

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 152-2018

A By-law to adopt Amendment Number 28 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 28 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "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 19th day of June 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 35 of Report No. 21
of the Committee of the Whole
Adopted by Vaughan City Council on
June 19, 2018.

AMENDMENT NUMBER 28
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1", "2", "3" and "4" constitute Amendment Number 28 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II"

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 the Schedules of Volume 1 and the Site-Specific Policies of Volume 2, Section 13.20.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 28" on Schedule "1" attached hereto:

1. Re-designate the lands subject to this amendment from "Natural Areas" to "Low-Rise Residential".
2. Permit a residential plan of subdivision consisting of 87 lots to be developed with detached dwelling units.
3. Include the following York Region site-specific policy:
"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to the Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of the un-opened Teston Road allowance, west of Dufferin Street, known municipally as 1600 Teston Road, being Part of Lot 26, Concession 2, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 28."

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, 2014* ("PPS") provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and

enables development while ensuring that the resources of provincial interests, public health and safety, and the quality of the natural and built environment are protected. Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

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.

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The Subject Lands are located within a defined settlement area by the PPS. The residential development achieves the intention of the Settlement Areas, Housing and Natural Heritage policies of the PPS, by making more efficient use of the Subject Lands as it minimizes land consumption, proposes a housing typology that will help meet projected housing needs, and utilizes existing servicing and infrastructure. In addition, the development will result in the long-term protection for the surrounding natural environment by bringing it into public ownership.

2. The Provincial *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") is intended to guide decision making on the development of land by encouraging compact built form, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

The Growth Plan states that the forecasted population and employment growth identified will be used for planning and managing growth to the horizon of the Growth Plan, and the forecasted growth within settlement areas will be focused in delineated built-up areas; strategic growth areas; and, areas with existing or planned public service facilities.

The Growth Plan supports the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to

accommodate the needs of all household sizes and incomes; and ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

The residential development is consistent with the policy framework envisioned by the Growth Plan by making more efficient use of the Subject Lands by incorporating a compatible form of ground related residential development within an existing built-up area, utilizing municipal services, providing a stormwater management pond and protecting for new Regional infrastructure, the extension of Teston Road.

3. The Subject Lands are located within the *Oak Ridges Moraine Conservation Plan* ("ORMCP") and are designated "Settlement Area". Development within the "Settlement Area" designation of the ORMCP shall focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the ORMCP Area and to maintain, and where feasible, restore the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and related ecological functions. New lots may be created in Settlement Areas subject to the policies of the ORMCP, the Owner must demonstrate that the residential development will not adversely affect the ecological integrity of the ORCMP.

The residential development conforms to the ORMCP as the lots for detached residential dwelling units are located on lands designated Settlement Area. The Owner has provided a vegetation protection zone as a separate buffer block to minimize the impacts of development on the adjacent core features and to maintain the connectivity of the natural heritage system. Both blocks will be dedicated into Public ownership to provide for the long-term protection of the surrounding natural environment.

4. The York Region Official Plan 2010 ("YROP 2010") designates the Subject Lands as "Urban Area" by Map 1 – "Regional Structure", which permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. The residential development conforms to the YROP 2010.

York Region has commenced the Terms of Reference for the Individual Environmental Assessment ("IEA") for the proposed Teston Road link between Keele Street and Bathurst Street. York Region, in consultation with residents, stakeholders and the general public will draft the Terms of Reference framework to guide the future IEA study. The project construction date is currently scheduled for 2026 and the Terms of Reference for the Teston Road IEA remains under review. The preferred alignment of Teston Road is being considered by York Region and all options of right-of-way

requirements are being protected. Therefore, York Region requests the implementing Official Plan Amendment include the following policy:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

5. The Subject Lands are designated "Natural Areas" by Vaughan Official Plan 2010 (VOP 2010) as identified on Schedule 13 - "Land Use" and are subject to Site-Specific Policy 13.20 of VOP 2010, Volume 2. Site-Specific Policy 13.20 states that notwithstanding Schedule 13 – "Land Use" the "Enhancement Area" policies in Section 3.2.3 of VOP 2010, Volume 1 shall apply to the Subject Lands.

Enhancement Areas are identified conceptually on Schedule 2 – "Natural Heritage Network" of VOP 2010. The Subject Lands are identified as an "Unapproved" site under consideration for Core Feature additions, Core Feature deletions or classification as an Enhancement Area. Enhancement Areas have the potential to provide additional habitat and or ecological connectivity to the Natural Heritage Network through restoration or re-naturalization. Enhancement Areas including Unapproved areas are identified as approximate on Schedule 2 and as part of development process (*Planning Act* applications) environmental studies will be conducted to determine the final location and boundary of the Enhancement Area.

In accordance with Site-Specific Policy 13.20, and the Enhancement Area policies, the Owner submitted Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 (collectively, the "Applications") together with the required environmental studies in support of the Applications to re-designate the Subject Lands to "Low-Rise Residential" to permit the residential development.

VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or Toronto and Region Conservation Authority ("TRCA") as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management.

In accordance the enhancement area policies the Applications and supporting studies have been reviewed by internal City departments and external public agencies. The City and the TRCA are satisfied with the limits of development shown on Schedule "1" attached hereto. The Subject Lands identified as "Natural Areas" on Schedule "1" attached hereto, will remain designated "Natural Areas" and will be rezoned from A Agricultural Zone to OS5 Open Space Environmental Protection Zone and dedicated into public ownership.

The Subject Lands identified as "Oak Ridges Moraine Natural Core" on Schedule "1" attached hereto, will remain designated "Oak Ridges Moraine Natural Core" and zoned OS5 Open Space Environmental Protection Zone and dedicated into public ownership.

In consideration of the above, the Development Planning Department is satisfied that the residential development is consistent with the PPS conforms with the Growth Plan, *Oak Ridges Moraine Conservation Plan*, the York Region Official Plan, VOP 2010 and is compatible with the existing land uses in the surrounding area. The conveyance of the core features and their related vegetation protection zone will ensure the continued protection and comprehensive management of the natural heritage system.

6. The statutory Public Hearing was held on January 23, 2018. The recommendation of the Committee of the Whole was to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on January 30, 2018. On June 19, 2018 Vaughan Council amended and ratified the Committee of the Whole recommendation to approve Official Plan Amendment File OP.17.010, Zoning By-Law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009, (Teston Sands Inc.).
7. On June 13, 2018, 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 1 Urban Structure of Volume 1 of VOP 2010 by expanding the Community Areas as per Schedule "2" attached hereto;

2. Amending Schedule 2 Natural Heritage Network of Volume 1 of VOP 2010 by removing "Unapproved" area and defining the limits of Core Features as per Schedule "3" attached hereto;
3. Amending Schedule 14-C Areas Subject to Site Specific Plans of Volume 1 of VOP 2010 to include the reference to the appropriate section number in the legend as per Schedule "4" attached hereto.
4. Amending Schedule 13 Land Use of Volume 1 of VOP 2010 by re-designating the Subject Lands from "Natural Areas" to "Low-Rise Residential", in the manner shown on Schedule "1" attached hereto;
5. Amending Section 13.1 Lands Subject to Site Specific Policies by deleting policy 13.1.1.19 and substituting therefor the following policy 13.1.1.19:

"(OPA #28) 13.1.1.19 The lands known as 1600 Teston Road are identified on Schedule 14-C, as Item 19 and are subject to the policies set out in Section 13.20 of this Plan. (OPA #28)"

6. Deleting policy 13.20 1600 Teston Road and substituting therefor the following policy 13.20 1600 Teston Road:

"(OPA #28) (13.20) (1600 Teston Road)

13.20.1 General

13.20.1.1 The land use designations and the following policy shall apply to the lands identified on Map 13.20.A:

13.20.1.2 The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA.";

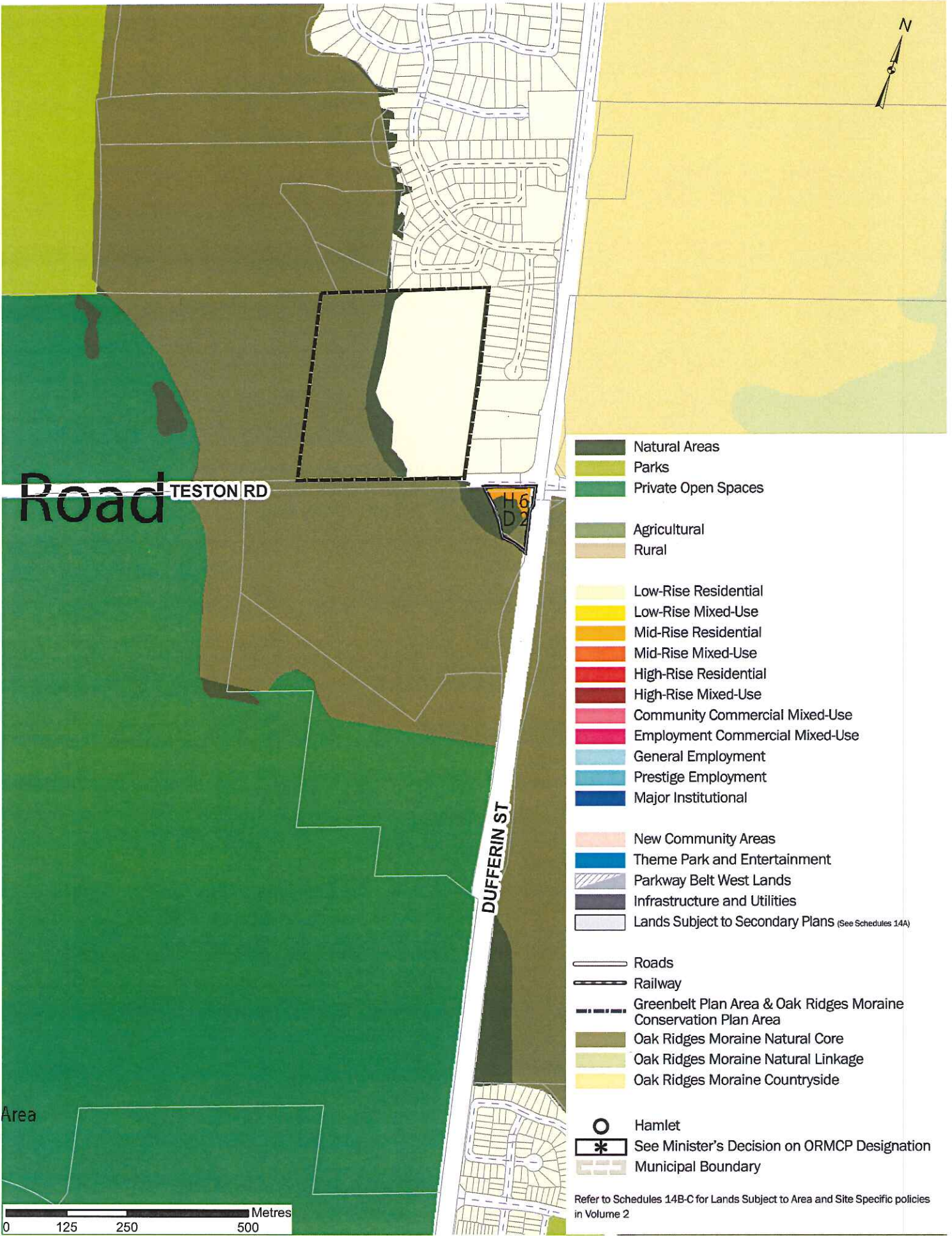
V IMPLEMENTATION

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 Draft Plan of Subdivision, 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.

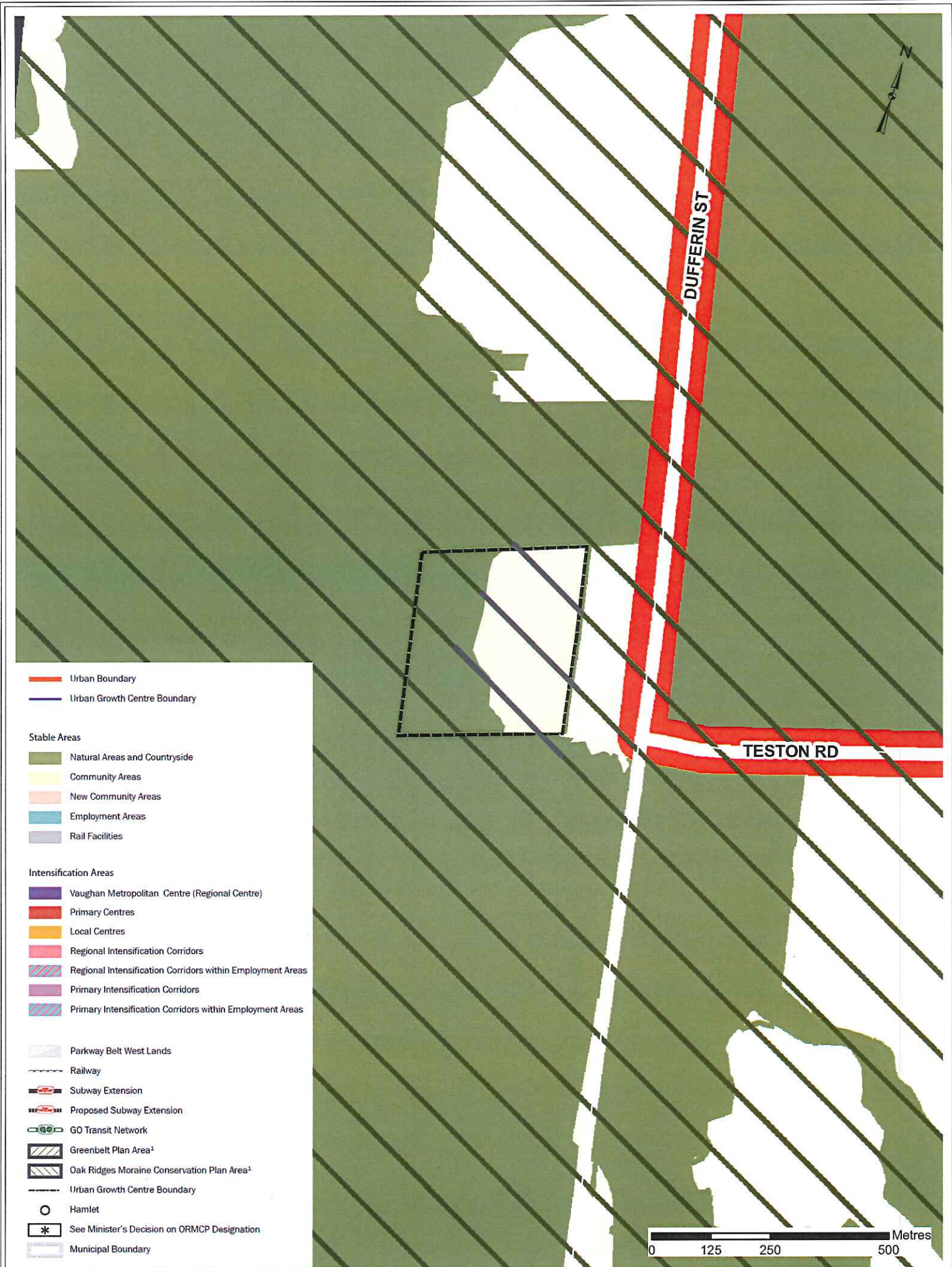
MAP 13.20.A: 1600 Teston Road



THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMMENDMENT NO. 28
ADOPTED THE 19th DAY OF JUNE, 2018

FILE: OP.17.010
RELATED FILES: Z.17.026, 19T-17V009
LOCATION: PART OF LOT 26, CONCESSION 3
APPLICANT: TESTON SANDS INC.
CITY OF VAUGHAN


LANDS SUBJECT TO
AMENDMENT NO. 28



THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMMENDMENT NO. 28
ADOPTED THE 19th DAY OF JUNE, 2018

FILE: OP.17.010

RELATED FILES: Z.17.026, 19T-17V009

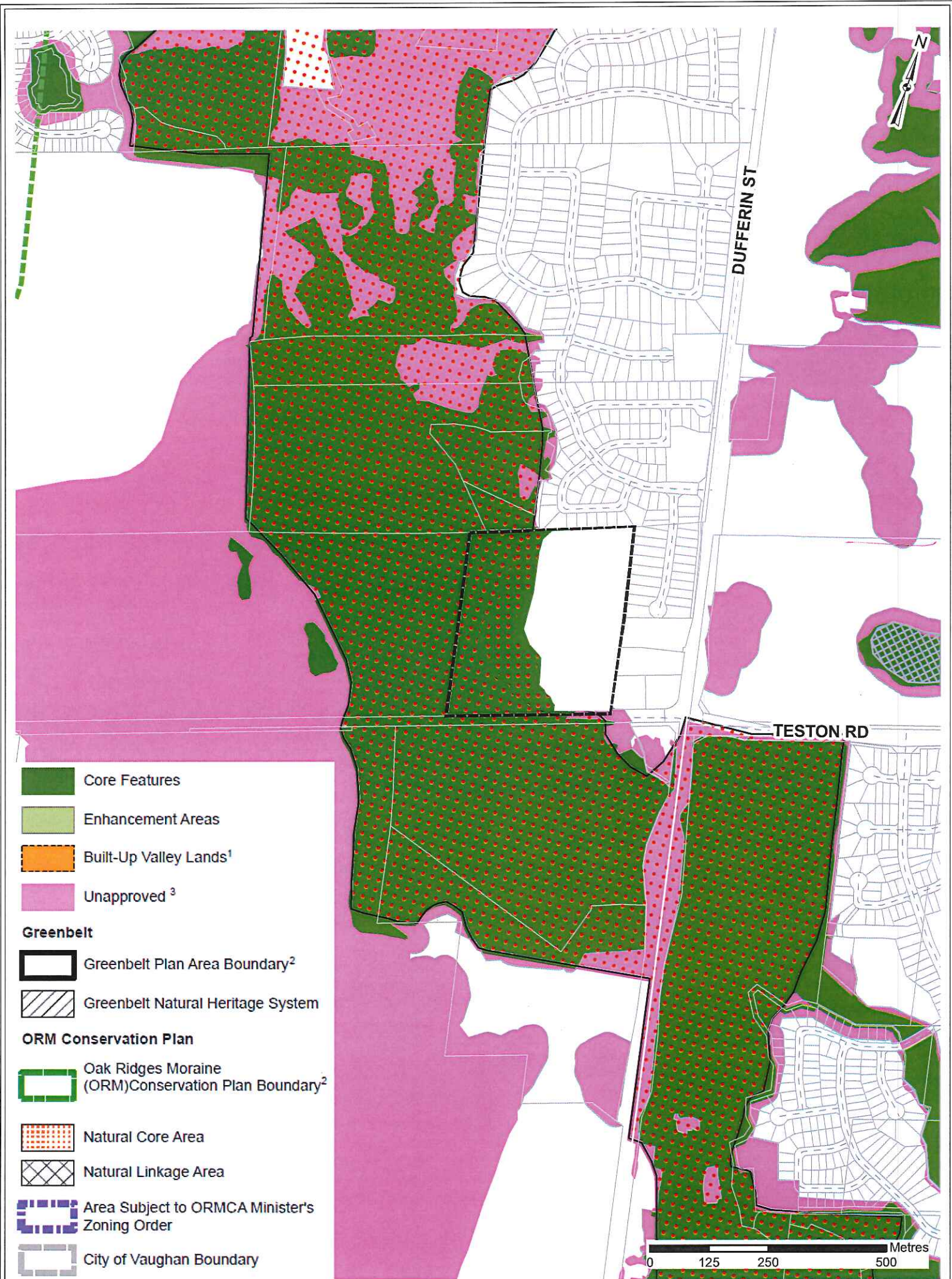
LOCATION: PART OF LOT 26, CONCESSION 3

APPLICANT: TESTON SANDS INC.

CITY OF VAUGHAN



LANDS SUBJECT TO
AMENDMENT NO. 28



THIS IS SCHEDULE '3'
TO OFFICIAL PLAN AMMENDMENT NO. 28
ADOPTED THE 19th DAY OF JUNE, 2018

FILE: OP.17.010

RELATED FILES: Z.17.026, 19T-17V009

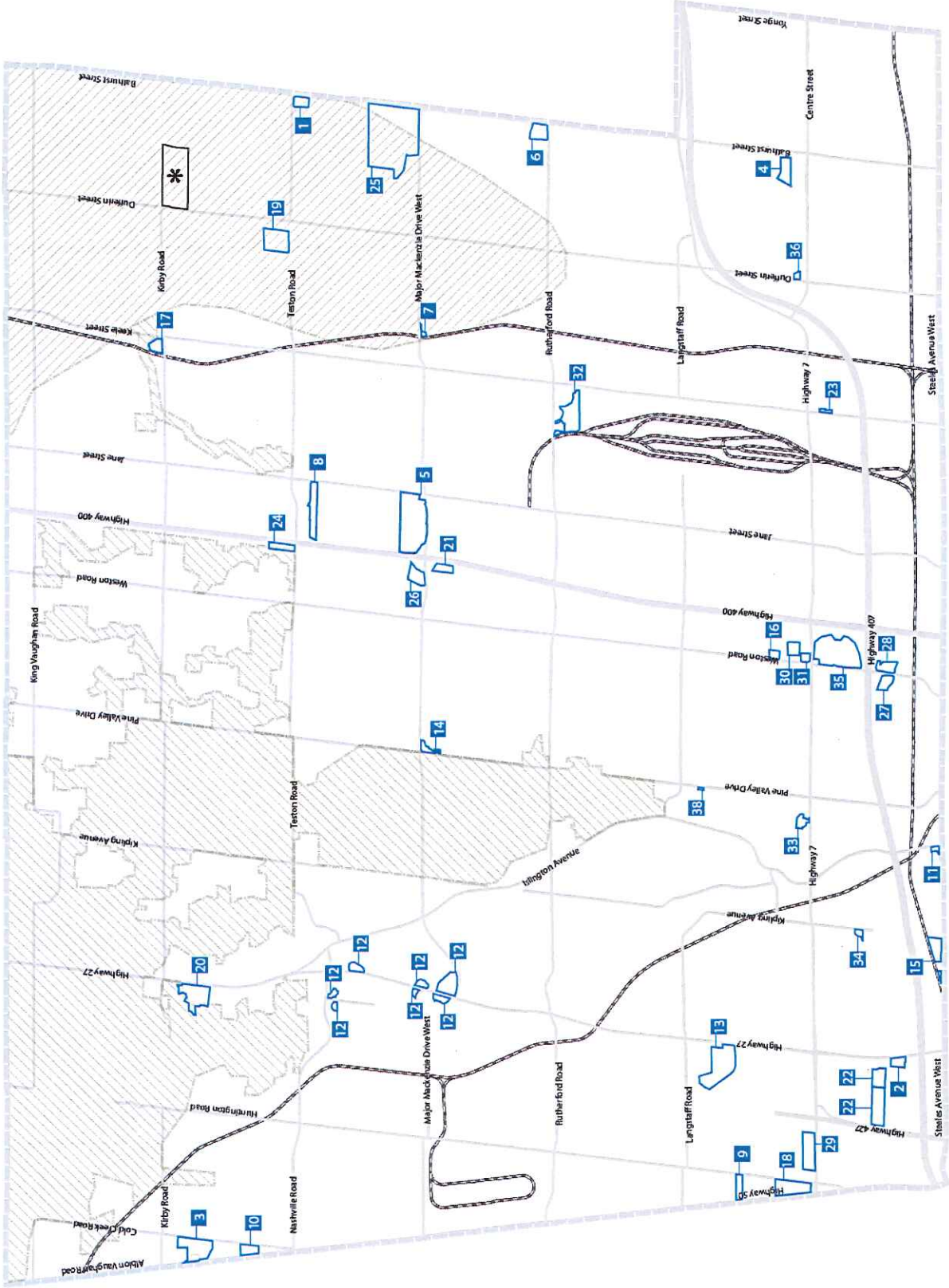
LOCATION: PART OF LOT 26, CONCESSION 3

APPLICANT: TESTON SANDS INC.

CITY OF VAUGHAN



**LANDS SUBJECT TO
AMENDMENT NO. 28**



VAUGHAN

SCHEDULE 14-C

Areas Subject to
Site Specific Plans

Site Specific Areas - Chapter 13 (Continued on Next Page)

- 1 SW Corner of Bathurst St. & Teston Rd. - 13.2
- 2 7242 Highway 27 - 13.3
- 3 11245 Highway 50 - 13.4
- 4 Thornhill Liberty Lands - 13.5
- 5 Vaughan Healthcare Campus - 13.6
- 6 NW Corner of Rutherford Rd. & Bathurst St. - 13.7
- 7 2057 Major Mackenzie Dr. - 13.8
- 8 Almadaya Campus - 13.9
- 9 8151 Highway 50 - 13.10
- 10 10951 Highway 50 - 13.11
- 11 Steeles/Islington Ave. Services Review Area - 13.12
- 12 Valley Policy Areas - 13.13
- 13 2107633/RioCan/SRF Vaughan - 13.14
- 14 SE Corner of Major Mackenzie Dr. & Pine Valley Dr. - 13.15
- 15 NW Corner of Steeles & Kipling Aves - 13.16
- 16 7979 Weston Rd. - 13.17
- 17 NW Corner of Keele St. & Kipling Rd. - 13.18
- 18 Huntingdon South - 13.19
- 19 1600 Teston Rd. - 13.20 (OPA #28)
- 20 North Humber Extension - 13.21
- 21 77 Eagleview Heights - 13.22 (OPA #7)
- 22 Parkwaybelt West Amendment Areas - 13.23
- 23 7615-7675 Keele St. - 13.24
- 24 3400 Teston Rd. - 13.25
- 25 NW Corner of Major Mackenzie Dr. & Bathurst St. - 13.26
- 26 NE Corner of Cityview Blvd. & Major Mackenzie Dr. - 13.27
- 27 30 & 70 Alva Park Dr. - 13.28 (OPA #5)
- 28 SE Corner of Weston Rd. & Highway 407 - 13.29
- 29 NW Corner of Highway 427 & Highway 7 - 13.30
- 30 140 Northview Blvd. - 13.31
- 31 NE Corner of Weston Rd. & Highway 7 - 13.32
- 32 600, 800 & 1000 Teana Way - 13.33
- 33 4650 Highway 7 - 13.34 (OPA #11)
- 34 Kipling Ave. S - 13.35
- 35 Colossus Centre - 13.36
- 36 7803 & 7815 Dufferin St. - 13.37 (OPA #17)
- 37 to 38 Continued on Next Page

See Minister's Decision on OFMCP Designation

Municipal Boundary



FILE: OP.17.010
RELATED FILES: Z.17.026, 19T-17V009
LOCATION: PART OF LOT 26, CONCESSION 3
APPLICANT: TESTON SANDS INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '4'
TO OFFICIAL PLAN AMMENDMENT NO. 28
ADOPTED THE 10th DAY OF JUNE, 2018

APPENDIX I

The Subject Lands are located on the north side of the un-opened Teston Road allowance, west of Dufferin Street, known municipally as 1600 Teston Road, being Part of Lot 26, Concession 2, City of Vaughan.

The purpose of this Amendment is to re-designate the Subject Lands from "Natural Areas" to "Low-Rise Residential" to facilitate a residential plan of subdivision consisting of 87 lots to be developed with detached dwelling units and to include a York Region site specific policy respecting the southern portion of the Subject Lands potentially being affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA").

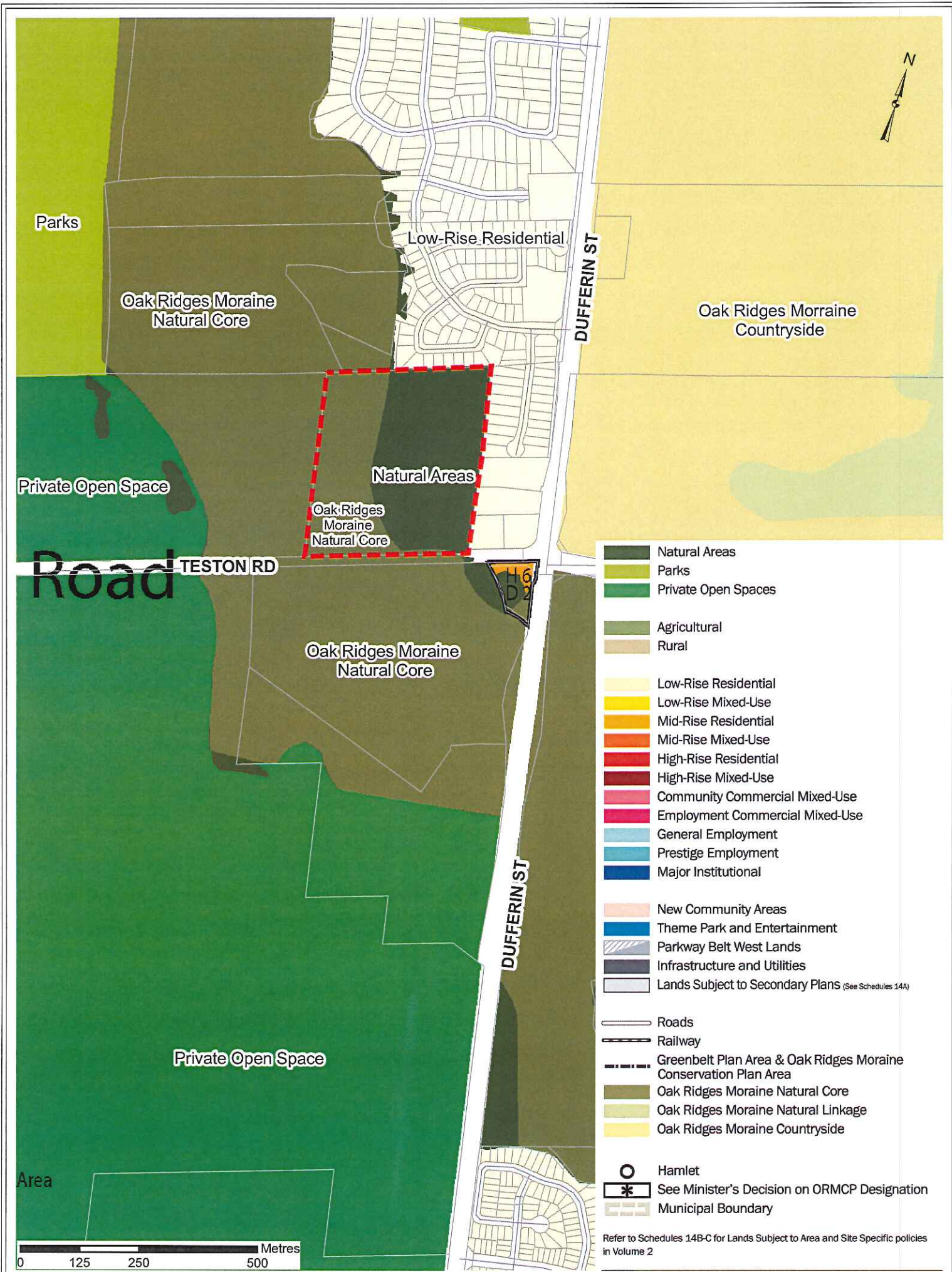
On June 19, 2018, Vaughan Council ratified the June 5, 2018 recommendation of the Committee of the Whole, with amendments as set out in a Communication dated June 18, 2018, to approve Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as follows (in part):

- "1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from "Natural Areas" to "Low-Rise Residential" subject to the "Low-Rise Residential" policies of VOP 2010.
2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to the Holding Symbol "(H)" provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."
3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3 (H) Residential Detached Zone Three" with the Holding Symbol "(H)", "OS1 (H) "Open Space Conservation Zone" with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4."
4. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned "RD3(H) Detached Residential Zone Three" with the Holding Symbol "(H)" and "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
 - i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,
 - ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:

- i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
- 8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

"IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).
- 9. Should the Local Planning Appeal Tribunal ("LPAT") approve the applications, then LPAT withhold its final Order on the Official Plan Amendment File OP.17.010, Zoning by-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 until confirmation from the City is received indicating that the Owner's LPAT appeal of Vaughan Official Plan 2010 (File No. PL111184) (Appeal #162) as it pertains to the Subject Lands is resolved to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
- 10. THAT City of Vaughan Staff be directed to attend the LPAT proceedings in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009."



APPENDIX II

EXISTING LAND USES

OFFICIAL PLAN AMENDMENT NO. 28

FILE: OP.17.010
RELATED FILES: Z.17.026, 19T-17V009
LOCATION: PART OF LOT 26, CONCESSION 3
APPLICANT: TESTON SANDS INC.
CITY OF VAUGHAN


LANDS SUBJECT TO
AMENDMENT NO. 28