

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 207-2023**

**A By-law to adopt Amendment Number 110 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 110 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2” and “3” are 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.

Voted in favour by City of Vaughan Council this 12th day of December, 2023.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 39 of the Committee of the Whole.  
Report Adopted by Vaughan City Council on October 17, 2023.  
City Council voted in favour of this by-law on December 12, 2023.  
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.  
**Effective Date of By-Law: December 12, 2023**

**AMENDMENT NUMBER 110**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 110 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 2, Section 13 - Site Specific Policies and Volume 1, Schedule 1 – Urban Structure, Schedule 13 – Land Use and Schedule 14-C – Areas Subject to Site Specific Plans, to permit a mid-rise mixed-use development.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No.110" on Schedule "1" attached hereto:

1. Redesignate the Subject Lands from "Employment Area" to "Community Area", as shown on Schedule "2" attached hereto.
2. Redesignate the Subject Lands from "Prestige Employment" to "Mid-Rise Mixed-Use", as shown on "Schedule 3".
3. To permit a maximum FSI of 3.33 times the area of the Subject Lands, as shown on Schedule "3".
3. Permit a 0.0 metre tower setback from the podium as it applies to development criteria for Mid-Rise Buildings along public street frontages.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the west side of Martin Grove Road, north of Roysun Road and municipally known as 20 Roysun Road, being Block 2 of Registered Plan 65M-2709, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 110."

### III BASIS

The decision to amend VOP 2010 Volumes 1 and 2, is based on the following considerations:

1. In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities, the wise use and management of resources, and protecting public health and safety. The Subject Lands were subject to an employment land use conversion that was approved by Vaughan Council on May 27, 2020 and York Region Council on October 15, 2020, therefore the employment policies of the PPS no longer apply to the Subject Lands.

The Amendment is consistent with the PPS, specifically policies 1.1.1, 1.1.3, 1.2.6 and 1.4, which encourage: accommodating a market-based range and mix of residential types to address the short-term and long-term projected needs of current and future residents, while using land use planning to promote transit-supportive development and intensification to minimize land consumption and servicing costs; avoiding development and land use patterns which may cause public health and safety concerns; focusing development to settlement areas to efficiently use land and resources; applying appropriate development standards to facilitate transit-supportive intensification; establishing development standards for residential intensification to facilitate compact form; and, optimizing the use of existing infrastructure and public service facilities. The Subject Lands are located within a Settlement Area and the Delineated Built-Up Area. The development is consistent with the PPS as it utilizes land efficiently by providing a compact built form that is transit supportive and utilizes existing services in the area. The development provides additional housing options by providing apartment units of various sizes within a community with existing infrastructure, transit, commercial

and retail services. In consideration of the above, the development is consistent with the PPS.

2. 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. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, by encouraging the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Vaughan Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Growth Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of existing infrastructure and public service facilities, and less on continuously expanding the Urban Boundary. Schedule 2 of the Growth Plan identifies that the Subject Lands are located within a "Settlement Area". The Subject Lands are also located within a "Provincially Significant Employment Zone" and the conversion of lands within employment areas to non-employment uses may be permitted only through a Municipal Comprehensive Review (Policy 2.2.5.9). The Subject Lands were considered for an employment land use conversion as part of the 2041 Municipal Comprehensive Review ('MCR') that was undertaken by York Region. The land use conversion for the Subject Lands was approved by Vaughan Council on May 27, 2020 and York Region Council on October 15, 2020, therefore the employment policies of the Growth Plan, no longer apply to the Subject Lands.

In accordance with Policies 2.2.1.3, 2.2.1.4 and 2.2.6 of the Growth Plan, complete communities shall be achieved by supporting a range and mix of housing and

development shall be designed in a manner that supports active transportation and encourages the integration and sustained viability of transit services. The Amendment contributes to the achievement of a complete community by supporting a range and mix of housing types and unit sizes and providing a built form that utilizes the Subject Lands more efficiently and at a density that would meet the needs of future and current residents, where there is access to existing transit services, schools, amenities and services. The development will also connect to existing servicing infrastructure in the area. In consideration of the above, the development conforms to the Growth Plan.

3. York Region Official Plan 2022 ('YROP 2022') was adopted by Regional Council on June 30, 2022 and was approved with modifications by the Ministry of Municipal Affairs and Housing on November 4, 2022. Transition provision 7.4.13 of the YROP 2022 identifies that development applications which have not been deemed complete by the date of the Plan's approval shall be subject to the policies of the Plan. The Applications were deemed complete on January 19, 2022 and are therefore subject to the York Region Official Plan 2010.

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1: Regional Structure of the YROP 2010. The "Urban Area" permits a range of residential, industrial, commercial, and institutional uses. Intensification within the "Urban Area" will accommodate a significant portion of the planned growth in the Region (Section 5.0). Intensification is encouraged within the built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use (Section 5.3). Development within the region shall employ the highest standard of urban design which provides: pedestrian scale, safety, comfort, accessibility and connectivity, complements the character of existing areas, promotes landscaping, public spaces and streetscapes, ensures compatibility with and transition to surrounding land uses, emphasizes walkability and accessibility through strategic

building placement and orientation and creates well-defined, centrally-located urban public spaces (Policy 5.2.8). Retail structures shall be carefully designed in a compact form and be pedestrian-oriented, transit-supportive and multi-storey where appropriate (Policy 5.2.9). The development is pedestrian friendly as it provides a 6-storey podium with a colonnade abutting the retail units to provide protection from the weather, and provides a number of pedestrian connections throughout the Subject Lands to promote walkability. The development also accommodates a centrally located private amenity area at grade, and is adequately positioned on the Subject Lands to ensure appropriate daylight conditions. In consideration of the policies above, the Amendment is consistent with the YROP 2010 by providing additional housing options for the area at a higher density, where there is existing access to transit. On October 6, 2023, York Region exempted Official Plan Amendment File OP.21.027 from approval from York Region council, identifying that the official plan amendment appears to be a routine matter of local significance and it does not adversely affect Regional planning policies or interests.

4. The Subject Lands are located within “Employment Areas” as identified on Schedule 1 - Urban Structure of VOP 2010 and are designated “Prestige Employment” on Schedule 13 - Land Use of VOP 2010. In accordance with Policy 2.2.4.6 of VOP 2010 (in part), the conversion of Employment Areas to non-employment uses may only be considered following a Regional MCR. The Subject Lands were considered for an employment land use conversion as part of the 2041 MCR that was undertaken by York Region. The land use conversion for the Subject Lands was approved by Vaughan Council on May 27, 2020 and York Region Council on October 15, 2020, therefore the employment policies of VOP 2010, no longer apply to the Subject Lands.

This Amendment redesignates the Subject Lands from “Employment Area” to “Community Areas” on Schedule 1 – Urban Structure of VOP 2010 and redesignates the Subject Lands from “Prestige Employment” to “Mid-Rise Mixed-

Use” with a maximum building height of 12 storeys and a maximum floor space index of 3.33 times the area of the Subject Lands on Schedule 13 – Land Use, to permit the development of a mid-rise, mixed-use building comprised of 10-storey and 12-storey residential towers connected by a 6-storey podium with commercial uses at grade. This Amendment also creates a site-specific amendment for the development to permit a 0-metre setback from the podium to the residential towers along the public street frontages, whereas 3 metres is required (Section 9.2.3.5.b).

“Community Areas” are predominantly comprised of Low-Rise Residential housing stock supported by local amenities including local retail, community facilities, schools, and parks, and they provide access to the City’s natural heritage and open spaces. New development and limited intensification is permitted in “Community Areas” provided that it is compatible with the character, form and planned function of the surrounding context (Section 2.2.3.3). The “Mid-Rise Mixed-Use” designation permits residential units and retail uses, office uses, parking garages, hotels, and gas stations. In accordance with Section 9.2.2.4 of VOP 2010, in areas designated “Mid-Rise Mixed-Use”, the ground floor frontage of buildings facing collector streets shall predominantly consist of retail or other active uses that animate the street. The Amendment is appropriate for the following reasons:

- the Amendment is consistent with the decision of City of Vaughan and York Region Councils to permit residential uses on the Subject Lands;
- a mixed-use development with commercial units at grade will support the proposed residential uses as well as the existing employment and institutional uses in the surrounding area;
- the proposed intensification, density and uses are appropriate given there is existing public transit infrastructure along Martin Grove Road and Highway 7, and the Subject Lands are located within walking distance of schools, services and amenities;
- the overall massing for the development is appropriate and compatible with the existing and planned uses in the surrounding area; and



- the development generally conforms with the “Mid-Rise Mixed-Use” designation of VOP 2010 by providing a mid-rise, mixed-use building with a maximum building height of 12 storeys, underground parking, and rooftop amenity areas.

5. The statutory Public Meeting was held on May 3, 2022. The recommendation of the Committee of the Whole to receive the Public Meeting report of May 3, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on May 17, 2022. Vaughan Council, on October 17, 2023 ratified the October 3, 2023, Committee of the Whole recommendation, to endorse approval of Official Plan Amendment File OP.21.027, together with Zoning By-law Amendment File Z.21.056 (Co-Mart Holdings Ltd). As the Subject Lands were subject to an employment land use conversion that was approved by Vaughan Council on May 27, 2020 and York Region Council on October 15, 2020 and the Subject Lands are designated “Urban Area” in YROP 2010 and YROP 2022. On October 6, 2023, York Region exempted Official Plan Amendment File OP.21.027 from approval from York Region council, identifying that the official plan amendment appears to be a routine matter of local significance and it does not adversely affect Regional planning policies or interests.

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

The following Schedules and Sections of VOP 2010 are hereby amended by:

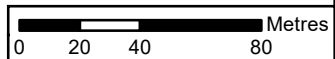
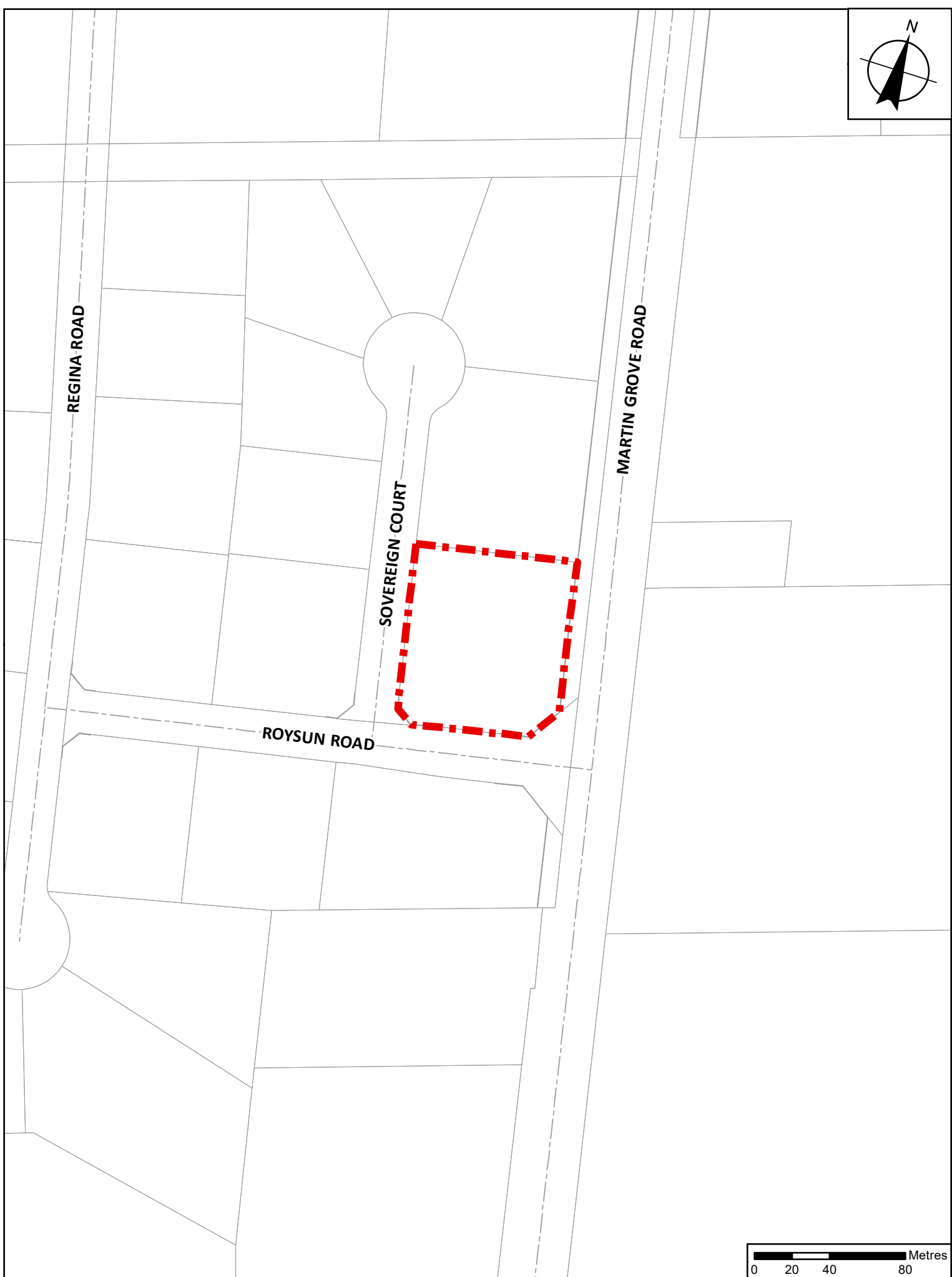
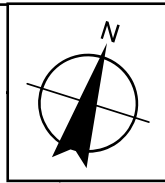
1. Amending Volume 1, Schedule 1 - Urban Structure, by redesignating the Subject Lands, identified on Schedule “1” hereto, from “Employment Areas” to “Community Areas”, as shown on Schedule “2”.
2. Amending Volume 1, Schedule 13 - Land Use, by redesignating the Subject Lands, identified on Schedule “1” hereto, from “Prestige Employment” to “Mid-Rise Mixed-Use” with a Floor Space Index (‘FSI’) of 3.33 times the area of the Subject Lands,



to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 001-2021, and Site Development Approval, 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. 110  
Adopted the 12th Day Of December, 2023

**File:** OP.21.027

**Related File:** Z.21.056

**Location:** Block 2, Registered Plan 65M-2709  
20 Roysun Road

**Applicant:** Co-Mart Holdings Ltd.

**City of Vaughan**



Lands Subject to  
Amendment No. 110

**This is Part of Schedule 1 - Urban Structure  
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '2'  
To Official Plan Amendment No. 110  
Adopted the 12th Day Of December, 2023**

**File:** OP.21.027

**Related File:** Z.21.056

**Location:** Block 2, Registered Plan  
65M-2709

20 Roysun Road

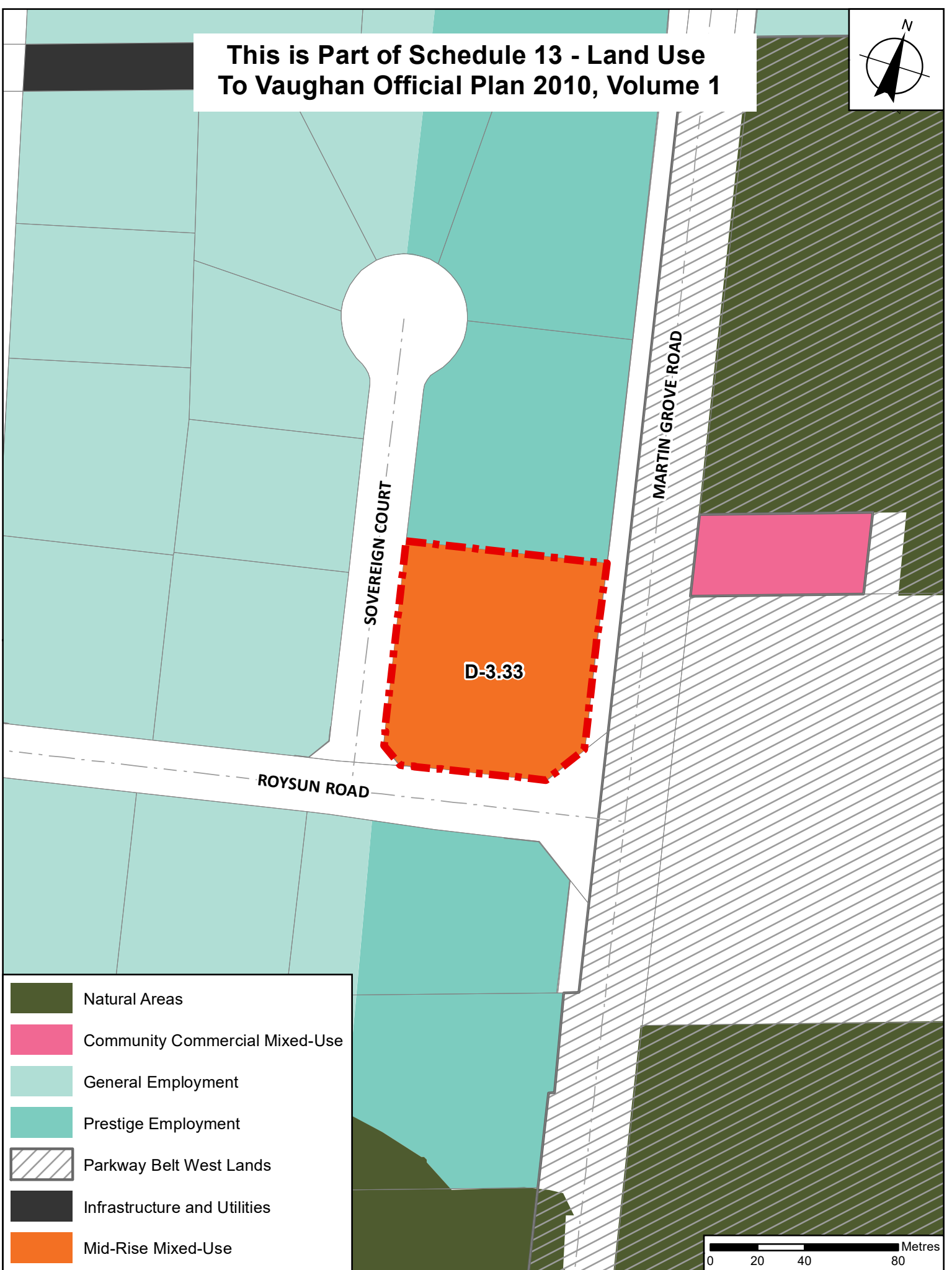
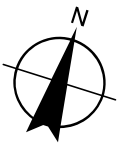
**Applicant:** Co-Mart Holdings Ltd.

**City of Vaughan**



Lands Subject to  
Amendment No.110

**This is Part of Schedule 13 - Land Use  
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '3'  
To Official Plan Amendment No. 110  
Adopted the 12th Day Of December, 2023**

**File:** OP.21.027

**Related File:** Z.21.056

**Location:** Block 2, Registered Plan 65M-2709  
20 Roysun Road

**Applicant:** Co-Mart Holdings Ltd.

**City of Vaughan**



Lands Subject to  
Amendment No.110

## APPENDIX I

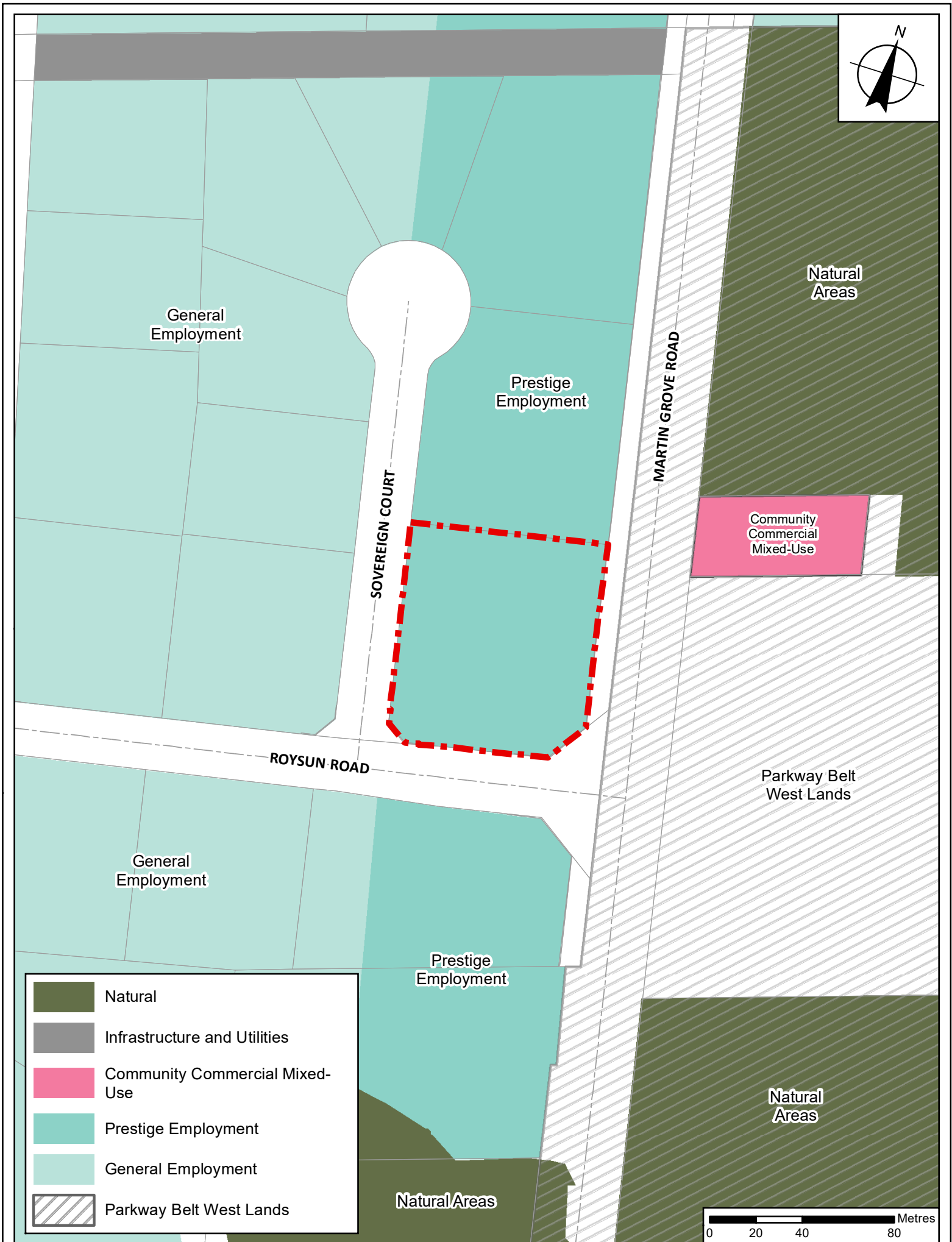
The Subject Lands are located on the west side of Martin Grove Road, north of Roysun Road, being Block 2, Registered Plan 65M-2709, municipally known as 20 Roysun Road, in the City of Vaughan.

The purpose of this Amendment is to amend VOP 2010, specifically to redesignate the Subject Lands from “Prestige Employment” to “Mid-Rise Mixed-Use” with a maximum FSI of 3.33 times the area of the Subject Lands, to permit a mid-rise mixed-use building with 10-storey and 12-storey residential towers connected by a 6-storey podium with commercial uses at grade.

On October 17, 2023, Vaughan Council ratified the October 3, 2023 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.21.027(Co-Mart Holdings Ltd.) as follows (in part):

“

1. THAT Official Amendment File OP.21.027 (Co-Mart Holdings Ltd.) BE APPROVED to amend the Vaughan Official Plan 2010 to:
  - a. Redesignate the subject lands from “Prestige Employment” to “Mid-Rise Mixed-Use” with a permitted maximum building height of 12 storeys and a maximum Floor Space Index (density) of 3.33 times the area of the lot;
  - b. Notwithstanding Policy 9.2.3.5.b, to permit a decrease in the minimum tower set back from the podium from 3 metres to 0 metres along public street frontages.”



## Appendix II Existing Land Uses Official Plan Amendment No. 110

**File:** OP.21.027

**Related File:** Z.21.056

**Location:** Block 2, Registered Plan 65M-2709  
20 Roysun Road

**Applicant:** Co-Mart Holdings Ltd.

**City of Vaughan**



Lands Subject to  
Amendment No. 110