

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.

Hon. Steven Del Duca, Mayor

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.

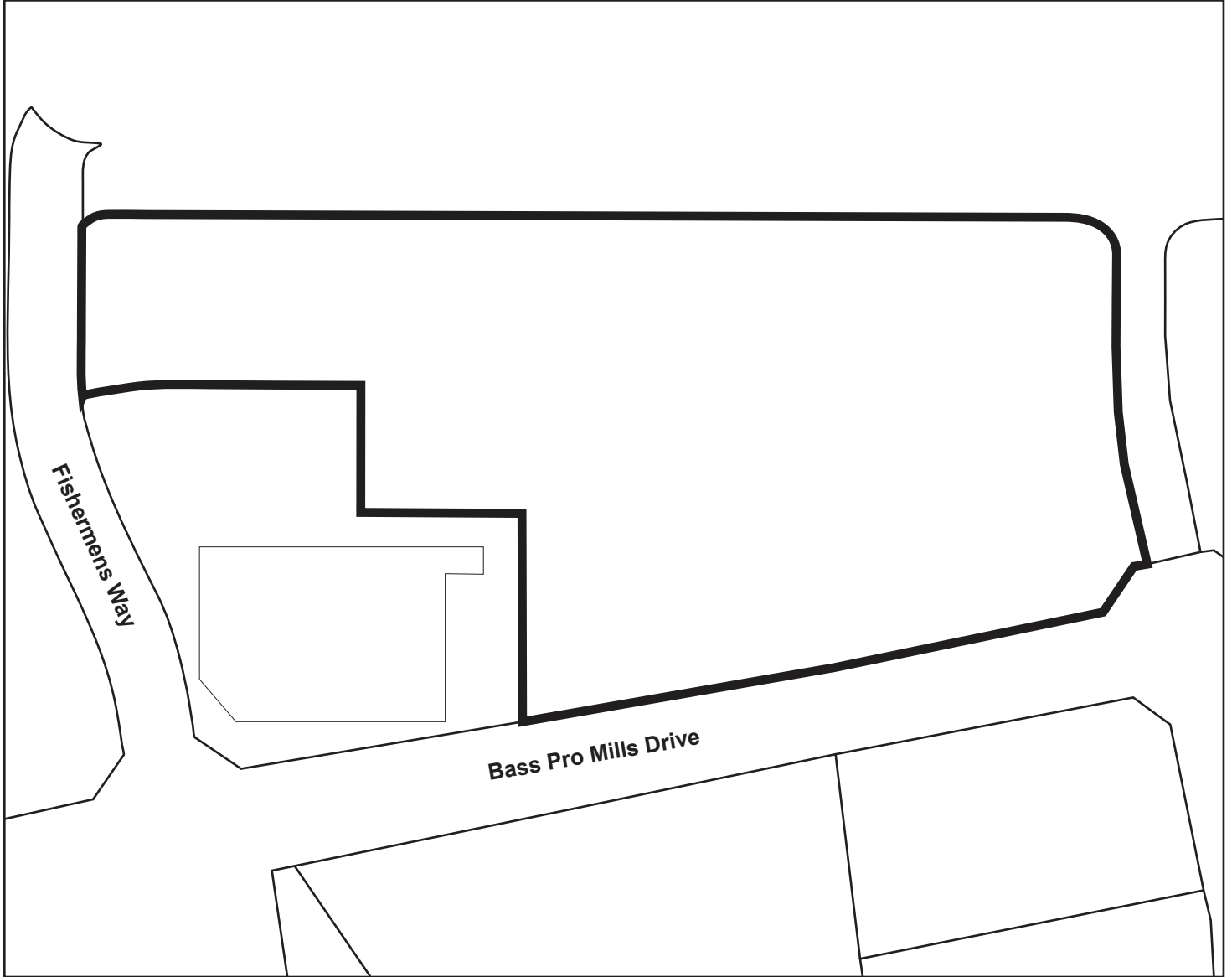
V. IMPLEMENTATION

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.

DRAFT

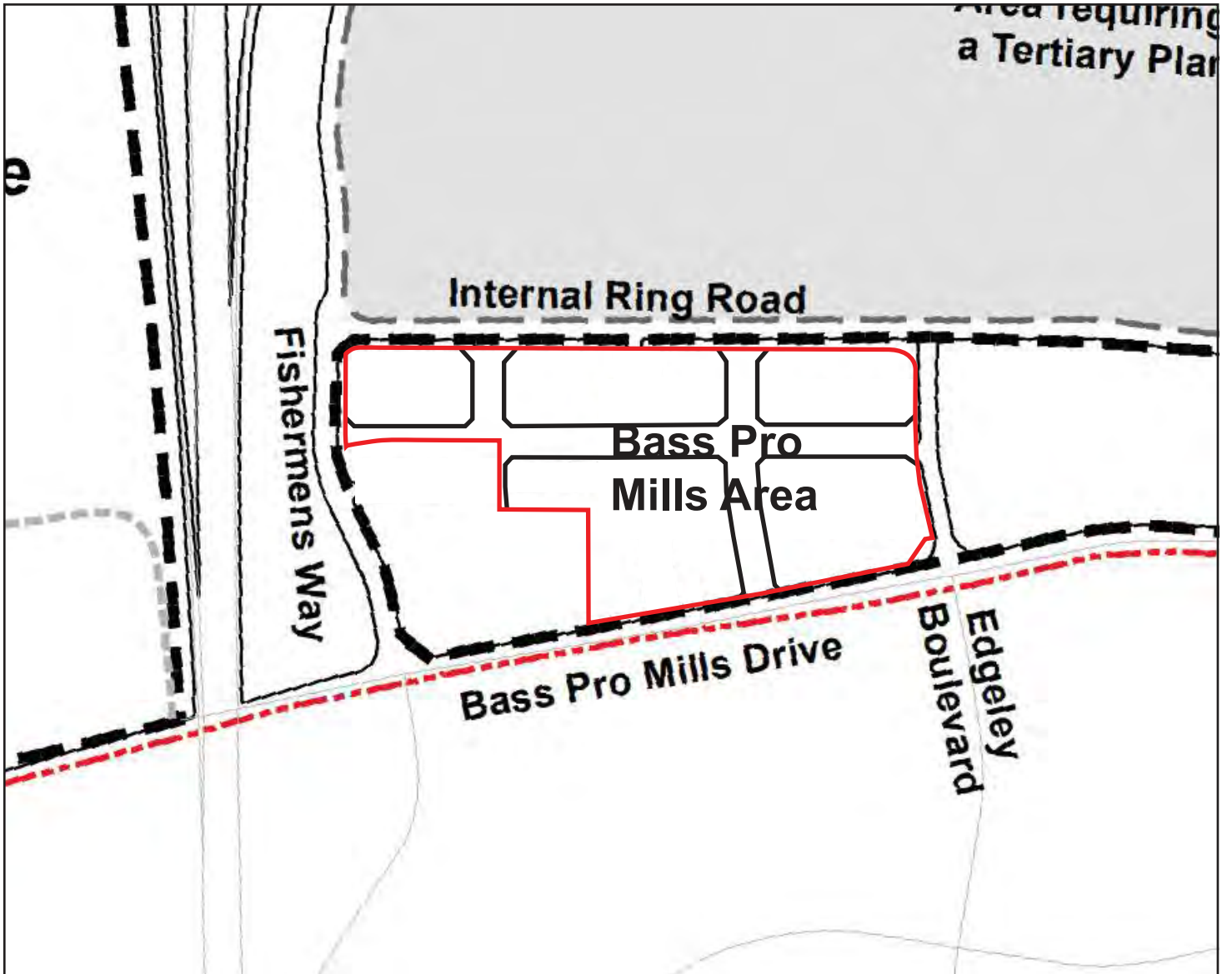


**Schedule 1
Subject Lands**

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

 Subject Lands


Not to Scale

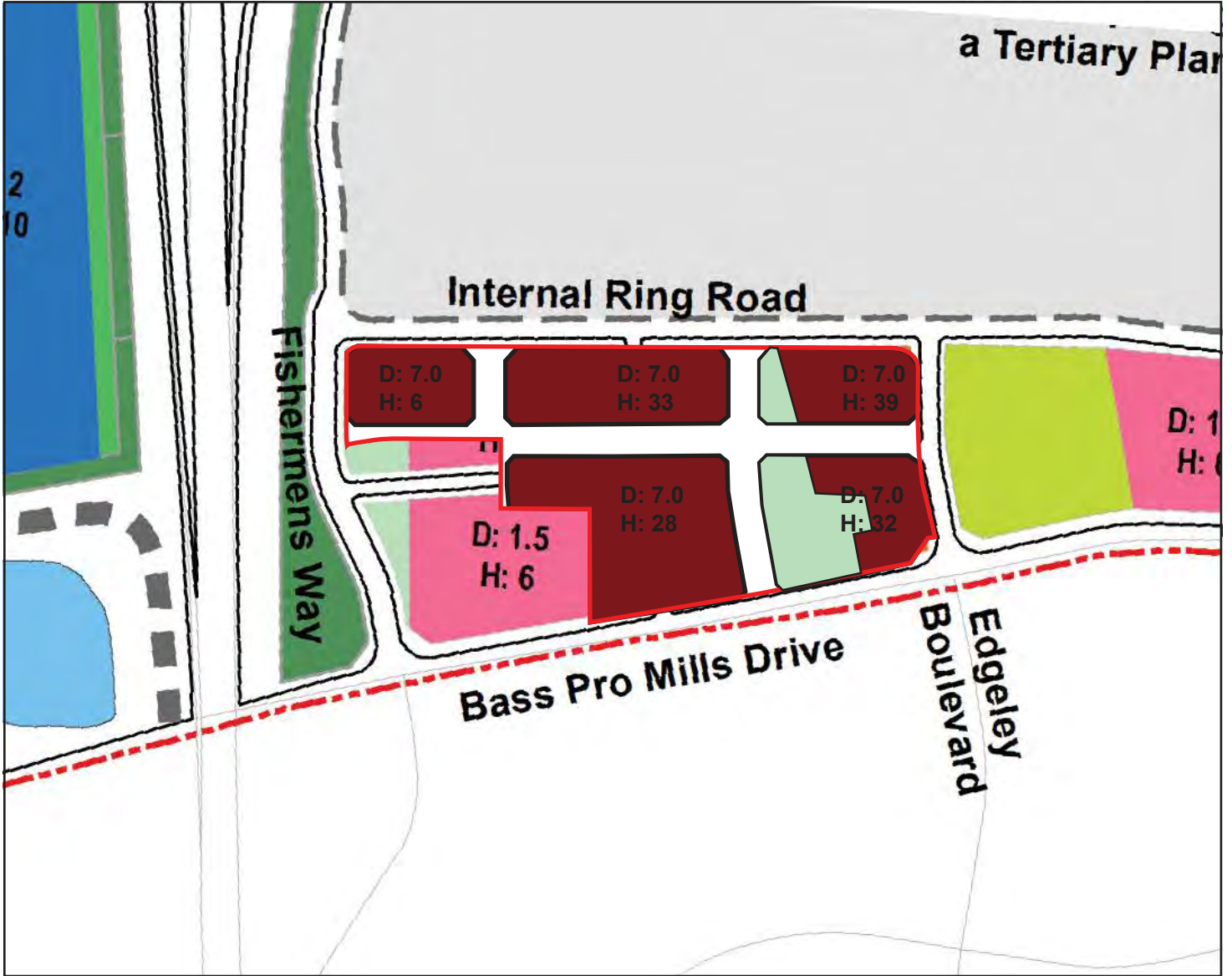


**Schedule 2
Plan Area**

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

 Subject Lands


Not to Scale

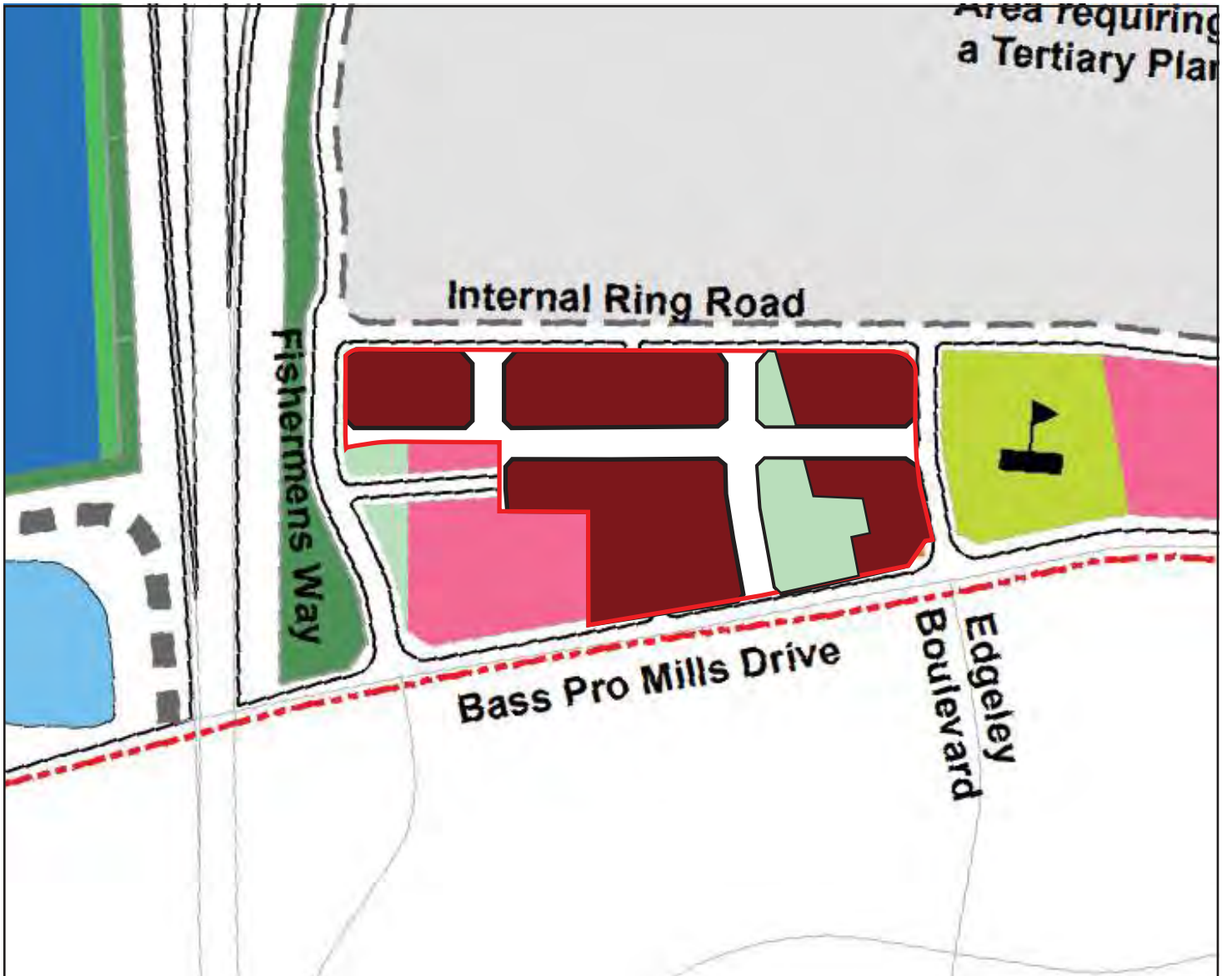


**Schedule 3
Height and Density**

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

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

↑
Not to Scale

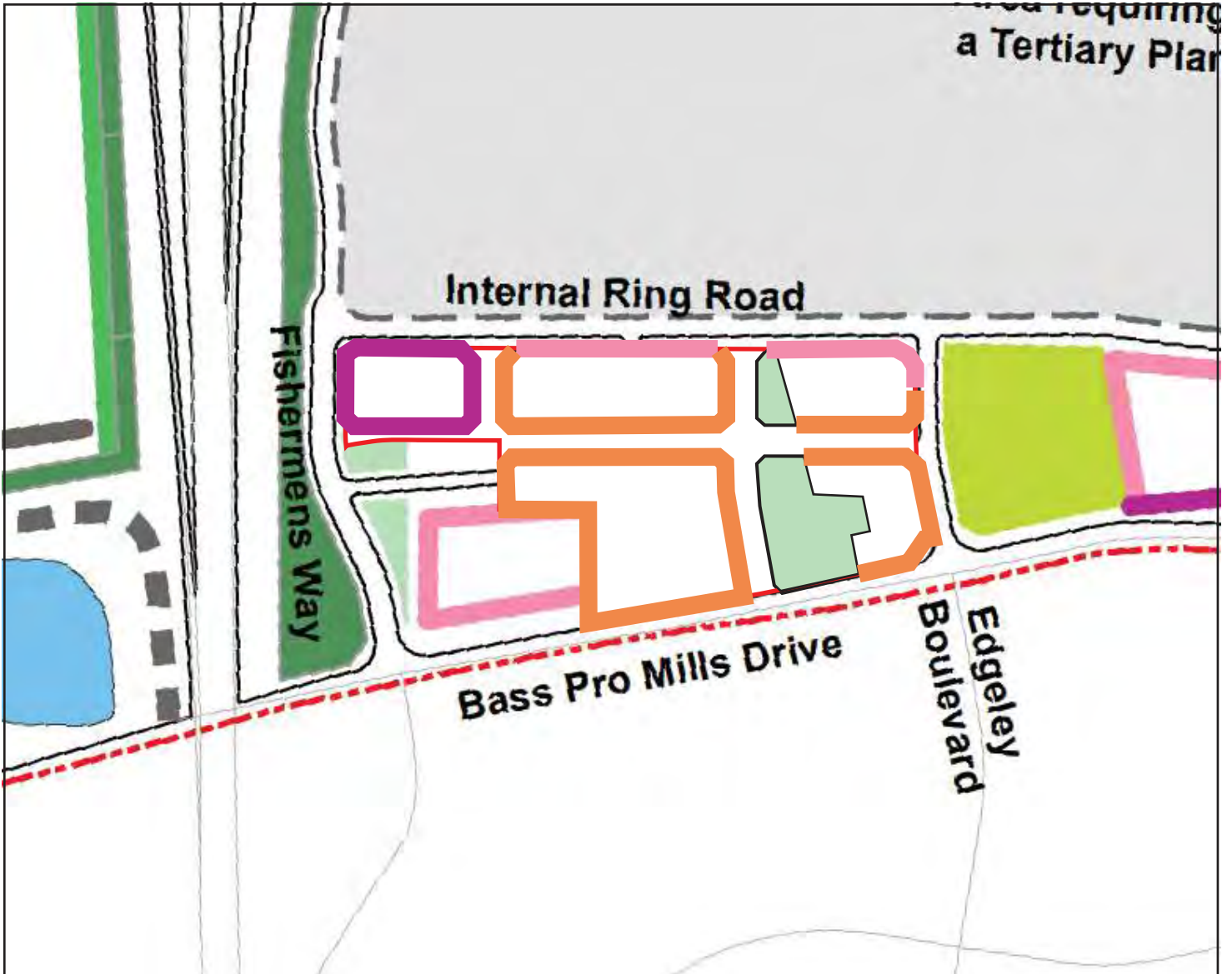


**Schedule 4
Land Use Designation**

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

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


 Not to Scale

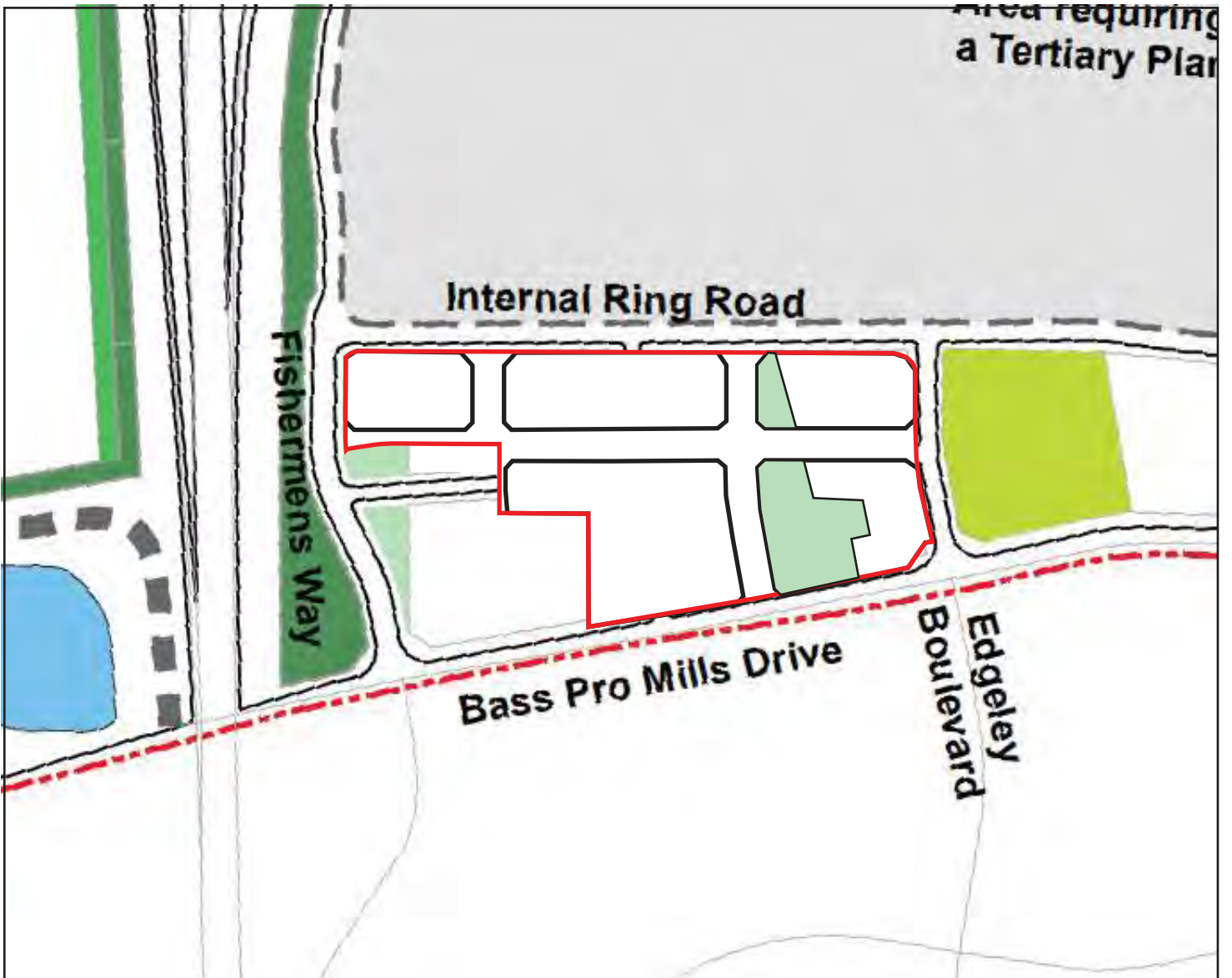


**Schedule 5
Ground Floor Frontage Types**

**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

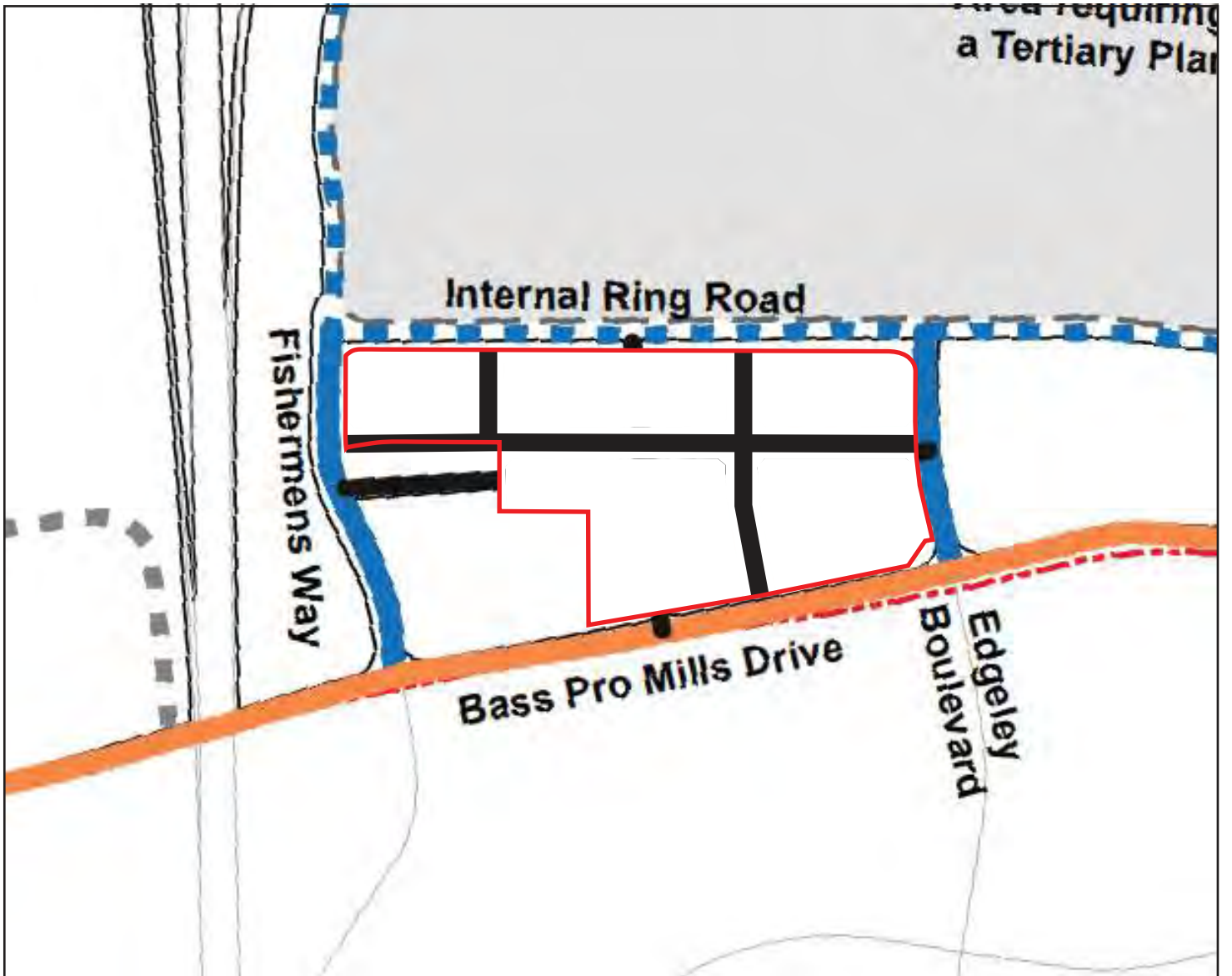


**Schedule 6
Open Space Network**

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

-  Subject Lands
-  Public Square

↑
Not to Scale

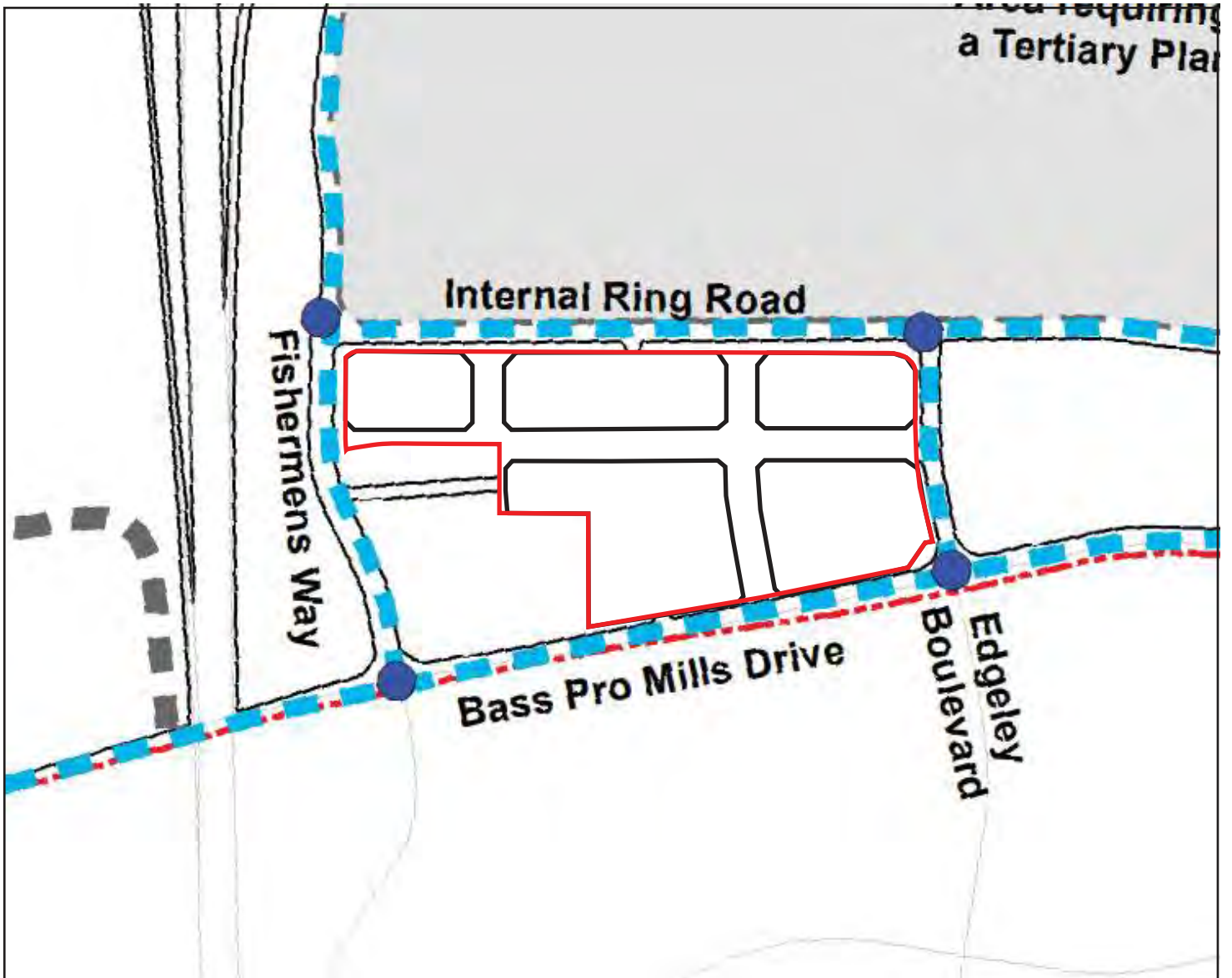


**Schedule 7
Transportation Network**

**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

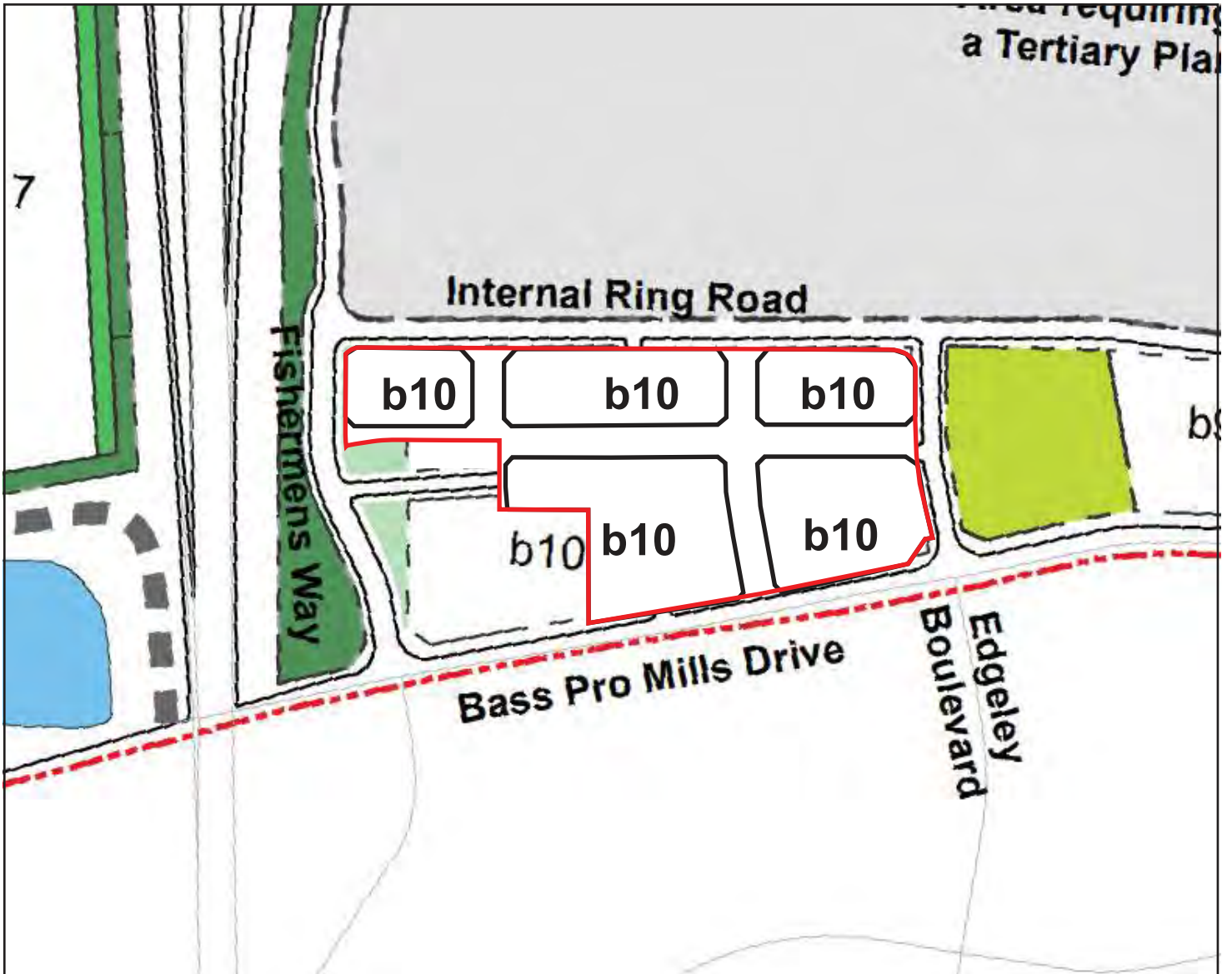


**Schedule 9
Active Transportation Network**

**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