

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 182-2025

A By-law to adopt Amendment Number 141 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 141 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 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 25 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 24, 2025.
City Council voted in favour of this by-law on June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025

AMENDMENT NUMBER 141
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 141 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, Chapter 13 – Site Specific Policies and Volume 1, Schedule 13 – Land Use to permit a high-rise residential development with a total gross floor area of 141,279 m², that consists of six towers across three buildings ranging from 22-29 storeys in height, a floor space index of 5.03 times the area of the lot, and a total of 1,953 residential units on the Subject Lands (the 'Development').

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 141" on Schedule "1" attached hereto:

1. Redesignate the Subject Lands from "Low-Rise Mixed-Use" and "Natural Areas" to "High-Rise Residential" and "Natural Areas" on Schedule 13 – Land Use.
2. Increase the maximum permitted building height from 4 to 29-storeys.
3. Increase the maximum permitted floor space index from 1.5 to 5.03 times the area of the lot.
4. Permit portions of High-Rise Buildings above 12-storeys to be setback 6.5 m from the front lot line, 3.5 m from the northerly interior side lot line and 12.5 m from the southerly interior side lot line and have a minimum tower separation of 25 m.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located north of Islington Avenue, east side of Highway 27, being Part of Lot 11, Concession 8, municipally known as 5850 Langstaff Road, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 141."

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* and came into effect on October 20,

2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 states that:

- Settlement Areas shall be the focus of growth and development and that land use patterns should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public services.
- Planning authorities shall provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. This is permitted and facilitated through the provision of all housing options.
- Section 2.3.1(5) of the PPS 2024 identifies the need for planning authorities to plan for a target of 50 residents and jobs per hectare in “Designated Growth Areas”, as defined by the PPS 2024. The Subject Lands are located within the “Urban Boundary”, but outside the “Built Boundary”, as identified on Schedule 1A – Urban Area, of VOP 2010. On this basis, the Subject Lands can be deemed a “Designated Growth Area” where a minimum target of 50 residents and jobs per hectare should be achieved. The Development will contribute to this intensification target by efficiently using the developable portion of the Subject Lands, and existing and proposed infrastructure.
- Section 3.4 of the PPS 2024 identifies the need to ensure the long-term viability of existing industrial and manufacturing facilities in proximity to sensitive land uses (i.e. residential uses), as defined by the PPS 2024. This includes mitigating any potential impacts to industrial and manufacturing uses through the establishment of a nearby sensitive land use. The City has recommended a Class 4 noise designation under the Ministry of Environment, Conservation and Parks Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning, known as “NPC-300”, in addition to the use of enclosed noise buffers within portions of the Development, and related additional warning clauses in order to meet the Class 4 noise criteria.
- The Subject Lands measure approximately eight hectares, of which five hectares consist of natural heritage features. The lands consisting of natural

heritage features will be conveyed to the Toronto and Region Conservation Authority for its long-term protection and management, in accordance with Section 4.1.1 of the PPS 2024.

In consideration of the above, the amendment is consistent with the PPS 2024 as it facilitates a compact built form within a Settlement Area, utilizes existing and planned municipal infrastructure, contributes to a range and mix of housing options within the area, protects the long-term viability of existing nearby industrial and manufacturing facilities, and protects natural heritage features by dedicating them into public ownership and providing adequate separation of the Development from natural hazard lands.

2. York Region Council adopted the York Region Official Plan in June 2022 ('YROP 2022'), which was approved, as modified by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until such time it is revoked or amended by the City.

The YROP 2022 guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" and partially within the "Regional Greenlands System" on Map 1 – Regional Structure, and "Community Area" on Map 1A – Land Use Designations of the YROP 2022.

Community Areas shall contain a wide range and mix of housing types, sizes and

tenures while minimizing the adverse impacts on Employment Areas in order to maintain land use compatibility over the long-term. The Development proposes a mix of apartment unit types ranging from bachelor to three bedrooms in an area containing predominantly low-rise single detached units.

Noise mitigation measures and designation of the Subject Lands to a Class 4 area are proposed to reduce the impact of existing and planned operations in the adjacent Employment Area on the west side of Highway 27 and ensure their long-term viability. Holding Conditions are proposed to ensure the finalization of the Noise Report, and that appropriate construction phasing is established. The Amendment conforms to YROP 2022.

3. The Subject Lands are located within “Community Areas” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure, within an Urban Area outside of the Built Boundary on Schedule 1A – Urban Area, and are designated “Natural Areas” and “Low-Rise Mixed Use” with a maximum permitted height of 4-storeys and a maximum permitted floor space index of 1.5 times the area of the lot on Schedule 13 – Land Use of VOP 2010.

The Amendment is appropriate for the following reasons:

- The Development provides a mix of apartment unit sizes within a Community Area that has access to amenities, commercial uses and transit stops within walking distance of the Subject Lands.
- The Development contributes to the intensification target of 50 residents and jobs per hectare for lands within the Urban Boundary but outside the Built Boundary.
- The location of the nearest proposed high-rise tower to the existing low-rise development to the south-east is approximately 80 m away, which conforms to Policy 9.2.2.5.d of VOP 2010 restricting the permitted building types within 70 m of existing Low-Rise Residential designated areas.
- The Subject Lands will be designated as a Class 4 noise area to ensure the long-term viability of the employment lands located on the west side of Highway 27 in conformity with Policies 5.1.2.3 and 5.2.1.2 of VOP 2010, and the Development will include noise mitigation measures such as upgraded building

exterior components, enclosed noise buffers, and central air conditioning. In addition, noise warning clauses will be included in all Offers of Purchase and Sale or Lease that will be secured through future Site Development Applications.

- 4. The statutory Public Meeting was held on November 6, 2024. The recommendation of the Committee of the Whole to receive the Public Meeting report of November 6, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 19, 2024. Vaughan Council on June 24, 2025, ratified the June 17, 2025, Committee of the Whole recommendation to approved Official Plan Amendment File OP.24.014, (City Park Homes (Hwy 27) Inc.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

- 1. Amending Schedule 13 - Land Use of Volume 1 by redesignating the Subject Lands from “Low-Rise Mixed Use” and “Natural Areas” to “High-Rise Residential” and “Natural Areas” and identifying a maximum building height of 29-storeys and a Floor Space Index (FSI) of 5.03 on the Subject Lands, as shown on Schedule “2” of this Amendment.
- 2. Amending Volume 2, Section 13.1 “Areas Subject to Site-Specific Policies” by adding the following policy, to be renumbered in sequential order:

 “13.1.1.79 The lands known as 5850 Langstaff Road are identified on Schedule 14-C as Item 79 and are subject to the policies set out in Section 13.80 of this Plan. (OPA #141)”
- 3. Adding the following policies to Volume 2, Chapter 13 “Site Specific Policies”, and renumbering in sequential order, including a location map of the Subject Lands as per Schedule “3:

 “(OPA #141) 13.80 5850 Langstaff Road

 13.80.1 General

 13.80.1.1 The following policies shall apply to the lands identified

on Map 13.80.A.

13.80.1.2 Notwithstanding the policy contained in Section 9.2.3.6.d.ii., the lands identified on Map 13.80.A. as “High-Rise Residential” shall require the portions of High-Rise Buildings to be setback a minimum of 6.5 metres from the front lot line, 3.5 metres from the northerly interior side lot line and 12.5 metres from the southerly interior side lot line.

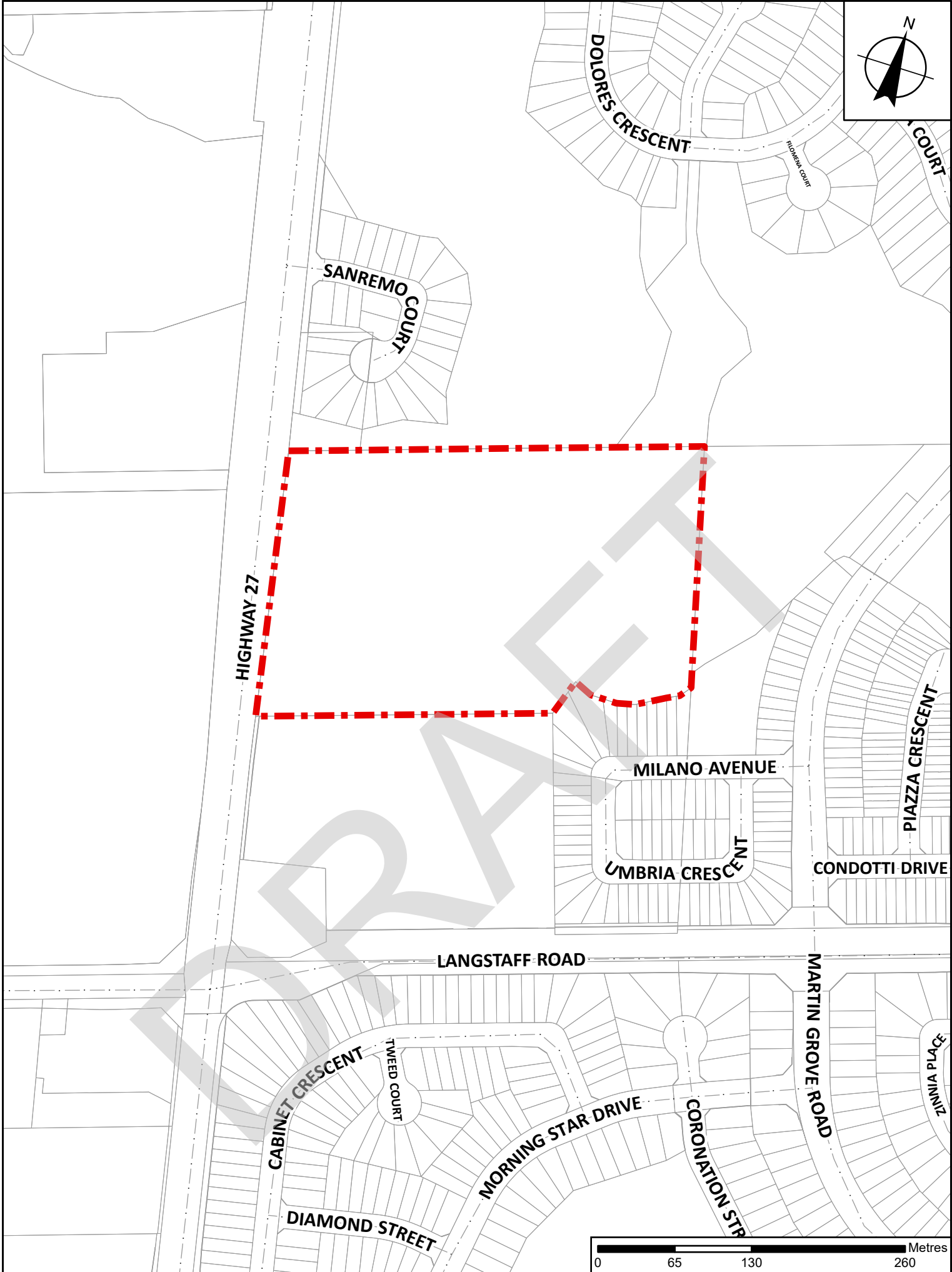
13.80.1.3 Notwithstanding the policy contained in Section 9.2.3.6.d.iii., the lands identified on Map 13.80.A. as “High-Rise Residential” shall require the distance between any portions of High-Rise Buildings above twelve storeys to be a minimum of 25 metres.”

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. 141
Adopted the 24th Day Of June, 2025

File: OP.24.014
Related File: Z.24.031
Location: 5850 Langstaff Road
Part of Lot 11, Concession 8
Applicant: City Park (Hwy 27) Homes Inc.
City of Vaughan

 Lands Subject to
Amendment No. 141

Map 13.80.A - 5850 Langstaff Road
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1



Lands to be Redesignated
from "Low-Rise Mixed-Use"
and "Natural Areas" to
"High-Rise Residential" and
"Natural Areas"

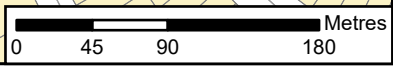
Refer to the West
Vaughan Employment
Area Secondary Plan
(Section 11.9 in Volume 2)

H:29
D:5.03

H:4
D:1.5

H:10
D:3

- Parks
- Natural Areas
- Lands Subject to Secondary Plans or Particular Area Specific Plans¹
- Low-Rise Residential
- Low-Rise Mixed-Use
- High-Rise Residential
- Employment Commercial Mixed-Use
- General Employment

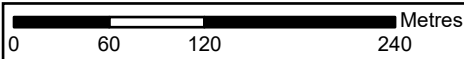
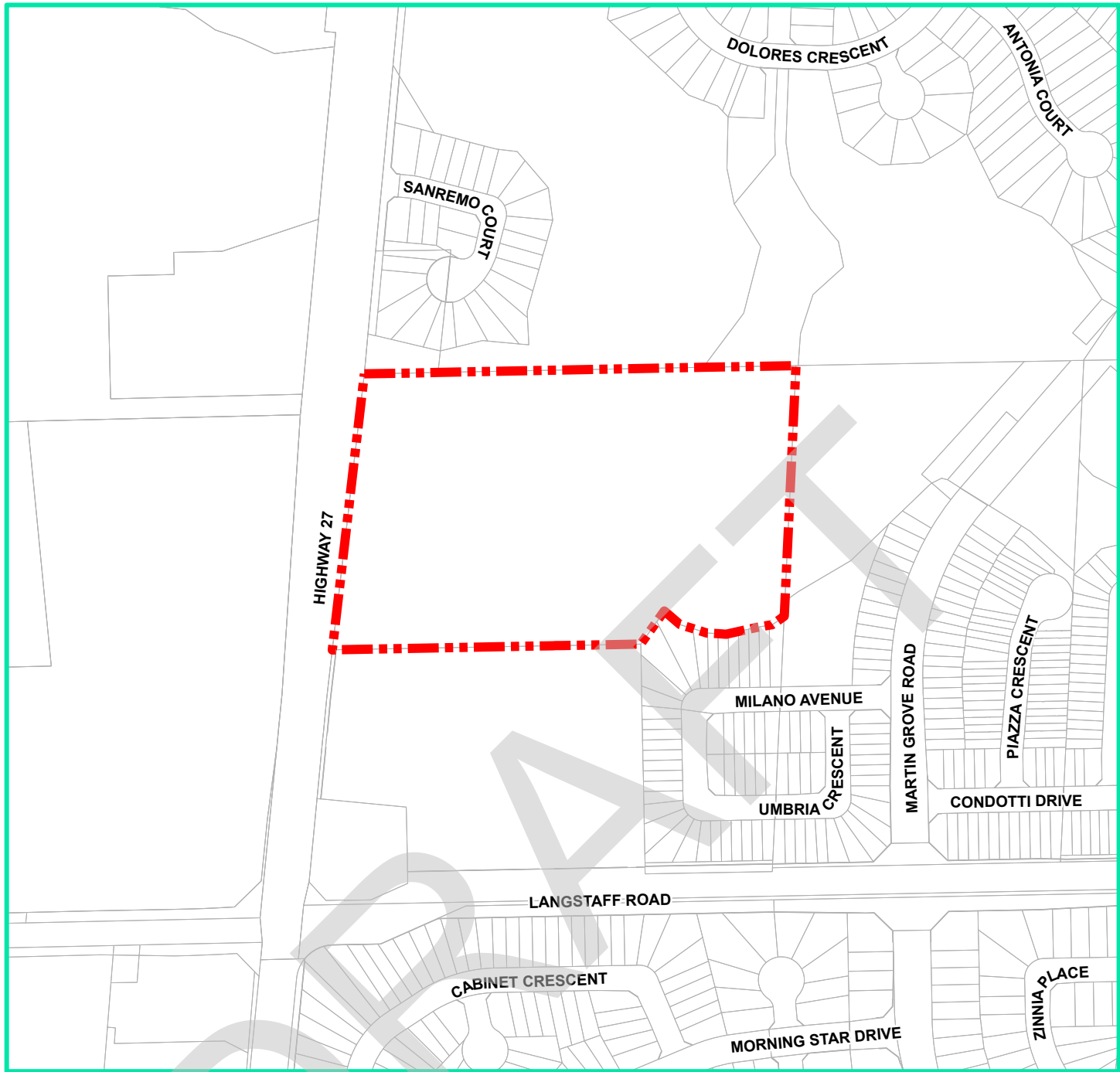


This is Schedule '2'
To Official Plan Amendment No. 141
Adopted the 24th Day Of June, 2025

File: OP.24.014
Related File: Z.24.031
Location: 5850 Langstaff Road
Part of Lot 11, Concession 8
Applicant: City Park (Hwy 27) Homes Inc.
City of Vaughan

Lands Subject to
Amendment No. 141

Map 13.80.A:
5850 Langstaff Road



This is Schedule '3'
To Official Plan Amendment No. 141
Adopted the 24th Day Of June, 2025

File: OP.24.014
Related File: Z.24.031
Location: 5850 Langstaff Road
Part of Lot 11, Concession 8
Applicant: City Park (Hwy 27) Homes Inc.
City of Vaughan



Lands Subject to
Amendment No. 141

APPENDIX I

The Subject Lands are located on the west side of Highway 27, north of Langstaff Road, and municipally known as 5850 Langstaff Road, in the City of Vaughan.

The purpose of this Amendment is to redesignate the Subject lands from Low-Rise Mixed Use and Natural Areas to High-Rise Residential and Natural Areas, with a maximum permitted height of 29-storeys and a maximum permitted floor space index of 5.03 times the area of the lot on Schedule 13 – Land Use and to add site-specific permissions for minimum tower separation and yard setbacks to portions of High-Rise Buildings above 12-storeys. The Amendment will permit a high-rise residential development with a total gross floor area of 141,279 m², that consists of six towers across three buildings ranging from 22-29 storeys in height, a floor space index of 5.03 times the area of the lot, and a total of 1,953 residential units on the Subject Lands.

On June 24, 2025, Vaughan Council ratified the June 17, 2025 recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.24.014 (City Park Homes (Hwy 27) Inc. as follows:

- “1 THAT Official Plan Amendment File OP.24.014 (City Park Homes (Hwy 27) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 to:
- a) Redesignate part of the Subject lands from Low-Rise Mixed-Use and Natural Areas to High-Rise Residential and Natural Areas on Schedule 13 – Land Use in the manner shown on Attachment 2;
 - b) Increase the maximum permitted building height from 4 to 29-storeys;
 - c) Increase the maximum permitted floor space index from 1.5 to 5.03 times the area of the lot; and
 - d) Permit portions of High-Rise Buildings above 12-storeys to be setback 6.5 metres from the front lot line, 3.5 metres from the northerly interior side lot line and 12.5 metres from the southerly interior side lot line and have a minimum tower separation of 25 metres.”



Appendix II

Existing Land Uses

Official Plan Amendment No. 141

File: OP.24.014

Related File: Z.24.031

Location: 5850 Langstaff Road
Part of Lot 11 Concession 8

Applicant: City Park (Hwy 27) Homes Inc.
City of Vaughan



Lands Subject to
Amendment No. 141