THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 160-2022

A By-law to adopt Amendment Number 83 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 83 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2", is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 28th day of June, 2022.

_____
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 10 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

AMENDMENT NUMBER 83

TO THE VAUGHAN OFFICIAL PLAN 2010

OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 83 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.

Authorized by Item No. 10 of Report No. 30
Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 13 - Site Specific Policies to permit a residential development consisting of 155 townhouse units (84 street, 11 dual frontage and 60 back-to-back units) fronting onto condominium common element roads, and 15 single-detached units fronting onto Comdel Boulevard and Lichen Court on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 83" on Schedule "1" attached hereto:

1. Redesignate a portion of the lands from "Natural Areas" to "Low-Rise Residential";
2. Permit a minimum of three, but no more than seven, attached residential units in a row of townhouses;
3. Permit back-to-back townhouses in the Low-Rise Residential Designation; and
4. Permit a minimum vegetation protection zone of 3 metres.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 83." The Subject Lands are located on the east side of Weston Road, north of Comdel Boulevard, being Part Lot 17, Concession 5, Blocks 31-40 inclusive and Lots 22, 23 and 30 on Registered Plan 65M-3457.

III BASIS

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

1. Section 3 of the *Planning Act* requires that all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communicates, a strong economy, and a clean and healthy environment. The Amendment is consistent with the PPS, specifically Sections 1.1.3.1 to 1.1.3.4, 1.2.1 a), 1.4.3 c) to f), 1.5.1 b), 1.6.6.1 and 1.6.6.2 regarding: focusing development to Settlement Areas; efficient land use patterns; transit supportive

development; promoting intensification, redevelopment and compact form; coordination of infrastructure; providing an appropriate range and mix of housing options and densities where appropriate levels of infrastructure and public service facilities are available; providing accessible built and natural settings for recreation, including trails and linkages; and promoting the efficient use of both municipal and private sewage and water services. The Subject Lands are located within a Settlement Area as defined by the PPS and are serviced by York Region Transit.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan), as amended, guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Amendment conforms to the policy framework of the Growth Plan, specifically Sections 1.2.1, 2.2.1(2)(a) and (d), and 2.2.2(2) regarding the achievement of complete communities; supporting a range and mix of housing options; directing a majority of growth to settlement areas that have a delineated built boundary and can support the achievement of complete communities; and achieving intensification targets. The Subject Lands are located within a Settlement Area and a Delineated Built-up area as identified by the Growth Plan. The Amendment will support the development of complete communities and provide additional low-rise housing types in the area.

3. The York Region Official Plan, 2010 (YROP) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 – Regional Structure by the YROP, which permits a range of residential, industrial, commercial, and institutional uses. Map 5 – Woodlands of the YROP also identifies Woodlands on the Subject Lands. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region". Section 5.3 of the YROP encourages intensification within built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use. The Subject Lands abut Weston Road which is identified as a "Regional Transit Priority Network" on Map 11 – Transit Network and are serviced by York

Region Transit. The Amendment would offer additional housing types at a transit supportive density located on an existing public transit network supported by the YROP.

4. The Subject Lands are located within a “Community Area” and “Natural Areas and Countryside” by Schedule 1 – Urban Structure, “Core Features” by Schedule 2 – Natural Heritage Network and designated “Low-Rise Residential” and “Natural Areas” on Schedule 13 – Land Use of VOP 2010. The “Low-Rise Residential” designation permits detached, semi-detached and townhouse units with a maximum building height of 3-storeys; however, this designation does not permit back-to-back townhouses or more than 6 townhouse units in a row. The “Natural Areas” designation is subject to the Core Features policies of the Natural Heritage Network under Policy 3.2 of VOP 2010, which restricts development or site alteration where Core Features are present. Policy 3.2.3.4.c. of VOP 2010 requires that a 10 metre minimum vegetation protection zone is provided from a woodlands’ dripline to provide a buffer from the Development and ensure the ecological protection of the woodlands. Amendments to VOP 2010 are required to redesignate a portion of the Subject Lands from “Natural Areas” to “Low-Rise Residential” in the manner shown on Schedule 2, and to permit a row of townhouses to contain at least 3 but no more than 7 attached residential units, to permit back-to-back townhouses in the “Low-Rise Residential” designation, and to permit a minimum vegetation protection zone of 3 metres from the remaining City owned portion of the woodlands to the north and east of the Subject Lands. The Amendment is appropriate for the following reasons:

- The proposed “Low-Rise Residential” designation boundary coincides with the current extent of the City owned woodlands to the north and east of the Subject Lands, inclusive of a 3 metre vegetation protection zone;
- The permissions to have a maximum of seven (7) attached residential units in a row of townhouses applies to the block fronting Weston Road, containing 7 dual frontage townhouse units which efficiently use and frame the Subject Lands along Weston Road;

- The proposed back-to-back townhouses provides a more compact building typology than the street or dual frontage townhouse, while maintaining a low-rise built form compatible with the surrounding area. Policy 9.2.3.2.b. of VOP 2010 does not permit back-to-back townhouses in areas designated Low-Rise Residential; however, the units are situated centrally on the Subject Lands, allowing a transition of building typologies from street townhouse to single-detached units before reaching the existing single-detached units along Comdel Boulevard and Lichen Court, and therefore respecting the character of the existing adjacent Low-Rise Residential area. Appropriate development standards shall be included in the implementing zoning by-law which are compatible with the surrounding area; and
- The submitted Environmental Impact Study (EIS) recommends a 3 metre vegetation protection zone be dedicated into public ownership to protect the City owned woodlands and its ecological functions, and will also allow the City to access and maintain the woodlands edge. The Toronto and Region Conservation Authority has reviewed and agrees with the findings of the EIS that the 3 metre buffer provides an adequate setback from the development given the current state of the woodlands on the Subject Lands, along with the provision of edge plantings.

5. The statutory Public Meeting was held on June 14, 2021. The recommendation of the Committee of the Whole to receive the Public Meeting report of June 14, 2021, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 22, 2021. Vaughan Council on June 28, 2022, ratified the June 21, 2022 Committee of the Whole recommendation to approve Official Plan Amendment File OP.21.011 (9465 Weston Limited).

6. York Region, on March 25, 2022, exempted Official Plan Amendment File OP.21.011 from Regional approval, in accordance with YROP Policy 8.3.8, as it does not adversely affect Regional planning policies or interests and is considered a matter of local significance.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The VOP 2010 is hereby amended by:

Amending Schedule 13 “Land Use” of Volume 1 by redesignating a portion of the Subject Lands from “Natural Areas” to “Low-Rise Residential”, as shown on Schedule “2” of this Amendment.

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

   “(OPA #83) 13.1.1.66 The lands known as Part Lot 17, Concession 5, Blocks 31-40 inclusive and Lots 22, 23 and 30 on Registered Plan 65M-3457 are identified on Schedule 14-C as Item 39 and are subject to the policies set out in Section 13.1.1.66 of this Plan. (OPA #83)”

2. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies”, and renumbering in sequential order, including a location map of the Subject Lands as per Schedule “1”:

   “(OPA #83) 13.66 North East Corner of Weston Road and Comdel Boulevard

   13.66.1 General

   13.66.1.1 The following policies shall apply to the lands identified on Map 13.64.A.

   13.66.1.2 Notwithstanding Section 3.2.3.4.c., a minimum vegetation protection zone of 3 metres to significant woodlands shall be permitted.

   13.66.1.3 Notwithstanding Section 9.2.3.2.a., a townhouse building with at least three, but no more than seven, attached residential units shall be permitted.

   13.66.1.4 Notwithstanding Section 9.2.3.2.b, back-to-back townhouses in the area designated Low-Rise Residential shall be permitted.”

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of

Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



This is Schedule '1'
To Official Plan Amendment No. 83
Adopted the 28th Day Of June, 2022

File: OP.21.011
Related File: Z.21.018 and 19T-21V004
Location: Part of Lot 17, Concession 5
Applicant: 9465 Weston Limited
City of Vaughan

Lands Subject to Amendment No. 83



This is Schedule '2'
To Official Plan Amendment No. 83
Adopted the 28th Day Of June, 2022

File: OP.21.011
Related File: Z.21.018 and 19T-21V004
Location: Part of Lot 17, Concession 5
Applicant: 9465 Weston Limited
City of Vaughan

Lands Subject to Amendment No. 83

APPENDIX I

The Subject Lands are located on the east of Weston Road and north of Comdel Boulevard, legally described as Part of Lot 17, Concession 5 and Blocks 31 to 40 inclusive and lots 22, 23 and 30 on Registered Plan 65M-3457 in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 to permit the development of 155 townhouse units (84 street, 11 dual frontage and 60 back-to-back units) fronting onto condominium common element roads, and 15 single-detached units fronting onto Comdel Boulevard and Lichen Court.

On June 28, 2022, Vaughan Council ratified the June 21, 2022 recommendations of the Committee of the Whole to approve Official Plan Amendment File OP.21.011 (9465 Weston Limited) as follows:

1. THAT Official Plan Amendment File OP.21.011 (9465 Weston Limited) BE APPROVED, to amend the City of Vaughan Official Plan 2010 to redesignate a portion of the subject lands from “Natural Areas” to “Low-Rise Residential”, as shown on Attachment 3, to permit a row of townhouses to contain at least 3, but no more than 7, attached residential units, to permit back-to-back and dual frontage townhouse built forms in the Low-Rise Residential designation, and to permit a minimum vegetation protection zone of 3 m.



Appendix II
Existing Land Uses
Official Plan Amendment No. 83

File: OP.21.011
Related File: Z.21.018 and 19T-21V004
Location: Part of Lot 17, Concession 5
Applicant: 9465 Weston Limited
City of Vaughan

Lands Subject to Amendment No. 83