

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 058-2025

A By-law to adopt Amendment Number 132 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 132 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 25th day of February, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 1 of the Committee of the Whole.
Report adopted by Vaughan City Council on January 28, 2025.
City Council voted in favour of this by-law on February 25, 2025.
Approved by Mayoral Decision MDC 002-2025 dated February 25, 2025.
Effective Date of By-Law: February 25, 2025

AMENDMENT NUMBER 132
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 132 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, Section 11.4 Highway 400 North Employment Lands Secondary Plan Policies (the 'Amendment') on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 132" on Schedule "1" attached hereto:

1. Redesignate a portion of the Subject Lands fronting Weston Road from "Low Rise Residential" to "Mid Rise Residential",
2. Permit a maximum number of eight attached residential units in a townhouse row.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are municipally known as 11075 and 11091 Weston Road, located south of Kirby Road, on the east side of Weston Road, being Part of Lot 28, Concession 5, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 132."

III BASIS

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

1. The Provincial Planning Statement, 2024 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides direction for appropriate development while ensuring that public health and safety, and the quality of the natural and built environments are protected. In accordance with Section 3(5) of the Planning Act, all land use decisions in Ontario "shall be consistent with" the PPS. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:

- a) Efficiently use land, resources, infrastructure, and public service facilities
- b) Are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
- c) Promotes environmental health by protecting the long-term ecological function of natural heritage features and areas

In consideration of the above, the Amendment is consistent with the PPS.

2. The Greenbelt Plan, 2017 (the 'Greenbelt Plan') is intended to identify where urbanization should not occur, to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape. Portions of the Subject Lands are identified as Protected Countryside and Natural Heritage System within the Greenbelt Plan. The Master Environmental Servicing Plan identified the following within the Block 34 W area: valley lands, permanent and intermittent streams, woodlands and wetlands, seepage areas and springs, fish habitat and potential significant wildlife habitat associated with the East Purpleville Creek. The residential blocks are proposed outside of the Greenbelt Plan area. The open space block, where no development is proposed, is within the Greenbelt Plan. On this basis, the Development conforms to the Greenbelt Plan.
3. The York Region Official Plan 2022 ('YROP 2022') guides economic, environmental, and community building decisions across York Region. The YROP 2022 designates the Subject Lands as "Urban Area" and "Regional Greenlands System" on Map 1 - Regional Structure. The Regional Greenlands System corresponds with the Greenbelt Plan area. The Urban Area designation permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Amendment supports the YROP 2022 policies to provide for a more dense and more intense development on a parcel of land to accommodate future population growth. The Development is characteristic of a more compact development pattern that will contribute to the wider area developing into a complete community.

4. The Vaughan Official Plan ('VOP 2010') is intended to guide planning for intensification, transit-supportive development, urban growth and complete communities in the City of Vaughan. The Subject Lands are designated "Low Rise Residential" and "Greenbelt Natural System Area" in Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan, Schedule 2D in VOP 2010.

The proposed development is part of the comprehensive development of the residential uses within Block 34 West and will provide for a diversity of unit types and sizes which will support the overall diversification of housing options and densities in Block 34 West. VOP 2010 also encourages the public ownership of major open spaces and natural features. The open space block containing the natural heritage features and the appropriate vegetation protection zones will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area. In consideration of the above, the proposed amendments are appropriate and supported by the policies of VOP 2010.

5. The statutory Public Meeting was held on February 28, 2023. The recommendation of the Committee of the Whole to receive the Public Meeting report of February 28, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on March 21, 2023.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, Volume 2, Section 11.4 Highway 400 North Employment Lands Secondary Plan, is hereby amended by:

1. Amending Schedule 2D by redesignating a portion of the Subject Lands identified on Schedule "2" to this amendment, attached hereto, from "Low Rise Residential" to "Mid Rise Residential"
2. Adding the following policies to Section 11.4 Highway 400 North Employment

Lands Secondary Plan for the Subject Lands identified in Schedule “1”, and renumbering in sequential order:

“11.4.4 Site Specific Policies

(OPA #132) 11.4.4.2 The following policies shall apply to the lands known as 11075 and 11091 Weston Road as identified on Schedule 2D:

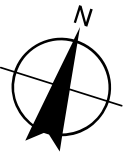
- a. Notwithstanding Policy 9.2.3.2. a), the maximum number of attached residential units in a townhouse row shall be eight.”

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. 132
Adopted the 25th Day Of February, 2025

File: OP.22.017

Related File: Z.22.037, 19T-22V011

Location: 11075 and 11091 Weston Road. Part of Lot 28, Concession 5

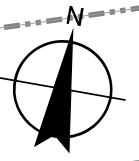
Applicant: Cornice Developments Ltd., Fertile Investments Inc.,
Fawn Grove Holdings Inc. and 1360737 Ontario Limited

City of Vaughan



Lands Subject to
Amendment No. 132

**Map 13.XX.A - 11075 and 11091 Weston Road
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '2'
To Official Plan Amendment No. 132
Adopted the 25th Day Of February, 2025**

File: OP.22.017

Related File: Z.22.037, 19T-22V011

Location: 11075 and 11091 Weston Road. Part of Lot 28, Concession 5

Applicant: Cornice Developments Ltd., Fertile Investments Inc.,
Fawn Grove Holdings Inc. and 1360737 Ontario Limited

City of Vaughan



**Lands Subject to
Amendment No. 132**

APPENDIX I

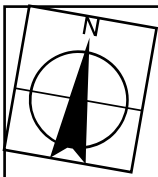
The Subject Lands are municipally known as 11075 and 11091 Weston Road, located on the east side of Weston Road, south of Kirby Road, legally identified as Part of Lot 28, Concession 5, in the City of Vaughan.

The purpose of this Amendment is to permit the following proposed development:

- a) Blocks 1-43 – Single detached residential units (1.77 ha)
- b) Blocks 44-54 – Townhouse residential units (1.28 ha)
- c) Blocks 55-56 – Mid-rise residential (0.77 ha)
- d) Blocks 57-65 – Future residential (part lots to be merged with adjacent lands to the north and south) (0.15 ha)
- e) Block 66 – Park (0.74 ha)
- f) Block 67 – Stormwater management (0.69 ha)
- g) Block 68 – Open space (4.59 ha)
- h) Block 69 – Road widening (0.13 ha)
- i) Blocks 70-88 – 0.3 m reserves (0.01 ha)
- j) Roads - Streets A-F (1.97 ha)







On January 28, 2025, Vaughan Council ratified the January 21, 2025, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.22.017 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) as follows (in part):

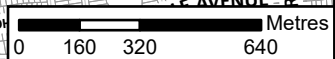
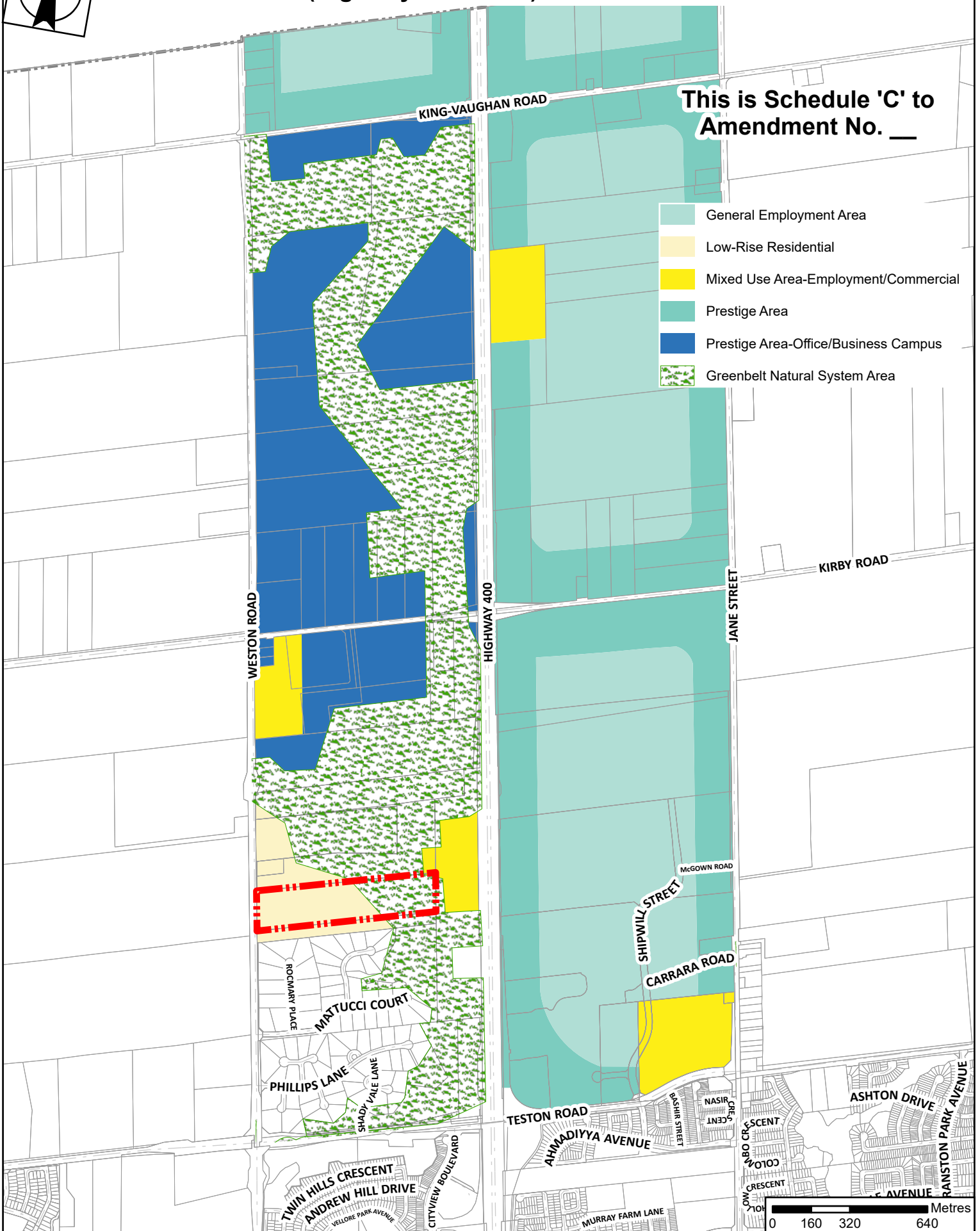
- “1 THAT Official Plan Amendment File OP.22.017 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
 - a) redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”,
 - b) permit a maximum number of eight townhouse units in a row.”



Schedule 2D to OPA 450 Employment Area (Highway 400 North) Land Use Plan

This is Schedule 'C' to
Amendment No. ___

-  General Employment Area
-  Low-Rise Residential
-  Mixed Use Area-Employment/Commercial
-  Prestige Area
-  Prestige Area-Office/Business Campus
-  Greenbelt Natural System Area



Appendix II Existing Land Uses Official Plan Amendment No. 132

File: OP.22.017

Related File: Z.22.037, 19T-22V011

Location: 11075 and 11091 Weston Road.

Part of Lot 28, Concession 5

Applicant: Cornice Developments Ltd., Fertile Investments Inc.,
Fawn Grove Holdings Inc. and 1360737 Ontario Limited.

City of Vaughan



Lands Subject to
Amendment No. 132