

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 30, 2024**

Item 1, Report No. 3, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on January 30, 2024.

**1. SUNLIFE ASSURANCE COMPANY OF CANADA OFFICIAL PLAN AMENDMENT FILE OP.23.013 ZONING BY-LAW AMENDMENT FILE Z.23.024 - 255 BASS PRO MILLS DRIVE VICINITY OF HIGHWAY 400 AND RUTHERFORD ROAD**

**The Committee of the Whole (Public Meeting) recommends:**

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 23, 2024, be approved;**
- 2. That the comments of the following speakers, on behalf of the applicant, and Communication C1., presentation material, dated January 23, 2024, be received:**
  - 1. Dana Anderson, MHBC, James Street North, Hamilton; and**
  - 2. Brad Caco, BGO, York Street, Toronto;**
- 3. That the comments from the following speaker be received:**
  - 1. Robert Walter-Joseph, Gladki Planning Associates, Spadina Avenue, Toronto, on behalf of Leon's Furniture Limited Group; and**
- 4. That the following communication be received:**
  - C2. Steven O'Melia, Miller Thompson LLP, King Street South, Waterloo, dated January 22, 2024.**

**Recommendations**

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.013 and Z.23.024 (Sunlife Assurance Company of Canada) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, January 23, 2024

**WARD:** 4

**TITLE: SUNLIFE ASSURANCE COMPANY OF CANADA  
OFFICIAL PLAN AMENDMENT FILE OP.23.013  
ZONING BY-LAW AMENDMENT FILE Z.23.024  
255 BASS PRO MILLS DRIVE  
VICINITY OF HIGHWAY 400 AND RUTHERFORD ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole to permit a mixed-use development consisting of 10 buildings ranging in heights from 10 to 39 storeys containing 2,966 residential units with a total Floor Space Index (FSI) of 7.0 times the area of the lots as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes a mixed-use development consisting of 10 buildings ranging in heights from 10 to 39 storeys containing 2,966 residential units, a total Gross Floor Area of 230,229 m<sup>2</sup> and a FSI of 7.0 times the area of the lot.
- 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 the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.013 and Z.23.024 (Sunlife Assurance Company of Canada) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 255 Bass Pro Mills Drive (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 21, 2022

Date applications were deemed complete: November 23, 2023

### ***Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.***

The Owner has submitted the following applications (Applications) for the Subject Lands to permit the proposed development as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.23.013 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 1 and Volume 2, Section 11.7 - Vaughan Mills Centre Secondary Plan (VMCSP) to redesignate the Subject Lands, as shown on Attachment 1, from "Mid-Rise Mixed-Use", "Employment Commercial Mixed-Use" and "Public Square" to "High-Rise Mixed-Use" and "Public Square" with a maximum height of 39-storeys and maximum FSI of 7.0 times the area of the lot, together with site-specific policies identified in Attachment 6.
2. Zoning By-law Amendment File Z.23.024 to amend Zoning By-law 001-2021 to rezone the Subject Lands from "GMU – General Mixed-Use Zone", subject to Site Specific Exception 699, as shown on Attachment 1 to "HMU – High-Rise Mixed-Use Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in 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: January 12, 2023

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Fishermen's Way, Bass Pro Mills Drive, and Edgeley Boulevard in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of December 12, 2023, 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**

None.

***An amendment to Vaughan Official Plan 2010 is required to permit the Development.***

**Official Plan Designation:**

- “Primary Centres” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use”, “Employment Commercial Mixed-Use” and “Public Square” on Schedule C – Land Use Designation of the Vaughan Mills Centre Secondary Plan, Section 11.7, Volume 2 of VOP 2010
- These designations permit mid-rise buildings with a range of uses including residential, office and retail as well as a public square with heights up to 6-storeys and a maximum FSI of 1.5 times the area of the lot.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from “Mid-Rise Mixed-Use”, “Employment Commercial Mixed-Use” and “Public Square” to “High-Rise Mixed-Use” and “Public Square”, with a maximum height of 39-storeys and maximum FSI to 7.0 times the area of the lot.

***Amendments to Zoning By-law 001-2021 are required to permit the Development.***

**Zoning:**

- “GMU - General Mixed-Use Zone” by Zoning By-law 001-2021
- This Zone does not permit the proposed uses.
- The Owner proposes to rezone the Subject Lands to “HMU – High-Rise Mixed-Use Zone” together with the site-specific exceptions in Attachment 7 to permit the Development, as shown on Attachment 2.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ 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 Official Plan, 2022 (‘YROP’) and VOP 2010 including Volume 2, Section 11.7 - Vaughan Mills Centre Secondary Plan (VMCSP).</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 Volume 1 and 2 will be reviewed in consideration of the proposed land use designation, building height and density, retail uses at grade, and proposed parks.</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Related Draft Plan of Subdivision Application (File 19T-23V005)	<ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (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.</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
f.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole.</li> </ul>
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region, Ministry of Transportation ('MTO') and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.</li> <li>▪ As the applications are in close proximity to Highway 400, the Applications will be reviewed by the MTO. A 14 m setback is</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		required from a provincial highway. At this time, comments from MTO have not been received on the Applications.
i.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development provides a Gold score of 32.</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
k.	Community Benefits Charges	<ul style="list-style-type: none"> <li>▪ The development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.</li> </ul>
l.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices 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. The Applicant has noted that the Owner is open to discussions with the City and other agencies regarding the provisions of market affordable housing on the Subject Lands.</li> </ul>
m.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> <li>▪ There are 6 trees on the Subject Lands, 3 of which are required to be removed to accommodate the proposed development.</li> <li>▪ The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.</li> </ul>
n.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</li> <li>▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Bass Pro Mills Drive and Edgeley Boulevard.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.</li> </ul>
o.	Required Applications	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit Site Development Approval Applications should the Applications be approved.</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development Planning staff have circulated the Applications to internal City Departments for review.

### **Broader Regional Impacts/Considerations**

The Applications were circulated to the York Region Community Planning and Development Services Department for review and comment. The Region issued technical comments which in summary, encourages the Owner to revise the proposed development to better reflect the in-force Vaughan Official Plan, 2010. All comments and issues will be addressed when the technical report is considered.

### ***Exemption of Regional Approval for Official Plan Amendment File OP.23.013***

Exemption of Regional Approval for Official Plan Amendment File OP.23.013 was denied by the Region of York on January 2, 2024. The Region cited that the proposed development does not yet satisfy a number of criteria contained in Regional Official Plan policy 7.3.8 and has the potential to adversely affect Regional planning policies and interests including:

- directly and substantially affect Regional servicing infrastructure, i.e. roads, water and sewer;
- substantially changes Regional capital forecasts; and,
- substantially changes the planned local and Regional urban structure.

## **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. 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 Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773.

## **Attachments**

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations – North and East
5. Building Elevations – South and West
6. Draft Official Plan Amendment (Applicant Document)
7. Draft Zoning By-law Amendment 001-2021 (Applicant Document)

## **Prepared by**

Christina Ciccone, Senior Planner, ext. 8773

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director, Director of Development Planning, ext. 8529

## **Approved by**



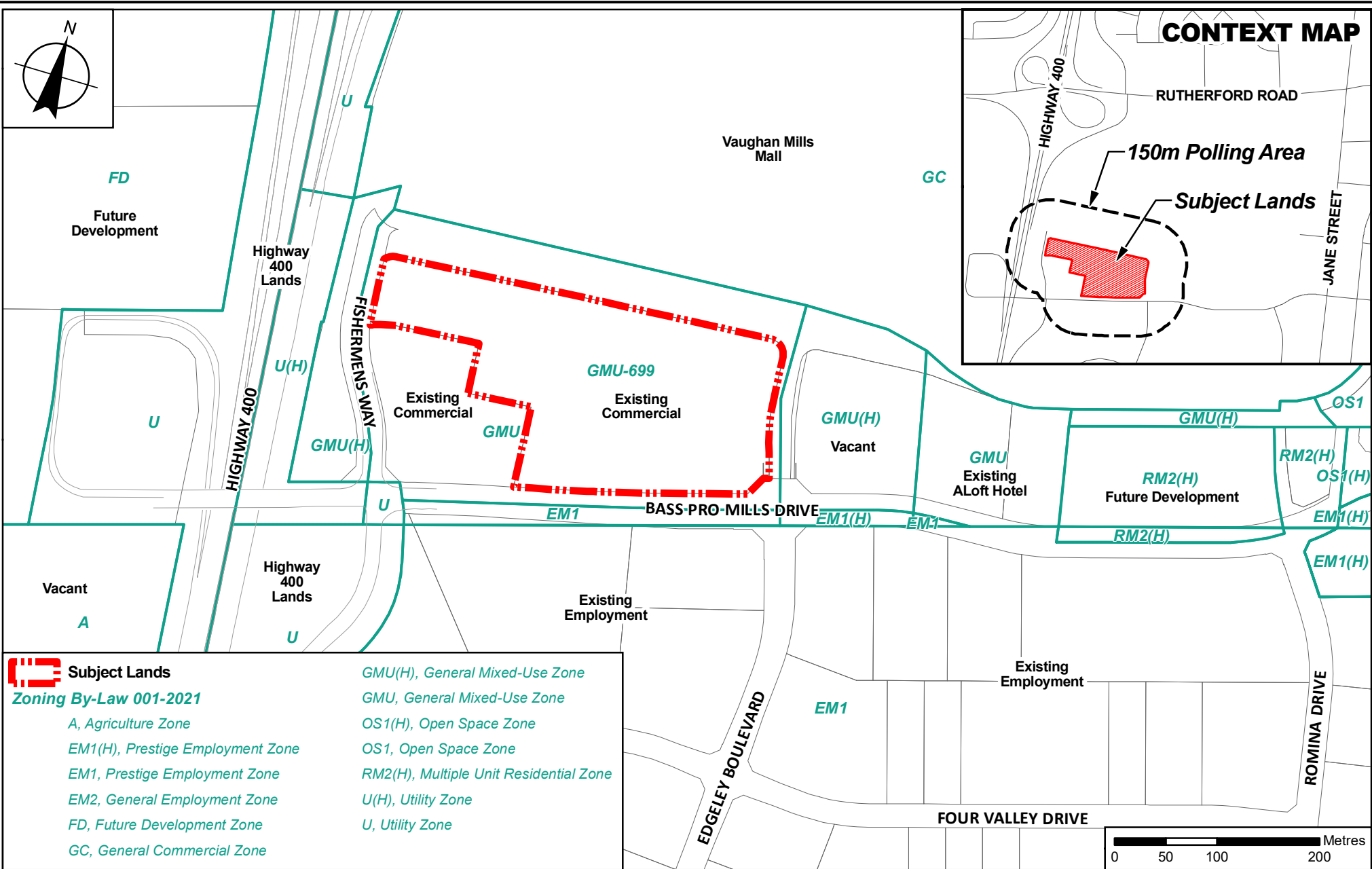
Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

## **Reviewed by**

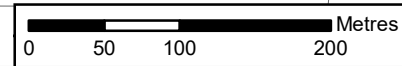


Nick Spensieri, City Manager





 <b>Subject Lands</b>	<i>GMU(H), General Mixed-Use Zone</i>
<b>Zoning By-Law 001-2021</b>	<i>GMU, General Mixed-Use Zone</i>
<i>A, Agriculture Zone</i>	<i>OS1(H), Open Space Zone</i>
<i>EM1(H), Prestige Employment Zone</i>	<i>OS1, Open Space Zone</i>
<i>EM1, Prestige Employment Zone</i>	<i>RM2(H), Multiple Unit Residential Zone</i>
<i>EM2, General Employment Zone</i>	<i>U(H), Utility Zone</i>
<i>FD, Future Development Zone</i>	<i>U, Utility Zone</i>
<i>GC, General Commercial Zone</i>	



## Context and Location Map

**Location:**  
 255 Bass Pro Mills Drive  
 Part of Block 1, Plan 65M-3696  
 Part of Lot 14, Concession 5

**Applicant:**  
 Sun Life Assurance Company of Canada

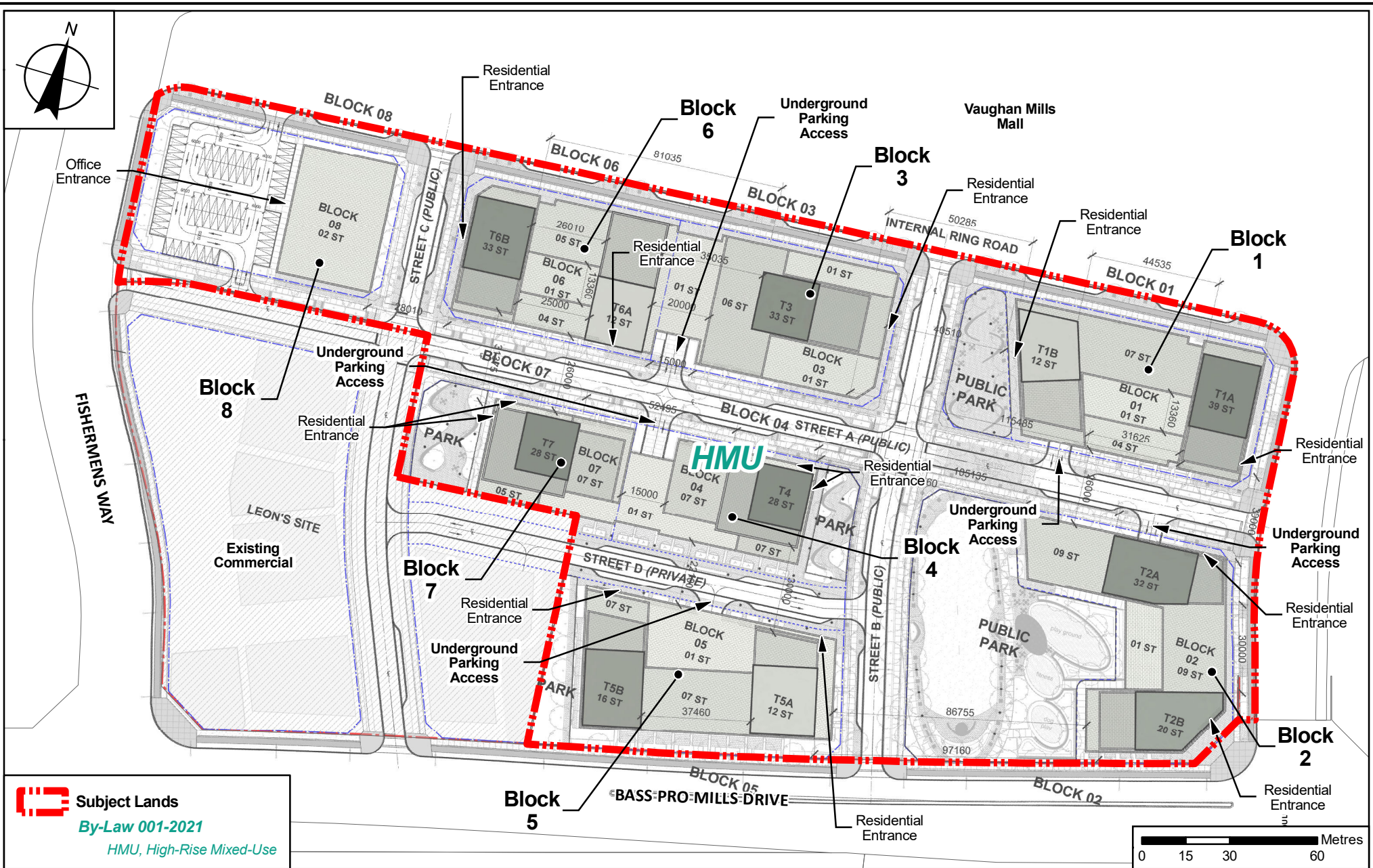
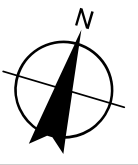


## Attachment

**Files:**  
 OP.23.013 and Z.23.024  
**Related File:** 19T-23V005

**Date:**  
 January 23, 2024

# 1



 **Subject Lands**  
 By-Law 001-2021  
 HMU, High-Rise Mixed-Use

# Proposed Zoning and Site Plan

**Location:**  
 255 Bass Pro Mills Drive  
 Part of Block 1, Plan 65M-3696  
 Part of Lot 14, Concession 5

**Applicant:**  
 Sun Life Assurance Company of Canada

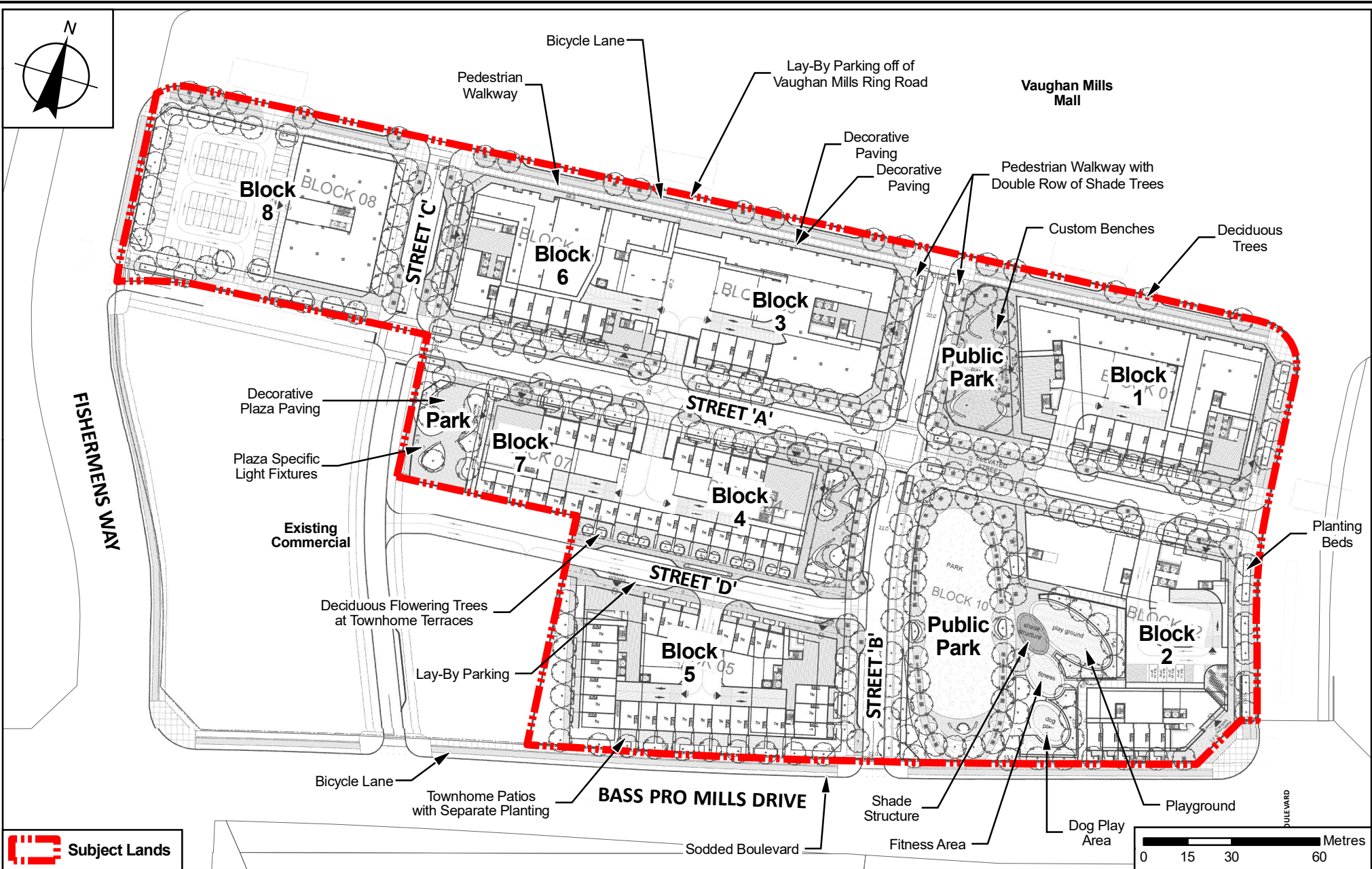


# Attachment

**Files:**  
 OP.23.013 and Z.23.024  
**Related File:** 19T-23V005

**Date:**  
 January 23, 2024

# 2



 Subject Lands

# Landscape Plan

**Location:**  
 255 Bass Pro Mills Drive  
 Part of Block 1, Plan 65M-3696  
 Part of Lot 14, Concession 5

**Applicant:**  
 Sun Life Assurance Company of Canada

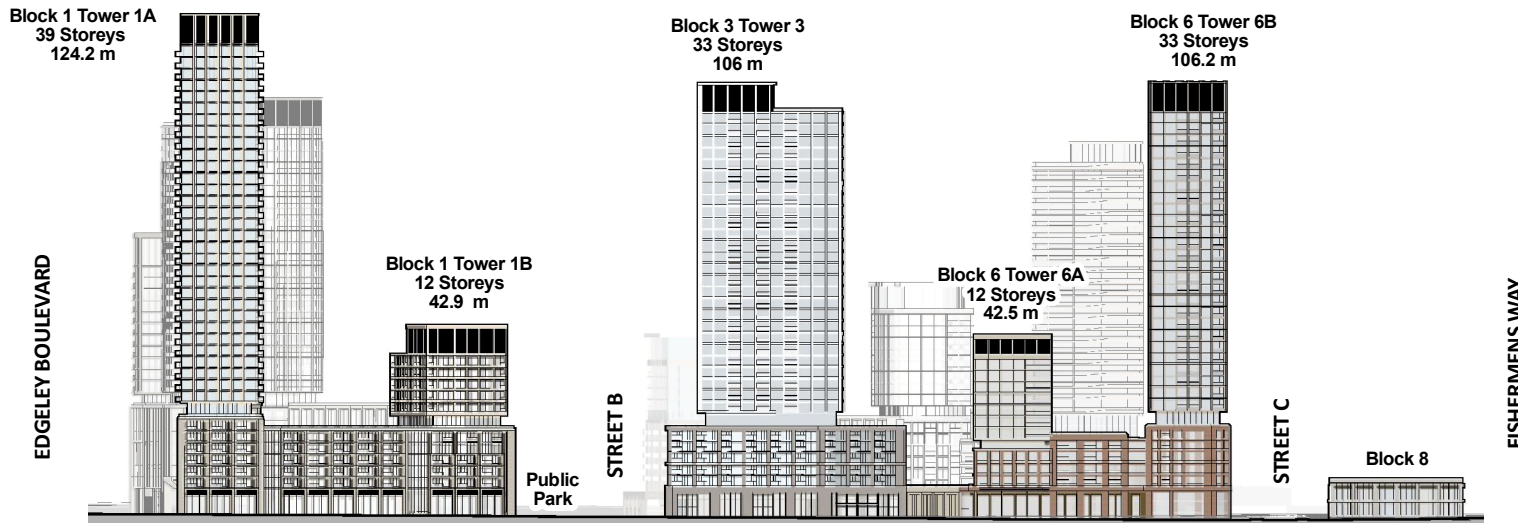


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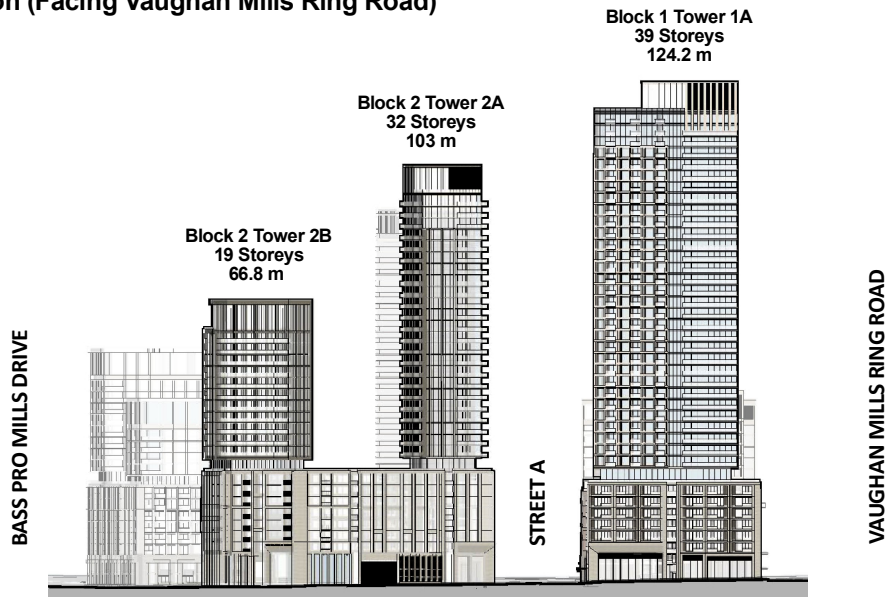
**Files:**  
 OP.23.013 and Z.23.024  
**Related File:** 19T-23V005

**Date:**  
 January 23, 2024

# 3



North Elevation (Facing Vaughan Mills Ring Road)



East Elevation (Facing Edgeley Boulevard)

Not to Scale

## Building Elevations - North and East

**Location:**  
 255 Bass Pro Mills Drive  
 Part of Block 1, Plan 65M-3696  
 Part of Lot 14, Concession 5

**Applicant:**  
 Sun Life Assurance Company of Canada

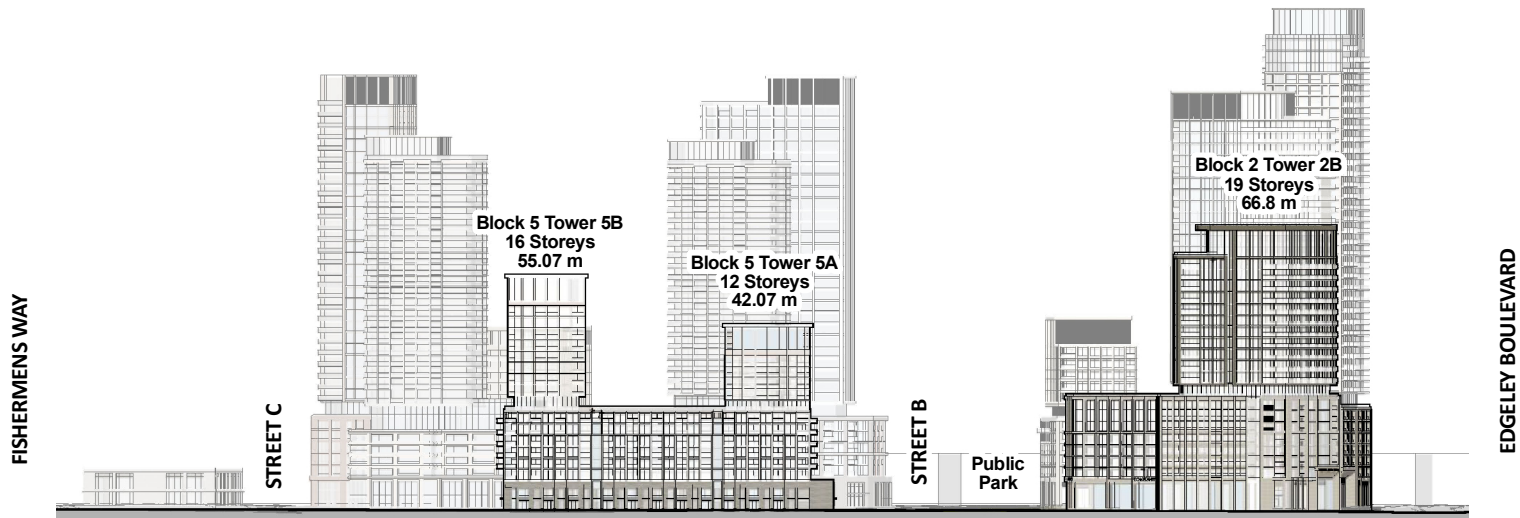


## Attachment

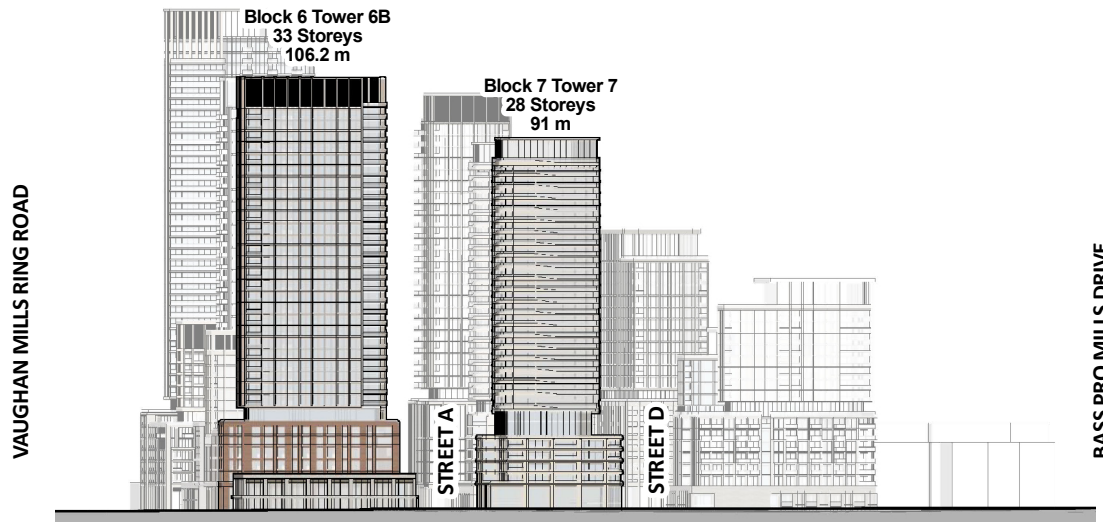
**Files:**  
 OP.23.013 and Z.23.024  
**Related File:** 19T-23V005

**Date:**  
 January 23, 2024

# 4



South Elevation (Facing Bass Pro Mills Drive)



West Elevation (Facing Fishermens Way)

Not to Scale

## Building Elevations - South and West

**Location:**  
 255 Bass Pro Mills Drive  
 Part of Block 1, Plan 65M-3696  
 Part of Lot 14, Concession 5

**Applicant:**  
 Sun Life Assurance Company of Canada



## Attachment

**Files:**  
 OP.23.013 and Z.23.024  
**Related File:** 19T-23V005

**Date:**  
 January 23, 2024

5

**THE CITY OF VAUGHAN**

**BY-LAW**

**BY-LAW NO. ~-2023**

**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 Schedules(s) 1-10 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, 2023.

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Hon. Steven Del Duca, Mayor

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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”, “7”, “8”, “9, and “10” constitute Amendment Number ~ to the Official Plan of the Vaughan Planning Area.

DRAFT

## I. PURPOSE

To amend the Vaughan Official Plan (VOP 2010) to facilitate a phased high-density mixed-use redevelopment of the Subject Lands while maintaining permissions for the existing uses to continue until the ultimate build-out is complete. This Amendment seeks to re-designate the Subject Lands to High-Rise Mixed Use and proposes additional height and density. It will permit a maximum building height of 39 storeys and a maximum gross density of 7.0 FSI.

## II. LOCATION

The lands subject to this amendment (hereinafter referred to as the “Subject Lands”) are shown on Schedule 1 attached hereto as “Subject Lands to Amendment No. XX”. The Subject Lands are located on the north side of Bass Pro Mills Drive, east of Edgeley Boulevard and west of Fishermens Way and are municipally known as 255 Bass Pro Mills Drive.

## III. BASIS

The decision to amend the City of Vaughan Official Plan 2010 is to deliver a Master Plan for a complete community containing residential, retail, office community, parkland, and open space uses, based on the following considerations:

1. The Subject Lands are located within the Vaughan Mills Centre Secondary Plan (“VMCSP”) which was approved in 2014 and which has been the subject of numerous amendments for increased height and density which has changed the current physical context of the area. The VMCSP was also planned under a 2031 growth horizon and has not been updated to reflect the 2051 growth requirements and housing pledge of the City.
2. The Subject Lands are currently underutilized, and the Amendment permits their redevelopment to consist of high-density, mixed use intensification with a Primary Centre of the City’s Official Plan. The Subject Lands are appropriate for intensification due to their proximity to transit, local and regional transportation, and will optimize the use of their transit-oriented context as directed by Provincial, Regional, and local policies.
3. The Provincial Policy Statement 2020 (“PPS”) promotes the efficient development and use of land, transit-supportive land uses and densities, and the optimization of land, resources, infrastructure and public service facilities to achieve strong, liveable, healthy communities. This Official Plan Amendment supports and is consistent with the PPS goals and objectives, and will permit the redevelopment and intensification of an underutilised site for a high-quality, compact, transit supportive mixed use development in an area well served by existing and planned infrastructure, transit, and public service facilities in accordance with the PPS.
4. The Growth Plan (2020) establishes a long-term framework for growth and development in the Greater Golden Horseshoe region which encourages the efficient use of land



through the development of complete communities that are compact, transit supportive, and provide a range of housing and employment opportunities. The Growth Plan supports intensification and higher density development within built-up areas, with a focus on urban growth centres, transit corridors, strategic growth areas, and arterial roads. The Subject Lands are located within a Primary Centre within Vaughan's Official Plan, in proximity of a Regional transit corridor. The Official Plan Amendment will provide a framework for the redevelopment of the Subject Lands to create a high-quality, compact, transit supportive mixed use development in conformity with the policies of the Growth Plan. This Official Plan Amendment will further provide significant residential growth in accordance with the direction of the Growth Plan to increase housing supply, support transit, and achieve provincial intensification targets.

5. The York Region Official Plan (2022) supports the creation of complete communities which are transit-supportive, vibrant, and provide for a variety of uses. The Official Plan Amendment conforms to and supports the vision of the Regional Official Plan, including those which support intensification and growth within Primary Centres, supporting the growth and housing targets of the Regional Official Plan.
6. The Vaughan Official Plan (2010) guides growth and development within the City, and provides policy guidance for intensification, transit-supportive development, and complete communities. The Subject Lands are located east of Highway 400, within a designated Primary Centre and intensification Area of the Official Plan. The Official Plan directs that Primary Centres will become mixed use areas with residential development and a wide range of uses to support complete communities. The Official Plan Amendment will permit the redevelopment and mixed-use intensification of a currently underutilized retail site within a Primary Centre, in an area well situated to support high density redevelopment.
7. The Official Plan Amendment further assists the City in meeting its intensification and housing targets, and supports the achievement of the City's housing pledge.

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

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 2, Chapter 11.12, Schedule A "Plan Area" in accordance with the attached Schedule "2", identifying the revised road network proposed.
2. Amending Volume 2, Chapter 11.12, Schedule B "Height and Density" in accordance with the attached Schedule "3", identifying the Subject Lands with a height permission of 39 storeys and maximum density of 7.0 FSI.

3. Amending Volume 2, Chapter 11.12, Schedule C “Land Use Designation” in accordance with the attached Schedule “4”, identifying the Subject Lands as redesignated to High-Rise Mixed-use.
4. Amending Volume 2, Chapter 11.12, Schedule D “Ground Floor Frontage Types” in accordance with the attached Schedule “5”, identifying the proposed frontage classifications, setbacks, and revised road pattern.
5. Amending Volume 2, Chapter 11.12, Schedule E “Open Space Framework” in accordance with the attached Schedule “6”.
6. Amending Volume 2, Chapter 11.12, Schedule F “Transportation Network” in accordance with the attached Schedule “7”.
7. Amending Volume 2, Chapter 11.12, Schedule G “Transportation Network” in accordance with the attached Schedule “8”.
8. Amending Volume 2, Chapter 11.12, Schedule H “Active Transportation Network” in accordance with the attached Schedule “9”.
9. Amending Volume 2, Chapter 11.12, Schedule I “Development Blocks” in accordance with the attached Schedule “10”.
10. Amending Volume 2, Chapter 11.12, Section 18 “Site Specific Policies”, by adding the following policy to be renumbered in sequential order:

OPA # ~ 18.~                      The lands municipally known as 255 Bass Pro Mills Drive and identified on Schedule 14-C (as item #~) are subject to the policies set out in Section 18.~ of this Plan.

11. Adding the following policies to Volume 2, Chapter 11.12, Section 18 “Site Specific Policies”, and renumbered in sequential order including a location map of the Subject Lands as per Schedule “1”:

OPA #~ 18.~ 255 Bass Pro Mills Drive

The lands located at 255 Bass Pro Mills Drive, subject to this site specific amendment, are bound by Bass Pro Mills Drive to the south, Edgeley Blvd. to the east, Vaughan Mills Centre Ring Road to the north and Fishermens Way to the west. The redevelopment of these lands has been comprehensively planned through a master plan and is to be implemented through a phased approach that is compatible with the surrounding area, supports the City of Vaughan’s city building, growth and housing objectives, and integrates into the evolving context of the Vaughan Mills Centre Secondary Plan area.

## 18.~.1 General

- 18.~ 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 18.~.A:
- 18.~ 1.1 Notwithstanding policies 9.1.2.9 and 9.2.3.4 within Volume 1 of VOP 2010, surface parking shall be permitted between the front or side of a Low-Rise Building and a public street or sidewalk.
- 18.~ 1.2 Notwithstanding policy 9.2.2.6 within Volume 1 of VOP 2010, the ground floor frontage of buildings facing arterial and collector streets may consist of retail, residential, community uses, or other active uses that animate the street.
- 18.~ 1.3 Notwithstanding policy 9.2.2.6 within Volume 1 of VOP 2010, permitted building types shall include High-Rise Buildings, Mid-Rise Buildings, Low-Rise Buildings, and public and private institutional buildings.
- 18.~ 1.4 Notwithstanding policy 9.2.3.6 within Volume 1 of VOP 2010, the portions of High-Rise Buildings over twelve storeys in height shall not require a minimum setback from the property line.
- 18.~ 1.5 Notwithstanding any policies within Volume 1 of VOP 2010, and any policies within Volume 2 Chapter 11.12, previously approved and legally existing uses, as of the date of the approval of this amendment, shall be permitted. Minor additions and expansions to legally existing uses shall also be permitted.
- 18.~1.6 Notwithstanding policy 3.5.6 within Volume 2, Chapter 11.12, a maximum density applied across the entirety of the Subject Lands of 7.0 FSI is permitted, which may consist of a mix of residential, office, and commercial uses, as shown on Schedule "3". Densities within each individual block within the Subject Lands as shown on Schedule "3" may exceed the maximum density shown, provided the density across the Subject Lands does not exceed 7.0 FSI.
- 18.~1.7 Notwithstanding policy 3.5.7 within Volume 2, Chapter 11.12, the maximum density, as shown on Schedule "3", shall permit the full range of uses permitted, with no component of the maximum density reserved for any specific use otherwise permitted.

- 18.~1.8 Notwithstanding policy 3.3 within Volume 2, Chapter 11.12, a minimum height of 2 storeys and maximum height of 39 storeys is permitted, as shown on Schedule "3".
- 18.~1.9 Notwithstanding policy 3.6.1.1 within Volume 2, Chapter 11.12, the Subject Lands are to be designated High-Rise Mixed-Use, as shown on Schedule "4".
- 18.~1.10 Notwithstanding policy 3.6.1.5 within Volume 2, Chapter 11.12, at-grade uses shall consist of retail, restaurant, personal and business services, office, community, daycare, and residential uses. The minimum percentage of building frontage facing an Arterial or Collector Street shall be consistent with the prescribed Ground Floor Frontage types as shown on Schedule "5".
- 18.~1.11 Notwithstanding policy 3.8.2 within Volume 2, Chapter 11.12, High-Rise Buildings are permitted to provide a 0 metre setback from the podium.
- 18.~ 1.12 Notwithstanding policy 3.8.4 within Volume 2, Chapter 11.12, a minimum setback of 2 metres is required beyond the sidewalk zone abutting residential uses permitted at grade.
- 18.~1.13 The parkland delivered through this redevelopment shall be dedicated to the City of Vaughan in a stratified form and is conceptually located on Schedule "6".
- 18.~1.14 Privately Owned Publicly Accessible Open Spaces may be dedicated to the City as public parkland and in a stratified arrangement, provided that they are designed to function as public parkland and to City standards.
- 18.~1.15 Parking shall be permitted below private roads and public parks and open spaces provided the intended purpose, function and character of the public park or open space are not compromised.
- 18.~1.16 Surface parking shall be permitted to support existing and interim uses.
- 18.~1.17 Development phases should be coordinated with the adequate provision of stormwater, water and wastewater infrastructure and transportation infrastructure including road network capacity, provision of frequent transit, improved pedestrian and cycling facilities, and transportation demand management strategy.
- 18.~1.18 An implementing Zoning By-law shall provide the appropriate zoning provisions and development standards to implement the site specific policies and regulate

future development, including Holding Provisions to address matters of servicing, infrastructure capacity, and phasing for Phase 2 of the Draft Plan of Subdivision.

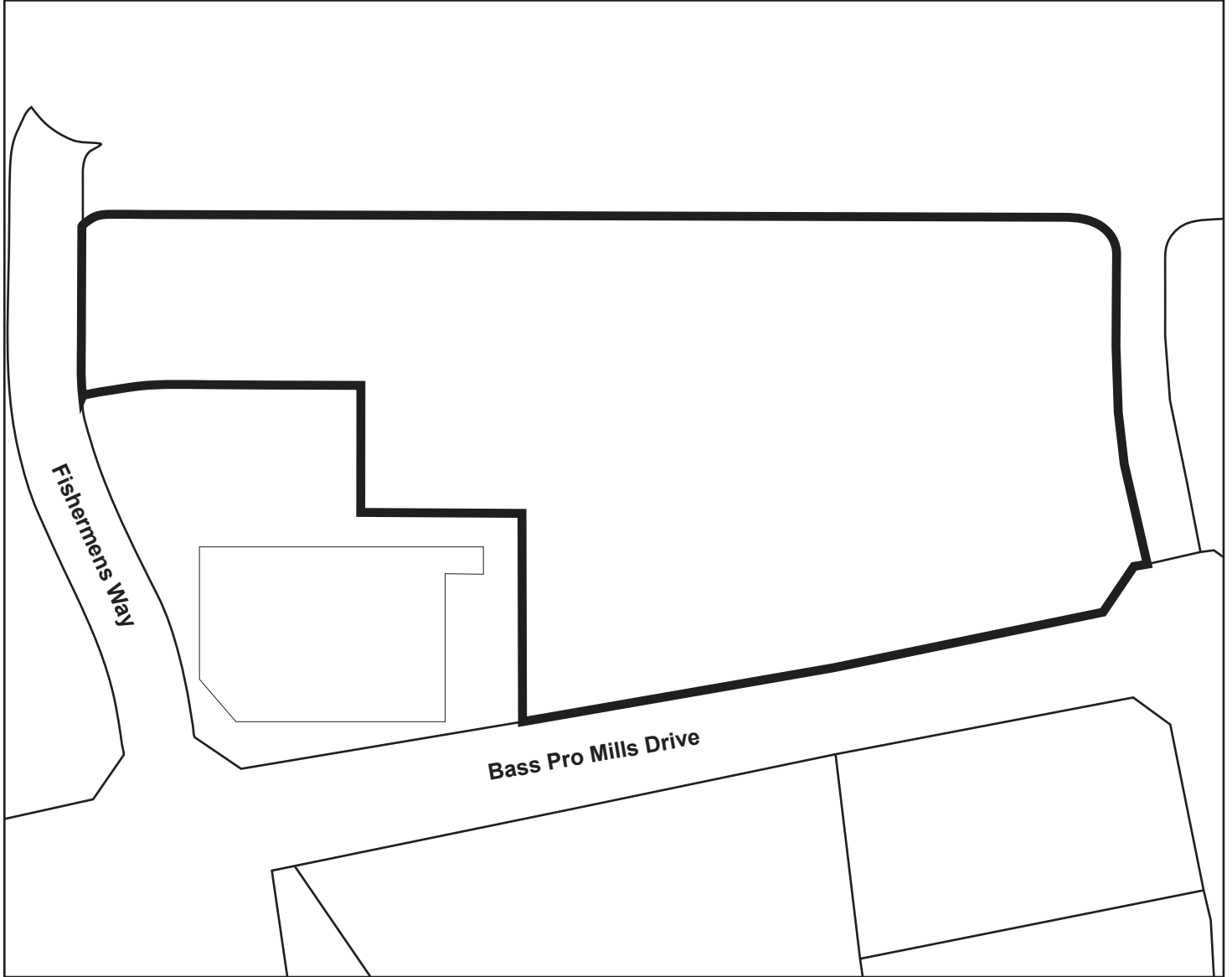
#### V. IMPLEMENTATION

It is intended that the polices 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.

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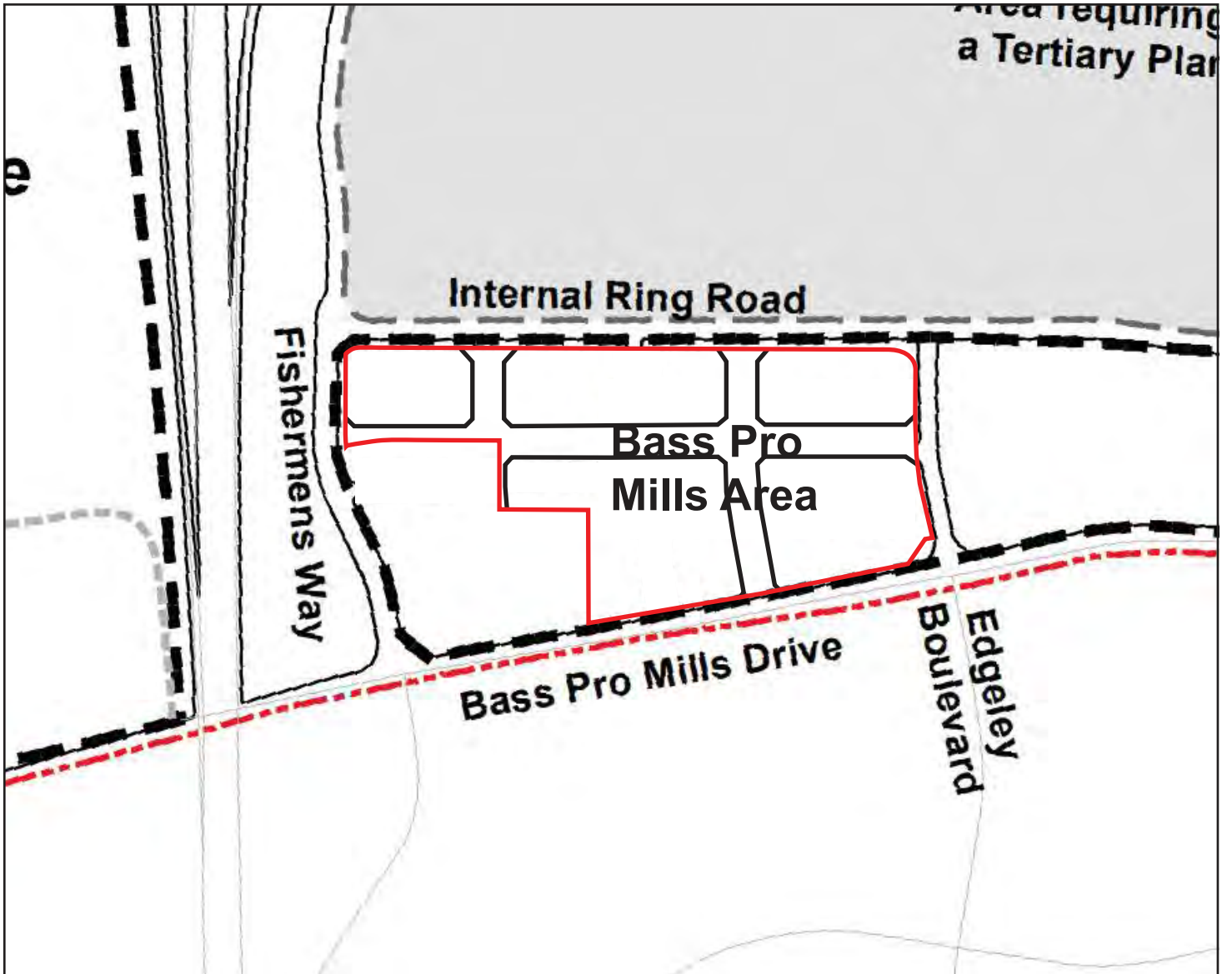


**Schedule 1  
Subject Lands**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

 Subject Lands

  
Not to Scale

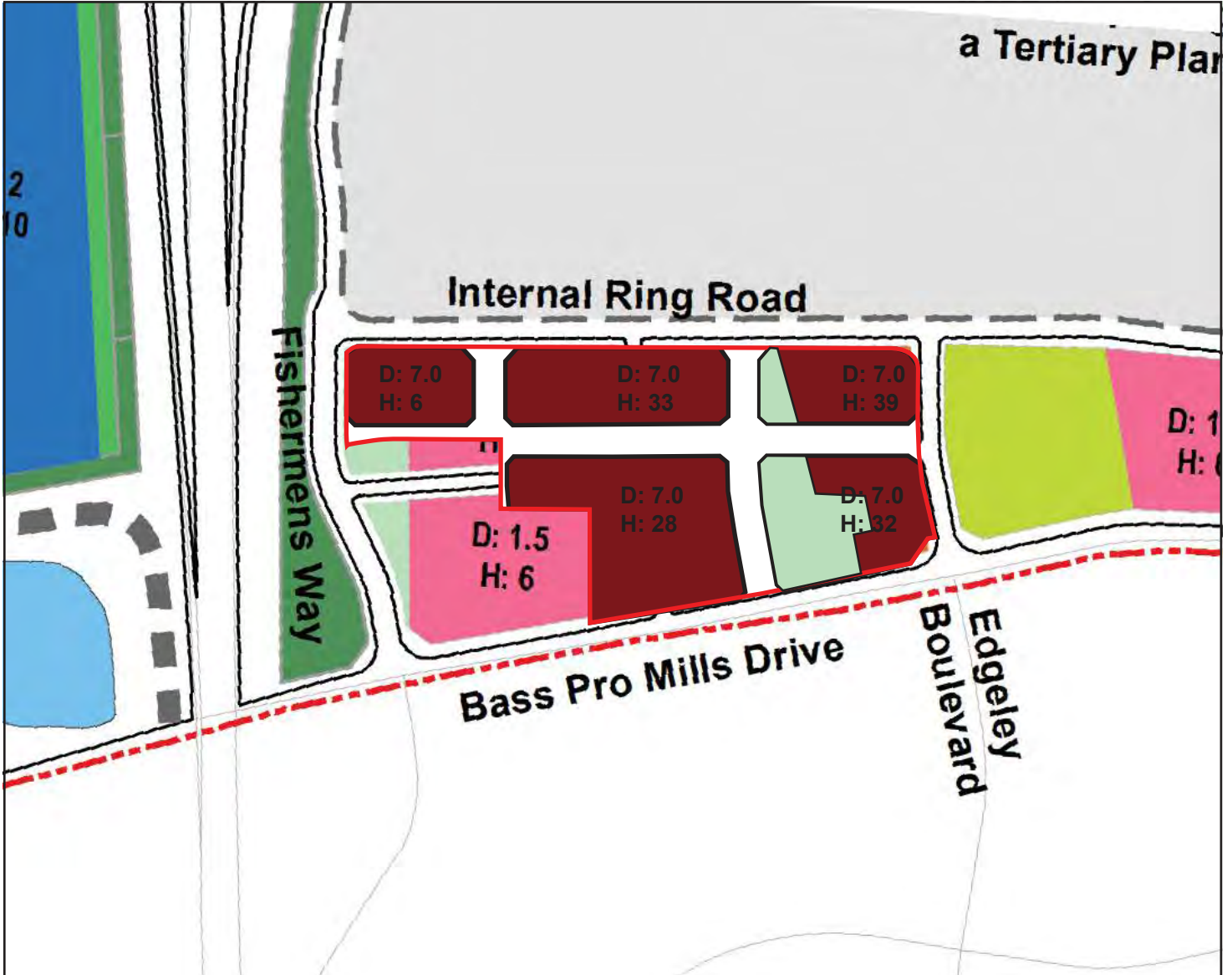


**Schedule 2  
Plan Area**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

 Subject Lands

  
Not to Scale



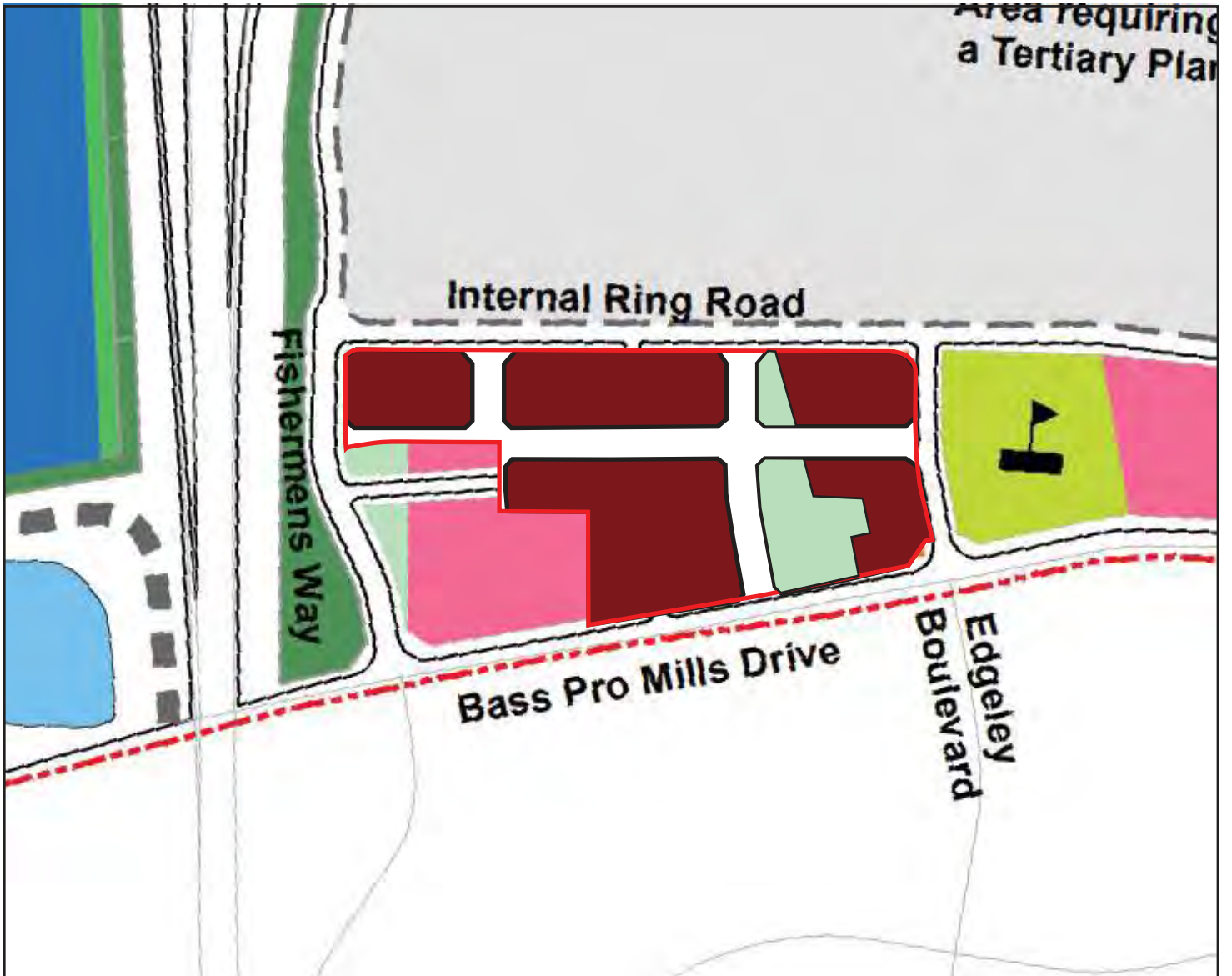
**Schedule 3  
Height and Density**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

- Subject Lands
- High-Rise Mixed Use
- Public Square

↑  
Not to Scale



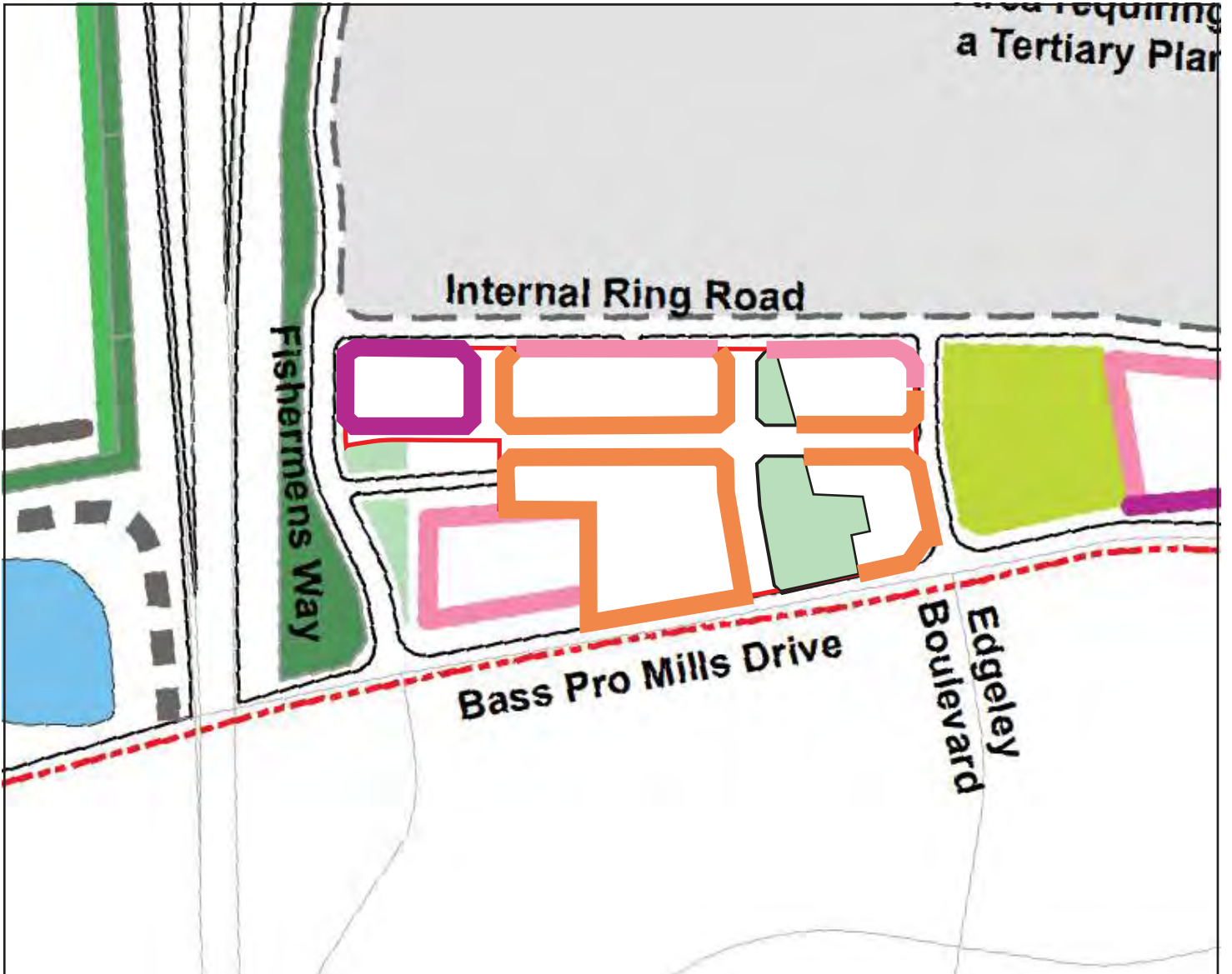


**Schedule 4  
Land Use Designation**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

- Subject Lands
- High-Rise Mixed Use
- Public Square

  
 Not to Scale



**Schedule 5  
Ground Floor Frontage Types**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**



- Subject Lands
- Residential Frontage - 2-5m setback
- Secondary Commercial Frontage  
(60% Required Retail Frontage) - 3-5m setback
- Commercial Office Frontage  
(40% Required Commercial/Office Frontage) - 3-5m setback

  
 Not to Scale

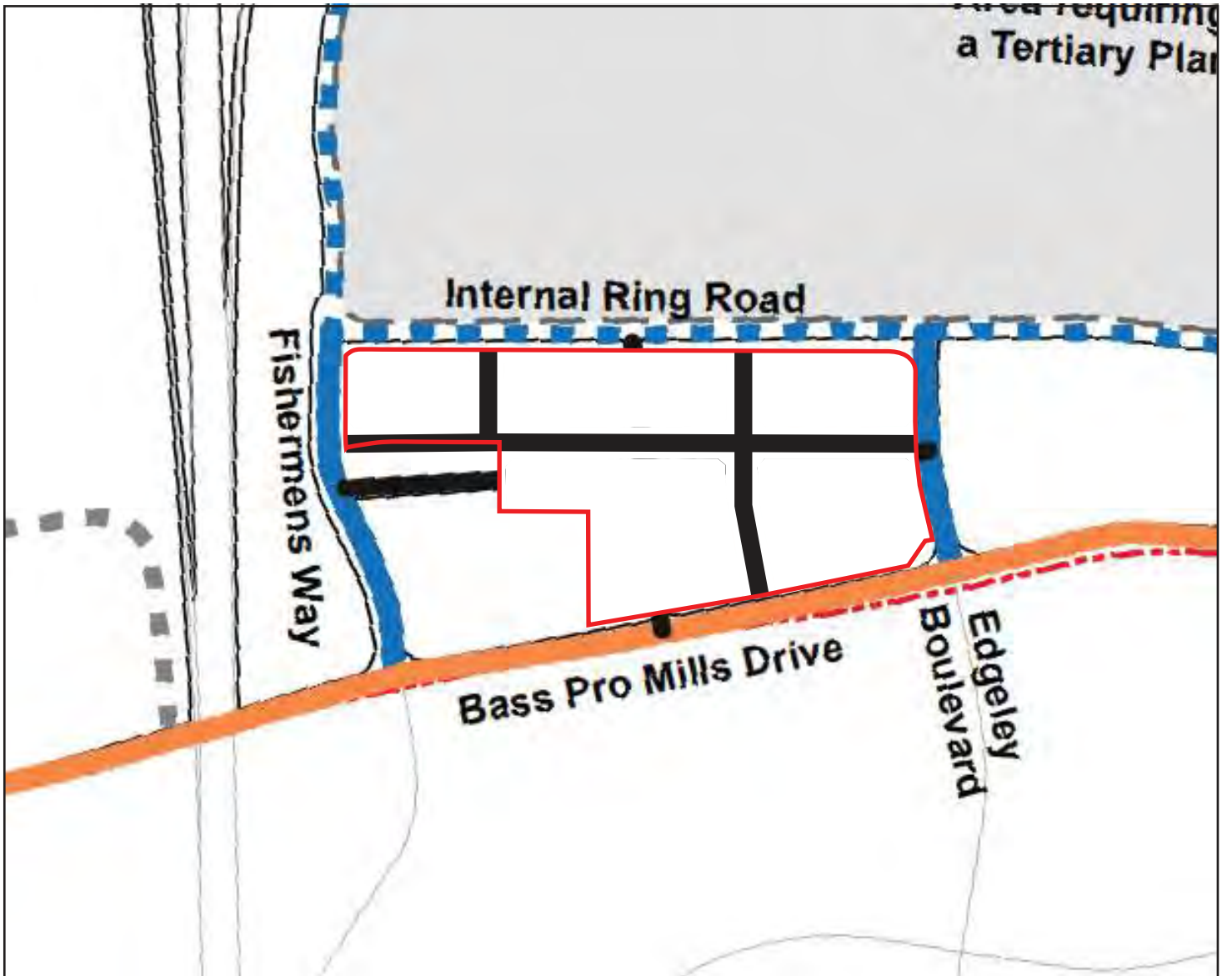


**Schedule 6  
Open Space Network**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**


-  Subject Lands
-  Public Square

  
Not to Scale

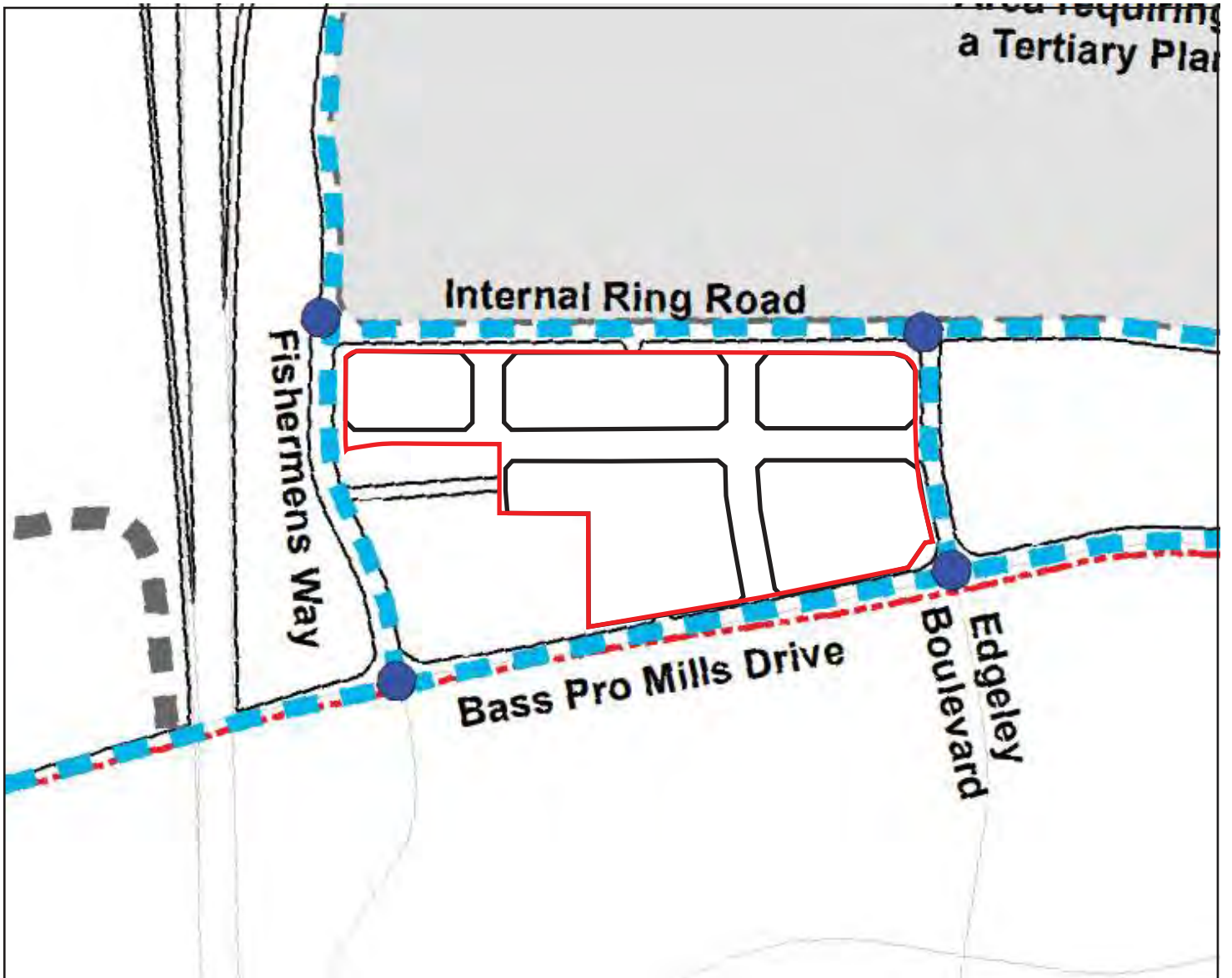


**Schedule 7  
Transportation Network**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

-  Subject Lands
-  Local Street

  
Not to Scale



**Schedule 8  
Transportation Network**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

 Subject Lands

  
Not to Scale

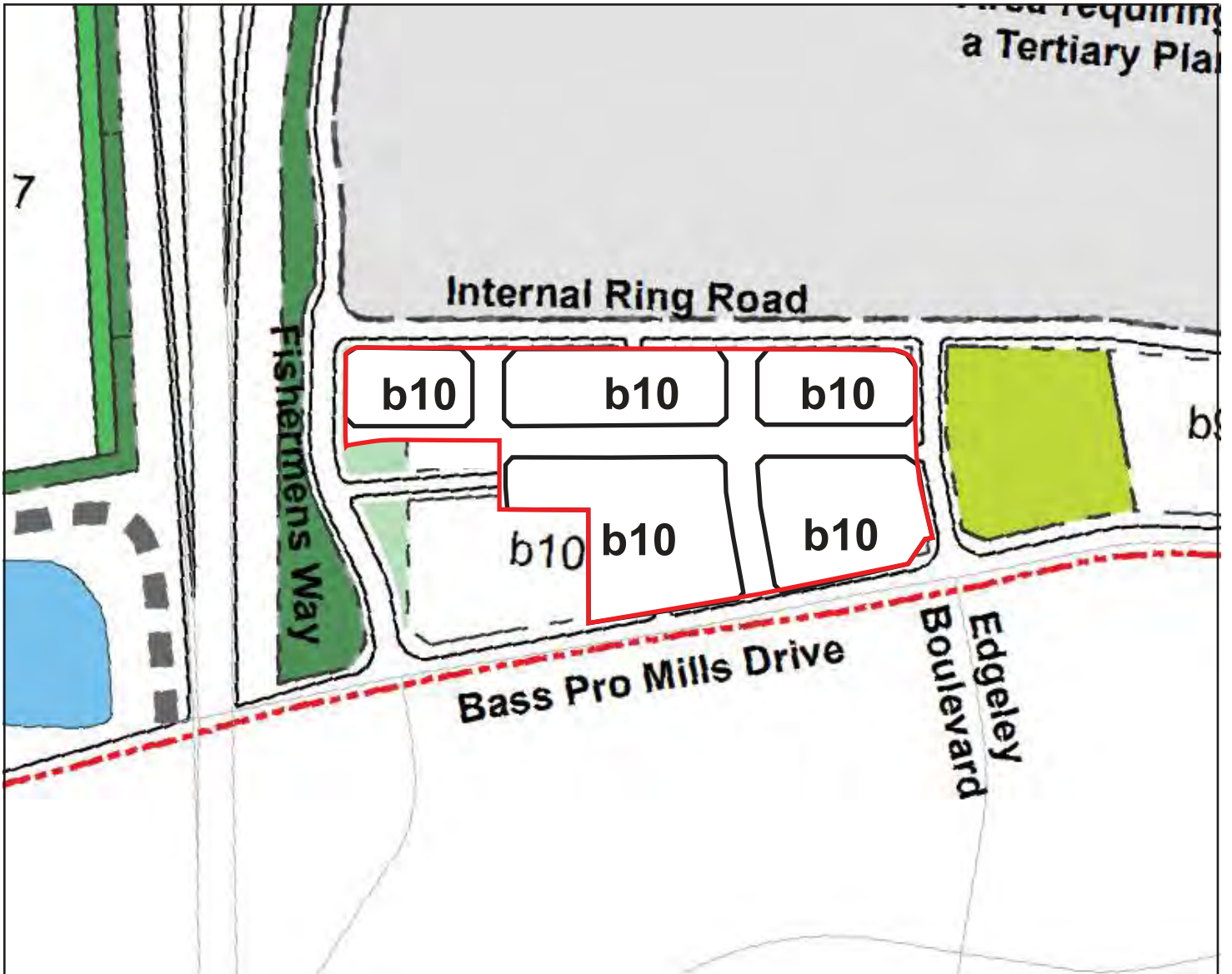


**Schedule 9  
Active Transportation Network**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

-  Subject Lands
-  Mid-Block Pedestrian Connections

  
Not to Scale



**Schedule 10  
Development Blocks**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

 Subject Lands

  
Not to Scale

*THE CITY OF VAUGHAN*

***BY-LAW***

**BY-LAW NUMBER XXX-2022**

**A By-law to amend City of Vaughan By-law 001-2021**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time.

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity.

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from the General Mixed-Use Zone subject to site specific exception 699 (GMU-699) to HMU – High-Rise Mixed-Use Zone (H) subject to site specific exception XXX (HMU-XXX-H) and Public Open Space Zone (OS1) subject to site specific exception XXX (OS1-XXX-H), in the manner shown on Schedule “2”.
  - b) Deleting Schedule E-1126 in Exception 14.699 and substituting therefore the Schedule E-1126 with Schedules “1”, “2” and “3” attached hereto.
  - c) Notwithstanding the provisions of:
    - a. Subsection 3.0 respecting Definitions;
    - b. Subsection 4.3 respecting Amenity Area Requirements;
    - c. Subection 4.7 respecting Height Exceptions;
    - d. Subsection 4.13 respecting Permitted Encroachments into Required Yards;



- e. Subsection 5.15 respecting Parking Structure requirements;
  - f. Subsection 8.2.1 respecting Permitted Uses; and,
  - g. Subsection 8.2.2 respecting Lot and Building requirements.
- d) Deleting Exception 14.699 and adding the following Paragraph and Table to Section 14 “Exceptions” as Exception 14.###:

<b>SECTION 14: ZONE EXCEPTIONS</b>	
<b>EXCEPTION NUMBER: ####</b>	<b>PART OF LOT # CONCESSION #</b>
<b>By-law/Instrument No.: ###-20XX</b>	
<b>Date By-law/Instrument Passed:</b> #####, 20XX	
<b>File No.: Z.23.024</b> <b>Related Files:</b>	
<b>Parent Zones:</b> HMU – High-Rise Mixed-Use Zone and OS1 – Open Space 1 Zone	
<b>Schedule A Reference:</b>	<b>Figure E Link (if applicable):</b>
<b>By-law / Tribunal Decision Reference:</b>	<b>Figure T Link (If applicable):</b>
14.####.1 Permitted Uses	
<p>The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-####”:</p> <ol style="list-style-type: none"> <li>1. Existing Uses           <ol style="list-style-type: none"> <li>a. Notwithstanding the provisions of By-law 001-2021, previously approved and legally existing uses, as of the date of the approval of this amendment, shall be permitted. Minor additions and expansions to legally existing uses shall also be permitted.</li> </ol> </li> <li>2. Permitted Uses in the HMU Zone           <ol style="list-style-type: none"> <li>a. Permitted uses shall include all uses permitted in the HMU Zone inclusive of public parks, POPS and parking structures both above and below grade. The following uses previously permitted under the GMU-699 exception shall also be permitted:               <ol style="list-style-type: none"> <li>i. Automotive Retail Store;</li> <li>ii. Car wash;</li> <li>iii. Home based day care;</li> <li>iv. Commercial storage;</li> </ol> </li> </ol> </li> <li>3. Permitted uses in the OS1 Zone           <ol style="list-style-type: none"> <li>a. Permitted uses shall include all uses permitted in the OS1 Zone and will</li> </ol> </li> </ol>	

also include a “strata park” as defined by By-law 168-2022.

#### 14.####.2 Lot and Building Requirements

The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-####”:

1. The minimum lot area shall not apply;
2. The minimum height shall be 24 metres, except for Block 8 where a minimum height of two-storeys (8.0 metres) shall be permitted;
3. The maximum height shall be as provided on Schedule 3, with the exception of the following building elements and structures which are permitted to project above the heights provided on Schedule 3:
  - a. Guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, and seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features, solar panels and equipment may project a maximum of 3.0 meters above the heights shown on Schedule 3;
  - b. Ornamental elements, landscape elements, structures used for outside or open air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies may project a maximum of 4.0 meters above the heights shown on Schedule 3;
  - c. Public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment, may project a maximum of 6.0 meters above the heights shown on Schedule 3;
  - d. Elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, and cellular arrays, parapets and elements of a green roof may project a maximum of 6.9 meters above the heights shown on Schedule 3; and
  - e. Window washing equipment including Building Maintenance Unit (BMU) may project above the heights shown on Schedule 3.
4. The minimum street wall height shall be 4.5 metres;
5. The minimum podium height shall be 4.5 metres;
6. The maximum podium height shall be 30 metres;
7. The minimum tower stepback shall not apply;
8. The minimum tower setback shall not apply;
9. The minimum landscape strip abutting a street line shall not apply;

10. The ground floor frontage shall consist of a maximum of 40% of all uses subject to Note 4 of Table 8-2 except for Block 4, 5 and 7 where this maximum shall not apply;
11. The minimum front yard shall be 2.0 metres;
12. The minimum build-to-zone shall be 2 to 10 metres;
13. The minimum rear yard shall be 2 metres, except for Blocks 3, 4, 6, and 7, where a minimum rear yard of 0 metres shall be permitted;
14. The minimum exterior side yard shall be 2 metres, except for Block 3 and 6 where a minimum exterior side yard of 1.95 metres shall be permitted, and Block 7 where a minimum exterior side yard of 0 metres shall be permitted;
15. No portion of any required yard shall be permitted to be encroached or otherwise obstructed by any building, structure or feature, with the exception of the following building elements and structures:
  - a. Eaves, window sills, damper equipment to reduce building movement, architectural flutes, pillars and satellite dishes may encroach a maximum of 1.0 meter beyond any building envelope limit;
  - b. Balconies, inclusive of any exoskeleton structures and exoskeleton cladding may encroach a maximum of 2.5 meters beyond any building envelope limit
  - c. Pergolas, guardrails, balustrades, railings, decorative / acoustic doors and screens, light fixtures, awnings and canopies may encroach a maximum of 3.0 meters beyond any building envelope limit; and
  - d. Trellises and planters may encroach a maximum of 5.0 meters beyond any building envelope limit.
16. The minimum tower separation shall be 30 metres except for Block 6 where a minimum tower separation of 25 metres shall be permitted.

#### 14.####.3 Other Provisions

The following provisions shall apply to the lands shown as "Subject Lands" on Figure "E-####":

1. The blocks shown on Schedule "2" shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of Plan of Condominium, Consent, Conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply.
2. Notwithstanding the definition of a LOT, land defined in an application for a site plan or building permit shall be deemed to be a parcel of land to which the site plan or permit applies.
3. Amenity Area Requirements
  - a. The minimum Residential – Apartment Dwelling amenity area shall be 4.0 square metres per unit combined between indoor and outdoor amenity

areas;

- b. The minimum Podium Townhouse Dwelling amenity area shall be 4.0 square metres per unit combined between indoor and outdoor amenity areas;
- c. A minimum of 75% of required amenity area shall be provided as common space;
- d. Required amenity area may be provided at or above grade, including rooftop areas and terraces;
- e. The minimum outdoor amenity area requirement shall be the provision of at least one contiguous area of 55 square metres located at grade, except for Blocks 1, 2, 3, and 6, which shall be permitted to provide the 55 square metres of contiguous area as a rooftop amenity area;
- f. A maximum of 20% of the required minimum outdoor amenity may consist of amenity area located on a rooftop or terrace, except for Blocks 1, 2, 3 and 6 which shall be permitted to have the contiguous 55 square metres of outdoor amenity area on the rooftop or terrace.

#### 4. Parking Structures

- a. Below-grade parking structures including strata parking shall be setback a minimum of 0.0 metres from a street line, interior side lot line, or rear lot line;
- b. An accessory building or structure incidental to a below-grade parking structure shall be setback a minimum of 0.0 metres from any lot line and permitted in any required yard.

#### 5. Parking and Loading Requirements

- a. Required parking may be provided on one or more parcels located on the "Subject Lands" as shown on Schedule 2 upon which the development for which the parking is required is not located, subject to:
  - i. The off-site portion of the parking being implemented through a site plan agreement with the City and any permanent easements or rights-of-way, required to secure public access to and the availability of such parking, having been obtained; and,
  - ii. Off-site parking shall be on a parcel which either abuts the parcel upon which the use is located or shall be on a parcel directly across a road having a planned width of 30m or less. No such parking shall be located further than 500m from the parcel upon which the use for which the off-site parking is provided, is located.

#### 6. Holding Provisions

- a. The following provisions shall apply to all lands zoned with the Holding Symbol (H) as shown on Schedule 2, until the Holding Symbol (H) is removed pursuant to Section 36(3) or (4) of the Planning Act:

- |   |
|---|
| <ul style="list-style-type: none"><li>i. Lands zoned with the Holding Symbol (H) shall only be used for a use legally existing as of the date of enactment of this By-law;</li><li>ii. Removal of the Holding Symbol (H) from the Subject Lands shall be contingent on the following:<ul style="list-style-type: none"><li>[to be further confirmed through the review process to determine a list of appropriate and reasonable 'H' provisions to address and implement phasing]</li></ul></li></ul> |
| 14.####.4 Figures   |
| 1. Adding a new Figure E-#### in Subsection 14.#### attached hereto as Schedule "1".  |



2. Schedules "1", "2", and "3" shall be and hereby form part of this By-law

Enacted by City of Vaughan Council this XX<sup>th</sup> day of XXXX, 20XX.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

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**SUMMARY TO BY-LAW - 20XX**

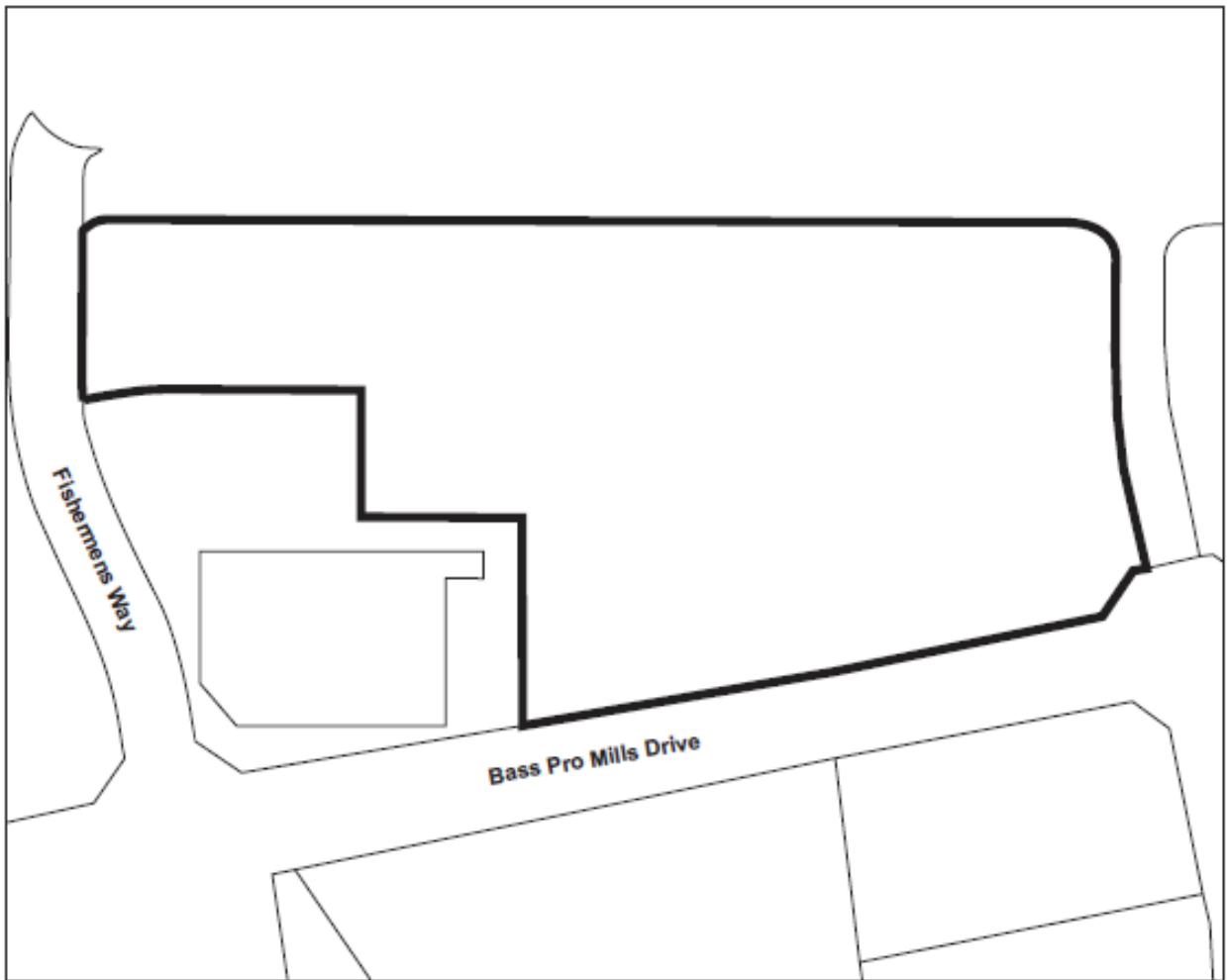
The lands subject to this By-law are located at 255 Bass Pro Mills Drive, City of Vaughan, Regional Municipality of York.

The purpose of this by-law is to rezone the lands from General Mixed-Use Zone subject to site specific exception 699 (GMU-699) to HMU – High-Rise Mixed-Use Zone (H) subject to site specific exception XXX (HMU-XXX-H) and Public Open Space Zone (OS1) subject to site specific exception XXX (OS1-XXX-H), to facilitate the development of a mixed-use community with approximately 2.5 million square feet of GFA, 2,966 residential units, 3,072 square metres of office space, 4,659 square metres of retail space, and 7,502 square metres of open space provided through both public parkland and POPS.

The Holding Symbol ('H') has been placed on the Subject Lands and shall not be removed from the Subject Lands or any portion thereof, until the condition respecting [...] has been satisfied.


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Schedule "1"



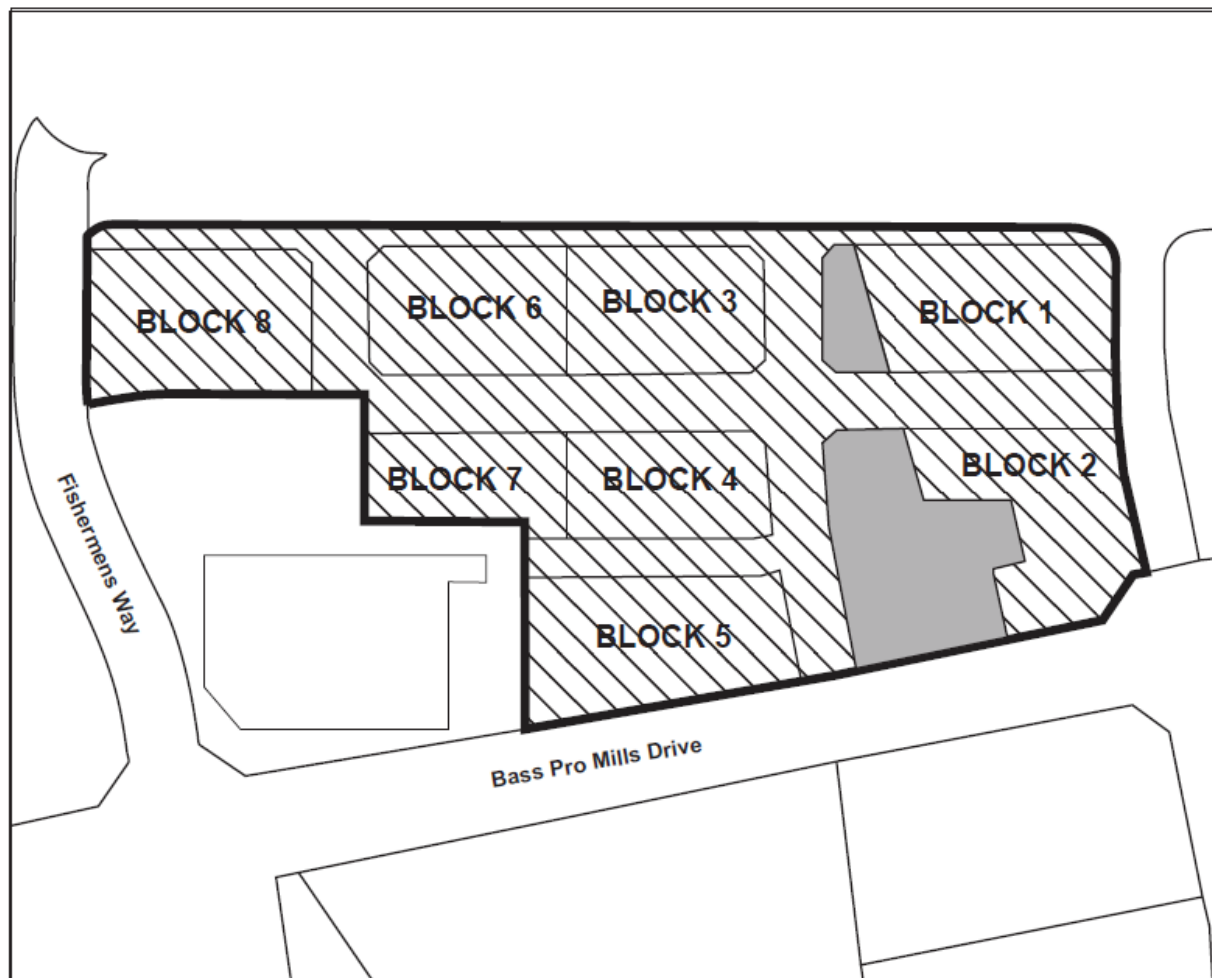
**Schedule 1**  
**Subject Lands**

**255 Bass Pro Mills Drive**  
**Vaughan, Ontario**

 Subject Lands


  
Not to Scale

Schedule "2"




**Schedule 2  
Land Use**

**255 Bass Pro Mills Drive  
Vaughan, Ontario**

 Subject Lands

 GMU-699 to HMU-XXX (Rezoning from General Mixed-Use Zone subject to Site-Specific Exception 699 to High-Rise Mixed-Use Zone subject to Site-Specific Exception XXX)

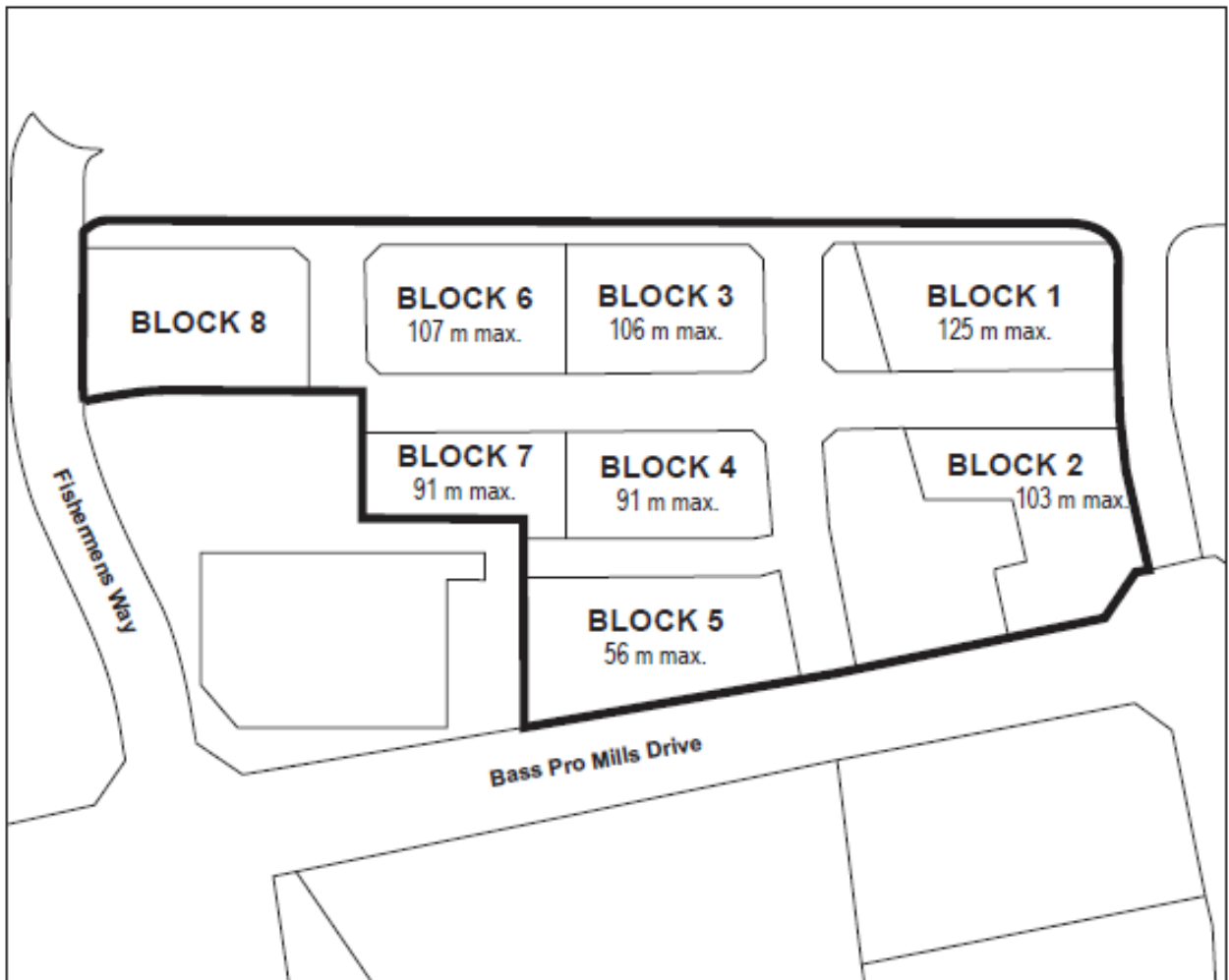
 GMU-699 to OS1-XXX (Rezoning from General Mixed-Use Zone subject to Site-Specific Exception 699 to Open Space 1 subject to Site-Specific Exception XXX)



Not to Scale




Schedule "3"



Schedule 3  
Building Heights

255 Bass Pro Mills Drive  
Vaughan, Ontario

 Subject Lands

  
Not to Scale