

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 212-2026

A By-law to adopt Amendment Number 171 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 171 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4”, “5” and “6” 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.11 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 171
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3”, “4”, “5” and “6” constitute Amendment Number 171 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 1, Schedule 1, Schedule 1B, Schedule 2, Schedule 13 and Policies 9.1.2.2, 9.1.2.3, 9.2.2.2, and 9.2.2.3 regarding the compatibility of new development within established Community Areas.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 171" on Schedule "1" attached hereto:

1. Permit the development of a residential subdivision comprised of blocks for the development of 323 townhouse units comprised of 32 street townhouses and 291 stacked back-to-back townhouses with an underground parking garage of 496 parking spaces, 41 surface parking spaces, and a Floor Space Index of 1.59 times the area of the developable lot.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on 2863, 2889 & 2901 Teston Road & Block 82, on 65M-3174, located south of Teston Road and east of Jane Street, being Part of Lot 12, Concession 4, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 171."

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 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 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 compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the Provincial Planning Statement 2024.

2. The York Region Official Plan 2022 provides that the Subject Lands are located within an "Urban Area" under Map 1 – Regional Structure and "Built-Up Area" under Map 1B – Urban System Overlays. The Subject Lands are designated "Community Area" under Map 1A – Land Use Designations, which permits a broad range of urban uses, including residential, population-related employment, and community services. The proposed development aligns with the planning objectives and policies applicable to the Subject Lands.
3. Vaughan Official Plan 2010, Volume 1, Schedule 1 – Urban Structure, identifies the Subject Lands as "Community Area" and "Natural Areas and Countryside Community Area". Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan's Established Large-Lot Neighbourhoods identifies the Subject Lands to be within a "30m+ (100f+)" Large-Lot. Schedule 13 – Land Use, designates Subject Lands as "Low-Rise Residential" and "Natural Areas". Amendments to VOP 2010 are required to redesignate a portion of the Subject Lands from "Low-Rise Residential" to "Low-Rise Mixed-Use". A portion of the Subject Lands is also proposed to be redesignated from "Natural Areas" to "Low-Rise Residential" and "Infrastructure and Utilities." In addition, the Subject Lands are proposed to be removed from the "30m+"

Large-Lot designation identified on Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large-Lot Neighbourhoods of VOP 2010.

The “Low-Rise Mixed-Use” residential designation allows for townhouses, stacked townhouses, low-rise buildings and public and private institutional buildings. Stacked back-to-back townhomes are proposed on the northern portion of the Subject Lands. Outdoor amenity areas are proposed between the stacked back-to-back townhouse blocks and adjacent to the environmental protected areas along the west side of the Subject Lands.

Policy 7.5.1.1 of VOP 2010 encourages the provision of a full range of housing options where appropriate. The proposed “Low-Rise Mixed-Use” blocks will provide for a diversity of unit types and sizes in the Development which will support the overall diversification of housing options and densities. The “Low-Rise Residential” designation permits residential uses no greater than three storeys in the form of single detached homes, semi-detached homes, townhouses and institutional buildings. Street townhouses are proposed on the southern portion of the Subject Lands fronting Street ‘A’ (Ashton Road Extension) and Street ‘B’ (cul-de-sac). The street townhouse blocks are three storeys in height and have a maximum of eight dwelling units per block, whereas no more than six dwelling units are permitted.

A 10-meter vegetation protection zone from the wetland has been provided. These limits provide a buffer to the Development and ensure the ecological protection of the natural features as per Policy 3.2.3.4 of VOP 2010. Development limits from the proposed street townhouses to the meander belt have also been established with a 10-metre setback to the satisfaction of the Toronto and Regional Conservation Authority. In consideration of the above, the Development and Parks Planning Department can support the Applications.

4. The statutory Public Meetings were held on November 1, 2023, and March 31, 2026. The recommendation of the Committee of the Whole to receive the Public Meeting reports November 1, 2023, and March 31, 2026, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 14, 2024, and April 28, 2026.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, Volume 1 is hereby amended by:

1. Amending Schedule 1 – Urban Structure by redesignating portions of the Subject Lands from “Community Areas” to “Natural Areas and Countryside” as shown on Schedule “4” attached hereto.
2. Amending Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large-Lot Neighbourhood by removing the Subject Lands from being identified as “30m+ (100f+)” Large Lots as shown on Schedule “5” attached hereto.
3. Amending Schedule 2 – Natural Heritage Network by redesignating portions of the Subject Lands from “Unapproved” to “Core Features” as shown on Schedule “6” attached hereto.
4. Amending Schedule 13 - Land Use by redesignating the Subject Lands, from “Natural Areas” to “Low-Rise Residential” and “Infrastructure and Utilities” and from “Low-Rise Residential” to “Low-Rise Mixed-Use”, as shown on Schedule “2” attached hereto.
5. Amending Schedule 13 - Land Use to allow a maximum building height of 4 storeys and a maximum Floor Space Index of 1.59, calculated over the “Low-Rise Mixed-Use” area of the proposed development, as shown on Schedule “2” attached hereto.

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

“13.1.1.91 The lands known as 2863, 2889 & 2901 Teston Road & Block 82, on 65M-3174 are identified on Schedule 14-C as Item 91 are subject to the policies set out in Section 13.92 of this Plan.
(OPA #171)
7. Adding the following policies to Volume 2, Chapter 13 - Site Specific Policies, and renumbering in sequential order:

13.92 2863, 2889 & 2901 Teston Road & Block 82 on 65M-3174.
(OPA#171)

13.92.1 General

13.92.1.1 The following policies shall apply to the lands identified on Map 13.92.A:

13.92.1.2 Notwithstanding Policy 9.2.2.2.f of Volume 1 of VOP 2010, “Stacked Back-to-Back Townhouse” shall be permitted within the Low-Rise Mixed-Use Designation.

13.92.1.3 Notwithstanding Policy 9.2.3.2.a of Volume 1 of VOP 2010, a Townhouse building shall be permitted with a row between four and eight units.

13.92.1.4 Notwithstanding Policy 9.2.3.3.d of Volume 1 of VOP 2010, Stacked Back-to-Back Townhouses shall front onto a public or private street, with private laneways and walkways permitted to provide frontage for Stacked Back-to-Back Townhouses.

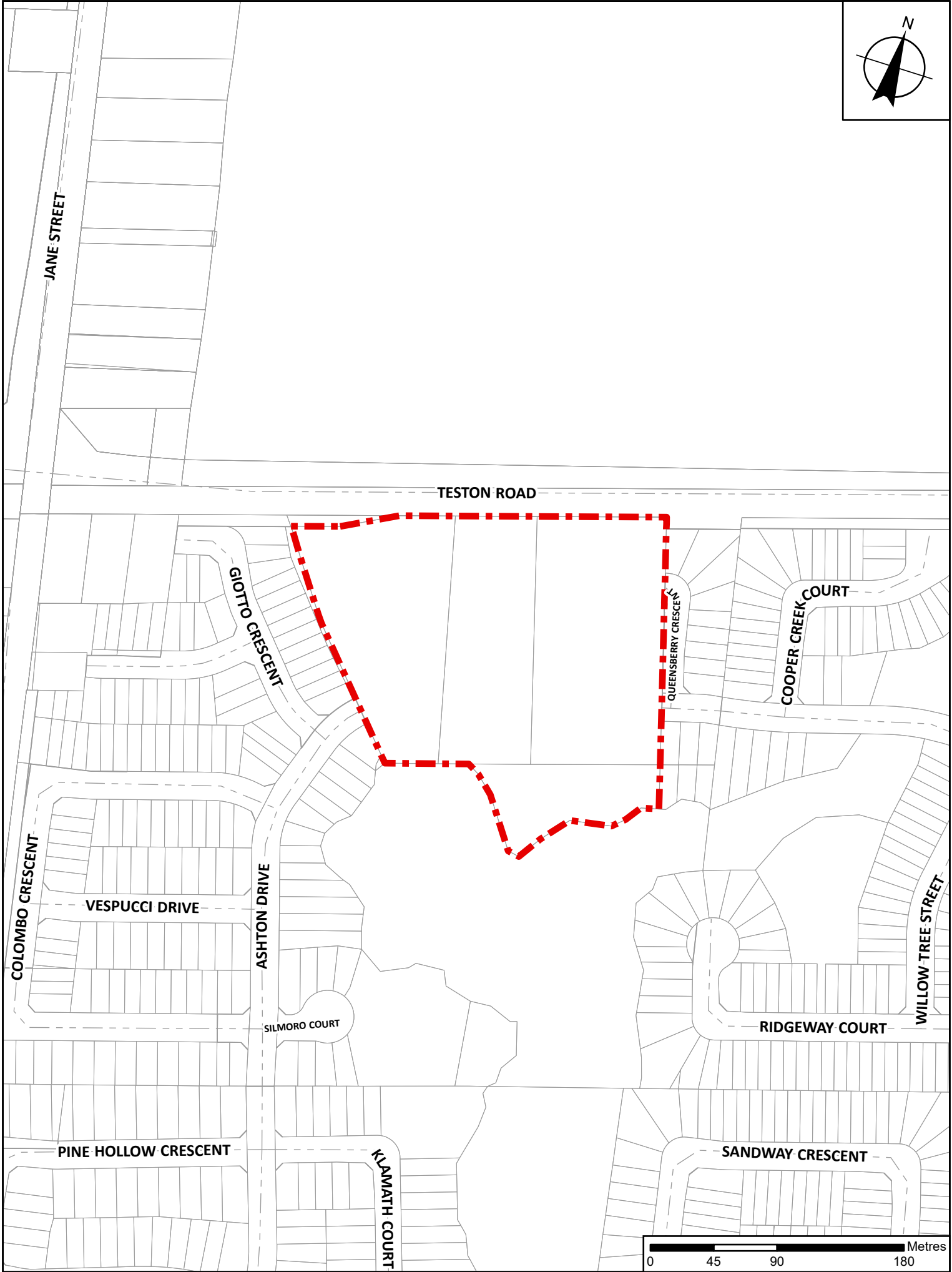
13.92.1.5 Notwithstanding Policy 9.2.3.3.e of Volume 1 of VOP 2010, the facing distance between blocks of Stacked Townhouses, which are not separated by a public street shall be a minimum of 12 meters.
8. Adding Map 13.91.A 2863, 2889 & 2901 Teston Road & Block 82 on 65M-3174 to Volume 2 of VOP 2010, attached hereto as Schedule “1”, to identify the Subject Lands as being subject to Section 13.91 (OPA #171) of Volume 2 of VOP 2010.

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.

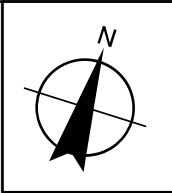


This is Schedule '1'
To Official Plan Amendment No. 171
Adopted the 29th Day Of September, 2026

File: OP.23.008
Related Files: Z.23.016, 19T-23V003
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4
Applicant: Teston Road Landowners Group Inc.
City of Vaughan

 Lands Subject to
Amendment No. 171

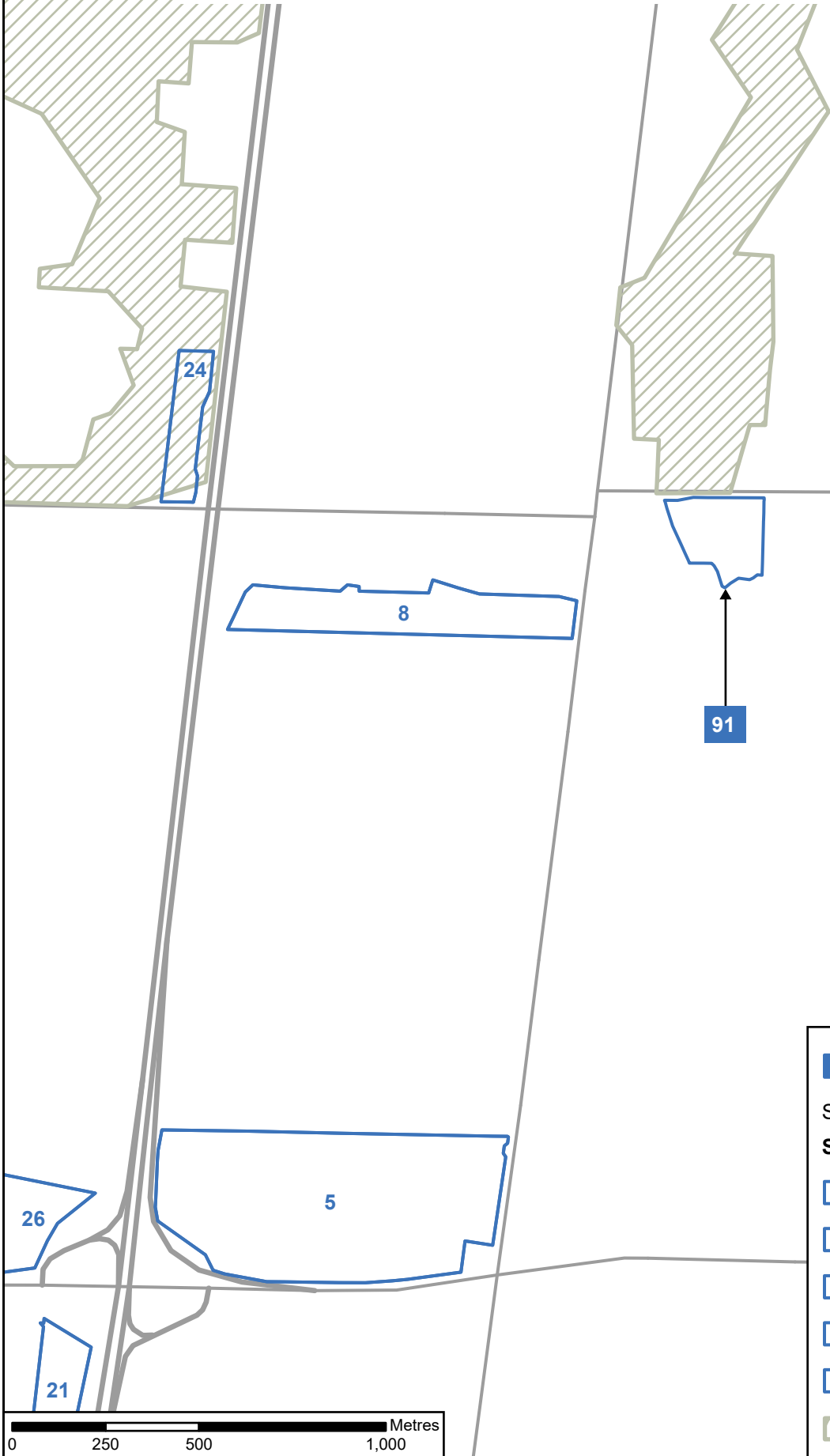
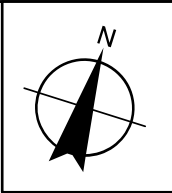
This is Part of Schedule 13 - Land Use



This is Schedule '2'
To Official Plan Amendment No. 171
Adopted the 29th Day Of September, 2026

File: OP.23.008
Related Files: Z.23.016, 19T-23V003
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4
Applicant: Teston Road Landowners Group Inc.
City of Vaughan

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

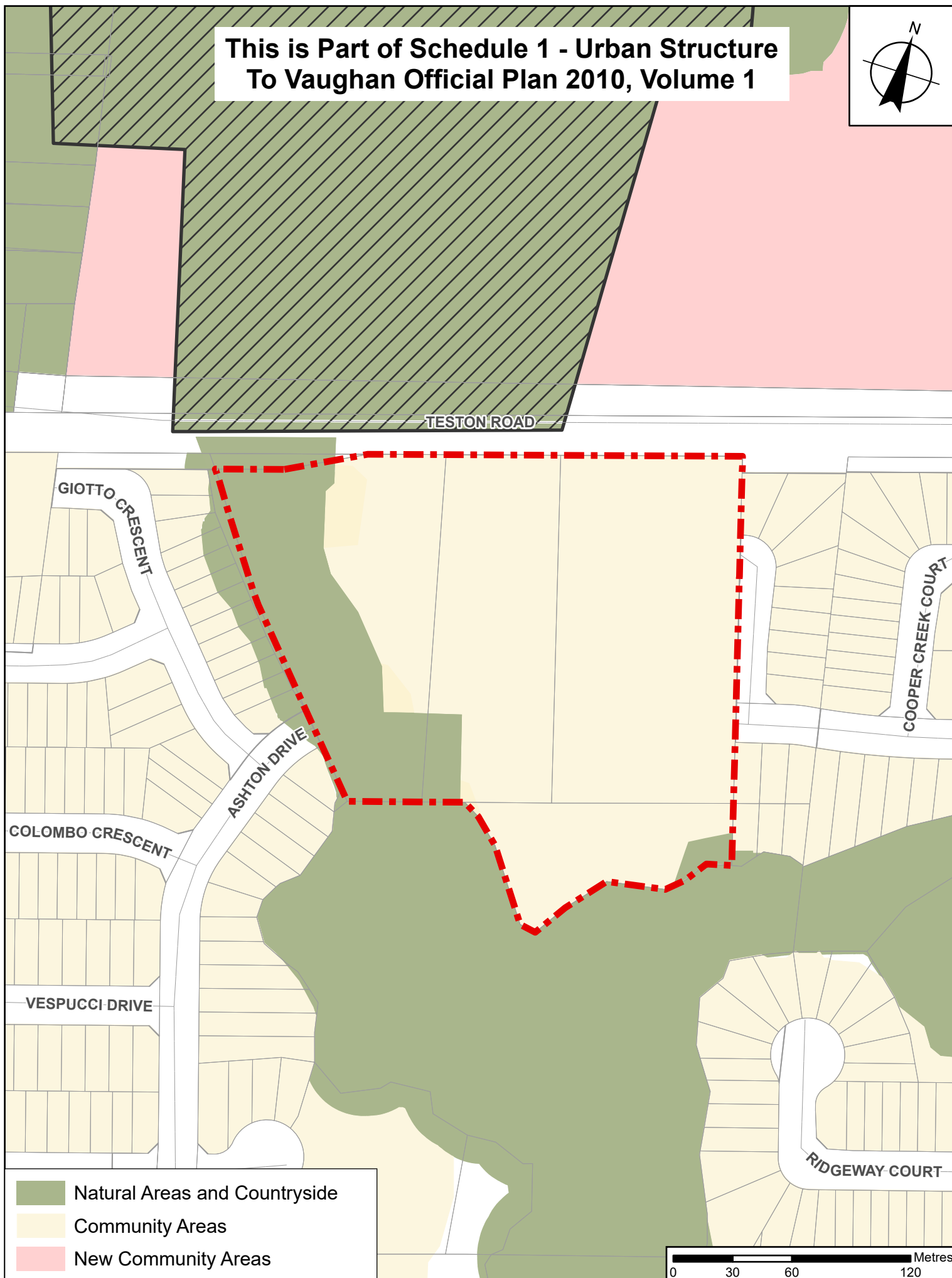
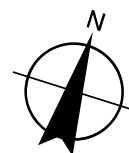


- 91** 91, 2863, 2889, 2901 Teston Road, 13.XX (OPA #171)
- Site Specific Areas - Chapter 13
- Site #, Name, Chapter**
- 5, Vaughan Healthcare Campus, 13.6
 - 8, Ahmadiyya Campus, 13.9
 - 21, 77 Eagleview Ht., 13.22 (OPA #7)
 - 24, 3400 Teston Rd., 13.25
 - 26, NE Corner of Cityview Blvd. & Major Mackenzie Dr., 13.27
- Greenbelt Plan Area¹**

This is Schedule '3'
To Official Plan Amendment No. 171
Adopted the 29th Day Of September, 2026

File: OP.23.008
Related Files: Z.23.016, 19T-23V003
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4
Applicant: Teston Road Landowners Group Inc.
City of Vaughan

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



**This is Schedule '4'
To Official Plan Amendment No. 171
Adopted the 29th Day Of September, 2026**

File: OP.23.008

Related Files: Z.23.016, 19T-23V003

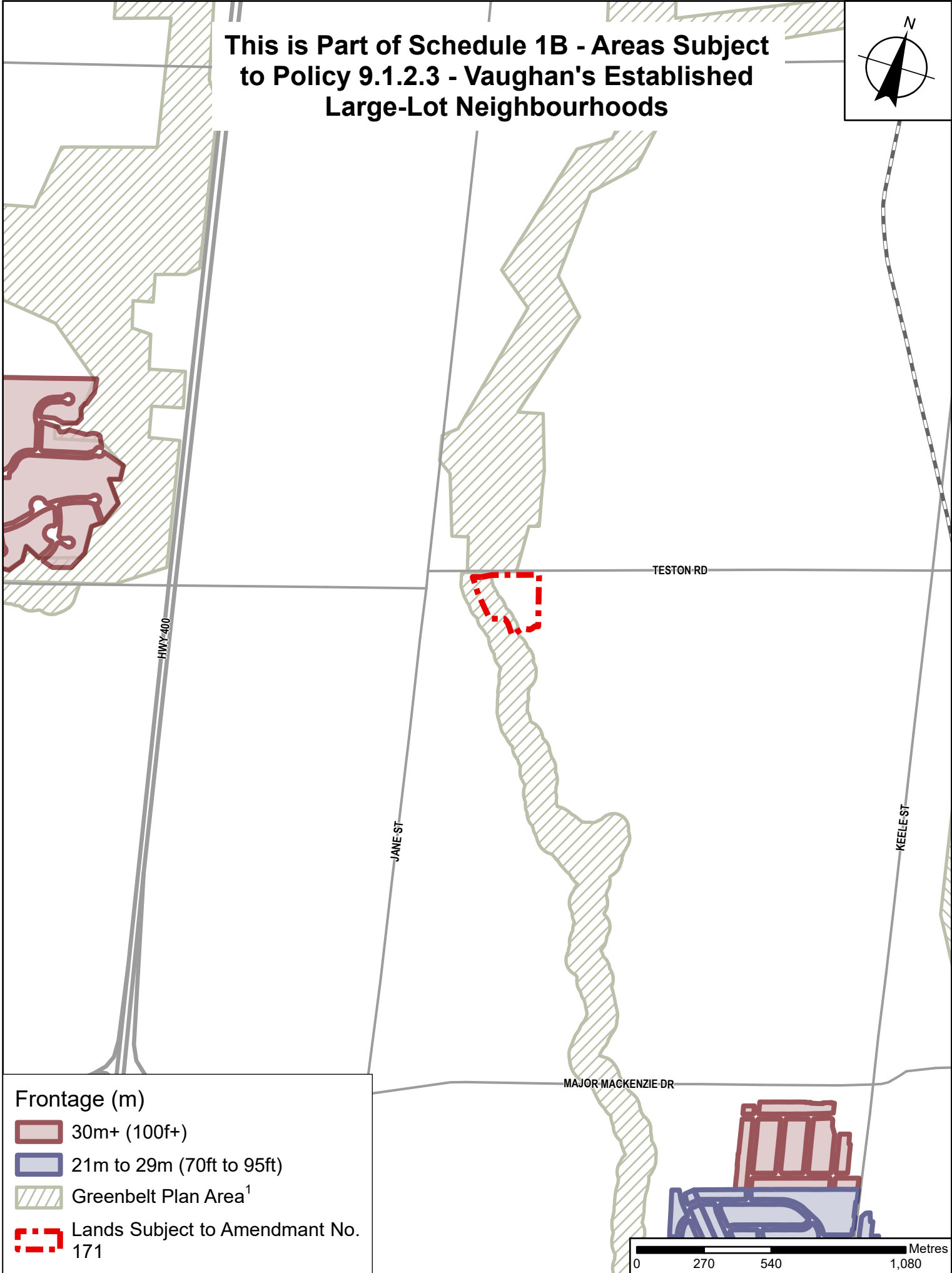
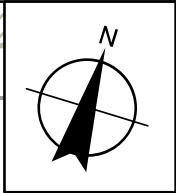
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4

Applicant: Teston Road Landowners Group Inc.

City of Vaughan

 Lands Subject to
Amendment No. 171

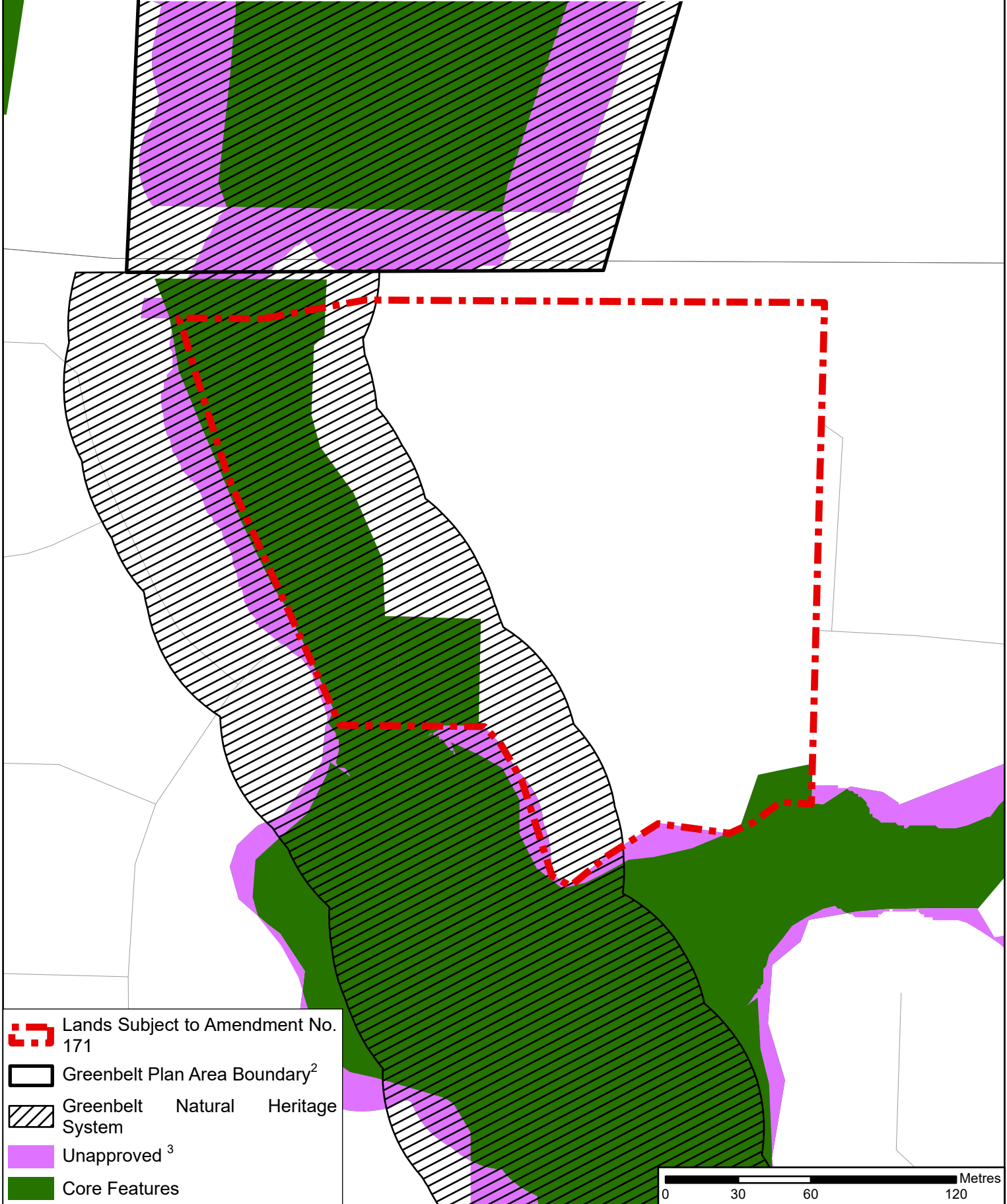
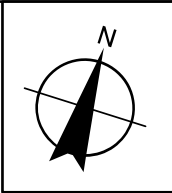
This is Part of Schedule 1B - Areas Subject
to Policy 9.1.2.3 - Vaughan's Established
Large-Lot Neighbourhoods



This is Schedule '5'
To Official Plan Amendment No. 171
Adopted the 29th Day Of September, 2026

File: OP.23.008
Related Files: Z.23.016, 19T-23V003
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4
Applicant: Teston Road Landowners Group Inc.
City of Vaughan

This is Part of Schedule 2 - Natural Heritage Network
To Vaughan Official Plan 2010, Volume 1



- Lands Subject to Amendment No. 171
- Greenbelt Plan Area Boundary²
- Greenbelt Natural Heritage System
- Unapproved³
- Core Features

This is Schedule '6'
To Official Plan Amendment No. 171
Adopted the 29th Day Of September, 2026

File: OP.23.008
Related Files: Z.23.016, 19T-23V003
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4
Applicant: Teston Road Landowners Group Inc.
City of Vaughan

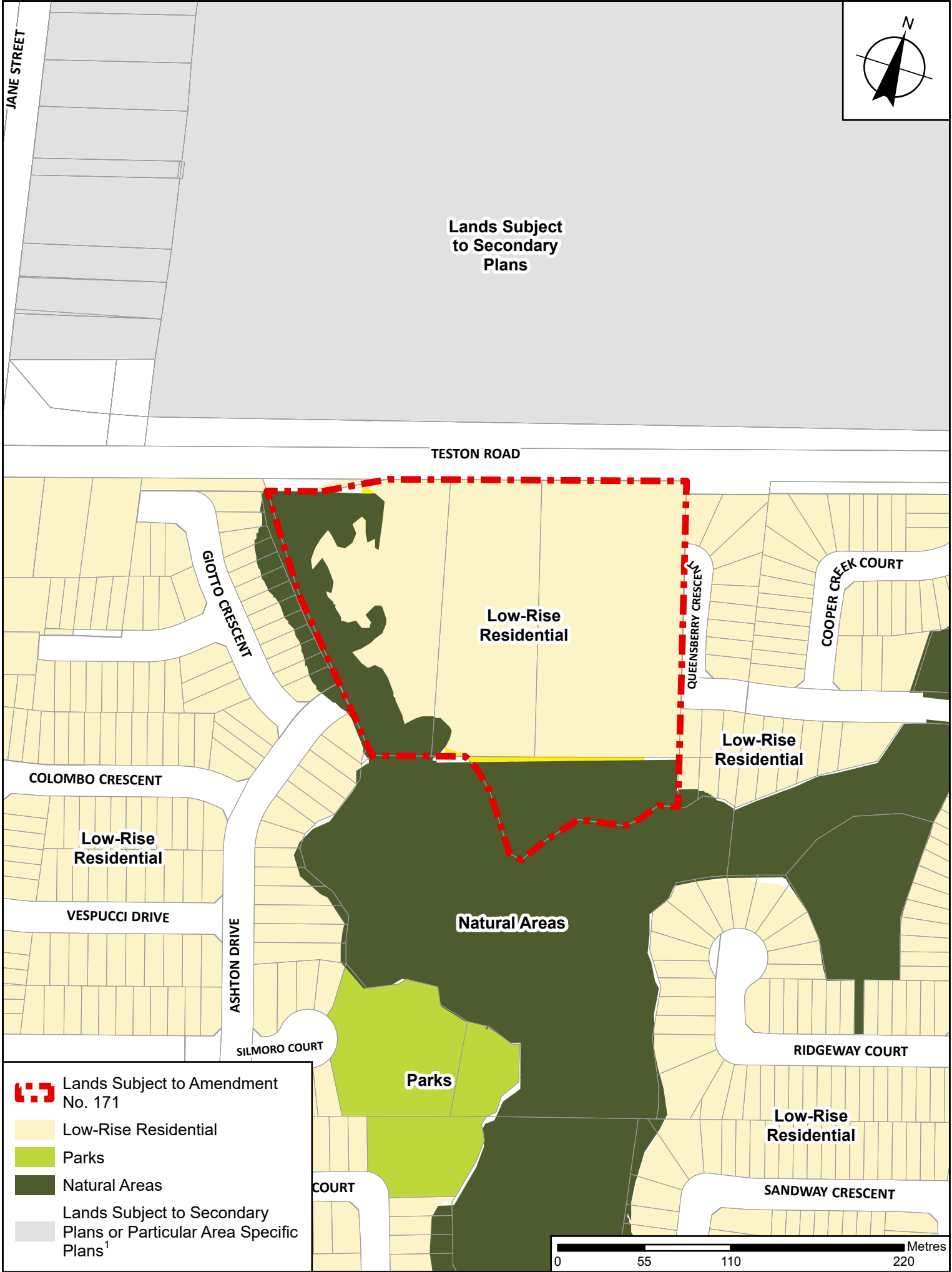
APPENDIX I

The Subject Lands are located on the south side of Teston Road, east of Jane Street in the City of Vaughan. Municipally known as 2863, 2889 and 2901 Teston Road and Block 82 on 65M-3174.

The purpose of this Amendment is to permit the development of 323 townhouse units comprised of 32 street townhouses and 291 stacked back-to-back townhouses with an underground parking garage of 496 parking spaces, 41 surface parking spaces, and a floor space index of 1.59 times the area of the developable lot.

On June 23, 2026, Vaughan Council ratified the June 16, 2026, recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.23.008 (Teston Road Landowners Group Inc.) as follows:

- “1 That Official Plan Amendment File OP.23.008 (Teston Road Landowners Group Inc.) be approved, to amend VOP 2010, Volume 1, to redesignate the Subject Lands from “Low-Rise Residential” and “Natural Areas” on Schedule 13 – Land Use to “Low-Rise Mixed-Use”, “Low-Rise Residential”, “Infrastructure and Utility”, and “Natural Areas” as shown on Attachment 8 together with the site specific Official Plan policies identified in Table 1 in Attachment 9.”

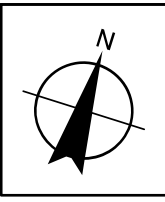


Appendix II

Existing Land Uses

Official Plan Amendment No. 171

File: OP.23.008
Related Files: Z.23.016, 19T-23V003
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4
Applicant: Teston Road Landowners Group Inc.
City of Vaughan



 Lands Subject to Amendment
No. 171

0 25 50 100 Metres

Appendix III Proposed Road Network Official Plan Amendment No. 171

File: OP.23.008
Related Files: Z.23.016, 19T-23V003
Location: 2863, 2889 and 2901 Teston Road
and Block 82, Plan 65M-3174
Part of Lot 25, Concession 4
Applicant: Teston Road Landowners Group Inc.
City of Vaughan