

THE CITY OF VAUGHAN

By-law

BY-LAW No. ~ -2020

A By-law to adopt Amendment Number ~ 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 ~ to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect on the day after the last day for filing a notice of appeal.

Enacted by the City of Vaughan Council this ~ day of Month, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

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

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

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

I PURPOSE

To amend the Vaughan Official Plan (VOP 2010) to facilitate a mixed use development.

II LOCATION

The lands subject to this amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule “1” attached hereto as “Area Subject to Amendment No. ~”. The Subject Lands are located on the east side of Weston Road north of Regional Road (Highway) 7 and are municipally known as 7887 Weston Road.

III BASIS

The decision to amend the Official Plan, to amend the provisions below and contained in Section IV, is based on the following considerations:

1. The Amendment provides appropriate intensification on an underutilized property in an area of Vaughan that is well served by transit and infrastructure. The Amendment Area will act as a focal point for future growth in the area and preserve stable community areas.
2. The Provincial Policy Statement 2014 (“PPS”) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth in urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
 - i. Efficiently use land, resources, infrastructure, and public service facilities;
 - ii. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
 - iii. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
 - iv. Provide a mix of land uses.The proposed Amendment is consistent with the PPS and promotes its goals and objectives.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (“Growth Plan”) is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports mixed-use intensification within built-up urban areas, with a particular focus on urban growth centres. The Amendment area, identified as a “strategic growth area” and including a “major transit station area” on site, will accommodate forecasted growth in a complete community where all daily amenities are met and a range of housing types is provided. The proposed Amendment will provide a denser built form that will accommodate mixed use growth. The proposed Amendment conforms with the Growth Plan by developing on underutilized land, directing growth to an area well-served by transit, and providing a mix of housing options.
4. The York Region Official Plan (“YROP”) identifies the Amendment area as being within an *Urban Area*, which accommodates areas of growth, specifically directing major development to Intensification Areas and land abutting Regional

Corridors. The Amendment area is well positioned within York Region to accommodate growth. The proposed Amendment is consistent with the YROP.

5. The Vaughan Official Plan (“VOP 2010”) supports intensification in areas that are well serviced by transit and other municipal infrastructure. VOP 2010 has recognized the subject lands as an appropriate site for intensification by including the site within a Primary Centre and designating the subject lands Mid-Rise Mixed-Use. VOP 2010 supports redevelopment of underutilized sites within the existing built-up boundary and settlement areas of Vaughan. In consideration of the above, the proposed revitalization meets the intent of the Mid-Rise Mixed-Use designation, but proposes a redesignation to High-Rise Mixed-Use to accommodate a taller building type and reflect appropriate development for an MTSA. Furthermore, it is appropriate for the proposal to proceed in advance of the completion of a Secondary Plan for the Weston 7 area.

IV DETAILS OF THE AMENDMENT AND POLICES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedules “1” to this Amendment, attached hereto as “subject lands”.
2. Amending Volume 2, Section 13.1 – “Areas subject to Site-Specific Policies” by adding the following policy to be renumbered in sequential order:

“OPA # ~ 13.1.1.~ The lands municipally known as 7887 Weston and identified on Schedule 14-C (as item #~) are subject to the policies set out in Section 13.~ of this Plan”
3. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies”, and renumbered in sequential order including a location map of the subject lands as per Schedule “1”:

OPA #~ 13.~ 7887 Weston Road

13.~.1 General

13.~.1.1 Notwithstanding the policies within Volume 1 of VOP 2010, the following policies and development criteria shall apply to the lands identified on Map 13.~.A:

13.~.1.2

- a. a maximum number of 2,003 residential units shall be permitted;
- b. a maximum building height of 158 metres (49 storeys) shall be permitted;

- c. a maximum density of 9.61 Floor Space Index shall be permitted;
- d. the placement of towers shall be provided through an implementing zoning by-law;
- e. the overall development of the lands shall be considered with the following reports to be approved through consideration of a zoning by-law amendment application:
 - i. planning rationale / comprehensive development plan;
 - ii. landscape master plans;
 - iii. shadow study
 - iv. traffic impact / phasing report;
 - v. functional servicing report;
 - vi. storm water management report;
 - vii. and any other reports considered appropriate by the municipality.

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*, R.S.O. 1990, c. P.13.

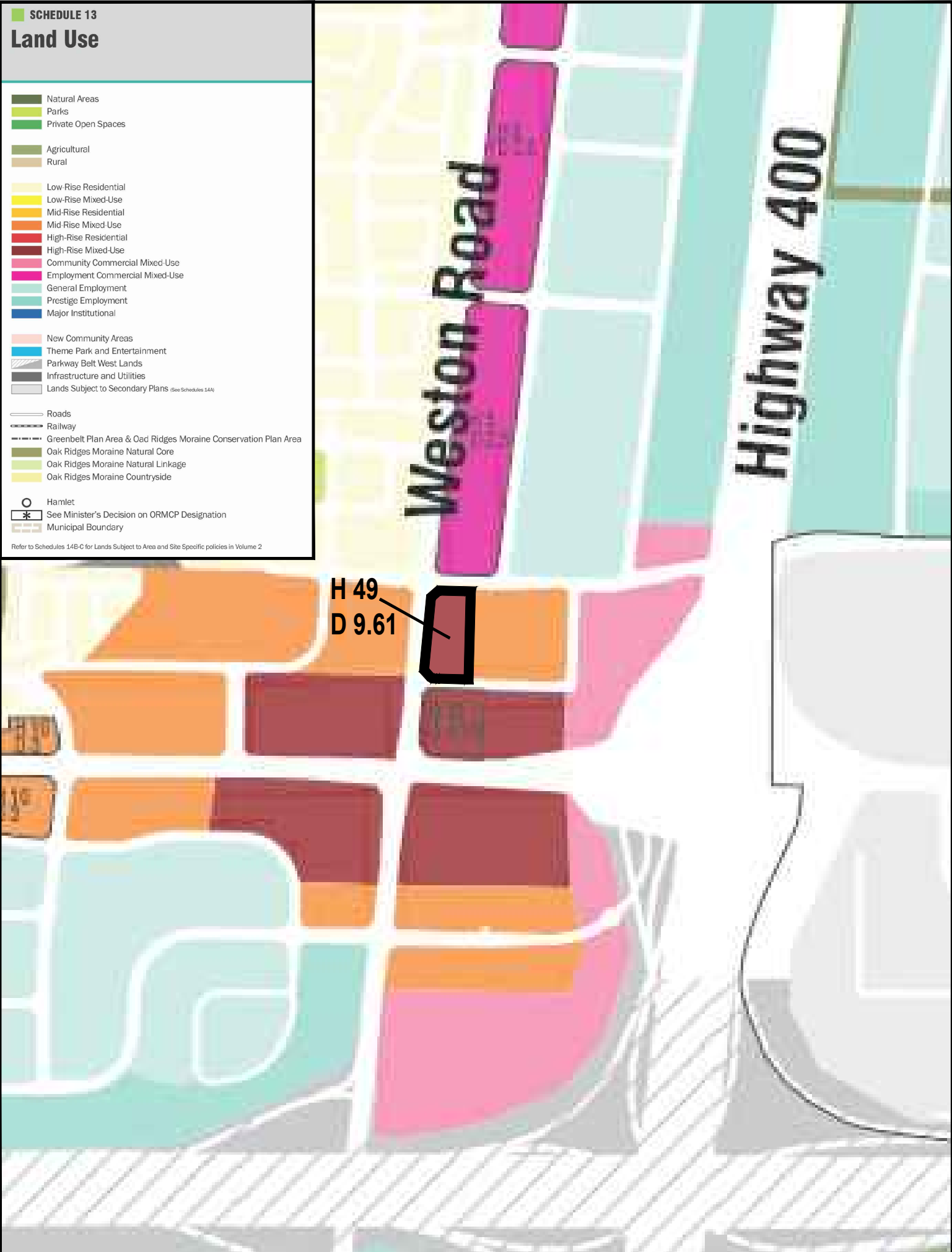
VI Interpretation

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.

Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2



This is Schedule ____
To Official Plan Amendment No. ____
Adopted the ____ Day, of _____, 2020

File: _____
Related Files: _____
Location: 7887 Weston Road
Applicant: _____
City of Vaughan

 Lands Subject to
this Amendment