.
      - vi. Permit a total of 2,176 dwelling units having a mixed residential tenure, wherein a minimum of 24,500 m<sup>2</sup> of gross floor area ('GFA') shall be for rental tenure; and,
2. THAT the implementing Official Plan Amendment be forwarded to York Region for approval