

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 089-2021**

**A By-law to adopt Amendment Number 67 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 67 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, and “2” 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 22<sup>nd</sup>. day of June, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER 67**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 67 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.3 of Report No.22  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
May 18, 2021.

## 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 redesignate the subject lands from “General Employment” to “Employment Commercial Mixed-Use”, as shown on Schedule “2” attached hereto as “Area Subject to Amendment No.67”.

This Amendment will facilitate the following with respect to the subject lands identified as “Area Subject to Amendment No. 67” on Schedule “1” attached hereto:

1. Permit additional retail and service commercial uses for the existing two-storey, 2,317.97 m<sup>2</sup> employment building located at 15 Jevlan Drive and the existing one-storey, 2,146 m<sup>2</sup> employment building located at 156 Chrislea Road.
2. Permit the “Employment Commercial Mixed-Use” designation to be located along a Major or Minor Collector Road (Jevlan Drive and Chrislea Road) as identified on Schedule 9 “Future Transportation Network” of VOP 2010.
3. Permit surface parking between the front (Chrislea Road) and side (Jevlan Drive and Chrislea Road) of a Low-Rise Building and a street for the existing buildings.
4. Prohibit any drive-through facilities.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located east of Weston Road and on the north side of Chrislea Road, and are municipally known as 15 Jevlan Drive and 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.67.”

### III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement, 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that Council's planning decisions be consistent with the PPS. Policy 1.1.3 of the PPS includes policies that encourage retail and service commercial uses for the existing employment buildings located within a settlement area. The PPS also includes policies to maintain and support employment areas. The proposed "Employment Commercial Mixed-Use" designation forms part of the City's "Employment Area" land supply and provides flexibility in permitting additional commercial uses for the day-to-day convenience and service needs of businesses and industries in the surrounding employment area in accordance with Policies 1.3.2.1, 1.3.1 a), 1.3.1 b) and 1.7.1 a) of the PPS. In consideration of the above, the Amendment is consistent with the PPS.
2. The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') as amended is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. Policy 2.2.1.a) of the Growth Plan encourages the vast majority of growth will be directed to settlement areas that have a delineated built boundary and existing or planned municipal water and wastewater systems. Policy 2.2.5.1 of the Growth Plan promotes economic development and competitiveness with the efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities. Further, the Growth Plan encourages retail and office uses to locations that support active transportation and have existing or planned transit. The Subject Lands are located within an "Employment Area" on Schedule 1 - Urban Structure

of VOP 2010. The Amendment encourages the concentration of employment growth within settlement areas and utilizes the Subject Lands more efficiently and makes more efficient use of existing infrastructure. The Subject Lands are located within an “Employment Area” on Schedule 1 - Urban Structure of VOP 2010, and additional retail and office uses are proposed for the Subject Lands to support the viability of the existing employment buildings. The Subject Lands are also in proximity of transit. In consideration of the above the Amendment 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” (Highway 7) on Map 11 - Transit Network of YROP 2010. Policy 4.3 of YROP 2010 seeks to protect employment lands that are designated in local municipal official plans. The Amendment meets the objectives of Policy 4.3.5 of YROP 2010 as it enhances the long-term viability of the employment lands with a greater range of land uses. The Subject Lands are located in proximity to an existing 400 - series highway (Highway 400) and is transit accessible, with transit on Highway 7 and Weston Road, in support of Policy 4.3.15 of YROP 2010. In consideration of the above, the Amendment conforms to YROP 2010.
4. The Subject Lands are located within an “Employment Area” on Schedule 1 - Urban Structure of Vaughan Official Plan 2010 (‘VOP 2010’) and are not located within an “Intensification Area”. The Subject Lands are designated “General Employment” by Schedule 13 - Land Use of VOP 2010. The “General Employment” designation does not permit office and/or retail uses. In accordance with Policies 2.2.4.7 and 5.1.2 of VOP 2010, the Subject Lands require a redesignation to “Employment Commercial Mixed-Use” to permit limited retail uses within the employment area to serve the day-to-day needs of the surrounding business and their needs and support the employment area with a range of ancillary uses that primarily support business and

employees in the employment area. The existing two-storey, 2,317.97 m<sup>2</sup> employment building located at 15 Jevlan Drive and the existing one-storey, 2,146 m<sup>2</sup> employment building located at 156 Chrislea Road do not exceed the maximum office and retail gross floor area limits in VOP 2010 and would support the planned function of the “Employment Commercial Mixed-Use” designation. The Amendment supports the policy initiatives of VOP 2010.

5. The statutory Public Meeting was held on October 6, 2020. The recommendation of the Committee of the Whole to receive the Public Meeting report of October 6, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 21, 2020. Vaughan Council on May 18, 2021 ratified the May 4, 2021 Committee of the Whole recommendation to approve Official Plan Amendment File OP. File OP.16.011 (FDF Investments Ltd. and Playacor Holdings Ltd.).
6. York Region, on March 27, 2020, exempted Official Plan Amendment File OP.16.011 from Regional approval in accordance with YROP 2010 Policy 8.3.8 as it does not adversely affect Regional planning policies or interests and is considered a matter of local significance.
7. By-law 86-2020 to adopt Amendment Number 56 to the Vaughan Official Plan 2010 of the Vaughan Planning Area and Amendment Number 56 to the Vaughan Official Plan 2010 of the Vaughan Planning Area shall be rescinded after the last day for filing a notice of appeal for the By-law to adopt Amendment Number 67 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.

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

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

1. Amending Schedule 13 “Land Use” by redesignating the Subject Lands identified

on Schedule 1 from “General Employment” to “Employment Commercial Mixed-Use”.

2. Amending 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 15 Jevlan Drive and 156 Chrislea Road.

3. Amending Volume 2, Section 13.1 “Site Specific Policies” by adding the following policy, to be renumbered in sequential order:

“(OPA #67) 13.1.1.54 The lands known as 15 Jevlan Drive and 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.”

4. Amending Volume 2, Section 13.1 “Site Specific Policies” by adding the following policy, to be renumbered in sequential order:

“(OPA #67) 13.55 15 Jevlan Drive and 156 Chrislea Road

13.55.1 General

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

13.55.1.2 Notwithstanding Policy 5.2.3.8 Supporting and Transforming Retail, no drive-through facility shall be permitted.

13.55.1.3 Notwithstanding Policy 9.2.2.7.a Employment Commercial Mixed Use, the Employment Commercial Mixed-Use designation may be located along a Major Collector Road (Jevlan Drive and Chrislea Road) and/or Minor Collector Road (Chrislea Road) within the Employment Area.

13.55.1.4 Notwithstanding Policy 9.2.3.7.d Employment/

Industrial Building, the existing surface parking may be permitted between the front (Chrislea Road) or side (Jevlan Drive) of the existing employment buildings and the public streets.”

## 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*.

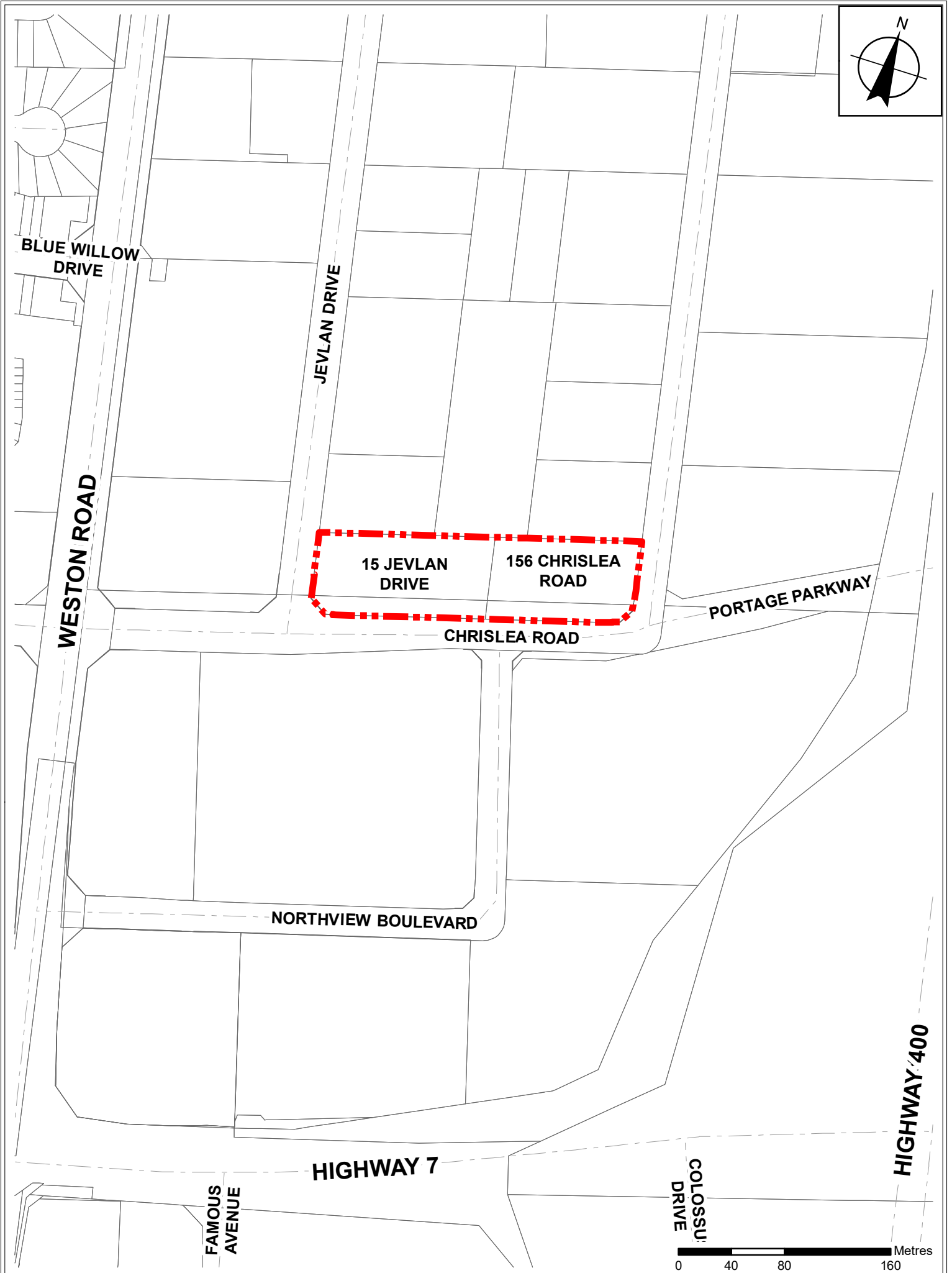
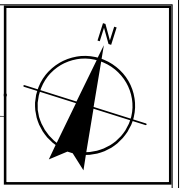
## VI INTERPRETATION

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.

## VII RESCINDING VOP 2010 OPA 56 THAT APPLIED TO A PORTION OF THE SUBJECT LANDS

Following the approval of VOP 2010 Official Plan Amendment Number 56, a By-law shall be approved rescinding By-law 86-2020 to adopt VOP 2010 Official Plan Amendment Number 56 and rescinding VOP 2010 Official Plan Amendment Number 56 that applied to a portion of the Subject Lands, specifically 156 Chrislea Road.





**THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMENDMENT No. 67  
ADOPTED THE 22ND DAY OF JUNE, 2021**

**FILE:** OP.16.011

**RELATED FILE:** Z.16.048

**LOCATION:** Part of Lots 6 and 7, Concession 5

**APPLICANT:** FDF Investments Ltd. and  
Playacor Holdings Ltd.

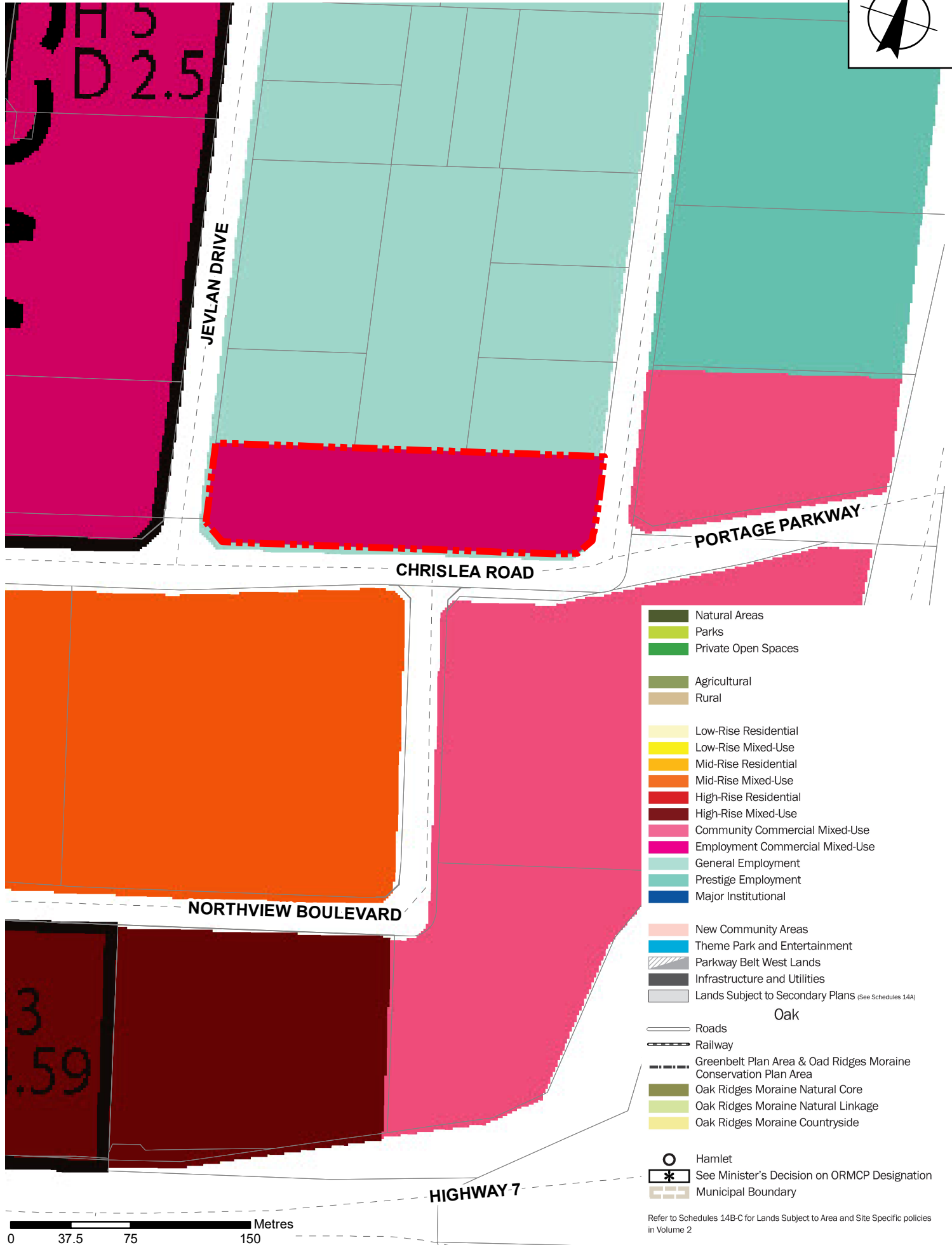
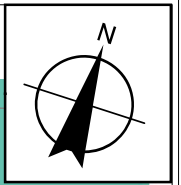
**CITY OF VAUGHAN**



**LANDS SUBJECT TO  
AMENDMENT No. 67**

**MAP 13.55.A**

**15 Jevlan Drive and 156 Chrislea Road**



**THIS IS SCHEDULE '2'  
TO OFFICIAL PLAN AMENDMENT No. 67  
ADOPTED THE 22ND DAY OF JUNE, 2021**

**FILE:** OP.16.011

**RELATED FILE:** Z.16.048

**LOCATION:** Part of Lots 6 and 7, Concession 5

**APPLICANT:** FDF Investments Ltd. and  
Playacor Holdings Ltd.

**CITY OF VAUGHAN**



**LANDS SUBJECT TO  
AMENDMENT No. 67**

## APPENDIX I

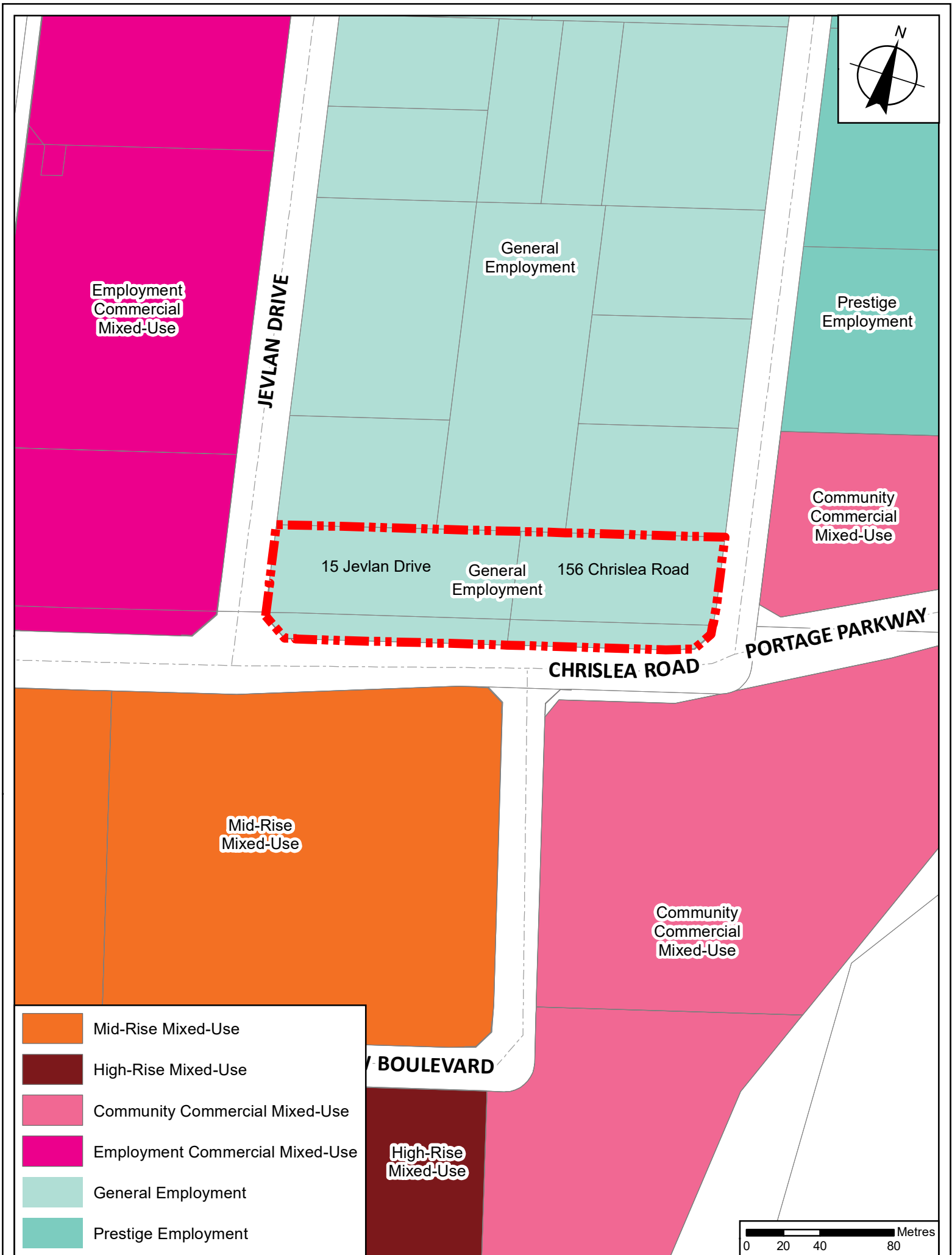
The Subject Lands are located east of Weston Road and on the north side of Chrislea Road, and are municipally known as 15 Jevlan Drive and 156 Chrislea Road, being Part of Lots 6 and 7, Concession 5, City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands from “General Employment” to “Employment Commercial Mixed-Use” to permit retail and office uses for the existing employment buildings.

This Amendment also rescinds By-law 86-2020 to adopt Amendment Number 56 to the Vaughan Official Plan 2010 of the Vaughan Planning Area and Amendment Number 56 to the Vaughan Official Plan 2010 of the Vaughan Planning Area that applied to a portion of the Subject Lands, specifically 156 Chrislea Road.

On May 18, 2021, Vaughan Council ratified the May 4, 2021 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.16.011 (FDF Investments Ltd. and Playacor Holdings Ltd.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.16.011 (FDF Investments Ltd. and Playacor Holdings Ltd.), BE APPROVED, to amend Vaughan Official Plan 2010 to redesignate the Subject Lands from “General Employment” to “Employment Commercial Mixed-Use” together with the site-specific exceptions identified in Table 1 of this report.”



**APPENDIX II  
EXISTING LAND USES  
OFFICIAL PLAN AMENDMENT No. 67**


**FILE:** OP.16.011

**RELATED FILE:** Z.16.048

**LOCATION:** Part of Lots 6 and 7, Concession 5

**APPLICANT:** FDF Investments Ltd. and  
Playacor Holdings Ltd.

**CITY OF VAUGHAN**

 **LANDS SUBJECT TO  
AMENDMENT No. 67**