

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 149-2018

A By-law to adopt Amendment Number 29 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 29 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 19th day of June 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 21
of the Committee of the Whole,
Adopted by Vaughan City Council on
June 19, 2018.

**AMENDMENT NUMBER 29
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitute Amendment Number 29 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. 3 of Report No. 21
of the Committee of the Whole
Adopted by Vaughan City Council on
June 19, 2018.

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 12.3 Keele Valley Landfill Area Policies to facilitate the development of a 4-storey office building and the expansion of an existing parking area.

This Amendment will facilitate the following with respect to the Subject Lands identified as “Area Subject to Amendment No. 29” on Schedule “1” attached hereto:

1. Re-designate the Lands from “Private Open Space – Policy Area 3” to “Community Commercial Mixed-Use”.
2. To permit the required parking for the development of an office building on the lands designated “Community Commercial Mixed-Use” to be located on the adjacent lands designated “Private Open Space”.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the east side of McNaughton Road East, south of Eaglet Court, in Part of Lot 22, Concession 3, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 29.”

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement (the “PPS”) 2014 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. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, 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, support active transportation and, are transit-supportive, where transit is planned, exists or may be developed.

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

The development represents the intensification of a currently underutilized parcel of land within a settlement area in the City of Vaughan. The built form is designed to be compatible with the surrounding land uses and will support new residential and mixed-use growth planned for the surrounding area. The development represents an appropriate use of a remnant parcel of land in a settlement area, that is consistent with the policies of the PPS.

2. The Growth Plan is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2031. The Growth Plan seeks to guide decisions on a number of matters including: transportation, infrastructure, land-use planning, urban form, housing, natural heritage and resource protection. The Growth Plan includes population and employment projections for the Greater Golden Horseshoe area that are to be implemented by regional and local municipalities.

With regard to how population and employment growth is to be accommodated, the Growth Plan identifies the importance of optimizing the use of the existing land supply to avoid the overdesignated of new land for future urban development. Objectives of the Growth Plan include creating complete communities that offer a range of options to live, work and play; provide greater choice in housing types to meet the needs of people in various states of life; curb urban sprawl and reduce traffic by improved access to a range of transportation options.

The Subject Lands are located within the built boundary of the Growth Plan. The development will improve an underutilized parcel of land, and will contribute to the efficient use of existing and planned infrastructure including roads, and private parking facilities that will be better utilized through the intensification of uses on the Subject Lands that are also appropriate and compatible with the existing and planned surrounding uses.

The development will efficiently use existing infrastructure, thereby meeting this objective of the Growth Plan. The development would introduce a compact and efficient built form of development on an underutilized parcel of land and improve the urban aesthetic.

The Subject Lands are located in close proximity to existing residential, retail, and institutional uses, are served by an existing bus route, and are located within one kilometer of the Maple Go Station, which will encourage the use of alternative modes of transportation. The Development conforms to the relevant policies and objective of the Growth Plan.

3. The Subject Lands are designated "Oak Ridges Moraine Settlement Area" by the Oak Ridges Moraine Conservation Plan ("ORMCP"), which permits the existing turf maintenance and office buildings and development.
4. The York Region Official Plan ("YROP 2010") designates the Subject Lands as "Urban Area", which permits a range of residential, commercial, industrial and institutional uses. The office development and expansion parking of an existing parking area conform to the YROP 2010.
5. The expanded parking lot is designated "Private Open Spaces – Policy Area 3" by VOP 2010, Volume 2, Area Specific Policy 12.3 – Keele Valley Landfill Area. Policy 12.3, has been appealed to the Local Planning Appeal Tribunal ("LPAT"), formerly known as the Ontario Municipal Board ("OMB"), by landowners in the immediate area. The Subject Lands are located within the boundary of Specific Policy 12.3, however since this policy of VOP 2010 has been appealed to the LPAT, it is not in-effect on the Subject Lands.

The land use designation for the proposed office building is incorrectly identified in VOP 2010 on Schedule 13 (Volume 1) as "Private Open Spaces". The correct land use designation is "Community Commercial Mixed-Use" as identified in OPA #332, as amended. The land use designation is also incorrectly identified in Volume 2, Area Specific Policy 12.3 – Keele Valley Landfill Area Map 12.3.A (Volume 2) as "Private Open Spaces – Policy Area 3" of VOP 2010. The correct land use designation is "Commercial Mixed-Use" as identified in OPA #332, as amended.

The "Community Commercial Mixed-Use" permits commercial uses including the development. The parking area used for the office building is not a permitted use in "Private Open Spaces-Policy Area 3" therefore, this Amendment is required. The development conforms to the PPS, the Growth Plan and YROP 2010.

6. The statutory Public Hearing was held on June 20, 2017. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 20, 2017, and to

forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 27, 2017. Vaughan Council approved Official Plan Amendment File OP.17.004 (York Major Holdings) on June 19, 2018.

7. On July 7, 2017, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Amending Schedule 13 "Land Use" of Volume 1 of VOP 2010 by redesignating the Subject Lands, from "Private Open Spaces" to "Community Commercial Mixed-Use" in the manner shown as Schedule "1", attached hereto.
2. Amending the title to Section 12.3.2.16 of Volume 2 of the "Keele Valley Landfill Area" Plan to:
"200 McNaughton Road/ Commercial Mixed-Use".
3. Adding the following policy to the end of Section 12.3.2.13 of Volume 2 of the "Keele Valley Landfill Area" Plan:

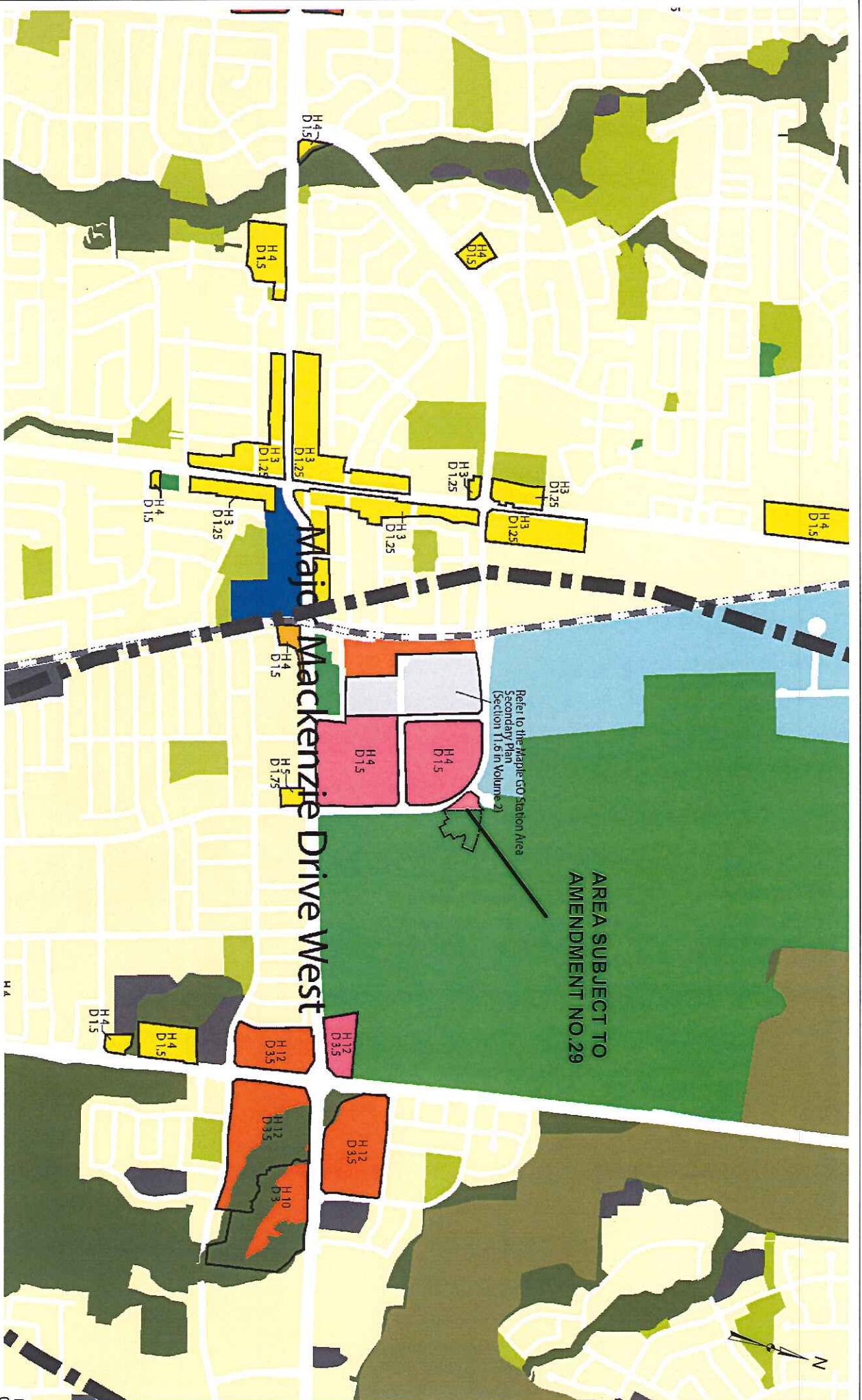
"The expanded parking lot located on lands designated "Private Open Spaces – Policy Area 3" shall be shared with the existing office and golf maintenance buildings located on 10,000 Dufferin Street and the office development located on lands designated "Commercial Mixed-Use", municipally known as 1 Eaglet Court."
4. Amending Map 12.3.A "Keele Valley Landfill Area – Land Use Plan" of Volume 2 of VOP 2010, as per Schedule "2", to redesignate the Subject Lands, from "Private Open Spaces – Policy Area 3" to "Commercial Mixed-Use".

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 Vaughan Zoning By-law 1-88, and Site Development Approvals, 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.



Refer to the Maple GO Station Area Secondary Plan (Section 11.6 in Volume 2)

AREA SUBJECT TO AMENDMENT NO.29

VAUGHAN

SCHEDULE 13

Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Assess
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedule 14)

Roads

- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside

Other

- Hamlet
- See Minister's Decision on OMMCP Designation
- Municipal Boundary

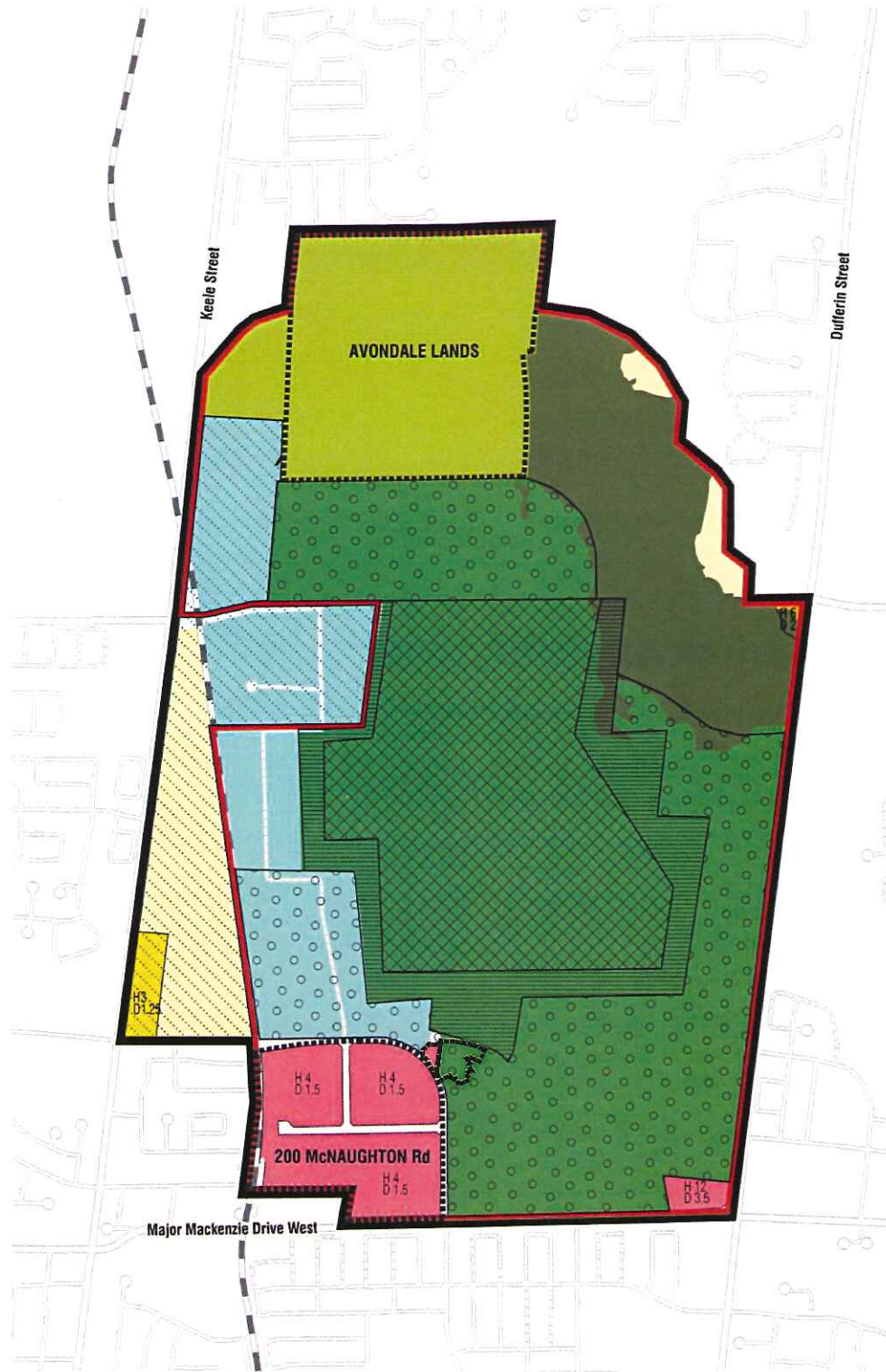
Refer to Schedule 14 for Lands Subject to Area and Site Specific codes in Volume 2



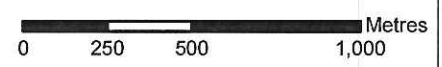
FILE: OP.17.004
 RELATED FILES: Z.17.010, DA.16.053 & DA.17.020
 LOCATION: PART OF LOT 22, CONCESSION 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT NO. 29
ADOPTED THE 19th DAY OF JUNE, 2018

MAP 12.3.A: KEELE VALLEY LANDFILL AREA - LAND USE PLAN



- | | | |
|----------------------|--------------------------------|---------------|
| Amendment Area | Low-Rise Mixed-Use | Policy Area 1 |
| Natural Areas | Mid-Rise Residential | Policy Area 2 |
| Parks | Commercial Mixed-Use | Policy Area 3 |
| Private Open Spaces | General Employment | Policy Area 4 |
| Low-Rise Residential | Waste Disposal Assessment Area | |



THIS IS SCHEDULE '2'
 TO OFFICIAL PLAN AMENDMENT NO. 29
 ADOPTED THE 19th DAY OF JUNE, 2018

FILE: OP.17.004
 RELATED FILES: Z.17.010, DA.16.053 & DA.17.020
 LOCATION: PART OF LOT 22, CONCESSION 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN

AREA SUBJECT TO
 AMENDMENT NO. 29

APPENDIX I

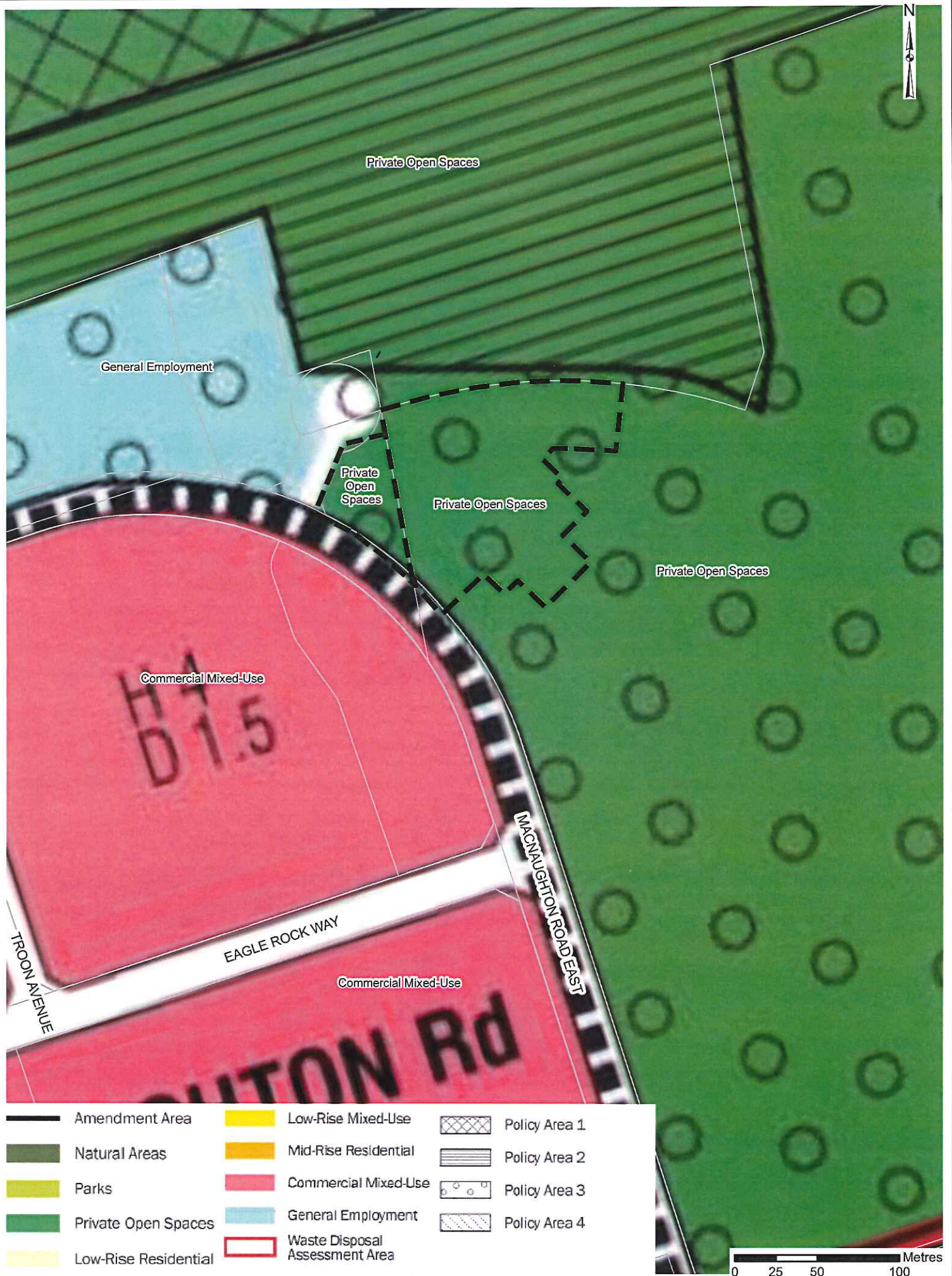
The Subject Lands are located on the southeast corner of McNaughton Road East and Eaglet Court, municipally known as 1 Eaglet Court and part of 10,000 Dufferin Street, being Part of Lot 22, Concession 3, City of Vaughan.

The purpose of this Amendment is the following:

1. To re-designate the Subject Lands from "Private Open Space – Policy Area 3" to "Community Commercial Mixed-Use".
2. To permit the required parking for the proposed office building on the lands designated "Community Commercial Mixed-Use" to be located on the adjacent lands designated "Private Open Space".

On June 19, 2018, Vaughan Council ratified the June 5, 2018 recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) as follows (in part):

- "1. THAT Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) BE APPROVED to:
 - a) amend in-effect Official Plan Amendment ("OPA") #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located in "Area B" and for the existing office and golf maintenance buildings located on "Area A" of the Subject Lands designated "Open Space Policy Area 3" and "Oak Ridges Moraine Settlement Area", as shown on Attachment #3;
 - b) to correct mapping errors in Vaughan Official Plan 2010 ("VOP 2010"), to correctly designate "Area B", as shown on Attachment #3, as "Community Commercial Mixed-Use" on Schedule 13 (Volume 1) and on Map 12.3.A Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2)."



APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 29

FILE: OP.17.004
 RELATED FILES: Z.17.010, DA.16.053 & DA.17.020
 LOCATION: PART OF LOT 22, CONCESSION 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN


 LANDS SUBJECT TO
 AMENDMENT NO. 29