

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 131-2024**

**A By-law to adopt Amendment Number 122 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 122 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. 5 of Report No. 25 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 25, 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 122  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 122 to the Official Plan of the Vaughan Planning Area.

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

DRAFT

## 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 11.10 the Concord GO Centre Secondary Plan policies to permit a building height of 37-storeys and permit a maximum of 1,322 units on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No.122" on Schedule "1" attached hereto:

1. Permit a high-rise mixed-use development with maximum building heights of 37-storeys
2. Permit a maximum unit count of 1,322 units for Phase 1 of Area 1.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Highway 7, municipally known as part of 1890 Highway 7, being Part of Lot 6 and 7, Concession 3, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 122."

## III BASIS

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

1. The Provincial Policy Statement, 2020 ('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 a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates 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 facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS.

2. The Growth Plan for the Greater Golden Horseshoe, 2019, 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 Local Centre, in proximity to higher order transit facilities and a Protected Major Transit Station Area ('PMTSA'). The Growth Plan defines a PMTSA as the area within an approximate 500 to 800 m of higher-order transit. The Subject Lands front onto Highway 7 and are within the Concord BRT Station Bus Rapid Transit ('BRT') Station PMTSA. The Development conforms to the Growth Plan.

3. The York Region Official Plan 2022 ('YROP 2022') designates the Subject Lands 'Community Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the Built Area and Concord BRT Station PMTSA. Regional Centres and PMTSA's 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 the land in close proximity to existing transit facilities.
4. The Subject Lands are located within a "Local Centre" as identified on Schedule 1 – "Urban Structure" Map of Vaughan Official Plan 2010 ('VOP 2010') and are also within "Area Subject to the Concord GO Centre Secondary Plan" on Schedule 13 – "Land Use" of VOP 2010. The Subject Lands are designated "High-Rise Mixed-Use" on Schedule B – "Land Use" of VOP 2010 Volume 2, Concord GO Centre Secondary Plan, Section 11.10.

The Development adds 10-storeys of building height to the three approved mixed-

use towers and an additional 372 dwelling units. The Development represents an intensification of a High-Rise Mixed-Use designation within the Concord GO Centre Secondary Plan – Area 1.

The Concord GO Centre Secondary Plan was approved by York Region in 2015 and includes policies regarding maximum building height and unit count for Area 1.

Since 2015, the planning context has changed. The Subject Lands are now located within PMTSA 55 - Concord BRT Station, a PMTSA with a density target of 160 people and jobs per hectare. YROP 2022 Policy 4.1.3 a) lists PMTSAs as Strategic Growth Areas where intensification will occur. VOP 2010 also includes the PMTSAs on Schedule 1-C. Intensification Areas identified on Schedule 1 – Urban Structure and related policies continue to apply, however, where a PMTSA and a VOP 2010 Intensification Area overlap the higher density target should be used. The Subject Lands are within a Local Centre which is intended to accommodate growth and provide a mix of uses.

In May 2023, Metrolinx released an Initial Business Case (IBC) for a new GO station along the Barrie line in the Concord area between Rutherford GO and Downsview Park GO. The Subject lands are in proximity to a potential GO station site. The Metrolinx IBC considers the Ontario government's Transit-Oriented Communities (TOC) program. TOCs intend to create additional housing, and jobs in proximity to transit. The proposed increase in residential density would support the IBC through potential new GO train users originating from the community.

Bill 131, Transportation for the Future Act, 2023- ('Bill 131') was passed by the legislature and received Royal Assent on December 4, 2023. Schedule 2 of this Bill included the GO Transit Station Funding Act, 2023, which is now in force. The GO Transit Station Funding Act, 2023 will provide a new optional funding tool that will help municipalities to fund the design and construction of new GO stations. This tool will allow municipalities to recoup the costs through a charge on new development within specified areas surrounding those new stations.

The use of the tool, known as the station contribution fee, will only be permitted in municipalities where the Province has determined a new GO station is warranted.

Municipalities will be required to provide a background study and pass a by-law which clearly identifies the area to which the station contribution fee will apply, to be forwarded to the Province for approval. Municipalities given approval to use the station contribution fee will be prescribed in a regulation. The Owner has confirmed that they are willing to participate and contribute to the station contribution fee.

On this basis, the Development conforms to VOP 2010.

5. The statutory Public Hearing was held on April 16, 2024. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 16, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on April 22, 2024, when Vaughan Council approved Official Plan Amendment File OP.24.002 (2678463 Ontario Ltd.(Cortel Group)).
6. On June 3, 2024, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.3.8, as it does not adversely affect Regional planning policies or interests.

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

Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.10 Concord GO Centre Secondary Plan is hereby amended by:

1. Amending Schedule C- Height and Density attached hereto as Schedule 2, thereby providing a new maximum permitted building height of 37-storeys for the Subject Lands.
2. Adding Schedule H – Area subject to OPA #122 attached hereto as Schedule 3
3. Adding the following after Policy 8.7.1 and amending the table of contents respectively:  
“8.8 Site Specific Policies”
4. Adding the following after Policy 8.8:  
“(OPA #122) 8.8.1 The following shall apply to the lands shown as ”Area Subject to OPA 122” on Schedule H:
  - a) The maximum height permitted for the Subject Lands is 37-storeys

b) The maximum number of permitted units is 1,322 units.”

5. Amending the following policies of Section 11.10 Concord GO Centre Secondary Plan as follows:

Policy 3.3.11 b) is amended as follows:

“(OPA 122) The first phase of development shall provide a maximum of 1,322 units and 1860 sq. metres of retail uses.”

Policy 8.3.6 b) is amended as follows:

“(OPA 122) Phase 1 of development shall also include portions of lands fronting onto the north side of Highway 7 within Area 1, as shown on Schedule A. The detailed location and limits of Phase 1 development within Area 1 will be determined through the implementing development applications and Development Concept Report. Within Area 1, the maximum number of residential units permitted in Phase 1 shall be 1,322, and maximum amount of retail floor area shall be 1,860 sq. metres. Development within Area 1 will also be predicated on the provision of the following:

- i. Accesses to the public road system, satisfactory to the City and York Region, in respect of their number, location and design;
- ii. A VivaNext Bus Rapid Transit Stop on Highway 7 to serve development in the Secondary Plan area; and,
- iii. Transportation Demand Measures, through the development approvals process, designed to support transit use.”

## V IMPLEMENTATION

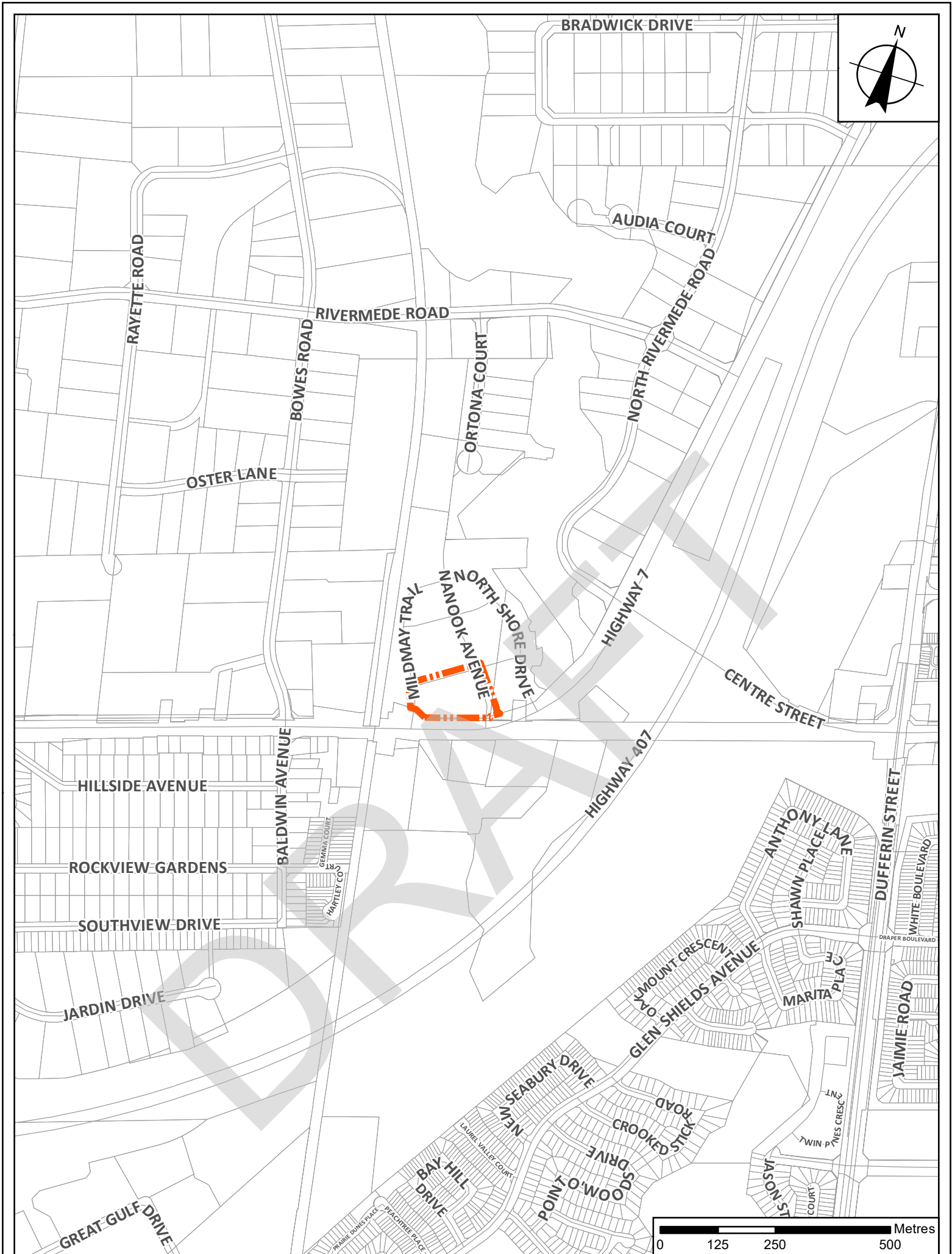
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88 and Zoning By-law 001-2021, and Site Development Approval, pursuant to the *Planning Act*.

## 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.

DRAFT





**This is Schedule '1'**  
**To Official Plan Amendment No. 122**  
**Adopted the 25th Day Of June, 2024**

**File:** OP.24.002

**Related File:** Z.24.006

**Location:** 1890 Highway 7

Part of Lots 6 and 7, Concession 3

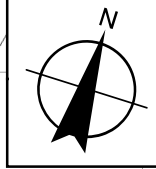
**Applicant:** 2678463 Ontario Ltd. (Cortel Group)

**City of Vaughan**



Lands Subject to  
Amendment No. 122

# Concord GO Centre Secondary Plan Schedule C - Height and Density



This is Schedule '2'  
To Official Plan Amendment No. 122  
Adopted the 25th Day Of June, 2024

**File:** OP.24.002

**Related File:** Z.24.006

**Location:** 1890 Highway 7

Part of Lots 6 and 7, Concession 3

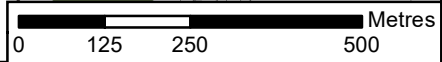
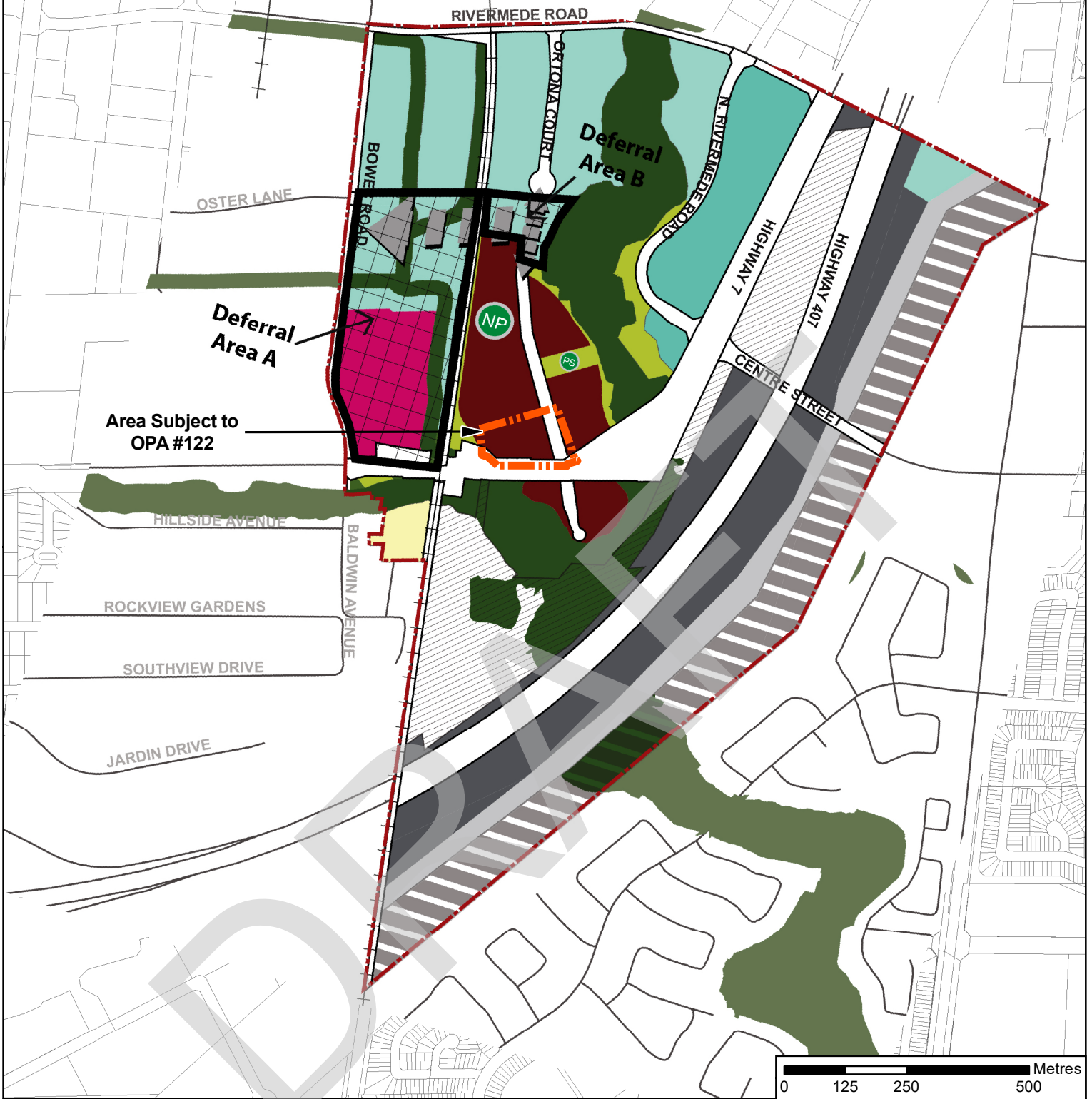
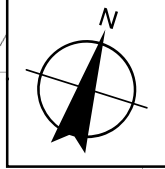
**Applicant:** 2678463 Ontario Ltd. (Cortel Group)

**City of Vaughan**



Lands Subject to  
Amendment No. 122

Concord GO Centre Secondary Plan  
**Schedule H - OPA #122**



Concord GO Centre Boundary	General Employment	Inter-Urban Transit (Refer to Policy 3.4)
Low-Rise Mixed Use	Prestige Employment	Road and Buffer Area
High-Rise Mixed Use	Open Space	Utility
Employment Commercial Mixed-Use	Natural Areas (Subject to Change)	Electric Power Facility
See York Region Notice of Decision, May 8, 2015	Neighbourhood Park	Proposed New Road Link (Conceptual)
	Public Square	

**This is Schedule '3'**  
**To Official Plan Amendment No. 122**  
**Adopted the 25th Day Of June, 2024**

**File:** OP.24.002  
**Related File:** Z.24.006  
**Location:** 1890 Highway 7  
 Part of Lots 6 and 7, Concession 3  
**Applicant:** 2678463 Ontario Ltd. (Cortel Group)  
**City of Vaughan**

**Lands Subject to Amendment No. 122**

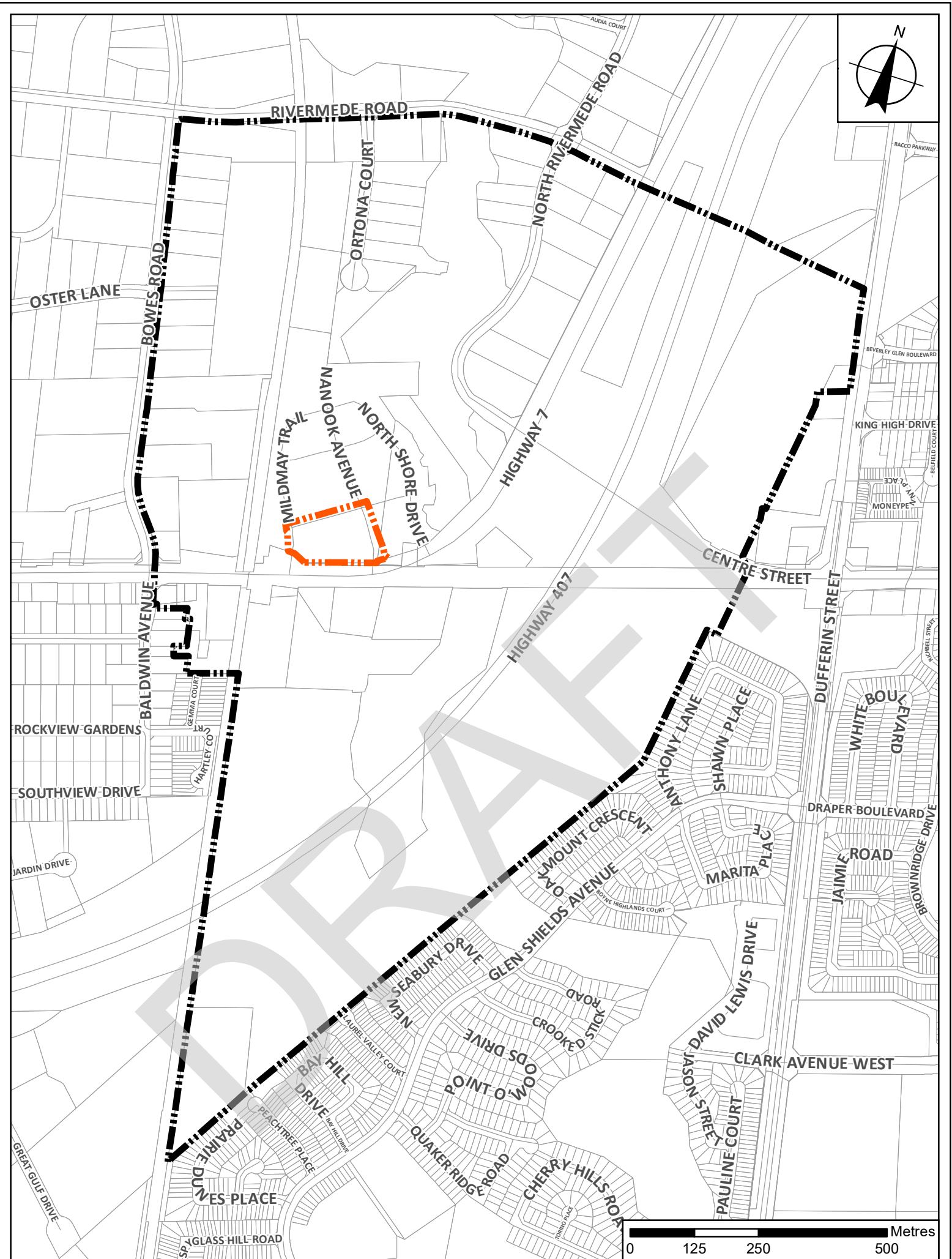
## APPENDIX I

The Subject Lands are located on the north side of Highway 7, and are municipally known as part of 1890 Highway 7, Part of Lot 6 and 7, Concession 3, in the City of Vaughan.

The purpose of this Amendment is to increase the maximum permitted building height to 37-storeys and maximum permitted number of units to 1,322 units.

On June 25, 2024, Vaughan Council ratified the June 18, 2024 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.24.002 (2678463 Ontario Ltd. (Cortel Group)) as follows (in part):

- “1 THAT Official Plan Amendment File OP.24.002 (2678463 Ontario Ltd. (Cortel Group)) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Section 11.10 Concord GO Centre Secondary Plan, for the subject lands shown on Attachment 1 to increase the maximum permitted building height from 27-storeys to 37-storeys, and the maximum permitted number of residential units for Area 1 from 950 to 1,322 units.
2. THAT Zoning By-law Amendment File Z.24.006 (2678463 Ontario Ltd. (Cortel Group)) BE APPROVED, for the subject lands shown on Attachment 2, to amend the site-specific exceptions 9(1497) and 14.1114 in By-laws 1-88 and 001-2021, to permit an increase in the maximum permitted building height from 27-storeys to 37-storeys, an increase in the maximum permitted number of residential units from 950 to 1,322 units, and an amendment to the Phase 2 Holding Conditions to permit a temporary public amenity space within the Phase 2 lands, together with the site-specific zoning exceptions identified in Attachments 8 and 9 of this report.
3. THAT modifications to Council approved Draft Plan of Subdivision File 19T-16V009 (2678463 Ontario Ltd. (Cortel Group)) BE APPROVED, as shown on Attachment 7, to permit modifications to Phase 1 and Phase 2 of a mixed-use Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 10.
4. THAT modifications to Council approved Site Development Application File DA.19.016 (2678463 Ontario Ltd. (Cortel Group)) BE APPROVED, as shown on Attachments 2 to 5, to reflect a building height of 37-storeys and unit count of 1,322 units, subject to the conditions of approval in Attachment 11.
5. THAT Site Development File DA.19.016 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for an additional 372 residential apartment units (822 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance with 36 months.”



## Appendix II

**File:** OP.24.002


**Related File:** Z.24.006


**Location:** 1890 Highway 7

Part of Lots 6 and 7, Concession 3

**Applicant:** 2678463 Ontario Ltd. (Cortel Group)

**City of Vaughan**

 Lands Subject to Amendment No. 122

 Concord GO Centre Secondary Plan