

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 168-2026**

**A By-law to adopt Amendment Number 157 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 157 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, and “3” 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.

Voted in favour by City of Vaughan Council this this 23<sup>rd</sup> day of June, 2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 24 of the Committee of Whole.  
Report adopted by Vaughan City Council on May 26, 2026.  
City Council voted in favour of this by-law on June 23, 2026.  
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.  
**Effective Date of By-Law: June 23, 2026**

**AMENDMENT NUMBER 157**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, and “3” constitute Amendment Number 157 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I”, “II” and “III”.

## 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 11.14, of Block 41 Secondary Plan (OPA #50), to redesignate the Subject Lands from "Low-Rise Mixed-Use", "Mid-Rise Residential" and "Mid-Rise Mixed-Use" designations to "Low-Rise Residential" designation, municipally known as 11120 Weston Road to facilitate 795-unit phased residential subdivisions; phase one consisting of 475-units and second phase consisting of 316-units with a mix of single detached and townhouses dwellings on the subject lands.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north of Teston Road and west side of Weston Road, being Part of Lot 28, Concession 6, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 157."

## III BASIS

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

1. The Provincial Planning Statement ('PPS') 2024 is a policy statement issued pursuant to Section 3 of the Planning Act that came into effect on 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 lands and resources and optimize existing and planned infrastructure and public services. The proposal is located within a Settlement Area and contributes to overall block plan density of 86.3 people and jobs per hectare, which meets the Settlement Areas density targets of 50 residents and jobs per gross hectare,

facilitates a compact urban form, and invests in necessary infrastructure and public services facilities to provide complete communities.

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 Statute 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" on Map 1 – Regional Structure and "Community Area" on Map 1A – Land Use Designation of the YROP 2022. 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 Amendment conforms to YROP 2022 Section 4.2 for Community Areas by facilitating a compact urban form and mix of dwelling types on the Subject Lands and within Block 41. The Subject Lands are within the Urban Area and are identified as a "Designated Greenfield Area" on Map 1B – Urban System Overlays, which are intended to meet a minimum density target of 70 people and jobs per hectare by 2051 as per Policy 4.2.7 of the YROP. This amendment proposes a redesignation to recognize a lower density-built form (single detached dwellings), however the Development contributes to the overall block plan density of 86.3 people and jobs per hectare, which exceeds the minimum density targets of YROP 2022.

3. The Subject Lands are designated "Low-Rise Mixed-Use", "Mid-Rise Residential" and "Mid-Rise Mixed-Use" by VOP 2010, Volume 2, Section 11.14 – Block 41 Block Plan Secondary Plan. The "Low-Rise Residential" designation permits single detached dwellings, while the "Low-Rise Mixed-Use", "Mid-Rise Residential" and "Mid-Rise Mixed-Use" designations do not permit single

detached dwellings. The purpose of this amendment is to redesignate the “Low-Rise Mixed-Use”, “Mid-Rise Residential” and “Mid-Rise Mixed-Use” designations to “Low-Rise Residential” designation to permit single detached dwellings on the Subject Lands.

The Development respects the intent of the “Mid-Rise Residential”, and “Mid-Rise Mixed-Use” designations by allocating the higher density uses such as townhouse dwellings along the minor collector roads and arterial roads, while introducing single detached dwellings along local roads. This allows for the Development to maintain a healthy balance dwelling types within the Subject Lands while contributing to the overall Block Plan density of 86.3 people and jobs per hectare, exceeding the minimum required density of 70 people and jobs per hectare in accordance with Policy 3.2.1 of Block 41 Secondary Plan. The Development is consistent with the proposed amendments, City’s general planning goals and policies that guide the future land use for this area.

4. The statutory Public Meeting was held on March 31, 2026. The recommendation of the Committee of the Whole to receive the Public Meeting report of March 31, 2026, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on April 28, 2026, when Vaughan Council approved Official Plan Amendment File OP.26.001, (Block 41-28E Developments Limited c/o TACC Developments Ltd.).

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

VOP 2010 is hereby amended by:

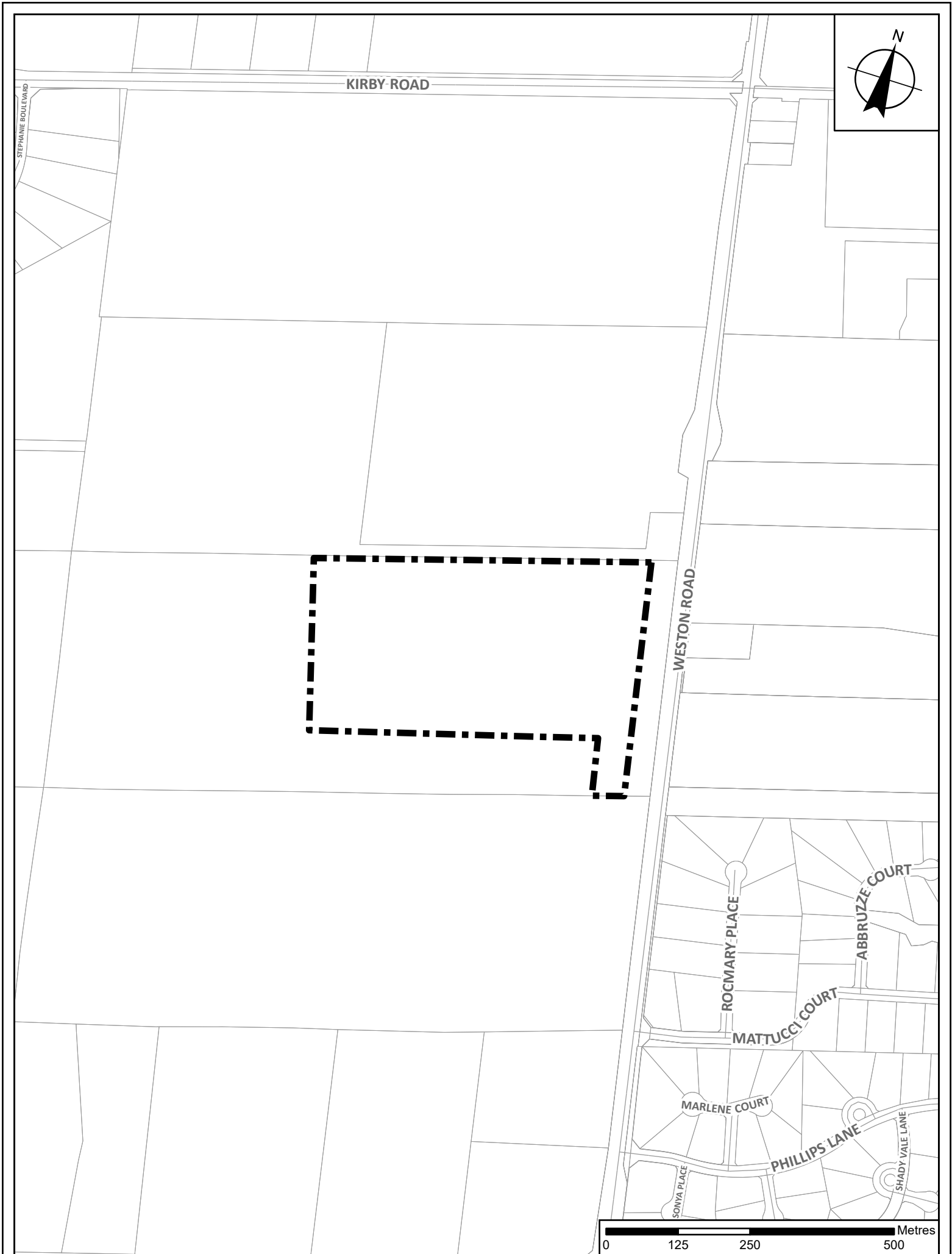
1. Amending Schedule B – “Land Use Plan” and Schedule C – “Neighborhoods” of VOP 2010, Volume 2, Section 11.14 – “Block 41 Secondary Plan” by redesignating the Subject Lands, identified on Schedules 2 and 3 hereto, from “Low-Rise Mixed-Use”, “Mid-Rise Residential” and “Mid-Rise Mixed-Use” designations to “Low-Rise Residential” designation.

## 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 (Minister's Zoning Order 644/20), and Draft Plan of Subdivision 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. 157**  
**Adopted the 23rd Day Of June, 2026**

**File:** OP.26.001

**Location:** 11120 Weston Road  
 Part of Lot 28, Concession 6

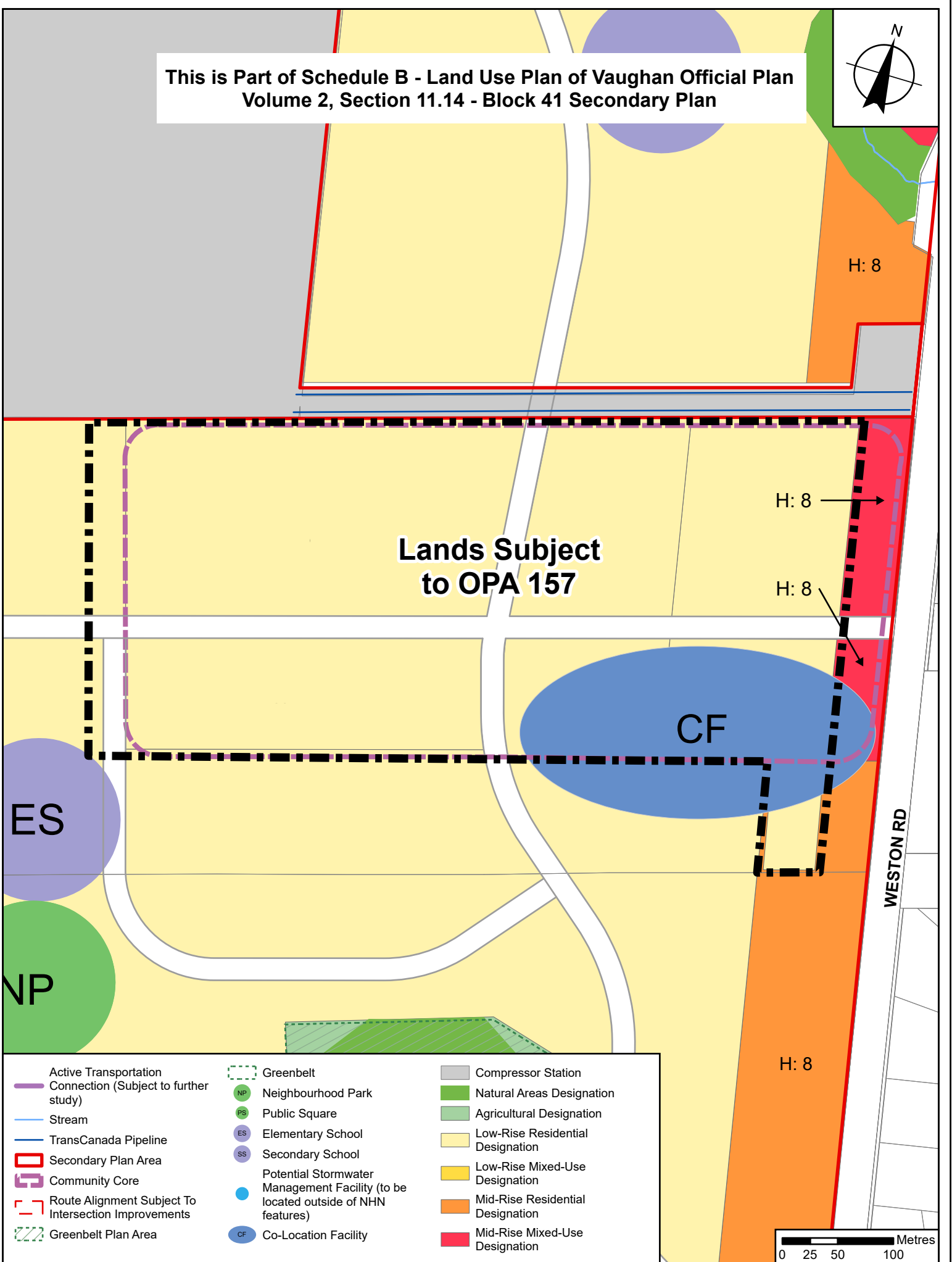
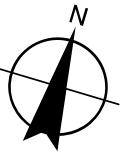
**Applicant:** Block 41-28E Developments Limited  
 c/o TACC Developments Ltd.

**City of Vaughan**



Lands Subject to  
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This is Part of Schedule B - Land Use Plan of Vaughan Official Plan  
Volume 2, Section 11.14 - Block 41 Secondary Plan



This is Schedule '2'  
To Official Plan Amendment No. 157  
Adopted the 23rd Day Of June, 2026

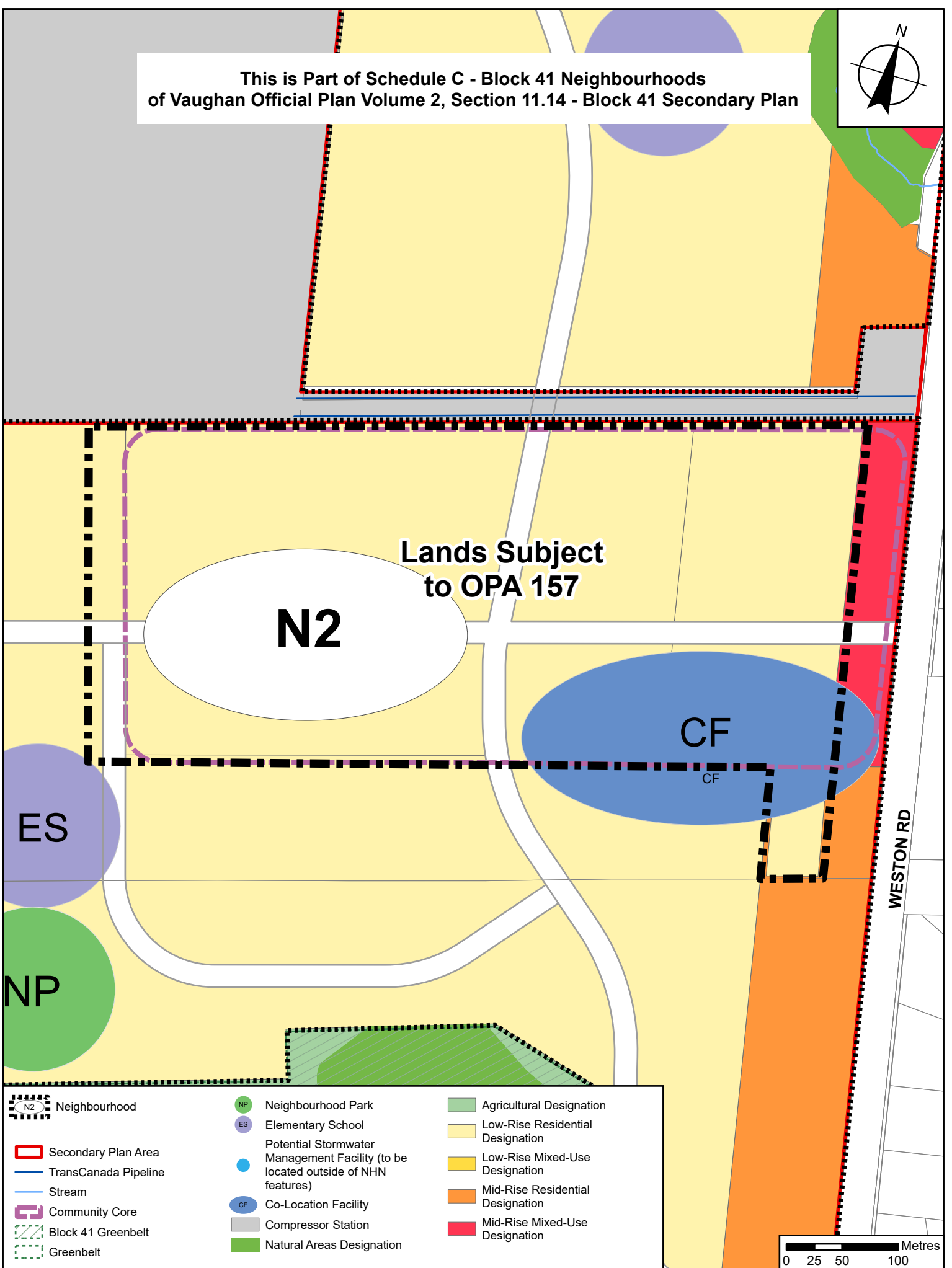
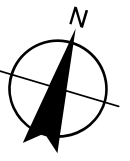
**File:** OP.26.001  
**Location:** 11120 Weston Road  
Part of Lot 28, Concession 6  
**Applicant:** Block 41-28E Developments Limited  
c/o TACC Developments Ltd.



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This is Part of Schedule C - Block 41 Neighbourhoods  
of Vaughan Official Plan Volume 2, Section 11.14 - Block 41 Secondary Plan



This is Schedule '3'  
To Official Plan Amendment No. 157  
Adopted the 23rd Day Of June, 2026

**File:** OP.26.001  
**Location:** 11120 Weston Road  
Part of Lot 28, Concession 6  
**Applicant:** Block 41-28E Developments Limited  
c/o TACC Developments Ltd.

**City of Vaughan**



Lands Subject to  
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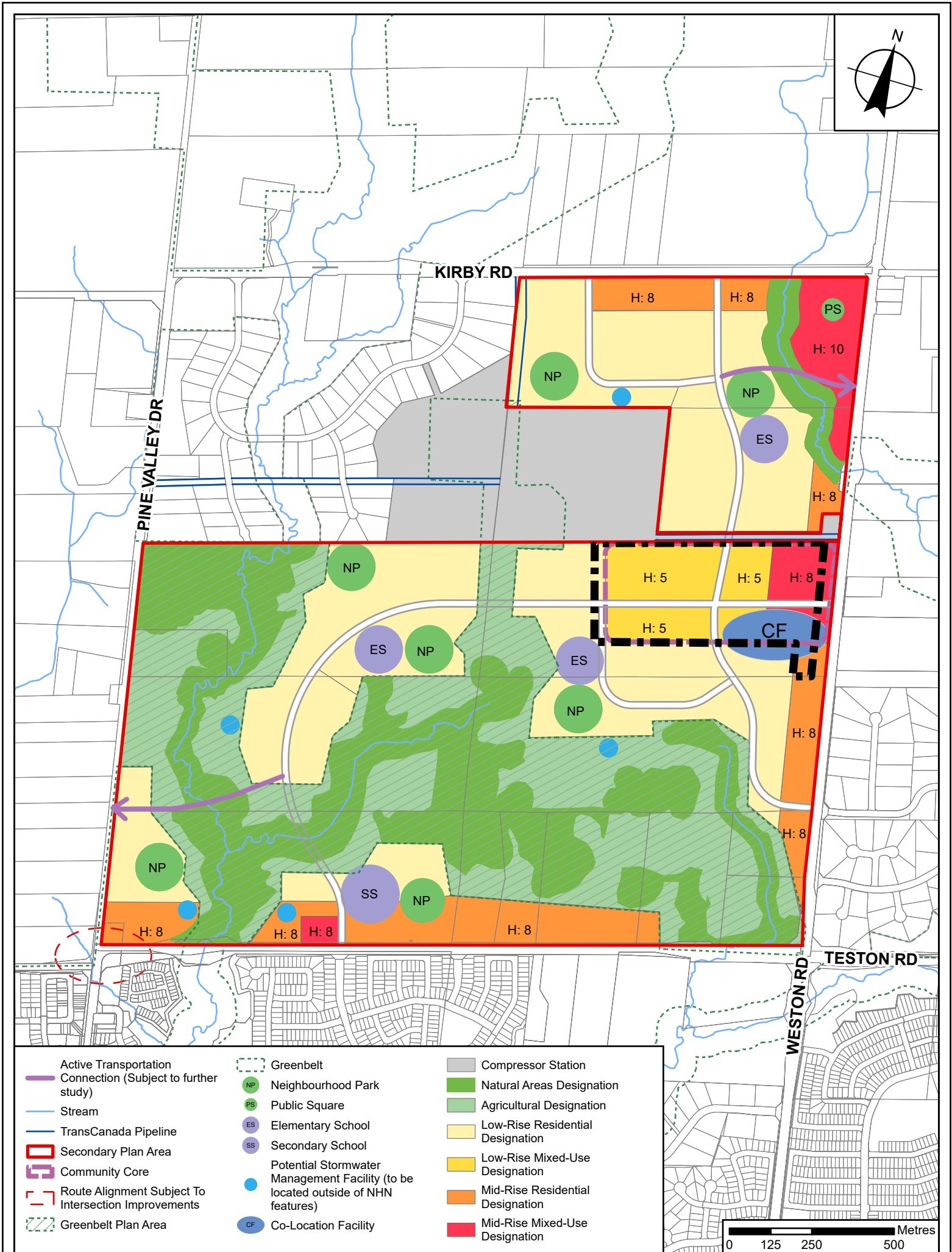
## APPENDIX I

The Subject Lands are located on the west side of Weston Road and north of Teston Road, and municipally known as 11120 Weston Road, in the City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands from “Low-Rise Mixed-Use”, “Mid-Rise Residential” and “Mid-Rise Mixed-Use” designations to “Low-Rise Residential” designation on Schedule B – “Land Use Plan” and Schedule C – “Neighborhoods” in Volume 2, of VOP 2010, Section 11.14 – “Block 41 Secondary Plan” to facilitate the first phase consisting of 475-units and second phase consisting of 316-units to a total of a 791-unit residential subdivision consists of single detached and townhouse dwellings.

On May 26, 2026, Vaughan Council ratified the May 12, 2026 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.26.001 (Block 41-28E Developments Limited c/o TACC Development Ltd.) as follows, (in part):

- “1. That Official Plan Amendment File OP.26.001 (Block 41-28E Development Limited c/o TACC Developments Ltd.) be approved, to amend Vaughan Official Plan (VOP) 2010, Volume 2, Section 11.14 – “Block 41 Secondary Plan” to redesignate a portion of the Subject Lands from “Low-Rise Mixed-Use”, “Mid Rise Residential”, and from “Mid-Rise Mixed-Use” to “Low-Rise Residential”.”



## Appendix II Existing Land Uses Official Plan Amendment No. 157

**File:** OP.26.001

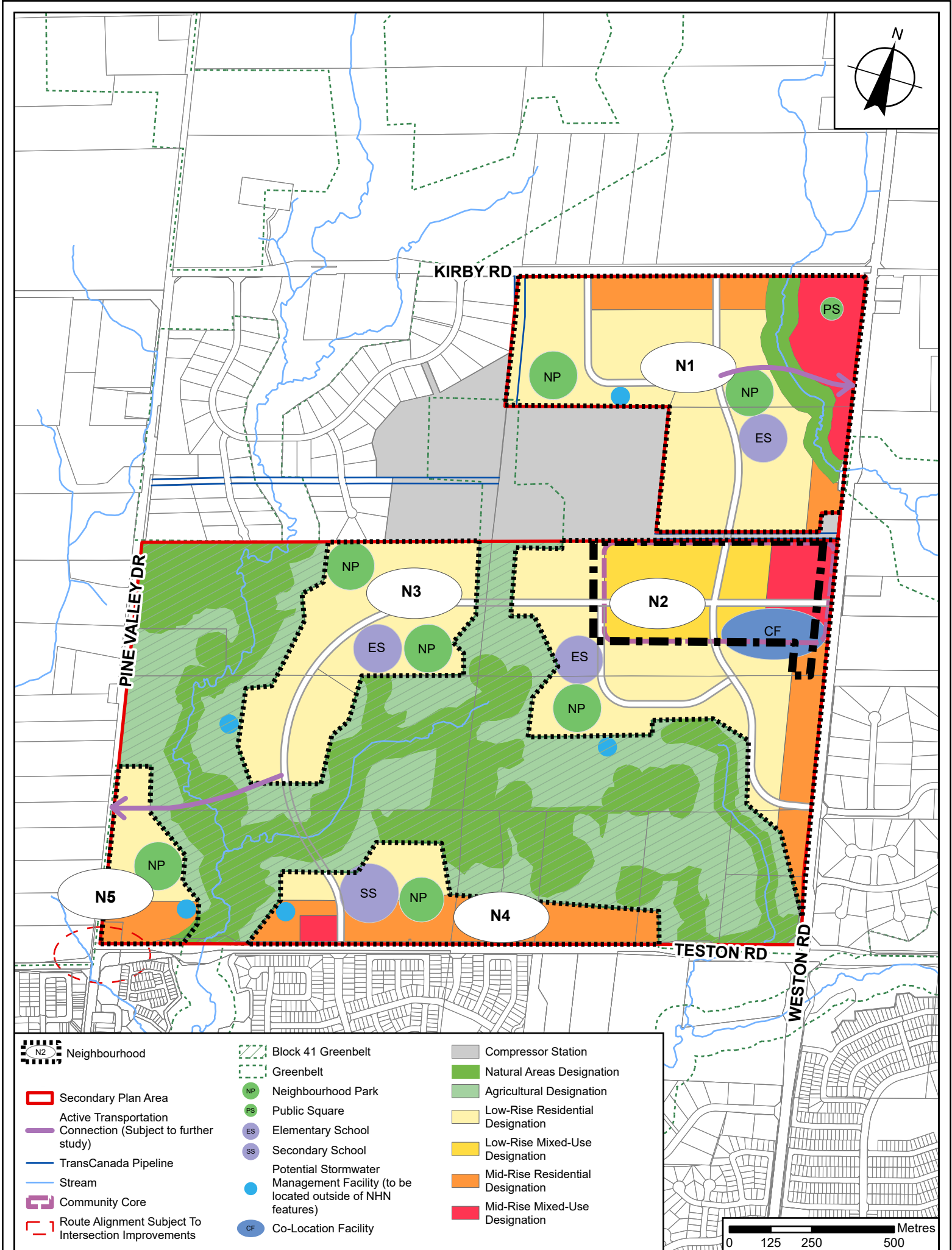
**Location:** 11120 Weston Road  
Part of Lot 28, Concession 6

**Applicant:** Block 41-28E Developments Limited  
c/o TACC Developments Ltd.

**City of Vaughan**



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## Appendix III Existing Block 41 Neighbourhoods Official Plan Amendment No. 157

**File:** OP.26.001

**Location:** 11120 Weston Road  
Part of Lot 28, Concession 6

**Applicant:** Block 41-28E Developments Limited  
c/o TACC Developments Ltd.

**City of Vaughan**



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