

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 086-2020

A By-law to adopt Official Plan Amendment No. 56 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 56 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule “1” 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.

Enacted by City of Vaughan Council this 29th day of June, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 56
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedule “1” constitute Amendment Number 56 to the Official Plan of the Vaughan Planning Area.

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

Authorized by Item No.2 of Report No.9
of the Committee of the Whole
Adopted by Vaughan City Council on
March 11, 2020.

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 13, Site Specific Policies to permit office uses, including regulated health professional uses, that are not accessory or directly associated with an industrial use in the "General Employment" designation on the subject lands, municipally known as 156 Chrislea Road.

This Amendment will facilitate the following with respect to the subject lands identified as "Area Subject to Amendment No. 56" on Schedule "1" attached hereto:

1. Permit office uses, including regulated health professional uses, that are not accessory or directly associated with an industrial use in the existing building.
2. Limit the office use to not exceed 49% of the total gross floor area devoted to the primary industrial use for the combination of non-accessory and accessory office and retail uses.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Chrislea Road and east of Weston Road, and are municipally known as 156 Chrislea Road, being Part of Lot 6, Concession 5, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 56".

III BASIS

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

1. The Provincial Policy Statement 2014 ('PPS') provides policy direction on matters

of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides 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 proposal supports the economic development and competitiveness policies of the PPS with additional uses to encourage long-term economic prosperity for the existing business located within an “Employment Area” as shown on Schedule 1 - Urban Structure of VOP 2010.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’) is intended to guide decision making on the development of land and includes encouraging compact built form, transit supportive communities, diverse land uses, and flexibility to capitalize on new economic and employment opportunities while providing certainty for traditional industries. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council’s planning decisions shall conform to the Growth Plan.

The proposal supports the employment policies of the Growth Plan to efficiently use the underutilized employment lands and increase employment densities. The Subject Lands, located within an “Employment Area” on Schedule 1 - Urban Structure of VOP 2010, contain an existing one-storey employment building. The proposal will allow for a greater range of uses to promote economic development and competitiveness on an underutilized site within the employment area. The proposed uses are compatible with the existing uses within the surrounding employment area. In consideration of the above, the proposal conforms to the Growth Plan.

3. The York Region Official Plan 2010 (‘YROP 2010’) designates the Subject Lands “Urban Area” on Map 1 - Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Subject Lands are in proximity to a “Regional Rapid Transit

Corridor” (Regional Road 7) on Map 11 - Transit Network of YROP 2010. The proposal supports the YROP 2010 policies to enhance the long-term viability of the employment lands with a range of land uses and to design employment land development to be both walkable and transit accessible where possible.

The additional uses provide the opportunity to use the existing employment land more efficiently and maintain viable uses within the employment area. In addition, the proposal is in proximity to transit located on Chrislea Road/Portage Parkway, Regional Road 7 and Weston Road. In consideration of the above, the proposal conforms to the YROP 2010.

4. The Subject Lands are located within an “Employment Area” on Schedule 1 - Urban Structure of VOP 2010 and are not located within an “Intensification Area”. The Subject Lands are designated “General Employment” on Schedule 13 - Land Use of VOP 2010, which permits: i) a full range of industrial uses including manufacturing; warehousing (but not a retail warehouse); processing; transportation; distribution; any of which may or may not include outdoor storage; and ii) office and/or retail uses accessory to and directly associated with any of the industrial uses.

Section 2.2.4.7 - Employment Areas of VOP 2010 permits limited retail uses within the employment area to serve the day-to-day needs of the surrounding businesses and their needs. In addition, Section 5.1.2 - Directing Economic Activity of VOP 2010 encourages the employment area to provide a range of ancillary uses that primarily support business and employees in the employment area. The proposal will provide uses to support the day-to-day needs of the surrounding businesses. Further, the existing gross floor area (‘GFA’) of 2,146 m² for the existing building is not considered to be a major office or retail use as defined by VOP 2010, as it is under 10,000 m² and would not destabilize the planned function of the employment area and benefits in having the flexibility to attract a variety of businesses. The proposal supports the policy initiatives of VOP 2010.

5. The statutory Public Hearing was held on October 7, 2019. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 7, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 23, 2019. Vaughan Council, on March 11, 2020, ratified the March 3, 2020 Committee of the Whole recommendation to approve Official Plan Amendment File OP.19.004 (Playacor Holdings Ltd.).
6. On September 6, 2019, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Amending Volume 1, Schedule 14 - C “Areas Subject to Site Specific Policies” by adding the Subject Lands identified on Schedule “1” to this Amendment, and municipally known as 156 Chrislea Road as Item 54.
2. Amending Volume 2, Section 13.1 “Site Specific Policies” by adding the following policy, to be renumbered in sequential order:

“(OPA #56) 13.1.1.54 The lands known as 156 Chrislea Road are identified on Schedule 14 - C as Item 54 and are subject to the policies set out in Section 13.55 of this Plan.”

3. Adding the following policies to Volume 2, Section 13 - “Site Specific Policies” and renumbering in sequential order:

“(OPA #56) 13.55 156 Chrislea Road
 13.55.1 General

13.55.1.1 The following policies shall apply to the lands identified on Map 13.55.A.

13.55.1.2 In addition to Policy 9.2.2.10.b. respecting permitted uses within the “General Employment” designation, the following shall apply:

a. Office uses, including regulated health professional uses, that are not accessory or directly associated with a permitted industrial use in the existing building shall be permitted.

b. The office uses, including regulated health professional uses, referred to in Policy 13.55.1.2.a. above, shall not exceed 49% of the total gross floor area devoted to the primary industrial use for the combination of non-accessory and accessory office and retail uses permitted in the existing building. (OPA #56)”

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, 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.

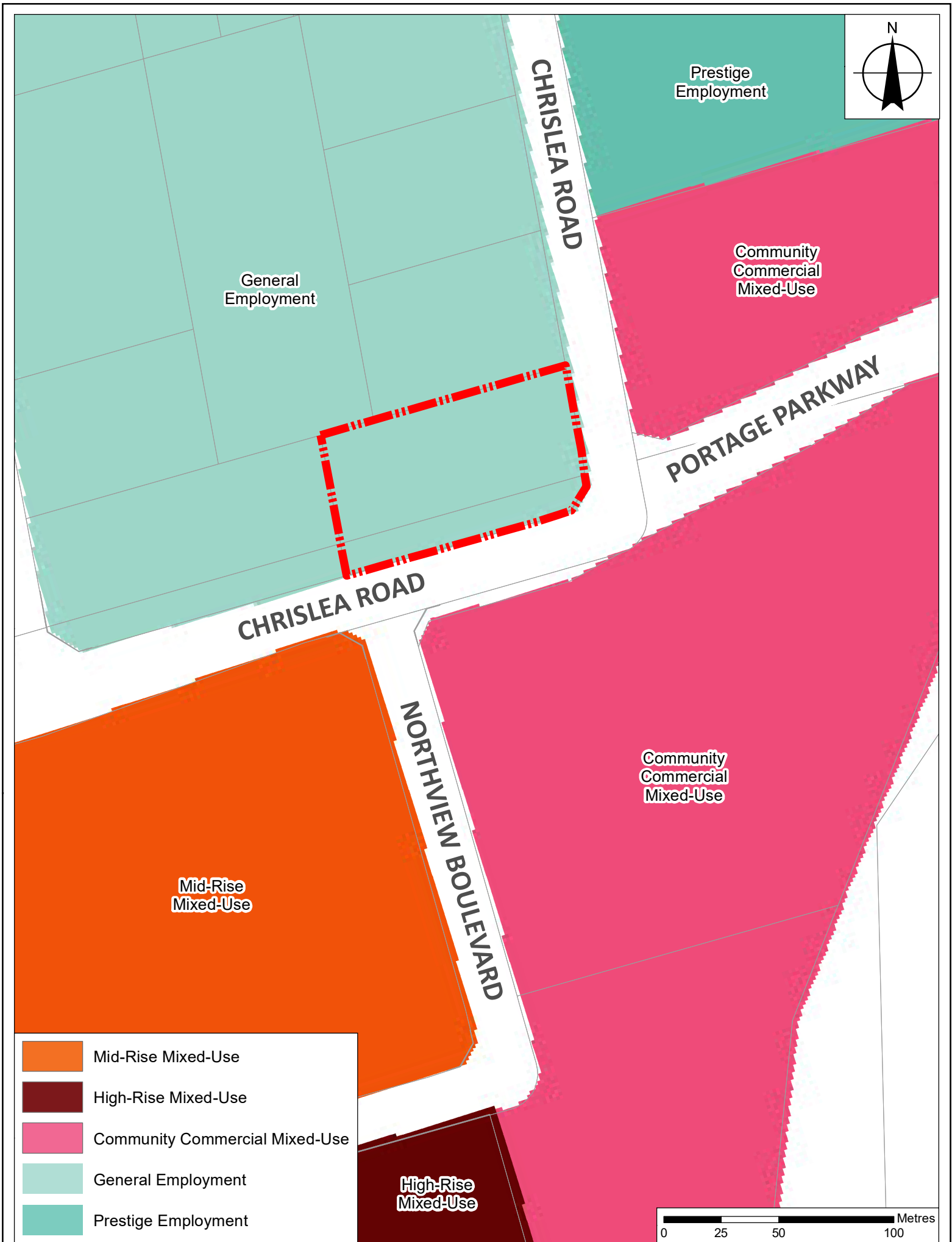
APPENDIX I

The Subject Lands to this Amendment are located on the north side of Chrislea Road and east of Weston Road, and are municipally known as 156 Chrislea Road, being Part of Lot 6, Concession 5, in the City of Vaughan.

The purpose of this Amendment is to permit office uses, including regulated health professional uses, that are not accessory or directly associated with an industrial use in the “General Employment” designation, provided that the use does not exceed 49% of the total gross floor area on the Subject Lands.


On March 11, 2020, Vaughan Council ratified the March 3, 2020 recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.19.004 (Playacor Holdings Ltd.) as follows (in part):

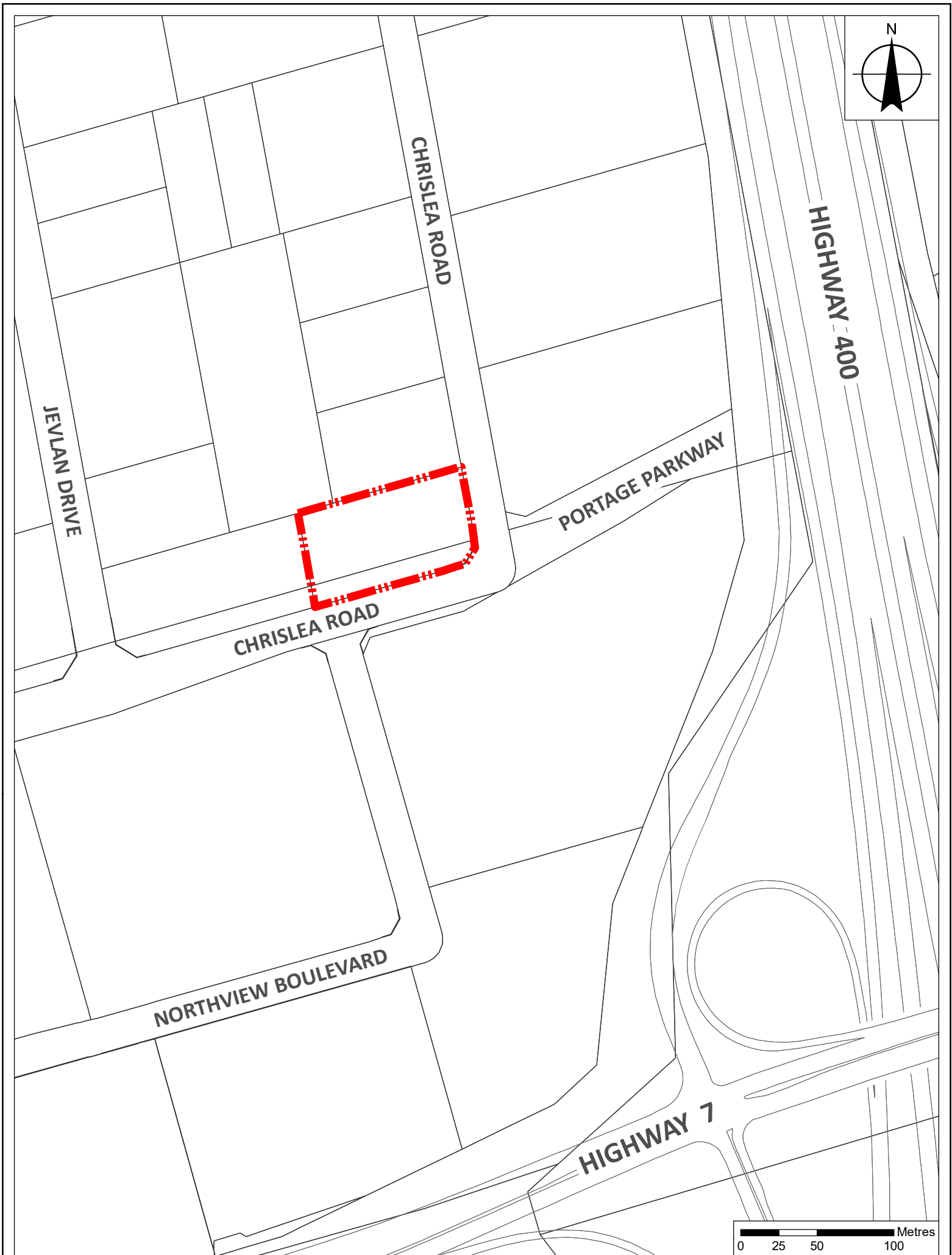
- “1 THAT Official Plan Amendment File OP.19.004 (Playacor Holdings Ltd.), BE APPROVED, to amend Vaughan Official Plan 2010, specifically the “General Employment” designation to permit office uses, including regulated health professional uses, that are not accessory or directly associated with an industrial use and are not to exceed 49% of the total gross floor area on the Subject Lands.”



Appendix II Existing Land Uses Official Plan Amendment No. 56

File: OP.19.004
Related File: Z.19.012
Location: Part of Lot 6, Concession 5
Applicant: Playacor Holdings Ltd.
City of Vaughan

 Lands Subject to
Amendment No. 56



This is Schedule '1'
To Official Plan Amendment No. 56
Adopted the 29th Day Of June, 2020

File: OP.19.004

Related File: Z.19.012

Location: Part of Lot 6, Concession 5

Applicant: Playacor Holdings Ltd.

City of Vaughan



Lands Subject to
Amendment No. 56