

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 097-2025

A By-law to adopt Amendment Number 134 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 134 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 23rd day of April, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 13 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 23, 2025.
City Council voted in favour of this by-law on April 23, 2025.
Approved by Mayoral Decision MDC 006-2025 dated April 23, 2025.
Effective Date of By-Law: April 23, 2025

AMENDMENT NUMBER 134
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 134 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') (the 'Amendment') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.11, Policy 4.1.2.5 – "Site Specific Policies", Schedule 2 – "Land Use Plan", and Schedule 4 – "Building Height Maximums".

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 134" on Schedules "1", "2" and "3" attached hereto:

1. Redesignate the Subject Lands from Low-Rise Mixed-Use to Mid-Rise Residential; and
2. Permit a maximum building height of 7 storeys (24.8 metres).

The Amendment would facilitate the development of a mid-rise residential apartment building at 239, 245 and 251 Woodbridge Avenue (the 'Development').

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Woodbridge Avenue and west of Kipling Avenue, municipally known as 239, 245 and 251 Woodbridge Avenue being Part of Lot 7, Concession 7, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 134."

III BASIS

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

1. The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to Section 3 of the *Planning Act* that came into effect on October 20, 2024. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all

Ontarians. The PPS 2024 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. The Subject Lands are within a Settlement Area and Strategic Growth Area, where growth and development shall be focused. The Amendment facilitates a compact urban form within the City's Settlement Area and a Strategic Growth Area, which utilizes existing municipal infrastructure and has access to public service facilities. The Amendment also contributes to the provision of a range and mix of housing options within the area, and results in a net increase of residential units on the Subject Lands. The Amendment is consistent with the PPS 2024.

2. The York Region Official Plan 2022 ('YROP 2022') sets the direction for growth and development and focuses on sustainability, protection of the natural environment, economic growth and success while working to meet the needs of and deliver important human services to residents. The YROP 2022 designates the Subject Lands "Urban Area" on Map 1 – "Regional Structure" and "Community Area" on Map 1A – "Land Use Designations". Section 4.2 indicates that the Community Area designation is where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human services needs will be located, and shall contain a wide range and mix of housing types, sizes and tenures.

The Amendment provides for a denser development on the Subject Lands while diversifying the housing types within the area. The Amendment conforms to the YROP 2022.

3. The Subject Lands are located within "Local Centres" on Schedule 1 – "Urban Structure" of VOP 2010 and are designated Low-Rise Mixed-Use on "Land Use Plan" of the Woodbridge Centre Secondary Plan ('WCSP'). The Low-Rise Mixed-Use designation permits multi-unit mixed-use buildings requiring integrated commercial and residential buildings with the commercial uses located at grade level.

The Amendment is appropriate for the following reasons:

- The Development has been revised to a stand-alone residential development to address public concerns with retail-at-grade, and to provide a welcoming lobby space for future residents and visitors that is at-grade with Woodbridge Avenue.
 - The 7-storey mid-rise residential apartment building with a maximum height of 24.8 metres is in keeping with existing and planned development in the surrounding community.
 - The Development is appropriate for the Subject Lands and is compatible with the existing and planned land uses.
4. The statutory Public Hearing was held on November 1, 2023. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 1, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 14, 2023. Vaughan Council on April 23, 2025 ratified the April 1, 2025 Committee of the Whole recommendation to approve Official Plan Amendment File OP.23.012 (2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Schedule 2 “Land Use Plan” of Volume 2, Section 11.11 of VOP 2010 by redesignating the Subject Lands, identified as Schedule “2” hereto, from Low-Rise Mixed-Use to Mid-Rise Residential;
2. Amending Schedule 4 “Building Height Maximums” of Volume 2, Section 11.11 of VOP 2010, as identified on Schedule “3” hereto, to identify a maximum Building Height of 7-storeys for the Subject Lands; whereas a maximum Building Height of 4-6 storeys is permitted; and
3. Amending Volume 2, Section 11.11 of VOP 2010, Policy 4.1.2.5 – “Site-Specific Policies” by adding the following policy, to be renumbered in sequential order:
“(OPA #134) f. 239, 245 and 251 Woodbridge Avenue designated Mid-

Rise Residential:

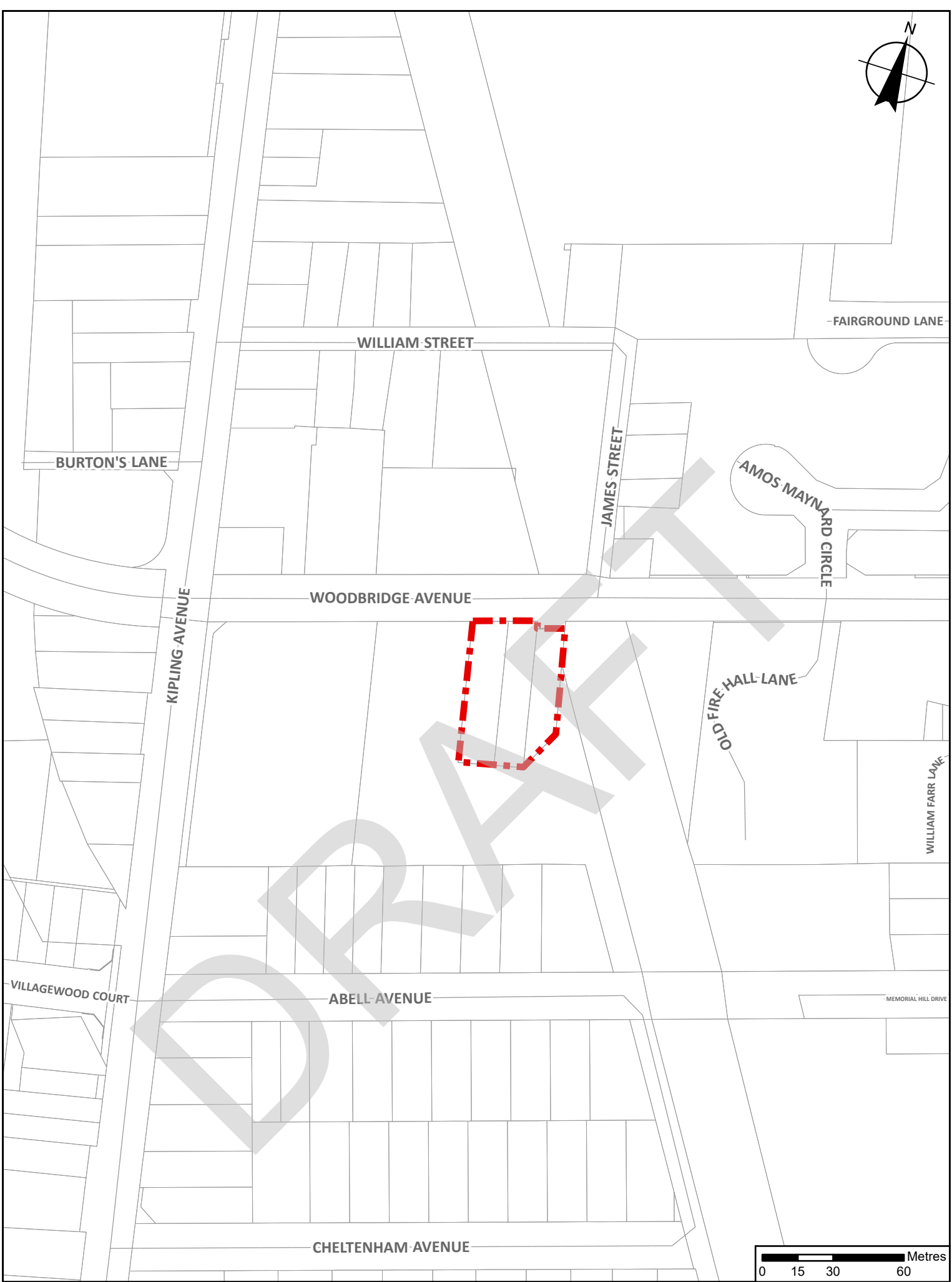
- i. Notwithstanding Section 4.1.2.3.a, a maximum building height of 7-storeys (24.8 metres) shall be permitted.

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 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.

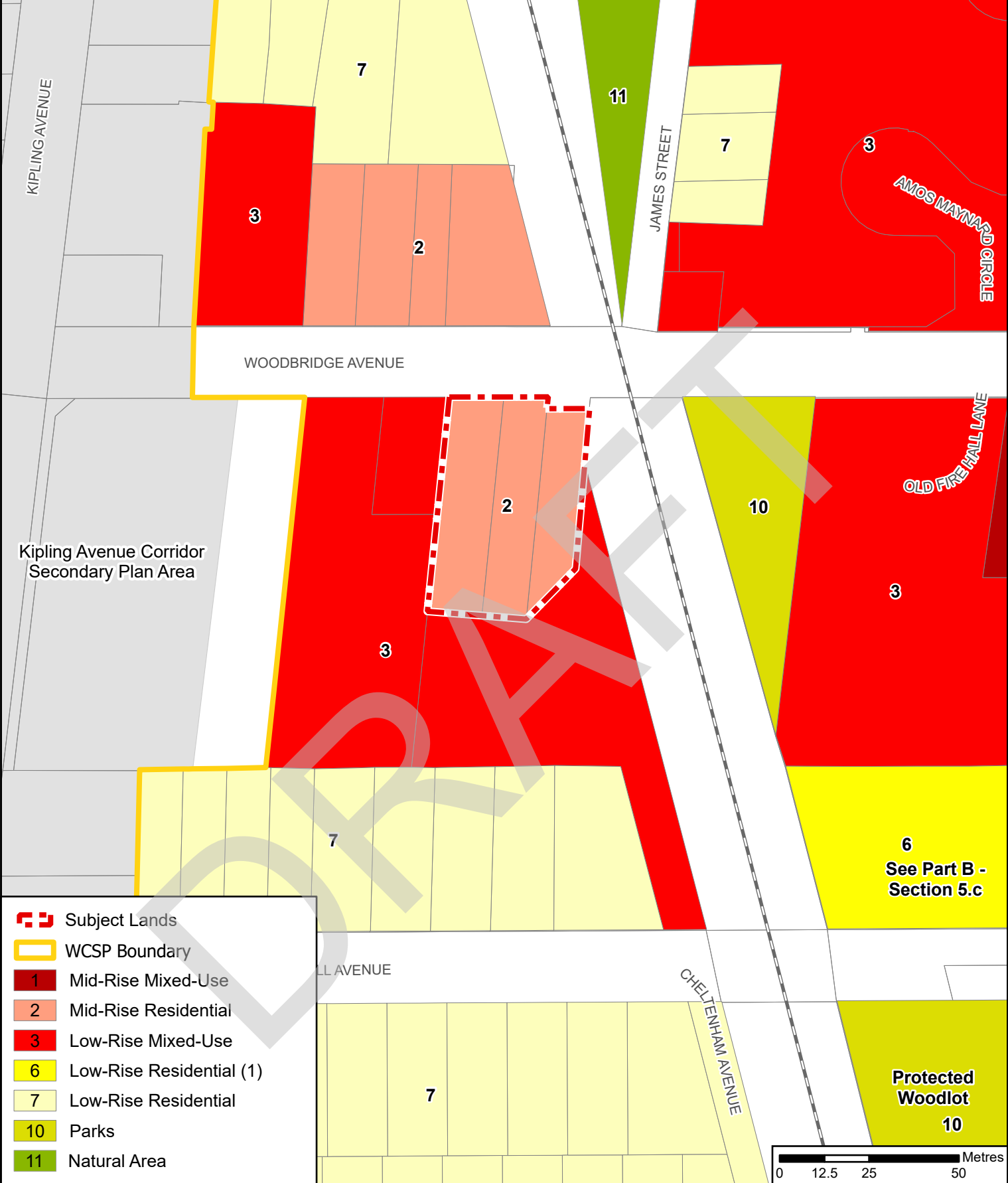


This is Schedule '1'
To Official Plan Amendment No.134 Adopted
the 23rd Day of April, 2025

File: OP.23.012
Related File: Z.22.011
Location: Part of Lot 7, Concession 7
Applicant: 2103604 Ontario Limited
C/O Hardrock Group of Companies
City of Vaughan

 Lands Subject to
Amendment No.134

239, 245 and 251 Woodbridge Avenue
This is Part of Schedule 2 -
Land Use Plan of Woodbridge Centre Secondary Plan
To Vaughan Official Plan 2010, Volume 2



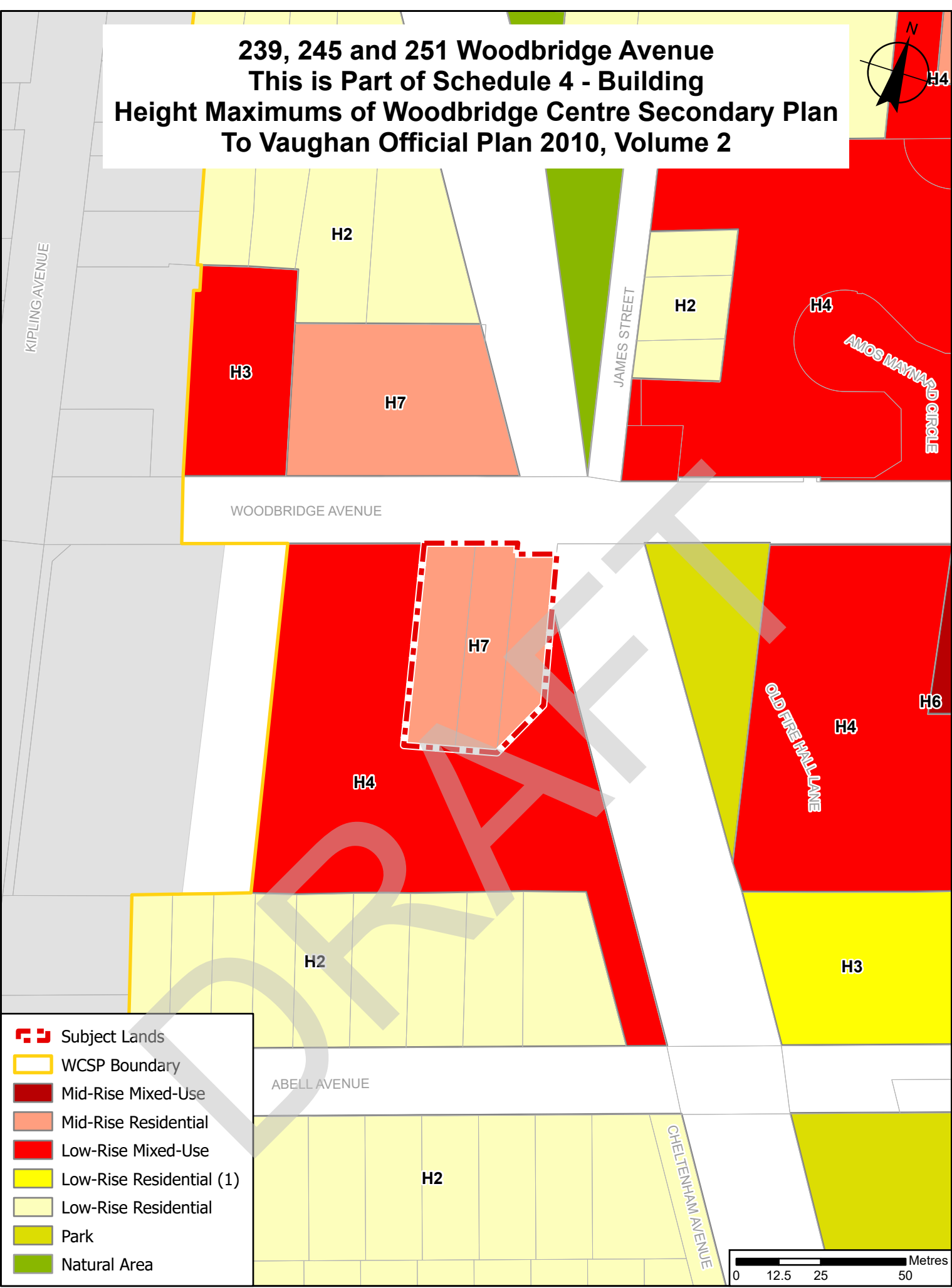
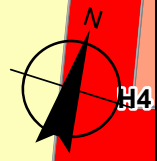
- Subject Lands
- WCSP Boundary
- 1 Mid-Rise Mixed-Use
- 2 Mid-Rise Residential
- 3 Low-Rise Mixed-Use
- 6 Low-Rise Residential (1)
- 7 Low-Rise Residential
- 10 Parks
- 11 Natural Area

This is Schedule '2'
To Official Plan Amendment No.134 Adopted
the 23rd Day of April, 2025

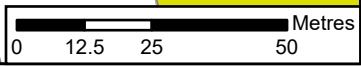
File: OP.23.012
Related File: Z.22.011
Location: Part of Lot 7, Concession 7
Applicant: 2103604 Ontario Limited C/O
Hardrock Group of Companies
City of Vaughan

Lands Subject to
Amendment No.134

239, 245 and 251 Woodbridge Avenue
This is Part of Schedule 4 - Building
Height Maximums of Woodbridge Centre Secondary Plan
To Vaughan Official Plan 2010, Volume 2



- Subject Lands
- WCSP Boundary
- Mid-Rise Mixed-Use
- Mid-Rise Residential
- Low-Rise Mixed-Use
- Low-Rise Residential (1)
- Low-Rise Residential
- Park
- Natural Area



This is Schedule '3'
To Official Plan Amendment No.134 Adopted
the 23rd Day of April, 2025

File: OP.23.012
Related File: Z.22.011
Location: Part of Lot 7, Concession 7
Applicant: 2103604 Ontario Limited C/O
Hardrock Group of Companies
City of Vaughan

Lands Subject to
Amendment No.134

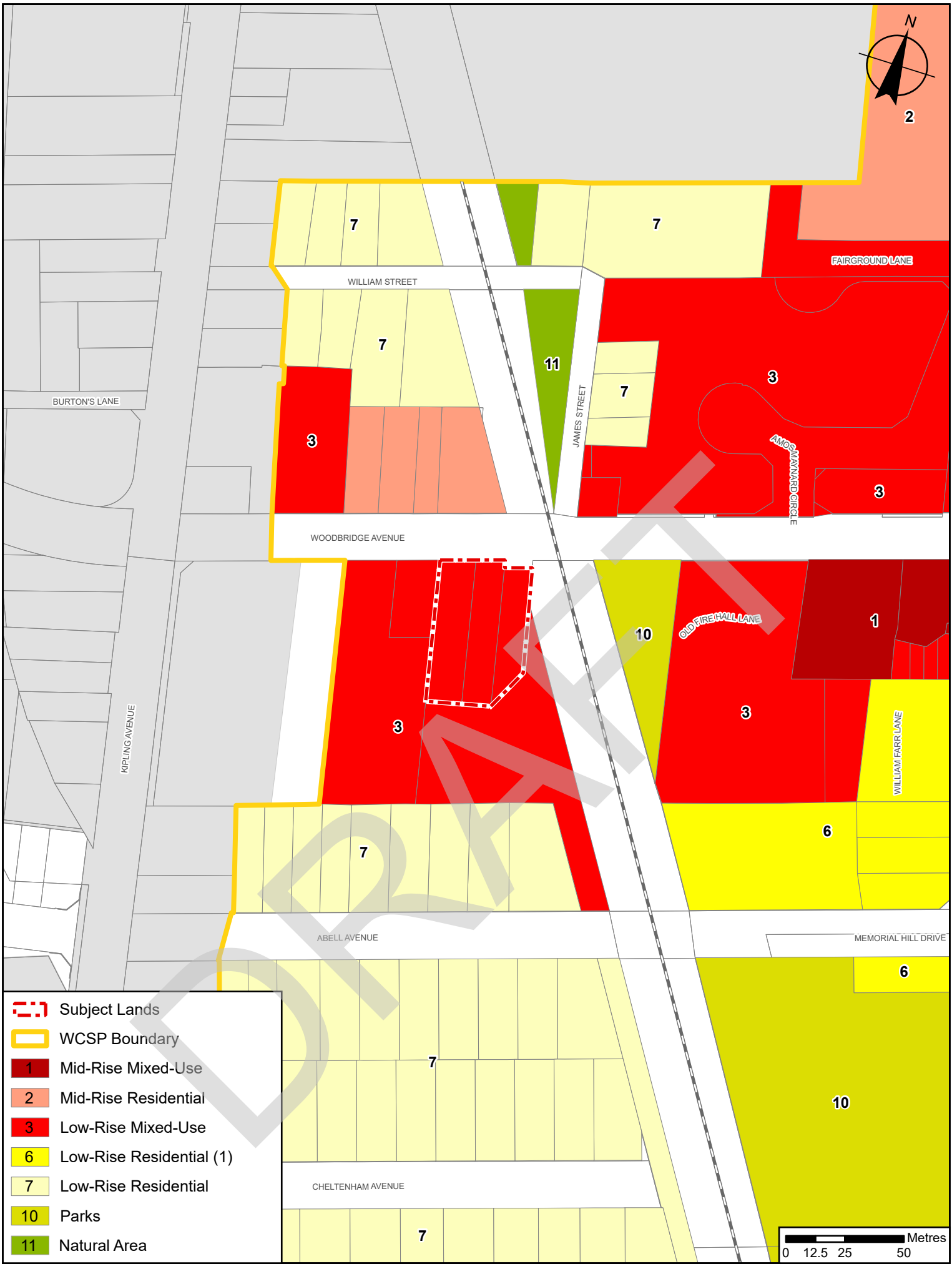
APPENDIX I

The Subject Lands subject to this Amendment are located on the south side of Woodbridge Avenue, east of Kipling Avenue, municipally known as 239, 245 and 251 Woodbridge Avenue being Part of Lot 7, Concession 7 in the City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands from Low-Rise Mixed-Use to Mid-Rise Residential, and to permit a maximum building height of 7-storeys (24.8 metres).

On April 23, 2025, Vaughan Council ratified the April 1, 2025 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.23.012 (2103604 Ontario Limited c/o Hardrock Group of Companies) as follows:

- “1. THAT Official Plan Amendment File OP.23.012 (2103604 Ontario Limited c/o Hardrock Group of Companies) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 – 11.11 Woodbridge Centre Secondary Plan (‘WCSP’), for the subject lands shown on Attachment 1 to:
 - a. Redesignate the subject lands from “Low-Rise Mixed-Use” to “Mid-Rise Residential”; and
 - b. Increase the maximum permitted building height from 4 to 6 storeys (13 to 19 m) to 7-storeys (24.8 m).”



Appendix II

Existing Land Uses

Official Plan Amendment No.134


File: OP.23.012

Related File: Z.22.011

Location: Part of Lot 7, Concession 7

Applicant: 2103604 Ontario Limited C/O
Hardrock Group of Companies

City of Vaughan

 Lands Subject to
Amendment No.134