

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 171-2026

A By-law to adopt Amendment Number 166 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 166 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.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 10 of Report No. 29 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 23, 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 166
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 166 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I”.

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 by modifying Volume 2, Site Specific Policy 13.63 (Official Plan Amendment No. 71), as previously approved by the Ontario Land Tribunal (PL200219) on Feb. 2, 2022, to permit a phased mixed-use development on the Subject Lands consisting of a total of 610 dwelling units, including 160 rental dwelling units, comprised of three mid-rise residential buildings and a one-storey commercial building.

This Amendment provides the following changes to the Tribunal-approved development with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 166" on Schedule "1" attached hereto:

1. Remove the previously approved six-storey residential apartment building and three storey stacked back-to-back townhouse blocks;
2. Permit a mid-rise mixed-use development consisting of one commercial building with a maximum height of one-storey and three mid-rise residential apartment buildings, including two buildings with a maximum height of 12-storeys each and one building with a maximum height of eight-storeys, which shall comprise a purpose-built rental apartment building;
3. Permit a minimum of 450 m² of non-residential uses including commercial and retail uses;
4. Increase the maximum dwelling units from 600 to 610 dwelling units; and
5. Amend Map 13.63.A in Chapter 13 – "Site Specific Policies" by updating the built form on the Subject Lands from the previously approved built form in OPA #71 to what is shown on Schedule "1" of this Amendment.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the west side of Dufferin Street and north of Centre Street, municipally known as 7838, 7848, 7850, 7868 and 7878 Dufferin Street, being Part of Lot 6, Concession 3, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 166."

III BASIS

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

1. The Provincial Planning Statement 2024 is a policy statement issued pursuant to Section 3 of the *Planning Act* and came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes and rental tenure facilitate a higher density development that capitalizes on the existing and future transportation infrastructure investments, consistent with the Provincial Planning Statement. Staff are satisfied that the development is consistent with the Provincial Planning Statement.

2. York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 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.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 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.

The York Region Official Plan, 2022, Map 1 – “Urban Structure”, identifies the Subject Lands as “Urban Area” and York Region Official Plan, 2022 Map 1A – “Land Use Designations” designates the Subject Lands “Urban Systems - Community Area” which permits a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life. The development conforms to York Region Official Plan 2022 as additional housing including rental housing would be provided.

3. The Vaughan Official Plan 2025, which represents the City’s new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Applications were deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City’s official plan policies, are the in-force policies against which conformity of the Applications are reviewed and assessed.

4. VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in Volume 1, VOP 2010, as “Community Area” on Schedule 1 – “Urban Structure”, “Protected Major Transit Station Area 58 – Dufferin Bus Rapid Transit Station” on Schedule 1C – “Protected Major Transit Station Areas”, and “Mid-Rise Residential” and “Parks” on Schedule 13 – “Land Use”. The Subject Lands are identified as “62, 7850 Dufferin St., 13.63 (OPA #71)” on Schedule 14C of VOP 2010, Volume 1 and “Areas Subject to Site-Specific Policies 13.63 - 7850 Dufferin St.” in VOP 2010, Volume 2, as approved by the Ontario Land Tribunal Case No. PL200219 on Feb. 2, 2022. This designation permits a mid-rise residential development consisting of three stacked back-to-back townhouse blocks, each with a building height of up to a maximum of 3.5-storeys and three residential apartment buildings, two with building heights of up to a maximum of 12-storeys and one with a building height of up to a maximum of six-storeys and an overall maximum site density of 2.84 FSI.

An amendment to VOP 2010 from what was previously approved by the Ontario Land Tribunal is required to increase the permitted number of dwelling units from 600 to 610, remove the six-storey residential apartment building, and replace the three stacked back-to-back townhouse blocks with an eight-storey purpose built rental apartment building within Phase One (160 units) and an additional standalone one-storey commercial building within Phase Two along with the two, 12-storey mid-rise residential apartment buildings (153 and 297 units). There is no change to the maximum site density of 2.84 FSI.

The development provides for a moderate increase in intensification of 10 dwelling units and an eight-storey purpose-built rental apartment building from the previously approved Ontario Land Tribunal decision, which can support the community and the Bus Rapid transit investment as this is within the Protected Major Transit Station Area 58. On this basis, the development Parks Planning Department supports the proposed amendments to VOP 2010.

5. The statutory Public Meeting was held on Sept. 9, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting report of Sept. 9, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on Sept. 22, 2025. Subsequently, on June 23, 2026, Vaughan Council approved the Committee of the Whole recommendation for Official Plan and Zoning By-law Amendment Files OP.25.010 and Z.25.023 (Dufcen Construction Inc.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Schedule 14-C “Areas Subject to Site Specific Plans” in Volume 1 of VOP 2010 by revising the legend label from “62, 7850 Dufferin St., 13.63 (OPA #71)” to “62, 7838, 7848, 7850, 7868 and 7878 Dufferin St., 13.63 (OPA #71 & #166)”, as shown on Schedule “2”.
2. Amending Volume 2, Section 13.1 “Areas Subject to Site-Specific Policies” by deleting Policy 13.1.1.62 and replacing it with the following:

“ 13.1.1.62 The lands known as 7838, 7848, 7850, 7868 and 7878 Dufferin Street are identified on Schedule 14-C as Item #62 are subject to the policies set out in Section 13.63 of this Plan. (OPA #71 & #166)”
3. Amending Chapter 13 – “Site Specific Policies”, Section 13.63 in VOP 2010, Volume 2 by deleting the Section 13.63 title and replacing it with the following:

 “13.63 7838, 7848, 7850, 7868 and 7878 Dufferin Street (OPA #71 & #166)”
4. Deleting Policy 13.63.1.2 in Chapter 13 – “Site Specific Policies” in VOP 2010, Volume 2, and replacing it with the following:

“13.63.1.2 Notwithstanding Section 9.2.2.3, the lands identified on Map 13.63.A shall permit a mid-rise residential development consisting of one eight-storey apartment building, a one-storey commercial building, two 12-storey apartment buildings, and an overall maximum site density of 2.84 FSI. (OPA 166)”

5. Deleting Policy 13.63.1.3 in Chapter 13 – “Site Specific Policies” in VOP 2010, Volume 2, and replacing it with the following:

“13.63.1.3 Notwithstanding Section 9.2.2.3.b.ii, a minimum of 450 m² of non-residential uses such as retail, convenience and commercial uses shall be permitted in accordance with the implementing zoning by-law. (OPA 166)”

6. Amending Map 13.63.A in Chapter 13 – “Site Specific Policies” in the form attached hereto as Schedule “1”.

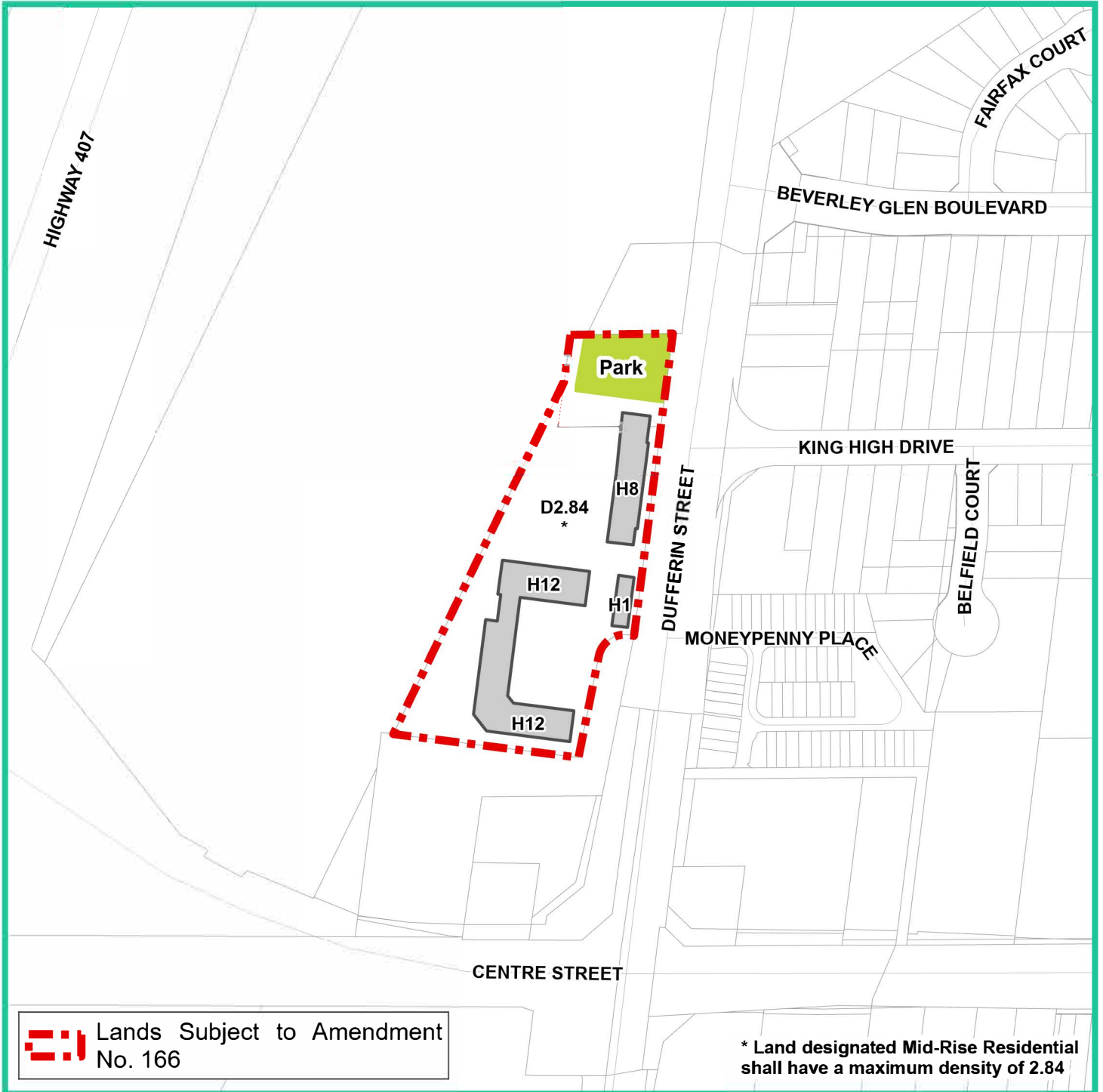
V IMPLEMENTATION

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, and 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.

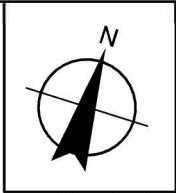
Map 13.63.A:
7838, 7848, 7850, 7868 and 7878 Dufferin Street



This is Schedule '1'
To Official Plan Amendment No. 166
Adopted the 23rd Day Of June, 2026

File: OP.25.010
Related File: Z.25.023
Location: 7838, 7848, 7850, 7868 and 7878 Dufferin Street
Part of Lot 6, Concession 3
Applicant: Dufcen Construction Inc.
City of Vaughan

**This is Part of Schedule 14C - Areas Subject to Site Specific Plans
Vaughan Official Plan 2010, Volume 1**



**Lands Subject to
Amendment
Nos. 71 and 166**

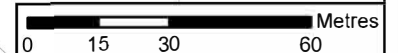
62

DUFFERIN STREET

36

Site #, Name, Chapter

- 36** 36, 7803 & 7815 Dufferin St. -
13.37 (OPA #17)
- 62** 62, 7838, 7848, 7850, 7868 and
7878 Dufferin Street - 13.63
(OPA #71 & #166)



**This is Schedule '2'
To Official Plan Amendment No. 166
Adopted the 23rd Day Of June, 2026**

File: OP.25.010
Related File: Z.25.023
Location: 7838, 7848, 7850, 7868 and 7878 Dufferin Street
Part of Lot 6, Concession 3
Applicant: Dufcen Construction Inc.
City of Vaughan

APPENDIX I

The Subject Lands are located on the west side of Dufferin Street, north of Centre Street and are municipally known as 7838, 7848, 7850, 7868 and 7878 Dufferin Street, being Part of Lot 6, Concession 3, in the City of Vaughan.

The purpose of this Official Plan Amendment is to modify the existing Ontario Land Tribunal approval for the subject lands to permit a phased development to increase the total residential units from 600 to 610 and to modify the built form. This includes removing a six-storey residential apartment building and replacing three stacked back-to-back townhouse blocks with an eight-storey purpose built rental apartment building within Phase One (160 units) and an additional standalone one-storey commercial building within Phase Two along with two, 12-storey mid-rise residential apartment buildings (153 and 297 units).