

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 036-2022

A By-law to adopt Amendment Number 74 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 74 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedules "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", and "14" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect the day it is passed.

Enacted by City of Vaughan Council this 15th day of February, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 74
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", and "14" constitute Amendment Number 74 to the Official Plan of the Vaughan Planning Area

Also attached hereto but not constituting part of the Amendment is Appendix "I" and Appendix "II".

I. PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Vaughan Official Plan 2010 (VOP 2010) to redesignate the Subject Lands from "Private Open Space" to "Low-Rise Residential", "Natural Areas", "Infrastructure and Utilities" and "Parks".

To amend the provisions of Volume 2, Section 11 of the Vaughan Official Plan 2010 (VOP 2010), specifically respecting Policy 11.11 "Woodbridge Centre Secondary Plan", by redesignating a portion of the Subject Lands identified as "Area Subject to Amendment No. 74" on Schedule "1" attached hereto by expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating the Subject Lands from "Private Open Space" to "Low Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas" to facilitate low-rise residential development and related uses and to modify Section 3.2.3.7 and Section 3.2.3.4 "Core Features" of VOP 2010 on a site-specific basis to permit public parks within the Core Features of the Natural Area on the Subject Lands; and to permit less than a 10 metre vegetation protection zone only where approved by the Toronto and Region Conservation Authority. In addition, Section 7.2 of the Woodbridge Centre Secondary Plan is amended to specify the requirements for a tree preservation and tree canopy coverage replacement plan.

This Amendment will facilitate a Low-Rise Residential development consisting of 526 lots for single detached dwellings, 136 lots for townhouse dwellings, open space blocks, parks, roads and infrastructure uses.

II. LOCATION

The lands subject to this Amendment (hereinafter referred to as the "Subject Lands"), are located on the east side of Clarence

Street, north of Davidson Drive, south of Wycliff Avenue and are known municipally as 20 Lloyd Street, 241 Wycliffe Avenue, and 737 and 757 Clarence Street, City of Vaughan as shown on Schedule"1" attached hereto as "Lands Subject to Amendment No. 74".

III. BASIS

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

1. This Amendment is consistent with the Provincial Policy Statement ("PPS") as it represents an integrated and comprehensive approach to managing growth as it relates to intensification. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:
 - i. Efficiently use land, resources, infrastructure, and public service facilities;
 - ii. 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; and,
 - iii. Are transit-supportive, where transit is planned, exists or may be developed.

The PPS promotes an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents, by maintaining residential growth for a minimum of 10 years through residential redevelopment and intensification. The Amendment to facilitate the proposed development is consistent with the PPS. The proposed amendment supports growth which utilizes existing infrastructure and public service facilities and avoids unjustified expansion.

2. As directed by the Growth Plan for the Greater Golden Horseshoe, 2020, (the “Growth Plan”) intensification is to be implemented by way of municipal Official Plans. The Growth Plan’s intensification strategy places the onus on the upper tier and local municipalities to decide where and how to accommodate growth and intensification. The lands subject to an amendment are within the built-up area and this Amendment plans for a range of low-density forms of housing on the Subject Lands. The proposal directs growth within the built-up area and provides for complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime. The proposal will help to realize the minimum density targets within the delineated built-up area.
3. The York Region Official Plan, 2010 (“YROP”) designates the Subject Lands as “Urban Area”, which permits a wide range of residential, commercial, industrial and institutional uses. The objectives of the YROP include targeting growth to existing built up portions of urban areas, encouraging carefully planned intensification, and providing a broad range of housing types. The YROP identifies the Subject Lands as being located within a “Regional Greenland System”. Minor refinements to the Greenland system are permitted where Natural Heritage Features are being protected. The amendment conforms with the YROP policies as it will facilitate an appropriate form of low-rise residential development, parks and open spaces within an urban area.
4. VOP 2010 was adopted by the City of Vaughan on

September 7, 2010, and endorsed with modifications by the Region of York on June 28, 2012. It was appealed to the Ontario Municipal Board (now the Ontario Land Tribunal) and has subsequently received partial approval by the Ontario Land Tribunal. VOP 2010 identifies the Subject Lands as being within the "Private Open Space" designation. The "Private Open Space" designation does not permit single detached dwellings or street townhouses, thus necessitating an Official Plan Amendment to permit the proposed use.

Schedule 1 of the VOP 2010 identifies the Subject Lands being "Community Area" and "Natural Areas and Countryside". In consideration of the Provincial and Regional policies encouraging intensification and providing compact developments with densities that support public transit and provide opportunities for a mix of housing types in the community, the approval of this Amendment is appropriate. Section 9.2.2.17(c) of VOP 2010 states that should a Private Open Space cease to exist, alternative land uses shall be determined through an Official Plan Amendment process and shall be subject to an "Area Specific Study". The Amendment provides for the more efficient use of tableland and infrastructure than the current Private Open Space / Golf Course use while maintaining the character of the community with compatible residential development.

5. The statutory Public Meeting was held on July 8, 2020. The recommendation of the Committee of the Whole to receive the Public Meeting report of July 8, 2020, and to forward a comprehensive report to a future Committee of

the Whole meeting, was ratified by Vaughan Council on July 15, 2020.

IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 1, “Natural Heritage Network”, removing references to “unapproved” on the subject lands.
2. Amending Volume 1, Schedule 9 “Future Transportation Network”, by identifying a new minor collector road through the Subject Lands and expanding the areas subject to Secondary Plans to include the entirety of the Subject Lands.
3. Amending Volume 1, Schedule 13 “Land Use” by redesignating the lands identified in Schedule “2” attached hereto from “Private Open Space” and “Natural Areas” to “Low-Rise Residential”, “Natural Areas”, “Infrastructure and Utilities” and “Parks”.
4. Amending Volume 1, Schedule 14A “Areas Subject to Secondary Plans”, to expand the Secondary Plan, shown as Site #10, to include additional portions of the subject lands.
5. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, Schedule 2 “Land Use Plan” to expand the Secondary Plan to include the entirety of the Subject Lands and to redesignate a portion of the lands from “Private Open Spaces” to “Low-Rise Residential”, “Parks” and “Natural Areas”. Schedule 2 is also modified to identify the Subject Lands as “Area B”.
6. Amending Volume 2, Section 11, specifically respecting Policy

11.11 “Woodbridge Centre Secondary Plan”, Schedule 3 “Density Plan” by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low-Rise Residential”, “Infrastructure and Utilities”, “Parks” and “Natural Areas” and to include the entirety of the Subject Lands into the Woodbridge Centre Secondary Plan.

7. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, Schedule 4 “Building Height Maximums” of the Woodbridge Centre Secondary Plan to include additional portions of the Subject Lands and by re-designating a portion of the Subject Lands from “Private Open Spaces” to “Low-Rise Residential” with a maximum building height of 2 storeys for single detached dwellings and 3 storeys for street townhouse dwellings, “Infrastructure and Utilities”, “Parks” and “Natural Areas”.
8. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, Schedule 5 “Distinct Character Areas” by expanding the Secondary Plan to include additional portions of the Subject Lands.
9. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, Schedule 6 “Parks and Open Space Framework” by expanding the Secondary Plan to include additional portions of the Subject Lands and redesignating portions of the Subject Lands from “Private Open Space – Golf Course” to Parks and Open Space.
10. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, Schedule 7 “Pedestrian and Bicycle Trail Network” by expanding the Secondary Plan to include additional portions of the Subject Lands and identifying multi use trails.

11. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, Schedule 8 “Street Network, Nodes and Gateways” by expanding the Secondary Plan to include additional portions of the Subject Lands and identifying a new minor collector and local roads through the Subject Lands.
12. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, Schedule 9 “Special Policy Area” by expanding the Secondary Plan to include additional portions of the Subject Lands.
13. Amending Volume 2, Section 11, specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, by adding the following site-specific policies under Section 9 – “Site Specific Policies”, to be renumbered in sequential order, including a location map of the Subject Lands as shown on Schedule “1”:

“(OPA #74) 9.2 Area B:

The following policies shall apply to the lands identified as “Area B” on Schedule 5 “Land Use Plan”:

“(OPA #74) 9.2.1 Area B:

9.2.1.2 Notwithstanding Policy 3.2.3.7 of VOP 2010, for the lands identified as Core Features on Schedule 2 of VOP 2010, the following additional uses are permitted:

 - a. serviced playing fields;
 - b. parks;
 - c. playgrounds;
 - d. community gardens
 - e. buildings and structures accessory to the uses listed in policy a.

though d. above.

9.2.1.3 Notwithstanding Policy 9.2.2.15 of VOP 2010, for the lands identified as Parks on Schedule 2 of the Woodbridge Centre Secondary Plan, the following additional uses are permitted:

- a. serviced playing fields;
- b. playgrounds;
- c. community gardens;
- d. uses permitted in accordance with Policy 9.2.2.16.c of the VOP 2010; and
- e. buildings and structures accessory to the uses listed in policy a. though d. above.

9.2.1.4 Notwithstanding Sections 4.1 and 4.2 of the VOP 2010, the final alignment of Minor Collector Roads shown on Schedule 9 of VOP 2010, and the final classification and layout of local roads will be determined through the Draft Plan of Subdivision Application, without further amendment to Schedule 9 “Future Transportation Network”. Within the Subject Lands, the right-of-way width of Minor Collector Roads shall generally be 23 metres.

9.2.1.5 Notwithstanding Section 7.3 of the VOP 2010, in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:

- a. Located to provide views of the park and open space system;
- b. May have less public street frontage to accommodate views of the park and / or open space;

- c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail;
- d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands; and
- e. Greenway(s) which are deemed not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City.

9.2.1.6 Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands that are designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.

9.2.1.7 Notwithstanding Section 3.2.3.4 of VOP 2010, a portion of a vegetative protection zone may be less than 10 metres if approved by the Toronto and Region Conservation Authority (“TRCA”) without further amendment to VOP 2010.

9.2.1.8 Notwithstanding Section 3.3.3.3 of VOP 2010, woodland may be removed with compensation through a restoration and enhancement plan approved by the City of Vaughan without further amendment to the Official Plan.

9.2.1.9 Notwithstanding Schedule 4 “Building Height Maximums” of the Woodbridge Centre Secondary Plan, the maximum building height in metres shall be determined in the Zoning By-law.

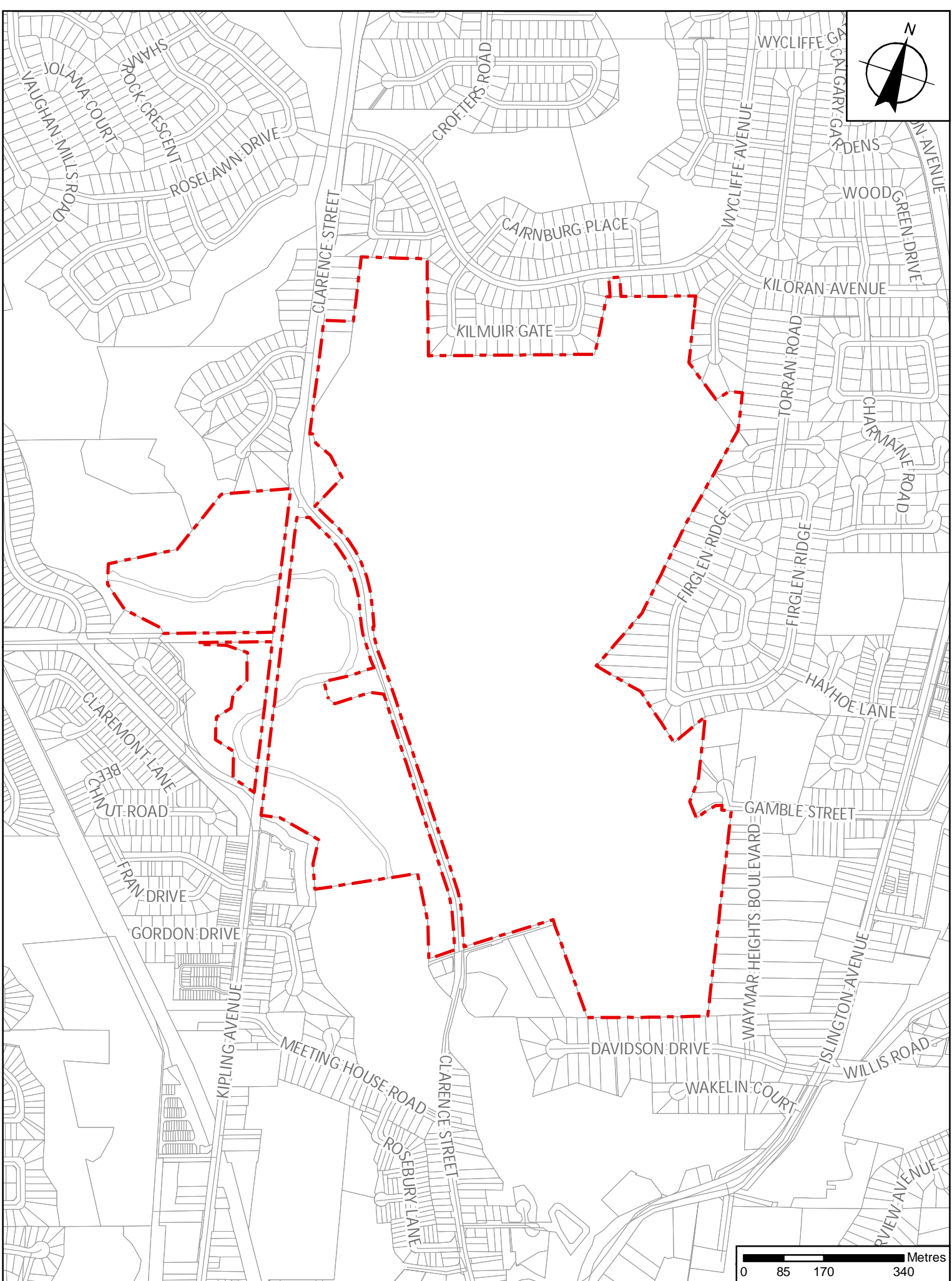
9.2.1.10 Lands designated “Infrastructure and Utilities” may be used for Roads and Storm Water Management infrastructure including ponds and related facilities, as approved by City of Vaughan and the TRCA.

V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan Zoning By-law 1-88, 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.

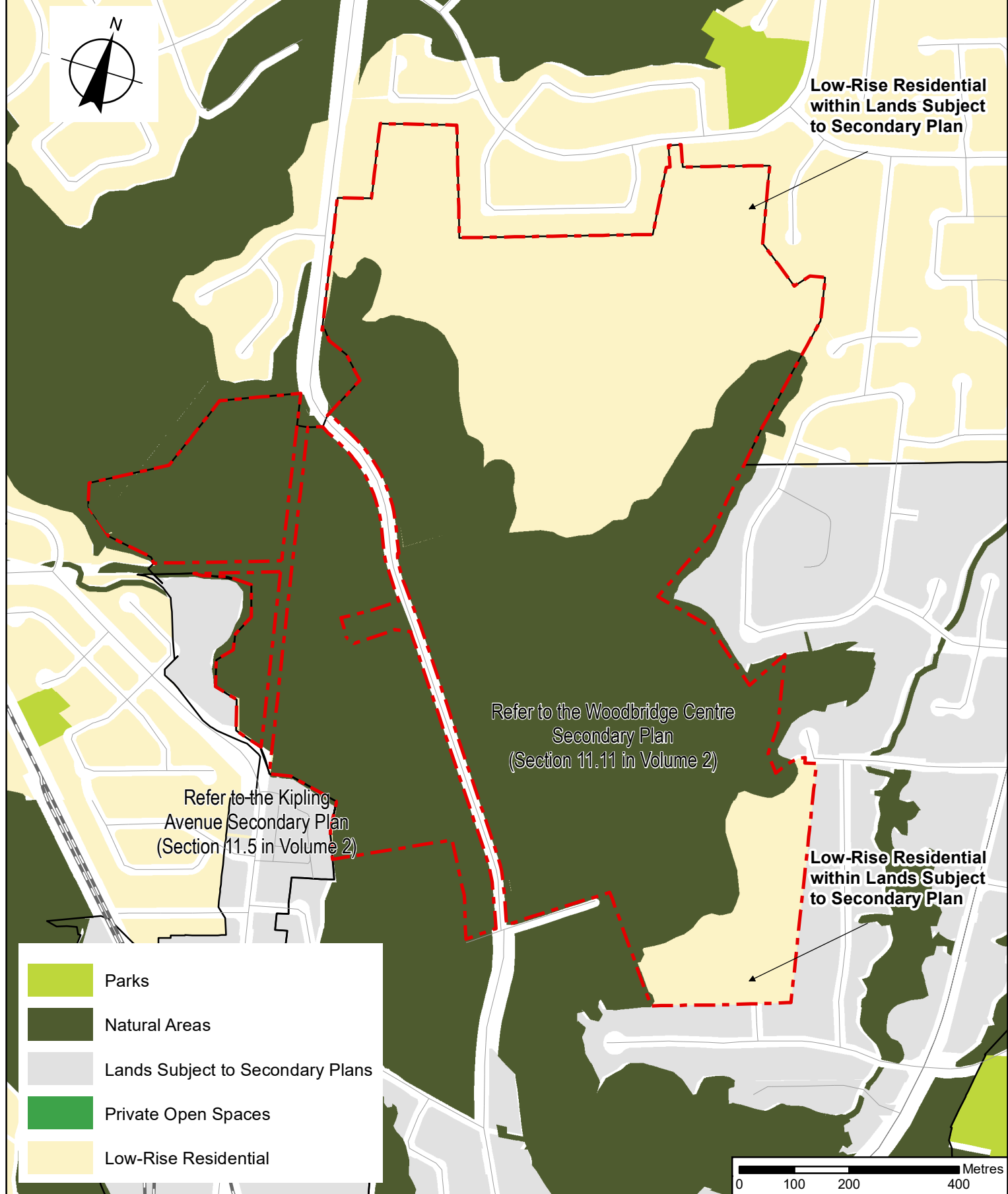


This is Schedule '1'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan


 Lands Subject to
Amendment No. 74

**This is part of Schedule 13 Land Use Map
to VOP 2010**

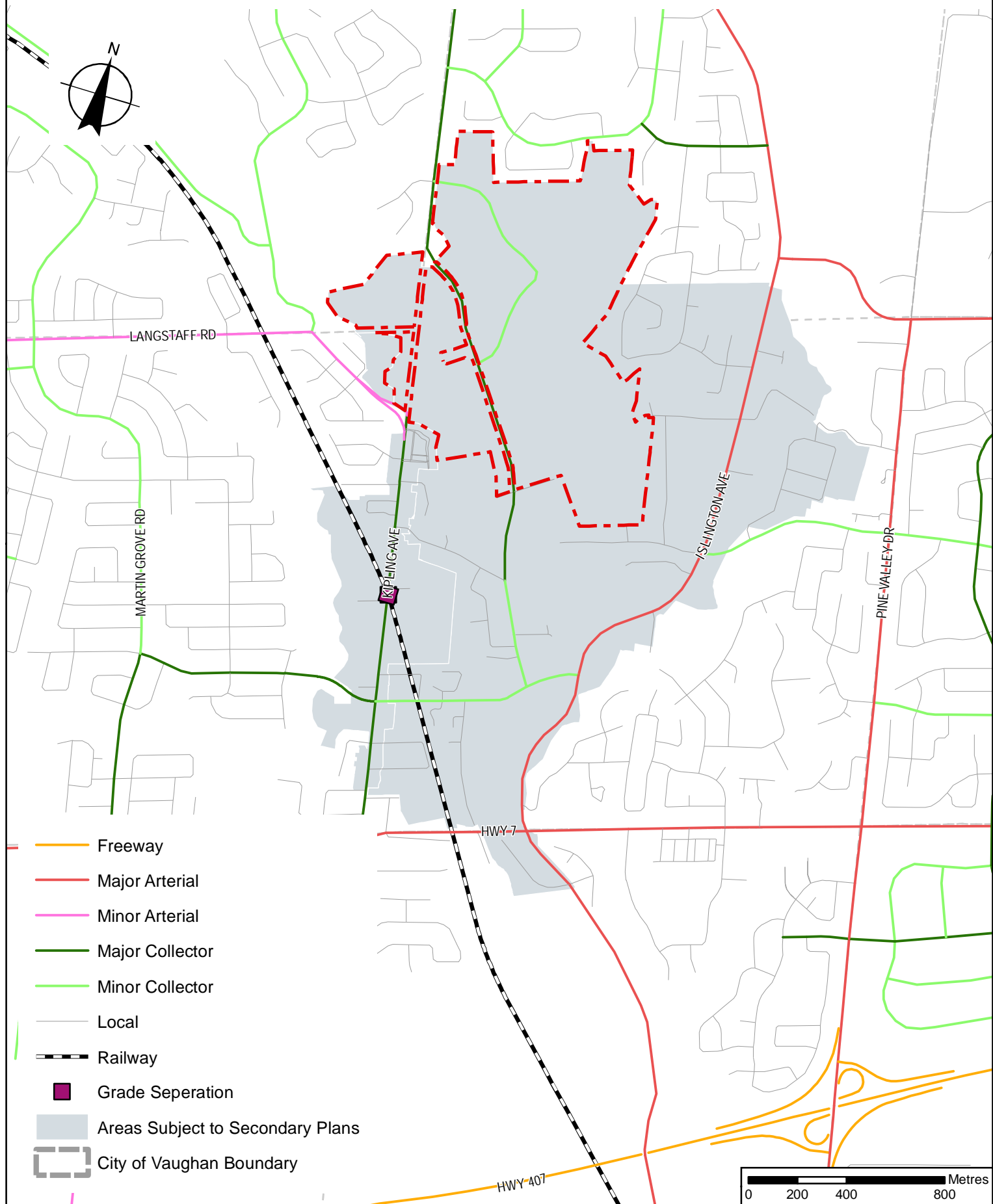


**This is Schedule '2'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022**

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan


 Lands Subject to
Amendment No. 74

This is part of Schedule 9 Future Transportation Network to VOP 2010

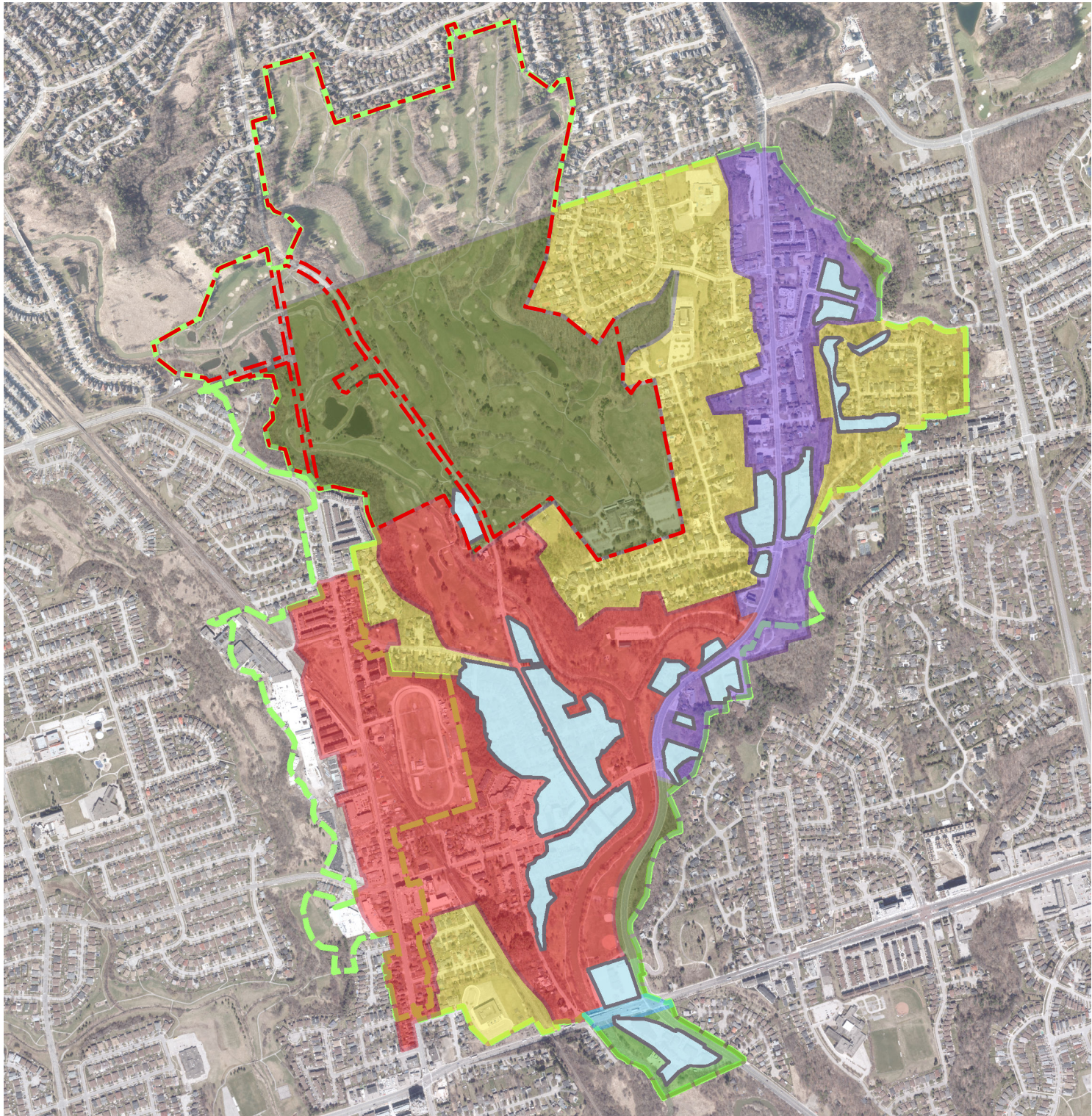


This is Schedule '3'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. 74

This is part of Schedule 1
Woodbridge Secondary Plan




- Woodbridge Centre Secondary Plan Boundary
- Woodbridge Heritage Conservation District Area
- Islington Avenue Corridor Study Area (OPA 597)
- Highway 7 Corridor Study Area (OPA 661)

- The Neighbourhoods (OPA 240)
- Highway 7 Area (OPA 240)
- Special Policy Areas (OPA 240, OPA 440)*

*The limits of the Special Policy Areas (SPA) identified on this schedule and the SPA policies in OPAs 240 and 440 have been replaced by the SPA boundaries identified on Schedule 9 and the policies in Section 7.3 of this Secondary Plan

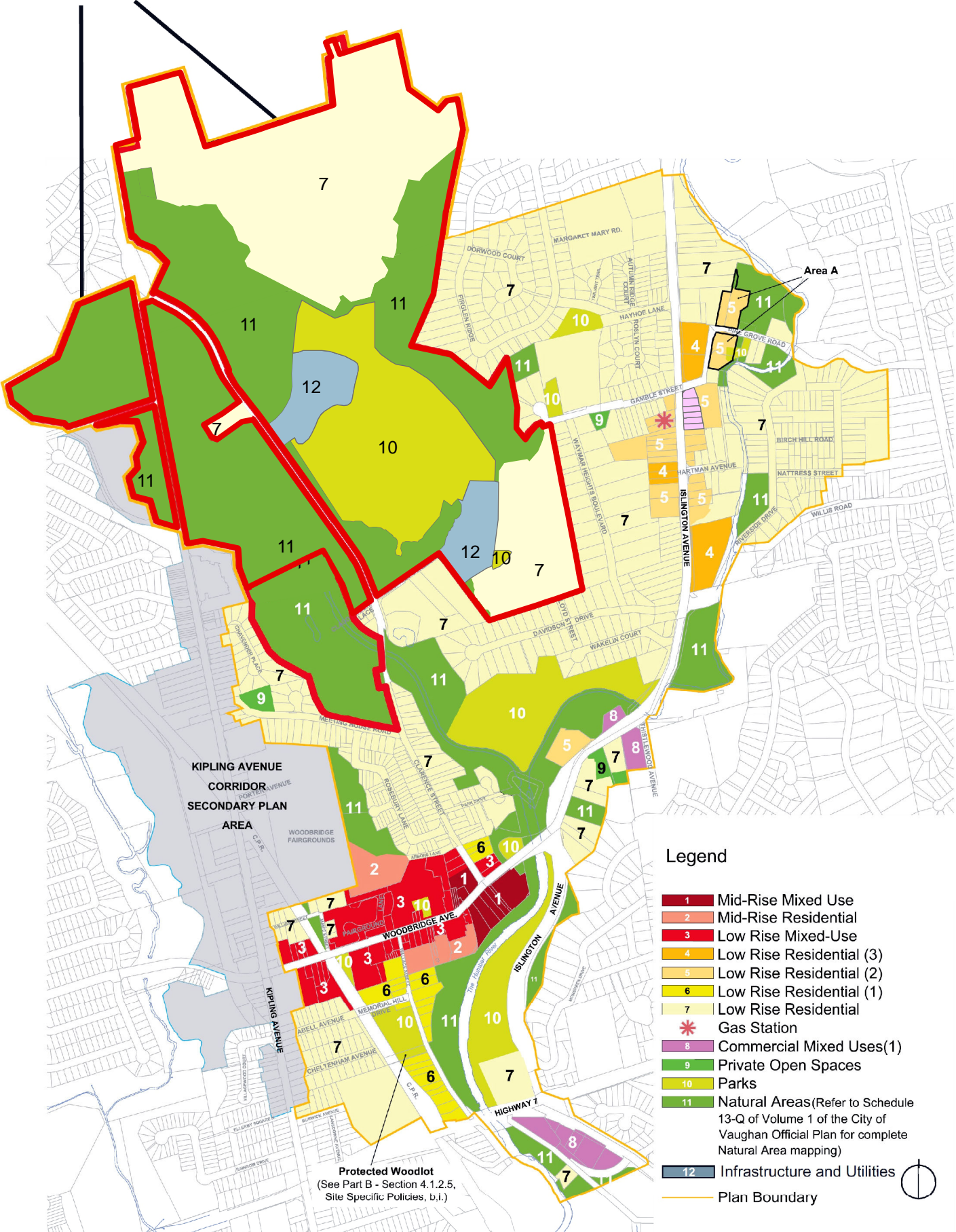
This is Schedule '4'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. 74

This is part of Schedule 2 Land Use Plan
Woodbridge Secondary Plan

AREA B

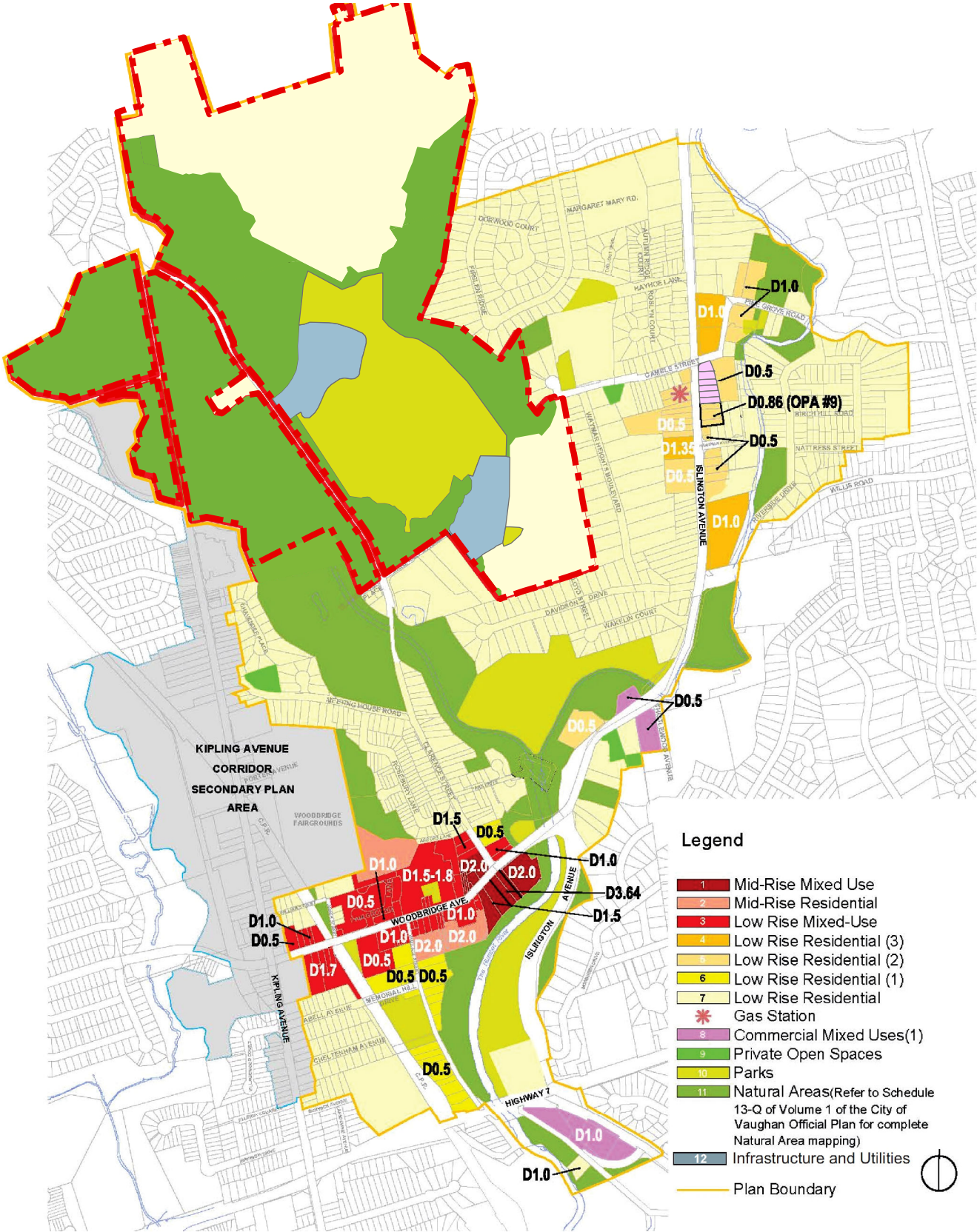


This is Schedule '5'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan


 Lands Subject to
Amendment No. 74

This is part of Schedule 3 Density Plan Woodbridge Secondary Plan

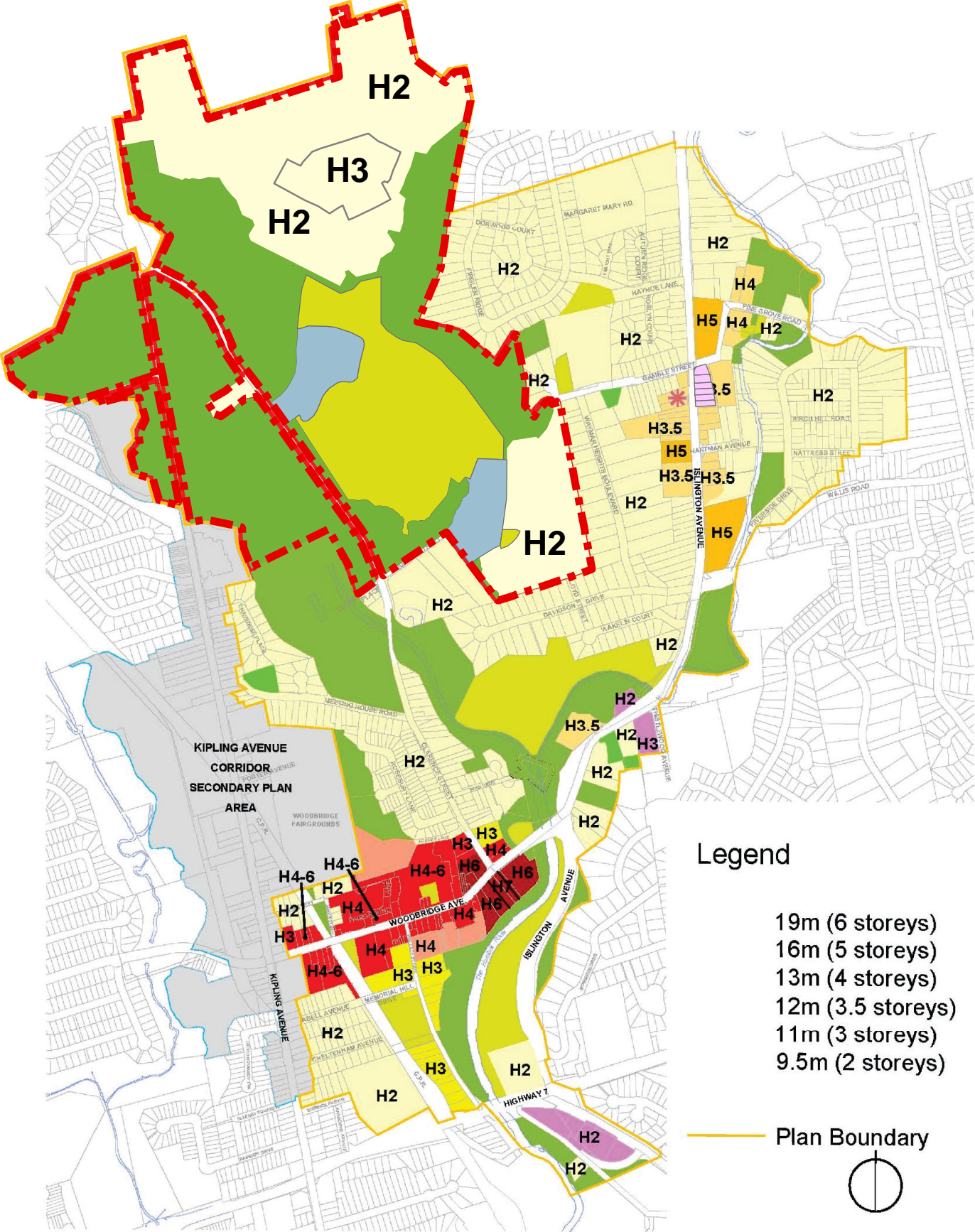


This is Schedule '6'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

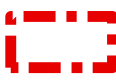
 Lands Subject to
Amendment No. 74

This is part of Schedule 4 Building Height Maximums
Woodbridge Secondary Plan

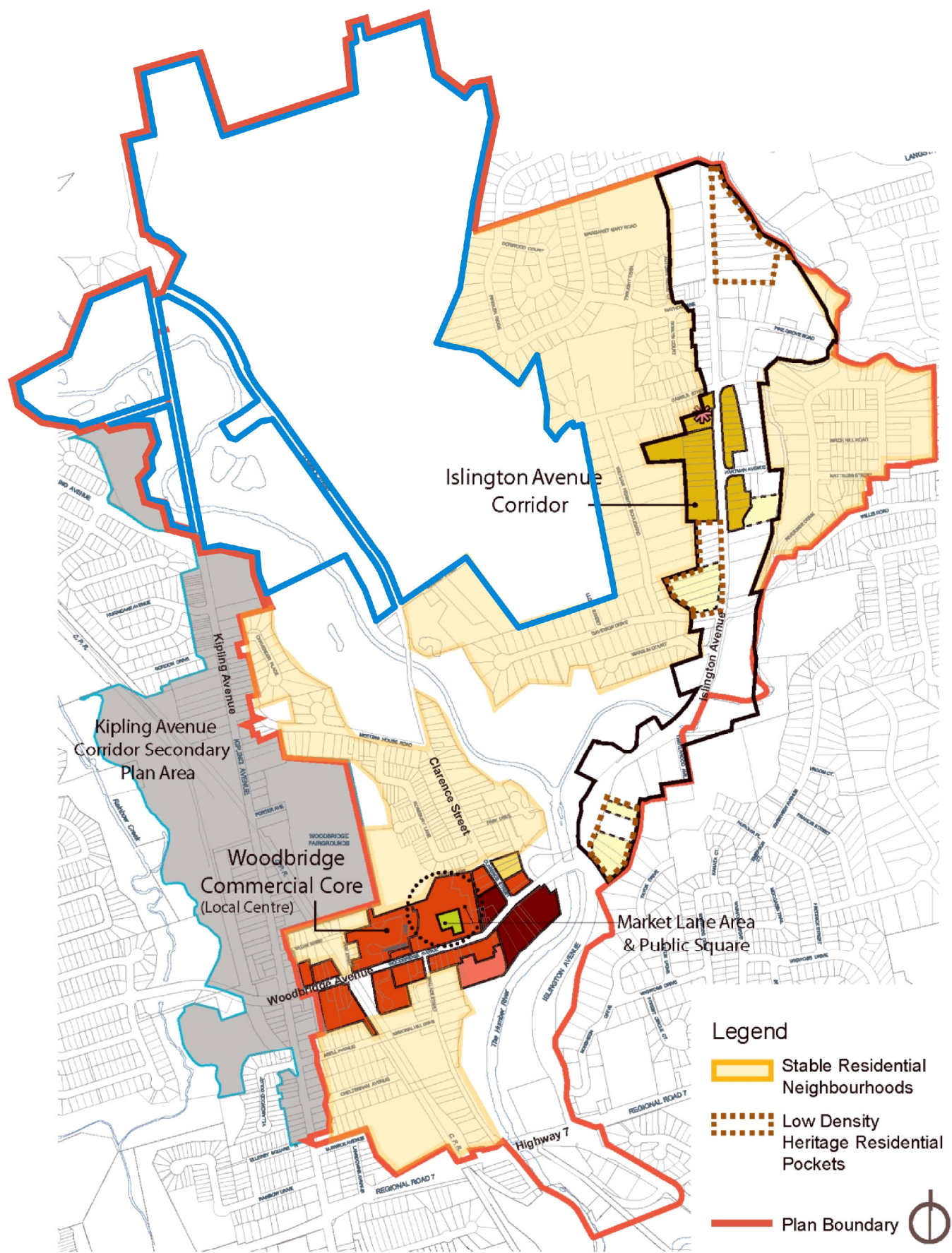


This is Schedule '7'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan


 Lands Subject to
Amendment No. 74

This is part of Schedule 5 Distinct Character Areas
Woodbridge Secondary Plan

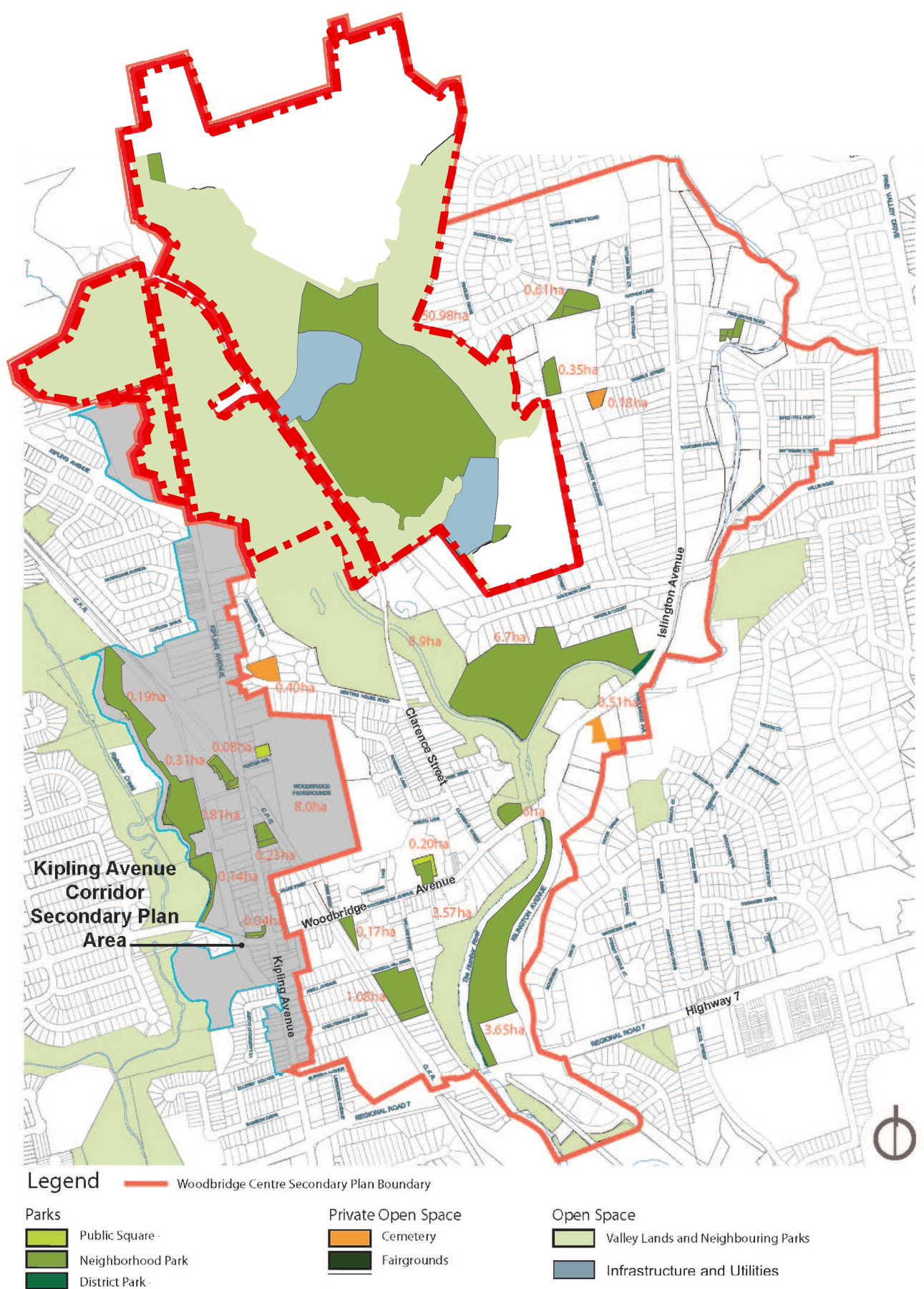


This is Schedule '8'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

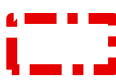
 Lands Subject to
Amendment No. 74

This is part of Schedule 6 Parks and Open Space Framework
Woodbridge Secondary Plan

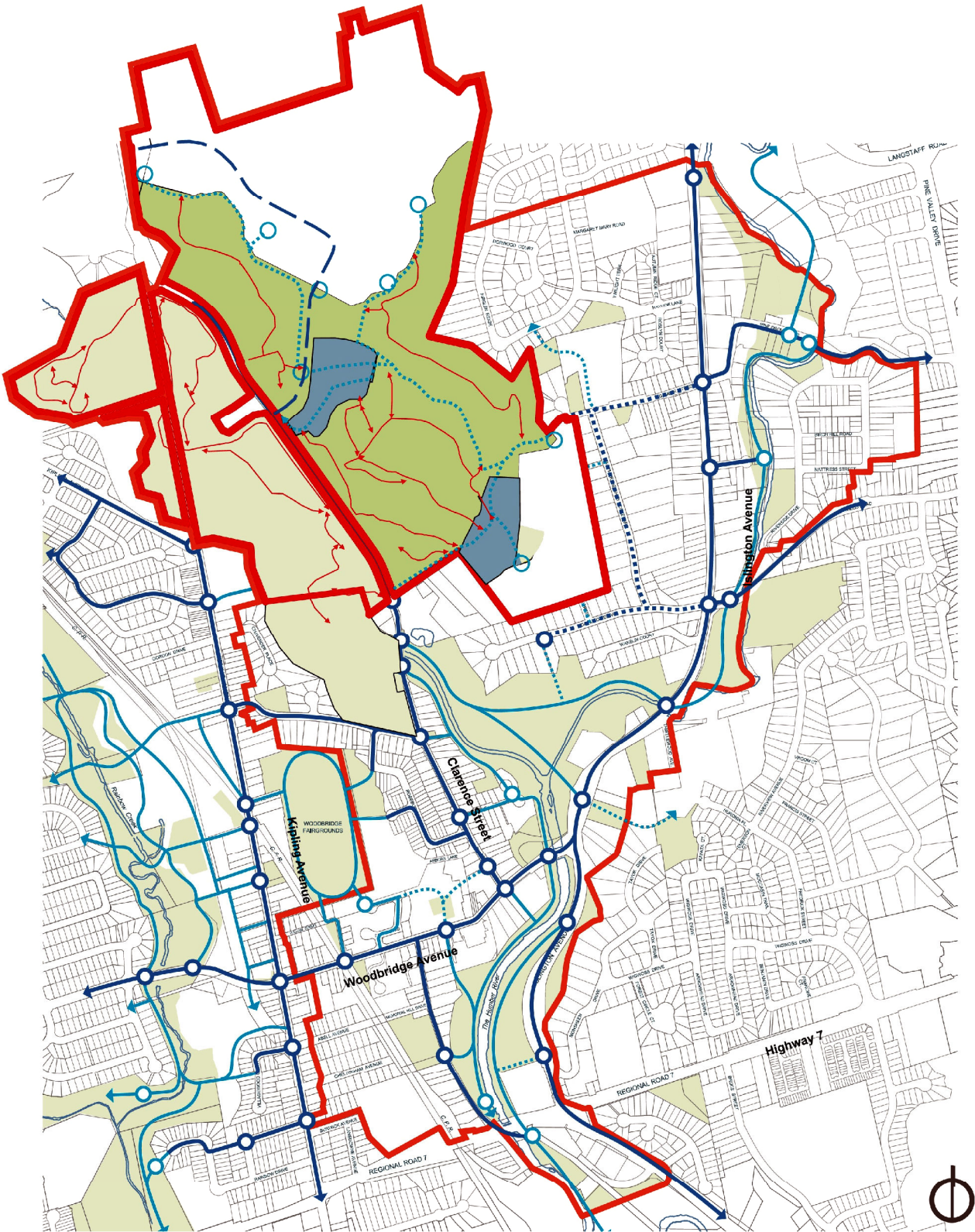


This is Schedule '9'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. 74

This is part of Schedule 7 Pedestrian and Bicycle Trails Network
Woodbridge Secondary Plan



LegendWoodbridge Centre Secondary Plan Boundary

- Approved (On Road Trails)
- Proposed (On Road Trails)
- Road Trail Heads


- Approved Multi Use Trails
- Proposed Multi Use Trails
- Multi Use Trail Heads
- Existing Paths

Infrastructure and Utilities

Note *
Approved Trails Include:
OPA 695 Trails Network
WHCD Trails Network
City of Vaughan Pedestrian and Bike Trails Master Plan
OPA 597 Trails Network

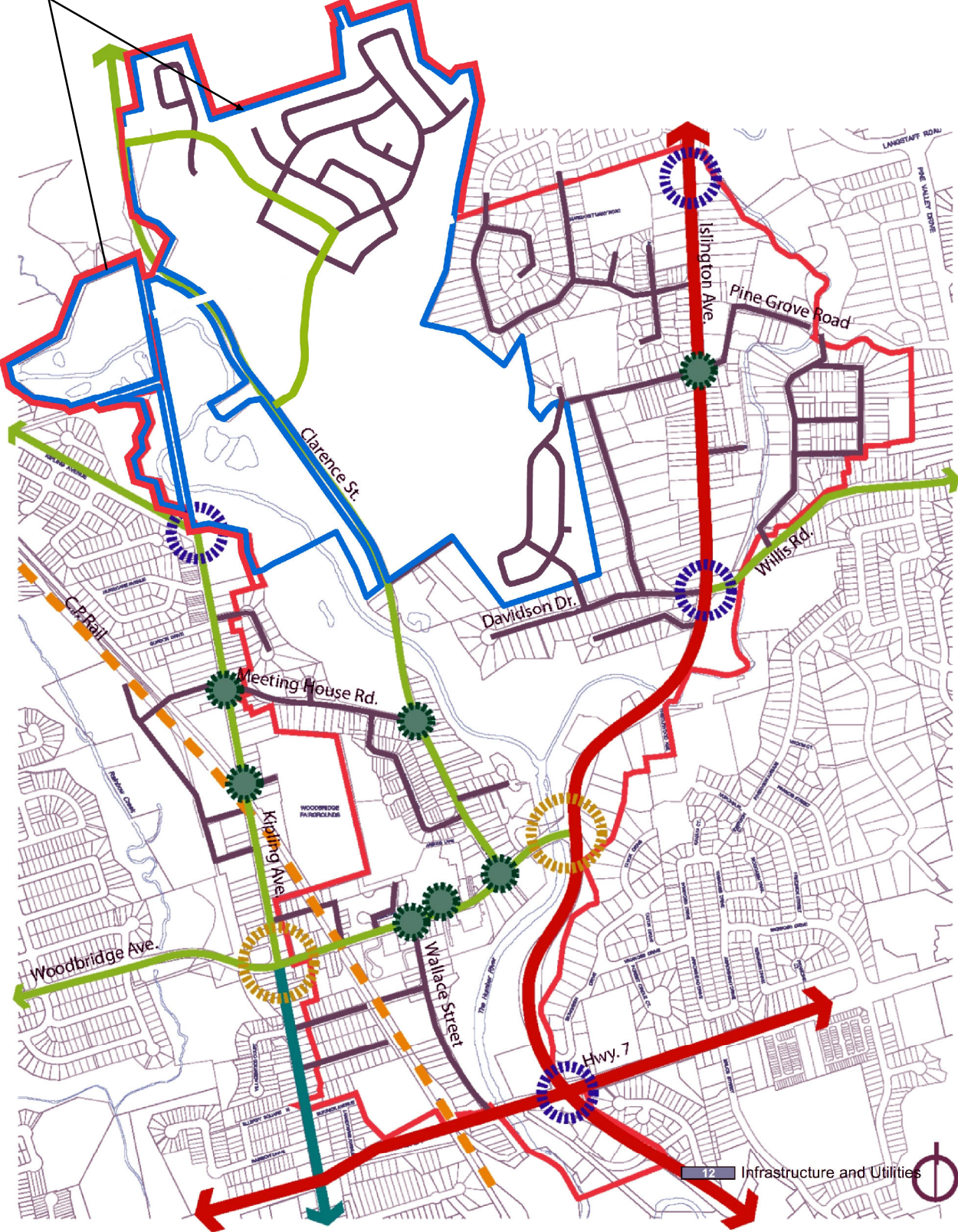
This is Schedule '10'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. 74

This is part of Schedule 8 Street Network, Nodes and Gateways
Woodbridge Secondary Plan

AREA B




Legend

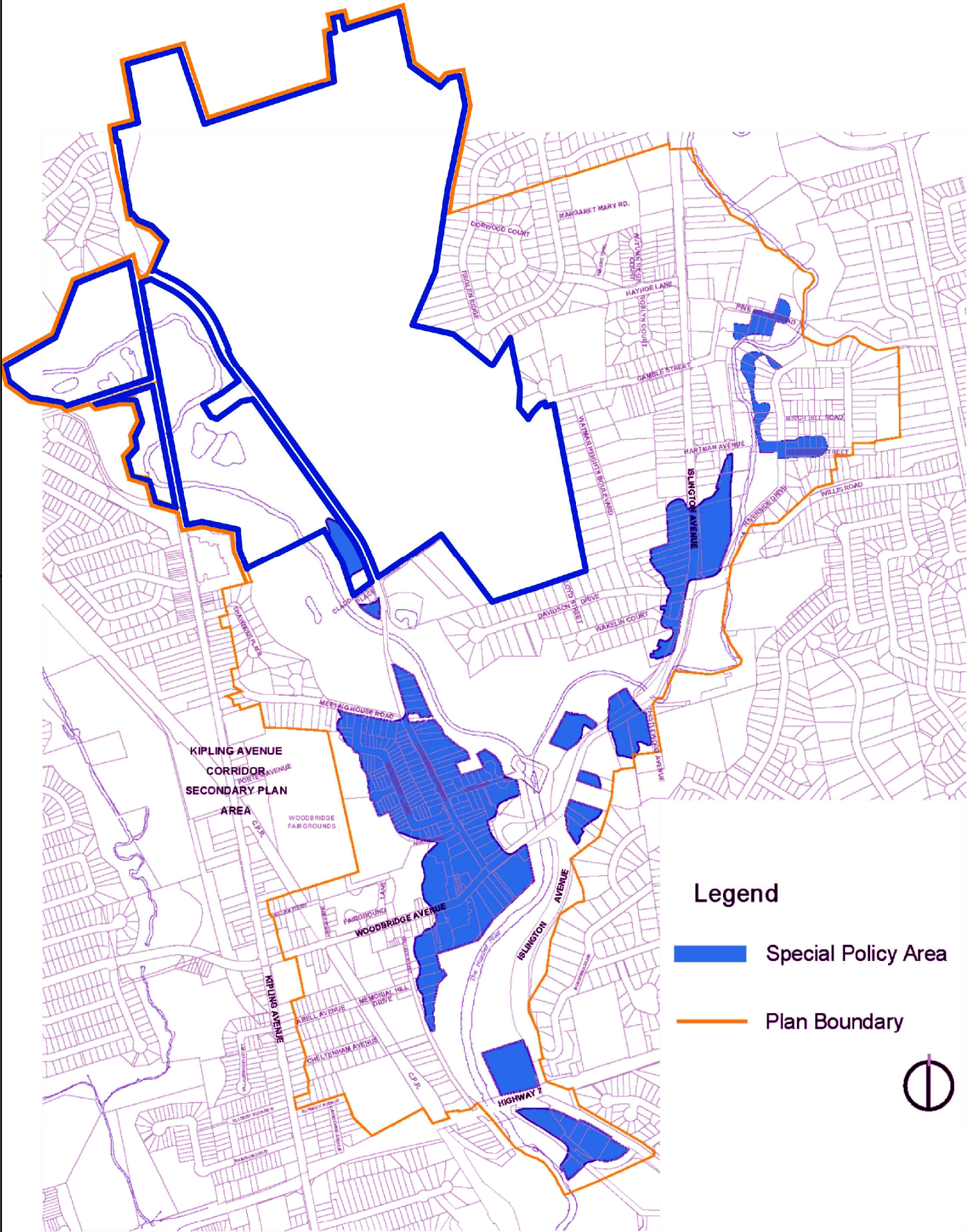
- Woodbridge Centre Secondary Plan Boundary
- Major Arterial
- Major Collector
- Minor Collector
- Local Road
- C.P. Rail Corridor
- Primary Gateway
- Secondary Gateway
- Pedestrian Priority Node
- Infrastructure and Utilities

This is Schedule '11'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. 74

This is part of Schedule 9 Special Policy Area
Woodbridge Secondary Plan

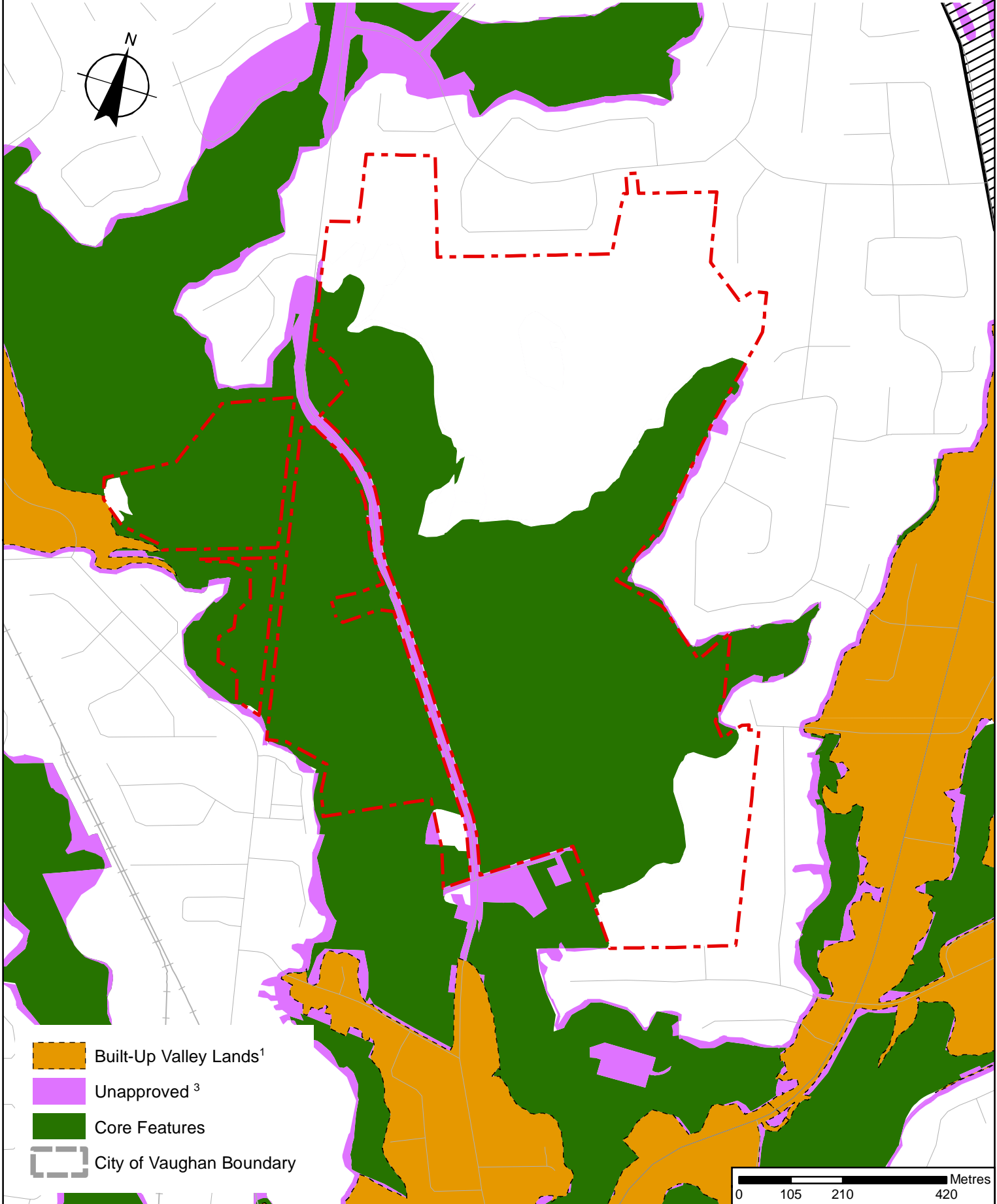


This is Schedule '12'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

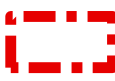
 Lands Subject to
Amendment No. 74

This is part of Schedule 2 Natural Heritage Network
to VOP 2010

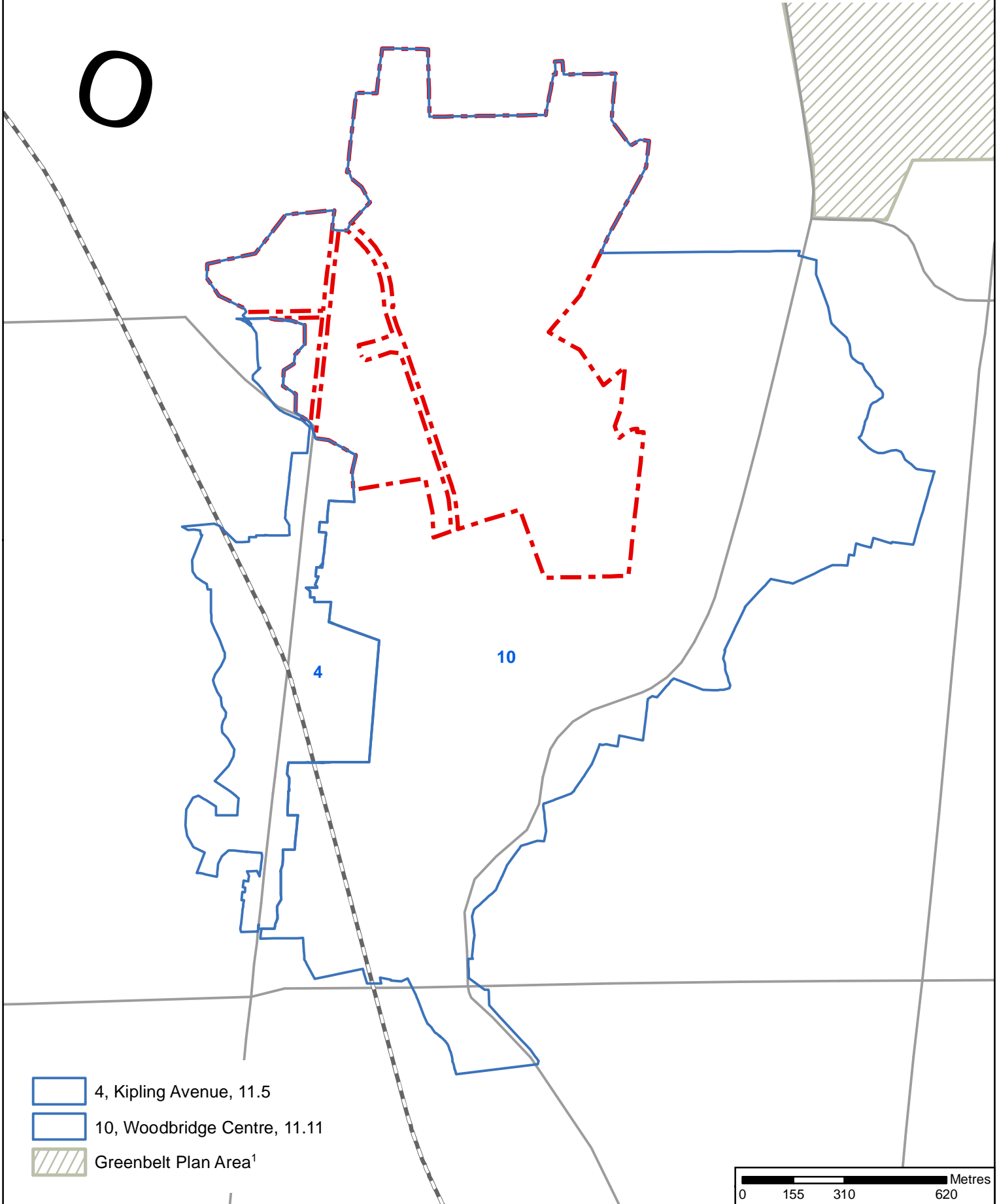


This is Schedule '13'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

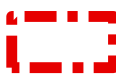
 Lands Subject to
Amendment No. 74

This is part of Schedule 14A Areas Subject to Secondary Plans to VOP 2010



This is Schedule '14'
To Official Plan Amendment No. 74
Adopted the 15th Day Of February, 2022

File: OP.19.014
Related File: Z.19.038, 19T-19V007
Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8
Applicant: Clubhouse Developments Inc.
City of Vaughan

 Lands Subject to
Amendment No. 74

APPENDIX I

Summary to Official Plan Amendment No. 74

The lands subject to this Amendment are located on the west side of Clarence Street, north of Woodbridge Avenue and are described as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street in LOT 46 AND BLOCK 162 M-2021 AND PART OF BLOCK 121, PLAN M-2023 AND PART OF CONCESSION 7 (STOPPED UP AND CLOSED BY BY-LAW 2858, INST. DS59649) AND PART OF LOT 10 AND 11 CONCESSION 8, CITY OF VAUGHAN.

The purpose of this Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically to amend Volume 1 – Schedule 13 and to amend Volume 2 – Woodbridge Centre Secondary Plan Area” to redesignate the Subject Lands from “Private Open Space” to “Low-Rise Residential”, “Natural Areas”, and “Parks” to permit a low-rise residential development with the required amendments to the plan.

The Owner submitted Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (Draft Plan) Application Files OP.19.014 and Z.19.038 and 19T-19V007 on December 23, 2019, to the City of Vaughan. This amendment corresponds with Application File OP.19.014 (Related files Z.19.038, 19T-19V007), of which recommendations were adopted by Council at the meeting of December 10, 2021.



Appendix II Existing Land Uses Official Plan Amendment No. 74


File: OP.19.014

Related File: Z.19.038, 19T-19V007

Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8

Applicant: Clubhouse Developments Inc.

City of Vaughan

 Lands Subject to
Amendment No. 74