

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 210-2026

A By-law to adopt Amendment Number 170 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 170 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3” and “4” 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 29th. day of September, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 12 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 September 29, 2026.
Approved by Mayoral Decision MDC 010-2026 dated September 29, 2026.
Effective Date of By-Law: September 29, 2026

AMENDMENT NUMBER 170
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3” and “4” constitute Amendment Number 170 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, Chapter 13 Site Specific Policies to amend the "Mid-Rise Mixed-Use" policies for the Subject Lands. This Amendment will facilitate a mid-rise development consisting of two (2), 10-storey buildings with a total gross floor area of 33,549.6 square metres and a Floor Space Index ('FSI') of 3.78 times the area of the lot (with floor area exclusions, i.e., change to the definition of FSI to align with the floor area exclusions in the gross floor area definition in Zoning By-law 001-2021) or a FSI of 5.87 times the area of the lot (with no floor area exclusions) on the Subject Lands for a total of 443 residential apartment units.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 170" on Schedule "1" attached hereto:

1. Permit a maximum building height of 10 storeys for the two (2) mid-rise buildings within the "Mid-Rise Mixed-Use" designation.
2. Permit a maximum overall FSI of 3.78 times the area of the lot.
3. Permit a mid-rise building over six (6) storeys that may or may not be designed with a pedestrian scaled podium.
4. Amend the definition of FSI as it applies to the Subject Lands to mean: The ratio of gross floor area to the net developable area of the site. The gross floor area means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, and loading areas located above or below grade.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the southeast corner of Weston Road and Thule Street, being Part of Lot 21, Concession 5 City of Vaughan, and municipally known as 10069 and 10073 Weston Road, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 170.”

III BASIS

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

1. The Provincial Planning Statement, 2024 provides direction on matters of Provincial interest related to land use planning and development, and includes direction related to building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety. 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, provides a range of apartment unit sizes contributing to the range of available housing in the community, and provides a scale and transition of built form with respect to building type and height to the surrounding area. In consideration of the above, the development is consistent with the Provincial Planning Statement, 2024.
2. 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 - Regional Structure identifies the Subject Lands as “Urban Area”, Map 1A - Land Use Designation designates the Subject Lands as “Community Area” which permits a wide range of residential, commercial, industrial and institutional uses, and Map 9A - Regional Road Cycling Network identifies the Subject Lands as being located along “Proposed Cycling Facilities” on Weston Road which will allow access to multi-modal transit facilities over the long-term. The development is in conformity with York Region Official Plan 2022.

3. Vaughan Official Plan 2010, Volume 1, Schedule 1 - Urban Structure identifies the Subject Lands as “Stable Areas - Community Areas”, Schedule 9 - Future Transportation Network identifies the Subject Lands as being located along a “Major Arterial (Regional)” (Weston Road), and Schedule 13 - Land Use designates the Subject Lands as “Mid-Rise Mixed Use” which permits mid-rise buildings for residential use. Schedule 13 - Land Use also identifies the Subject Lands with permissions for a maximum building height of six (6) storeys and a maximum FSI of two (2) times the area of the lot.

Vaughan Official Plan 2010, Volume 2, Map 12.6.A: North East Quadrant of Weston Road and Major Mackenzie Drive designates the Subject Lands as “Mid-Rise Mixed Use” with a “Commercial District” overlay and a 9-metre Pedestrian Walkway.

An amendment to Vaughan Official Plan 2010, Volume 1 is required to amend the “Mid-Rise Mixed-Use” designation to permit the proposed mid-rise development consisting of two (2), 10-storey buildings with a total gross floor area of 33,549.6 square metres and a floor space index of 3.78 times the area of the lot with floor area. The proposed development includes a total of 443 residential apartment units, with applicable floor area exclusions to align with those identified in the definition of gross floor area definition under Zoning By-law 001-2021.

The proposed development represents intensification to a stable Community Area in transition due to its proximity to key transportation corridors. Major Mackenzie Drive is identified as a “Regional Rapid Transit Corridor”, east of Weston Road, and Weston Road is identified as part of the “Regional Transit Priority Network”, south of Major Mackenzie, as shown on Schedule 9 - Future Transportation Network of Vaughan Official Plan 2010, Volume 1. The proposed 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 development is consistent with the policies of the Provincial Planning Statement, 2024, conforms to the York Region Official Plan 2022, and is consistent with the transitional policies in Vaughan Official Plan 2010. On this basis, the development can be supported.

4. The statutory Public Meeting was held on September 12, 2023. The recommendation of the Committee of the Whole to receive the Public Meeting report of September 12, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 26, 2023. A second Public Meeting was required as over two years had passed since the September 12, 2023 Public Meeting and a decision from Council had not occurred, in accordance with Policy 10.1.4.1. of Vaughan Official Plan 2010. The second statutory Public Meeting was held on May 5, 2026. The recommendation of the Committee of the Whole to receive the Public Meeting report of May 5, 2026, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on May 26, 2026. On June 23, 2026, Vaughan Council, ratified the June 16, 2026 Committee of the Whole recommendation to approve Official Plan Amendment File OP.23.003 (Ikore (Major Weston) Ltd.).
5. Official Plan Amendment File OP.23.003 was circulated to York Region for the purpose of receiving comments with regard to Regional interests i.e., roads and servicing infrastructure. York Region advised that it had no objection to Official

Plan Amendment File OP.23.003 and requires matters such as the conveyance of a 10-metre by 10-metre daylight triangle at the intersection of Thule Street and Weston Road, a regional road, be addressed as part of the Site Plan process.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

- 1. Amending Volume 2, Section 13.1 “Areas Subject to Site Specific Policies” by adding the following policy, to be renumbered in sequential order:

“13.1.1.92 The lands known as 10069 and 10073 Weston Road are identified on Schedule 14-C as Item 92 and are subject to the policies set out in Section 13.93 of this Plan. (OPA #170)”

- 2. Adding the following policies to Volume 2, Chapter 13 Site Specific Policies, and renumbering in sequential order, including a location map of the Subject Lands as shown on Schedule “1”:

“13.93 10069 and 10073 Weston Road (OPA#170)

13.93.1 General

13.93.1.1 The following policies shall apply to the lands identified on Map 13.93.A:

13.93.1.2 Notwithstanding Policy 9.2.3.5.a. of Volume 1 of the VOP 2010, the maximum building height for the two (2), mid-rise building cannot exceed 10 storeys.

13.93.1.3 Notwithstanding Policy 9.2.3.5.b. of Volume 1 of the VOP 2010, a mid-rise building over six (6) storeys may or may not be designed with a pedestrian scaled podium.

13.93.1.4 Notwithstanding Policy 10.2.2.2 of Volume 1 of the VOP

2010, the definition of “Floor Space Index” shall mean: The ratio of gross floor area to the net developable area of the site. The gross floor area means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, and loading areas located above or below grade. Net developable areas mean the area of the site excluding any lands to be conveyed for public purposes such as public streets, valley lands, street widenings, parks, and schools. This definition for Floor Space Index permits a maximum Floor Space Index of 3.78 times the area of the lot.”

3. Amending Schedule 13 - Land Use of Volume 1 of VOP 2010 by identifying the Subject Lands, designated on Schedule “2” hereto, as “Mid-Rise Mixed-Use” with a Maximum Building Height of 10 storeys and a Floor Space Index of 3.78 times the area of the lot on the Subject Lands.
4. Amending Schedule 14C - Areas Subject to Site Specific Plans of Volume 1 of VOP 2010 by adding the Subject Lands identified on Schedule “3” to this Amendment, attached hereto, as Item 92.
5. Adding Map 13.93.A 10069 and 10073 Weston Road to Volume 2 of VOP 2010, attached hereto as Schedule “4”, to identify the Subject Lands, shown on Schedule “1” as being subject to Section 13.93 “Areas Subject to Site Specific Policies”.

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.

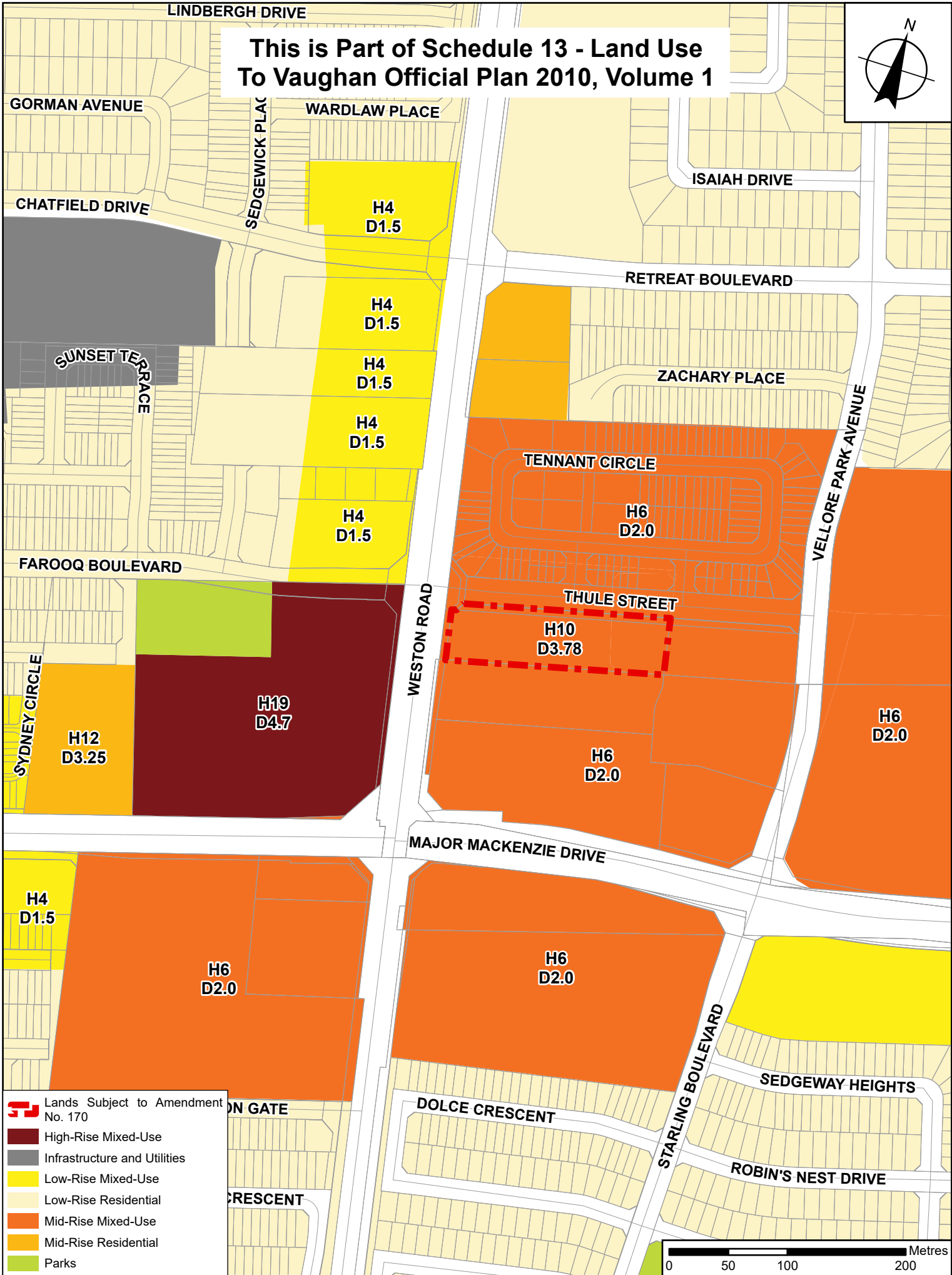
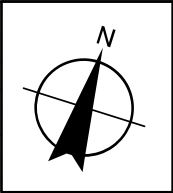


This is Schedule '1'
To Official Plan Amendment No. 170
Adopted the 29th Day Of September, 2026

File: OP.23.003
Related Files: Z.23.005, DA.23.019
Location: 10069 and 10073 Weston Road
Part of Lot 21, Concession 5
Applicant: Ikore (Major Weston) Ltd.
City of Vaughan

 Lands Subject to
Amendment No. 170

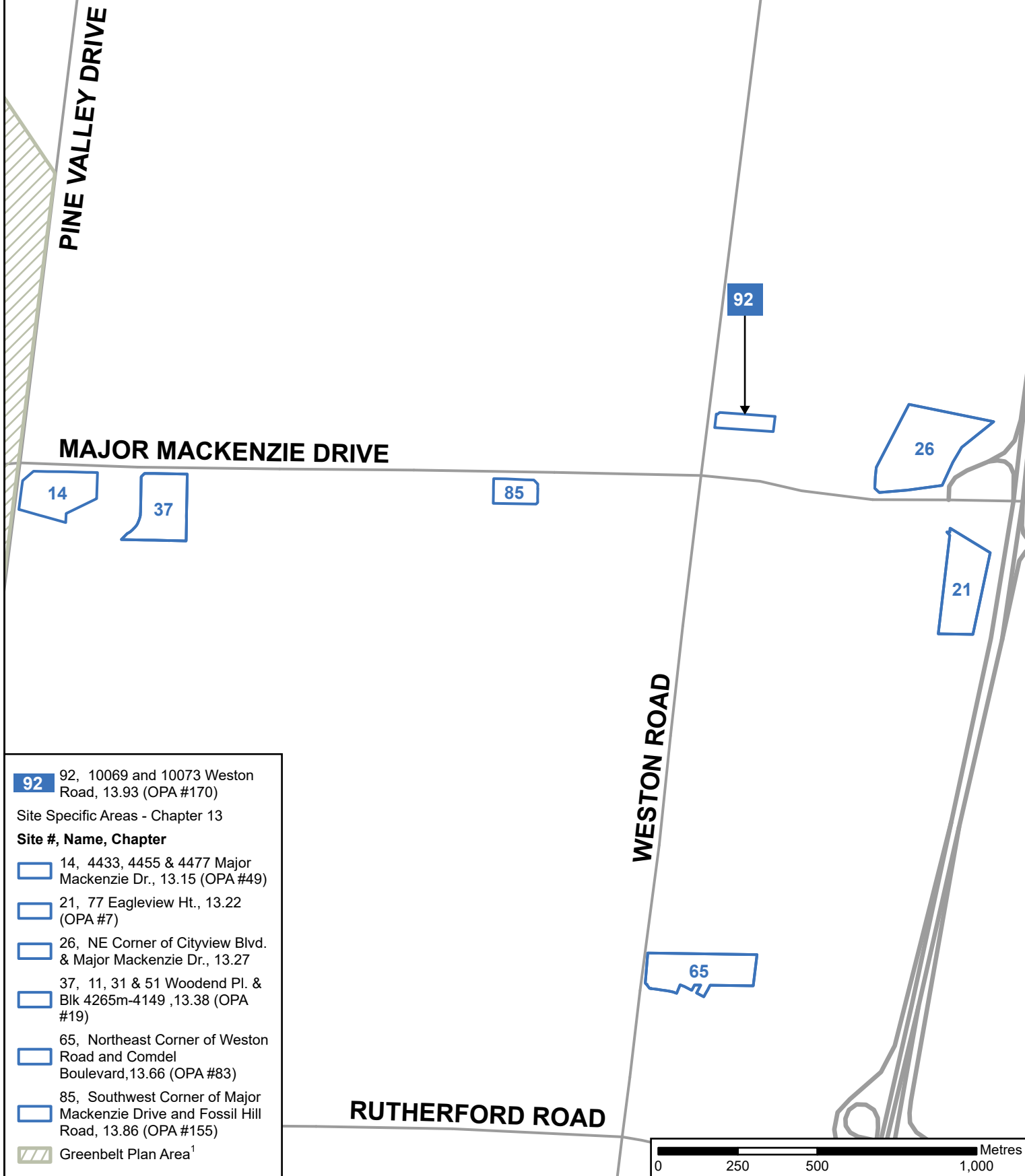
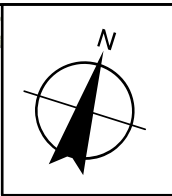
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1



This is Schedule '2'
To Official Plan Amendment No. 170
Adopted the 29th Day Of September, 2026

File: OP.23.003
Related Files: Z.23.005, DA.23.019
Location: 10069 and 10073 Weston Road
Part of Lot 21, Concession 5
Applicant: Ikore (Major Weston) Ltd.
City of Vaughan

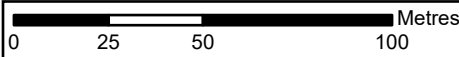
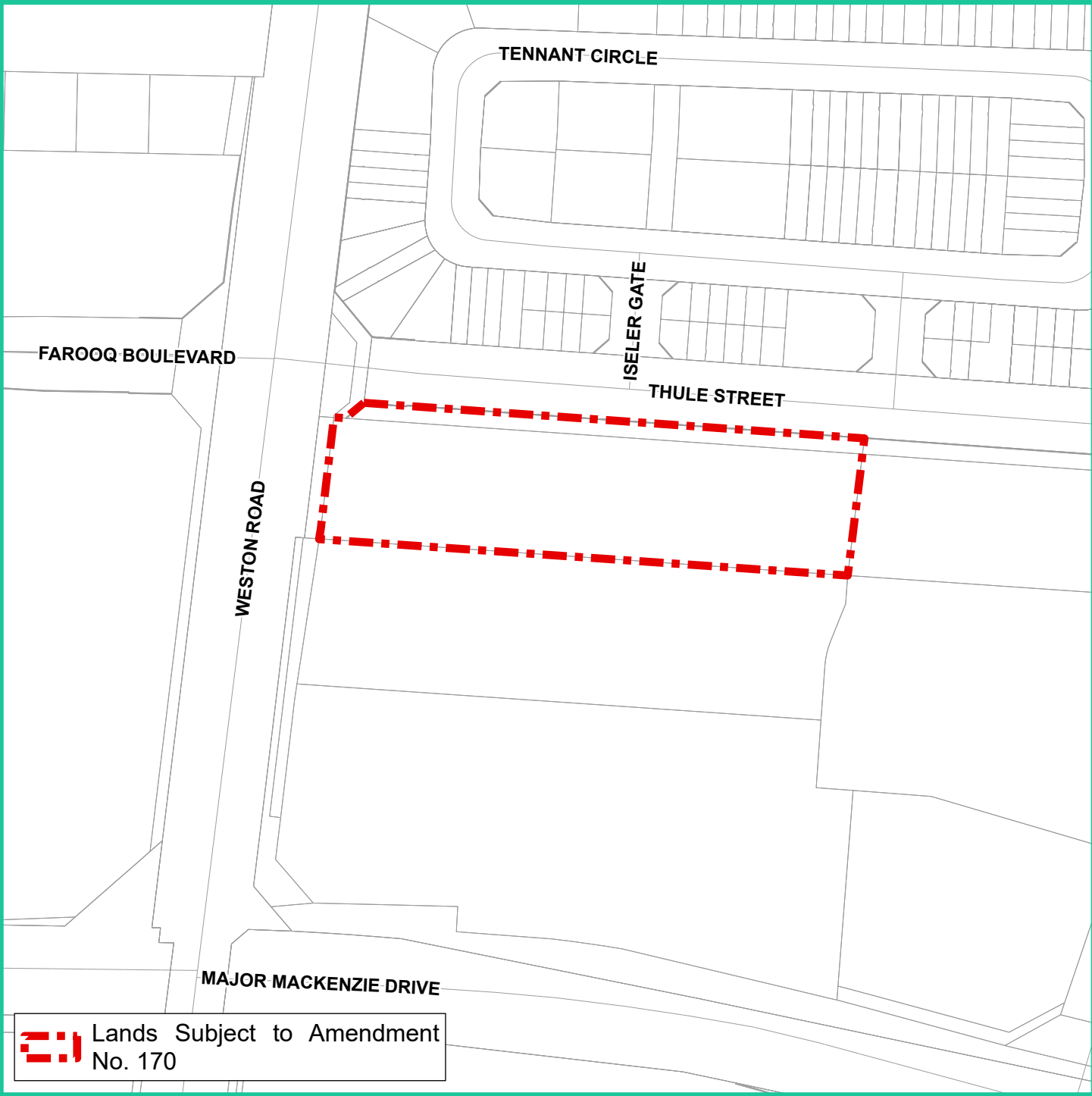
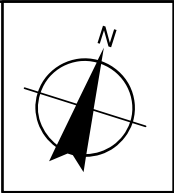
This is Part of Schedule 14C - Areas Subject to Site Specific Plans
To Vaughan Official Plan 2010, Volume 1



This is Schedule '3'
To Official Plan Amendment No. 170
Adopted the 29th Day Of September, 2026

File: OP.23.003
Related Files: Z.23.005, DA.23.019
Location: 10069 and 10073 Weston Road
Part of Lot 21, Concession 5
Applicant: Ikore (Major Weston) Ltd.
City of Vaughan

Map 13.93.A:
10069 and 10073 Weston Road



This is Schedule '4'
To Official Plan Amendment No. 170
Adopted the 29th Day Of September, 2026

File: OP.23.003
Related Files: Z.23.005, DA.23.019
Location: 10069 and 10073 Weston Road
Part of Lot 21, Concession 5
Applicant: Ikore (Major Weston) Ltd.
City of Vaughan

APPENDIX I

The Subject Lands are located on the southeast corner of Weston Road and Thule Street, being Part of Lot 21, Concession 5 City of Vaughan, and municipally known as 10069 and 10073 Weston Road in the City of Vaughan.

The purpose of this Amendment is to permit a mid-rise development consisting of two, 10-storey buildings with a total gross floor area of 33,549.6 square metres and a floor space index of 3.78 times the area of the lot (with floor area exclusions, i.e., change to the definition of the Floor Space Index ('FSI') to align with the floor area exclusions in the gross floor area definition in Zoning By-law 001-2021) or a FSI of 5.87 times the area of the lot (with no floor area exclusions) on the Subject Lands for a total of 443 residential apartment units on the Subject Lands.

On June 23, 2026 Vaughan Council ratified the June 16, 2026 recommendation of the Committee of the Whole recommendation, with amendments as set out in Communication C10 dated June 22, 2026, to approve Official Plan Amendment File OP.23.003 (Ikore (Major Weston) Ltd.) as follows (in part):

- “1 That Official Plan Amendment File OP.23.003 (Ikore (Major Weston) Ltd.) be approved, to amend the “Mid-Rise Mixed-Use” designation policies of VOP 2010, Volume 1 and Volume 2 (Area Specific Policy 21.6), Northeast Quadrant of Major Mackenzie Drive and Weston Road, (VOP 2010), for the subject lands shown on Attachment 1 as follows:
- a) increase the maximum permitted building height from six storeys to 10 storeys;
 - b) increase the maximum permitted floor space index from 2 to 5.87 times the area of the lot with no gross floor area exceptions as per VOP 2010 or 3.78 times the area of the lot with gross floor exceptions;
 - c) permit a mid-rise building over six storeys that may or may not be designed with a pedestrian scaled podium; and
 - d) amend the definition of gross floor area within the floor space index definition to exclude any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.”

