



# NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 85

**TAKE NOTICE THAT** By-law 192-2022, which adopted Vaughan Official Plan (2010) Amendment Number 85 (City File No. OP.20.008), was approved by Vaughan Council on June 28, 2022.

This Vaughan Official Plan (2010) Amendment is also related to File Z.20.016, DA.20.022.

City of Vaughan Council received written and/or oral submissions before and/or during their meeting and has taken these submissions into consideration when making its decision.

**AND TAKE NOTICE THAT** the last day for filing a notice of appeal to the Ontario Land Tribunal (“OLT” and/or the “Tribunal” in respect of the Amendment is **August 2, 2022**. Notice of Appeal must be filed with the Clerk of the City of Vaughan and must:

- a) Set out the specific part of the plan to which the notice applies;
- b) Explain how the part of the decision to which the notice of appeal relates is inconsistent with a policy statement issued under subsection 3 (1), fails to conform with or conflicts with a provincial plan or, in the case of the official plan of a lower-tier municipality, fails to conform with the upper-tier municipality’s official plan; and
- c) Be accompanied by the appropriate fee as required by the OLT and the City of Vaughan

The proposed Official Plan Amendment is exempt from approval by The Regional Municipality of York. The decision of the Council is final if a notice of appeal is not received on or before the last day for filing a Notice of Appeal.

**FEES:**

Ontario Land Tribunal	\$1,100.00 (certified cheque or money order) payable to the Minister of Finance
<small>*Fee increase effective July 1, 2020</small>	
City Clerk’s Department (By-law 158-2021)	\$206.00 payable to City of Vaughan
Development Planning Department (By-law 194-2020)	\$850.00 payable to City of Vaughan

*\*Please note all fees subject to change  
\*Required fees cannot be combined into one payment. Please provide three (3) separate cheques.*

**NOTE:** Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

The appeal forms and related municipal submission forms have been updated to reflect changes to the *Planning Act* which resulted in the OLT’s replacement of the Ontario Municipal Board pursuant to Bill 139, effective April 3, 2018.

To obtain an Appellant Form please visit <https://olt.gov.on.ca/appeals-process/forms/>

**AN EXPLANATION** of the purpose and effect of the Amendment, and a location map showing the location of the lands to which the amendment applies, are attached.

If you wish to obtain a complete copy of the Amendment please contact the City Clerk’s Office during regular office hours.

For more information, please contact:

**Office of the City Clerk**  
Phone: 905-832-2281 ext. 8504  
Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Development Planning Department**  
Phone: 905-832-2281 ext. 8924  
Email: [developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca)

Dated at the City of Vaughan on **July 12, 2022**.

Todd Coles, City Clerk  
The Corporation of the City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

# **Explanatory Note**

## **Vaughan Official Plan (2010) Amendment Number 85**

### **Description of Lands:**

The Subject Lands are located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, in the City of Vaughan, Regional Municipality of York.

### **Explanation Purpose and Effect of the Amendment**

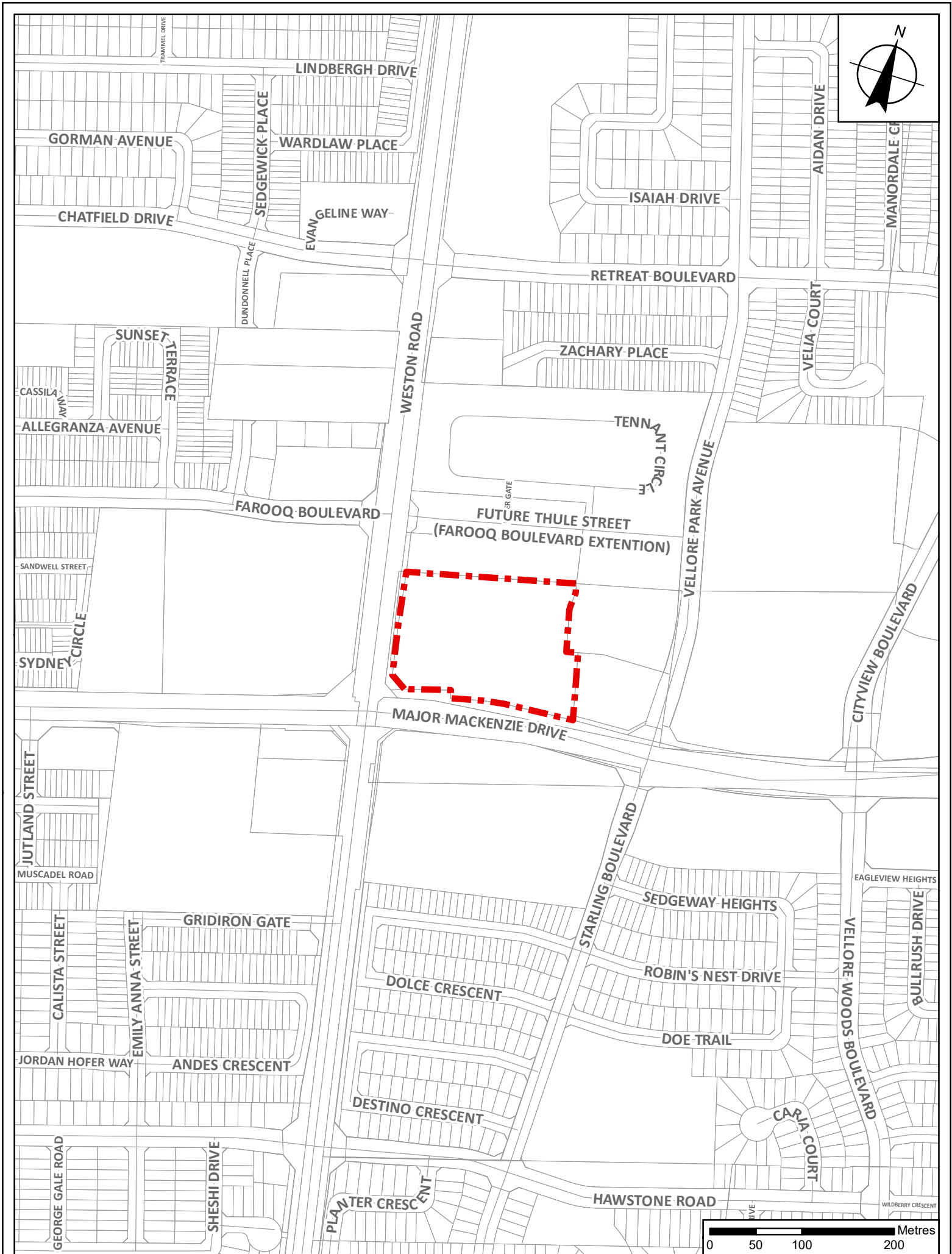
The purpose of this Amendment is to amend VOP 2010, Volume 1, Schedule 13 - Land Use together with the policies and map 12.6.A in Volume 2, Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road, as follows, to permit a phased development consisting of a seniors supportive living building (Phase 1) and three (3) mid-rise apartment buildings consisting of one (1) 6 to 12-storey residential apartment building and two (2) mixed-use residential apartment buildings 6 to 12-storeys and 12 storeys respectively (Phase 2):

1. Permit an increase in the maximum FSI from 2 times the area of the lot to 4.19 times the area of the lot (Phase 1) and 2.78 times the area of the lot (Phase 2).
2. Permit an increase in the maximum building height from 6 storeys to 12 storeys for both Phase 1 and Phase 2.
3. Permit a seniors supportive living building with maximum 491.2 units per Hectare for a Senior's Retirement, Nursing Home, or Long-term Care Facility Use in Phase 1.
4. Permit amendments to the policies of VOP 2010 Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, including the site-specific Urban Design policies, applicable to the Subject Lands.
5. Permit amendments to the location and function of the land uses identified in VOP 2010 Volume 2, Map 12.6.A: Northeast Quadrant of Major Mackenzie Drive and Weston Road for the subject lands.

On June 28, 2022, Vaughan Council ratified the June 7, 2022 recommendation of the Committee of the Whole (1) recommendation, to approve Official Plan Amendment File OP.20.008 (Vaughan NW RR Propco LP) as follows (in part):

1. "THAT Official Plan Amendment File OP.20.008 (Vaughan NW RR PropCo LP) BE APPROVED, to amend the "Mid-Rise Mixed-Use" designation of Vaughan Official Plan 2010, Volume 1, Schedule 13 - Land Use, and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height from 6 storeys to 12 storeys and maximum permitted FSI from 2 times the area of the lot to 4.19 times the area of the lot for Phase 1, and 2.78 times the area of the lot for Phase 2."

**Location Map: Next Page**



## Location Map To Official Plan Amendment No. 85

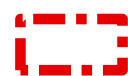
**File:** Z.20.016

**Related File:** OP.20.008 and DA.20.022

**Location:** Part of Lot 21, Concession 5

**Applicant:** Vaughan NW RR Propco LP

**City of Vaughan**



Subject Lands