

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 287-2025

A By-law to adopt Amendment Number 150 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 150 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 16th day of December, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 10 of Report No. 48 of the Committee of the Whole.
Report adopted by Vaughan City Council on December 16, 2025.
City Council voted in favour of this By-law on December 16, 2025.
Approved by Mayoral Decision MDC 018-2025 dated December 16, 2025.
Effective Date of By-law: December 16, 2025

AMENDMENT NUMBER 150
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 150 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 1 – Urban Structure and Schedule 13 – Land Use, and Volume 2 Section 13.13 Valley Policy Areas, to permit additional developable area and amend site-specific development standards to facilitate the development of 3-storey residential townhouses on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 150" on Schedule "1" of this by-law attached hereto:

1. Redesignate a portion of the Subject Lands from "Natural Areas and Countryside" to "Community Areas" on Volume 1, Schedule 1 – Urban Structure, as identified on Schedule "2" of this By-law;
2. Redesignate a portion of the Subject Lands from "Natural Areas" to "Low-Rise Residential" on Volume 1, Schedule 13 – Land Use, as identified on Schedule "3" of this By-law;
3. Amend Volume 2, Site Specific Policy 13.13 as it applies to the Subject Lands as follows:
 - i. Permit a minimum vegetation protection zone of 6 metres;
 - ii. Permit a maximum of 8 attached residential units in a row on external blocks, and a maximum of 9 attached units in a row on internal blocks;
 - iii. Permit the use of back-to-back townhouses in the "Low-Rise Residential" designation;
 - iv. Remove the required density target of 5 to 7.5 units per hectare;
 - v. Reduce the 30 to 50 metre buffer requirement to an appropriate buffer width, as identified in the implementing zoning By-law; and
 - vi. Add policy language to ensure coordination of internal road connections and access points onto Highway 27 and Major Mackenzie Drive, in addition to

the items notes in Policy 13.13.1.4.c for the lands identified as Area E on MAP 13.13.A.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the northeast corner of Highway 27 and Major Mackenzie Drive, being Part of Lot 19, Concession 8, municipally known as 9829 Highway 27, City of Vaughan, as shown on Schedule “1” of this By-law attached hereto as “Lands Subject to Amendment No. 150.”

III BASIS

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

1. The Provincial Planning Statement, 2024 (‘PPS 2024’) is a policy statement issued pursuant to Section 3 of the *Planning* Act that came into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 states that Settlement Areas shall be the focus of growth and development and that land use patterns should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public services.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Boundary of York Region. The Amendment would adjust the developable area boundaries by reflecting all current Core Feature limits and appropriate vegetative protection zones to facilitate additional development within an established Settlement Area. The Amendment would also amend various policies that facilitate a compact urban form and achieve the minimum target of 50 residents and jobs per gross hectare encouraged by Policy 2.3.1.5 of the PPS 2024.

The Amendment makes further developable area available within a Settlement Area which assists in the achievement of the minimum density target, facilitates a

compact urban form, increases the ability to utilize existing and planned municipal infrastructure, and provides a range of unit types. In consideration of the above, the Amendment is consistent with the PPS 2024.

2. York Region Council adopted the York Region Official Plan in June 2022 ('YROP 2022'), which was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get it Done Act, 2024*) later rescinded some of those modifications. Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

YROP 2022 guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" and partially within the "Regional Greenlands System" on Map 1 – Regional Structure and "Community Area" on Map 1A – Land Use Designations of the YROP 2022. Policy 3.2.2 of the YROP 2022 permits refinements to the boundaries of the "Regional Greenlands System" where supported by appropriate technical studies.

Community Areas shall contain a wide range and mix of housing types, sizes and tenures, consistent with the intensification and density targets and objectives of the YROP 2022. The portions of the Regional Greenlands System and associated buffer area on the Subject Lands have been scoped through the review of an Environmental Impact Study and a site staking exercise completed in coordination with the landowner, City and TRCA in order to establish appropriate development limits and additional developable area within the Community Areas that contribute to meeting the prescribed density targets and providing a range and mix of housing types. The remaining Regional Greenlands System lands and buffer area will be appropriately designated for protection in VOP 2010 and conveyed into public ownership through subsequent applications. The Amendment conforms to the York Region Official Plan 2022.

3. The VOP 2010 sets out the City's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as "Community

Areas” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure, and “Low-Rise Residential” and “Natural Areas” on Schedule 13 – Land Use. The Subject Lands contain Significant Forest Core Features along the east property line and are partially within the Built-Up Valley Lands as shown on Schedule 2 – Natural Heritage Network. The Subject Lands are also subject to Site Specific Policy 13.13 – “Valley Policy Areas” in Volume 2, as identified on Schedule 14C – “Areas Subject to Site Specific Plans”.

The Amendment is appropriate for the following reasons:

- The proposed land use designation boundaries shown on Schedules “2” and “3” of this By-law reflect the staked boundaries of the toe of slope and tree dripline, which will remain in the “Natural Areas and Countryside” and “Natural Areas” designations, along with a 6 metre vegetative protection zone. The Amendment now more accurately reflects the Natural Heritage Network and protects the long-term viability of the Significant Forest Core Feature, which is intended to be conveyed to the City through future development applications.
- City and TRCA staff conducted a site staking exercise of the Subject Lands on October 22, 2025, to determine the tree dripline of a Significant Forest Core Feature and the toe of slope situated in an existing wooded area on the Subject Lands. A 6 metre vegetative protection zone is proposed from the staked dripline, with no structures proposed within 10 metres of the dripline due to the rear yard condition of the proposed abutting townhouse blocks and the inclusion of a 1 metre wide infiltration trench at the rear of each lot. A Phase 1 Environmental Impact Statement, prepared by S2S Environmental Inc. and dated June 24, 2022, was submitted which advises that a 6 metre vegetative protection zone is appropriate given the situation of the Significant Forest relative to the proposed development.
- The proposed back-to-back townhouse built form provides a more compact building typology and range of unit types while maintaining a low-rise built form compatible with the surrounding area. Policy 9.2.3.2.b of VOP 2010 does not permit the back-to-back townhouse built form in the areas designated Low-Rise Residential; however, these units are located in Blocks 19 to 23 which are

central to the Development and transition into the rear lane townhouse blocks that have frontages addressing Major Mackenzie Drive.

- Policy 9.2.3.2.a of VOP 2010 permits a maximum of six attached residential units in a row; however, Policy 10.2.1.7 also permits minor variations to some numerical standards provided they respond to unique conditions or site context and are supported through a Planning Justification Report and/or Urban Design Brief. The included language to permit increases to a maximum of nine and eight attached residential units in a row, where supported by a Planning Justification Report and/or Urban Design Brief, is appropriate as it provides flexibility for redevelopment and the ability to efficiently utilize the irregularly shaped Subject Lands. Future Site Development and/or Draft Plan of Subdivision applications shall be accompanied by a Planning Justification Report and/or Urban Design Brief which addresses the details of the design, including appropriateness of building elevations and street treatments/landscaping to support the built form.
- Policy 13.13.1.4.a of Volume 2 imposes an overall density target for “Area E” of 5 to 7.5 units per hectare (approximately 18 to 31 residents per hectare), which is not consistent with the density target of a minimum of 50 residents and jobs per gross hectare encouraged by Policy 2.3.1.5 of the Provincial Planning Statement 2024. Therefore, this policy will be deleted through the Amendment.
- Policy 13.13.1.4.c pertains to the comprehensive development of all lands contained within “Area E” and various matters to be coordinated such as lotting form and structure, comprehensive urban design, servicing, maximizing natural open space, protecting natural features, integration of the Regional Road 27 trail system and a gateway feature. The need to also coordinate access locations onto the abutting arterial roads and a potential new intersection at the northern limit of “Area E” at Highway 27 and Broda Drive was also identified as matters to be coordinated through subsequent development applications for all lands within “Area E”. Accordingly, an amendment is proposed to add the matter of coordinating access points and a future potential intersection for “Area E” to the list contained in Policy 13.13.1.4.c.

- Policy 13.13.1.4.d requires that a landscape buffer be provided along Highway 27 to screen the Development from arterial roads, and further stipulates that the buffer shall generally be 30-50 metres wide. The Amendment adds an additional policy to Policy 13.13.1.4 that states the landscape buffer for the Subject Lands may be determined in the implementing Zoning By-law where it is demonstrated that appropriate visual screening from Highway 27 can be provided through landscape and other acceptable treatments, providing flexibility to the proposed development and implementing landscape requirements through the future Zoning By-law.
4. The statutory Public Hearing was held on September 9, 2025. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 9, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 22, 2025, when Vaughan Council approved Official Plan Amendment File OP.25.014, (MM 27 LTD.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Volume 1, Schedule 1 – Urban Structure by redesignating a portion of the Subject Lands from “Natural Areas and Countryside” to “Community Areas”, as shown on Schedule “2” of this Amendment.
2. Amending Volume 1, Schedule 13 – Land Use by redesignating a portion of the Subject Lands from “Natural Areas” to “Low-Rise Residential”, as shown on Schedule “3” of this Amendment.
3. Amending Volume 2, Section 13.13 “Valley Area Policies” by modifying and adding the following policies, to be renumbered in sequential order, as follows:
 - a) Deleting Policy 13.13.1.4.a and replacing it with the word DELETED.
 - b) Adding the following bullet to Policy 13.13.1.4.c:
 - vii. coordination of access points from arterial roads, internal road connections, and a potential signalized intersection at Highway 27 and Broda Drive for

Area E.

c) Adding the following bullets to Policy 13.13.1.4:

- e. Notwithstanding Policy 13.13.1.4.d, the required landscape buffer for the lands municipally known as 9829 Highway 27 may be determined in the implementing Zoning By-law where it is demonstrated that appropriate visual screening from Highway 27 can be provided through landscape and other acceptable treatments;
- f. Notwithstanding Policy 3.2.3.4, a minimum vegetation protection zone of 6 metres shall be required from the woodlands dripline and toe of slope on the lands municipally known as 9829 Highway 27;
- g. Notwithstanding Policy 9.2.3.2.a), no more than eight attached residential units may be permitted in a row with a maximum block length of approximately 46.2 metres where a block abuts an arterial road, and no more than nine attached residential units may be permitted in a row with a maximum block length of approximately 52 metres on an internal block, provided they are supported through a Planning Justification Report and/or Urban Design Brief, to the satisfaction of the City, on the lands municipally known as 9829 Highway 27; and
- h. Notwithstanding Policy 9.2.3.2.b), back-to-back townhouses may be permitted on the lands municipally known as 9829 Highway 27.

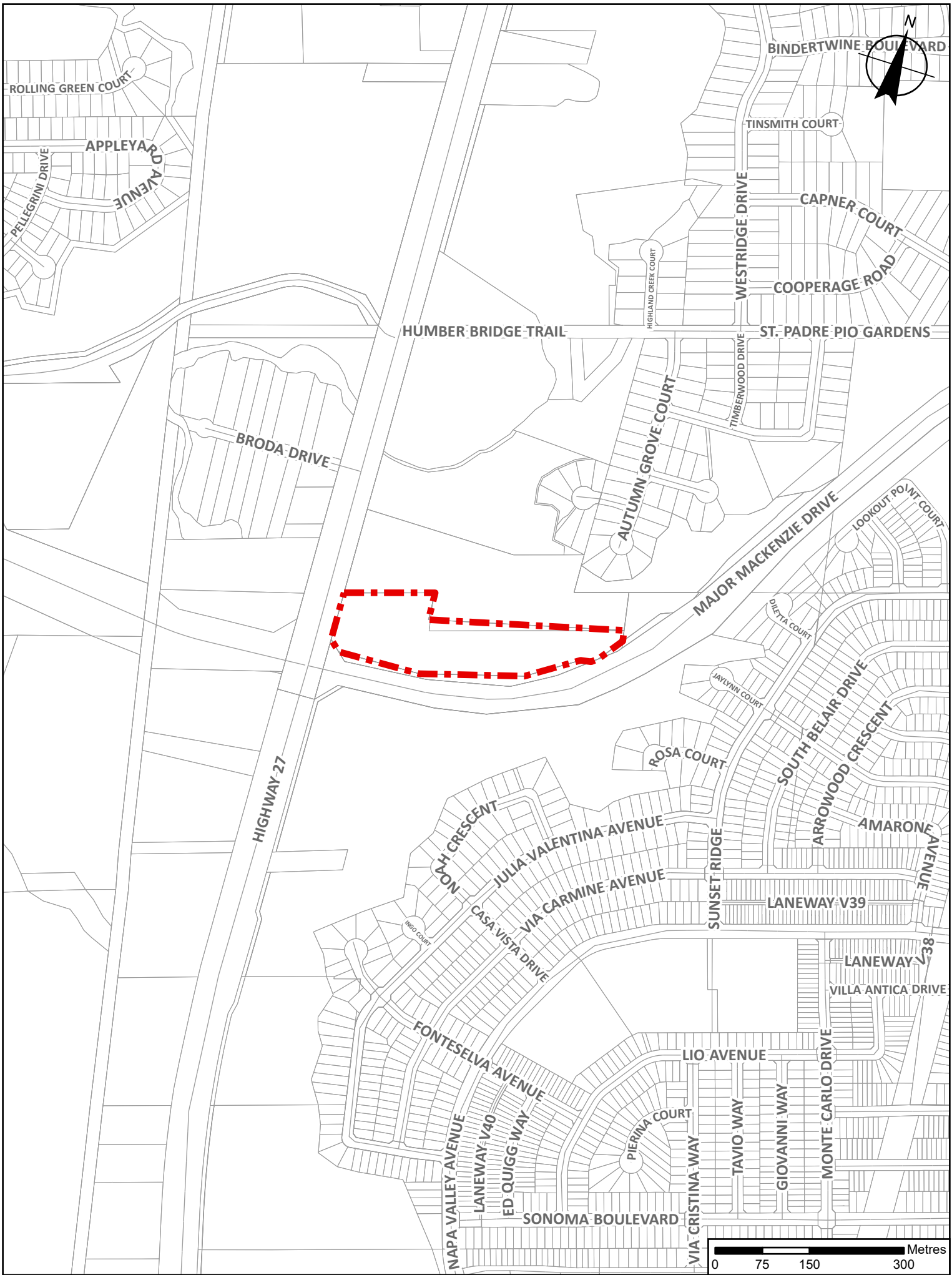
V IMPLEMENTATION

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 001-2021, Draft Plan of Subdivision and/or Site Development 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.



This is Schedule '1'
To Official Plan Amendment No. 150
Adopted the 16th Day Of December, 2025

File: OP.25.014
Location: 9829 Highway 27,
Part of Lot 19, Concession 8
Applicant: MM 27 Ltd.
City of Vaughan


 Lands Subject to
Amendment No. 150

9829 Highway 27
This is Part of Schedule 1 - Urban Structure
To Vaughan Official Plan 2010, Volume 1

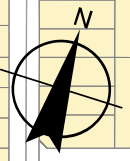


This is Schedule '2'
To Official Plan Amendment No. 150
Adopted the 16th Day Of December, 2025

File: OP.25.014
Location: 9829 Highway 27,
Part of Lot 19, Concession 8
Applicant: MM 27 Ltd.
City of Vaughan


 Lands Subject to
Amendment No. 150

9829 Highway 27
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1



This is Schedule '3'
To Official Plan Amendment No. 150
Adopted the 16th Day Of December, 2025

File: OP.25.014
Location: 9829 Highway 27,
Part of Lot 19, Concession 8
Applicant: MM 27 Ltd.
City of Vaughan

 Lands Subject to
Amendment No. 150

APPENDIX I

The Subject Lands are located on the northeast corner of Highway 27 and Major Mackenzie Drive, and municipally known as 9829 Highway 27, in the City of Vaughan.

The purpose of this Amendment is to redesignate a portion of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 – Urban Structure and from “Natural Areas” to “Low-Rise Residential” on Schedule 13 – Land Use in Volume 1 of VOP 2010 to permit additional developable area, and amend various policies and site-specific development standards in Volume 2, Section 13.13 Valley Policy Areas that will facilitate the development of 3-storey residential townhouses on the Subject Lands.

On December 16, 2025 Vaughan Council ratified the December 9, 2025 recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.25.014 (MM 27 Ltd.) as follows:

- “1 That Official Plan Amendment File OP.25.014 (MM 27 LTD.) be approved, to amend VOP 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1 as follows:
- a) Redesignate a portion of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 – Urban Structure;
 - b) Redesignate a portion of the Subject Lands from “Natural Areas” to “Low-Rise Residential” on Schedule 13 – Land Use, in the manner shown on Attachment 3;
 - c) Permit a minimum vegetation protection zone of six metres, as shown on Attachments 4 and 5;
 - d) Permit a maximum of eight attached townhouse units in a row on external blocks, and a maximum of nine attached townhouse units in a row on internal blocks, whereas a maximum of six attached townhouse units are permitted in a row by Policy 9.2.3.2.a of Vaughan Official Plan 2010;
 - e) Permit the use of back-to-back townhouses in the “Low-Rise Residential” designation; and
 - f) Amend Site Specific Policy 13.13 in Volume 2 of Vaughan Official Plan 2010 for the Subject Lands, as follows:
 - i. remove the required density target of five to 7.5 units per hectare;
 - ii. reduce the 30 to 50 metre buffer requirement to an appropriate buffer width, as identified in the implementing zoning By-law; and
 - iii. add policy language to ensure coordination of internal road connections and access points onto Highway 27 and Major Mackenzie Drive, in addition to the items noted in Policy 13.13.1.4.c for the lands identified as “Area E” on Map 13.13.A (Attachment 2).



Appendix II Existing Land Uses Official Plan Amendment No. 150

File: OP.25.014
Location: 9829 Highway 27,
 Part of Lot 19, Concession 8
Applicant: MM 27 Ltd.
City of Vaughan

 Lands Subject to
Amendment No. 150