

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA**

Tuesday, March 3, 2020

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
1. DISCLOSURE OF INTEREST	
2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC HEARING ITEMS	
1. BOSTAR INC. ZONING BY-LAW AMENDMENT FILE Z.19.034 VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7 Information Item from the Acting Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. WOODBRIDGE TRANSMISSIONS LIMITED HWY #27 AUTO COLLISION LTD. ZONING BY-LAW AMENDMENT FILE Z.19.026 VICINITY OF REGIONAL ROAD 27 AND INNOVATION DRIVE Information Item from the Acting Deputy City Manager, Planning and Growth Management with respect to the above.	21
3. 300 ATKINSON INC. ZONING BY-LAW AMENDMENT FILE Z.19.028 VICINITY OF ATKINSON AVENUE AND CENTRE STREET Information Item from the Acting Deputy City Manager, Planning and Growth Management with respect to the above.	39
4. CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.19.014 ZONING BY-LAW AMENDMENT FILE Z.19.038 DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE Information Item from the Acting Deputy City Manager, Planning and Growth Management with respect to the above.	55

4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 03, 2020

WARD(S): 2

TITLE: BOSTAR INC.

ZONING BY-LAW AMENDMENT FILE Z.19.034

VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.034 (Bostar Inc.) for the subject lands shown on Attachment 1, to permit a drive-through facility accessory to an eating establishment in the “EM1 Prestige Employment Area Zone”, as shown on Attachments 2 and 3.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Zoning By-law Amendment to permit a drive-through facility accessory to an eating establishment on the subject lands currently developed with a multi-unit employment building.
- An amendment to Zoning By-law 1-88 is required to permit a drive-through facility on the Subject Lands.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment Z.19.034 (Bostar Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1, are located on the east side of Regional Road 27, south of Regional Road 7, municipally known as 5875 Regional Road 7, and are currently developed with a multi-unit employment building. The surrounding land uses are shown on Attachment 1.

On June 28, 2016, Vaughan Council approved Site Development File DA.14.093 (Bostar Inc.) to permit the development of a 3-storey office building and a 2-storey office addition to the existing multi-unit employment building. The Owner has revised the development proposal on the Subject Lands, which includes the original 3-storey office building, and a commercial building containing two eating establishments and one drive-through facility.

A Zoning By-law Amendment Application was submitted to permit the Drive-through Facility

The Owner (Bostar Inc.) has submitted Zoning By-law Amendment File Z.19.034 (the 'Application') to amend the "EM1 Prestige Employment Area Zone", subject to site-specific Exception 9(291) of Zoning By-law 1-88, to permit a drive-through facility accessory to an eating establishment, together with the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Hearing was circulated: February 7, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and three Notice Signs (one on each street frontage) were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150m radius from the 'Subject Lands', and to the West Woodbridge Homeowners Ratepayer's Association.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

[Committee of the Whole Meeting: June 21, 2016 – Site Development File DA.14.093](#)

Analysis and Options

The proposed uses conform to VOP 2010

The subject lands are designated “Employment Commercial Mixed Use” by the Vaughan Official Plan (‘VOP 2010’). The Subject Lands are also located on a Regional Intensification Corridor within Employment Areas in Schedule 1-Urban Structure of VOP 2010. The “Employment Commercial Mixed Use” designation located on a Regional Intensification Corridor within Employment Areas permits mid-rise buildings but does not permit low-rise buildings. However, the existing zoning on the property permits the low-rise building form as-of-right.

The “Employment Commercial Mixed-Use” designation recognizes existing areas of predominantly commercial uses within the Employment Area. These areas are planned to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other. They also contribute to the provision of ancillary uses, which primarily serve the needs of businesses and employees in the Employment Area. The 3-storey office building and eating establishment uses conform to the Official Plan.

Section 5.2.3.10(b) of VOP 2010 respecting the transformation of future retail development, requires that any proposed Drive-through Facility within a Regional Intensification Corridor will only be permitted on the basis of a site-specific zoning by-law amendment. Accordingly, a Zoning By-law Amendment application has been submitted by the Owner.

A Zoning By-law Amendment application is required to permit the Drive-through Facility

The ‘Subject Lands’ are zoned “EM1 Prestige Employment Area Zone” subject to site-specific Exception 9(291), as shown on Attachment 1. On September 22, 2016, the Vaughan Committee of Adjustment approved Minor Variance File A136/16 to permit 257 parking spaces on the Subject Lands. The proposed office building and eating establishment uses are permitted, however a Zoning By-law Amendment is required to permit a Drive-through Facility on the subject lands, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

	Zoning By-Law 1-88 Standards	Requirements of EM1 Prestige Employment Area Zone, subject to Exception 9(291)	Proposed Exceptions to EM1 Zone, subject to Exception 9(291)
a.	Minimum Parking Requirements	<p><u>Proposed Building A</u> Office Uses: 2,137 @ 3.5 parking spaces / 100 m² GFA = 75</p> <p>+</p> <p><u>Existing Building B</u> Employment Uses: 4,906 m² @ 1.5 parking spaces / 100 m² GFA = 74</p> <p>+</p> <p>Ancillary Uses: 1,261 m² @ 3.5 parking spaces / 100 m² GFA = 45</p> <p>+</p> <p><u>Proposed Building C</u> Eating Establishment, Convenience: 200 m² @ 20 parking spaces / 100 m² GFA = 40</p> <p>+</p> <p>Eating Establishment, Convenience with Drive-through Facility: 203.61 m² @ 16 parking spaces / 100 m² GFA = 33</p> <p>Total Required: 267 parking spaces</p>	<p><u>Proposed Building A</u> Office Uses: 2,137 @ 3.5 parking spaces / 100 m² GFA = 75</p> <p>+</p> <p><u>Existing Building B</u> Employment Uses: 4,906 m² @ 1.5 parking spaces / 100 m² GFA = 74</p> <p>+</p> <p>Ancillary Uses: 1,261 m² @ 3.5 parking spaces / 100 m² GFA = 45</p> <p>+</p> <p><u>Proposed Building C</u> Eating Establishment, Convenience: 200 m² @ 16 parking spaces / 100 m² GFA = 32</p> <p>+</p> <p>Eating Establishment, Convenience with Drive-through Facility: 203.61 m² @ 14 parking spaces / 100 m² GFA = 29</p> <p>Total Proposed: 255 parking spaces</p>
b.	Maximum unit size of Eating Establishment Convenience	185 m ²	200 m ²

	Zoning By-Law 1-88 Standards	Requirements of EM1 Prestige Employment Area Zone, subject to Exception 9(291)	Proposed Exceptions to EM1 Zone, subject to Exception 9(291)
c.	Minimum unit size of Multi-Unit Building, other than an Office Building (Building C - Proposed 2 Eating Establishments)	274 m ²	203 m ² for the Eating Establishment, Convenience with Drive-through Facility
d.	Minimum landscape strip abutting a provincial highway	9.0 m	8.5 m

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail.

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement 2014, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the York Region Official Plan and Vaughan Official Plan 2010 policies
b.	Appropriateness of the Site-Specific amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> The appropriateness of the proposed drive-through facility and site-specific amendments to Zoning By-law 1-88 to permit the Proposal shown on Attachment 2 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility and appropriate development standards

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Drawings and Reports	<ul style="list-style-type: none"> • The following drawings and reports in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> - Architectural Drawings - Draft Zoning By-law - Planning Justification Report - Geotechnical Report - Erosion Sediment Control Plan - Urban Design Brief - Signage Design and Lighting Plan - Arborist Report - Tree Preservation Plan - Landscape Plan - Parkland Dedication Summary - Sustainability Summary - Site Plan Accessibility Checklist - Traffic Impact Study and Parking Impact Assessment - Functional Servicing and Stormwater Management Report <p>Additional studies/reports may be required as part of the application review process</p>
d.	Related Site Development Application	<p>A Site Development Application (File DA.19.085) has been submitted with the Zoning By-law amendment to support the implementation of the Development, should the Application be approved</p> <ul style="list-style-type: none"> • The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> - Appropriate built form, site design, building elevations and landscaping - Appropriate building and outside storage setbacks to the surround land uses - Proper vehicle turning movements, particularly the proposed drive-through facility - Implementation of appropriate waste collection design standards

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Appropriate site servicing and grading, stormwater management - Provisions of sufficient snow storage areas
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> • The Proposal will also be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines
f.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, if the Applications are approved
g.	Parkland Dedication	<p>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Infrastructure Development Department, Real Estate Services</p>

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the

applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Jennifer Kim, Planner – Development Planning Department, at Extension 8592.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations – Building A
5. Elevations – Building C

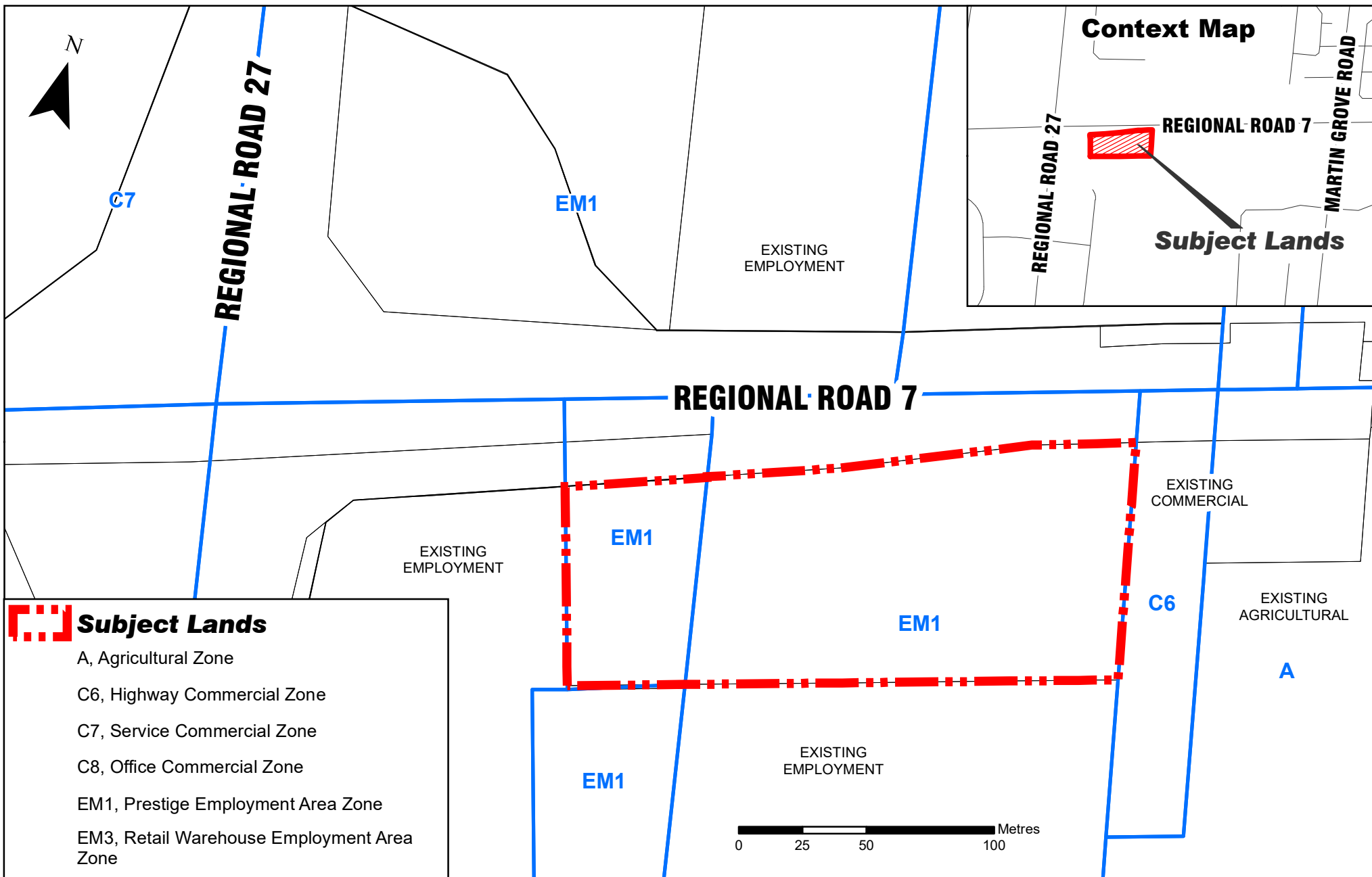
Prepared by

Jennifer Kim, Planner – ext. 8592

Clement Messere, Senior Planner – ext. 8409

Carmela Marrelli, Senior Manager of Development Planning – ext. 8791

Christina Bruce, Acting Director of Development Planning – ext. 8231



Location Map

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Bostar Inc.



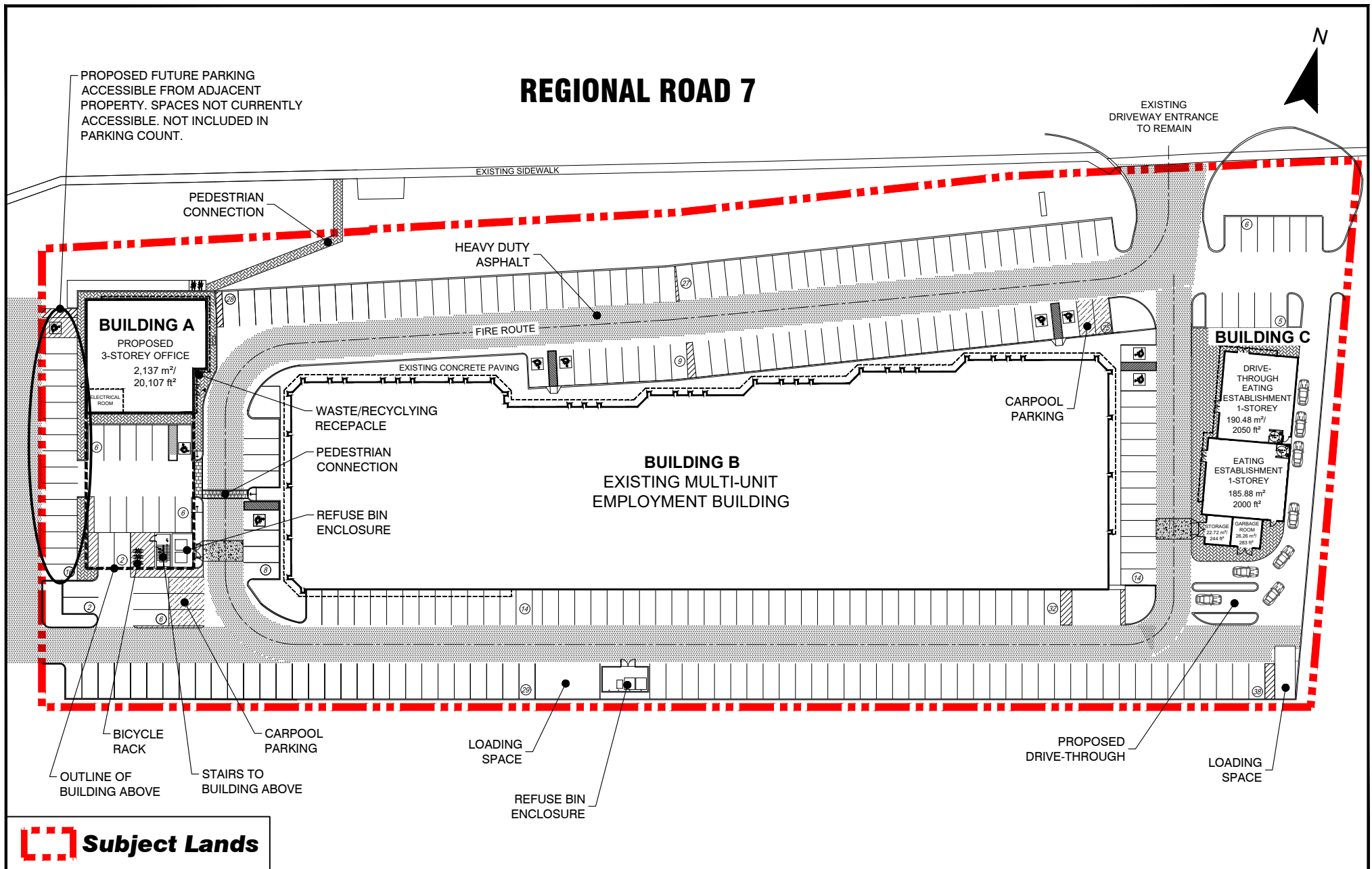
Attachment

FILE:
Z.19.034

RELATED FILES:
DA.19.085

DATE:
January 30, 2020

1



Site Plan

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Bostar Inc

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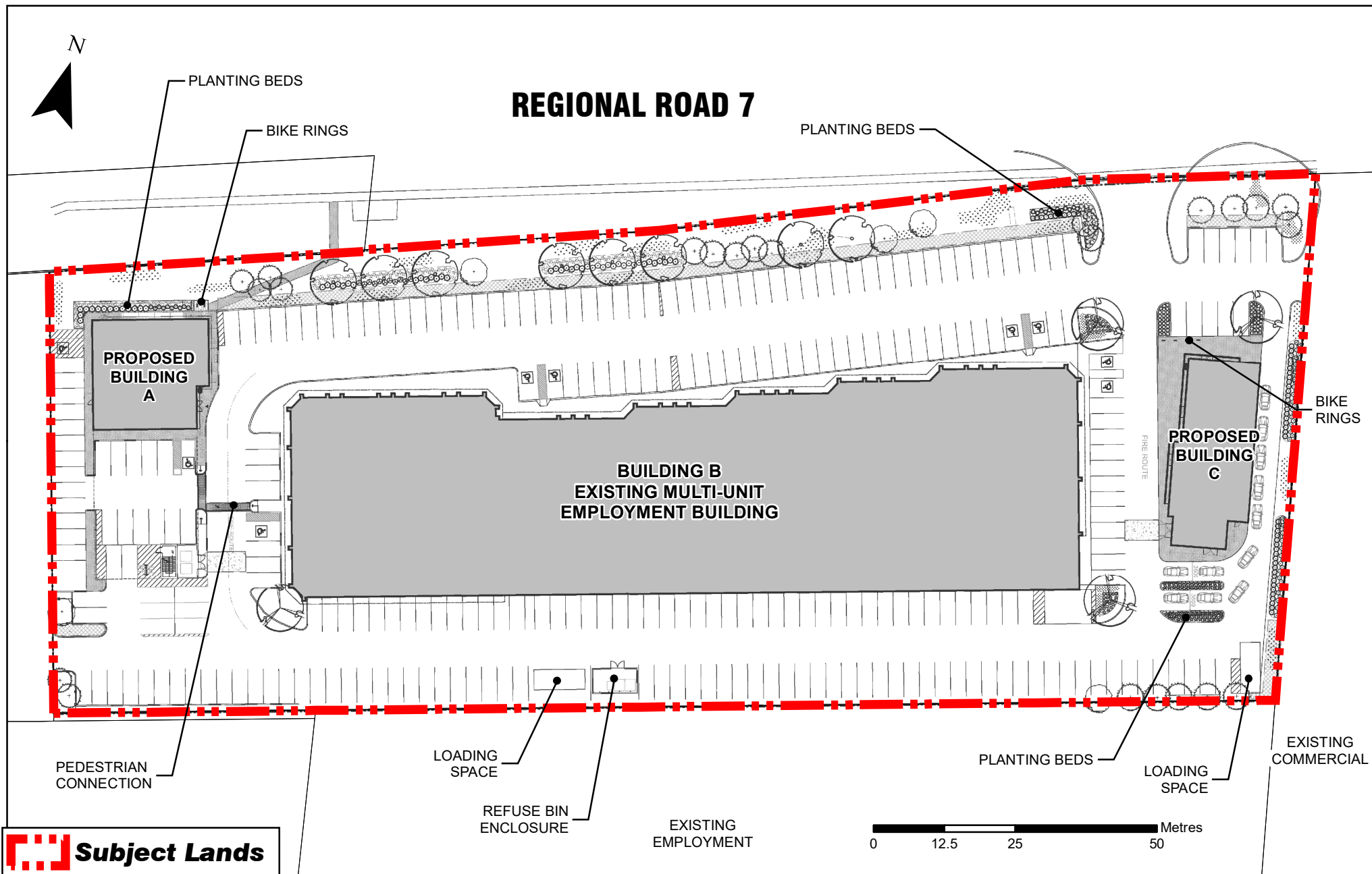
Attachment

FILE:
Z.19.034

RELATED FILES:
DA.19.085

DATE:
January 30, 2018

2



Landscape Plan

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Bostar Inc.



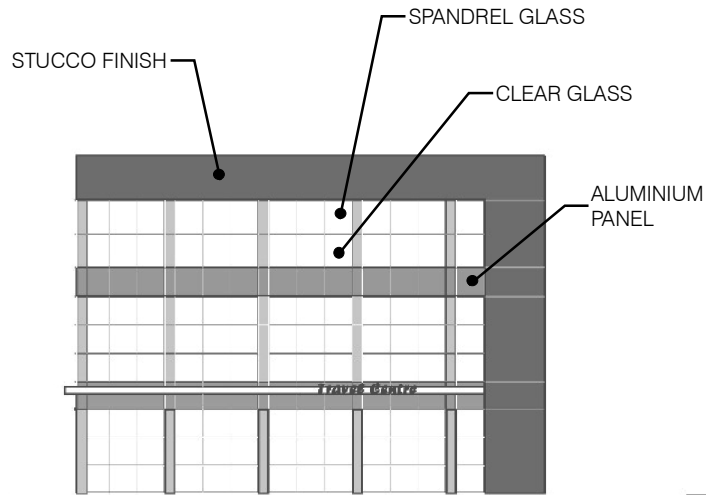
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Z.19.034

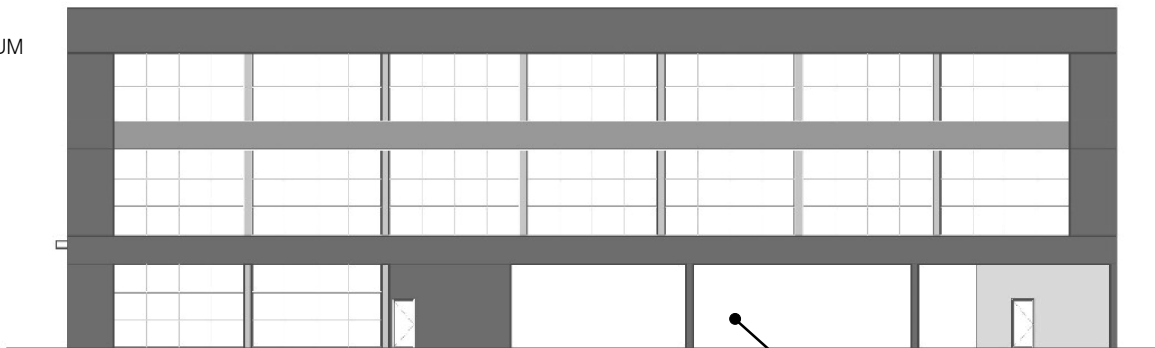
RELATED FILES:
DA.19.085

DATE:
January 30, 2020

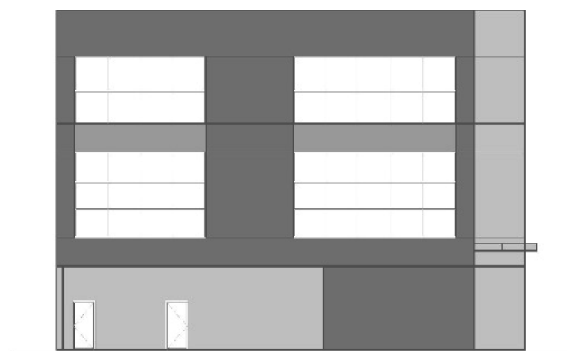
3



NORTH ELEVATION
(FACING REGIONAL ROAD 7)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Elevations - Building A

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Bostar Inc.

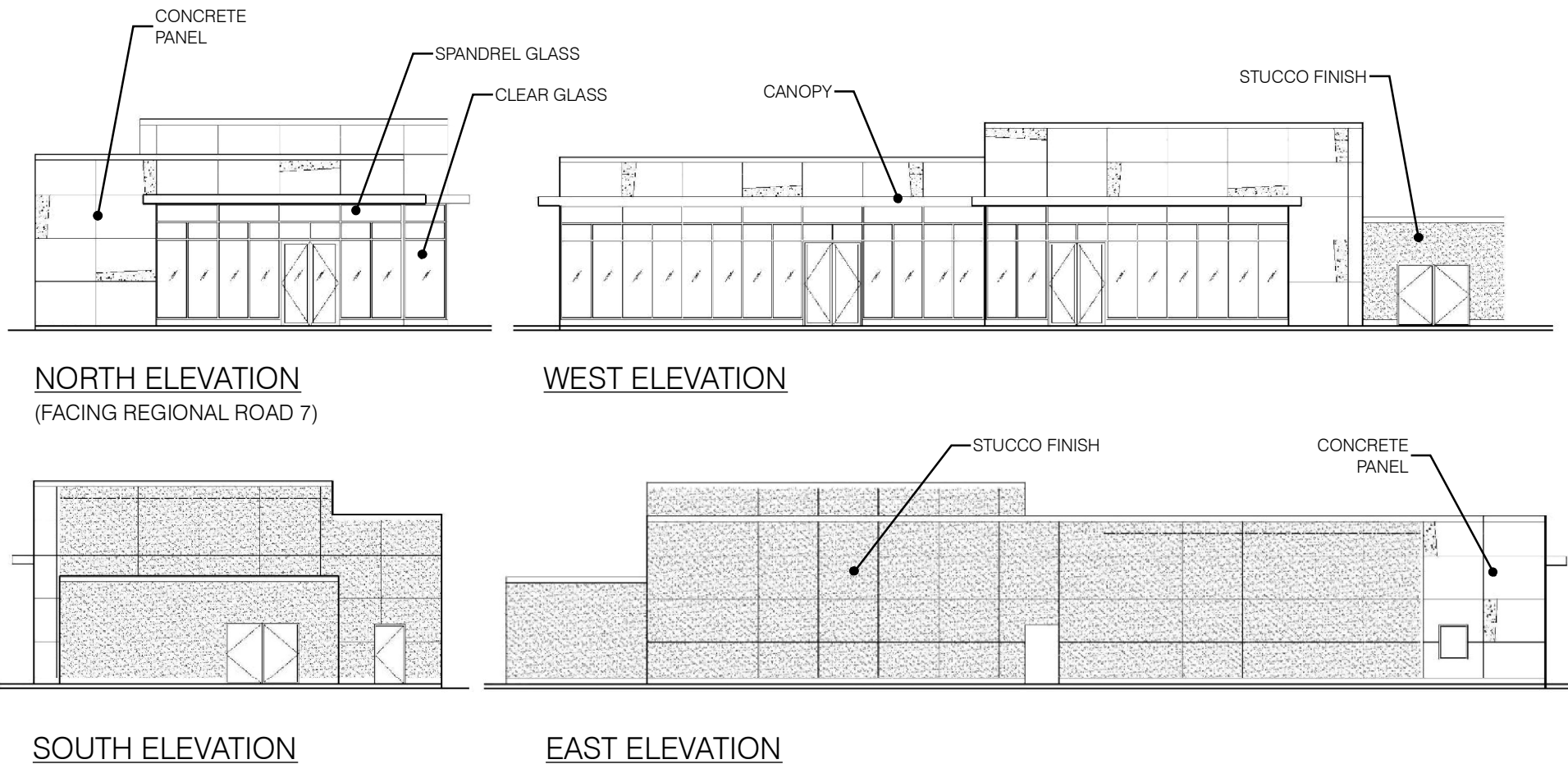


FILE:
Z.19.034

RELATED FILES:
DA.19.085

DATE:
January 30, 2020

4



Elevations - Building C

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Bostar Inc.



FILE:
Z.19.034

RELATED FILES:
DA.19.085

DATE:
January 30, 2020

5

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 03, 2020

WARD(S): 2

**TITLE: WOODBRIDGE TRANSMISSIONS LIMITED HWY #27 AUTO
COLLISION LTD.
ZONING BY-LAW AMENDMENT FILE Z.19.026
VICINITY OF REGIONAL ROAD 27 AND INNOVATION DRIVE**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.026 (Woodbridge Transmissions Limited Hwy #27 Auto Collision Ltd.) to rezone the subject lands shown on Attachment 1 from “A Agricultural Zone” to “C7 Service Commercial Zone”, to permit a multi-unit commercial building and an eating establishment, convenience with drive-through and outdoor patio, as shown on Attachments 2 and 3.

Report Highlights

- To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment Application to permit two, one-storey buildings consisting of a multi-unit (5) commercial building and an eating establishment, convenience with drive-through and outdoor patio.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.026 (Woodbridge Transmissions Limited Hwy #27 Auto Collision Ltd.) BE

RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The 0.91 ha subject lands (the 'Subject Lands') are located on the west side of Regional Road 27, south of Innovation Drive, as identified on Attachment 1. The Subject Lands are currently vacant.

A Zoning By-law Amendment Application was submitted to permit the 2 commercial buildings

The Owner (Woodbridge Transmissions Limited Hwy #27 Auto Collision Ltd.) has submitted Zoning By-law Amendment File Z.19.026 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" to "C7 Service Commercial Zone", together with site-specific exceptions identified in Table 1 of this report. The Application would facilitate the development of 2 commercial buildings consisting of: one, 1,625.7 m² multi-unit commercial building that includes a daycare and accessory outdoor play area; and a 279.2 m² eating establishment, convenience with a drive-through and outdoor patio (the 'Development') as shown on Attachment 2.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

a) Date the Notice of Public Hearing was circulated: February 7, 2020.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along the Regional Road 27 frontage in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: 150 m radius from the Subject Lands, and to the West Woodbridge Homeowners Association and anyone on file with the Office of the City Clerk.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proposed Development conforms to the Vaughan Official Plan 2010

The subject lands are designated “Employment Commercial Mixed-Use” and permits a maximum building height of 10-storeys and a maximum density (Floor Space Index (‘FSI’)) of 3 times the area of the lot by Vaughan Official Plan 2010 (‘VOP 2010’).

The “Employment Commercial Mixed-Use” designation recognizes existing areas of predominately commercial uses within the Employment Area as of the adoption of this plan. These areas are planned to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other in order to assist the City in achieving its intensification objectives.

The following building types are permitted in the “Employment Commercial Mixed-Use” designation:

- Low-Rise Buildings (only in Employment Commercial Mixed-Use areas not located in Regional Intensification Corridors within Employment Areas or Primary Intensification Corridors within Employment Areas)
- Mid-Rise buildings
- Public and Private Institutional Buildings
- Gas Stations

The following uses shall be permitted in areas designated as “Employment Commercial Mixed-Use” located in non-Intensification Areas:

- Office uses to a maximum of 12,500 m² GFA per lot
- Cultural and Entertainment Uses
- Retail uses, provided that no Retail unit shall exceed a GFA of 3,500 m²
- Uses permitted in Policy 9.2.1.9

The proposed Development with a combined GFA of 1904.9 m² and an FSI of 0.24 times the area conforms to the Official Plan.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit the Development. The Owner is proposing to rezone the Subject Lands to “C7 Service Commercial Zone”, together with the following site-specific exceptions:

Table 1

	Zoning By-law 1-88 Standards	C7 Service Commercial Zone Requirements	Proposed Exceptions to the C7 Service Commercial Zone
a.	Minimum Lot Area	8,000 m ²	7,893 m ²
b.	Minimum Front Yard Setback	9.0 m	7.9 m
c.	Minimum Parking Spaces	132	93
d.	Outdoor Patio Requirements	The parking required for the outdoor patio shall be equal to that required for the main eating establishment use	No additional parking shall be required for the outdoor patio of the eating establishment use

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP'), and VOP 2010
b.	Appropriateness of the Proposed Zoning By-law Amendment and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the Subject Lands and the site-specific zoning exceptions to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses, built form, compatibility with the surrounding area, pedestrian and vehicular accessibility
c.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted Site Development File DA.19.079 to facilitate the Development. The

	MATTERS TO BE REVIEWED	COMMENTS
		<p>review of the file will consider, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> – Appropriate built form, site design, building elevations, landscaping and environmental sustainability elements – Road widening, access location and design for Regional Road 27 – Pedestrian and barrier-free accessibility – Proper vehicular turning and drive through movements and parking layout – Provision of sufficient snow storage areas – Implementation of appropriate waste collection design standards – Appropriate site servicing and grading, stormwater management and retention measures to ensure any runoff/drainage is properly maintained on the Subject Lands
d.	Studies and Reports	<ul style="list-style-type: none"> • The following studies and reports in support of the Application must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Urban Design and Sustainability Brief – Sustainability Metrics and Summary – Tree Inventory and Arborist Report – Functional Servicing and Stormwater Management Report – Phase One and Two Environmental Site Assessment – Geotechnical Investigation – Noise Impact Feasibility Study – Traffic Impact Study with Transportation Mobility Plan and Parking Study <p>Additional reports/studies may be required as part of the Application review process</p>
e.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and

	MATTERS TO BE REVIEWED	COMMENTS
		<p>Environmental Design), permeable pavers, bio-swales, bicycle racks to promote alternative modes of transportation, drought tolerant landscaping, energy efficient lighting, reduction in pavement, and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Application is approved</p> <ul style="list-style-type: none"> In accordance with the Sustainability Metrics Program, the Development must achieve a minimum bronze threshold overall application score
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City-Wide Urban Design Guidelines. The Urban Design and Sustainability Brief prepared by William & Stewart Associates Limited must be reviewed to the satisfaction of the Development Planning Department
g.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-Lieu of Parkland Policy, should the Application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Infrastructure Development Department, Real Estate Services

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through

the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Brandon Bell, Planner I, Development Planning Department, ext. 8112.

Attachments

1. Location Map & Existing Zoning
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations - Building A
5. Building Elevations - Building B

Prepared by

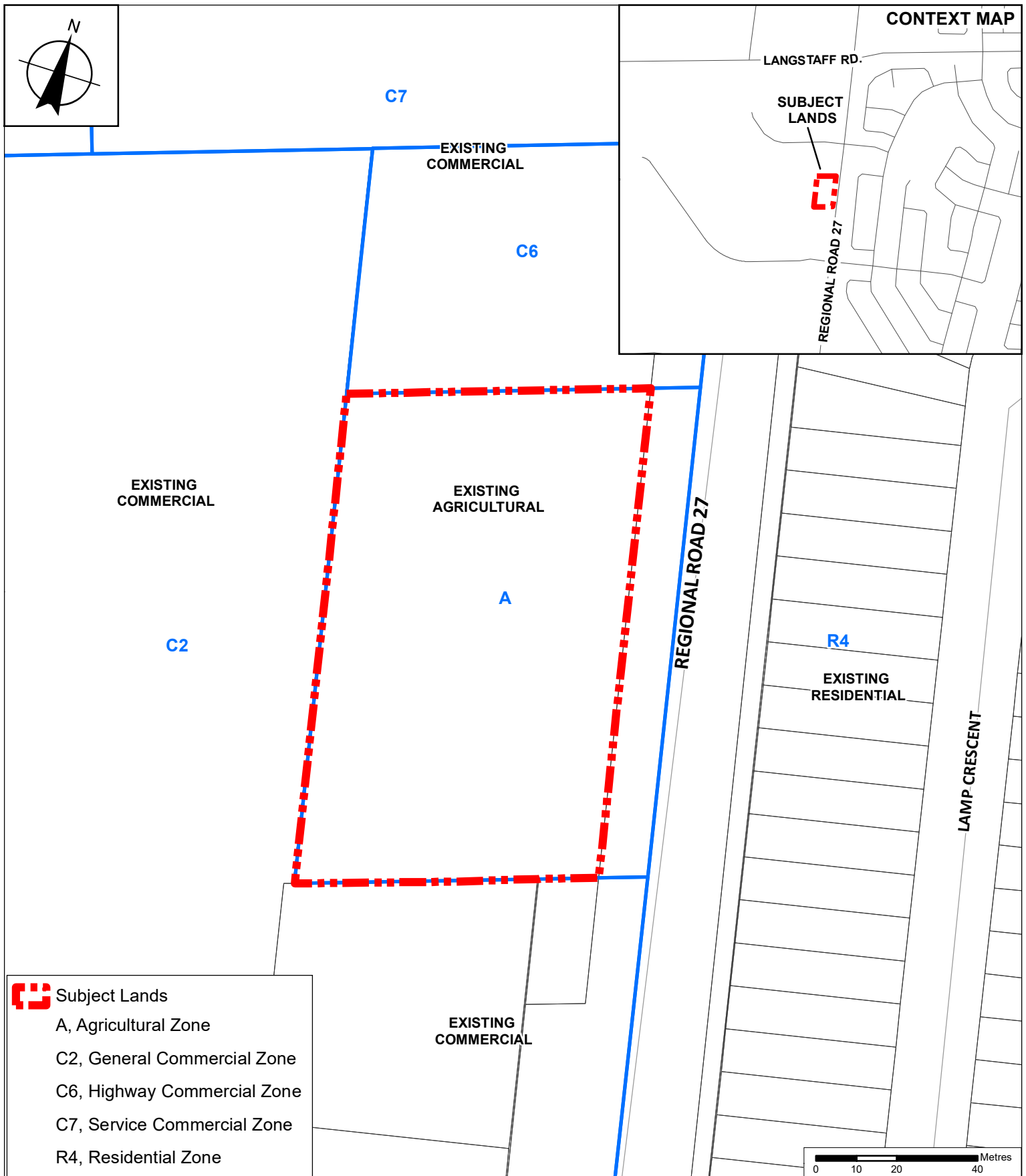
Brandon Bell, Planner, ext. 8112

Margaret Holyday, Senior Planner, ext. 8216

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Christina Bruce, Acting Director of Development Planning, ext. 8231

/FA



Location Map & Existing Zoning

LOCATION:
Part of Lot 9, Concession 9

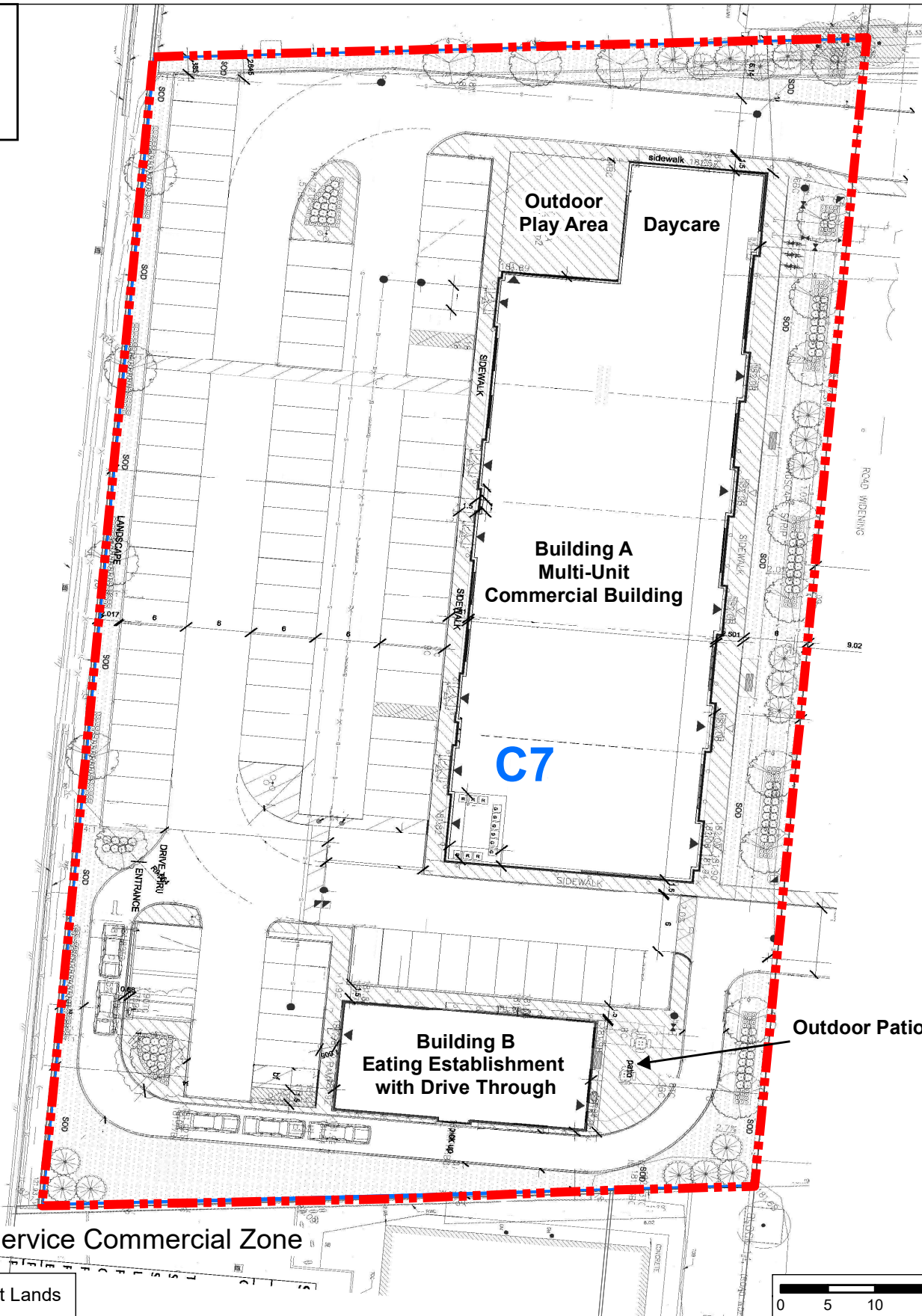
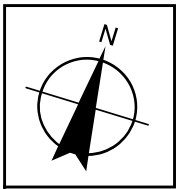
APPLICANT:
Woodbridge Transmissions Limited
Hwy #27 Auto Collision Ltd.



Attachment

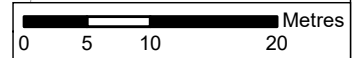
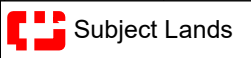
FILES:
Z.19.026
RELATED FILE:
DA.19.079
DATE:
March 3, 2020

1



REGIONAL ROAD 27

C7 - Service Commercial Zone



Site Plan and Proposed Zoning

LOCATION:
Part of Lot 9, Concession 9

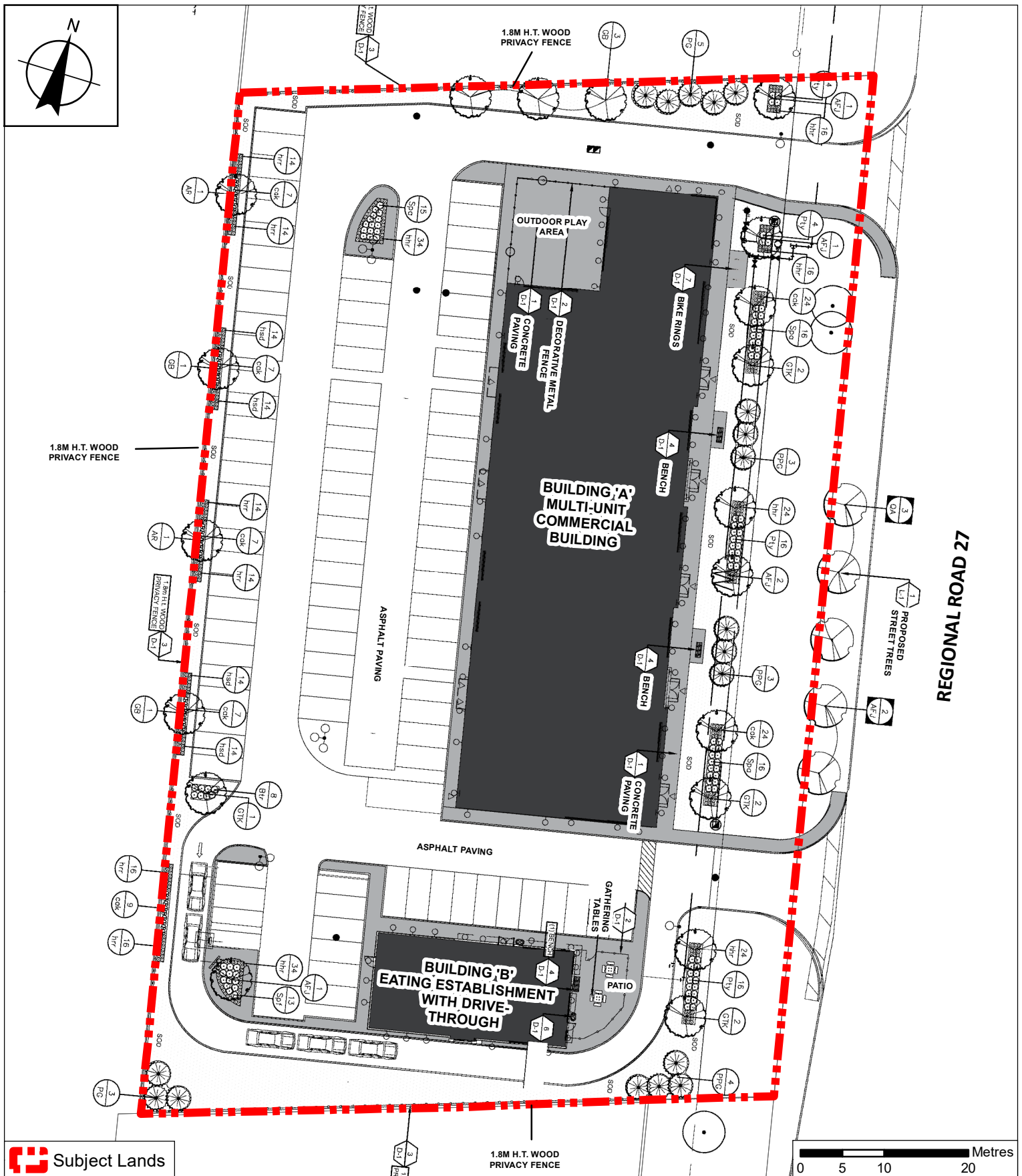
APPLICANT:
Woodbridge Transmissions Limited
Hwy #27 Auto Collision Ltd.



Attachment

FILES:
Z.19.026
RELATED FILE:
DA.19.079
DATE:
March 3, 2020

2



Landscape Plan

LOCATION:
Part of Lot 9, Concession 9

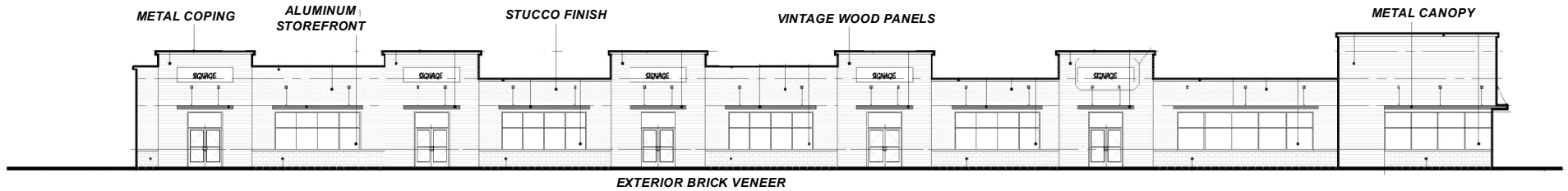
APPLICANT:
Woodbridge Transmissions Limited
Hwy #27 Auto Collision Ltd.



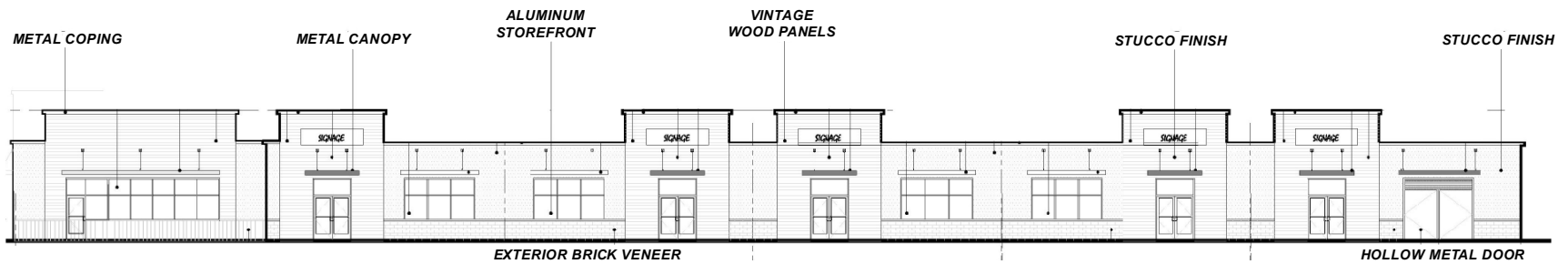
Attachment

FILES:
Z.19.026
RELATED FILE:
DA.19.079
DATE:
March 3, 2020

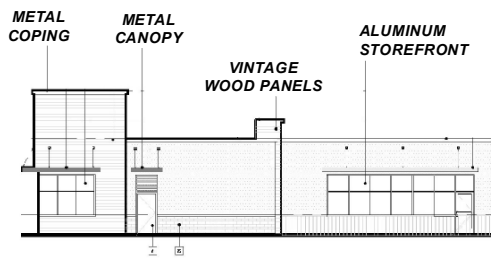
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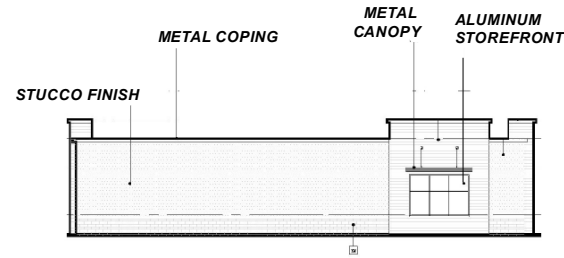
EAST ELEVATION (FACING REGIONAL ROAD 27)



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Not to Scale

Building Elevations - Building A

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
Woodbridge Transmissions Limited
Hwy #27 Auto Collision Ltd.

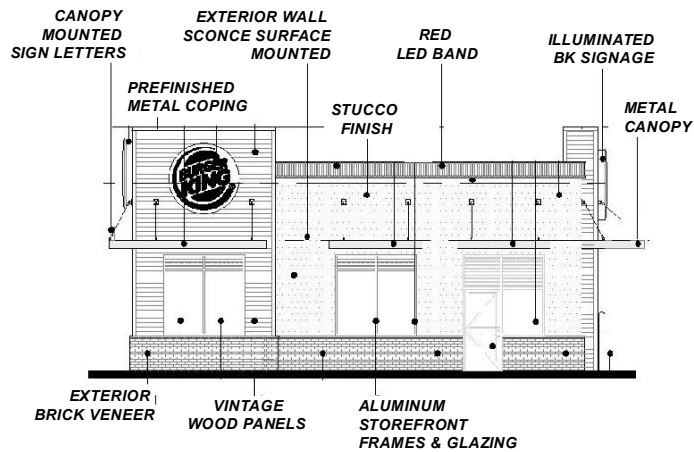


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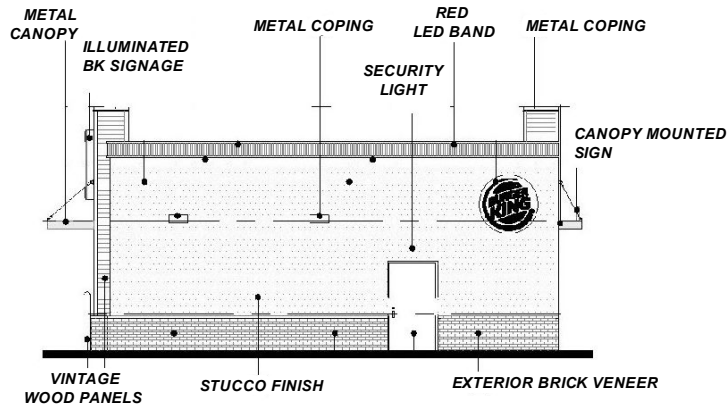
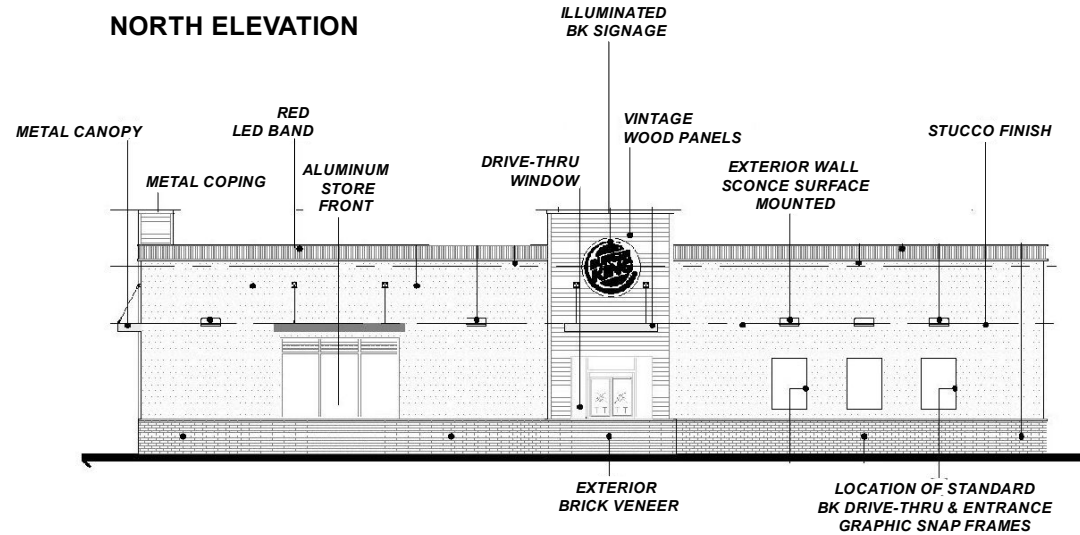
FILES:
Z.19.026
RELATED FILE:
DA.19.079
DATE:
March 3, 2020

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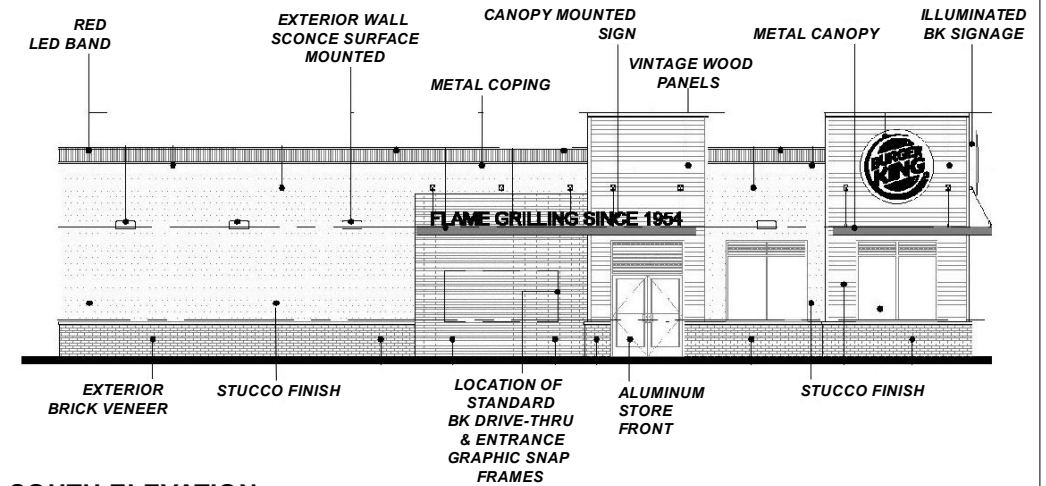
EAST ELEVATION (FRONT)



NORTH ELEVATION



WEST ELEVATION (REAR)



SOUTH ELEVATION

Not to Scale

Building Elevations - Building B

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
Woodbridge Transmissions Limited
Hwy #27 Auto Collision Ltd.



Attachment

FILES:
Z.19.026
RELATED FILE:
DA.19.079
DATE:
March 3, 2020

5

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 03, 2020

WARD: 5

TITLE: 300 ATKINSON INC.

ZONING BY-LAW AMENDMENT FILE Z.19.028

VICINITY OF ATKINSON AVENUE AND CENTRE STREET

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.028 (300 Atkinson Inc.) for the Subject Lands shown on Attachment 1, to facilitate the development of a 2-storey Place of Worship (Synagogue), as shown on Attachments 2 to 4, with site-specific exceptions identified in Table 1.

Report Highlights

- To receive input from the public and the Committee of the Whole to facilitate the development of a 2-storey Place of Worship (Synagogue) with site-specific exceptions.
- A Zoning By-Law Amendment Application is required to permit the proposed development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.028 (300 Atkinson Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are located on the west side of Atkinson Avenue, north of Centre Street, as shown on Attachment 1. The Subject Lands form part of a larger 1.7 ha (4.2 ac) parcel of land, municipally known as 300 Atkinson Avenue. The surrounding land uses are shown on Attachment 1. The Subject Lands are currently being used as a parking lot for the existing private school, the Kamin Education Centre.

The proposed 2-storey Place of Worship (Synagogue) (the 'Development'), as shown on Attachments 2 to 4, would be accessed from a future condominium road that would be constructed through the proposed townhouse development on the remainder of the 1.7 ha (4.2 ac) parcel of land (Files OP.19.001, Z.19.002, and DA.19.083).

A Zoning By-law Amendment application has been submitted to permit the Development

The Owner has submitted Zoning By-Law Amendment File Z.19.028 (the 'Application') to amend Zoning By-law 1-88, specifically to permit site-specific zoning exceptions to the "R3 Residential Zone" as identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: February 7, 2020

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands, the Rosedale North Ratepayers Association and anyone on file with the Office of the City Clerk.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

[June 4, 2019, Committee of the Whole \(Public Hearing\) - Zoning By-Law Amendment File Z.19.002, Official Plan Amendment File OP.19.001](#)

Analysis and Options

An amendment to the Vaughan Official Plan 2010 ('VOP 2010') is required to permit the development

The Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010'). A Place of Worship is not specifically permitted in VOP 2010, however, VOP 2010 states in Section 9.2.1.10 that policies existing prior to the adoption of the plan remain in effect as they apply to places of worship until such time as any new policies are approved. Accordingly, OPA 210 - "Thornhill-Vaughan Community Plan" ('OPA 210') provides the applicable official plan policies for a Place of Worship on the Subject Lands.

Section 2.2.4.2 b) of OPA 210 states that new sites for places of worship that are not identified on Schedule "A" of OPA 210 and have a minimum lot area of 0.4 ha may be located throughout the community without an amendment to the Plan. The Section also states that new sites should be located on arterial or collector roads, preferably on a corner site, and shall require site plan approval.

The Subject Lands will have frontage on an arterial road (Atkinson Avenue) and will have a corner lot configuration through the construction of a future condominium road. However, the Subject Lands will have a total lot area of 0.07 hectares (0.17 acres) which does not conform to the Place of Worship policies of OPA 210. Therefore, a minor amendment to OPA 210 is required and will be addressed through the Official Plan Amendment application for the remainder of 300 Atkinson Avenue (File OP.19.001).

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "R3 Residential Zone" by Zoning By-law 1-88, as shown on Attachment 1. Institutional uses, such as the proposed Place of Worship (Synagogue), are permitted in all residential zones under Zoning By-law 1-88. However, the following site-specific exceptions are required to permit the Development:

Table 1

	Zoning By-law 1-88 Standard	R3 Residential Zone Requirements	Proposed Exceptions to the R3 Residential Zone Requirements
a.	Maximum Lot Coverage	20%	32.8%
b.	Minimum Front Yard	15 m	4.1 m to a public road (Atkinson Avenue)
c.	Minimum Rear Yard	15 m	7 m

	Zoning By-law 1-88 Standard	R3 Residential Zone Requirements	Proposed Exceptions to the R3 Residential Zone Requirements
d.	Minimum Interior Side Yard	15 m	1.7 m (North Side) 2.7 m (South Side)
e.	Minimum Landscape Strip Width Along a Roadway (Atkinson Avenue)	6.0 m	4.1 m
f.	Minimum Landscape Strip Width abutting a boundary of a Residential Zone	2.4 m	1.3 m (West Side)
g.	Minimum Visitor Parking Requirement	946 m ² x 11 spaces/100 m ² of GFA = 105 spaces	946 m ² x 0.6 spaces/100 m ² of GFA = 6 spaces
h.	Minimum Accessible Parking Requirement	1 Type A space	No Type A space

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report at a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement, 2014</i> ('PPS') and a <i>Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)</i> (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP'), the City of Vaughan ('VOP 2010') Official Plan and the Thornhill-Vaughan Community Plan ('OPA 210').
b.	Appropriateness of the Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed amendments to the Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to:

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> – the scale and massing of the proposed building in relation to the surrounding lands – the proposed lot size and configuration, transition and built form compatibility in relation to the immediate surrounding area – lot coverage, setbacks, landscaping and parking – the urban design policies of the Official Plan
c.	Access to the Development via a Private Common Element Road	<ul style="list-style-type: none"> • The Owner proposes to provide access to the Development through a future private condominium road off Atkinson Avenue. The private condominium road would be created through the proposed residential development located on the remaining portion of 300 Atkinson Avenue (Files OP.19.001, Z.19.002 and DA.19.083). Should the Application be approved, an Easement Agreement between the future owner of the Subject Lands and the future condominium corporation of the adjacent residential development will be required to be registered on title.
d.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> • The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department
e.	Appropriateness of the Proposed Off-site Parking	<ul style="list-style-type: none"> • The Owner proposes to address the parking deficiency with off-site parking through a private agreement with the property Owner of 18 Atkinson Avenue. The private agreement would give the proposed Place of Worship access to

	MATTERS TO BE REVIEWED	COMMENTS
		use of up to 65 parking spaces. The appropriateness of the proposed off-site parking arrangement will be analyzed through the review process.
f.	Studies and Reports	<ul style="list-style-type: none"> • The Owner has submitted the following studies and reports in support of the Application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> – Arborist Report – Transportation Impact Study – Environmental Noise Assessment – Sun and Shadow Study – Sustainability Brief – Stormwater Management and Functional Servicing Report – Waste Collection Standards Checklist – Site Plan Accessibility Checklist • The requirement for additional studies/information may be identified through the development application review process.
g.	Site Development Application	<ul style="list-style-type: none"> • The Owner has submitted related Site Development File DA.19.081, which will be reviewed concurrently with the Application in consideration of, but not limited to: <ul style="list-style-type: none"> – Appropriate building and site design, built form, building elevations and materials (including upgraded and visible flanking elevations), enhanced landscaping (hard and soft), buffers and fencing – Barrier free accessibility and pedestrian connectivity throughout the Subject Lands – Proper location of visitor parking, vehicular access and internal traffic circulation (including service vehicles such as fire and garbage trucks)

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> – Integration of the Development with the existing and future development in the community – Provision of snow storage areas – Implementation of appropriate waste collection standards – Environmental sustainability, bird friendly design and outdoor lighting – Appropriate site servicing and grading, and stormwater management <p>A comprehensive technical report to a future Committee of the Whole Meeting will be prepared to ensure that the site-specific exceptions are identified in the implementing zoning by-law to facilitate the Development, if the Application is approved.</p>
h.	Creation of Subject Lands	<ul style="list-style-type: none"> • Should the residential development on the remaining portion of 300 Atkinson Avenue be approved, a Draft Plan of Condominium (Common Element) Application and a Part Lot Control Exception Application will be required to establish the condominium tenure for the Development and create individual POTLS (parcels of tied land). The Subject Lands will become a remnant parcel through the Part Lot Control Exception Application.
i.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Application is approved.

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Daniela DeGasperis, Planner, Development Planning, Extension 8382.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

Prepared by

Daniela DeGasperis, Planner, ext. 8382

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Christina Bruce Acting Director of Development Planning, ext. 8231



Location Map

LOCATION:
Part of Lot 31, Concession 1

APPLICANT:
300 Atkinson Inc.



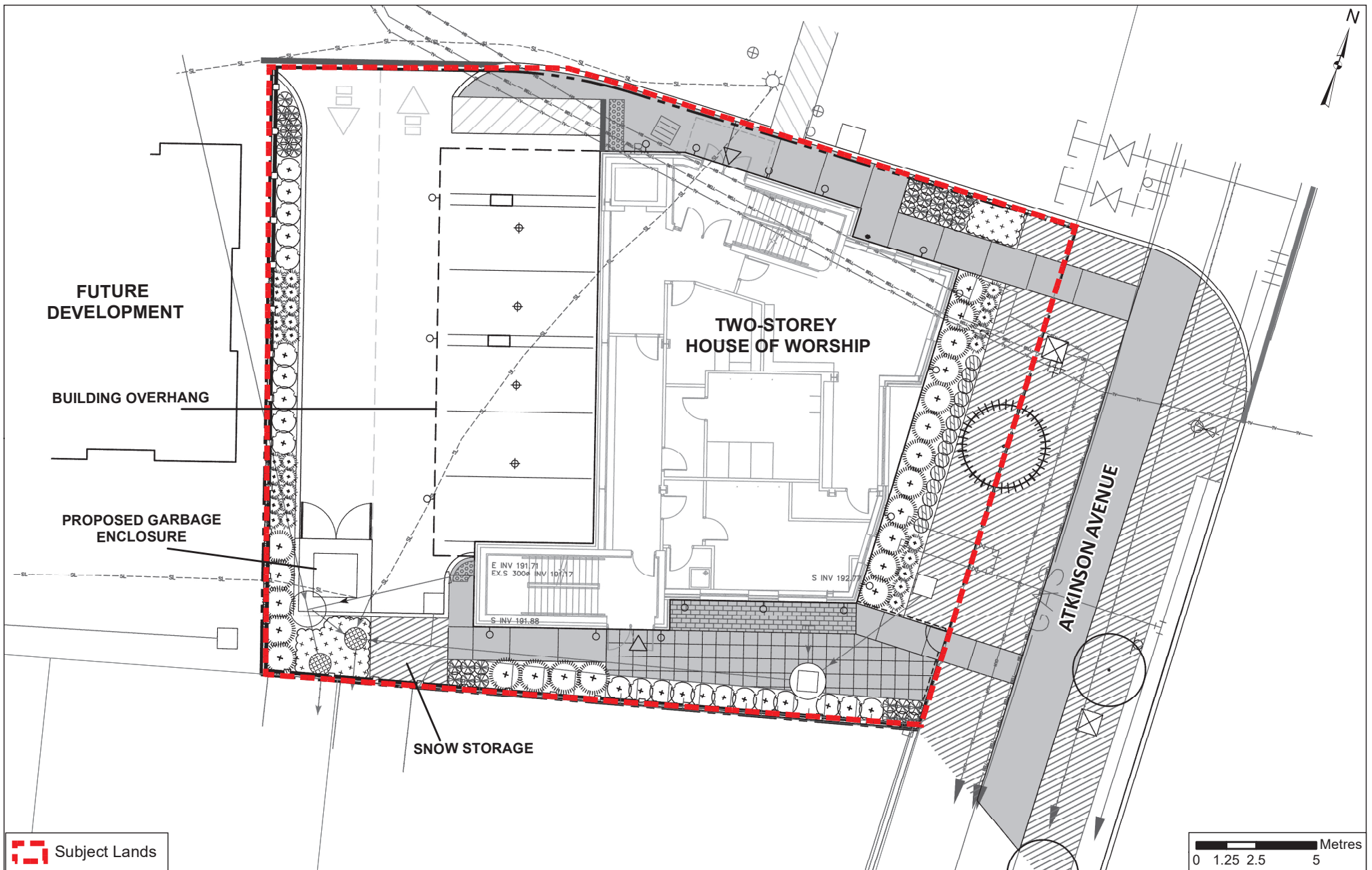
Attachment

FILE:
Z.19.028
RELATED FILE:
DA.19.081

DATE:
March 3, 2020

1





Landscape Plan

LOCATION:
Part of Lot 31, Concession 1

APPLICANT:
300 Atkinson Inc.



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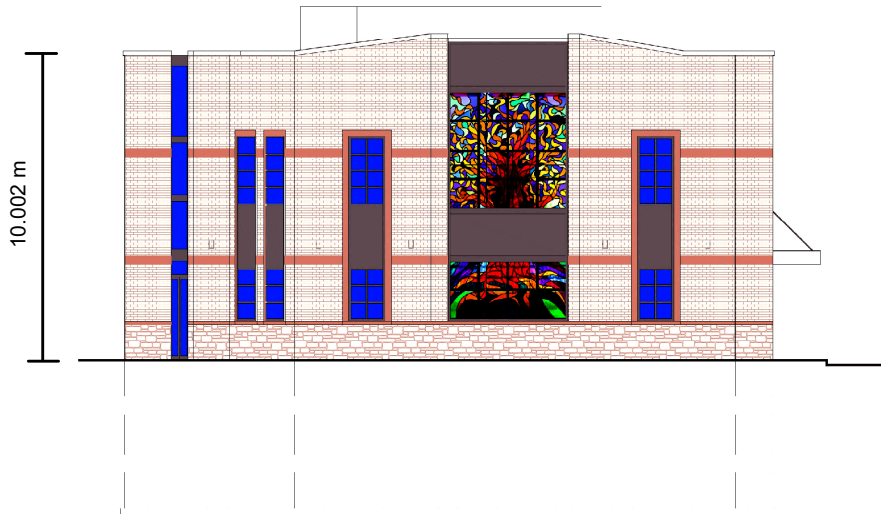
Development Planning

Attachment

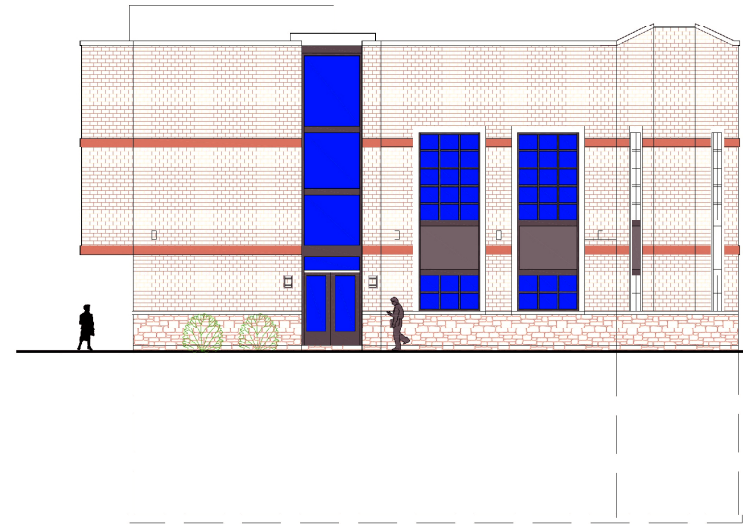
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DATE:
March 3, 2020

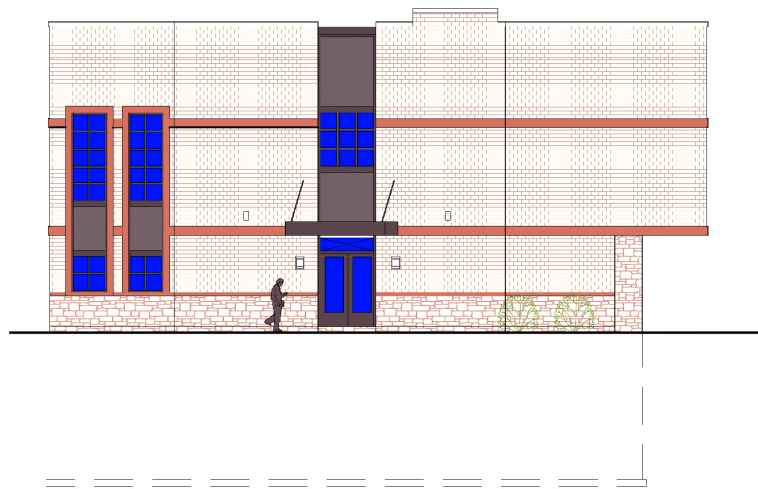
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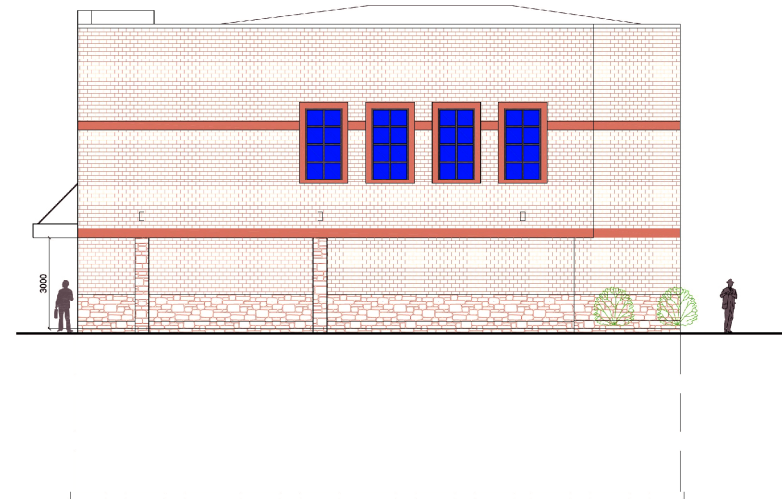
EAST ELEVATION (FACING ATKINSON AVENUE)



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Not to Scale

Building Elevations

LOCATION:
Part of Lot 31, Concession 1

APPLICANT:
300 Atkinson Inc.



FILE:
Z.19.028
RELATED FILE:
DA.19.081

DATE:
March 3, 2020

Created on: 1/20/2020

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, March 03, 2020

WARD(S): 2

TITLE: CLUBHOUSE DEVELOPMENTS INC.

OFFICIAL PLAN AMENDMENT FILE OP.19.014

ZONING BY-LAW AMENDMENT FILE Z.19.038

DRAFT PLAN OF SUBDIVISION FILE 19T-19V007

**VICINITY OF CLARENCE STREET, ISLINGTON AVENUE,
NORTH OF DAVIDSON DRIVE**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.19.014, Zoning By-law Amendment File Z.19.038 and Draft Plan of Subdivision File 19T-19V007 for the Subject Lands shown on Attachment 1, to permit a proposed development of 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, road, and infrastructure uses as shown on Attachments 7 and 8.

Report Highlights

- To receive input from the public and the Committee of the Whole on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a proposed development of 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendation

1. That the Public Hearing report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.014, Z.19.038 and 19T-19V007 (Clubhouse Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Background

The subject lands ('Subject Lands') include properties that are municipally known as 20 Lloyd Street, 241 Wycliffe Avenue, and 737 and 757 Clarence Street. The Subject Lands are generally located north of Davidson Drive and Meeting House Road, and south of Wycliffe Avenue and are bisected by Clarence Street. The Subject Lands are approximately 118 hectares in size and include lands currently occupied by the Board of Trade Golf Course, portions of the Humber River Valley system, and three existing single family dwellings as shown on Attachment 1.

Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') to permit a proposed development (the 'Development') consisting of 475 single detached dwellings and 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses as shown on Attachments 7 and 8:

1. Official Plan Amendment File OP.19.014 to amend Vaughan Official Plan 2020 ('VOP 2010') to:
 - redesignate portions of the Subject Lands from "Private Open Space" to "Low-Rise Residential", "Low-Rise Mixed Use" with a Maximum Building Height of 6-storeys and a Density (Floor Space Index – FSI) of 2 times the area of Blocks 502 and 503, "Infrastructure and Utilities", "Parks" and "Natural Areas" to facilitate the redevelopment of the Subject Lands for residential, open space, park and stormwater management uses
 - include site-specific policies in Section 3.2.3.7 "Core Features" to permit additional uses including public parks, and a golf course and associated uses
 - expand the Woodbridge Centre Secondary Plan Area to include the entirety of the Subject Lands
 - include additional site-specific policy amendments to facilitate the proposal

Attachment 2 illustrates the Proposed Land Use Designations. Attachment 3 illustrates the Proposed Building Heights and the Density for Blocks 502 and 503. The Official Plan Amendment containing the policies and schedules, as submitted by the Owner, is included as Attachment 4.

2. Zoning By-law Amendment File Z.19.038 to rezone the Subject Lands from: “OS1 Open Space Conservation Zone”; “OS2 Open Space Park Zone”; “A Agricultural Zone”; “R1 Residential Zone” subject to site-specific Exception 9(263); “R1 Residential Zone” subject to site-specific Exception 9(1090); “R2 Residential Zone”; by Zoning By-law 1-88, as shown on Attachment 1, to the following zoning categories as shown on Attachment 5:
- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings with site-specific development standards;
 - “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with site-specific development standards;
 - “RA3 Apartment Residential Zone” - for the proposed Low-Rise Mixed-Use blocks with site-specific development standards including a reduction to required residential parking rate;
 - “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks; and
 - “OS2 Open Space Park Zone” - the proposed park and parkette.

Attachment 5 illustrates the proposed zoning categories. The Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6.

3. Draft Plan of Subdivision File 19T-19V001, as shown on Attachment 7, to facilitate a Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
1	Detached Residential (min. 20.8 m lot frontage) (min. area 1416 m ²)	0.142	1
2-6, 20-45, 126-128, 185-199, 204-207, 245-271, 278-280, 311, 312, 320-323 and 420-423	Detached Residential (min. 13.7 m lot frontage) (min. area 376.75 m ²)	6.242	93
7-19, 46-81, 86-104, 114-125, 129-184, 200-203, 209-244, 272-277, 282-291, 293-310, 313-319, 324-346, 349-367, 369-374, 387-419 and 424-501	Detached Residential (min. 12.2 m lot frontage) (min. area 335.5 m ²)	17.206	376
Irregular lots 208, 281, 292, 368 and 386	Detached Residential (min. 12.2 m lot frontage) (min. area 493.4 m ²)	0.435	5

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
82-85, 347, 348 and 378-385	Street Townhouse Residential (min. 6.1 m lot frontage)	1.393	64
105-113 and 357-377	Rear Lane Townhouse (min. 6.1 m lot frontage)	1.083	60
502 and 503	Low-Rise/Mixed-Use	3.117	616
Block 504	Parkette	0.202	
Blocks 505 – 507	Buffer	2.579	
Blocks 508 – 514	Open Space	51.316	
Blocks 515 – 521	Vista	0.394	
Blocks 522 - 586	0.3 m Reserves	0.013	
Blocks 587 and 588	Stormwater Management Blocks	4.707	
Block 589	Park	18.059	
Streets and Laneways	23.0 m wide (Streets 1 & 2) +/-1154 m	2.654	N/A
	17.5 m wide (Streets 3 - 16) - +/- 4842 m	8.474	
	8 m Laneways - +/- 271 m	0.216	
TOTAL		118.232	1,215

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: February 7, 2020.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed on the property in accordance with the City's Notice Signs, Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to:

- the Greater Woodbridge Ratepayers' Association
- the West Woodbridge Homeowner's Association
- the Village of Woodbridge Ratepayers' Association
- the Carrying Place Ratepayers' Association
- those persons, individuals or organizations that had requested notification regarding Official Plan Amendment File OP.18.001
- those persons, individuals or organizations that had either provided written communication or made an oral deputation regarding:

- a. The May 8, 2018 Councillor Member's Resolution "Community Impact Review of Board of Trade Golf Course Development Proposal"; and
- b. The June 5, 2018 Committee of the Whole report "The Country Club, 20 Lloyd Street, Woodbridge – Tree Protection".

c) Comments Received:

The Development Planning Department has received written comments from the following (as of February 10, 2020):

- Greater Woodbridge Ratepayers' Association, email dated February 4, 2020
- Keep Vaughan Green, February 4, 2020

The following is a summary of the comments that have been provided in the written correspondence received to-date:

- The Development is too dense
- Analysis of the Development requires additional time
- Vaughan Planning Staff, related departments and agencies will not have the adequate time and resources to consider all aspects and impact of an application this size, including but not limited to the impact on the existing community, the environment, traffic, quality of life, wildlife, loss of green space and the potential loss of indigenous ancestral lands
- An interim control by-law would be in the public interest and benefit all parties involved, including Vaughan Planning Staff, where fair and independent expert planning advice can be obtained to ensure that we are in fact making the right decisions

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority.

The following reports were submitted for consideration by the Committee of the Whole as they related to Official Plan Amendment File OP.18.001:

[Item 23, Report 19 Community Impact Review of Board of Trade Golf Course Development Proposal](#)

Analysis and Options

A Previous Application for Official Plan Amendment (File OP.18.001) was submitted and subsequently withdrawn and is now closed

On January 8, 2018, Clubhouse Properties Inc. filed Official Plan Amendment (File OP.18.001). The file was subsequently withdrawn by a letter dated May 7, 2018 (received by the Development Planning Department on May 8, 2018) and has been closed.

Amendments to Vaughan Official Plan 2010 ('VOP 2010') are required to permit the Proposed Development

The Subject Lands are identified as "Community Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, and are located within the "Urban Area" on Schedule 1A - Urban Area of VOP 2010.

The southern portion of the Subject Lands are designated "Private Open Spaces" by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP').

The northern portion of the Subject Lands are designated "Natural Areas" and "Private Open Spaces" by VOP 2010, and the existing 3 residential properties are designated "Low Rise Residential"(Schedule 13 - Land Use).

Portions of the Subject Lands are designated "Core Features" on Schedule 2 - Natural Heritage Network, and "Special Policy Areas" on Schedule 8 - Special Policy Areas of VOP 2010.

The proposed residential development with a public park and stormwater blocks is not permitted in these designations and does not conform to the policies of VOP 2010. As such, an amendment to VOP 2010 is required.

The Owner has submitted an Official Plan Amendment application to:

- Amend Schedule 13 - Land Use of VOP 2010 to re-designate a portion of the Subject Lands from "Private Open Spaces" and "Low-Rise Residential" to "Lands Subject to Secondary Plans".
- Amend Schedule 9 - Future Transportation Network of VOP 2010 to identify a new minor collector through the Subject Lands and expanding the areas subject to Secondary Plans to include the entirety of the Subject Lands.

- Amend Schedule 1- Policy Areas of the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands.
- Amend Schedule 2 - Land Use to the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands and to re-designate a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”. Schedule 2 is also being modified to identify the Subject Lands as “Area B”.
- Amend Schedule 3 - Density Plan; Schedule 4 - Building Height Maximums; Schedule 5 - Distinct Character Areas; Schedule 6 - Parks and Open Space Framework; Schedule 7 - Pedestrian and Bicycle Trails Network; Schedule 8 - Street Network, Nodes and Gateway; and, Schedule 9 - Special Policy Area of the Woodbridge Centre Secondary Plan to include the entirety of the Subject Lands with any required amendments.

The following site-specific amendments to VOP 2010 have been identified by the Owner that are required to permit the proposed Development:

Table 1

	VOP 2010 Policy	Proposed Amendments to VOP 2010
a.	Section 3.2.3.7 respecting development permissions in the “Core Features” designation	<p>Permit the following uses:</p> <ul style="list-style-type: none"> a. golf courses and associated uses; b. serviced playing fields; c. parks; d. playgrounds; e. community gardens; f. cemeteries; and g. buildings and structures accessory to the uses listed in policy a. through f. above. <p>Lands for parks, playgrounds and serviced playing fields conveyed to the City will be accepted for the purposes of satisfying parkland dedication requirements under the <i>Planning Act</i></p>

	VOP 2010 Policy	Proposed Amendments to VOP 2010
b.	Section 9.2.2.15 respecting permitted uses and building types in the “Parks” designation	<p>Include the following uses:</p> <ul style="list-style-type: none"> a. golf courses and associated uses; b. cemeteries; c. serviced playing fields; d. playgrounds; e. community gardens; f. uses permitted in accordance with Policy 9.2.2.16.c of VOP 2010; and g. buildings and structures accessory to the uses listed in policy a. through f. above.
c.	Section 4.1 and 4.2 identifies a hierarchy of street types established to provide a comprehensive transportation network	<p>Minor Collector roads are identified as part of the Applications. The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Draft Plan of Subdivision applications without further amendment to VOP 2010</p>
d.	Section 7.3 Parks and Open Spaces respecting types, design and parkland dedication requirements	<p>An amendment is proposed in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:</p> <ul style="list-style-type: none"> a. Located to provide views of the park and open space system; b. May have less public street frontage to accommodate views of the park and / or open space; c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.

	VOP 2010 Policy	Proposed Amendments to VOP 2010
		Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City
e.	Section 9.2.1.9 e permits a Day Care in a number of designations provided they are located on a public street with a right-of-way of 26 m or greater	To permit a Day Care on a public street with a right-of-way of less than 26 m
f.	Section 9.2.2.2.e states that in areas designated as Low-Rise Mixed-Use and located in Community Areas <i>retail</i> and office uses will be limited to a maximum of 500 m ² of gross floor area if located on a collector street	Permit retail and office uses to a maximum of 800 m ² of gross floor area
g.	Volume 2 – 11.11 Woodbridge Centre Secondary Plan, Section 7.2 includes policies related to the enhancement of natural features to maintain the “community within a park setting” of Woodbridge	The proposed amendment would introduce a policy requiring that applications for new residential development and site alteration within the Subject Lands and designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20 cm or more

The Official Plan Amendment containing the policies and schedules, as submitted by the Owner, is included as Attachment 4. Additional exceptions to VOP 2010 and the Woodbridge Centre Secondary Plan may be identified through the detailed review of the

Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Amendments to Zoning By-law 1-88 are required to permit the proposed Development

The Subject Lands are zoned “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone”, “A Agricultural Zone”, “R1 Residential Zone” subject to site-specific Exception 9(263), “R1 Residential Zone” subject to site-specific Exception 9(1090) and “R2 Residential Zone”, which does not permit the proposed Development. As such, an amendment to By-law 1-88 is required.

The Zoning By-law Amendment application has been submitted by the Owner to rezone the Subject Land as follows:

- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings with specific development standards
- “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with specific development standards
- “RA3 Apartment Residential Zone” - the proposed Low-Rise Mixed-Use blocks with specific development standards including a reduction to required residential parking rate
- “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks
- “OS2 Open Space Park Zone” - the proposed park and parkette

The Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Through a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none">▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the ‘PPS’), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2019) (the ‘Growth Plan’), and the York Region and VOP 2010 Official Plan policies.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of the Proposed Re-designation of the Subject Lands, the Site-Specific Official Plan Amendments and corresponding Proposed Rezoning and Zoning By-law Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed land use designations, site-specific amendments to VOP 2010, the proposed zone categories and site-specific zoning standards, will be reviewed in consideration of the existing and planned land uses. Regard for the existing surrounding community, natural area and the development standards for the proposed community will also be considered. ▪ The Owner is requesting to permit a golf course and associated uses to continue to operate and allow public parks within the “Core Features” on the Subject Lands. The opportunity to secure lands into public ownership will be considered in the context of the review based on the technical appropriateness and applicable PPS, Growth Plan, YROP and VOP 2010 policies, and Toronto and Region Conservation Authority policies. ▪ Section 9.2.2.17c of VOP 2010 states that “should the Private Open Space cease to exist, appropriate alternate land uses shall be determined through the Official Plan amendment process and shall be subject to an area specific study”. Review of the Applications and the supporting technical studies, reports and plans will be considered in consideration of the referenced policy, particularly, the proposed land uses impact on the surrounding community. ▪ The Owner is requesting a “Low-Rise Mixed-Use” designation with a maximum Height of 6-storeys and an FSI of 2 times the area of the lot for the areas identified as Blocks 502 and 503. Consideration of the appropriateness of the proposed height, use and density of the lands identified for Blocks 502 and 503 will be reviewed.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Aerial Orthophotograph/Context Map

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Legal Survey Plan - Draft Official Plan Amendment - Draft Zoning By-law Amendment - Draft Plan of Subdivision Plan - Legal Survey Plan - Parkland Dedication - Concept Plan/Landscape Master Plan - Community Services & Facilities Impact Study - Sustainability Metrics - Urban Design and Sustainability Guideline - Architectural Control Guidelines - Landscape Master Plan - Landscape Plan & Details - Landscape Cost Estimate - Constraints Mapping - Arborist Report & Tree Inventory and Preservation Plan - Buffer Planting Plans - Pedestrian and Bicycle Circulation Plan - Stage 1 Archaeological Assessment - Stage 2 and 3 Archaeological Assessment - Cultural Heritage Impact Assessment - Heritage Interpretation Plan - Clarence Street Character Study & Evaluation - Cultural Heritage Conservation Design Framework - Functional Servicing Report (including Servicing & Grading Plans) - Phase 1 Environmental Site Assessment (ESA) - Phase 2 Environmental Site Assessment (ESA) - Transportation Considerations Report - Noise and Vibration Report - Master Environmental Servicing Plan (MESP) which includes: <ul style="list-style-type: none"> - Stormwater Management Report and Water Balance - Sanitary and Water Servicing Sections - Geohydrology Assessment - Hydrogeological Investigation - Geotechnical Report - Natural Heritage and Environmental Impact Assessment - Flood Plan Analysis - Fluvial Geomorphology - Slope Stability Analysis

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TRCA's regulated area and therefore, have been circulated to the TRCA for review and comment. The Owner is required to satisfy all requirements of the TRCA. ▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication/conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed.
e.	Road Network	<ul style="list-style-type: none"> ▪ The Development includes 2 minor collector roads (26.0 m in width) and 14 local roads (17.5 m in width), as well as 8 m laneways to access the proposed townhouses within Blocks 105 - 113 and 375 – 377. ▪ The Owner proposes that the final alignment of the minor collector roads and the final classification and layout of the local road network be determined during Draft Plan of Subdivision process, without further amendment to VOP 2010. ▪ The comprehensive road network for the Development, together with the Transportation Considerations Report, will be reviewed for the following, but not limited to: <ul style="list-style-type: none"> - Appropriateness of impacts on the surrounding community - Road alignments and connections and the proposed accesses to Wycliffe Avenue, Gamble Street and Clarence Street - Appropriate right-of-way widths - Compliance with the City's Design Criteria and Standard Drawings for roads - The location of lay-by parking, if any - Dimensions of all local road widths, cul-de-sacs, and roundabouts - Alignment and design of intersections - Location of sight triangles

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Parkland Dedication and Proposed Parks	<ul style="list-style-type: none"> ▪ The Owner is proposing an 18.1 ha park block (Block 589) on a portion of the Subject Lands that are designated “Core Features” and therefore, do not meet the City requirements for a park. Review will be given to the request, including the appropriateness and opportunities for recreational programming. ▪ The Owner is proposing a 0.2 ha parkette (Block 504) on the southern portion of the Subject Lands. ▪ The Parkland Dedication requirement, as outlined in the 2018 Active Together Master Plan (‘ATMP’), recommends that 2.0 ha of parkland be provided for every 1,000 persons. The location, size and configuration of the proposed parks shown on Attachments 7 and 8 will be reviewed in consideration of the ATMP and are subject to revisions. ▪ Dependent on the extent of parkland conveyance from the Development, the Owner shall provide a cash-in-lieu payment of the dedication of parkland to meet the requirements of the <i>Planning Act</i>, VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by By-law 205-2012, to the satisfaction of the City.
g.	Proposed Trail Connections	<ul style="list-style-type: none"> ▪ Pedestrian connections between park blocks proposed for the Development and existing parks and open space trails located in proximity to the Subject Lands will be reviewed as part of the application process. ▪ The Owner has submitted a Pedestrian and Bicycle Circulation Plan and Landscape Master Plan which will be reviewed to the satisfaction of City staff for the appropriateness of proposed local trails and connection into local trail network systems along with the City-wide Vaughan Super Trail. Any local pedestrian pathways will be reviewed in consideration of the Vaughan Super Trail Concept endorsed by Vaughan Council on April 2017, and the Pedestrian and Bicycle Master Plan.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Architectural / Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Owner has submitted architectural control guidelines and urban design guidelines for the proposed new community which will be reviewed in the context of the following, but not be limited to: <ul style="list-style-type: none"> - Outlining the experience of place, how it functions and how it connects - Active transportation and its relationship to and compatibility with the surrounding neighborhood context - A master landscape plan - Coordination of urban design/streetscape elements, including fencing treatments and street tree planting - Architectural control design guidelines - Low impact development and sustainable design practices/guidelines
i.	Cultural Heritage	<ul style="list-style-type: none"> ▪ The Subject Lands abut the Woodbridge Heritage Conservation District. Review of the proposal will consider its impact on cultural heritage resources both on the Subject Lands and the surrounding community.
j.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing capacity is unavailable, the entirety of Subject Lands, or parts thereof, will be zoned with a Holding Symbol "(H)" through the Zoning By-law Amendment Application, which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.
k.	Tree Preservation and Compensation, and Edge Management	<ul style="list-style-type: none"> ▪ The Owner has submitted an arborist report and tree inventory and and preservation plan/study as well as buffering planting plans, which will be reviewed in consideration of the inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> Tree compensation options will be reviewed by the City and TRCA.
I.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Draft Plan of Subdivision Application process, if the Application is approved. In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Score.
m.	York District School Board & York Catholic District School Board	<ul style="list-style-type: none"> The Applications have been circulated to the York Region District and York Catholic District School Boards for review and comment.
n.	Future Site Development Application Mixed-Use Blocks 502 and 503	<ul style="list-style-type: none"> A future Site Development Application is required to facilitate the Development of the Mixed-Use Blocks, should the Applications be approved. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> Appropriate built form, site design, building elevations (including upgraded and visible flankage elevations) and materials, orientation of units and enhanced landscaping Appropriateness of underground parking Pedestrian and barrier-free accessibility to / from and throughout the site Location of air conditioning units Proper vehicular (including service vehicles such as fire and garbage trucks) turning movements, particularly within the proposed laneway Provision of sufficient snow storage area(s) Implementation of appropriate waste collection design standards

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. In addition, comments from the public and Vaughan Council expressed at the Public Hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Clement Messere, Senior Planner, Development Planning Department, Extension 8409

Attachments

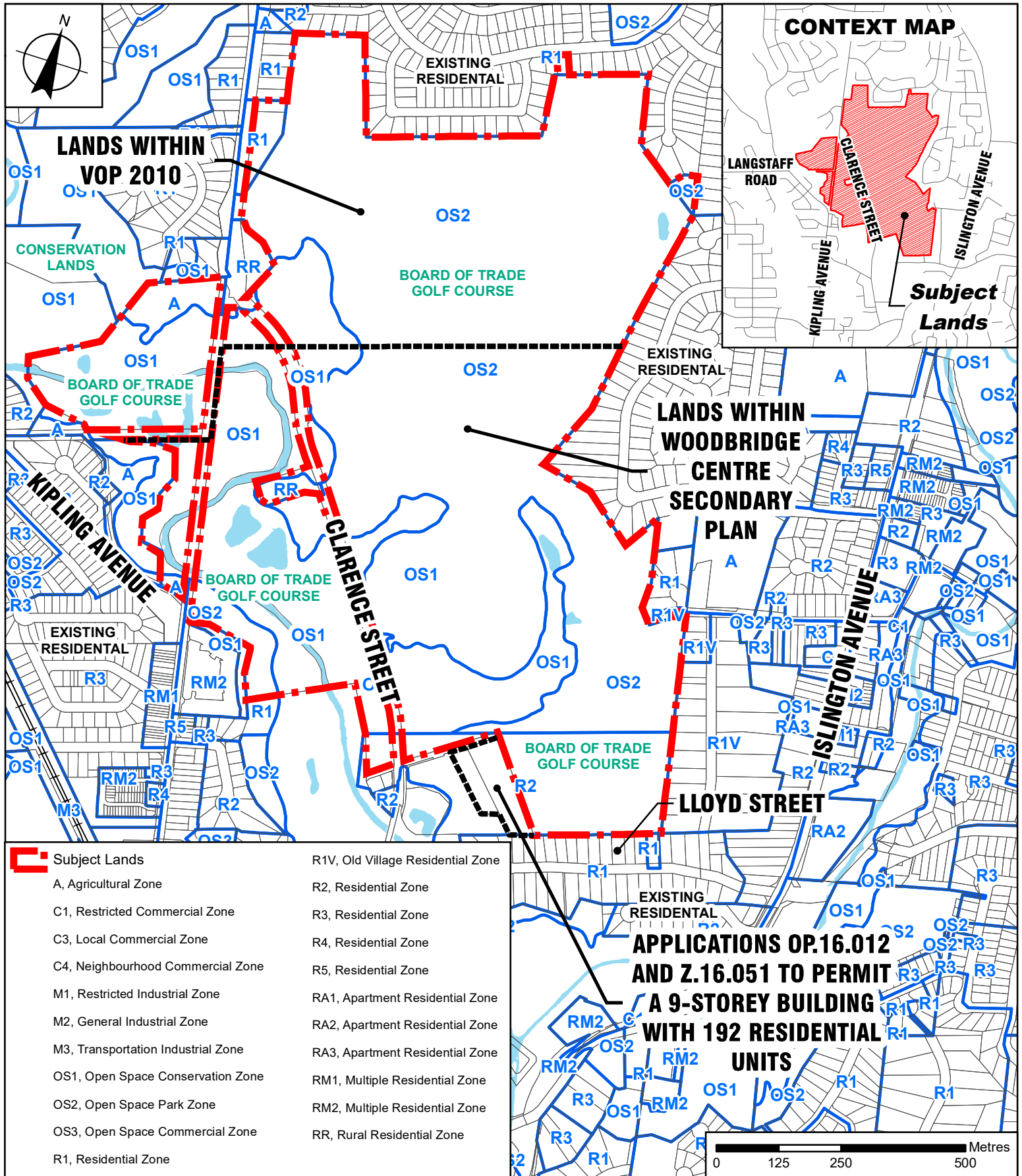
1. Location Map
2. Proposed Land Use Designations
3. Proposed Building Heights and Proposed Density for Blocks 502 & 503
4. Draft Official Plan Amendment as Submitted with Applications
5. Proposed Zone Categories
6. Draft Zoning By-law Amendment as Submitted with Applications
7. Proposed Draft Plan of Subdivision File 19T-19V007
8. Proposed Master Landscape Plan

Prepared by

Clement Messere, Senior Planner, ext. 8409

Christina Bruce, Acting Director of Development Planning, ext. 8231

/MP



Location Map

LOCATION:
Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT:
Clubhouse Developments Inc.








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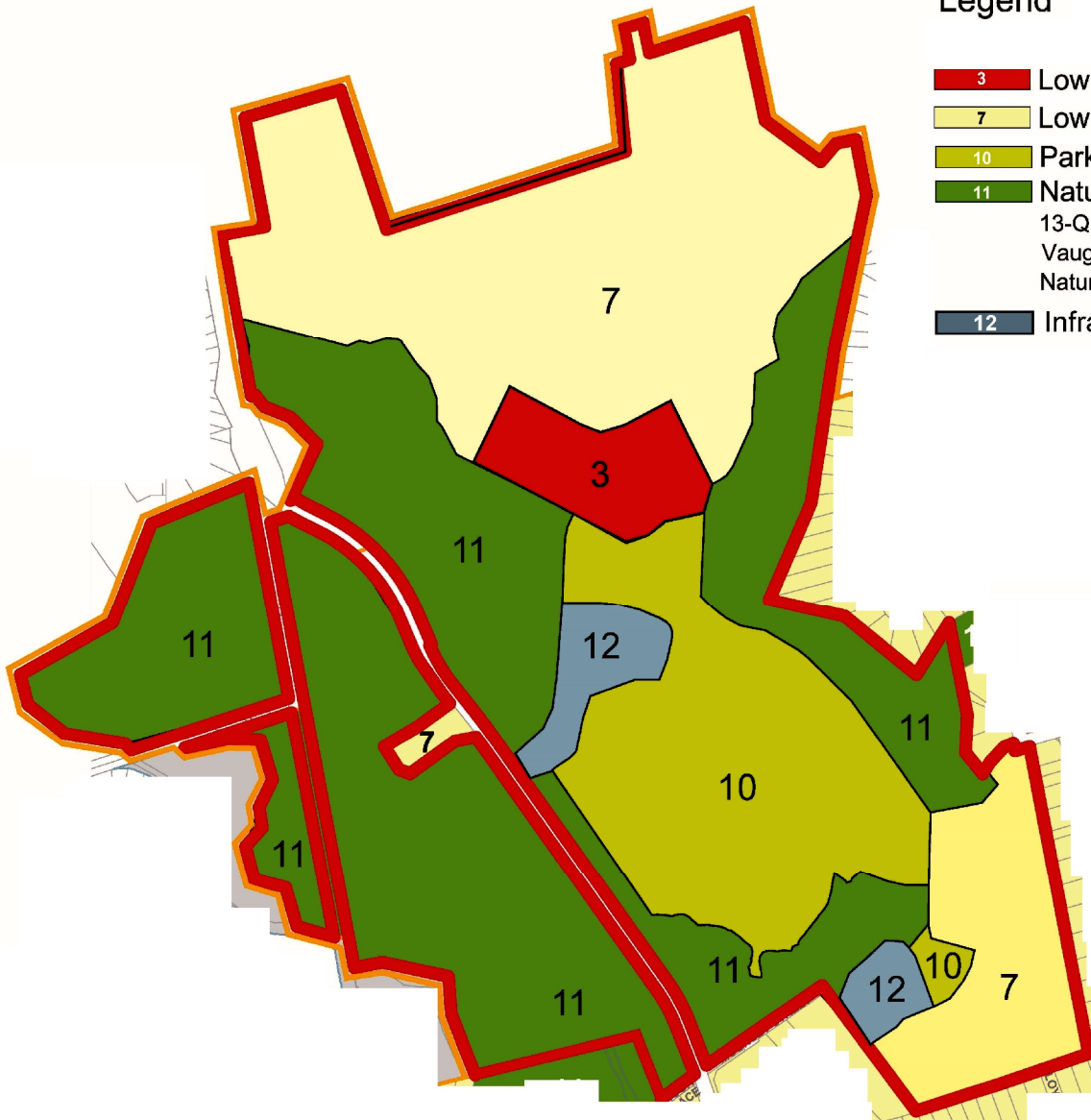
FILES:
OP.19.014, Z.19.038 and
19T-19V007

DATE: March 3, 2020

 Subject Lands

Legend

-  3 Low Rise Mixed-Use
-  7 Low Rise Residential
-  10 Parks
-  11 Natural Areas(Refer to Schedule 13-Q of Volume 1 of the City of Vaughan Official Plan for complete Natural Area mapping)
-  12 Infrastructure and Utilities



Proposed Land Use Designations

LOCATION:
Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT:
Clubhouse Developments Inc.



Attachment

FILES:
OP.19.014, Z.19.038 and
19T-19V007

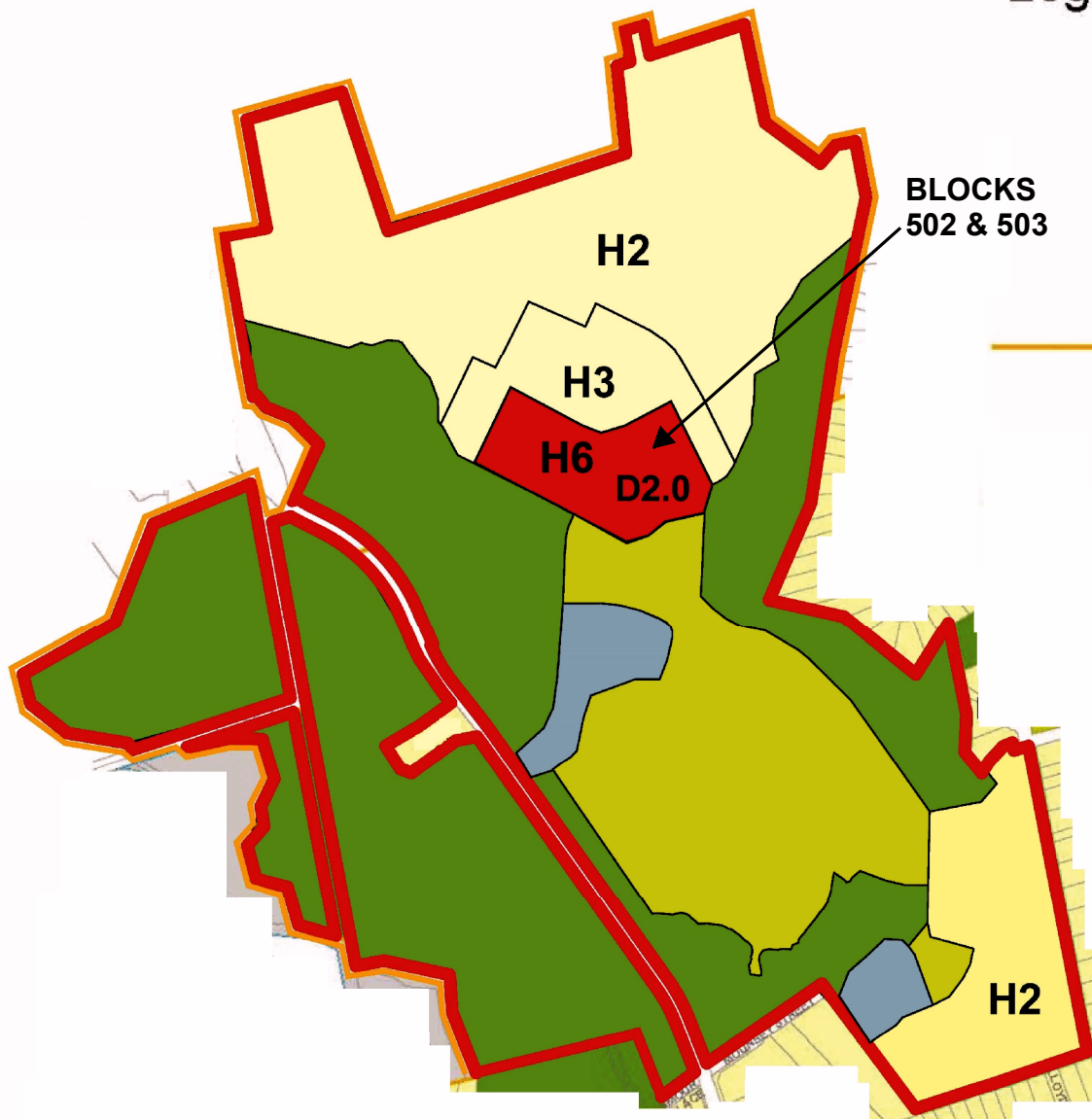
DATE: March 3, 2020

 Subject Lands

Legend

19m (6 storeys)
11m (3 storeys)
9.5m (2 storeys)

 Plan Boundary



Proposed Building Heights and Proposed Density For Blocks 502 & 503

LOCATION:
Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.



Attachment

FILES:
OP.19.014, Z.19.038 and
19T-19V007

DATE: March 3, 2020

3

ATTACHMENT 4

Draft: December 20, 2019

Draft Official Plan Amendment OPA #00
Clubhouse Developments Inc.

**AMENDMENT NUMBER 00
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” to “12” inclusive constitute Amendment Number 00 to the Official Plan of the Vaughan Planning Area.

I PURPOSE

To amend the provisions of Volume 2, Section 11 of the Vaughan Official Plan 2010 (VOP 2010), specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, by redesignating a portion of the Subject Lands identified as “Area Subject to Amendment No. 00” on Schedule “1” attached hereto by expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating the Subject Lands from “Private Open Space” to “Low Rise Residential”, “Low-Rise Mixed-Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas” to facilitate low-rise residential development and related uses and to modify Section 3.2.3.7 “Core Features” of VOP 2010 on a site-specific basis to permit the continued ability to operate a golf course and associated uses, and allow public parks within the Core Features of the Natural Area on the Subject Lands. In addition, Section 7.2 of the Woodbridge Centre Secondary Plan is amended to specify the requirements for a tree preservation and tree canopy coverage replacement plan.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule ‘1’ attached hereto as “Area Subject to Amendment No. 00”. The Subject Lands are generally located east of Clarence Street, north of Woodbridge Avenue and south of Wycliff Avenue.

III BASIS

The decision to amend the Official Plan to amend the provisions below and contained in Section IV is based on the following considerations:

1. The Provincial Policy Statement (PPS) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
 - i. Efficiently use land, resources, infrastructure, and public service facilities;
 - ii. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - iii. Provide publicly accessible built and natural settings; and
 - iv. Encourage a sense of place by promoting well-designed built-form and cultural planning.

The PPS promotes an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents, by maintaining the ability

to accommodate residential growth for a minimum of 10 years through residential redevelopment and intensification. The proposed redevelopment is consistent with the Provincial Policy Statement 2014 and promotes its goals and objectives.

2. The “Growth Plan for the Greater Golden Horseshoe” (“Growth Plan”) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the Planning Act to conform, or not conflict with, the Growth Plan. The Growth Plan promotes increased intensification of the existing built-up areas for a range and mix of housing. The Subject Lands are within the built-up area and this Amendment plans for a range of low density and low-rise mixed-use forms of housing on the Subject Lands. The proposal directs growth within the built-up area and provides for a housing density that will meet the needs of future and current residents, while meeting the goals and objectives of the Woodbridge Centre Secondary Plan. The proposed redevelopment conforms with the Growth Plan, while providing an appropriate transition in built form and density to surrounding areas.

3. The York Region Official Plan (YROP) designates the Subject Lands as “Urban Area”, which permits a wide range of residential, commercial, industrial and institutional uses. The objectives of the YROP include targeting growth to existing built up portions of urban areas, encouraging carefully planned intensification, and providing a broad range of housing types. The proposed residential redevelopment will diversify housing options in the community and create a public amenity through the proposed parks and trail network through the existing valley system with connections to the surrounding existing community.

The valley portion is subject to Regional Greenland System policies in the YROP.

Refinements to the boundaries of the Regional Greenland System may occur through approved planning applications supported by appropriate study and without amendment to the YROP. The necessary studies have been undertaken and reviewed by the Toronto and Region Conservation Authority and has resulted in a refinement of the Regional Greenlands System boundary. The proposed redevelopment conforms to the policies of the YROP.

4. VOP 2010 was adopted by the City of Vaughan on September 7, 2010, and endorsed

with modifications by the Region of York on June 28, 2012. It was appealed to the Ontario Municipal Board (now the Local Planning Appeal Tribunal – “LPAT”) and has subsequently received partial approval by the LPAT.

Schedule 2 “Natural Heritage Network” designates the valley portion of the Subject Lands as “Unapproved” and “Core Features”. The “Core Feature” is “Unapproved” along the edge of the valley. “Core Features” are protected in accordance with Sections 3.2.3.4 and 3.2.3.5 of the VOP 2010. The modification of “Core Features” is subject to Section 3.2.3.11 which permits minor modifications to the boundaries and alignment of “Core Features”, as identified on Schedule 2, through environmental study, without amendment to VOP 2010.

Schedule 13 “Land Use” designates the Subject Lands as “Private Open Spaces” and is subject to Policy 9.2.2.17(c), which requires an area specific study to determine appropriate alternate land uses should the Private Open Space cease to exist.

5. Through the completion and assessment of a comprehensive area specific study as required by VOP 2010, the proposed redevelopment is considered an appropriate alternative land use for the Subject Lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Modifying Schedule 13 “Land Use” to VOP 2010 as attached hereto as Schedule ‘2’, thereby redesignating a portion of the Subject Lands from “Private Open Spaces” and “Low-Rise Residential” to “Lands Subject to Secondary Plans”.
2. Modifying Schedule 9 “Future Transportation Network” to VOP 2010 as attached hereto as Schedule ‘3’, thereby identifying a new minor collector through the Subject Lands and expanding the areas subject to Secondary Plans to include the entirety of the Subject Lands.
3. Modifying Schedule 1 to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘4’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.
4. Modifying Schedule 2 “Land Use” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘5, thereby expanding the Secondary Plan to include additional portions

of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”. Schedule 2 is also modified to identify the Subject Lands as “Area B”.

5. Modifying Schedule 3 “Density Plan” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘6’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use” with a maximum density of 2.0, “Infrastructure and Utilities”, “Parks” and “Natural Areas”.
6. Modifying Schedule 4 “Building Height Maximums” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘7’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential” with maximum building heights of 2 and 3 storeys, “Low-Rise Mixed Use” with a maximum building height of 6 storeys, “Infrastructure and Utilities”, “Parks” and “Natural Areas”.
7. Modifying Schedule 5 “Distinct Character Areas” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘8’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.
8. Modifying Schedule 6 “Parks and Open Space Framework” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘9’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and deleting the Subject Lands from “Private Open Space – Golf Course” and replacing it with Parks and Open Space categories reflective of the amended Land Use schedule.
9. Modifying Schedule 7 “Pedestrian and Bicycle Trail Network” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘10’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and identifying the proposed multi-use trails within the Subject Lands.
10. Modifying Schedule 8 “Street Network, Nodes and Gateways” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘11’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and identifying a new minor collector and local roads through the Subject Lands.
11. Modifying Schedule 9 “Special Policy Area” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘12’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.

12. Adding the following Site-Specific Policy under Section 9 to the Woodbridge Centre

Secondary Plan:

9.2 Area B: Board of Trade

Notwithstanding any other policies of the VOP 2010 and the Woodbridge Centre

Secondary Plan to the contrary, the following policies shall apply to the lands identified on

Schedule 2 “Land Use Plan” as “Area B”:

1. Notwithstanding Policy 3.2.3.7 of the VOP 2010, for the lands identified as Core Features on Schedule 2 of VOP 2010, the following additional uses are permitted:

- a. golf courses and associated uses
- b. serviced playing fields;
- c. parks;
- d. playgrounds;
- e. community gardens
- f. cemeteries; and
- g. buildings and structures accessory to the uses listed in policy a. through f. above.

Lands for parks, playgrounds and serviced playing fields conveyed to the City will be accepted for the purposes of satisfying parkland dedication requirements under the Planning Act.

2. Notwithstanding Policy 9.2.2.15 of the VOP 2010, for the lands identified as Parks on Schedule 2 of the Woodbridge Centre Secondary Plan, the following additional uses are permitted:

- a. golf courses and associated uses;
- b. cemeteries;
- c. serviced playing fields;
- d. playgrounds;
- e. community gardens;
- f. uses permitted in accordance to Policy 9.2.2.16.c of the VOP 2010; and
- g. buildings and structures accessory to the uses listed in policy a. through f. above.

3. Notwithstanding Sections 4.1 and 4.2 of the VOP 2010, the final alignment of Minor Collector Roads shown on Schedule 9 of the VOP 2010, and the final classification and layout of local roads, will be determined through the Draft Plan of Subdivision Application, without further amendment to Schedule 9 “Future Transportation Network”.

4. Notwithstanding Section 7.3 of the VOP 2010, in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:
- a. Located to provide views of the park and open space system;
 - b. May have less public street frontage to accommodate views of the park and / or open space;
 - c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and
 - d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.

Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City.

5. Notwithstanding Section 9.2.1.9.e of the VOP 2010, a Day Care is permitted on a public street with a right-of-way less than 26 metres in width.
6. Notwithstanding Section 9.2.2.2.e of the VOP 2010, retail or office uses permitted within the “Low-Rise Mixed-Use” designation shall have a maximum gross floor area of 800 square metres.
7. Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands and designated Low Rise Residential shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.”

V IMPLEMENTATION

It is intended that the policies of the VOP 2010 pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan Zoning By-law, and Draft Plan of Subdivision and Site

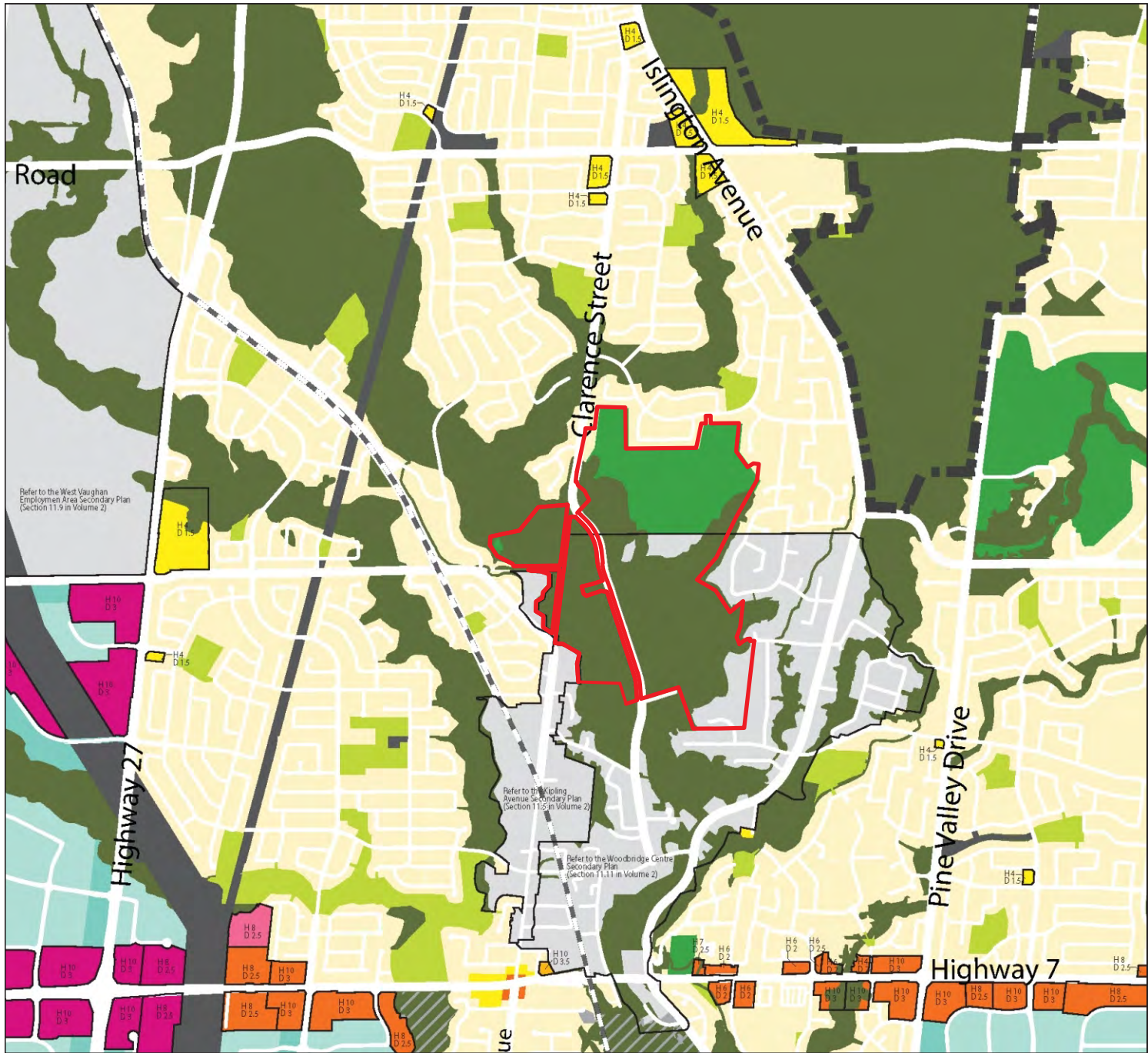
Development approvals, pursuant to the *Planning Act, R.S.O. 1990, c. P.13*.

VI INTERPRETATION

The provisions of the VOP 2010 as amended from time to time regarding interpretation shall apply with respect to this Amendment.

Authorized by Item No. ____ of Report No. ____
of the Committee of the Whole
Adopted by Vaughan City Council on
_____, 2020

ATTACHMENT 4
EXISTING LAND USE DESIGNATIONS FROM VOP 2010

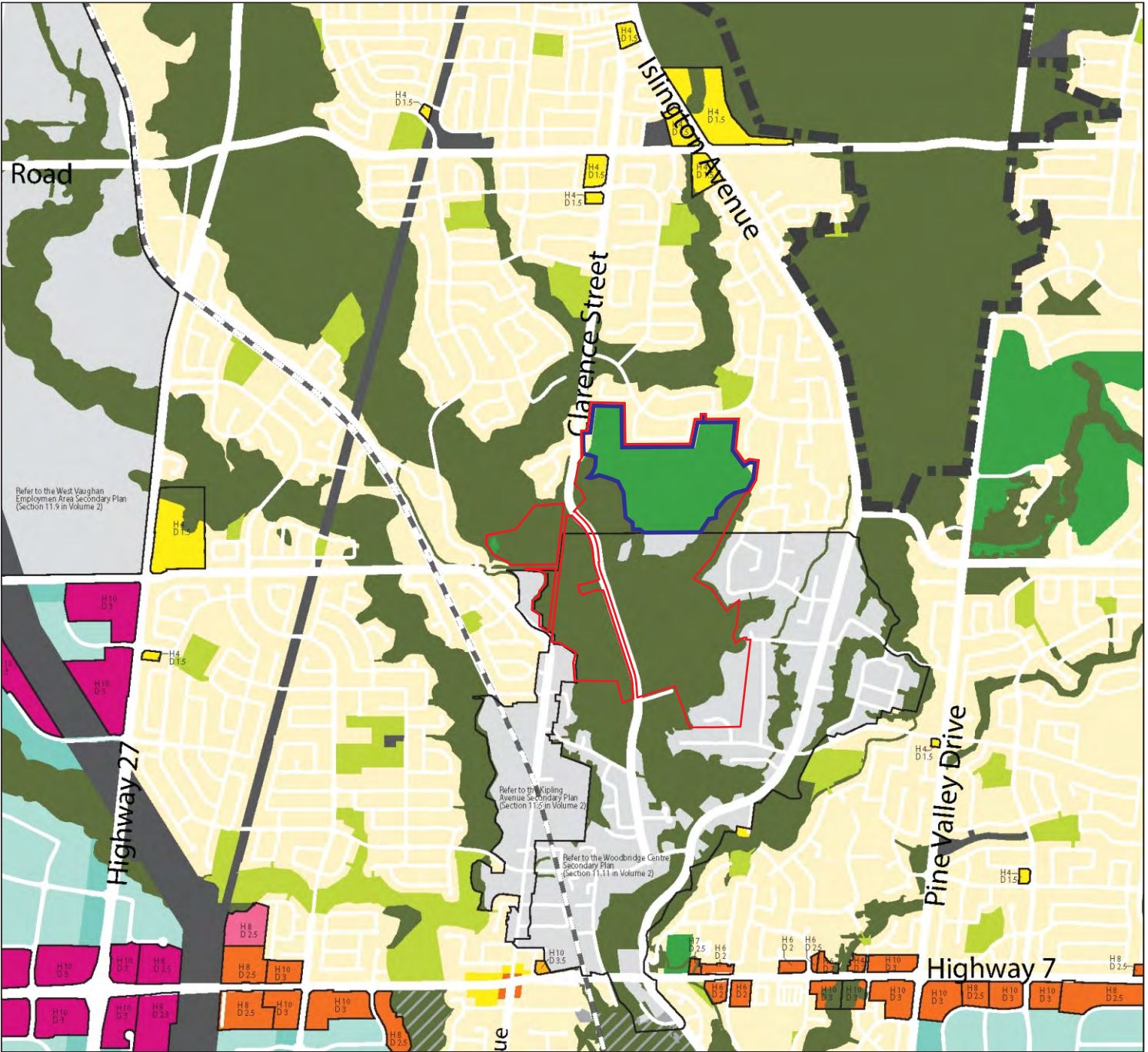


AREA SUBJECT TO AMENDMENT No. 00

THIS IS SCHEDULE '1'
TO AMENDMENT No. 00
ADOPTED THE 87 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 13 LAND USE MAP TO VOP 2010



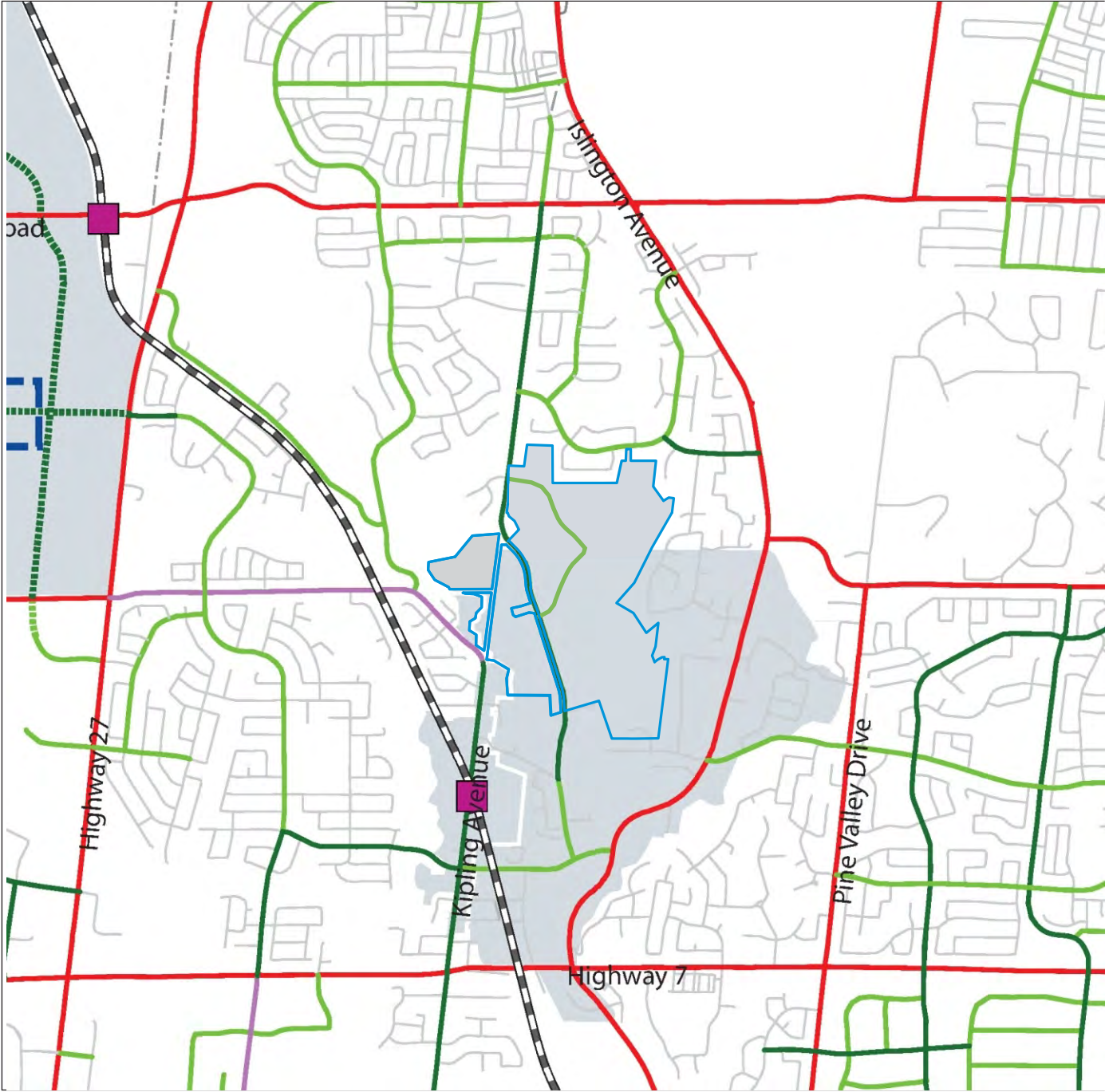
SUBJECT LANDS

AREA SUBJECT TO AMENDMENT No. 00
(From Private Open Space and Low-Rise Residential to Lands Subject to Secondary Plans)

THIS IS SCHEDULE '2'
TO AMENDMENT No. 00
ADOPTED THE ____ DAY OF ____ 2020

ATTACHMENT 4

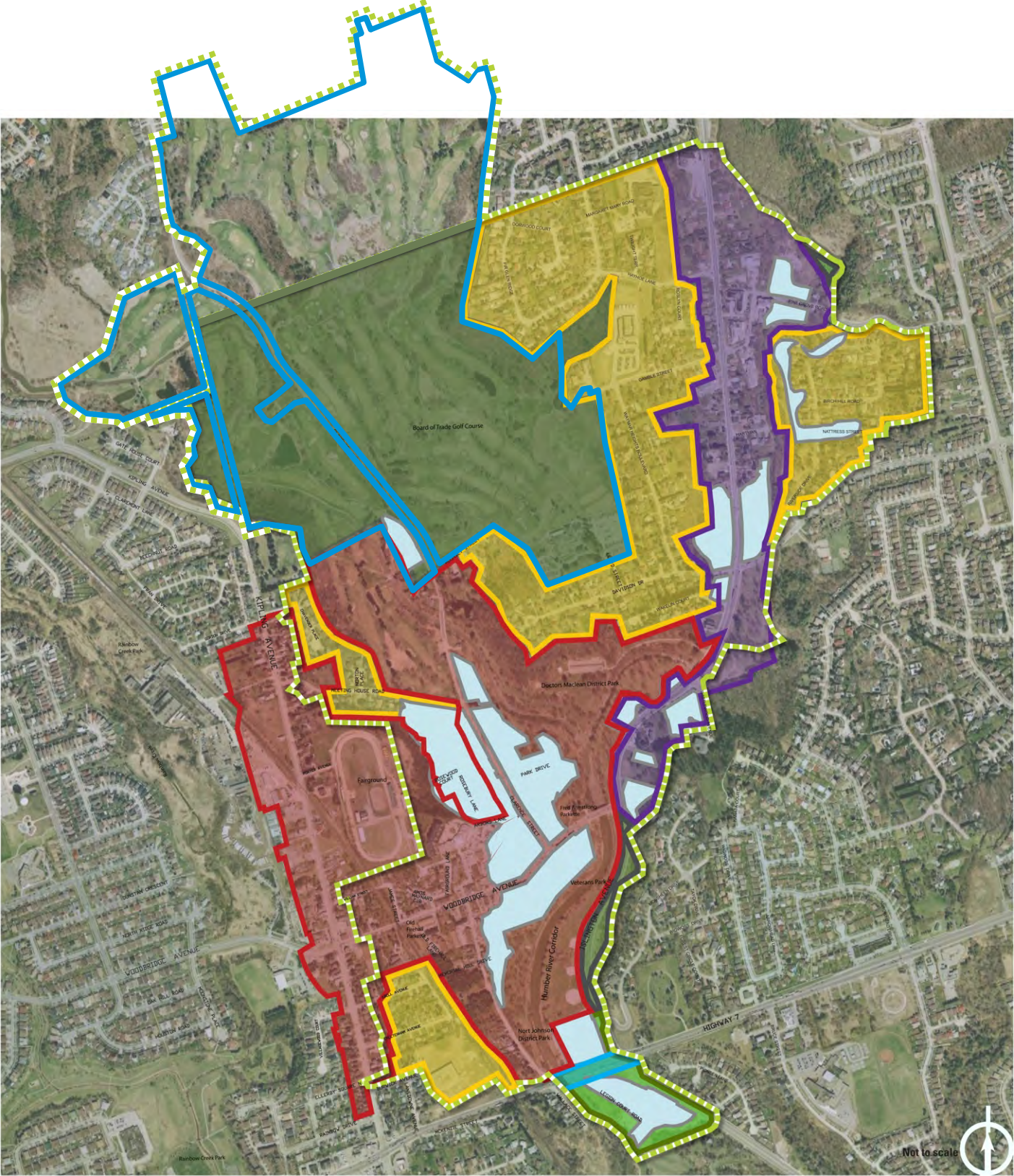
THIS IS PART OF SCHEDULE 9 FUTURE TRANSPORTATION NETWORK TO VOP 2010











- Freeway (Provincial)
- Major Arterial (Regional)
- Minor Arterial (36 m)
- Major Collector (26 m)
- Minor Collector (24 m proposed/23 m existing)
- Special Classification (Refer to Secondary Plans)
- Local
- Proposed New Road Link⁴
- GTA West Corridor² & Hwy. 427 extension³
- Interchange Improvements
- New Interchanges
- Grade Separation
- Jog Elimination
- Future Hwy 400 Series Road Crossings
- Railway
- Areas subject to Secondary Plans
- Municipal Boundary

THIS IS SCHEDULE '3'
TO AMENDMENT No. 00
ADOPTED THE 89 DAY OF 2020

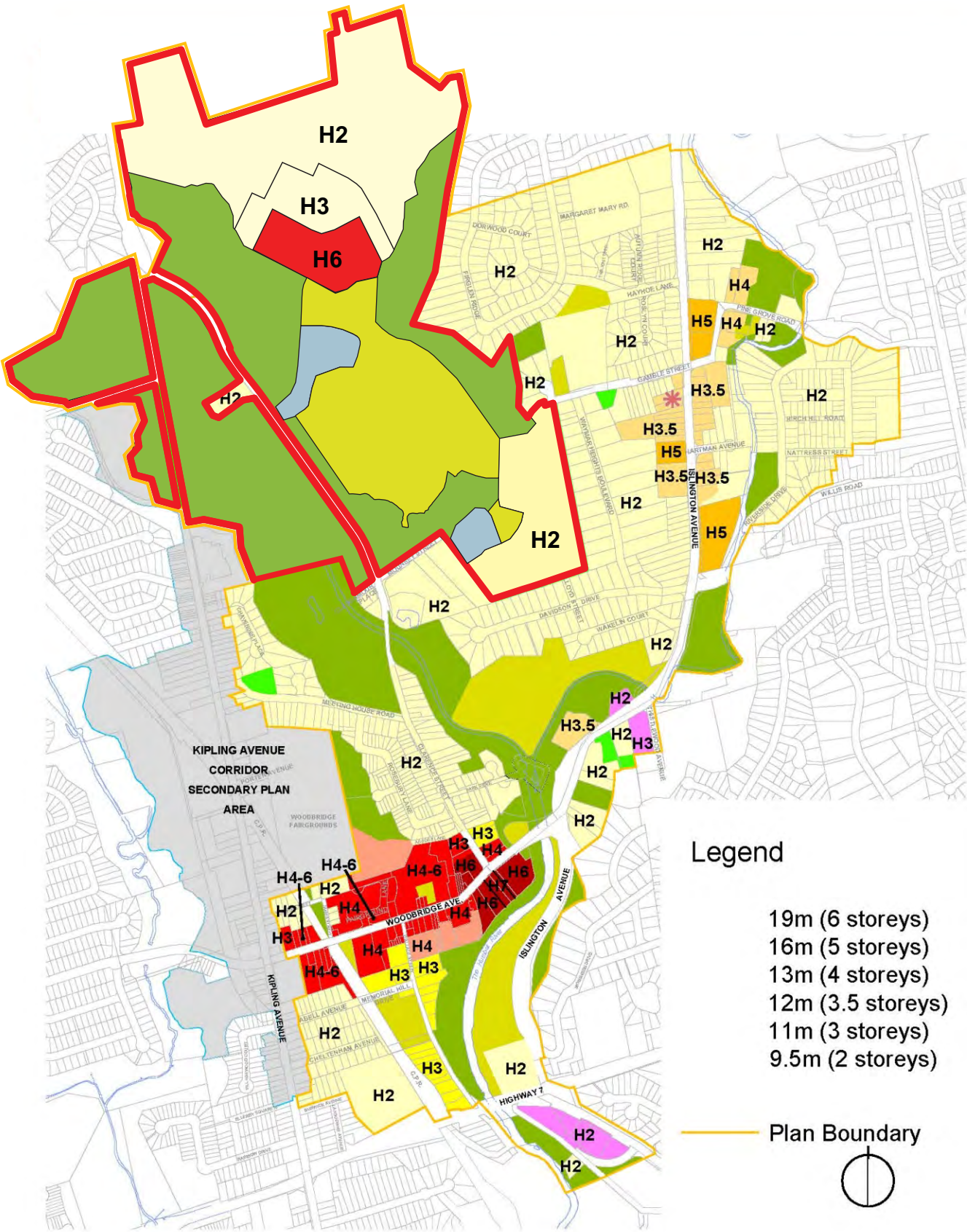
ATTACHMENT 4
THIS IS PART OF SCHEDULE 1
WOODBIDGE CENTRE SECONDARY PLAN



-  Woodbridge Centre Secondary Plan Boundary
-  Woodbridge Heritage Conservation District Area
-  Islington Avenue Corridor Study Area (OPA 597)
-  Highway 7 Corridor Study Area (OPA 661)
-  The Neighbourhoods (OPA 240)
-  Highway 7 Area (OPA 240)
-  Special Policy Areas (OPA 240, OPA 440)*
-  Subject Lands
- * The limits of the Special Policy Areas (SPA) identified on this schedule and the SPA policies in OPAs 240 and 440 have been replaced by the SPA boundaries identified on Schedule 9 and the policies in Section 7.3 of this Secondary Plan.

THIS IS SCHEDULE '4'
TO AMENDMENT No. 00
ADOPTED THE ____ DAY OF ____ 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 4 BUILDING HEIGHT MAXIMUMS
WOODBIDGE CENTRE SECONDARY PLAN

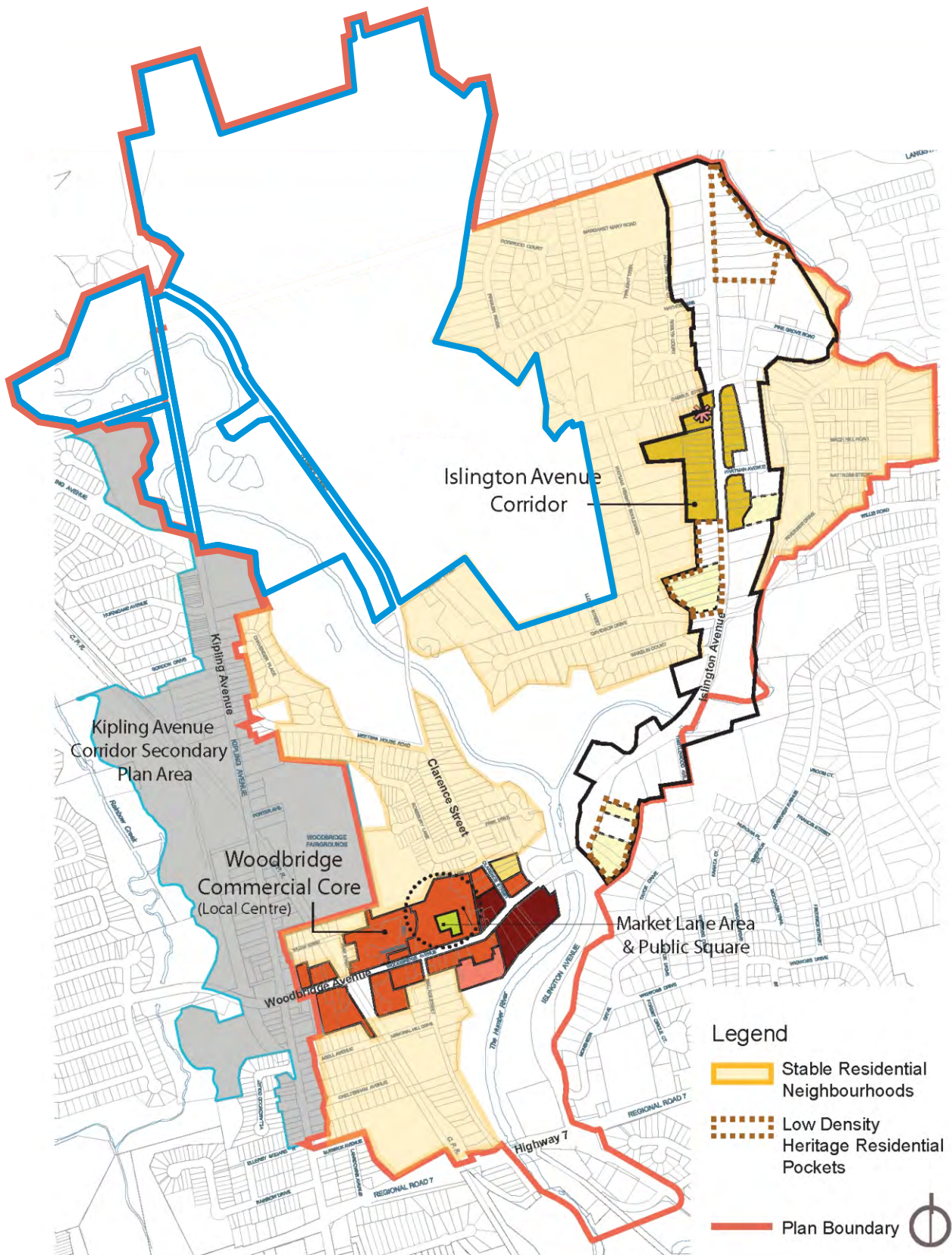


 **Subject Lands**

THIS IS SCHEDULE '7'
TO AMENDMENT No. 00
ADOPTED THE 93 DAY OF 2020

ATTACHMENT 4

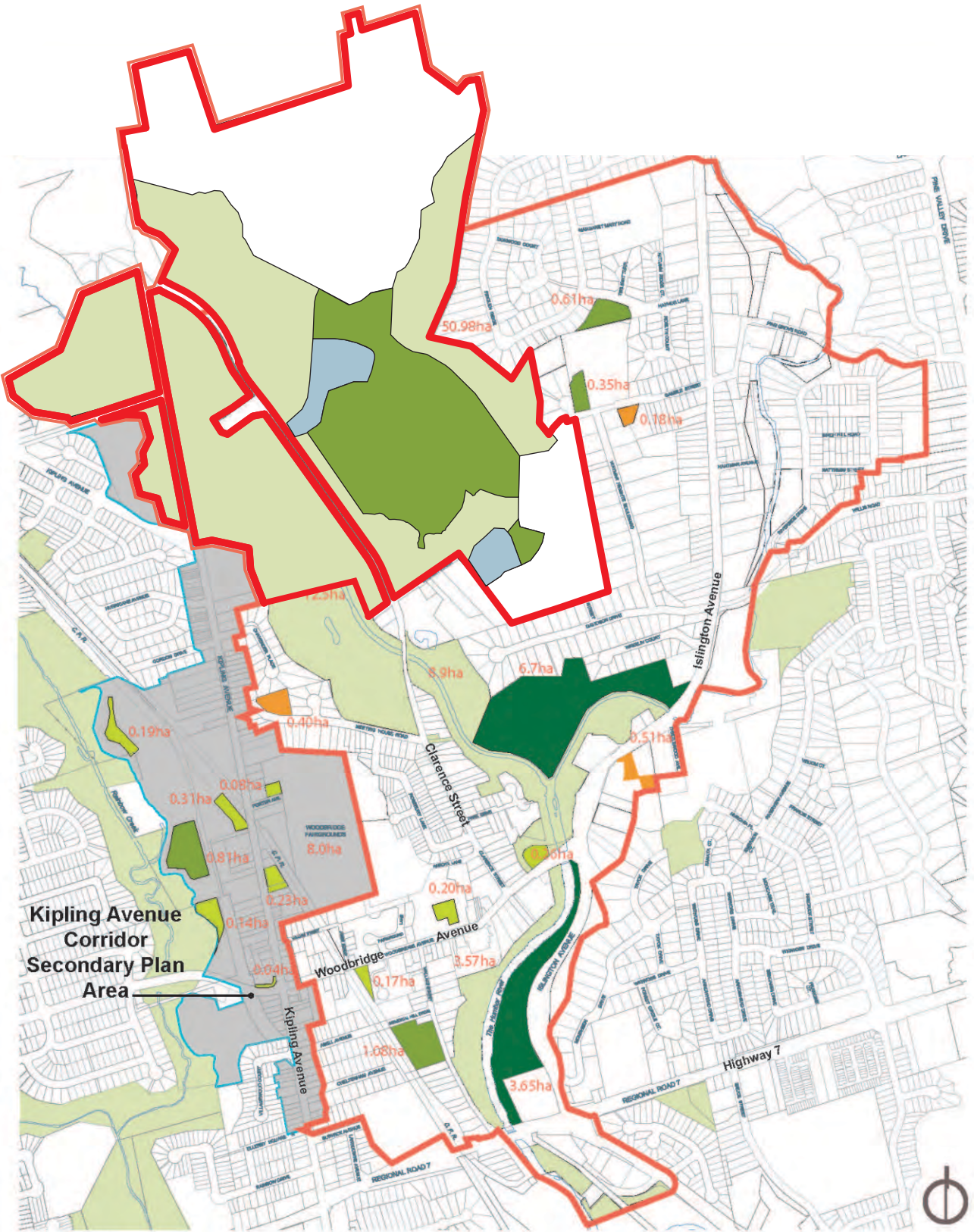
THIS IS PART OF SCHEDULE 5 DISTINCT CHARACTER AREAS WOODBIDGE CENTRE SECONDARY PLAN



 Subject Lands

THIS IS SCHEDULE '8'
TO AMENDMENT No. 00
ADOPTED THE 94 DAY OF 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 6 PARKS AND OPEN SPACE FRAMEWORK
WOODBIDGE CENTRE SECONDARY PLAN



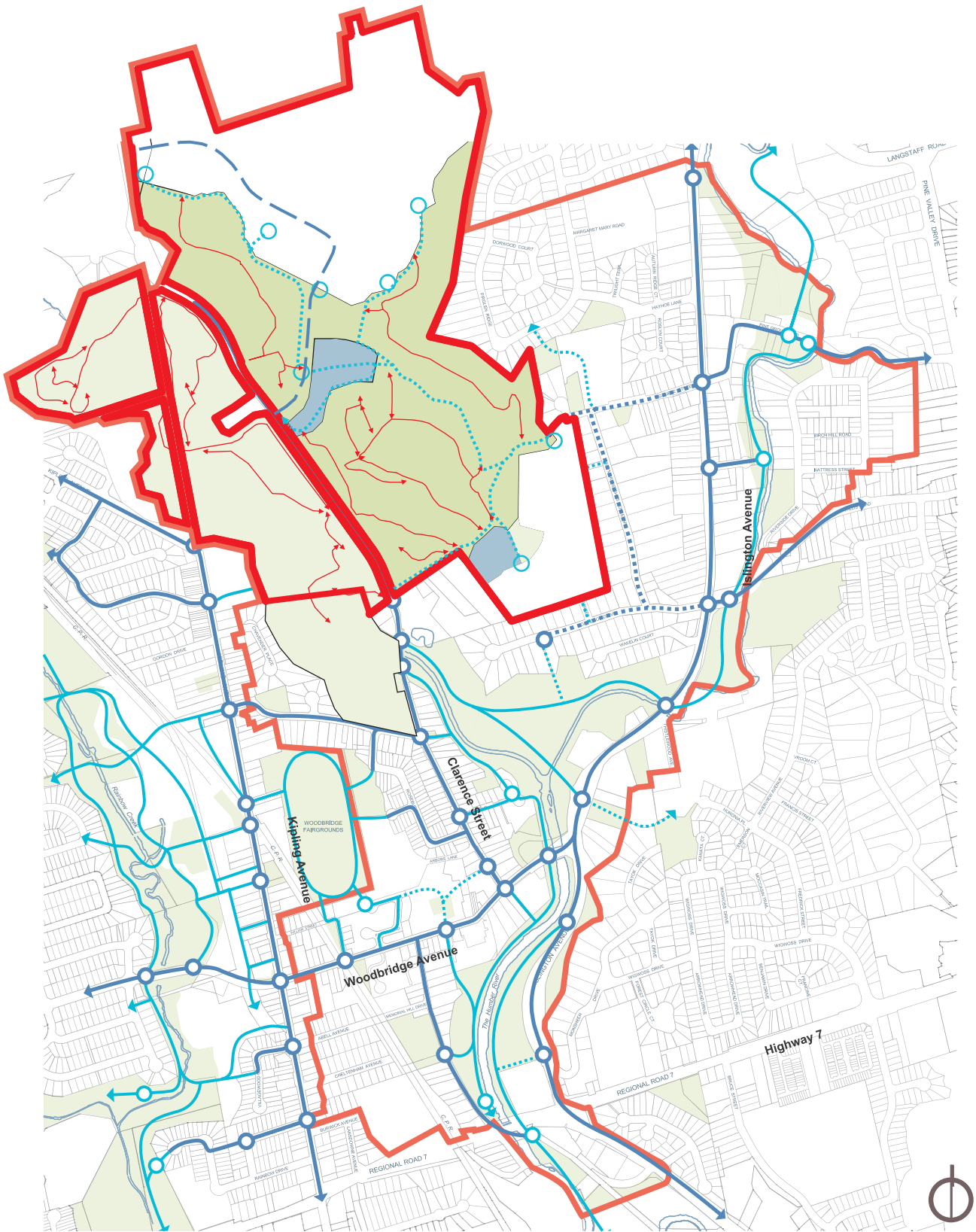
Subject Lands

THIS IS SCHEDULE '9'
TO AMENDMENT No. 00
ADOPTED THE 95 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 7 PEDESTRIAN AND BICYCLE TRAILS NETWORK

WOODBIDGE CENTRE SECONDARY PLAN



LegendWoodbridge Centre Secondary Plan Boundary

- Approved (On Road Trails)
- Proposed (On Road Trails)
- Road Trail Heads

- Approved Multi Use Trails
- Proposed Multi Use Trails
- Multi Use Trail Heads
- Existing Paths

Subject Lands

Infrastructure and Utilities

Note *

Approved Trails Include:

OPA 695 Trails Network

WHCD Trails Network

City of Vaughan Pedestrian and Bike Trails Master Plan

OPA 597 Trails Network

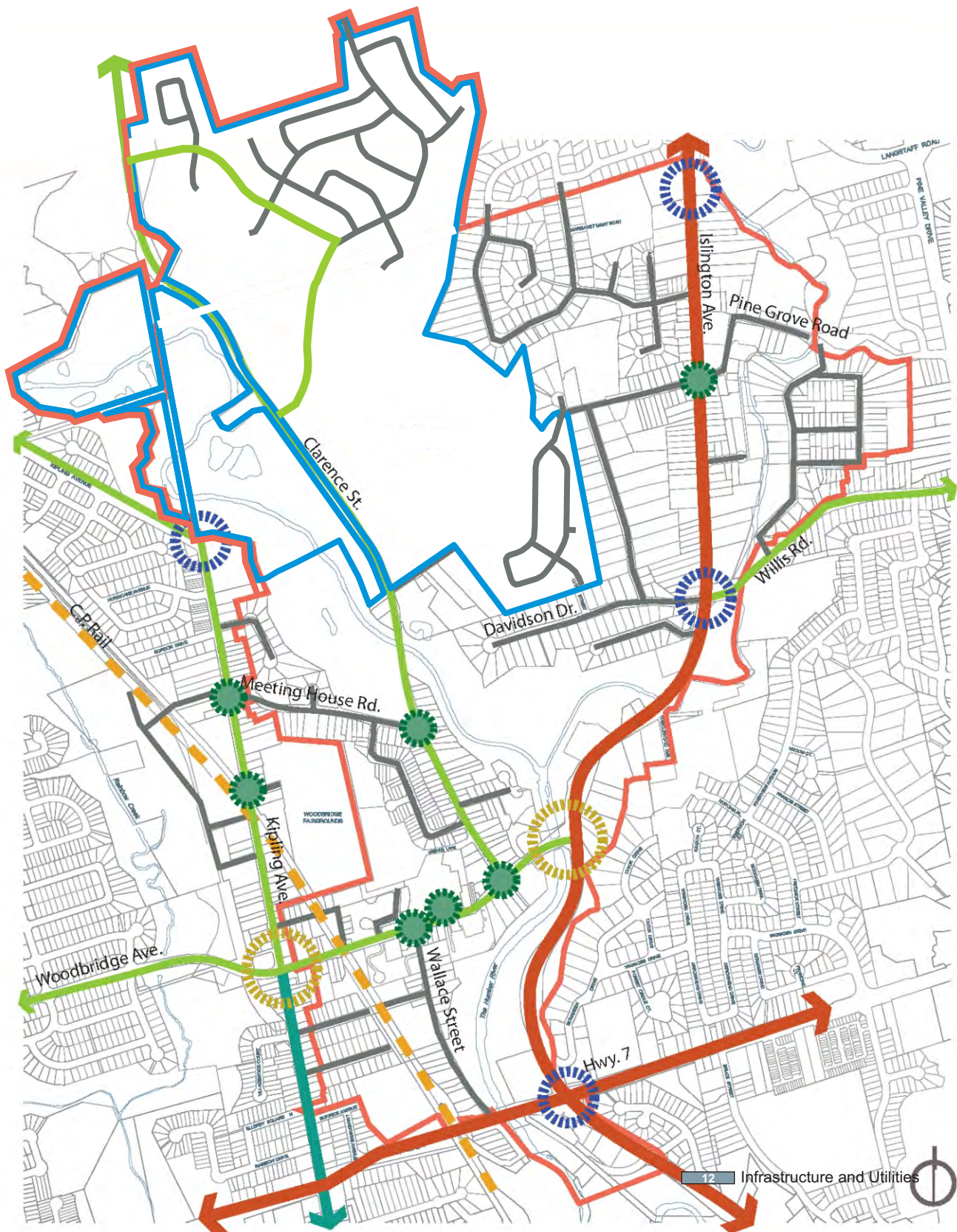
THIS IS SCHEDULE '10'

TO AMENDMENT No. 00

ADOPTED THE 96 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 8 STREET NETWORK, NODES AND GATEWAYS WOODBIDGE CENTRE SECONDARY PLAN



Legend

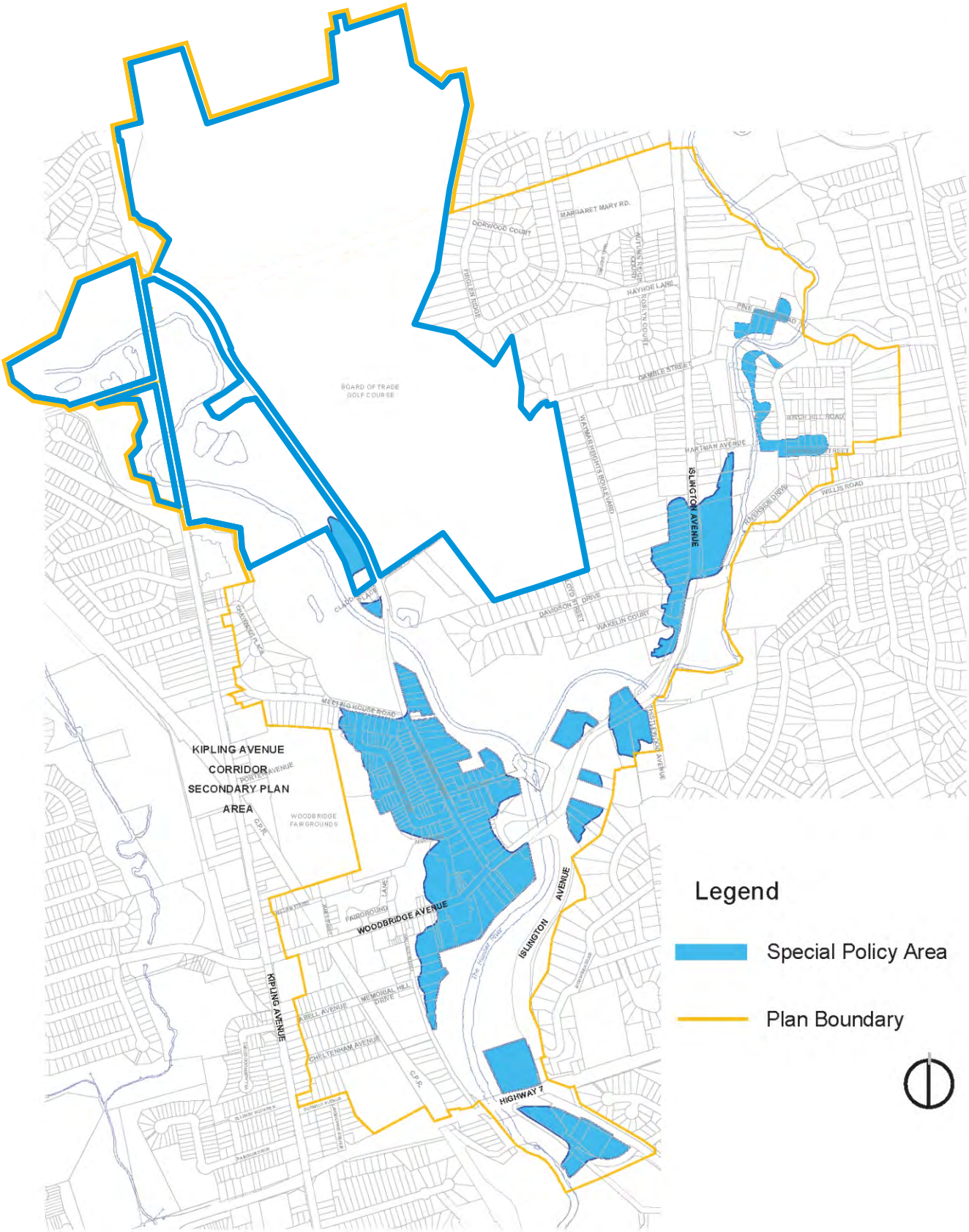
- Woodbridge Centre Secondary Plan Boundary
- Major Arterial
- Major Collector
- Minor Collector
- Local Road
- C.P. Rail Corridor
- Primary Gateway
- Secondary Gateway
- Pedestrian Priority Node
- Subject Lands

THIS IS SCHEDULE '11'
TO AMENDMENT No. 00
ADOPTED THE 97 DAY OF 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 9 SPECIAL POLICY AREA

WOODBIDGE CENTRE SECONDARY PLAN

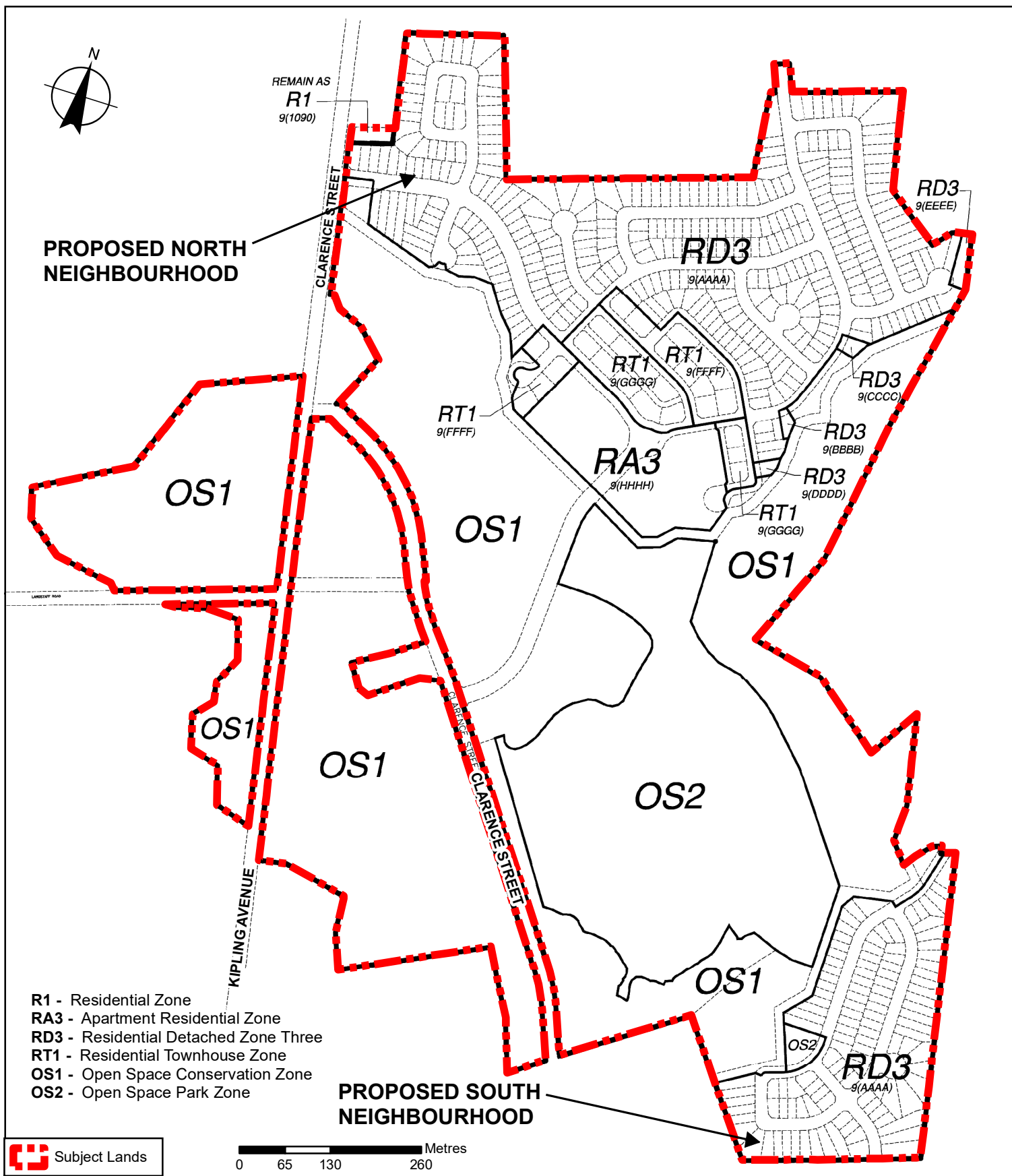


 Subject Lands

THIS IS SCHEDULE '12'

TO AMENDMENT No. 00

ADOPTED THE 98 DAY OF 2020



Proposed Zone Categories

LOCATION:

Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.



Attachment

FILES:

OP.19.014, Z.19.038 and
19T-19V007

DATE: March 3, 2020

5

ATTACHMENT 6

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER -2020

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, R1 Residential Zone (exceptions 263 and 1090), and R2 Residential Zone to RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, RA3 Apartment Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule "1".

b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(AAAA)

A. Notwithstanding the provisions of:

- a. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD3 Residential Detached Zone Three;
- b. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD3 Residential Detached Zone Three;
- c. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- d. Section 4.22.3 and note 3. i) on Schedule “A3”, respecting Minimum Interior Side Yard Abutting a non-residential use;
- e. Section 4.22.3 respecting Residential Zones and Schedule “A3”, respecting zone standards in the RD3 Residential Detached Zone Three;

The following provision shall apply to the lands zoned RD3 Residential Detached Zone Three shown as "Subject Lands" on Schedule "E-_____”:

ATTACHMENT 6

- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres. Exterior stairs providing access to a below grade floor can encroach into the required rear yard to a maximum of 2.5 metres;
- ci. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
 - i) an unenclosed porch (covered or uncovered) and cold cellar to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
 - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
- di. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
- ei. The minimum exterior side yard: (i) shall be 4.0m abutting a public street; (ii) shall be 3.0m abutting a public lane; (iii) shall be 0.6m abutting a sight

ATTACHMENT 6

triangle; (iv) shall be 1.5m for a yard abutting a cemetery, walkway,
Greenway, buffer block or storm water management pond;

- fi. The maximum permitted Building Height shall be 11.5m;
- gi. Notwithstanding the provisions of 4.1.4(f)(v)(2), the frontage for Corner Lots
with frontage of 12.0 m and greater shall be comprised of a Minimum of
30% Landscaped Front yard and 50% of Landscaped exterior side yard and a
minimum 60% of the Minimum Landscaped Front or Exterior side yard shall
be soft landscaping

c) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(BBBB)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum rear yard setback from an OS1 Zone shall be 1.5m for Lot 368;

d) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(CCCC)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum rear yard setback from an OS 1 Zone shall be 6.0m for Lot
292;

e) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(DDDD)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and
- bi. The minimum interior side yard setback from an OS1 Zone shall be 1.5m for
Lot 374;
- ci. The minimum rear yard setback from an OS 1 Zone shall be 6.0m for Lot
374;

f) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(EEEE)

The following provision shall apply to the lands zoned RD3 Residential Detached Zone
Three shown as "Subject Lands" on Schedule "E-____”:

- ai. All of the exceptions set out under Section 9.0 (AAAA) shall apply; and

ATTACHMENT 6

- bi. For the purpose of this By-law for Lot 280, the most northerly lot line shall be deemed to be the rear lot line;

g) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(FFFF)

A. Notwithstanding the provisions of:

- f. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
- g. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RT1 Residential Townhouse Zone;
- h. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- i. Section 4.22.3 and note 3. i) on Schedule “A3”, respecting Minimum Interior Side Yard Abutting a non-residential use;
- j. Section 4.22.3 respecting Residential Zones and Schedule “A3”, respecting zone standards in the RT1 Residential Townhouse Zone;

The following provision shall apply to the lands zoned RT1 Residential Townhouse Zone shown as "Subject Lands" on Schedule "E-_____”:

- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres. Exterior stairs providing access to a below grade floor can encroach into the required rear yard to a maximum of 2.5 metres;
- ci. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum

ATTACHMENT 6

required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:

- i) an unenclosed porch (covered or uncovered) and cold cellar to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
 - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
 - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
- di. Notwithstanding the provisions of 4.1.4(f)(v)(2), the frontage for Corner Lots with frontage of 12.0 m and greater shall be comprised of a Minimum of 30% Landscaped Front yard and 50% of Landscaped exterior side yard and a minimum 60% of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping
- ei. The maximum permitted Building Height shall be 13m;
- fi. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
- gi. The minimum exterior side yard: (i) shall be 4.0m abutting a public street; (ii) shall be 3.0m abutting a public lane; (iii) shall be 0.6m abutting a sight triangle; (iv) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond;
- h) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':
- “(GGGG)

A. Notwithstanding the provisions of:

- a. Section 2.0 respecting definitions;
- b. Subsection 4.1.4 f) v) respecting Maximum Driveway Width;
- c. Section 4.22.2 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;

ATTACHMENT 6

- d. Section 4.22.3 respecting the Residential Zones and Schedule “A3”
respecting the zone standards in the RT1 – Residential Townhouse Zone
(On a Lot Accessed By a Lane);

The following provision shall apply to the lands zoned RT1 Residential Townhouse Zone
(On a Lot Accessed By a Lane) shown as "Subject Lands" on Schedule "E-____”:

- ai. A Tandem Parking Space shall be defined as follows:
Parking Space, Tandem – Means a parking space which has access
through another parking space from a public or private lane;
- bi. Tandem parking spaces shall be permitted within a garage or carport;
- ci. The maximum driveway width shall be 6.0m;
- di. The maximum interior garage width shall be 6.1m;
- ei. The minimum no encroachment zone may be reduced to 1.0m from
the front lot line and 0.6m from a sight triangle;
- fi. The minimum lot depth shall be 23.0m;
- gi. The minimum lot area shall be 140 m²;
- hi. The minimum front yard setback shall be 3.0m;
- ii. The minimum rear yard setback shall be 6.0m to the dwelling and 0.0m
to the garage;
- ji. The minimum exterior yard setback shall be 3.0m;
- ki. The minimum setback to a sight triangle shall be 0.6m;
- li. The maximum building height shall be 13.0m;

- i) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

“(HHHH)

A. Notwithstanding the provisions of:

- a. Section 2.0 respecting definitions;
- b. Subsection 3.8 a) and c) respecting the Minimum Parking Requirement for
residential dwellings, commercial and residential visitors;
- c. Subsection 3.13 respecting the Minimum Landscaped Area;
- d. Subsection 3.17 respecting Portions of Buildings Below Grade;
- e. Subsection 4.1.6 a) respecting Minimum Amenity Area;
- f. Section 4.12 respecting Uses Permitted in the RA3 Apartment Zone
- g. Schedule “A” respecting the zone standards in the RA3 Apartment Zone;

The following provision shall apply to the lands zoned RA3 Apartment Residential Zone
shown as "Subject Lands" on Schedule "E-____”:

- ai. For the purposes of zoning conformity, Block 505 and Block 506 shall
each be deemed to be one lot regardless of the number of buildings or

ATTACHMENT 6

structures erected and regardless of any conveyances, consents, severances, subdivisions, easements, or condominiums, or other permissions granted after the approval of this By-law, shall be deemed to comply with the provisions of this By-law;

- bi. The front lot line shall be the lot line abutting Street '1';
- ci. The minimum size of a parking space shall be 2.7m by 5.8m;
- di. The minimum parking requirements shall be:
 - 1. Residential at 1.5 spaces/unit, which includes visitor parking;
 - 2. Commercial at 3 spaces per 100 sq. m. GFA
- ei. The minimum setback from the front lot line, the exterior lot line and the site triangle for those portions of buildings below grade shall be 0.6m;
- fi. The minimum amenity area shall be provided at 10 m² per unit;
- gi. The following uses are permitted:
 - Apartment Dwelling
 - Residential Townhouse
- hi. The following commercial uses shall be permitted on the ground floor:
 - Banking and Financial Institution;
 - Business and Professional Office;
 - Club or Health Centre;
 - Dry Cleaning Depot;
 - Eating Establishment – with or without outdoor patio;
 - Eating Establishment, Convenience – with or without outdoor patio;
 - Eating Establishment, Take-out – with or without outdoor patio;
 - Personal Service Shop;
 - Pharmacy;
 - Retail Store;
- ii. The minimum lot area of Block 502 shall be 1.3 ha;
- ji. The minimum lot area of Block 503 shall be 1.7 ha;
- ki. The minimum front yard setback shall be 3m;
- li. The minimum rear yard setback shall be 6m to the main buildings and 1m to a loading area/garbage enclosure;
- mi. The minimum interior side yard setback shall be 3m;
- ni. The minimum exterior side yard setback shall be 4m;
- oi. The minimum setback from a sight triangle or round-about shall be 3m.

ATTACHMENT 6

- j) Adding Schedule "E-_____" attached hereto as Schedule "1".
- k) Deleting Key Maps 7B, 7C, 8B and 8C and substituting therefore the Key Maps 7B, 7C, 8B and 8C attached hereto as Schedule "2"

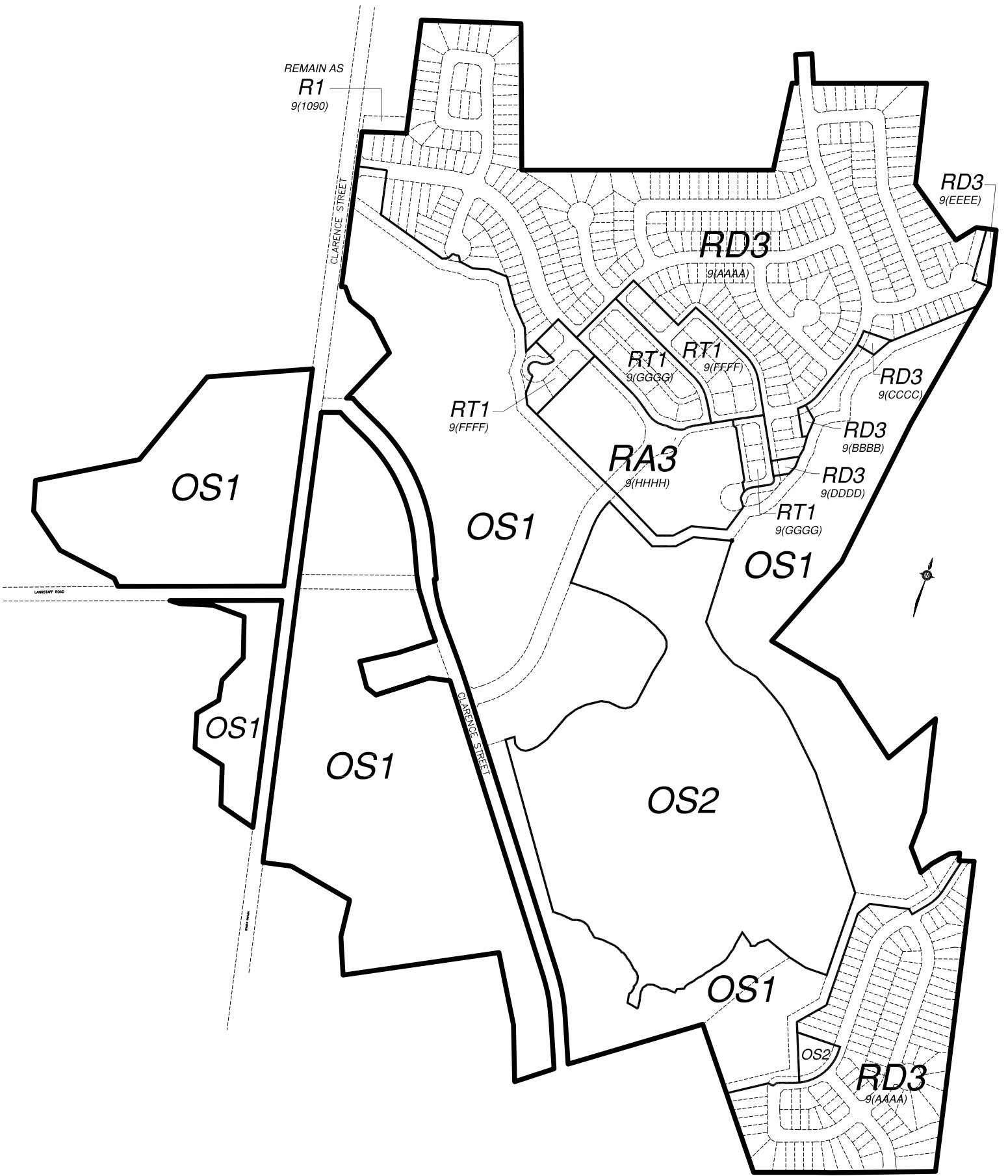
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this ____ day of ____, 2020

Hon. Maurizio Bevilacqua, Mayor

Jeffery A. Abrams, City Clerk

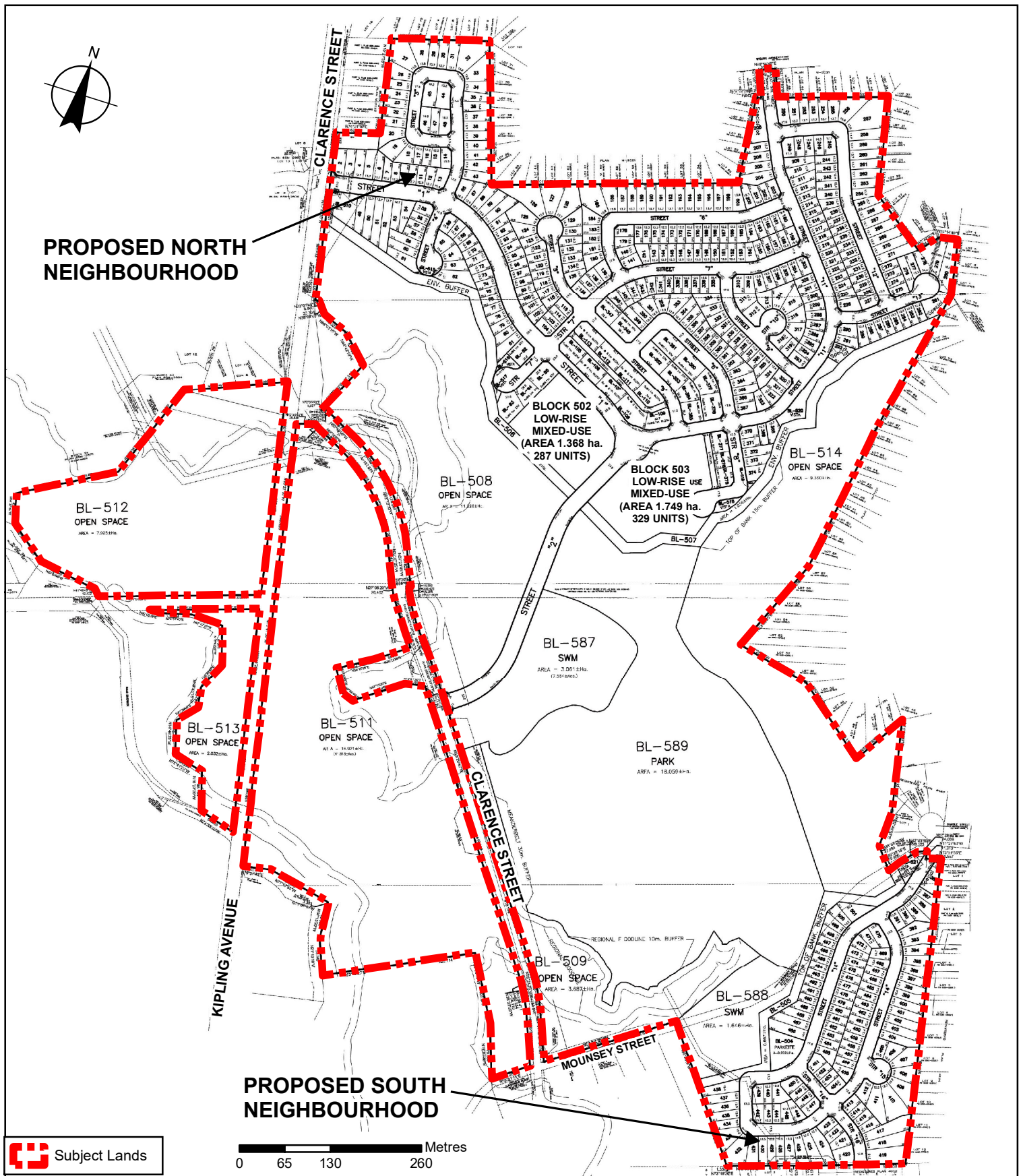
ATTACHMENT 6



THIS IS SCHEDULE 'E-____'

THIS IS SCHEDULE '1'
TO BY-LAW ____-2020
PASSED THE ____ DAY OF _____, 2020

FILE No. Z.19.____
APPLICANT: CLUBHOUSE DEVELOPMENTS INC.
LOCATION: Part of Lots 10 and 11, Concessions 7 and 8
CITY OF VAUGHAN



Proposed Draft Plan of Subdivision **File 19T-19V007**

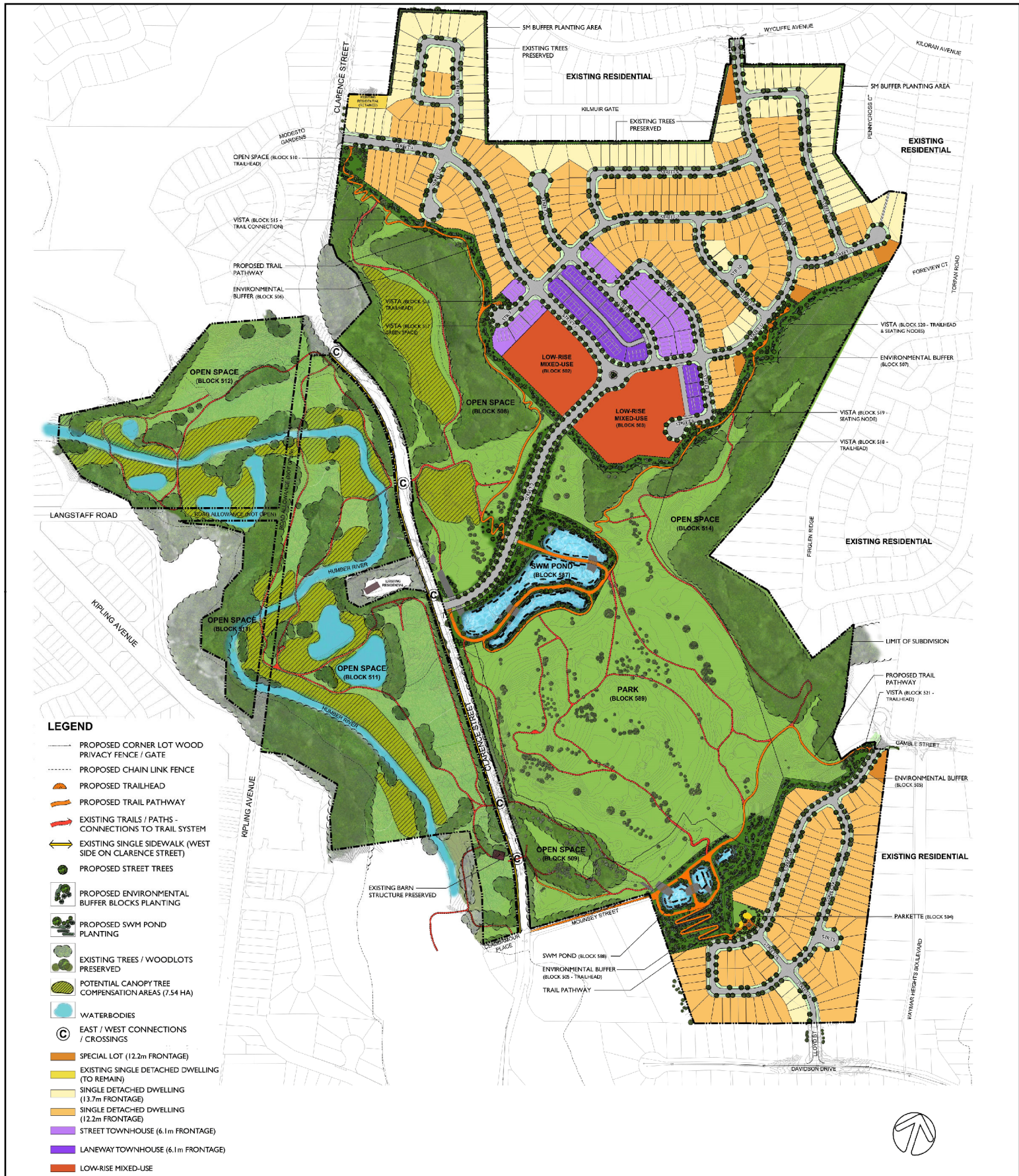
LOCATION:
Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.

Attachment
FILES:
OP.19.014, Z.19.038 and
19T-19V007

DATE: March 3, 2020

7



Proposed Master Landscape Plan

LOCATION:

Part of Lots 9, 10, 11, 12, Concessions 7, 8

APPLICANT: Clubhouse Developments Inc.



Attachment

FILES:

OP.19.014, Z.19.038 and 19T-19V007

DATE: March 3, 2020

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