

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 196-2022

A By-law to adopt Amendment Number 84 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 84 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3” and “4”, 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 13th day of September, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 84
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3” and “4” constitute Amendment Number 84 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. 8 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on
September 13, 2022.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) (the ‘Amendment’) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.11, Policy 4.2.2.4 – “Site-Specific Policies”, Schedule 2 – “Land Use Plan”, Schedule 3 – “Density Plan”, and Schedule 4 – “Building Height Maximums”.

This Amendment will facilitate the following with respect to the Subject Lands identified as “Lands Subject to Amendment No. 84” on Schedules “1”, “2”, “3” and “4” attached here:

1. Redesignate the Subject Lands from Low-Rise Residential (2) to Low-Rise Residential (3);
2. Permit a maximum building height of 6-storeys;
3. Permit a maximum Floor Space Index (FSI) of 2.42 times the area of the lot; and
4. Permit a building setback of 3 metres from Islington Avenue all to facilitate the development of a low-rise residential apartment building at 8337, 8341, 8349, 8353 and 8359 Islington Avenue.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the southeast corner of Pine Grove Road and Islington Avenue, municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue being Part of Lots 9 and 10, Concession 7, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 84.”

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 communities, 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) and 1.6.6.2 regarding: focusing development to Settlement Areas; efficient lands 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; 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.

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 as the built form would efficiently intensify the Subject Lands. The Amendment will facilitate housing at a density supportive of the Growth Plan objectives, specifically Sections 1.2.1, 2.2.1(2)(a) and 2.2.2(2) regarding the achievement of complete communities, supporting a range and mix of housing options, directing the majority of growth to settlement areas and meeting minimum intensification targets. The Subject Lands are located within a Settlement Area and a Delineated Built-up area as defined by the Growth Plan, where intensification and the establishment of complete communities are encouraged.
3. The York Region Official Plan (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. 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 Islington Avenue, under the jurisdiction of York Region with a planned 30 metre right-of-way and are serviced by York Region Transit. The Amendment would offer additional housing types in the form of one and two-bedroom residential apartments within the Urban Area that is transit supportive.

4. The Subject Lands are located within a “Community Area” by Schedule 1 - Urban Structure of VOP 2010 and are designated “Low-Rise Residential (2)” by VOP 2010, specifically Volume 2, Section 11.11 - “Woodbridge Centre Secondary Plan” (WCSP) and are located within the Islington Avenue Corridor (IAC), as shown on Schedule 5 – “Distinct Character Areas” of the WCSP. The Subject Lands are also identified as within the “Built-Up Valley Lands” by Schedule 2 – Natural Heritage Network. The IAC is intended to retain its low-density character while providing a mix of built forms, densities and uses that enhance the streetscape and pedestrian realm by permitting a range of Low-Rise Residential and Commercial Mixed-Use designations and generous front yard setbacks.

The Amendment is appropriate for the following reasons:

- The development will support a height and density consistent with other approved developments along the IAC and facilitate an appropriate built form that utilizes the irregular shape of the Subject Lands while providing a transition to adjacent developments through a stepped building design.
- The proposed land use designation of Low-Rise Residential (3) is contemplated within the IAC and its envisioned urban structure to support the distinct low-density character of the area by proposing a one-storey increase above the five-storey maximum height permissions of the Low-Rise Residential (3) designation and stepping down to five and four-storeys towards the existing townhouse development to the south.
- The proposed front yard setback of 3 metres is required to provide room for the building footprint while maintaining enough space for the rear access lane and underground parking ramp. The 3 metre setback is in line with the adjacent townhouse development to the south and will provide front facing

ground floor units with walkways from Islington Avenue to proposed patios to contribute to the pedestrian focused streetscape character, consistent with the townhouses which provide a row of front facing units with walkways to their front doors from Islington Avenue.

5. The statutory Public Meeting was held on September 22, 2020. The recommendation of the Committee of the Whole to receive the Public Meeting report of September 22, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 29, 2020. Vaughan Council on June 28, 2022 ratified the June 21, 2022 Committee of the Whole recommendation to approve Official Plan Amendment File OP.20.004 (Pristine Home (Pine Grove) Inc.).
6. York Region, on October 23, 2020, exempted Official Plan Amendment File OP.20.004 from Regional approval, in accordance with YROP 2010 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 Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Amending Schedule 2 “Land Use Plan” of Volume 2, Section 11.11 of VOP 2010, by redesignating the Subject Lands, identified on Schedule “1” hereto, from Low-Rise Residential (2) to Low-Rise Residential (3);
2. Amending Volume 2, Section 11.11 of VOP 2010, Policy 4.2.2.4 – “Site-Specific Policies” by adding the following policy, to be renumbered in sequential order:
“(OPA #84) b. 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue designated Low-Rise Residential (3):
 - i. A maximum FSI of 2.42 shall be permitted.
 - ii. Notwithstanding Section 4.2.2.3 c., a maximum building height of 6-storeys shall be permitted.
 - iii. Notwithstanding Section 4.2.4 (1), a minimum building setback of 3 metres from the Islington

Avenue right-of-way is required.

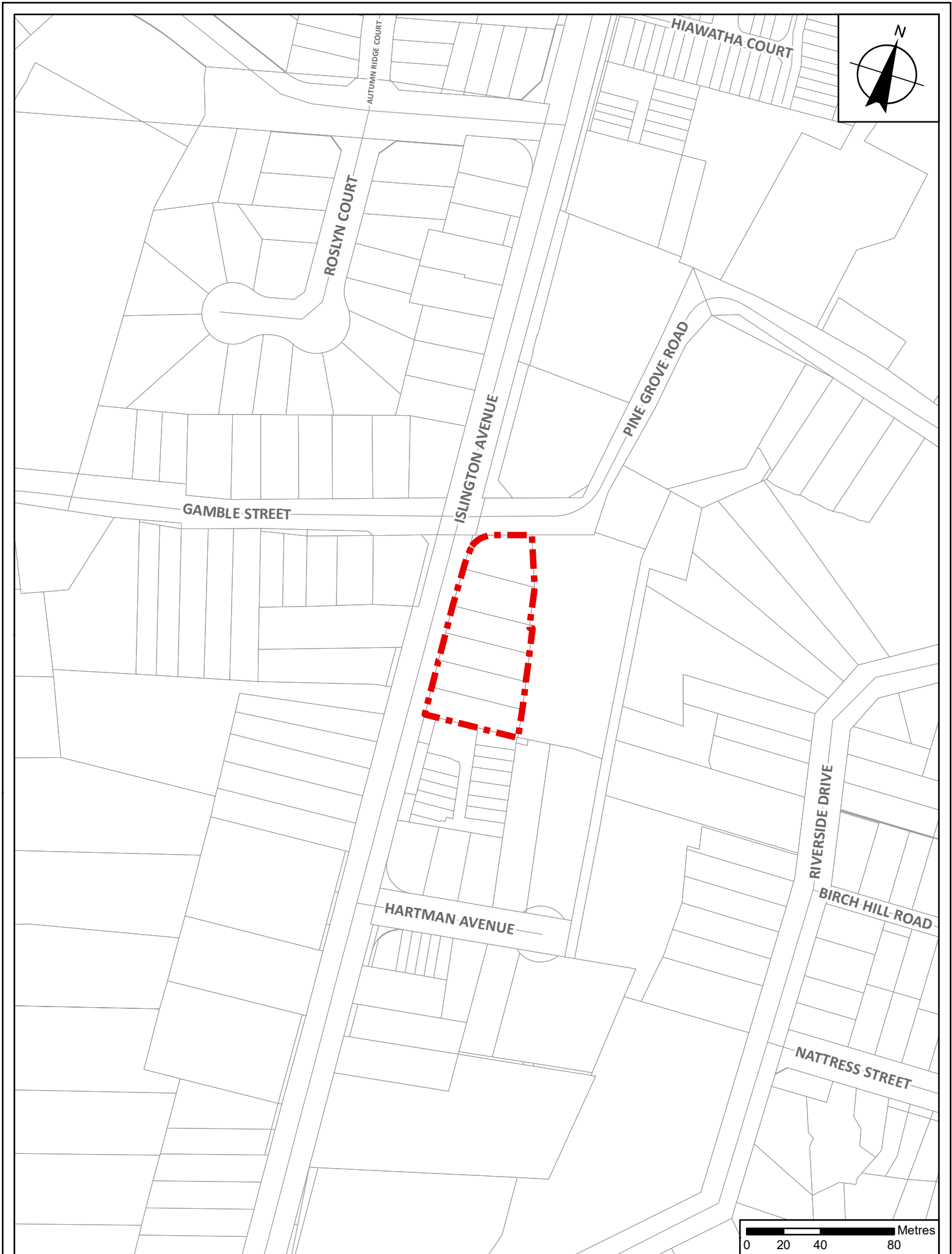
3. Amending Schedule 3 “Density Plan” of Volume 2, Section 11.11 of VOP 2010, as identified on Schedule “3” hereto, to identify a maximum FSI of 2.42 times the area of the lot for the Subject Lands; whereas an FSI of 1 times the area of the lot is permitted;
4. Amending Schedule 4 “Building Height Maximums” of Volume 2, Section 11.11 of VOP 2010, as identified on Schedule “4” hereto, to identify a maximum Building Height of 6-storeys for the Subject Lands; whereas a maximum Building Height of 5-storeys is 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. 84
Adopted the 13th Day Of September, 2022

File: OP.20.004

Related File: Z.20.011

Location: Part of Lots 9 and 10, Concession 7

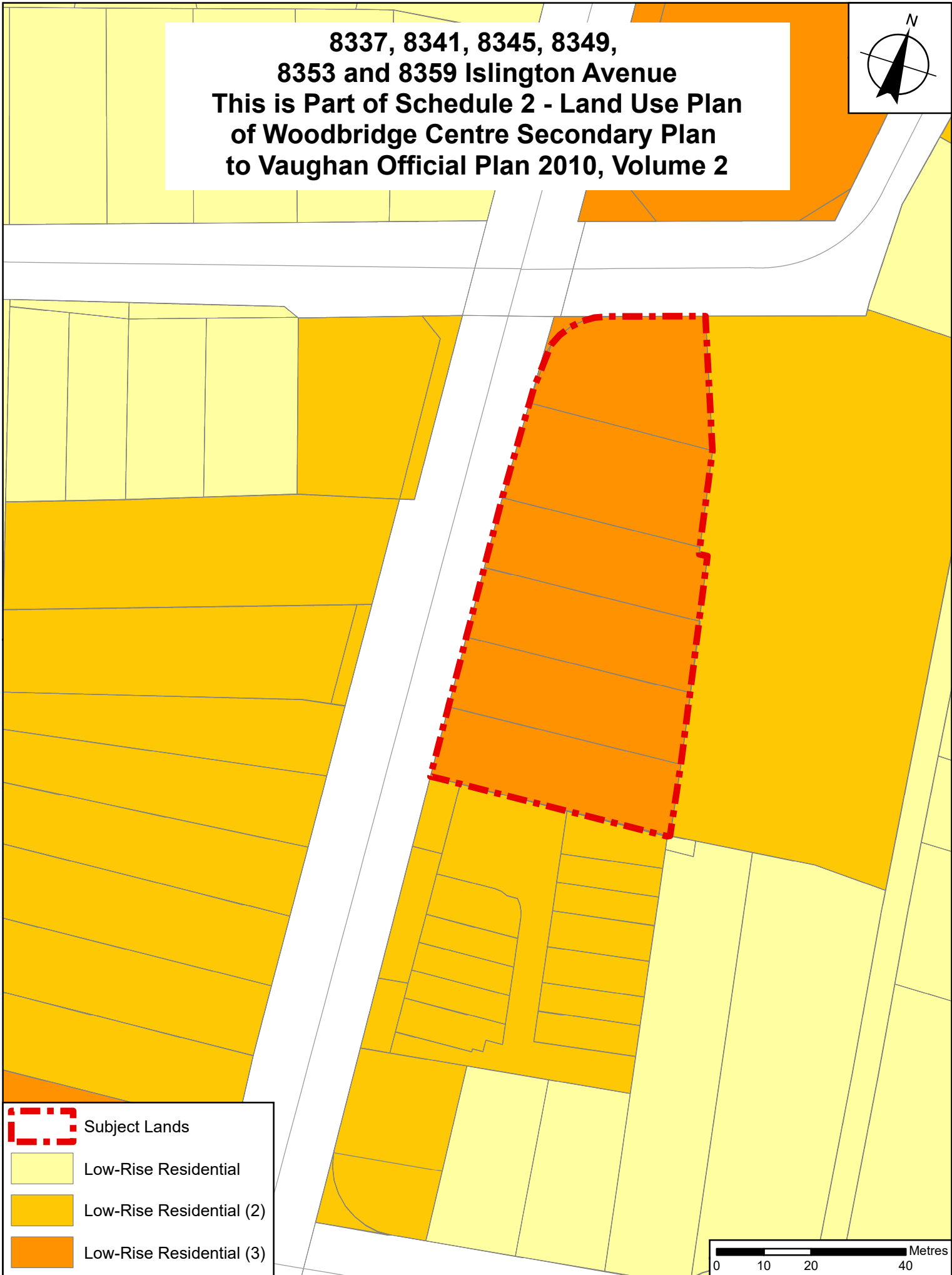
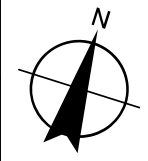
Applicant: Pristine Homes (Pine Grove) Inc.

City of Vaughan



Lands Subject to
Amendment No. __

**8337, 8341, 8345, 8349,
8353 and 8359 Islington Avenue
This is Part of Schedule 2 - Land Use Plan
of Woodbridge Centre Secondary Plan
to Vaughan Official Plan 2010, Volume 2**



**This is Schedule '2'
To Official Plan Amendment No. 84
Adopted the 13th Day Of September, 2022**

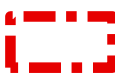
File: OP.20.004

Related File: Z.20.011

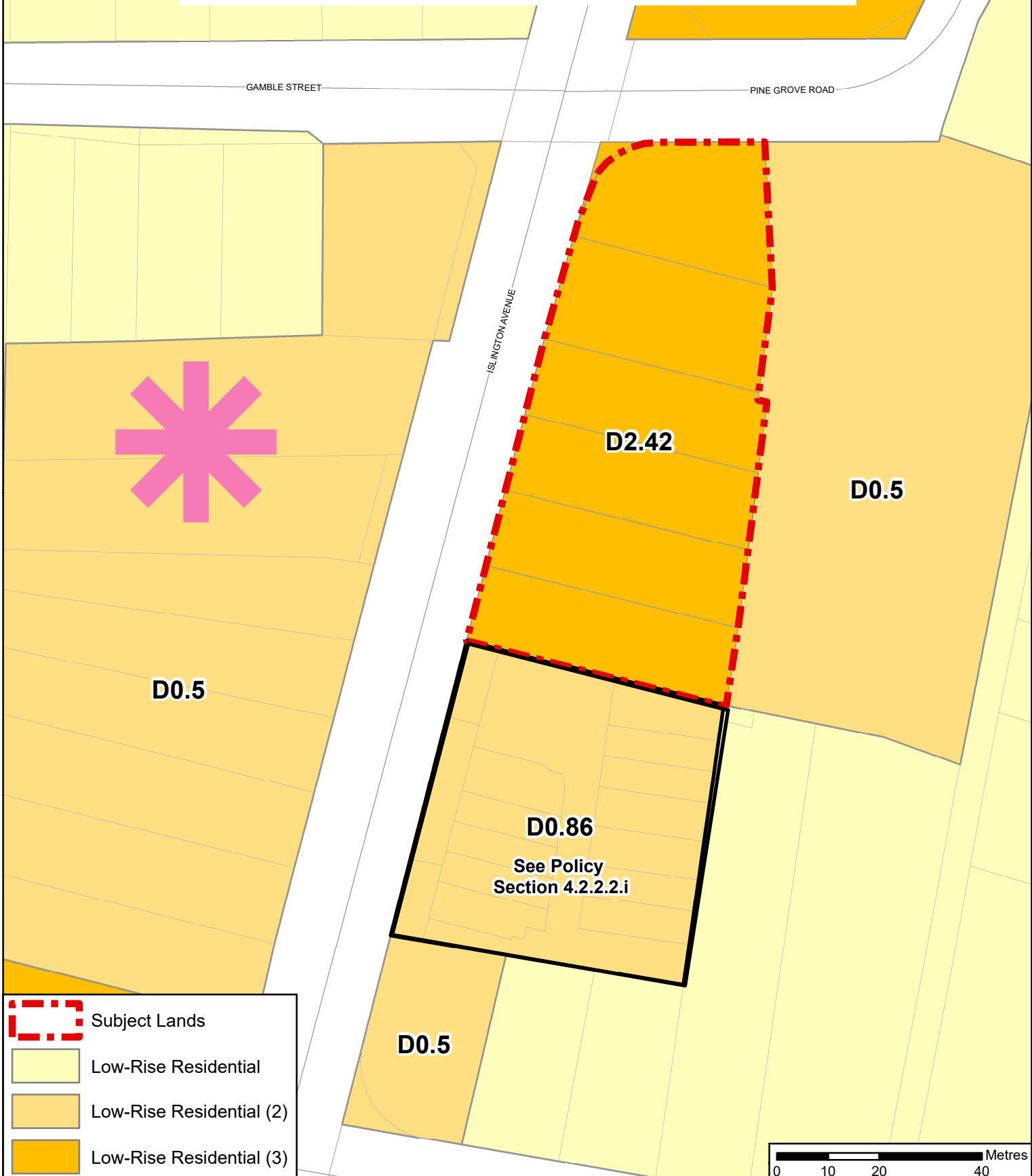
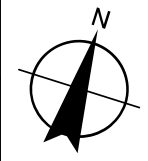
Location: Part of Lots 9 and 10, Concession 7





Applicant: Pristine Homes (Pine Grove) Inc.

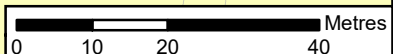
City of Vaughan

 Lands Subject to
Amendment No. __

**8337, 8341, 8345, 8349,
8353 and 8359 Islington Avenue**
**This is Part of Schedule 3 - Density Plan
of Woodbridge Centre Secondary Plan
to Vaughan Official Plan 2010, Volume 2**



-  Subject Lands
-  Low-Rise Residential
-  Low-Rise Residential (2)
-  Low-Rise Residential (3)

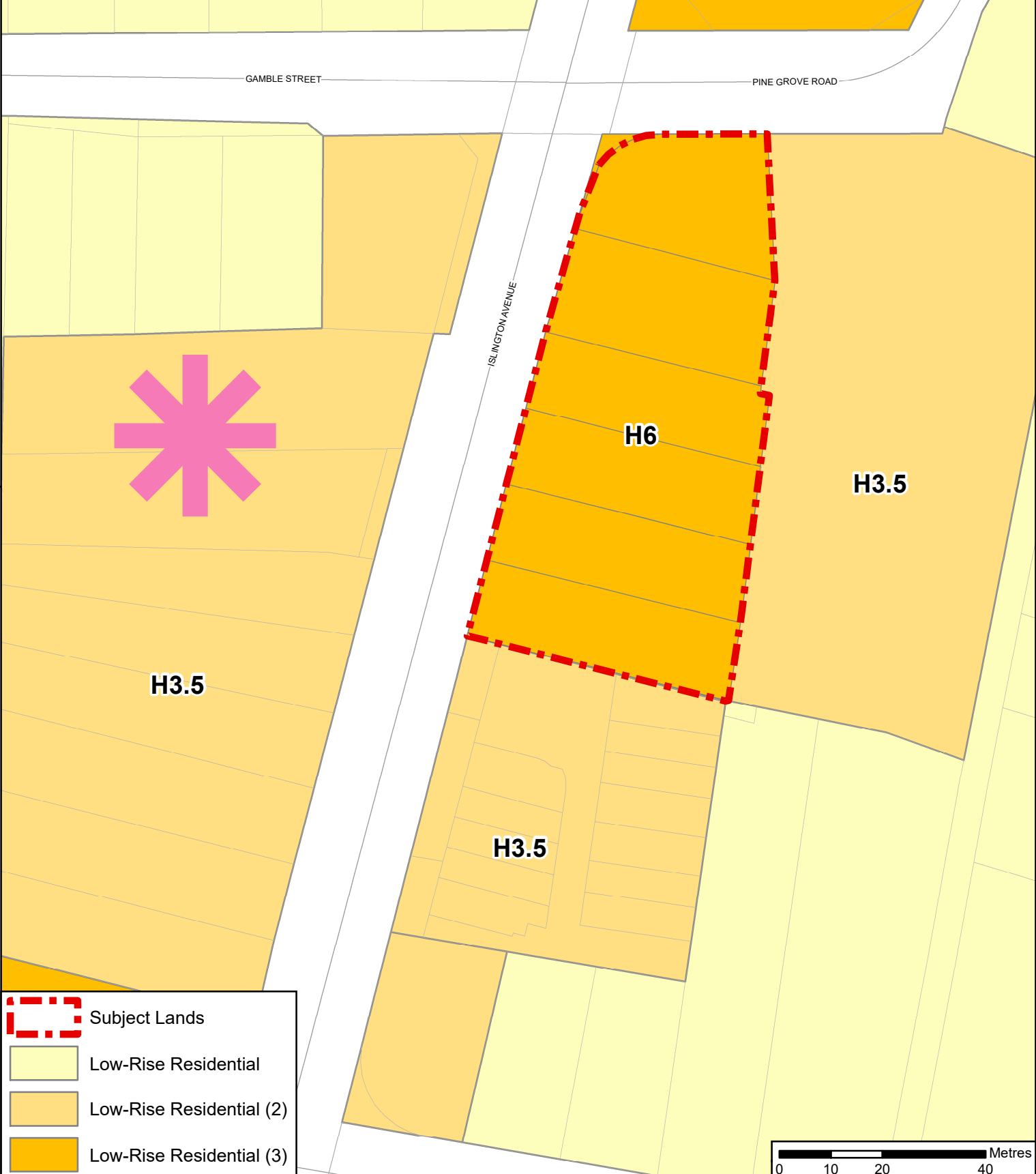
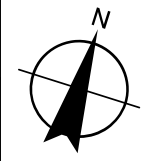


This is Schedule '3'
To Official Plan Amendment No. 84
Adopted the 13th Day Of September, 2022

File: OP.20.004
Related File: Z.20.011
Location: Part of Lots 9 and 10, Concession 7
Applicant: Pristine Homes (Pine Grove) Inc.
City of Vaughan


 Lands Subject to
Amendment No. 84

**8337, 8341, 8345, 8349,
8353 and 8359 Islington Avenue**
**This is Part of Schedule 4 - Building Height Maximums
of Woodbridge Centre Secondary Plan
to Vaughan Official Plan 2010, Volume 2**



This is Schedule '4'
To Official Plan Amendment No. 84
Adopted the 13th Day Of September, 2022

File: OP.20.004
Related File: Z.20.011
Location: Part of Lots 9 and 10, Concession 7
Applicant: Pristine Homes (Pine Grove) Inc.
City of Vaughan

 **Lands Subject to
Amendment No. 84**

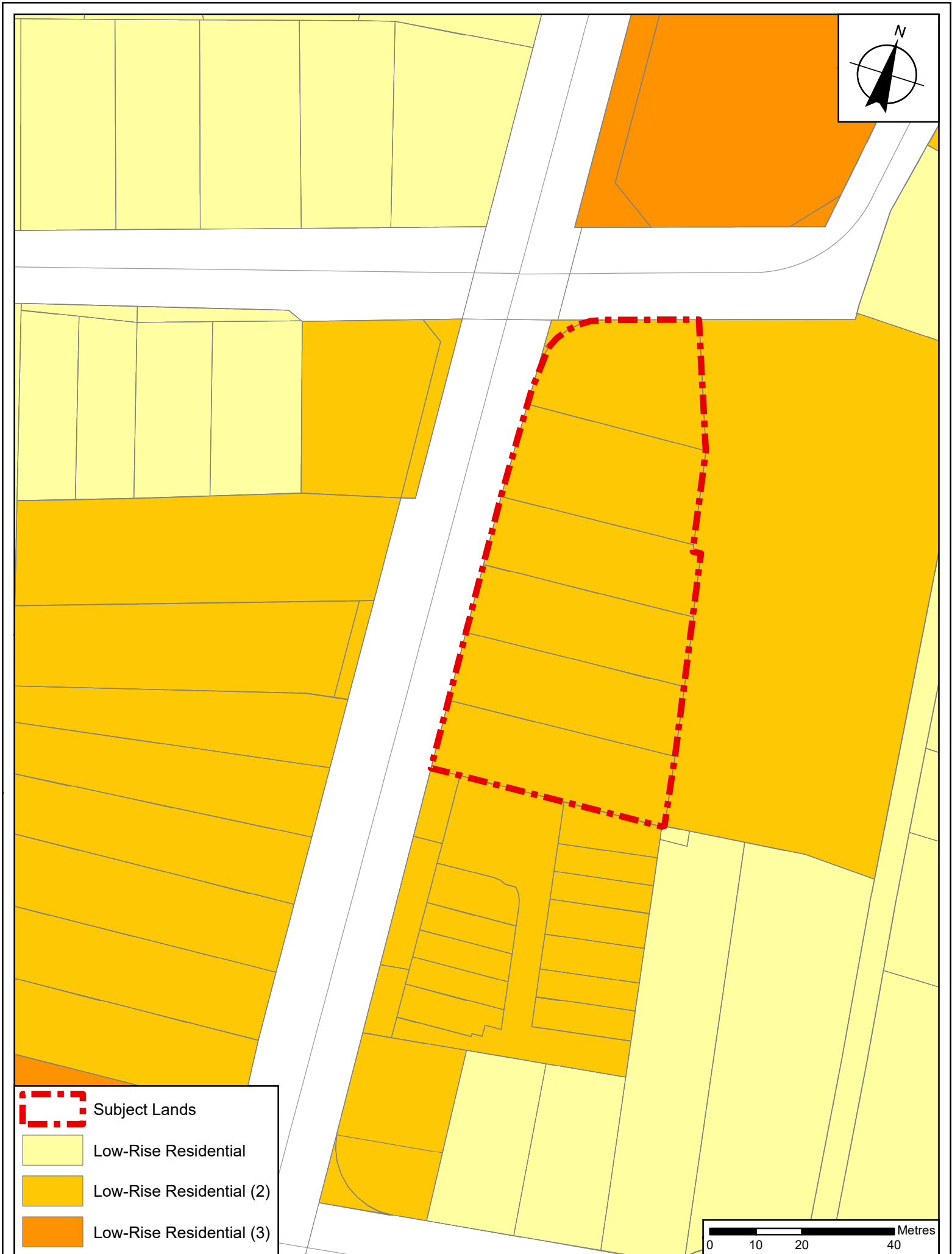
APPENDIX I

The Subject Lands subject to this Amendment are located on the southeast corner of the intersection of Islington Avenue and Pine Grove Road, municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue being Part of Lots 9 and 10, Concession 7, in the City of Vaughan.

The purpose of this Amendment is to redesignate the subject lands from Low-Rise Residential (2) to Low-Rise Residential (3), to permit a maximum building height of 6-storeys and Floor Space Index of 2.42 times the area of the lot, and to permit a building setback of 3 m from Islington Avenue.

On September 13, 2022, Vaughan Council ratified the September 13, 2022 recommendation of the Committee of the Whole (1), to approve Official Plan Amendment File OP.20.004 (Pristine Homes (Pine Grove) Inc.) as follows:

- “1 THAT Official Plan Amendment File OP.20.004 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010, specifically the Woodbridge Centre Secondary Plan, to redesignate the subject lands from Low-Rise Residential (2) to Low-Rise Residential (3), as shown on Attachment 2, to permit a maximum permitted building height of 6-storeys and Floor Space Index of 2.42 times the area of the lot, and to permit a building setback of 3 m from Islington Avenue.”



Appendix II Existing Land Uses Official Plan Amendment No. 84

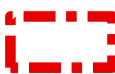
File: OP.20.004

Related File: Z.20.011

Location: Part of Lots 9 and 10, Concession 7

Applicant: Pristine Homes (Pine Grove) Inc.

City of Vaughan

 Lands Subject to
Amendment No. __