

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 054-2023

A By-law to adopt Amendment Number 104 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 104 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “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 16th day of May, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 104
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 104 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.1 of Report No.16
of the Committee of the Whole
Adopted by Vaughan City Council on
April 25, 2023.

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 1, Schedule 13 – "Land Use".

This Amendment will facilitate the following with respect to the Subject Lands identified as "Lands Subject to Amendment No.104" on Schedules "1" and "2" attached hereto:

1. Permit a maximum building height of 11-storeys.
2. Permit a maximum FSI of 3.58 times the area of the lot.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north-east corner of Lansdowne Avenue and Regional Road 7, being Part of Lots 16, 17, 18, 19, 20 and all of Lots 21 and 22 on Plan 554, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No.104."

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 (the '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, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.4.3, and 1.6.6.2 regarding: focusing growth and development to settlement areas; the efficient use of land and

resources; promoting intensification and redevelopment to provide for a range and mix of housing; promoting transit-supportive development and compact built forms; and redevelopment which optimizes the use of existing municipal services. The Subject Lands are located within a Settlement Area defined by the PPS.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') 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 policies of the Growth Plan, as it will facilitate a form of intensification located within a Settlement Area and the Delineated Built-up area, where intensification and the establishment of complete communities is encouraged. It will also add to the range of housing options within the local community and utilize existing transit and public infrastructure.

3. York Region Official Plan 2022 ('YROP 2022') contains policies that guide economic, environmental, and community building decisions to manage growth across York Region. The Subject Lands are designated "Community Area" on Map 1A – "Land Use Designations". The Subject Lands are also located within the "Urban Area" on Map 1 – "Regional Structure" and is in close proximity to Highway 7, which is identified as a "Regional Corridor" on Map 1 and a "Rapid Transit Corridor" on Map 10 – "Rapid Transit Network".

According to policy 2.1.3.a, Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. Policy 2.3.2 states that communities shall be planned in a comprehensive and coordinated manner using land efficiently and optimizing infrastructure with a compact, mixed-use, pedestrian friendly and transit-supportive built form. Under Policy 4.4.45, development applications along Regional Corridors outside of MTSA shall have regard to local context and impact on achieving the Regional

intensification hierarchy outlined in policy 4.1.3, where Regional Corridors are identified as a Strategic growth area where intensification shall occur.

Policies 4.4.8, 4.4.13 and 4.4.14 state that intensification shall include a variety of medium and high-density dwelling unit types and sizes to provide housing choice and that development within strategic growth areas shall be prioritized along existing rapid transit corridors on Map 10 in locations with existing water and wastewater capacity. These areas are to be planned to support higher density development and improve access to multi-modal transit facilities over the long-term.

The Amendment will facilitate a development with a compact, transit-supportive built form along a Rapid Transit Corridor that achieves a height and density that has regard to local context, where newer development within the immediate area along Highway 7 has been approved with similar heights and densities. The Amendment will also add to the existing housing stock in the community and provide for a mix of housing types and sizes, while utilizing existing infrastructure. The Amendment conforms to YROP 2022.

4. The Subject Lands are located within a “Regional Intensification Corridor” on Schedule 1 – “Urban Structure” and designated “Mid-Rise Residential”, with a maximum building height of 10-storeys and maximum FSI of 3.5 times the area of the lot, on Schedule 13 – “Land Use”. “Mid-Rise Residential” areas are generally located in Intensification Areas and are planned to consist of primarily residential buildings. These areas will help to achieve the City’s population and intensification targets by establishing medium intensity housing forms and will be carefully designed with a high standard of architecture and public realm, and well-integrated with adjacent areas. Within this designation, mid-rise residential buildings, which are generally buildings between 5 to 12-storeys in height, are permitted.

The amendment is appropriate for the following reasons:

- The development meets the intent of the “Mid-Rise Residential” land-use designation, which are areas that are planned to consist of primarily

residential buildings, in a mid-rise built form, and generally 5 to 12-storeys in height.

- The development is compatible with the surrounding neighbourhood, which includes an existing 12-storey residential mixed-use building at the southwest corner of Highway 7 and Kipling Avenue, and an approved 12-storey residential mixed-use building at the northwest corner of Highway 7 and Lansdowne Avenue.
- The development satisfies the development criteria for a mid-rise building, pursuant to Section 9.2.3.5 of VOP 2010. This includes satisfying the minimum 7.5 m setback to the rear yard of a lot with a detached house, the requirement for a private outdoor amenity space and green space on the rooftop, and a 45-degree angular plane measured from the property line abutting the neighbouring residential dwelling, with exception to a projection of a small portion of the building and windscreen. Section 10.2.1.7 of VOP 2010 permits minor variations from the numerical standards of the Plan. The Urban Design Division of the Development Planning Department has no concern with the small encroachment in the angular plane.
- The development is located along a Regional Intensification Corridor, which is a focus for intensification on lands adjacent to major transit routes, at densities and in a form supportive of adjacent higher-order transit.
- The development provides for transit-supportive intensification along a Regional Rapid Transit Corridor as identified on Schedule 10 – “Major Transit Network”.

5. The statutory Public Hearing was held on January 17, 2023. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 17, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on January 24, 2023. Vaughan Council on April 25, 2023, ratified the April 04, 2023 Committee of the Whole recommendation to approve Official Plan Amendment File OP.22.015, (Celebration Estates Inc.).

6. On January 12, 2023, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.3.8, 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:

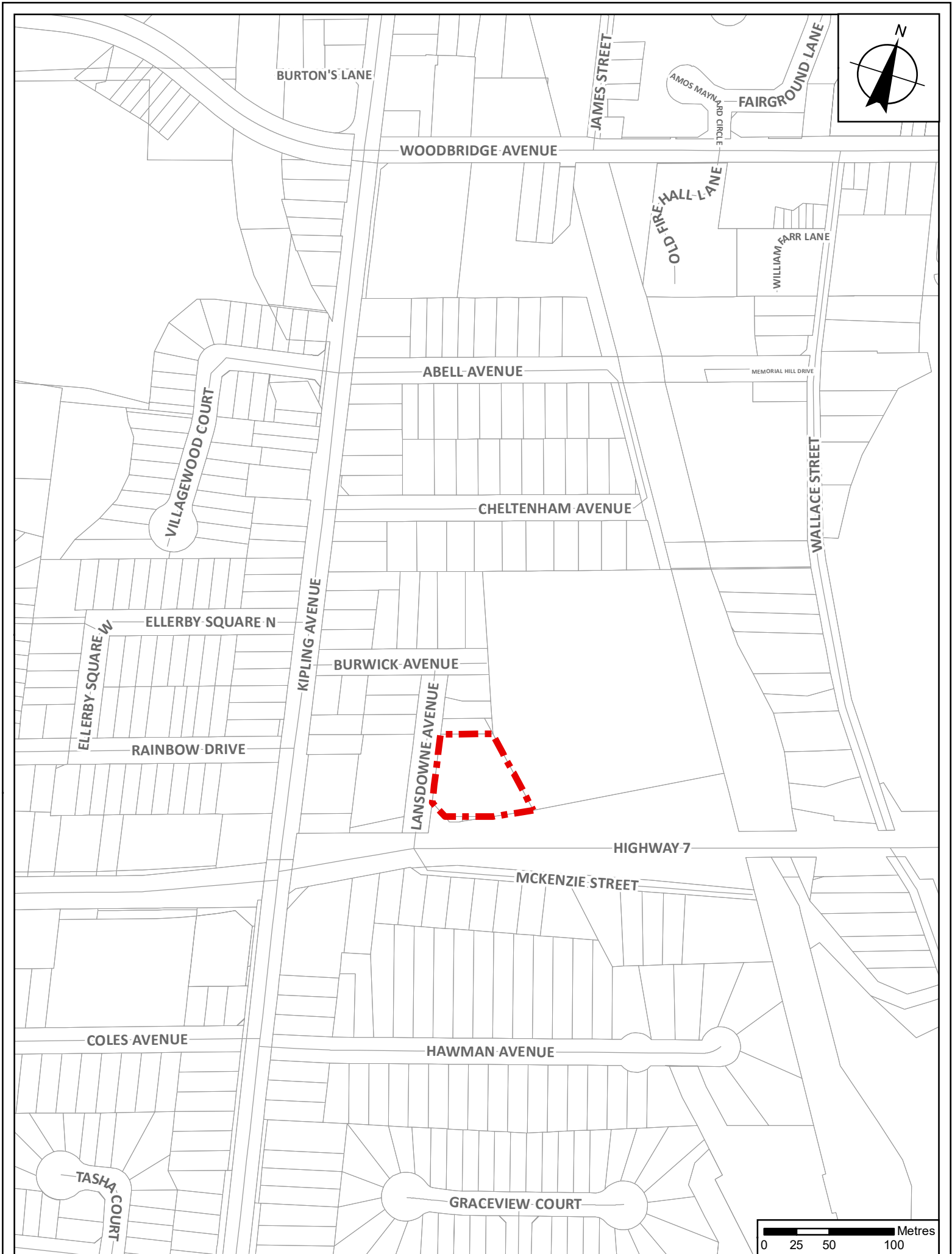
1. Amending Volume 1, Schedule 13 – “Land Use” of VOP 2010, identified on Schedule ‘2’ attached hereto, to identify a maximum permitted height of 11-storeys, and maximum FSI of 3.58 times the area of the lot for the Subject Lands; whereas a maximum permitted height of 10-storeys and FSI of 3.5 times the area of the lot are currently 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 a Minor Variance 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. 104
Adopted the 16th Day Of May, 2023

File: OP.22.015

Related File: DA.13.016

Location: : Part Lots 16, 17, 18, 19, 20 and Lots 21 and 22,
Plan 554: 11 – 27 Lansdowne Avenue

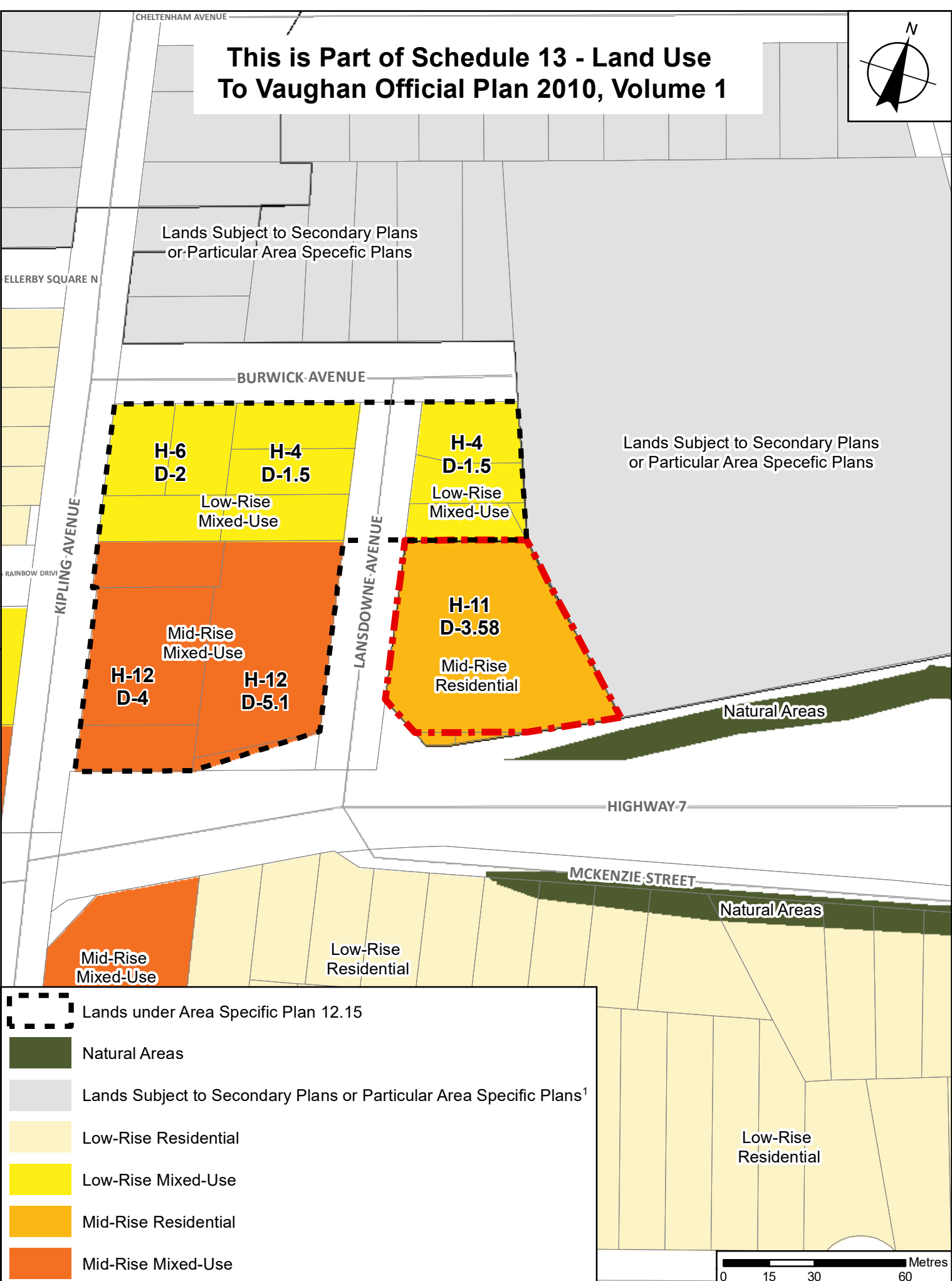
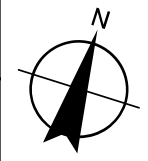
Applicant: Celebration Estates Inc.

City of Vaughan



**Lands Subject to
Amendment No. 104**

**This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '2'
To Official Plan Amendment No. 104
Adopted the 16th Day Of May, 2023**

File: OP.22.015

Related File: DA.13.016

Location: Part Lots 16, 17, 18, 19, 20 and Lots 21 and 22,
Plan 554; 11 – 27 Lansdowne Avenue

Applicant: Celebration Estates Inc.

City of Vaughan



Lands Subject to
Amendment No. 104

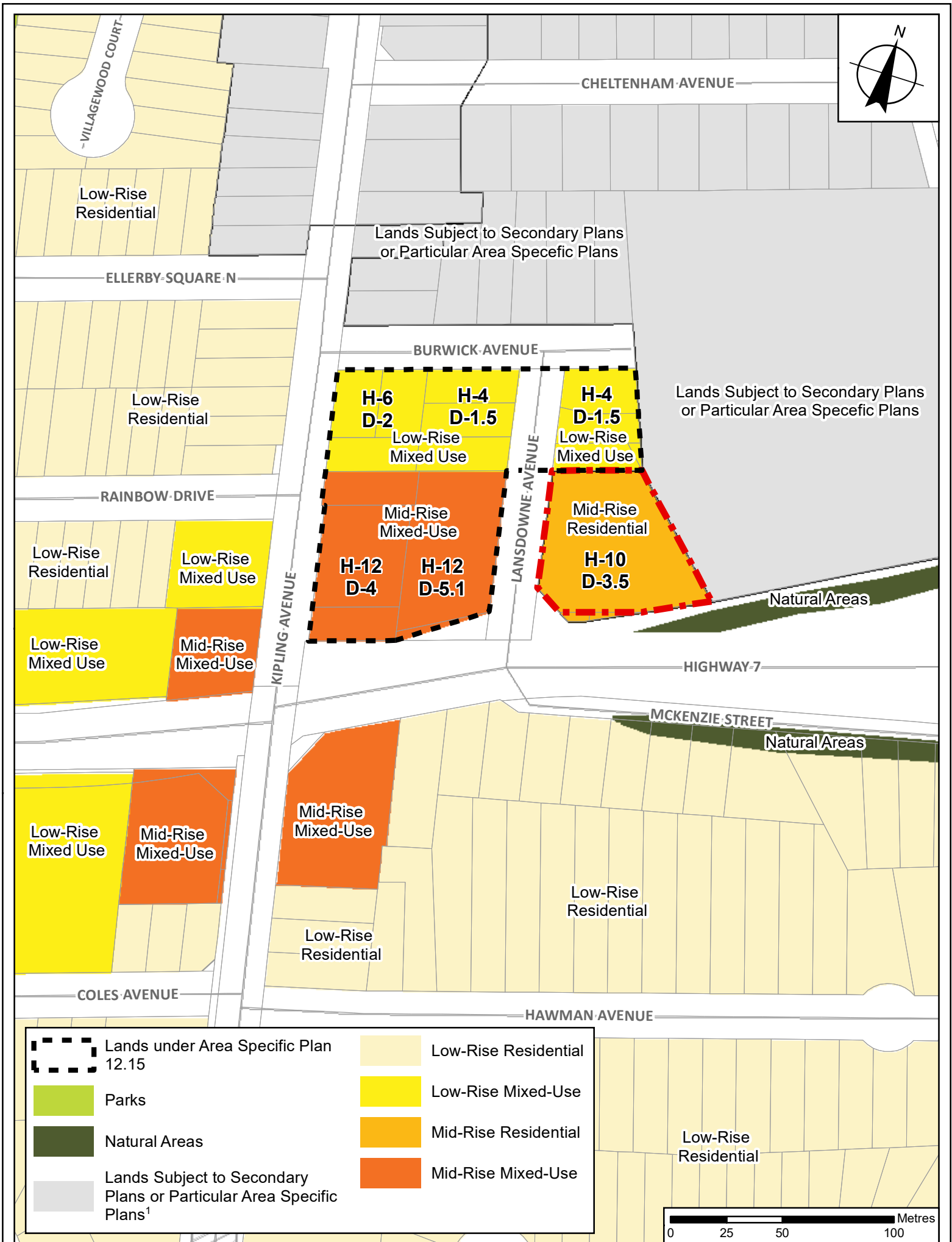
APPENDIX I

The Subject Lands are located on the north-east corner of Regional Road 7 and Lansdowne Avenue, and are municipally known as 11, 15, 23, and 27 Lansdowne Avenue, being Part of Lots 16, 17, 18, 19, 20 and all of Lots 21 and 22 on Plan 554 in the City of Vaughan.

The purpose of this Amendment is to increase the maximum permitted height from 10-storeys to 11-storeys and maximum permitted FSI from 3.5 to 3.58 times the area of the lot for the Subject Lands.

On April 25, 2023, Vaughan Council ratified the April 4, 2023 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.22.015 (Celebration Estates Inc.) as follows:

- “1 THAT Official Plan Amendment File OP.22.015 (Celebration Estates Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, amending the “Mid-Rise Residential” designation as shown on Schedule 13, to increase the maximum permitted building height from 10-storeys to 11-storeys and FSI from 3.5 times the area of the lot to 3.58 times the area of the lot.”



Appendix II Existing Land Uses Official Plan Amendment No.104

File: OP.22.015

Related File: DA.13.016

Location: Part Lots 16, 17, 18, 19, 20 and Lots 21 and 22,
Plan 554; 11 – 27 Lansdowne Avenue

Applicant: Celebration Estates Inc.

City of Vaughan

 Lands Subject to
Amendment No. 104