

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 116-2024**

**A By-law to adopt Amendment Number 120 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 120 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, and “3” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of June, 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. 7 of the Committee of the Whole.  
Report adopted by Vaughan City Council on March 26, 2024.  
City Council voted in favour of this by-law on June 25, 2024.  
Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.  
**Effective Date of By-Law: June 25, 2024**

**AMENDMENT NUMBER 120  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 120 to the Official Plan of the Vaughan Planning Area.

Also Attached hereto but not constituting part of the Amendment are Appendices “1” and “II”.

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## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ( the 'VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 1, Schedule 13 – Land Use, and Schedule 14-C – Areas Subject to Site Specific Plans, and Volume 2, Section 13 Site Specific Policies to amend the land use designation for the Subject Lands identified as Lands Subject to Amendment No. 120 on Schedule “1” from “Low-Rise Residential” to “Mid-Rise Residential” with site-specific polices to facilitate a development consisting of two mid-rise buildings with maximum building heights of 10 and 12-storeys containing 674 residential units, and three blocks of 4-storey multi-unit townhouses containing 75 units for a total of 749 units.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Lands Subject to Amendment No. 120” on Schedule “1” attached hereto:

1. Permit two mid-rise residential apartment buildings with maximum building heights of 10 and 12-storeys containing 674 residential units and three blocks of stacked back-to-back townhouses with buildings heights of 4-storeys containing 75 units for a total of 749 units.
2. Permit stacked back-to-back townhouses as a permitted use in the Mid-Rise Residential designation.
3. Permit a maximum Floor Space Index of 2.76 times the area of the lot.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the northwest corner of Ner Israel Drive and Bathurst Street and municipally known as 8950 Bathurst Street, being Block 162 on Plan 65M-3808, Part of Lot 14, Concession 2, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 120.”

## III BASIS

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

1. The Provincial Policy Statement, 2020 (the 'PPS') provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within the "Delineated Built-Up Area" of the Built Boundary of the Regional Municipality of York ('York Region'). The development would facilitate a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes will facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS.

2. The Growth Plan for the Greater Golden Horseshoe, 2020, as amended (the 'Growth Plan') provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a built-up area, in proximity to higher order transit facilities. The Subject Lands front onto Bathurst Street which provides a York Region Transit transit route that connects to the Regional Road 7 and Centre Street bus terminal and on to the Toronto Transit Commission subway stations at York University, Pioneer Village, Highway 407 and the Vaughan Metropolitan Centre.

3. The York Region Official Plan 2022 (the 'YROP 2022') designates the Subject Lands as "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located in proximity to two Major Transit

Station Areas, Disera-Promenade Bus Rapid Transit ('BRT') and Atkinson BRT. Bathurst Street is served by York Region Transit regular bus service which connects to these Major Transit Station Areas ('MTSAs'). MTSAs are focal points for the highest densities and most intensive development. The development, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of land in close proximity to existing transit facilities.

4. The overall development respects the character of the existing surrounding residential neighborhood by providing transition to the existing low-rise buildings.
  - The statutory Public Hearing was held on March 1, 2022. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 1, 2022 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on March 22, 2022 when Vaughan Council approved Official Plan Amendment File OP.21.024, (8940 Bathurst Street Limited).
  - On March 21, 2022, York Region exempted this Official Plan Amendment File OP.21.024 from Regional approval, in accordance with Regional Official Plan Policy 7.3.8 or YROP 2022, as it does not adversely affect Regional planning policies or interests.

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

The VOP 2010, Volume 1 (Schedule 13) and Volume 2 (Schedule 14C – Areas Subject to Site-Specific Policies), is hereby amended by:

1. Amending Volume 1, Schedule 13 – Land Use of the VOP 2010, identified on Schedule “2” attached hereto, by redesignating the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” and identifying a Maximum Building Height of 12-storeys and a Floor Space Index (FSI) of 2.76 on the Subject Lands.
2. Amending Volume 1, Schedule 14-C - Areas Subject to Site Specific Plans of the VOP 2010, by adding the Subject Lands identified on Schedule “3” to this

Amendment attached hereto being the lands municipally known as 8950 Bathurst Street as Item #77.

3. Amending Volume 2, Section 13.1 “Areas Subject to Site Specific Policies” of the VOP 2010, by adding the following policy, to be renumbered in sequential order:

“(OPA #120) 13.1.1.77 The lands known as 8950 Bathurst Street are identified on Schedule 14-C as Item 77 and are subject to the policies set out in Section 13.78 of this Plan. (OPA #120)”

4. Adding the following policies to Section 13 Site Specific Policies, of the VOP 2010, to be renumbered in sequential order:

“ 13.78 8950 Bathurst Street (OPA #120)

13.78.1 General

13.78.1.1 The following policies shall apply to the lands identified on Map 13.78.A

13.78.1.2 Notwithstanding the policy contained in Section 9.2.2.3, the lands identified on Map 13.78.A shall permit two Mid-Rise buildings with maximum building heights of 10 and 12-storeys, three blocks of multi-unit townhouses with a building height of 4-storeys, a maximum of 749 dwelling units, and a maximum Floor Spece Index (FSI) of 2.76. Site-specific development standards shall be established in the implementing zoning by-law.”

## 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 Zoning By-law 001-2021, and Site Development Approval, pursuant to the *Planning Act*.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

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## **APPENDIX I**

### **Summary to Official Plan No. 120**

The Subject Lands are located on the northwest corner of Bathurst Street and Ner Israel Drive, and are municipally known as 8950 Bathurst Street, Part of Lot 14, Concession 2 in the City of Vaughan.

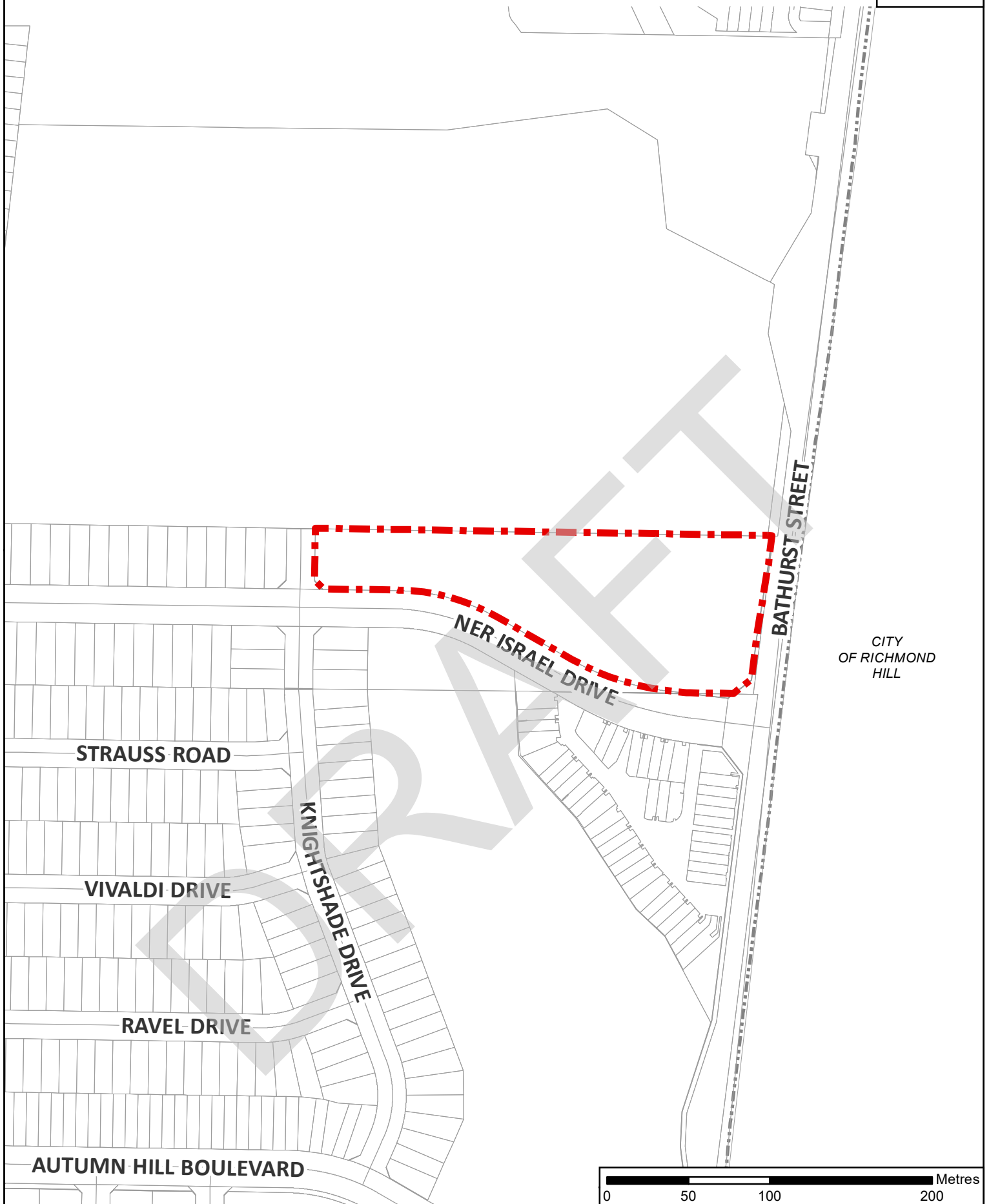
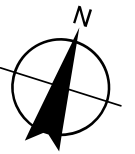
The purpose of this Amendment is to amend provisions of the Official Plan of the Vaughan Planning Area, specifically to amend Volume 1, Schedule 13 – Land Use and Schedule 14-C – Areas Subject to Site Specific Plans, and Volume 2, Section 13 – Site Specific Policies to redesignate the Subject Lands from Low-Rise Residential to Mid-Rise Residential to permit 10-storey and 12-storey residential buildings, three blocks of multi-unit townhouses, a maximum of 749 dwelling units, and a Floor Space Index of 2.76

On March 26, 2024, Vaughan Council ratified the March 5, 2024, recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.21.024 (8940 Bathurst Street Limited) as follows (in part):

- “1. THAT Official Plan Amendment File OP.21.024 (8940 Bathurst Street Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1 to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” having an FSI of 2.76 times the area of the lot and building heights of 10 and 12-storeys and three blocks of stacked back-to-back townhouse units.”



# Map 13.78.A 8950 Bathurst Street



This is Schedule '1'  
To Official Plan Amendment No. 120  
Adopted the 25th Day Of June, 2024

**File:** OP.21.024

**Related File:** Z.21.048

**Location:** 8950 Bathurst Street, Part of Lot 14, Concession 2

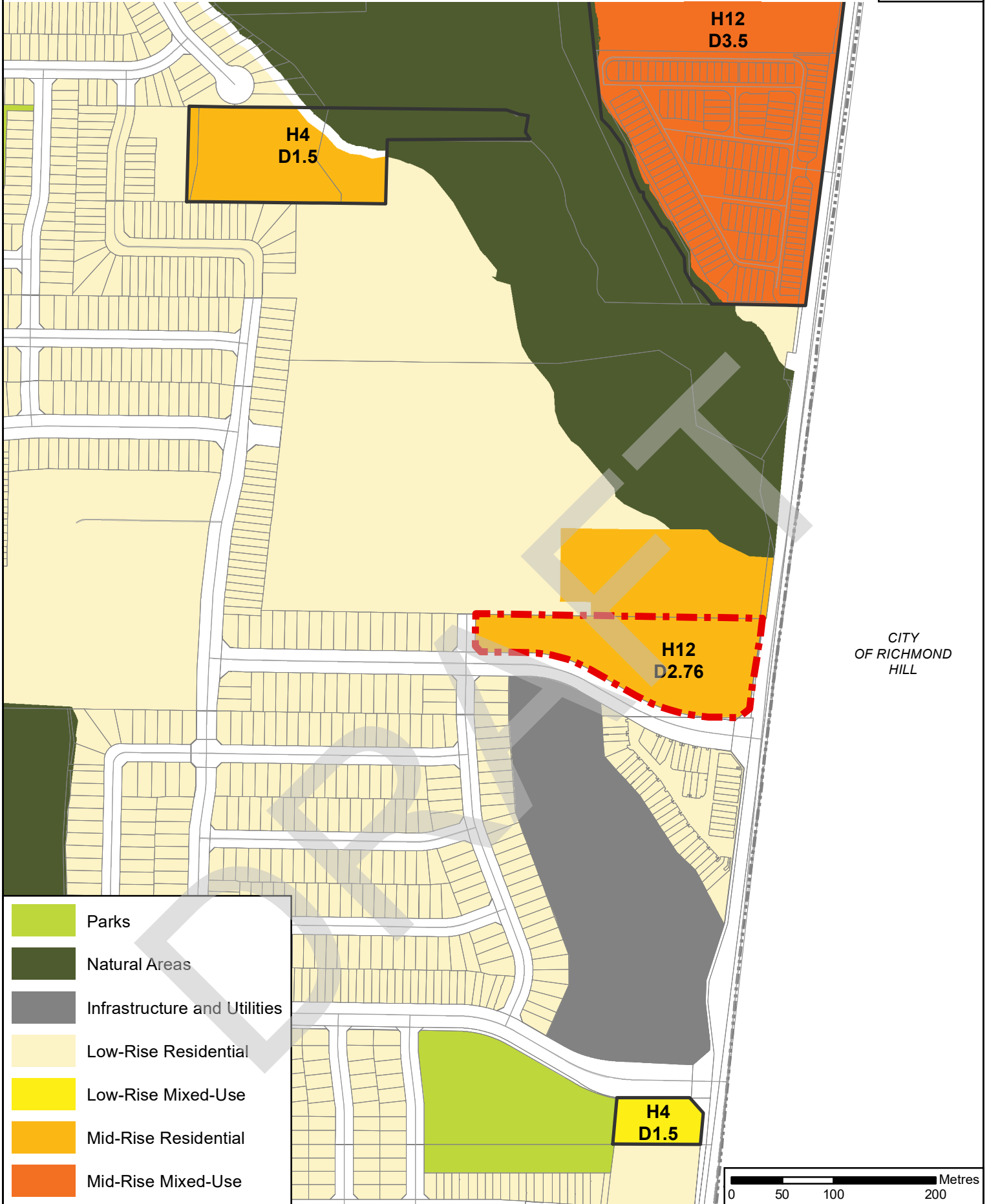
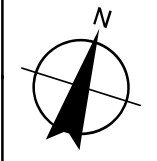
**Applicant:** 8940 Bathurst Street Limited

**City of Vaughan**



Lands Subject to  
Amendment No. 120

**This is Part of Schedule 13 - Land Use  
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '2'  
To Official Plan Amendment No. 120  
Adopted the 25th Day Of June, 2024**

**File:** OP.21.024

**Related File:** Z.21.048

**Location:** 8950 Bathurst Street, Part of Lot 14, Concession 2

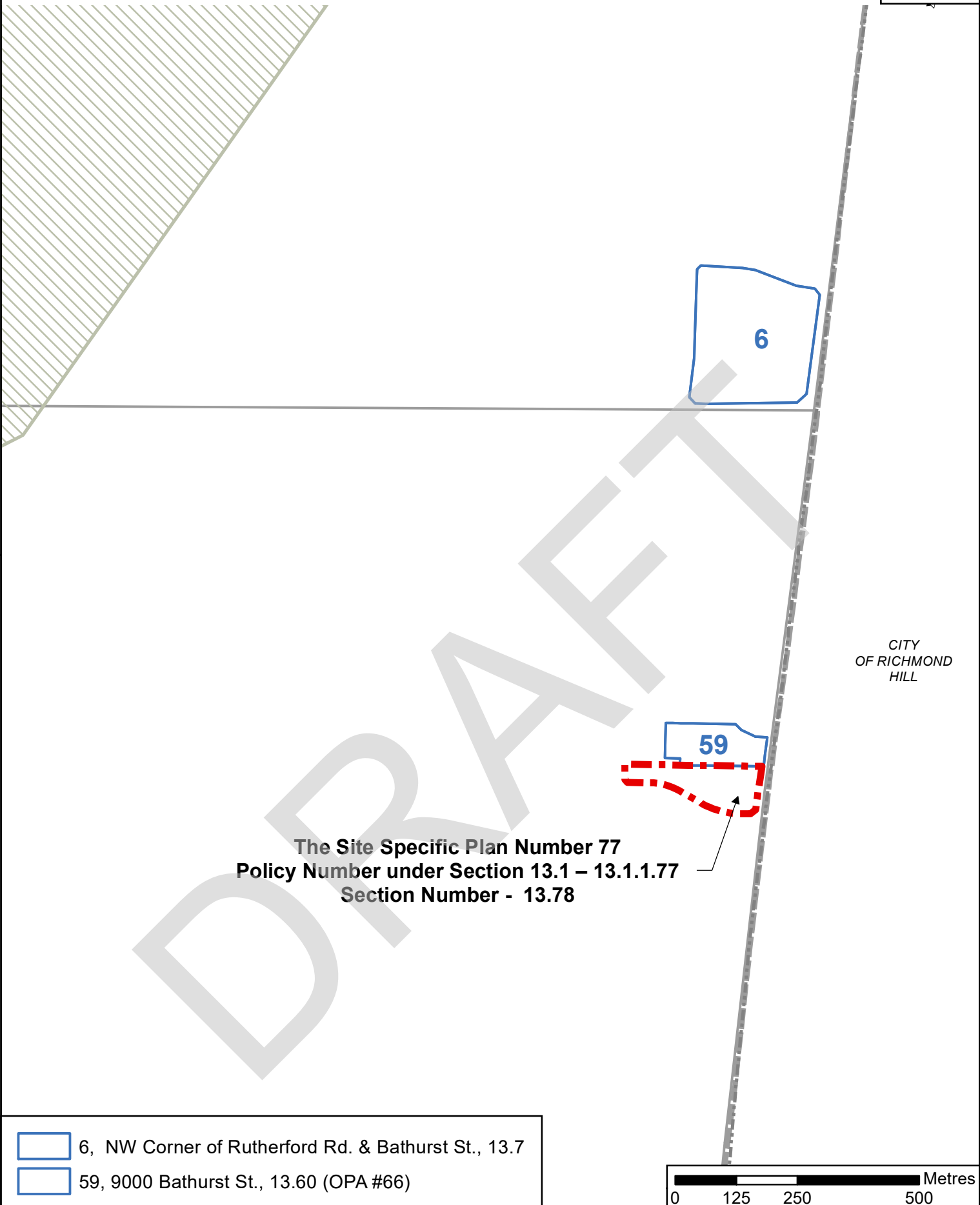
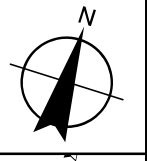
**Applicant:** 8940 Bathurst Street Limited

**City of Vaughan**





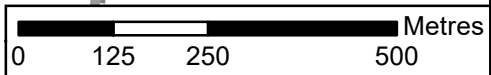
**Lands Subject to  
Amendment No. 120**

**This is Part of Schedule 14C - Areas Subject to Site Specific Plans  
To Vaughan Official Plan 2010, Volume 1**




**The Site Specific Plan Number 77  
Policy Number under Section 13.1 – 13.1.1.77  
Section Number - 13.78**

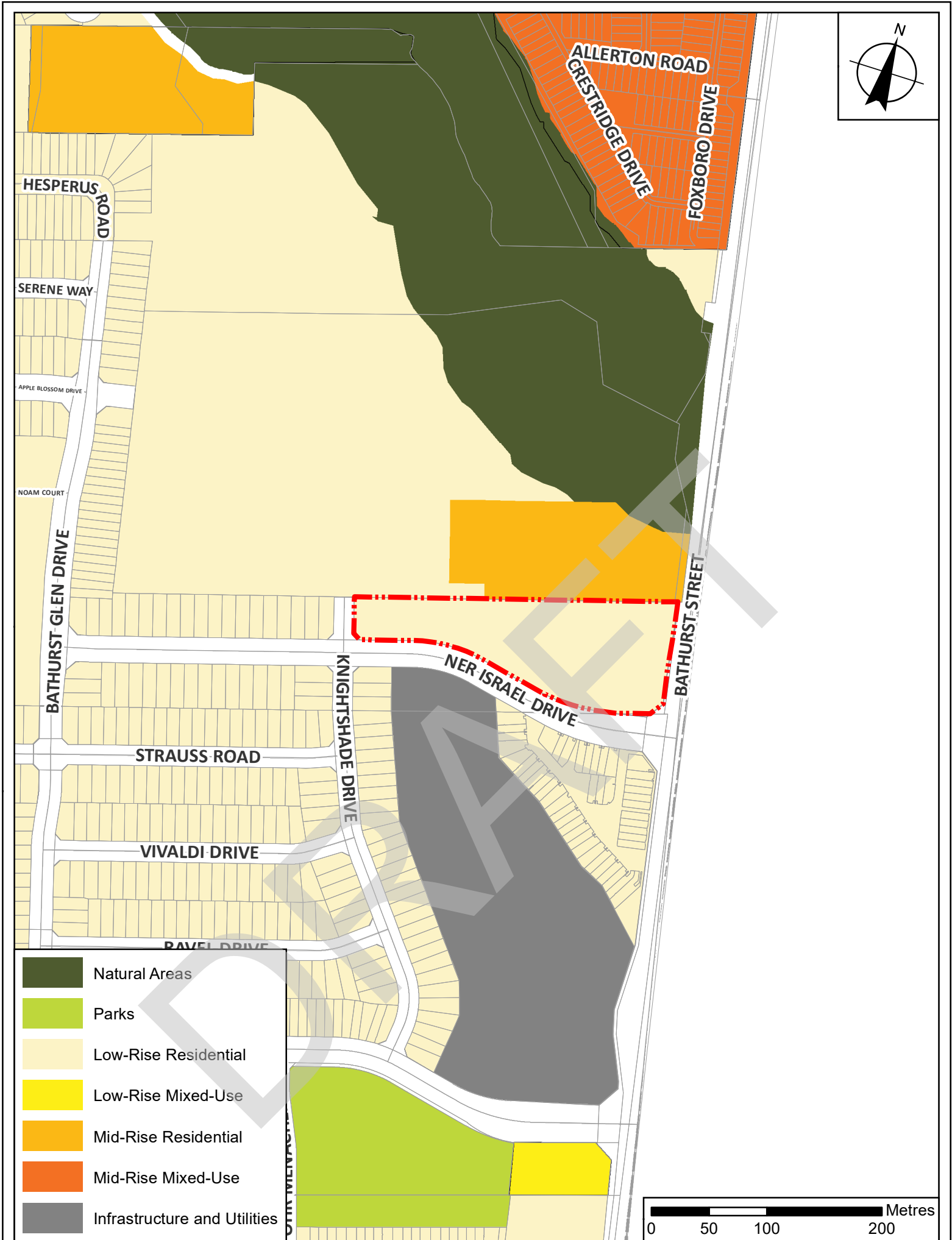
-  6, NW Corner of Rutherford Rd. & Bathurst St., 13.7
-  59, 9000 Bathurst St., 13.60 (OPA #66)



**This is Schedule '3'  
To Official Plan Amendment No. 120  
Adopted the 25th Day Of June, 2024**

**File:** OP.21.024  
**Related File:** Z.21.048  
**Location:** 8950 Bathurst Street, Part of Lot 14, Concession 2  
**Applicant:** 8940 Bathurst Street Limited  
**City of Vaughan**

 Lands Subject to  
Amendment No. 120



## Appendix II Existing Land Uses Official Plan Amendment No. 120

**File:** OP.21.024

**Related File:** Z.21.048

**Location:** 8950 Bathurst Street, Part of Lot 14, Concession 2

**Applicant:** 8940 Bathurst Street Limited

**City of Vaughan**



Lands Subject to  
Amendment No. 120