

**Attachment 6**  
**Draft Official Plan Amendment**

***THE CITY OF VAUGHAN***  
***BY-LAW***

**BY-LAW NUMBER XXX-2021**

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 “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 the City of Vaughan Council this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

**AMENDMENT NUMBER \_\_\_\_-21  
TO THE OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number \_\_\_\_ to the Official Plan of the Vaughan Planning Area.

## **I PURPOSE**

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically to redesignate the subject lands from “Mid-Rise Mixed-Use” and to “High-Rise Mixed-Use” to facilitate a high-rise mixed-use development.

## **II LOCATION**

The lands subject to this Amendment (hereinafter referred to as “Subject Lands”), are shown on Schedules “1”, attached hereto as “Area Subject to Amendment No. \_\_\_\_”. The Subject Lands of 7520, 7540 and 7560 Weston Road (“The Subject Lands”) are located on the northwest corner of Weston Road and Rowntree Dairy Road (Lot 1, Plan 65M-2339).

## **III BASIS**

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

1. The proposed use of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and constitutes part of the City’s intensification areas. The proposal is also consistent with Provincial initiatives to accommodate sufficient land for future growth in underutilized sites, promote a mix of uses, and minimizing the length of trips by supporting public and active transportation.
2. The proposed development conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (“The Growth Plan”) as it promotes growth and intensification within a strategic growth area within immediate access to a major transit station area. This location is transit supportive as the site is in close proximity to frequent rapid transit services along Highway

7 and Weston Road, which include the Viva BRT and the recent TTC subway extension to the VMC. The location is ideal for reducing car dependency for residents and encouraging transit usage as well as walking or cycling. This proposal also makes use of existing municipal infrastructure within the community, including water supply, waste water, and storm drainage systems.

3. The Region of York Official Plan designates the Subject Lands as “Urban Area” which permits the type of mixed-use development that is proposed on site. The Subject Lands are also positioned within an area that can accommodate growth through intensification near Regional Corridors, Regional Transit Priority Networks, and Regional Rapid Transit Corridors. The Subject Properties are located in a built-up urban area with a full supply of existing infrastructure that is readily available. This includes municipal infrastructure such as road access, water, sanitary and storm water facilities.

4. The City of Vaughan Official Plan (“VOP 2010”) supports intensification through high-rise mixed-use built form in areas within close proximity to rapid public transit and major arterial roads such as Weston Road. The VOP 2010 includes the Subject lands within a Primary Centre and designates them as Mid-Rise Mixed-Use. The VOP also supports redevelopment of underutilized sites through intensification, and encourages that residential growth occur within the existing urban settlement area of the City and adjacent to the Major Transit Network and Major Transit Station Areas (MTSAs). As such, the proposed redesignation of the Subject lands to “High-Rise Mixed-Use” is appropriate and is supported by the growth management, transportation, public realm, urban design, and built-form policies of the VOP 2010.

#### **IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 13 “Land Use” of VOP 2010 by redesignating the Subject Lands on Schedule “1” to this Amendment from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”.
2. 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:  
  
“OPA #XXX - 13.1.1.X The lands municipally known as 7520, 7540, and 7560 Weston Road and identified on Schedule 14-C (as item #\_\_\_) are subject to the policies set out in Section 13.X.X.X 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.X.X 7520, 7540 and 7560 Weston Road

13.X.1 General

13.X.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.X.X:

### 13.X.1.2

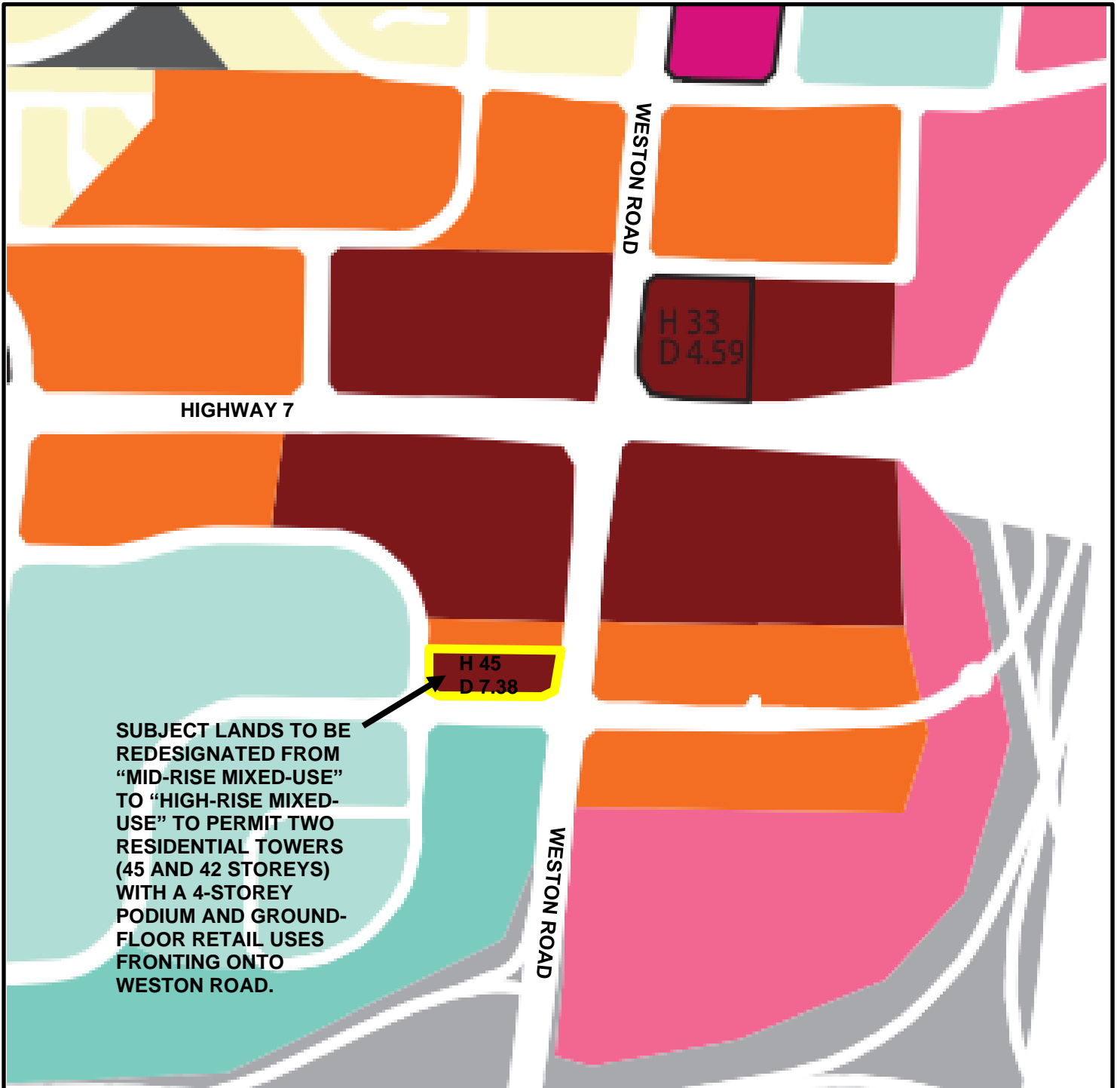
- a. A maximum number of 952 residential units shall be permitted;
- b. A maximum building height of 143.65 metres (45 storeys) shall be permitted;
- c. A maximum density of 7.38 Floor Space Index (FSI) shall be permitted;
- d. the placement of towers shall be provided through an implementing zoning by-law.

## **V IMPLEMENTATION**

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning Bylaw 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.



SUBJECT LANDS TO BE REDESIGNATED FROM "MID-RISE MIXED-USE" TO "HIGH-RISE MIXED-USE" TO PERMIT TWO RESIDENTIAL TOWERS (45 AND 42 STOREYS) WITH A 4-STOREY PODIUM AND GROUND-FLOOR RETAIL USES FRONTING ONTO WESTON ROAD.

**THIS IS SCHEDULE '1'**  
**TO OFFICIAL PLAN AMENDMENT NO. \_\_\_\_**

APPROVED THE \_\_\_ DAY OF \_\_\_\_\_, 2021



SUBJECT LANDS

FILE: OP.21.XXX

RELATED FILE: Z.21.XXX

LOCATION: LOT 1, PLAN 65M-2339

APPLICANT: BRUTTO PLANNING CONSULTANT LTD.

CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK