

Subject: Amendment No. 2 to the
Official Plan for the City of
Vaughan (2010)

File No.: OPA 2
Date of this notice: July 11, 2014
Last date of appeal: July 31, 2014

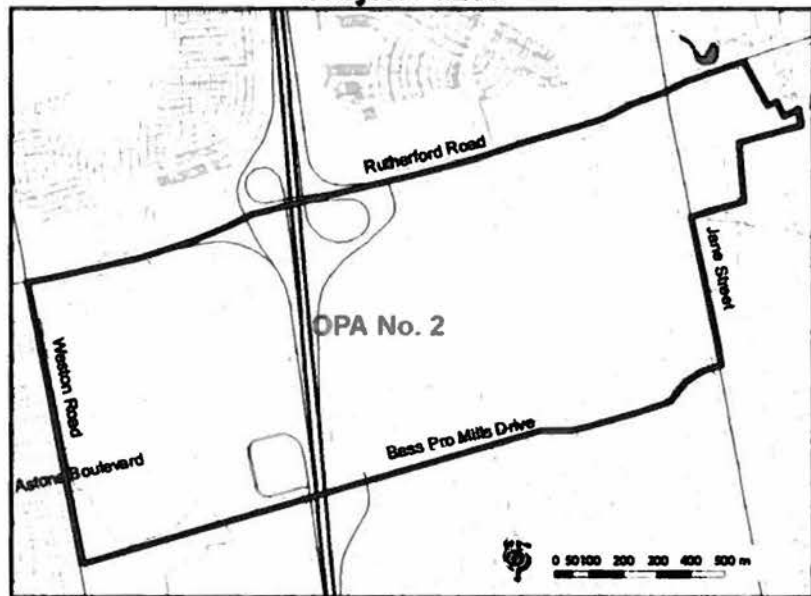
NOTICE OF DECISION

The Regional Municipality of York is assigned as the approval authority for this Official Plan Amendment. This notice of decision is given in accordance with Section 17(35) of the *Planning Act* (amended 2007), on behalf of Regional Council under authority of By-law No. 2014-54. The decision of The Regional Municipality of York is to **MODIFY and APPROVE** Amendment No. 2 to the Official Plan for the City of Vaughan (2010).

Purpose and effect of this Amendment:

Official Plan Amendment (OPA) No. 2 to the Official Plan for the City of Vaughan (2010), represents a new secondary plan for the Vaughan Mills Centre area. The purpose of this amendment is to provide a vision, policies and land use directions to guide growth and development in the Vaughan Mills Centre area to 2031. OPA 2 applies to lands generally bordered by Rutherford Road to the north, Jane Street to the east, Bass Pro Mills Drive to the South and Weston Road to the west (see Figure 1)

**Figure 1
Subject Lands**



Regional Council amendments to proposed modifications

On June 26, 2014, Regional Council adopted the recommendations of Report 11 Clause 13 of the Committee of the Whole, with the following amendment to Recommendation 2:

2. Council protect for the potential re-establishment of a minor collector road connection to Weston Road opposite Astona Boulevard, to be reviewed by staff no sooner than 2019.

Proposed modifications

York Region proposes to approve Amendment No. 2 to the Official Plan of the City of Vaughan with modifications, as amended by Regional Council on June 26, 2014 as noted above, appended hereto as Attachment 1 (York Region Modifications).

Other applications affecting the subject lands:

A number of site-specific applications affect various properties within the subject lands and are identified below:

- OP.05.020 and Z.07.029 (Tesmar Holdings Inc.), located northeast corner of Jane Street and Riverock Gate [Parts 1 to 9 on Plan 65R-32119]
- OP.05.005 and Z.06.075 (Delisle Properties Limited), 2901 Rutherford Road
- OP.07.001 and Z.09.038 (Casertano), 9060 Jane Street
- OP.09.006 and Z.09.037 (Mammone), 8940 Jane Street

For additional information:

A copy of this Official Plan Amendment as well as background information and the details of the decision will be available for inspection at the York Region Transportation and Community Planning Department (see address and telephone numbers at the end of this notice) from 8:30 am to 4:30 pm on regular business days. Please refer to the subject information and the File Number listed at the top of this notice. For further assistance, please contact Josh Reis, Senior Planner, at extension 71515 or josh.reis@york.ca. A copy of the decision has also been supplied to the City of Vaughan Municipal Clerk and Planning Department.

When the decision will become final:

The decision of The Regional Municipality of York is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Who may appeal:

As per Section 17(36) of the *Planning Act*, as amended, only the Minister, the applicant, and a person or public body who, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council, may appeal the decision of the approval authority.

As per Section 8 of Ontario Regulation 543/06, only individuals, corporations, or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. 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 Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When and how you may appeal:

If you have objections to the decision, you may appeal all or part of the decision to the Ontario Municipal Board within 20 days after the date of this notice. Your notice of appeal, referring to

the Subject information and File Number at the top of this notice, must be received in writing at the address at the end of this notice no later than 4:30 pm on the last date of appeal shown at the top of this notice. The notice of appeal must:

- 1) be filed with the approval authority,
- 2) set out the specific part of the proposed official plan or plan amendment to which the appeal applies,
- 3) set out the reasons for the appeal, and
- 4) be accompanied by the fee required by the Ontario Municipal Board (currently \$125.00 payable to the Minister of Finance for Ontario) and a fee of \$480.00 payable to The Regional Municipality of York for preparing the record to be submitted to the Board.

Director, Community Planning and Development Services
Transportation and Community Planning Department
York Region Administrative Centre
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1
Telephone: (905) 830-4444
1-877-GO4-YORK (1-877-464-9675)
Facsimile: (905) 895-1513



Karen Whitney, M.C.I.P., R.P.P.
Director, Community Planning and Development Services

Dated July 11, 2014

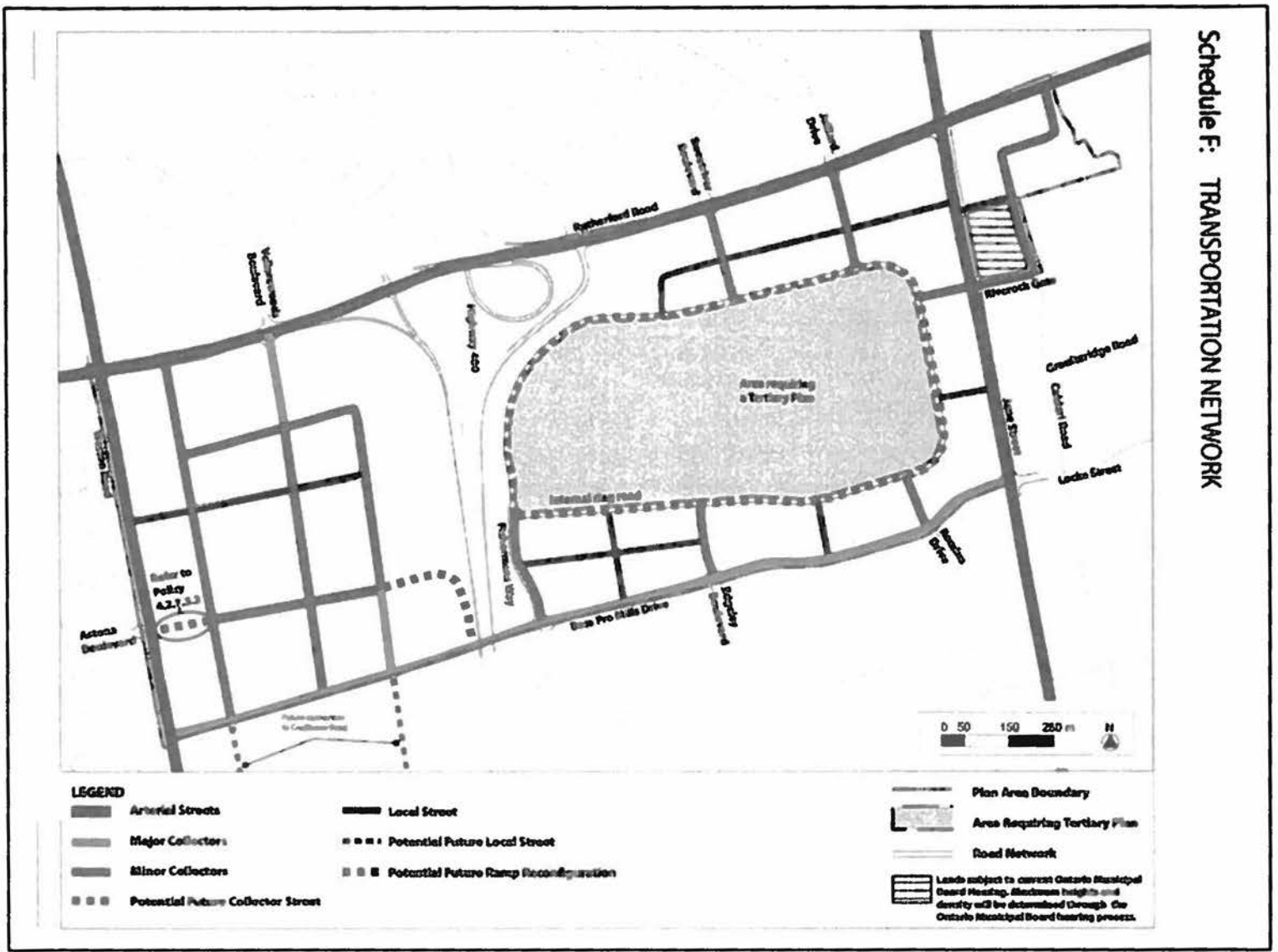
YORK REGION MODIFICATIONS

Note: ~~Strikethrough text~~ denotes deleted text.
Underlined text denotes added text

General

Replace all references to "VIVA" with "vivaNext"

Revise all applicable schedules to show a potential internal road connection within the secondary plan area to Weston Road opposite Astona Boulevard, generally consistent with the modified Schedule F, below.



Part A

2.4.3 Region of York Official Plan (ROP)

The new Region of York Official Plan was approved by the Province in September, 2010, and a large majority approved by the Ontario Municipal Board in January 2013. ROP 2010 reflects conformity with the 2005 Provincial Policy Statement, the Greenbelt Plan and the province's Growth Plan. An important policy initiative of the Plan is to promote city building, focusing on regional centres and corridors, and including innovation in urban design and green building. The overall intensification objective in the Plan is aligned with the Provincial Places to Grow Plan: a minimum of 40% residential intensification within the built-up area. More specifically, ROP 2010 is one of the components in the Region's Planning for Tomorrow growth management initiative. The ROP 2010 Plan integrates the York Region Master Plans for Pedestrian and Cycling, Transportation and Transit, and Water and Wastewater. ROP 2010 designates the Study Area as an Urban Area on Map 1-Urban Structure.

~~Within the ROP, local municipalities are required to plan for the comprehensive and long-term growth of Regional Corridors as mixed-use areas in a comprehensive manner including their role and function as transportation, transit, and neighbourhood areas. Jane Street and Rutherford Road are identified as a Regional Rapid Transit Corridor and Regional Transit Priority Network respectively, and are considered "Local Corridors" within ROP 2010. Local Corridors have the potential for intensive and mixed-use land development supported by public transit services. Local Corridors link Regional and Local Centres and may be identified as routes for transit services and facilities.~~

Part B

1.4.1 Jane Street Corridor

The overall vision for the area is towards achieving a higher density mixed use neighbourhood supported by high order transit that is all served by accessible open space and parks, pedestrian connections, community services, and an enhanced pedestrian realm.

3.0 Introduction

The policies in this section address land use for Vaughan Mills Centre and are intended to ensure all future planning and development is in keeping with the desired build out of the area. The policies established in this section build upon those in the Vaughan Official Plan 2010 (VOP 2010) ~~and other applicable policies.~~

3.4 Land Use Framework

All development within the Secondary Plan area ~~land-use areas of this Plan~~ are subject to Site Plan Control pursuant to Section 41 of the Planning Act and Section 10.1 2.20 of the VOP 2010. The Land Use Map, Schedule C: Land Use Designations, delineates land use designations for the Vaughan Mills Centre Secondary Plan.

3.5.5

Through the policies of this Plan, the City shall seek to meet an overall density target of 193 people and jobs per hectare by 2031 in Vaughan Mills Centre. Notwithstanding the policies of this Plan, the City may revise the overall density targets without amendment to this Plan, but any revised target should be consistent with goals and objectives of this Plan.

3.5.6

Schedule B: Height and Density establishes the maximum density ~~and minimum densities~~ (D) permitted in Vaughan Mills Centre, expressed as floor space index (FSI). With the exception of public safety services and community facilities, no development shall have a density ~~lower or~~ higher than the FSI ~~range~~ as of right. The FSI and developable area requirements of a parcel shall be defined and calculated as per Section 10 of the VOP 2010.

3.6.1.7

~~Notwithstanding the foregoing,~~ The lands located at the northwest corner of the future extension of Bass Pro Mills Drive to Jane Street, as shown on Schedule C: Land Use Designations shall be subject to the following policies:

- The lands shall be zoned with the Holding Symbol (H) in accordance with Section 36 of the Planning Act. A by-law to remove the Holding Symbol (H) shall not be enacted until such time as:
 - A Draft Plan of Subdivision 49T-98V40 has been registered and Bass Pro Mills Drive extension to Jane Street at Locke Street has been constructed and dedicated as a public right-of way;
 - A Site Plan Agreement for the development of the subject lands has been registered;
 - The Owner shall have ceased all operations and demolished all buildings and structures; and
 - The Owner shall have provided a Record of Site Condition, based on the studies of a qualified environmental consultant and the completion of any necessary remediation work, which indicates that the entire site is free of environmental hazard and meets the Ministry of the Environment (MOE) Guidelines for Industrial and Commercial Uses. The record of site condition shall be acknowledged by MOE;

3.6.1.4

A mix of low, mid, and high-rise building typologies shall be permitted as identified in Part B, Section 3.8 and on Schedule B: Height and Density of this Plan.

3.6.2.3

A mix of Mid-Rise Mixed-Use building typologies shall be permitted as identified in Part B, Section 3.8 and on Schedule B: Height and Density of this Plan.

3.6.3.3

A mix of low and medium-rise building typologies shall be permitted as identified in Part B, Section 3.8 and on Schedule B: Height and Density of this Plan.

3.6.4.3

In addition to the building types permitted under Section 9.2.2.1 of VOP 2010, low-rise building typologies shall be permitted as identified in Part B, Section 3.8 and on Schedule B: Height and Density, including:

- Stacked Townhouses and Low-Rise Buildings

3.7.2.4

All uses within the Prestige Office designation shall be wholly enclosed within a building, and no outdoor storage shall be permitted.

3.7.2.5

A mix of low and medium-rise building typologies shall be permitted as identified in Part B, Section 3.8 and on Schedule B: Height and Density of this Plan.

3.7.3.2

A mix of low and mid-rise building typologies shall be encouraged as identified in Part B, Section 3.8 and on Schedule B: Height and Density of this Plan.

3.8.1 General

The built form policies of this Plan define the parameters for a desired future built environment in Vaughan Mills Centre. The intent is to ensure that new buildings reinforce a coherent, harmonious, and appealing urban environment, as well as contribute to the structure and enhancement of the Open Space and Transportation Frameworks of this Plan. In addition to the land use policies of this Plan, the built form policies provide more detailed direction for development. The policies and guidelines below are illustrated by the figures in Appendix B.

As outlined in Policy 9.2.3 of the VOP 2010, a wide variety of building typologies are permitted within Vaughan Mills Centre. This Secondary Plan builds on the policies of the VOP 2010 while providing additional direction in guiding built form. In addition to the permitted height and density parameters, as indicated on Schedule B: Height and Density, and Schedule D: Ground Floor Frontage Types, the following policies shall apply.

- A wide variety of buildings shall be permitted in Vaughan Mills Centre including Low-rise, Midrise, and High-rise buildings, in accordance with Schedule B: Height & Density, including:
 - Low-rise buildings (2-4 storeys) including townhouses, apartments and office, employment, institutional and mixed-use buildings. Low-Rise buildings shall have a minimum height of 2 storeys, and a maximum of 4 storeys. Low-Rise buildings are appropriate for areas within the Vaughan Mills Primary Centre that do not front onto arterial streets (Jane Street, Rutherford Road, or Bass Pro Mills Drive). Low-rise buildings are generally located internal to the block fronting onto lower order streets, as identified on Schedule F: Transportation Framework.

- Mid-rise buildings (generally 6-12 storeys), which may contain a mix of uses and built forms. Mid-rise buildings are permitted throughout Vaughan Mills Centre, and shall have a minimum height of 2 storeys in the employment area, 3 storeys in the areas east of Highway 400.
- High-rise buildings (up to approximately 25 storeys), as identified on Schedule B: Height and Density.
- ~~The maximum permitted height and density identifies a height and density range for each land use designation. The height in storeys shall not exceed the numbers following the letter H, as shown on Schedule B: Height and Density.~~
- The built form policies of this Plan define the desired future character and function of the built environment including height and massing, parking and movement, and landscaping in contributing to a pedestrian-oriented environment. The intent is to ensure that new buildings reinforce a coherent, harmonious and appealing urban environment, as well as contribute to the enhancement of the public realm according to the following built form criteria.\

4.2.7.3.3 West of Highway 400 (Vaughan Mills Centre Business District)

- A revised ramp entrance to the existing partial interchange at Bass Pro Mills Drive via a new intersection at the proposed east-west collector road and the proposed north-south collector parallel to Highway 400. This will provide south bound access for traffic originating on both the east and west side of Highway 400, and help to distribute southbound traffic away from boundary roads.
- The extension of Bass Pro Mills Drive to Weston Road. This roadway extension will provide an important connection between lands west and east of Highway 400 and will generally help to distribute east-west traffic in the area. Existing and future highway crossings should be pedestrian and bicycle friendly. The proposed Bass Pro Mills extension to Weston Road will help to mitigate through-traffic along Weston Road and Rutherford Road. Intersection improvements, including turning lanes and traffic signals, will be required at this intersection.

The proposed Bass Pro Mills Drive connections with Jane Street and Weston Road will also help to divert traffic from Rutherford and thus improve the level of service at the Weston Road/Rutherford Road intersection.

- A new connection to Weston Road, opposite the existing Astona Boulevard signalized intersection, from the proposed internal road network shall be protected for. Consideration will be given to mitigate the potential for traffic into the neighbourhood of Weston Downs, west of Weston Road. Future consideration of the protection for this connection shall be reviewed by York Region no sooner than 2019.
- A ~~third~~ second connection to Weston Road from the internal street grid north of the proposed Weston Road/Bass Pro Mills Drive intersection is proposed.

- A new internal north-south collector street between the proposed Bass Pro Mills extension with Rutherford Road opposite the Vellore Woods Boulevard/Rutherford Road intersection.
- New internal north-south collector streets are proposed with a new connection at Rutherford Road parallel to Weston Road. Consideration will be given to connecting these streets with the existing Westcreek Drive and Creditview Road south of the Study Area. This internal street network will help to keep traffic internal to development blocks, and divert traffic away from Weston Road.

The long-term plan for these streets, additional transportation improvements, and strategies beyond the Secondary Plan boundary will need to be planned and implemented over time. Further comprehensive transportation analysis will be required through the Tertiary Plan process for the Vaughan Mills Mall Area as identified on Schedule A.

Part C

2.1

The policies contained in this Plan shall apply to the lands within the Plan Area boundary identified in Schedule A: Plan Area, and shall be referred to shown in Figure 1: Study Area, as the Vaughan Mills Centre Secondary Plan area. Except as otherwise provided herein, the policies of this Plan shall supersede the policies of any other area or site specific Official Plan Amendment which is in force for the subject lands on the date of the approval of this Plan. Although this plan will not be in force until approved by York Region Council, or the Ontario Municipal Board in the event of an appeal, City staff will use it to guide their review of development applications and other proposals for the Vaughan Mills Centre.

Table 2: Transportation Network Improvements, 7th Bullet Point:

Improvements to the Weston Road/Rutherford Road intersection, which may include nNorthbound dual left-turn lanes, signal timing adjustments and other physical modifications as may be studied and implemented by the Region to provide additional transportation capacity within the Vaughan Mills Business District to the satisfaction of the City and York Region. on Weston Road at Rutherford Road (dependent on effects of the improvements on Major Mackenzie Drive at Highway 27).

7.4.3

For development within the Vaughan Mills Centre Business District:

Key benchmarks for the advancement of development within the Vaughan Mills Centre Business District shall include, among other things: the completion of Bass Pro Mills Drive from Jane Street to Weston Road; and a revised ramp entrance to the existing partial interchange at Bass Pro Mills Drive via a new intersection at the proposed east-west and north-south collector parallel to Highway 400.

The following shall be required as a condition of development for the following blocks as shown on Schedule I.

Blocks 11-17

Development within the Vaughan Mills Centre Business District for Blocks 11-17 will require a Block Plan. The Block Plan application will address the matters set out in Policies 10.1.1.15 of VOP 2010 and shall constitute a complete application to the satisfaction of the City of Vaughan. In addition to the Block Plan requirements of VOP 2010, the following matters are considered to be a priority for development in the Vaughan Mills Centre Business District:

- The extension of Bass Pro Mills Road from the Highway 400 interchange to Weston Road;
- The design and realignment of the Black Creek as identified in this Plan;
- The dedication of parks and road connections as identified in this Plan;
- A new internal north-south collector street between the proposed Bass Pro Mills extension with Rutherford Road opposite the Vellore Woods Boulevard/Rutherford Road intersection;
- New internal north-south collector streets with a new connection at Rutherford Road parallel to Weston Road; ~~and~~
- Roadway connections to Westcreek Drive and Creditview Road south of the Study Area; and
- The protection for a new roadway connection to Weston Road opposite Astona Boulevard, subject to Section 4.2.7.3.3 of this plan.