

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 046-2023

A By-law to adopt Official Plan Amendment No. 92 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 92 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 25th day of April, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 92
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 92 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

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 1, Schedule 13 – Land Use, and Volume 2, Section 13, Site Specific Policies, to permit the following on the Subject Lands identified as "Area Subject to Amendment No. 92" on Schedules "1" and "2", which are located outside of an Intensification Area within the "Employment Commercial Mixed Use" designation (the 'Amendment'):

1. Permit hotel use, personal service shop(s) ancillary to the hotel, eating establishment(s) ancillary to the hotel, office uses, and a banquet hall; and
2. Increase the maximum permitted number of storeys from 10 to 14.

II. LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located southwest of Langstaff Road and Highway 27, and are legally identified as Part of Lot 10, Concession 9, and municipally addressed as 8440 Highway 27, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 92".

III. BASIS

The decision to amend 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 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 PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:
 - a. Efficiently use land, resources, infrastructure, and public service facilities;
 - b. Are appropriate for, and efficiently use, infrastructure and public service

facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and

- c. Are transit-supportive, where transit is planned, exists, or may be developed.

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. The Amendment is consistent with the PPS.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended (the ‘Growth Plan’), as amended, guides 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 Amendment 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 two-storey banquet hall. The Amendment 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 and serve as a transitional interface between more intensive employment uses to the west and north and more sensitive residential uses to the east. In consideration of the above, the Amendment conforms to the Growth Plan.

3. The York Region Official Plan 2010 (YROP 2010) guides economic, environmental, and community building decisions across York Region. The 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 Amendment supports the YROP 2010 policies to enhance the long-term viability of the employment lands with a range of land uses.

The additional uses provide the opportunity to better use the existing employment land more efficiently and maintain viable uses within the employment area. In consideration of the above, the Amendment 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 “Employment Commercial Mixed Use” on Schedule 13 - Land Use of VOP 2010 with a maximum permitted building height of 10 storeys and a maximum permitted Floor Space Index (‘FSI’) of 3 times the area of the lot. Office, cultural and entertainment, retail, and gas station uses are permitted. A hotel use is permitted provided the lands are within a designated Intensification Area.

As the Subject Lands are not within an Intensification Area and a height greater than 10 storeys is proposed, an Official Plan Amendment to permit the proposed use is required. Intensification Areas are generalized by an hierarchy of mixed-use centres and corridors and are characterized by their ability to focus development along and adjacent to major transit routes that support higher-order transit. The Subject Lands are located in proximity to the approved Highway 427 extension, which creates a unique development opportunity and proposes to change the urban structure and land use pattern along Langstaff Road and Highway 27 in a way that redefines these corridors. It creates new opportunities to stimulate economic activity along these corridors which is typically permitted within designated Intensification Areas in the City. The hotel use along with the uses ancillary to the hotel are appropriate for the Subject Lands.

The Subject Lands are part of a cluster of like-designated properties with the same 10 storey height and 3 FSI maximums. Increasing the building height on the Subject Lands does not substantially deviate from the anticipated density of the

area. The Amendment supports the policy initiatives of VOP 2010.

5. The statutory Public Meeting was held on May 4, 2021. The recommendation of the Committee of the Whole to receive the Public Meeting report of May 4, 2021, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on May 18, 2021. Vaughan Council, on September 28, 2022, ratified the September 20, 2022, Committee of the Whole recommendation to approve Official Plan Amendment File OP.18.011 (27 Developments Ltd.).
6. On July 28, 2021, 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 13 – “Land Use” of VOP 2010, identified on Schedule “2” to this Amendment to identify a Maximum Building Height (“H” – Height) of 14 storeys on the Subject Lands;
2. 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 8440 Highway 27 as Item 67 and
3. Amending Volume 2, Section 13.1 “Site Specific Policies” by adding the following policy, to be renumbered in sequential order:

“(OPA #92) 13.1.1.67 The lands known as 8440 Highway 27 are identified on Schedule 14 – C as Item 67 and are subject to the policies set out in Section 13.68 of this Plan.”
4. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies” and renumbering in sequential order, including a location map of the Subject Lands as per Schedule “1”:

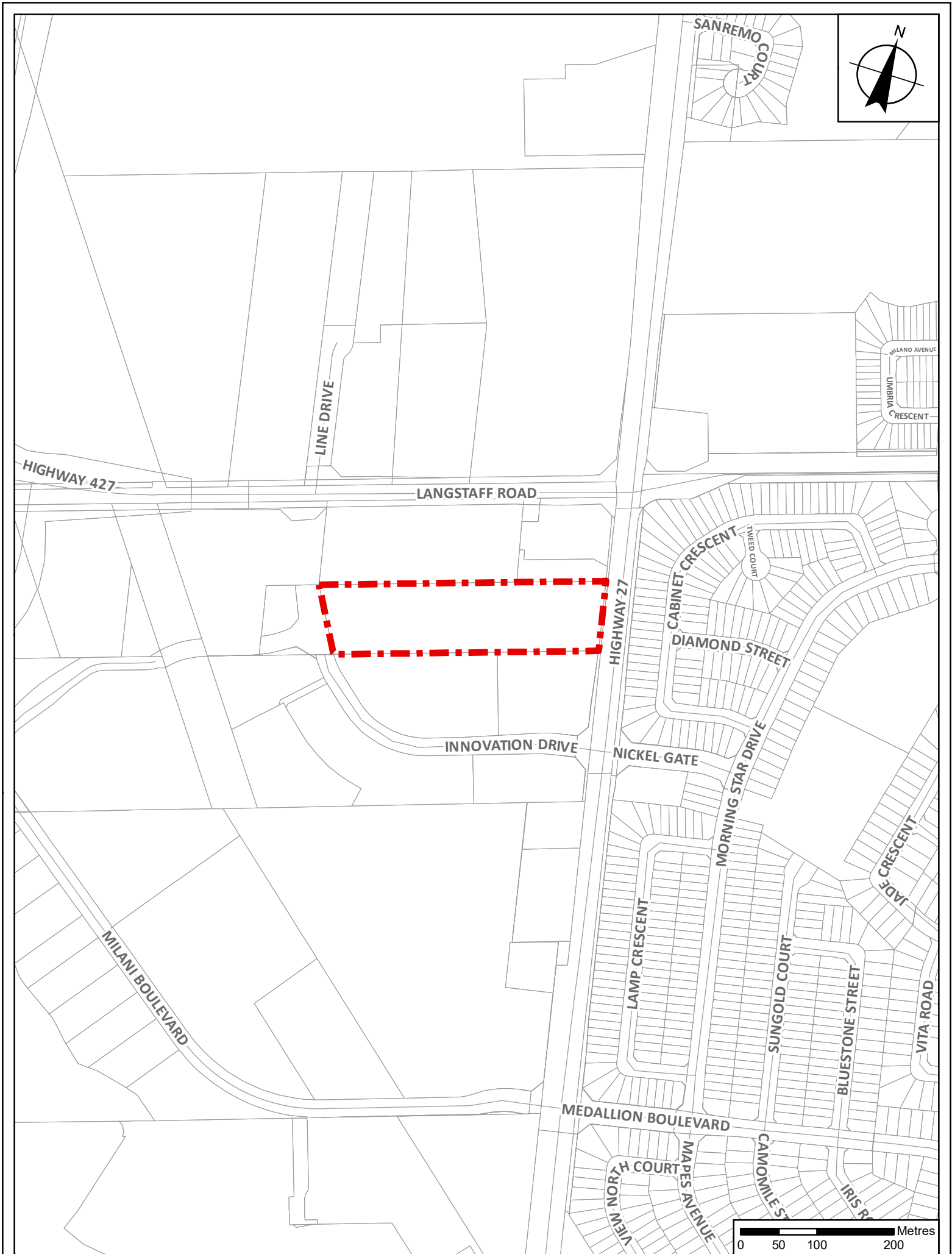
- “(OPA #92) 13.68 8440 Highway 27
- 13.68.1 General
- 13.68.1.1 The following height and use policies shall apply to the lands identified on Map 13.68.A
- 13.68.1.2 A maximum building height of 14 storeys is permitted.
- 13.68.1.3 Notwithstanding Section 9.2.2.7 c) ii), the following uses are permitted:
- a. Hotel;
 - b. Personal Service Shop(s);
 - c. Eating Establishment(s);
 - d. Office uses to a maximum Gross Floor Area of 12,500 m²; and
 - e. Banquet Hall.”

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.



This is Schedule '1'
To Official Plan Amendment No. 92
Adopted the 25th Day Of April, 2023

File: OP.18.011


Related Files: Z.18.018, 19T-20V009, 19CDM-20V010, DA.18.088

Location: Part of Lot 10, Concession 9

8440 Highway 27

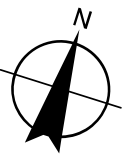
Applicant: 27 Developments Inc.

City of Vaughan

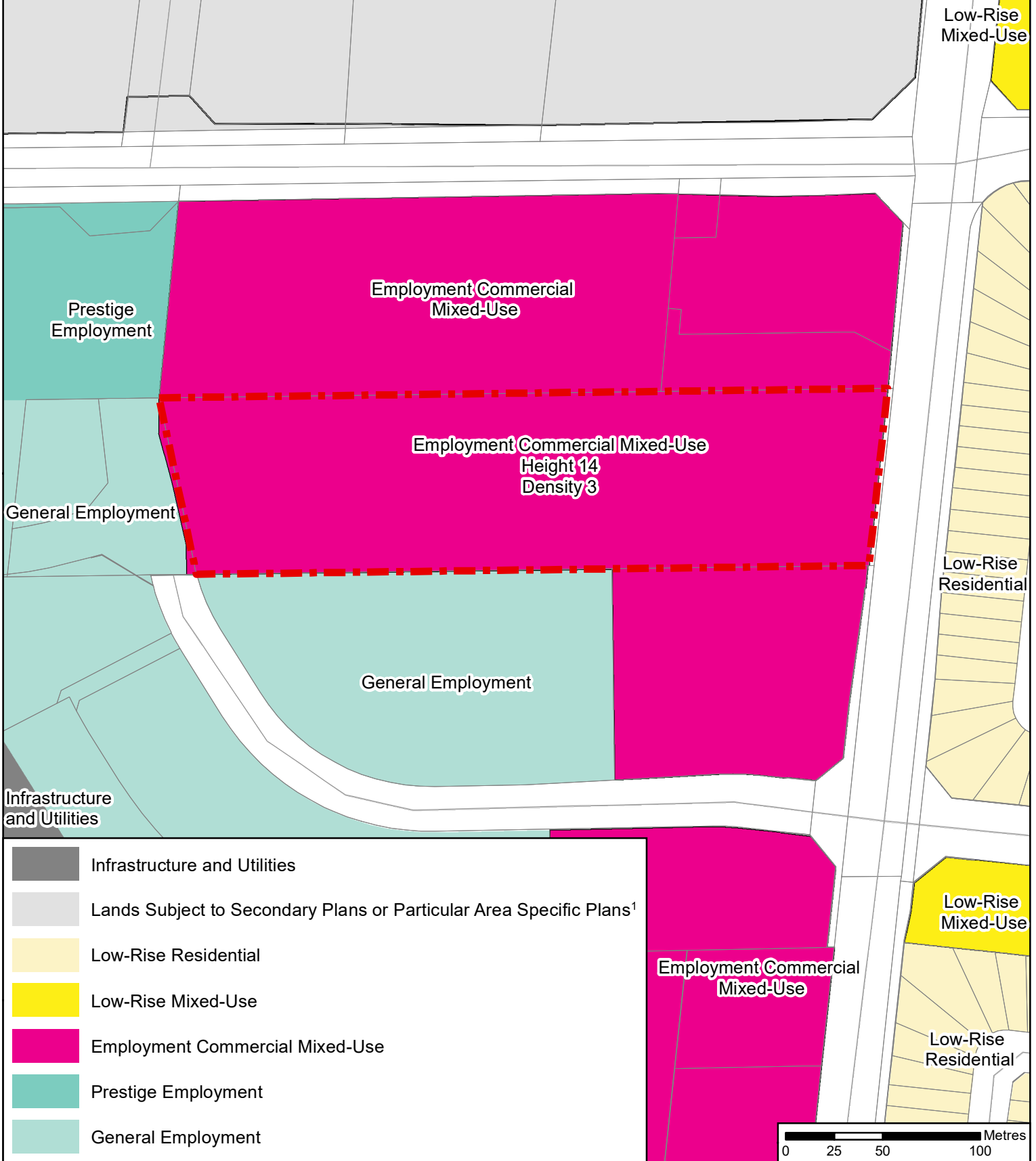
 Subject Lands








Lands Subject to
Amendment No. 92

**Map 13.68.A - 8440 Highway 27
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1**




Lands Subject to Secondary Plans or Particular Area Specific Plans



-  Infrastructure and Utilities
-  Lands Subject to Secondary Plans or Particular Area Specific Plans¹
-  Low-Rise Residential
-  Low-Rise Mixed-Use
-  Employment Commercial Mixed-Use
-  Prestige Employment
-  General Employment

**This is Schedule '2'
To Official Plan Amendment No. 92
Adopted the 25th Day Of April, 2023**

File: OP.18.011
Related Files: Z.18.018, 19T-20V009, 19CDM-20V010, DA.18.088
Location: Part of Lot 10, Concession 9
 8440 Highway 27
Applicant: 27 Developments Inc.
City of Vaughan

 Subject Lands

 Lands Subject to
 Amendment No. 92

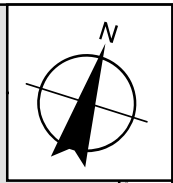
APPENDIX I

The Subject Lands to this Amendment are located southwest of Langstaff Road and Highway 27, are legally identified as Part of Lot 10, Concession 9, and are municipally addressed as 8440 Highway 27, in the City of Vaughan.

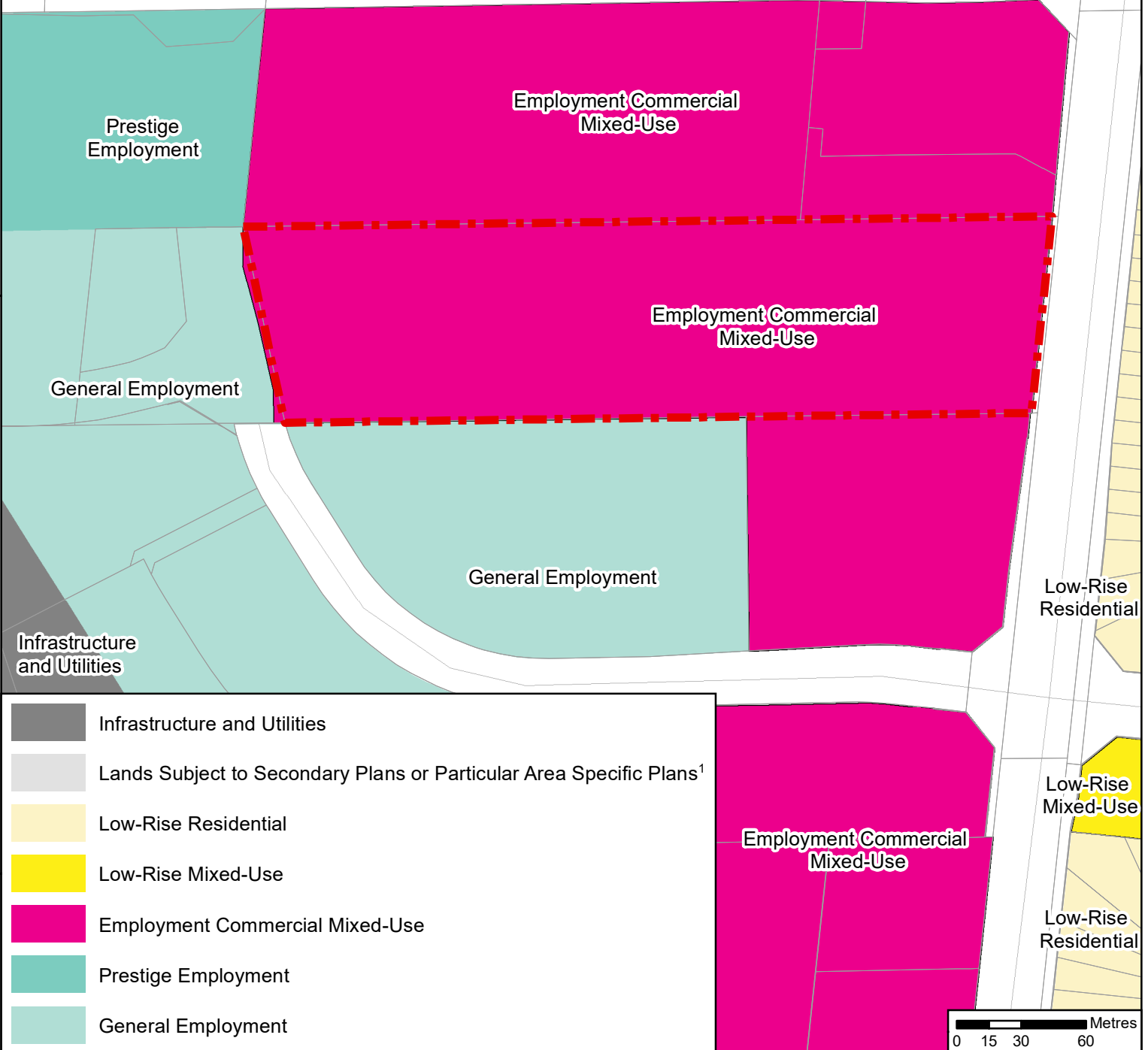
The purpose of this Amendment is to permit a hotel use, eating establishment and personal service (spa) uses ancillary to the hotel in the "Employment Commercial Mixed-Use" designation, and to increase the number of permitted storeys from 10 to 14. Office and Banquet Hall uses will continue to be recognized.








On September 28, 2022, Vaughan Council ratified the September 20, 2022, Committee of the Whole recommendation to approve Official Plan Amendment File OP.18.011 (27 Developments Ltd.) as follows:

- "1 THAT Official Plan Amendment File OP.18.011 (27 Developments Inc.), BE APPROVED, to amend Vaughan Official Plan 2010, to permit a hotel with ancillary uses on the Subject Lands designated "Employment Commercial Mixed-Use" that are not located within an Intensification Area and to increase the maximum permitted height from 10 storeys to 14 storeys as identified in Table 1;"




Lands Subject to Secondary Plans or Particular Area Specific Plans



-  Infrastructure and Utilities
-  Lands Subject to Secondary Plans or Particular Area Specific Plans¹
-  Low-Rise Residential
-  Low-Rise Mixed-Use
-  Employment Commercial Mixed-Use
-  Prestige Employment
-  General Employment

Appendix II Existing Land Uses Official Plan Amendment No. 92

File: OP.18.011
Related Files: Z.18.018, 19T-20V009, 19CDM-20V010, DA.18.088
Location: Part of Lot 10, Concession 9
 8440 Highway 27
Applicant: 27 Developments Inc.
City of Vaughan

 Subject Lands
 Lands Subject to
 Amendment No. 92