

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 244-2024**

**A By-law to adopt Amendment Number 129 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 129 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2” 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 17<sup>th</sup> day of December, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 41 of the Committee of the Whole.  
Report adopted by Vaughan City Council on December 17, 2024.  
City Council voted in favour of this by-law on December 17, 2024.  
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**

**AMENDMENT NUMBER 129**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 129 to the Official Plan of the Vaughan Planning Area.

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

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## 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 11.4 Highway 400 North Employment Lands Secondary Plan Policies (the 'Amendment') on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 129" on Schedule "1" attached hereto:

1. Redesignate a portion of the Subject Lands fronting Weston Road from "Mixed Use Area – Employment/Commercial" to "Prestige Areas – Office/Business Campus",
2. Redesignate a portion of the Subject Lands fronting Weston Road from "Prestige Areas – Office/Business Campus" to "Mixed Use Area – Employment/Commercial",
3. Permit drive-through facilities within the "Employment Area Activity Centre" designation, and
4. Permit a stand-alone warehouse operation, banquet hall, place of entertainment, and take-out restaurant within the "Prestige Areas – Office/Business Campus" designation.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on 11421 and 11455 Weston Road on the south side of Kirby Road, east side of Weston Road, being Part of Lot 30, Concession 5, Parts 1, 2, 5, 7, and 8, 65R-39552, Part 1, 65R-39806, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 129."

### III BASIS

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

1. The Provincial Planning Statement, 2024 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides direction for appropriate development while ensuring that public health and safety, and the quality of the natural and built environments are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:
  - a) Efficiently use land, resources, infrastructure, and public service facilities
  - b) Are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
  - c) Promotes environmental health by protecting the long-term ecological function of natural heritage features and areas

In consideration of the above, the Amendment is consistent with the PPS.

2. The Greenbelt Plan, 2017 (the 'Greenbelt Plan') is intended to identify where urbanization should not occur, to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape. Portions of the Subject Lands are identified as Protected Countryside and Natural Heritage System within the Greenbelt Plan. The Master Environmental Servicing Plan identified the following within the Block 34 W area: valley lands, permanent and intermittent streams, woodlands and wetlands, seepage areas and springs, fish habitat and potential significant wildlife habitat associated with the East Purpleville Creek. The employment and commercial/employment blocks where development is proposed is outside the Greenbelt Plan area. A portion of the lands within the Greenbelt Plan area will

contain a portion of a stormwater management pond, but said pond is outside of any natural heritage feature and/or its vegetative protection zone/buffer. The balance of Greenbelt Plan area is proposed to remain in a natural state and be dedicated to the City. The Amendment conforms to the Greenbelt Plan.

3. The York Region Official Plan 2022 ('YROP 2022') guides economic, environmental, and community building decisions across York Region. The YROP 2022 designates the Subject Lands as "Urban Area" and "Regional Greenlands System" on Map 1 - Regional Structure. The Regional Greenlands System corresponds with the Greenbelt Plan area. The Urban Area designation permits a range of commercial, employment and institutional uses, subject to additional policy criteria.

The Amendment supports the YROP 2022 policies to provide for the development of land within the urban boundary to accommodate the employment, goods and service needs of a growing population.

4. The Vaughan Official Plan ('VOP 2010') is intended to guide planning for intensification, transit-supportive development, urban growth and complete communities in the City of Vaughan. The Subject Lands are designated "Prestige Areas – Office/Business Campus", "Mixed Use Area – Employment/Commercial", and "Greenbelt Natural System Area" in Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan, Schedule 2D in VOP 2010.

The proposed development is part of the comprehensive development of the commercial and employment uses within Block 34 West. The proposed development provides for a development form that is sensitive to and compatible with the character, and planned function of the Block 34 West while recognizing property boundaries and internal road networks. VOP 2010 also encourages the public ownership of major open spaces and natural features. The open space block containing the natural heritage features and the appropriate vegetation protection zones will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area.

In consideration of the above, the proposed amendments are appropriate and

supported by the policies of VOP 2010.

5. The Statutory Public Meeting was held on February 28, 2023. The recommendation of the Committee of the Whole to receive the Public Meeting report of February 28, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on December 17, 2024, when Vaughan Council approved Official Plan Amendment File OP.22.020, (Western Point Builders Inc.).

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

VOP 2010, Volume 2, Section 11.4 Highway 400 North Employment Lands Secondary Plan, is hereby amended by:

1. Amending Schedule 2D to Section 11.4 Highway 400 North Employment Lands Secondary Plan of VOP 2010 by redesignating a portion of the Subject Lands identified on Schedule “2” to this amendment, attached hereto, from “Prestige Areas – Office/Business Campus” to “Mixed Use Area – Employment/Commercial”;
2. Amending Schedule 2D to Section 11.4 Highway 400 North Employment Lands Secondary Plan of VOP 2010 by redesignating a portion of the Subject Lands identified on Schedule “2” to this amendment, attached hereto, from “Mixed Use Area – Employment/Commercial” to “Prestige Areas – Office/Business Campus”;  
and
3. Adding the following policies to Section 11.4 Highway 400 North Employment Lands for the Subject Lands identified in Schedule “1”, to be renumbered in sequential order:

“11.4.4 Site Specific Policies

(OPA #129) 11.4.4.1 The following policies shall apply to the lands known as 11421 and 11455 Weston Road as identified on Schedule 2D as See Section 11.4.4.1:

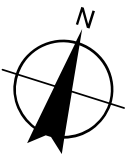
- a. Notwithstanding Policy 11.4.2.1 k), a stand-alone warehouse operation, banquet hall, place of entertainment, and take-out restaurant are permitted within the Prestige Areas – Office/Business Campus designation.
- b. Notwithstanding Policy 11.4.2.1 m), drive-through facilities are permitted within the Employment Area Activity Centre designation.”

## 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

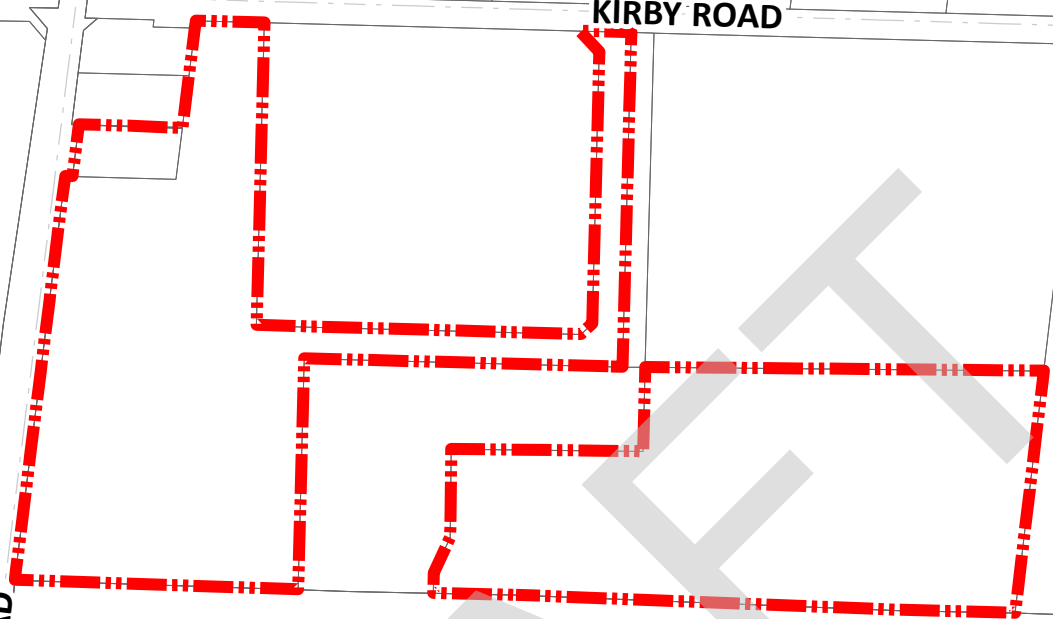
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



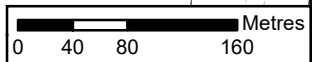
WESTON ROAD

KIRBY ROAD

HIGHWAY 400



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This is Schedule '1'  
To Official Plan Amendment No. 129  
Adopted the 17th Day Of December, 2024

**File:** OP.22.020

**Related Files:** Z.22.041, 19T-22V015

**Location:** 11421 and 11455 Weston Road,  
Part of Lot 30, Concession 5,  
Parts 1, 2, 5, 7, 8, 65R-39522, Part 1, 65R-39806

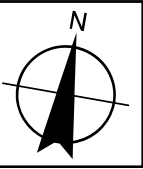
**Applicant:** Western Point Builders Inc.

**City of Vaughan**










Lands Subject to  
Amendment No. 129

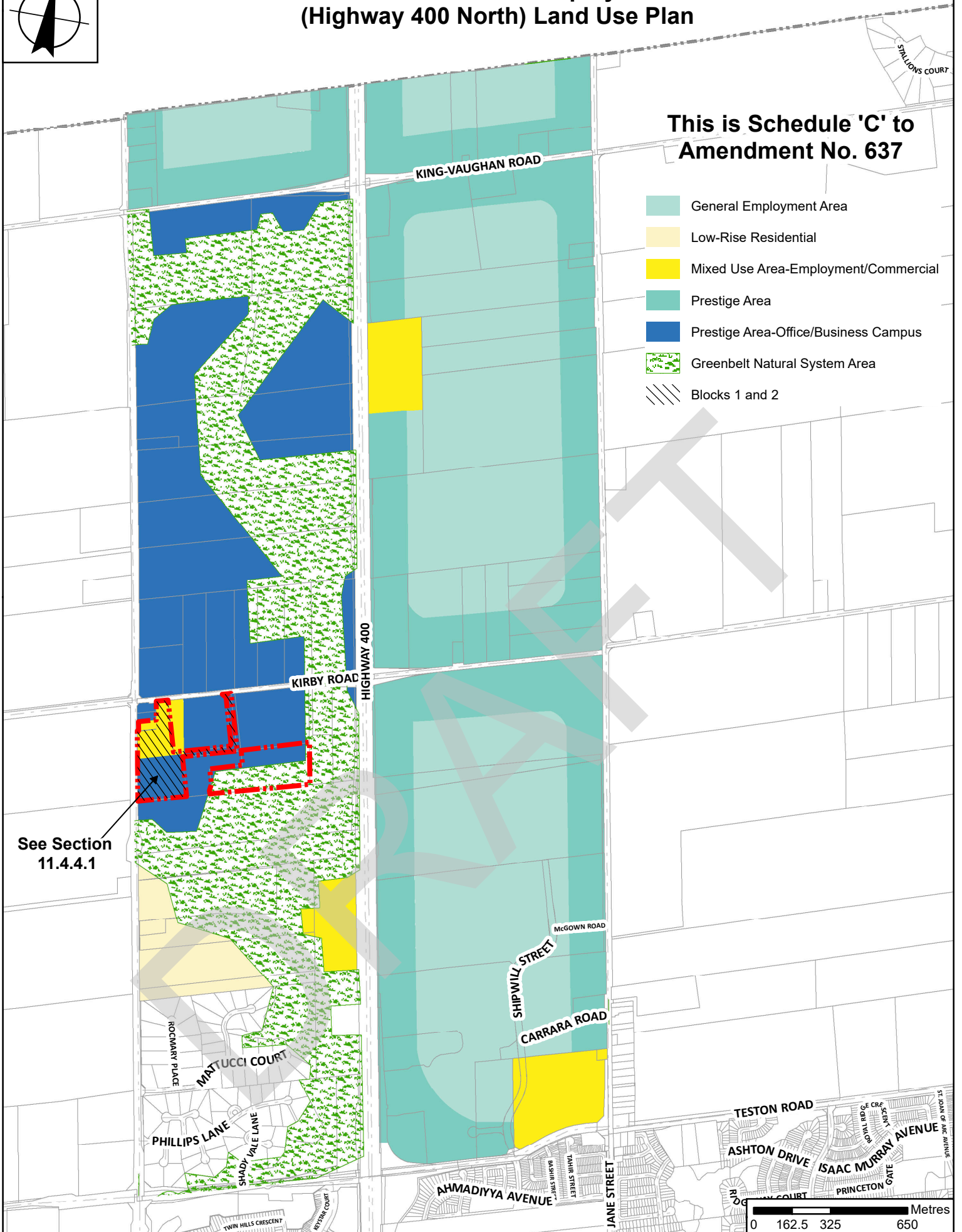




# Schedule 2D to OPA 450 Employment Area (Highway 400 North) Land Use Plan

This is Schedule 'C' to  
Amendment No. 637

-  General Employment Area
-  Low-Rise Residential
-  Mixed Use Area-Employment/Commercial
-  Prestige Area
-  Prestige Area-Office/Business Campus
-  Greenbelt Natural System Area
-  Blocks 1 and 2



See Section  
11.4.4.1

## This is Schedule '2' To Official Plan Amendment No. 129 Adopted the 17th Day Of December, 2024


**File:** OP.22.020

**Related Files:** Z.22.041, 19T-22V015

**Location:** 11421 and 11455 Weston Road,  
Part of Lot 30, Concession 5,  
Parts 1, 2, 5, 7, 8, 65R-39552, Part 1, 65R-39806

**Applicant:** Western Point Builders Inc.

**City of Vaughan**

 Lands Subject to  
Amendment No. 129

## APPENDIX I

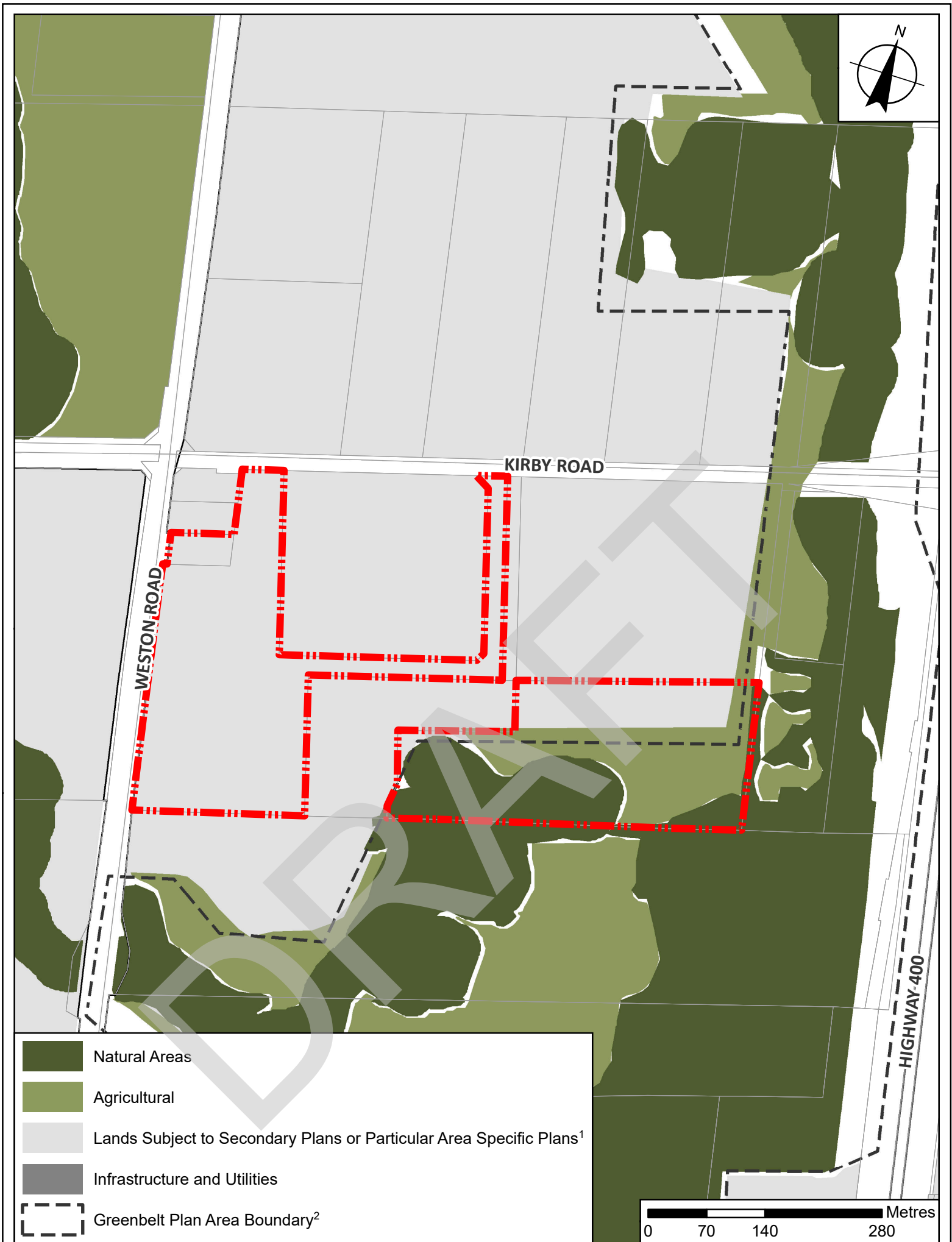
The Subject Lands are located at 11421 and 11455 Weston Road on the east side of Weston Road, south of Kirby Road, legally identified as Part of Lot 30, Concession 5, Parts 1, 2, 5, 7, and 8, 65R-39552, Part 1, 65R-39806, in the City of Vaughan.

The purpose of this Amendment is to permit the proposed development to be connected by a proposed street (Street 'A'):

- a) Block 1 - A mixed-use employment/commercial block (2.35 ha)
- b) Block 2 - An employment block (3.25 ha)
- c) Block 3 - A stormwater management block (3.02 ha)
- d) Block 4 - An open space block (3.42 ha)
- e) Blocks 5-7 – Road Widening (0.32 ha)
- f) Blocks 8-10 – 0.3 m reserves (0.01 ha)
- g) Street 'A' – public street (1.40 ha)

On December 17, 2024, Vaughan Council ratified the December 3, 2024, recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.22.020 (Western Point Builders Inc.) as follows (in part):

- “1. THAT Official Plan Amendment File OP.22.020 (Western Point Builders Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, 11.4 - Highway 400 North Employment Lands Secondary Plan, for the subject lands shown on Attachment 1 to:
  - a. Redesignate a portion of the Subject Lands fronting Weston Road from “Prestige Areas – Office/Business Campus” to “Mixed Use Area – Employment/Commercial”,
  - b. Redesignate a portion of the Subject Lands fronting Weston Road from “Mixed Use Area – Employment/Commercial” to “Prestige Areas – Office/Business Campus”,
  - c. Permit drive-through facilities within the “Employment Area Activity Centre” designation; and
  - d. Permit a stand-alone warehouse operation, banquet hall, place of entertainment, and take-out restaurant within the “Prestige Areas – Office/Business Campus” designation.”



## Appendix II Existing Land Uses Official Plan Amendment No. 129

**File:** OP.22.020

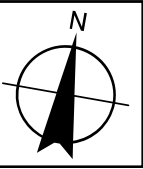
**Related Files:** Z.22.041, 19T-22V015

**Location:** 11421 and 11455 Weston Road,  
Part of Lot 30, Concession 5,  
Parts 1, 2, 5, 7, 8, 65R-39552, Part 1, 65R-39806

**Applicant:** Western Point Builders Inc.







**City of Vaughan**

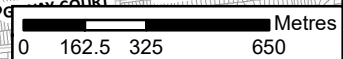
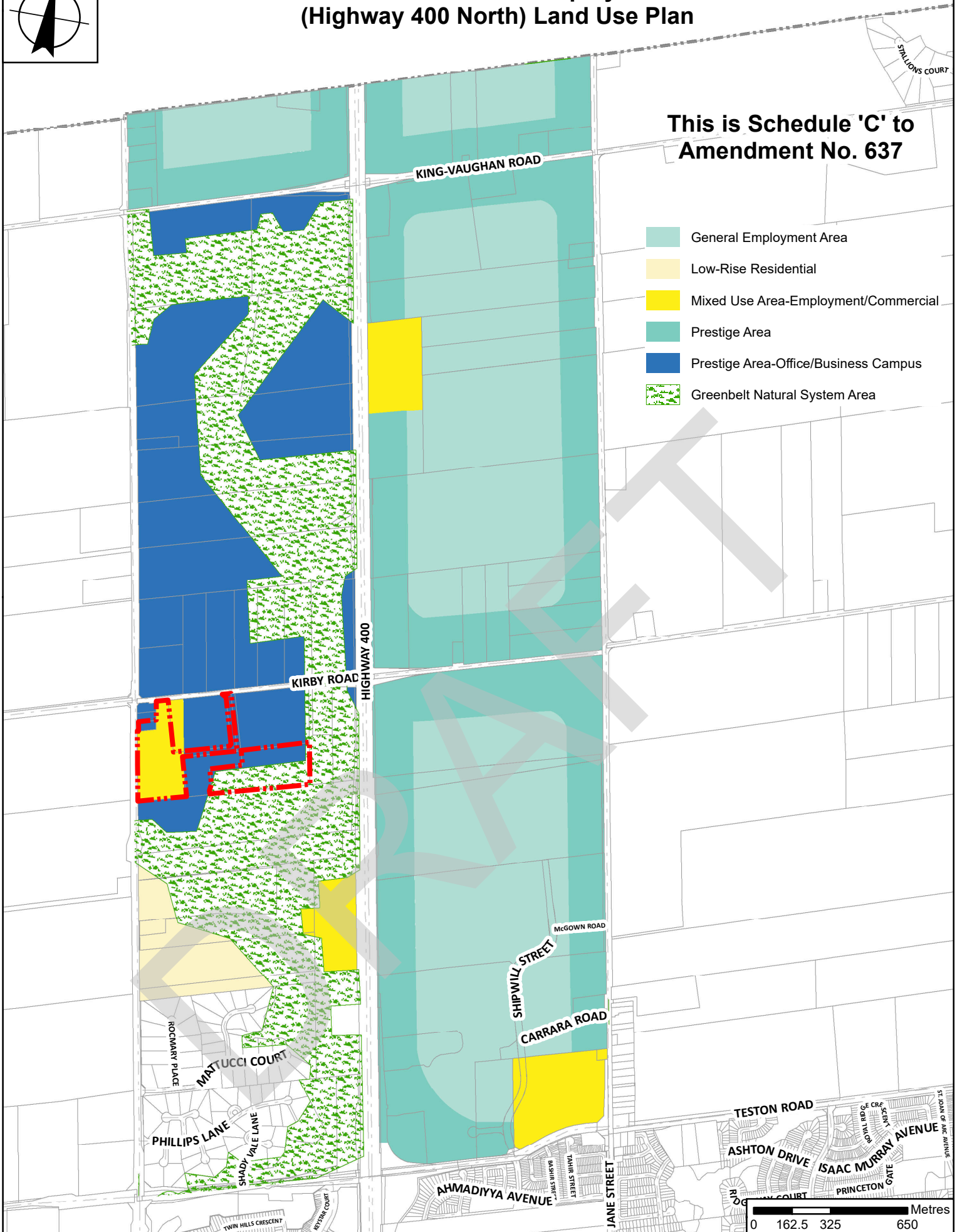
 Lands Subject to  
Amendment No. 129



# Schedule 2D to OPA 450 Employment Area (Highway 400 North) Land Use Plan

This is Schedule 'C' to  
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-  General Employment Area
-  Low-Rise Residential
-  Mixed Use Area-Employment/Commercial
-  Prestige Area
-  Prestige Area-Office/Business Campus
-  Greenbelt Natural System Area



## Appendix III Existing Land Uses Official Plan Amendment No. 129


**File:** OP.22.020

**Related Files:** Z.22.041, 19T-22V015

**Location:** 11421 and 11455 Weston Road,  
Part of Lot 30, Concession 5,  
Parts 1, 2, 5, 7, 8, 65R-39552, Part 1, 65R-39806

**Applicant:** Western Point Builders Inc.

**City of Vaughan**

 Lands Subject to  
Amendment No. 129