

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 198-2022

A By-law to adopt Amendment Number 89 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 89 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2” and “3” 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 89
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 89 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I”.

Authorized by Item No. 1 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) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 13 Site Specific Policies to redesignate the Subject Lands from Low-Rise Residential to Mid-Rise Residential with site-specific exceptions to permit a mixed-use development with a maximum height of 5 storeys and a maximum Floor Space Index (FSI) of 1.0 times the area of the lot.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Lands Subject to Amendment No. 89 on Schedule “1” attached hereto:

1. Permit a 5-storey mid-rise building addition to an existing institutional building (Place-of-Worship) consisting of 30 affordable dwelling units and 1,222 m² of additional space devoted to the Place-of-Worship, with a maximum Floor Space Index (FSI) of 1.0 on the Subject Lands; and
2. Permit a maximum building height of 5-storeys or 18 metres measured to the highest point of the roof surface of the building.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the east side of Bathurst Street, south of Flamingo Road, being Part of Lots 33 and 34, Concession 1, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 89.”

III BASIS

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

1. The Provincial Policy Statement 2020 (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 on supporting appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected.

The proposal is consistent with the intent of the PPS of creating transit-supportive development that will add to the range and mix of housing options in the community. Permitting the 5-storey mid-rise building addition will promote intensification by efficiently utilizing the Subject Lands for housing within the existing Settlement Areas.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides policy directives on a wide range of issues, including land-use planning, urban form and housing. The Growth Plan provides a framework for managing growth within the Greater Golden Horseshoe including direction for where and how to grow.

The Official Plan Amendment (Amendment) will utilize the Subject Lands more efficiently, make use of existing infrastructure and provide housing supportive of the Growth Plan objectives. Permitting the development will add variety to the housing options available within the community and will be located within the existing settlement areas therefore assisting in reducing the need for new settlement areas.

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” and are located on a “Regional Corridor” on Map 1 - Regional Structure of the YROP. Bathurst Street is identified as a “Regional Rapid Transit Corridor” on Map 11 – Transit Network and is also identified as “Cycling Facilities on Regional Roads and Right-of-Ways” on Map 10 – Regional Cycling Network of YROP.

The Amendment will diversify the range of housing types found in the community, while utilizing a density and compact urban form that is transit supportive. The dwelling units will be affordable and contribute to creating an inclusive community. The Amendment will facilitate a compact built form that will add to the diverse building stock in the community. “Regional Corridors” are encouraged to have a greater intensity of development. The Official Plan Amendment represents a level of residential intensification that complements the surrounding low-rise residential development.

4. The Subject Lands are located on a “Regional Intensification Corridors” on Schedule 1 – Urban Structure of VOP 2010 and is designated “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010. The “Low-Rise Residential” designation permits residential uses and the following building types: detached houses, semi-detached houses, townhouses, and public and private institutional buildings.

In order to facilitate the development an Official Plan Amendment is required to redesignate the Subject Lands to “Mid-Rise Residential” with a maximum permitted height of 5-storeys and a Floor Space Index (‘FSI’) of 1.0 times the area of the lot. The Amendment is supported by the Development Planning Department as the

Development will be oriented towards Bathurst Street therefore contributing to the urbanization of the “Regional Intensification Corridors” as identified in VOP 2010, is appropriately setback a minimum of 7.5 m from low-rise residential use pursuant to section 9.2.3.5 c) of VOP 2010 and well within the 45-degree angular plane measure from the abutting property line.

The Amendment will contribute to diversifying housing options in the City of Vaughan by adding 30 affordable dwelling units to the community. The Development will also be located adjacent to a “Regional Rapid Transit Corridor” as defined by Schedule 10 - “Major Transit Network” of VOP 2010. Bathurst Street is a part of the “Regional Rapid Transit Corridor” and Bus Rapid Transit (‘BRT’) line which currently operates on the corridor. The Amendment is transit supportive and will complement the BRT line.

5. The Statutory Public Meeting was held on September 22, 2020, and a subsequent second Public Meeting on April 5, 2022. The recommendations of the Committee of the Whole to receive the Public Meeting reports of September 22, 2020 and April 5, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 29, 2020, and April 26, 2022. Vaughan Council on September 13, 2022, ratified the September 13, 2022, Committee of the Whole recommendation to approve Official Plan Amendment File OP.19.016 (Chabad Lubavitch of Southern Ontario).
6. York Region on February 28, 2020, identified Official Plan Amendment File OP.19.016 as a routine matter of local significance and has therefore been exempted from approval by York Region Council. In accordance with Regional Official Plan policy 8.3.8 and By-law A-0265-199-017, the Amendment does not adversely affect regional planning policies or interests.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, is hereby amended by:

1. Amending Volume 1, Schedule 13 “Land Use” of VOP 2010 by redesignating the Subject Lands, identified on Schedule 1, from “Low-Rise Residential” to “Mid-Rise Residential” and identifying a Maximum Building Height of 5-storeys or 18 metres and a Floor Space Index (FSI) of 1.0 on the Subject Lands as shown on Schedule 2.
2. Amending Volume 1, Schedule 14-C “Areas Subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands, identified on Schedule “1” to this Amendment and municipally known as 8001 Bathurst Street, as Item 66 as shown on Schedule

“3” to this Amendment.

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

“(OPA # 89) (13.1.1.66) The lands known as 8001 Bathurst Street and identified on Schedule 14-C (as Item 66) are subject to the policies set out in Section 13.67 of this Plan”

4. 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 # 89) 13.67 – 8001 Bathurst Street

13.67.1 General 13.67.1.1

The following policies shall apply to the land identified on Map 13.67.A

13.67.1.2

- i. A maximum building height of 5-storeys shall be permitted
- ii. A maximum FSI of 1.0 shall be permitted
- iii. Notwithstanding Policy 9.2.2.3.b iii) respecting permitted uses in designated “Mid-Rise Residential” areas, small-scale convenience retail shall not be permitted on the Subject Lands.

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*, R.S.O. 1990, c. P.13.

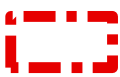
VI INTERPRETATION

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.

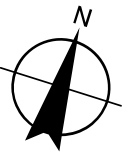


This is Schedule '1'
 To Official Plan Amendment No. 89
 Adopted the 13th Day Of September, 2022

File: OP.19.016
Related File: Z.19.040
Location: Part of Lots 33 and 34, Concession 1
Applicant: Chabad Lubavitch of Southern Ontario
City of Vaughan

 Lands Subject to
 Amendment No. 89

**Map 13.67.A - 8001 Bathurst Street
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '2'
To Official Plan Amendment No. 89
Adopted the 13th Day Of September, 2022**

File: OP.19.016

Related File: Z.19.040

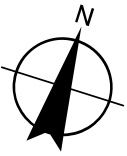
Location: Part of Lots 33 and 34, Concession 1

Applicant: Chabad Lubavitch of Southern Ontario

City of Vaughan



**Lands Subject to
Amendment No. 89**



**This is Part of Schedule 14-C - Area Subject to
Area Specific Plans To Vaughan Official Plan 2010, Volume 1**



**THIS IS SCHEDULE '3'
TO OFFICIAL PLAN AMENDMENT No. 89
ADOPTED THE 13TH DAY OF SEPTEMBER, 2022**

File: OP.19.016

Related File: Z.19.040

Location: Part of Lots 33 and 34, Concession 1

Applicant: Chabad Lubavitch of Southern Ontario

City of Vaughan

 **LANDS SUBJECT TO AMENDMENT No. 89**

APPENDIX I

The Subject Lands are located on the east side of Bathurst Street south of Flamingo Road in the City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands from Low-Residential to Mid-Rise Residential with a maximum height of 5-storeys or 18 metres and an FSI of 1.0 times the lot area to permit the addition of a 5-storey residential building.

On September 13, 2022, Vaughan Council ratified the September 13, 2022 recommendation of the Committee of the Whole (1), to approve Official Amendment file OP.19.016 (Chabad Lubavitch of Southern Ontario) as follows:

“THAT Official Plan Amendment File OP.19.016 (Chabad Lubavitch of Southern Ontario) BE APPROVED, to amend the City of Vaughan Official Plan 2010, Volume 1, to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” with a maximum permitted FSI of 1.0 times the area of the lot and a maximum building height of 5-storey, together with site-specific amendments.”

As VOP 2010 is now in effect, the subject amendment to the Official Plan will apply to VOP 2010.