

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 125-2025

A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 136, as effected by the Ontario Land Tribunal.

WHEREAS an application for official plan amendment was filed with respect to the lands at 80 Glen Shields Avenue to permit a five-storey and six-storey mixed residential and commercial building that is connected by a shared podium;

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-23-000324 and the Tribunal made an order with respect to the appeal;

NOW THEREFORE the Ontario Land Tribunal **ORDERS AS FOLLOWS:**

1. THAT the Amendment Number 136 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, as approved by the Ontario Land Tribunal Order dated May 13, 2025 (OLT Case No. OLT-23-000324), as attached hereto as Attachment “1”, and is effective on May 13, 2025, and is hereby designated as By-Law Number 125-2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by the Decision of the Ontario Land Tribunal
Issued May 13, 2025, Case No. OLT-23-000324
Effective Date of By-Law: May 27, 2025

Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
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l'aménagement du territoire**

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ISSUE DATE: May 13, 2025

CASE NO.: OLT-23-000324

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:
Subject:

1494096 Ontario Inc.
Request to amend the Official Plan – Failure to
adopt the requested amendment

Description:

To facilitate a redesignation of the current Low-Rise
Mixed-Use to build mixed-use mid-rise buildings
comprising of a 9-storey tower and a 7-storey tower
OP.21.030

Reference Number:
Property Address:
Municipality/Upper Tier:
OLT Case No.:
OLT Lead Case No.:
OLT Case Name:

80 Glen Shields Avenue
Vaughan/York
OLT-23-000324
OLT-23-000324
1494096 Ontario Inc. v. City of Vaughan

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:
Subject:

1494096 Ontario Inc.
Application to amend the Zoning By-law – Refusal or
neglect to make a decision

Description:

To facilitate a redesignation of the current Low-Rise
Mixed-Use to build mixed-use mid-rise buildings
comprising of a 9-storey tower and a 7-storey tower
Z.21.058

Reference Number:
Property Address:
Municipality/Upper Tier:
OLT Case No.:
OLT Lead Case No.:

80 Glen Shields Avenue
Vaughan/York
OLT-23-000325
OLT-23-000324

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:

1494096 Ontario Inc.

Subject:	Site Plan
Description:	To facilitate a redesignation of the current Low-Rise Mixed-Use to build mixed-use mid-rise buildings comprising of a 9-storey tower and a 7-storey tower
Reference Number:	DA.21.072
Property Address:	80 Glen Shields Avenue
Municipality/Upper Tier:	Vaughan/York
OLT Case No.:	OLT-23-000326
OLT Lead Case No.:	OLT-23-000324

BEFORE:

S. COOKE)	Monday, the 12 th
VICE-CHAIR)	
)	day of May, 2025

THESE MATTERS in respect of the lands at 80 Glen Shields Avenue in the City of Vaughan, having come for a public hearing on March 25, 2024 before the Ontario Land Tribunal (the “**Tribunal**”);

THE TRIBUNAL having issued an interim Order on October 18, 2024, that the appeals under subsections 22(7) and 34(11) of the *Planning Act* are allowed, in part, and that the Tribunal’s final Order is withheld until the City of Vaughan and the Applicant notified the Tribunal and parties that the following conditions have been satisfied:

- a. The Tribunal has received and approved the Official Plan Amendment and Zoning By-law Amendment instruments in a final form, confirmed to be satisfactory to the City of Vaughan’s Deputy City Manager, Planning and Growth Management;
- b. The Tribunal is advised that the following updated reports have been submitted to the City and are to the satisfaction of the Deputy City Manager, Planning and Growth Management and the Deputy City manager, Infrastructure Development, as appropriate:
 - i. Planning Justification Report;

- ii. Architectural Package including Site Plan Statistics;
- iii. Tree Inventory and Preservation Report;
- iv. Sustainability Metrics Performance;
- v. Civil Engineering Drawings;
- vi. Functional Servicing and Stormwater Management Report;
- vii. Noise and Vibration Impact Study;
- viii. Hydrogeological Assessment;
- ix. Geotechnical Engineering Report;
- x. Traffic Impact Study;
- xi. Site Screening Questionnaire and Environmental Certification;
- xii. Phase One Environmental Site Assessment;
- xiii. Cost estimate for City assets within the park that will be affected by the proposed development; and
- xiv. Appellant has agreed to enter into an External Works and Permission to Enter Agreement with the City;

AND THE TRIBUNAL having been advised by the City of Vaughan and the Applicant that Item a. and Items b. i, ii, iv and xii noted above have been satisfied, and that final approval by the City of Vaughan of Items b. iii, v to xi and xiii to xiv, is to be obtained through the site plan approval process;

NOW THEREFORE

THE TRIBUNAL ORDERS that the appeals under subsections 22(7) and 34(11) of the *Planning Act* are allowed, in part.

AND THE TRIBUNAL FURTHER ORDERS:

1. The Official Plan Amendment to the City of Vaughan Official Plan is approved in accordance with **Attachment “A”** to this Order; and
2. The Zoning By-law Amendment to City of Vaughan Comprehensive Zoning By-law 001-2021, is approved in accordance with **Attachment “B”** to this Order.

AND THE TRIBUNAL FURTHER ORDERS the appeal pursuant to subsection 41(12) of the *Planning Act* remains adjourned *sine die*. The parties shall contact the case co-ordinator with an update on the remaining site plan approval appeal and, if necessary, request a date be scheduled for the hearing of same.

AND THE TRIBUNAL FURTHER ORDERS the Tribunal may be spoken to with respect to the implementation of this final Order.

“Euken Lui”

EUKEN LUI
ACTING REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal

ATTACHMENT A

**AMENDMENT NUMBER 136
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1", "2" and "3" constitute Amendment Number 136 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix "I".

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, Chapter 13, Site Specific Policies to redesignate the Subject Lands from "Low-Rise Mixed-Use" to "Mid-Rise Mixed-Use" as shown on Schedule "2" attached hereto and identified as "Lands Subject to Amendment No. 136".

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 136" on Schedule "1" attached hereto:

1. Permit a mid-rise mixed-use development with a maximum building height of 6-storeys with a total of 111 dwelling units, 71 seniors independent living units, and 1,431 m² of commercial space.
2. Permit a maximum floor space index ("FSI") of 2.35 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 north side of Glen Shields Avenue, west of Dufferin Street, and are municipally known as 80 Glen Shields Avenue, being Part of Lot 2, Concession 3, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 136".

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 *Planning Act* requires that all land use decisions in Ontario "shall be consistent with" the PPS. The PPS, specifically policies 2.2.1 and 2.3.1.2, directs communities

to support intensification and redevelopment, contribute to providing for a range of housing, and ensure for the efficient use of infrastructure and public service facilities within a Settlement Area. In consideration of the above, the Development meets these policy directives and is therefore consistent with the PPS.

2. The York Region Official Plan 2022 (“YROP 2022”) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” by the YROP 2022. Policy 4.2.2 of the YROP 2022 requires that a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life be provided. YROP 2022 also encourages that local municipal official plans implement a mix and range of housing types that is consistent with other Regional forecasts, intensification and density targets. The development will add to the range of housing forms in the community including purpose built-rentals. The mixed-use building will also accommodate a range of age groups by incorporating independent living units that are intended for seniors living. For this reason, the development conforms to the policy directives of YROP 2022.
3. The Statutory Public Meeting for Official Plan Amendment File OP.21.030 (1494096 Ontario Inc.) was held on May 30, 2022. The recommendation of the Committee of the Whole to receive the Public Meeting report of May 30, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 28, 2022.
4. On March 28, 2023, the Owner (1494096 Ontario Inc) filed an appeal to the Ontario Land Tribunal (“OLT”) pursuant to subsections 22(7), 34(11) and 41(12) of the *Planning Act*.
5. On September 26, 2023, Vaughan Council endorsed OLT approval of Official Plan Amendment File OP.21.030, based on revised plans. Staff were directed by Vaughan Council to advise the OLT of Vaughan Council’s endorsement.

6. A four-day OLT hearing commenced on March 25, 2024. The final OLT Order generated from the hearing was issued on May 13, 2025. This Amendment is based on the directives from the OLT Order Case No. (OLT-23-000324).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The VOP 2010 is hereby amended by:

1. Amending Volume 1, Schedule 13 “Land Use” by redesignating the Subject Lands identified on Schedule “1” from “Low-Rise Mixed-Use” to “Mid-Rise Mixed-Use” with a maximum height of 6-storeys and a maximum FSI of 2.35 times the lot area, as shown on Schedule “2”.
2. Amending Volume 1, Schedule 14-C “Areas Subject to Site Specific Plans” by adding the Subject Lands identified on Schedule “1” to this Amendment, and municipally know as 80 Glen Shields Avenue, as Item 78 as shown in Schedule “3”.
3. Amending Volume 2, Section 13.1 “Areas Subject to Site Specific Policies” by adding the following policy, to be renumbered in sequential order:
“13.1.1.78 The lands known as 80 Glen Shields Avenue are identified on Schedule 14-C as Item 78 and are subject to the policies set out in Section 13.79 of this Plan. (OPA #136)”
4. Adding the following policies to VOP 2010, Volume 2, Chapter 13 “Site Specific Policies” and renumbering in sequential order including the location map of the Subject Lands as per Schedule “1”:
“(OPA #136) 13.79 80 Glen Shields Avenue
13.79.1 General
13.79.1.1 The following policies shall apply to the lands identified on Map 13.79.A.
13.79.1.2 Notwithstanding the policies contained in Section 9.2.2.4, the lands identified on Map 13.79.A shall permit a Mid-Rise Mixed-Use Building, with a maximum building

height of 6-storeys, a maximum site density of 2.35 FSI, a maximum of 111 dwelling units, and a minimum of 71 seniors independent living units.

13.79.1.3 Notwithstanding the policies contained in Section 9.2.2.4, ground floor retail uses shall have a minimum gross floor area of 1,431 square metres. Site-specific design standards shall be established by 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 001-2021, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

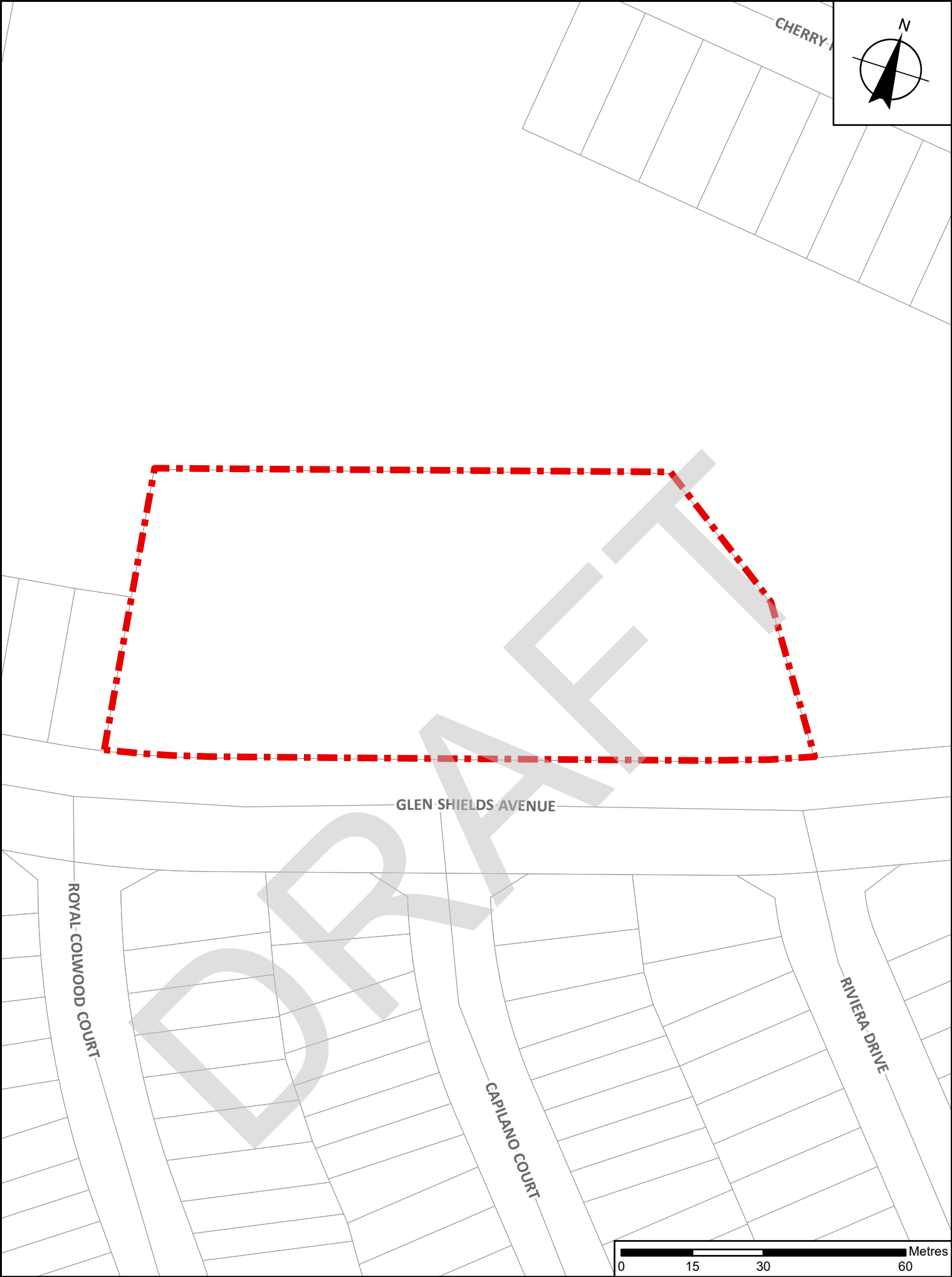
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

APPENDIX I

The Subject Lands are located on the north side of Glen Shields Avenue, west of Dufferin Street, are municipally known as 80 Glen Shields Avenue, and are legally described as being Part of Lot 2, Concession 3, in the City of Vaughan.

The purpose of this Amendment is to implement the Ontario Land Tribunal Order for Case No. OLT-23-000324 to redesignate the Subject Lands municipally known as 80 Glen Shields Avenue from “Low-Rise Mixed-Use” to “Mid-Rise Mixed-Use” designation to facilitate the development of a mixed-use building with a maximum height of 6-storeys, a maximum floor space index of 2.35, a maximum of 111 dwelling units, a minimum of 71 independent living units intended for seniors living, and a minimum commercial space area of 1,431 square metres.

DRAFT



This is Schedule '1'
To Official Plan Amendment No. 136
Adopted the 27th Day of May, 2025

File: OP.21.030
Related File: Z.21.058 and DA.21.072
Location: 80 Glen Shields Avenue
Part of Lot 2 Concession 3
Applicant: 1494096 Ontario Inc.
City of Vaughan

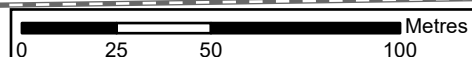
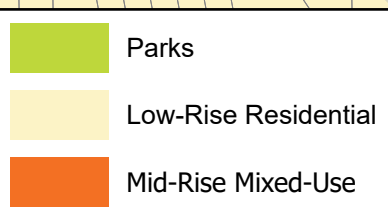
 Lands Subject to
Amendment No. 136

Low-Rise Residential


Low-Rise Residential

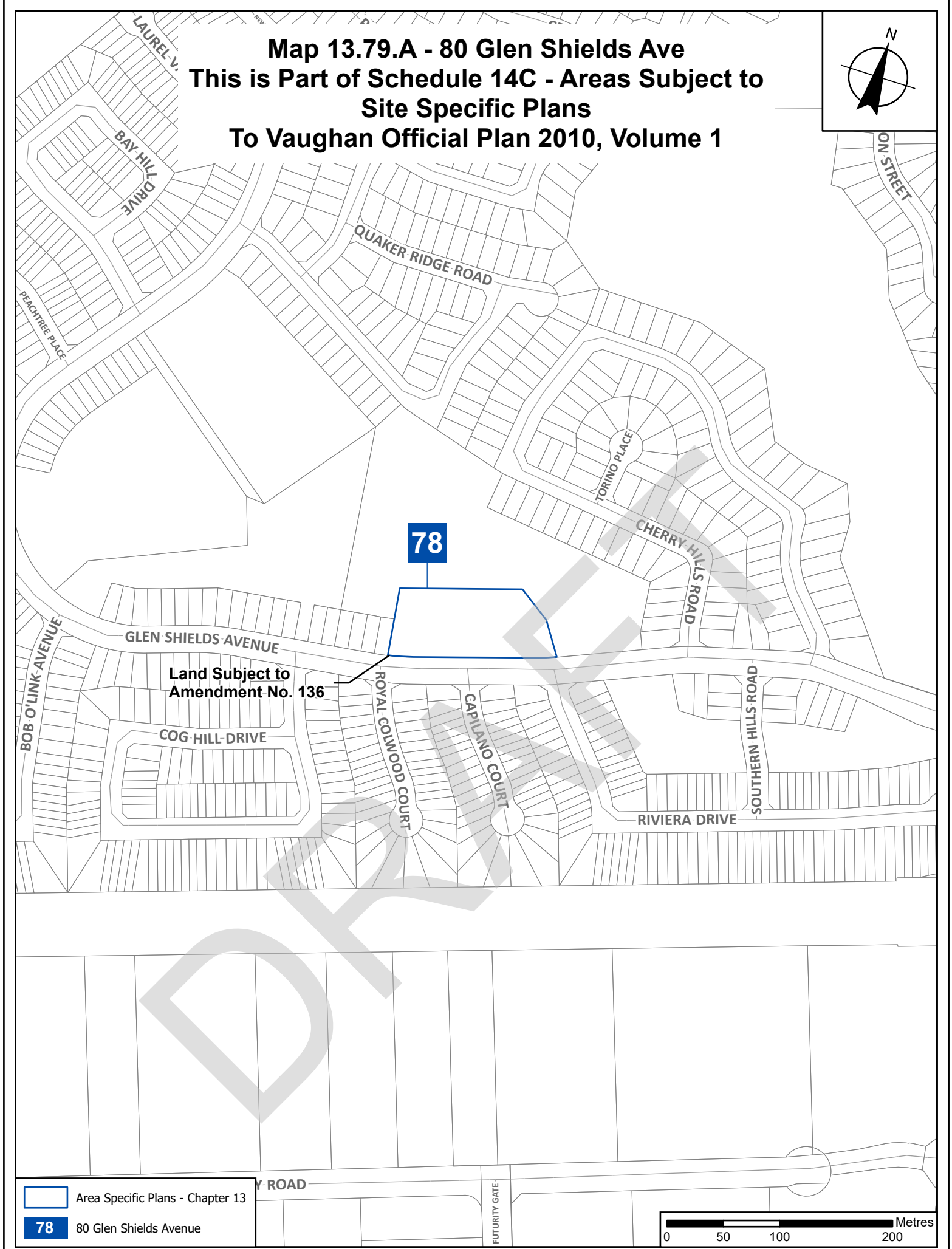
Mid-Rise
Mixed-Use
H: 6
D: 2.35

Low-Rise Residential




File: OP.21.030
Related File: Z.21.058 and DA.21.072
Location: 80 Glen Shields Avenue
 Part of Lot 2 Concession 3
Applicant: 1494096 Ontario Inc.
City of Vaughan

 Lands Subject to
Amendment No. 136



This is Schedule '3'
To Official Plan Amendment No. 136
Adopted the 27th Day of May, 2025

File: OP.21.030
Related File: Z.21.058 and DA.21.072
Location: 80 Glen Shields Avenue
Part of Lot 2 Concession 3
Applicant: 1494096 Ontario Inc.
City of Vaughan

 Lands Subject to
Amendment No. 136