

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 094-2014**

**A By-law to adopt Amendment Number 746 to the Official Plan of 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 746 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 746 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted by City of Vaughan Council this 24<sup>th</sup> day of June, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 746**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 746 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 746.

Also attached hereto but not constituting part of the Amendment is Appendices "I" and "II".

Authorized by Item No. 22 of Report No. 30  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 24, 2014

## 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 respecting Amendment Number 500 (Vaughan Corporate Centre Plan), as amended by Amendment Numbers 528 and 663 (The Avenue 7 Land Use Future Study Plan).

The subject Amendment pertains to the lands shown as “Area Subject to Amendment No. 746” on Schedule “1” attached hereto. The purpose of this Amendment is to:

- a) delete Schedule B – Transportation Plan in OPA No. 500, as amended by OPA Nos. 528 and 663, and substitute therefor Schedule B – Transportation Plan, as shown on Schedule “2” attached hereto, thereby extending the “Gateway Site” designation to a portion of the Subject Lands municipally known as 180 Maplecrete Road in order to apply a consistent maximum building height of 35-storeys and a density of 5.5 Floor Space Index (FSI) on the entirety of the Subject Lands, including the portions municipally known as 2951 Regional Road 7 and 190 Maplecrete Road; and,
- b) include additional policies to ensure the intended use and location of the urban square on the portion of the Subject Lands municipally known as 2951 Regional Road 7 and 190 Maplecrete Road, specifically the north east corner of the two internal local roads. The limits of the urban square shall be established in the implementing zoning by-law.

## II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands") are shown on Schedules "1" and "2" attached hereto as “Area Subject to Amendment No. 746”. The Subject Lands are located on the west side of Maplecrete Road, south of Regional Road 7, municipally known as 2951 Regional Road 7 and 190 and 180 Maplecrete Road, being part of Lot 5, Concession 4, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to extend the “Gateway Site” designation to the Subject Lands is based on the following considerations:

1. The Provincial Policy Statement (PPS) provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS promotes cost-effective development standards to minimize land consumption and servicing costs, while facilitating public transit supportive developments. It supports and encourages intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities,

housing and other land uses that make more efficient use of land and public infrastructure. The development includes residential, office, commercial, and open space (urban square) uses that intensifies presently underutilized lands at a density higher than the existing surrounding uses. The Subject Lands are located within the Vaughan Metropolitan Centre (VMC), which is identified as an area of intensification. The development will contribute to a range and mix of uses within the VMC while efficiently utilizing the existing municipal infrastructure, which can support future growth and employment projections, thereby making more efficient use of existing and future infrastructure investments.

The PPS also provides policies respecting the efficient use of existing and planned transportation systems infrastructure. The development will take advantage of existing and planned transportation infrastructure, including the TTC Subway (VMC Station), Viva Bus Rapid Transit (BRT along Regional Road 7), and the planned future York Regional Transit bus terminal, Regional Road 7, Highway 400, Highway 407, and the existing local road network.

The development will contribute to the long-term economic prosperity within the VMC as it supports economic vitality with the creation of long-term office and commercial employment. The development conforms to the goals, objectives and policies of the PPS.

2. The policies of the Provincial Growth Plan – Places to Grow (Growth Plan) are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. Moreover, the Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas, stating in part:

*“This Plan envisages increasing intensification of the existing built-up areas, with a focus on urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields.”*

The Growth Plan identifies the VMC as an Urban Growth Centre. The Growth Plan encourages intensification throughout the built-up area and includes infill development and the development of underutilized lots. The development represents a catalyst for a mix of uses within the southeast quadrant of the VMC at transit supportive densities that will promote reduced dependence on the automobile and encourage transit supportive, pedestrian-friendly urban environments. The development will assist with increasing the modal share for transit, walking and cycling. It will also provide for convenient access to intra and inter-city transit (Viva Next Bus Rapid Transit Route (BRT), York Region Transit Terminal, and the terminus of Spadina Subway Line (VMC Station)

and facilitate an urban square with convenient access to supporting ground related commercial uses. This Amendment will facilitate a development that is consistent with the goals of the Growth Plan.

3. The modified York Region Official Plan 2010 (the Regional Plan) designates the Subject Lands as being located within the “Urban Area” and within a “Regional Centre”, which is planned to become a vibrant urban place for living, working, shopping, entertainment, cultural identity and human services. The Regional Plan encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with attractive building, landscaping and public streetscapes. The Regional Plan recognizes that there is a strong relationship between transportation and urban form. The redesignation of the Subject Lands will facilitate a development located in proximity of the VMC Station that is supportive of the higher level of transit services, which will encourage the reduction of overall parking demands and trip lengths.
4. The Subject Lands are designated “Corporate Centre Node” by OPA No. 500 (Corporate Centre Plan), as amended by OPA Nos. 528 and 663 (The Avenue 7 Land Use Future Study Plan). This Amendment extends the “Gateway Site” designation to the portion of the Subject Lands municipally known as 180 Maplecrete Road that will facilitate a mixed-use development. This Amendment is supported by Provincial and Regional policies that encourage intensification of existing built-up areas with a focus on urban growth centres and major transit station areas, as well as the more efficient use of land and infrastructure.
5. Having received a statutory Public Hearing held on October 16, 2012, on June 24, 2014, Vaughan Council approved Official Plan Amendment Application File OP.12.010 to include a policy that emphasizes the location and use of the urban square and to delete Schedule B – Transportation Plan in OPA No. 500, as amended by OPA Nos. 528 and 663, and replace it with a new Schedule B – Transportation Plan, thereby extending the “Gateway Site” designation to the Subject Lands municipally known as 180 Maplecrete Road, under Amendment No. 746.

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

Amendment No. 500, as amended by OPA Nos. 528 and 663 to the Official Plan of the Vaughan Planning Area is hereby further amended by:

1. Deleting Schedule “B” – Transportation Plan in OPA No. 500, as amended by OPA Nos. 528 and 663, and substituting therefor Schedule “B” – Transportation Plan, attached hereto as Schedule “2”, thereby extending the limits of the “Gateway Site” designation to include the

portion of the Subject Lands municipally known as 180 Maplecrete Road, in order to apply a consistent maximum building height of 35-storeys and a density of 5.5 Floor Space Index (FSI) on the entirety of the Subject Lands, including the portions municipally known as 2951 Regional Road 7 and 190 Maplecrete Road.

2. Adding the following Paragraph to Section 3.2.2 Permitted Uses, after Section 3.2.2 ix):

“(OPA 746) x) Notwithstanding Section 3.2.2 ix), the portion of the Subject Lands municipally known as 2951 Regional Road 7 and 190 Maplecrete Road, specifically the north east corner of the two internal local roads, shall be used for no other purpose than an urban square that is approximately 0.25 hectares in area. The limits of the urban square shall be established in the implementing zoning by-law. (OPA 746)”

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 Vaughan Zoning By-law, Draft Plan of Subdivision, and Site Plan 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.

## **APPENDIX I**

The Subject Lands are located on the west side of Maplecrete Road, south of Regional Road 7, municipally known as 2951 Regional Road 7 and 180 and 190 Maplecrete Road, in Part of Lot 5, Concession 4, City of Vaughan.

On June 24, 2014, Vaughan Council considered applications to amend the Official Plan, Zoning By-law and resolved the following (in part), with respect to the Official Plan Amendment application:

“The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Official Plan Amendment File OP.12.010 (1834371 Ontario Inc. (Liberty Development Corporation)) BE APPROVED, specifically to amend OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528 and OPA #663 (The Avenue 7 Land Use Future Study Plan), to extend the limits of the “Gateway Site” designation (applicable to 2951 Road 7 and 190 Maplecrete Road) to include the property municipally known as 180 Maplecrete Road, in order to apply a consistent maximum building height of 35 storeys and a density of 5.5 Floor Space Index (FSI) on the entirety of the subject lands, as shown on Attachment #2.”