

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 037-2023

A By-law to adopt Amendment Number 97 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 97 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “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 25th day of April, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 97
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” , “2” , “3” and “4” constitute Amendment Number 97 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, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan, policies to permit the following with respect to the Subject Lands identified as “Lands Subject to Amendment No. 97” on Schedule “1” attached hereto.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Area Subject to Amendment No. 97” on Schedule “1” attached hereto:

1. Permit a residential apartment building with a maximum building height of 6-storeys (22.0 metres to top of roof), not including the rooftop mechanical area on 8277 and 8265 Islington Avenue.
2. Permit a maximum density Floor Space Index (FSI) of 2.6 times the area of the lot.
3. Amend the site-specific policies of Section 4.2.2.2 (g) (OPA 23) of the Woodbridge Centre Secondary Plan as it applies to 8265 Islington Avenue, to include 8277 Islington Avenue as part of the combined subject lands (8265 and 8277 Islington Avenue) identified on “Land Use Plan” - Schedule 2 and to permit the development approvals for Part “A” and Part “B” from OPA 23 to extend over the combine lands.
4. Amend the Urban Design Policies of Section 4.2.4.1 of the Woodbridge Secondary Plan as it applies to the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the east side of Islington Avenue, south of Hartman Avenue and known municipally as 8265 and 8277 Islington Avenue, being Part of Lot 9, Concession 7, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment

No. 97.”

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 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS includes policies that direct new growth to urban areas and promotes an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents, which contribute to the creation of strong and safe communities, healthy environments, and long-term economic growth.

The development of the Subject Lands ('the Development') for a low-rise residential apartment building meets the intent of the PPS with respect to the efficient use of land, infrastructure, and public service facilities within an existing community and provides a range of housing options and densities to meet the requirements of the current and future residents and supports the commercial uses within the Woodbridge Core Area community.

The public health and safety policies of Section 3.1 of the PPS direct development away from natural or human-made hazards where there is an unacceptable risk to public health and safety, or of property damage and to avoid creating new or aggravating existing hazards. The Subject Lands are partially located within the Regional Storm flood plain associated with the Humber River within the Woodbridge community. Section 3.1.2 of the PPS outlines where development and site alterations shall not be permitted due to flooding hazards. Section 3.1.4 of the PPS allows for development and site alteration in certain areas associated with flooding hazards along river and stream systems where a Special Policy Area ('SPA') has been approved. The Development shall be in accordance with the floodproofing standards, protection works standards and access standards to ensure people and vehicles have safe access and egress in flooding and other

emergencies and that new hazards are not created, and no adverse environmental impacts will result. The habitable area of the Development shall be located outside of the Special Policy Area as approved by the Province for the Woodbridge Area and identified within the Vaughan Official Plan 2020, Volume 2, Capture 11.11 Woodbridge Secondary Plan in Schedule 9. The Amendment is consistent with the PPS.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 ('Growth Plan') as amended, guides decision making on a range of issues including economic development, land-use planning, urban form and housing and Council's planning decisions are required by the *Planning Act* to conform, or not conflict with the Growth Plan. The Development facilitates housing at a density supportive of the Growth Plan objectives to direct growth to a Settlement Area with existing municipal water and wastewater systems. The Development represents minor residential infill within the existing Woodbridge Centre Secondary Plan Area and will connect directly to the existing systems on Islington Avenue. The Development will add to the range of unit sizes and housing types within the community to support a range and mix of housing options within an existing settlement area and towards the achievement of complete communities. In consideration of the above, the Amendment conforms to the Growth Plan.
3. The York Region Official Plan 2022 ('YROP 2022') guides economic, environmental and community building decisions across York Region in accordance with the Regional Structure which permits residential, industrial, commercial and institutional uses and also includes a "Regional Greenlands System Vision" which conceptually identifies the general location of corridors within the Region that perform major linkage functions on a Regional scale. The Greenlands System policies identify natural hazards that pose a risk to human health and safety; protect property; and reduce potential risks and costs associated with natural hazards by ensuring that development is directed away from these areas. The YROP 2022 also includes policies to manage hazards in the defined portions of the floodplain and provide support to conservation authorities for management of floodplain areas and Special Policy Areas. As the Woodbridge

Special Policy Area is within an Approved Floodplain Special Policy area in VOP 2010, Regional policies require setbacks and buffers to conform to the Provincial regulations. The Development is within the Toronto and Region Conservation Authority's ('TRCA') regulated area and is subject to TRCA's regulations and permit approval processes.

The Subject Lands front on Islington Avenue, a Regional Road identified to have an ultimate road width of up to 36 metres. The Development is at a density that is transit supportive and provides a form of gentle intensification on serviced land within an existing community. The Development offers a housing type (1-, 2- and 3-bedroom residential apartments) within an area primarily developed as low-rise residential units. In consideration of the above, the Amendment conforms to the YROP 2022.

4. The Subject Lands are located within a "Community Area" on Schedule 1 – Urban Structure of VOP 2010 within the broader Humber River Valley area, in the historical settlement of Woodbridge, within the Woodbridge Centre Secondary Plan Area. A portion of the Subject Lands is within the "Built-Up Valley Lands" designation of the VOP 2010 Natural Heritage Network (NHN), which recognizes existing developed lands located below the physical top of bank.

The westerly portion of the Subject Lands are designated "Low-Rise Residential (2)" and "Low-Rise Residential by VOP 2010", specifically Section 11.11 – "Woodbridge Centre Secondary Plan" ('WCSP') and located within the Islington Avenue Corridor, shown on Schedule 5 - "Distinct Character Areas" of the WCSP which include urban design policies to strengthen the character of the Islington Avenue corridor.

Section 4.2.2.2 g) (OPA 23) of the Woodbridge Centre Secondary Plan applies to the 8265 Islington Avenue, portion of the Subject Lands and permitted a similar development for a 6-storey residential apartment building at a maximum density of 2.5 FSI times the area of the lot. The approval allowed a structural setback between the proposed rear retaining wall of the building and required that the future "OS1 Open Space Conservation Zone" be conveyed into public ownership. It also required that no habitable area of the residential development was permitted

to be located within the Special Policy Area Limits and also required a planting plan for the OS1 Open Space Conservation Zone and a Vegetation Protection Zone be prepared to the satisfaction of Vaughan and the TRCA through a future Site Development application.

The portion of the Subject Lands located within the limits of the Special Policy Areas is identified within the Woodbridge Centre Secondary Plan and subject to the Section 7.3 Natural Hazard and Special Policy Area Policies of the Woodbridge Centre Secondary Plan to protect the public from unacceptable risks associated with flooding. All site alteration shall be carried out in accordance with flood proofing standards, protection works standards and access standards, to ensure new hazards are not created and existing hazards are not aggravated and, no environmental impacts will occur. An emergency response plan is required for the Development and shall be prepared through the future Site Development Application.

The Subject Lands contain a woodland feature contiguous with the Humber River. Valley/stream corridors which are considered “Core Features” of the Natural Heritage Network (NHN) and the VOP 2010 contains policies to prohibit site alteration in “Core Features” and to address development and site alterations adjacent to “Core Features”. The policies of Section 3.2.3.10 require that “Core Features” and related vegetation protection zones be protected from negative impacts on the feature and its functions. In keeping with the protection intended by this policy, the “Core Features” and the related vegetation protection zone will be zoned “OS1 Open Space Conservation Zone” and conveyed to the TRCA through a future Site Development Application for the Development. In consideration of the above, the Amendment supports the policy initiatives of the VOP 2010.

5. The statutory Public Meeting was held on June 1, 2021. The recommendation of the Committee of the Whole to receive the Public Meeting report of June 1, 2021, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 22, 2021. Vaughan Council on February 22, 2023, ratified the February 7, 2023, Committee of the Whole

recommendation to approve Official Plan Amendment File OP.21.002 (DCFM Developments Ltd.)

6. On December 6, 2022, York Region exempted the Official Plan Amendment File OP.21.002 from approval by the Regional Planning Committee of the Whole and Council 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

VOP 2010 specifically Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan is hereby amended by:

1. Amending the Low-Rise Residential (2) policies of the site-specific Section 4.2.2.2 (g) of the Woodbridge Centre Secondary Plan, previously approved as OPA 23, as it applied to 8265 Islington Avenue to revise the text from “8265 Islington Avenue” to “8265 and 8277 Islington Avenue” and to add the text “(OPA 97)” to refer to the entirety of the subject lands.
2. Amending Policy 4.2.2.2 g) ii) by deleting the text “FSI of 2.5” and replace it with the text “FSI of 2.6”.
3. Amending Policy 4.2.2.2 g) by adding subsection iii) “Notwithstanding the maximum heights permitted on Schedule 4 “Building Height Maximums”, a maximum building height of 6-storeys being a maximum of 22.0 m shall be permitted.”
4. Amending Policy 4.2.2.2 g) by adding subsection iv) “Notwithstanding policy 4.2.4 1 of the Urban Design Policies of the Woodbridge Centre Secondary Plan, a minimum 5.7 metre building setback from the Islington Avenue right-of-way is permitted on the subject lands.
5. Amending Policy 4.2.2.2 g) by adding subsection v) “Notwithstanding policy

4.2.4 2 of the Urban Design Policies of the Woodbridge Center Secondary Plan, a single row of street trees shall be planted along Islington Avenue within the setback on the subject lands.”

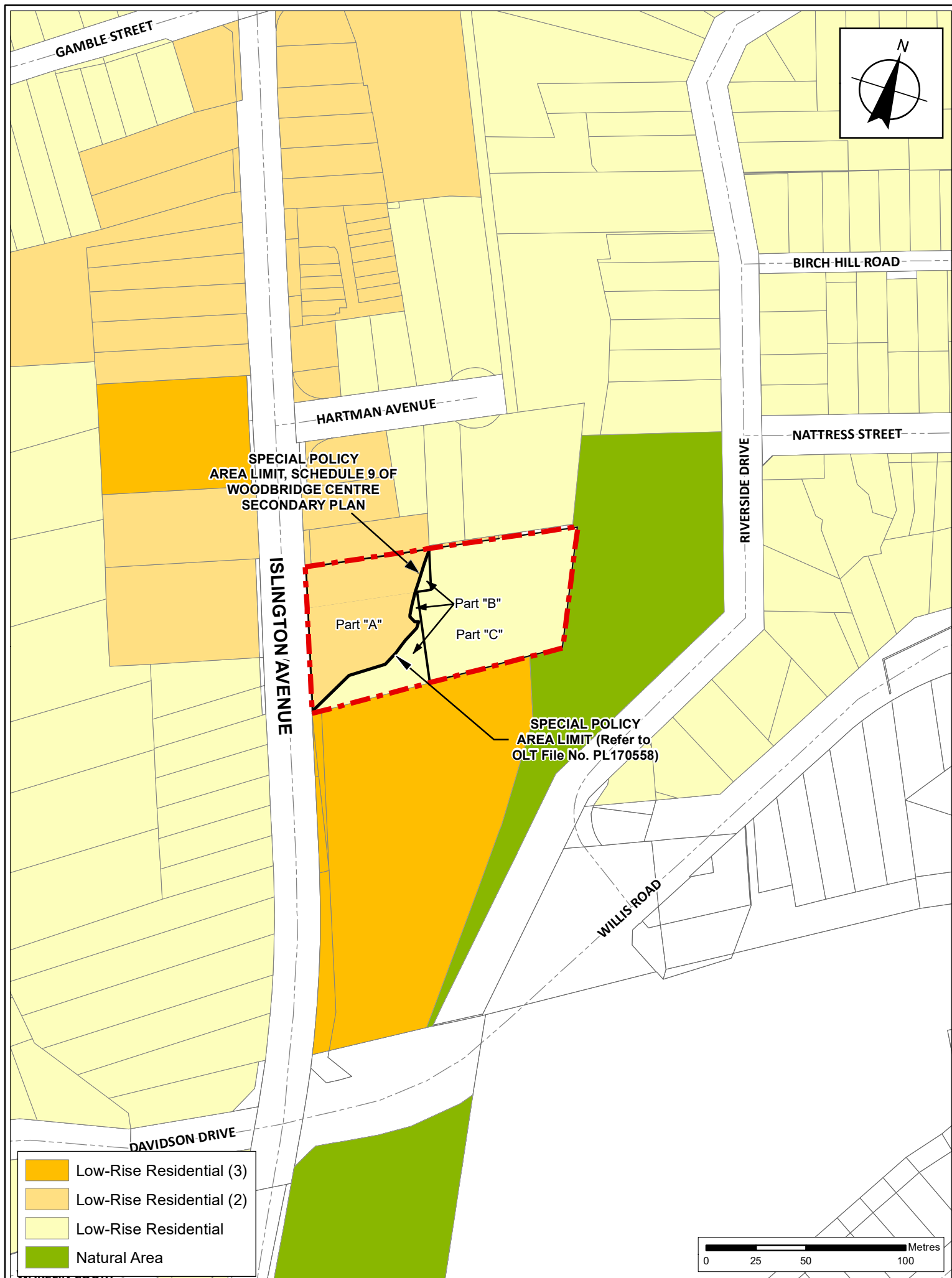
6. Amending Section 11.11 “Woodbridge Centre Secondary Plan” - Schedule 2 “Land Use Plan” of VOP 2010, Volume 2, Chapter 11, by identifying 8277 Islington Avenue within the entirety of the Subject Lands and the areas defined as “Subject to the “Part A”, “Part B” and “Part C” in accordance with Schedule “2” attached hereto.”
7. Amending Volume 2, Section 11.11 “Woodbridge Centre Secondary Plan” – Schedule 3 “Density Plan” of VOP 2010, Volume 2, Chapter 11, by identifying that the maximum density permitted within the “Low Rise Residential (2)” designation, on the entirety of the subject lands shall be “D 2.6” times the area of the lot, in accordance with Schedule “3” attached hereto.
8. Amending, Section 11.11 “Woodbridge Centre Secondary Plan”, Schedule 4 “Building Height Maximums” of VOP 2010, Volume 2, Chapter 11, by identifying that the maximum building height within the “Low-Rise Residential (2)” designation on the entirety of the subject lands as “H6”, in accordance with Schedule “4” attached hereto.

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*.

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. 97

Adopted the 25th Day of April, 2023


File: OP.21.002

Related File: Z.21.003

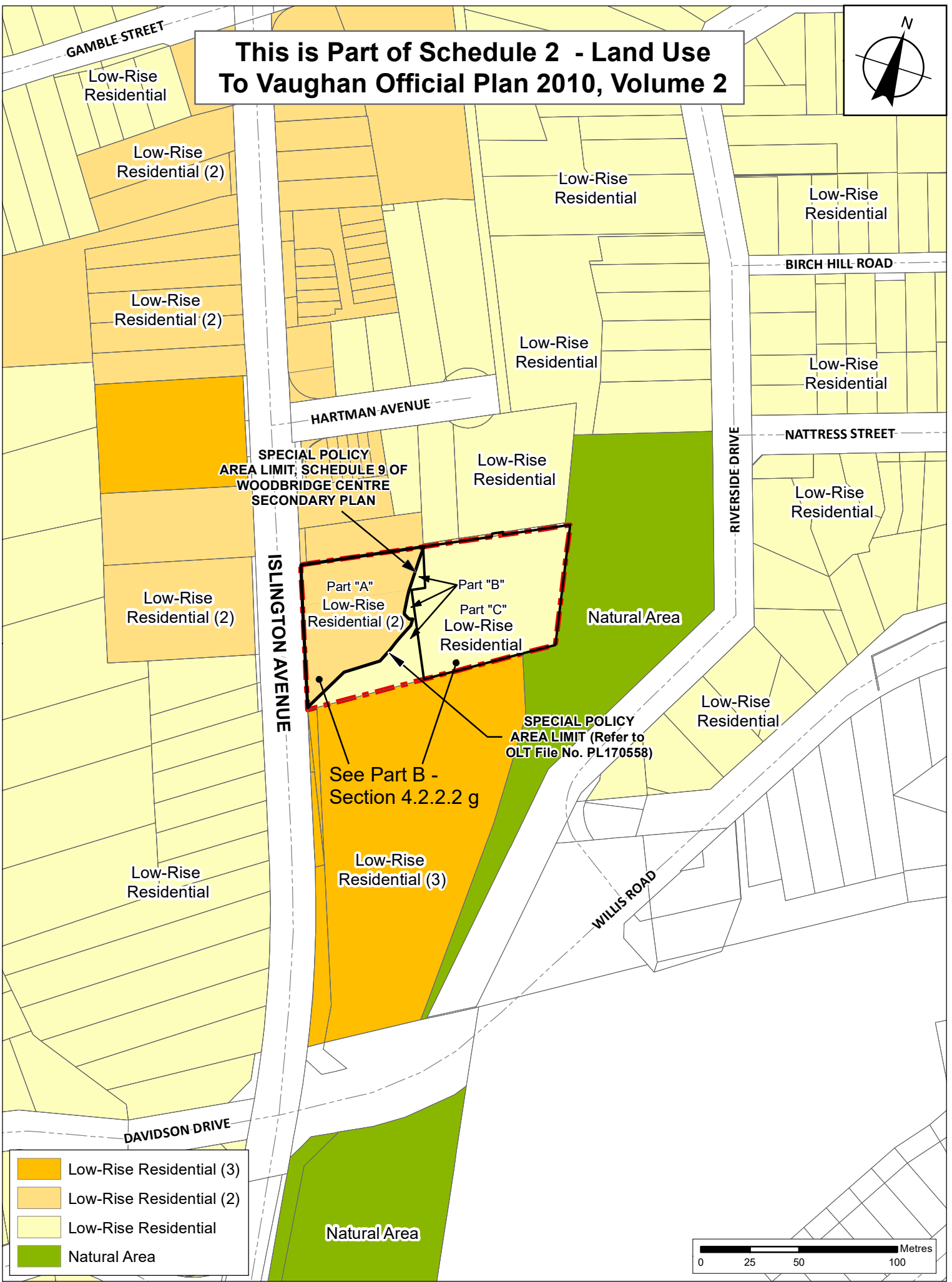
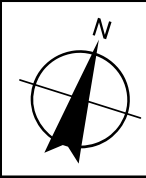
Location: Part of Lot 9, Concession 7
8265 and 8277 Islington Avenue

Applicant: DCFM Developments Ltd.

City of Vaughan


 Lands Subject to
Amendment No. 97

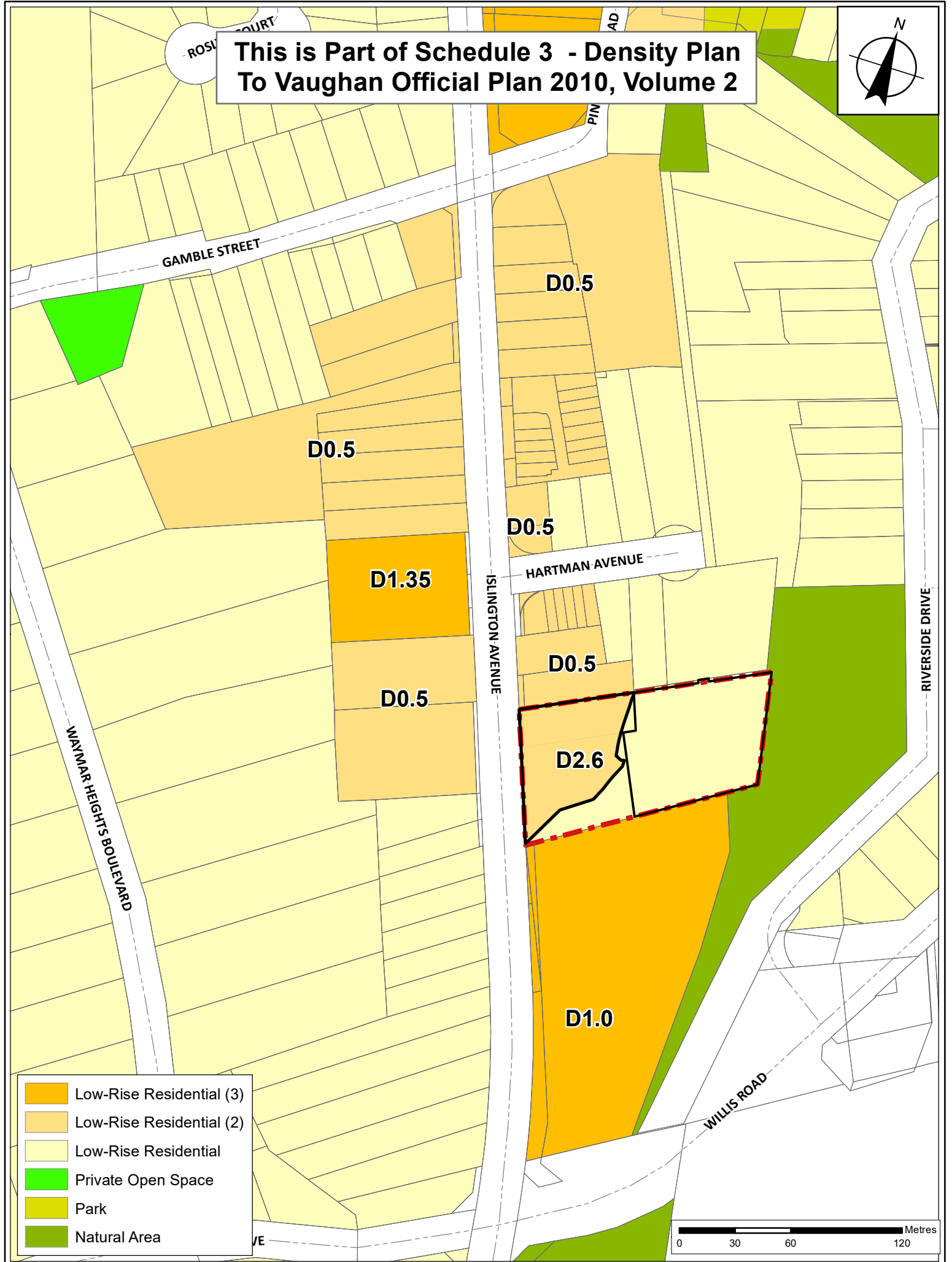
**This is Part of Schedule 2 - Land Use
To Vaughan Official Plan 2010, Volume 2**



**This is Schedule '2'
To Official Plan Amendment No. 97
Adopted the 25th Day of April, 2023**

File: OP.21.002
Related File: Z.21.003
Location: Part of Lot 9, Concession 7
 8265 and 8277 Islington Avenue
Applicant: DCFM Developments Ltd.
City of Vaughan

 Lands Subject to
Amendment No. 97

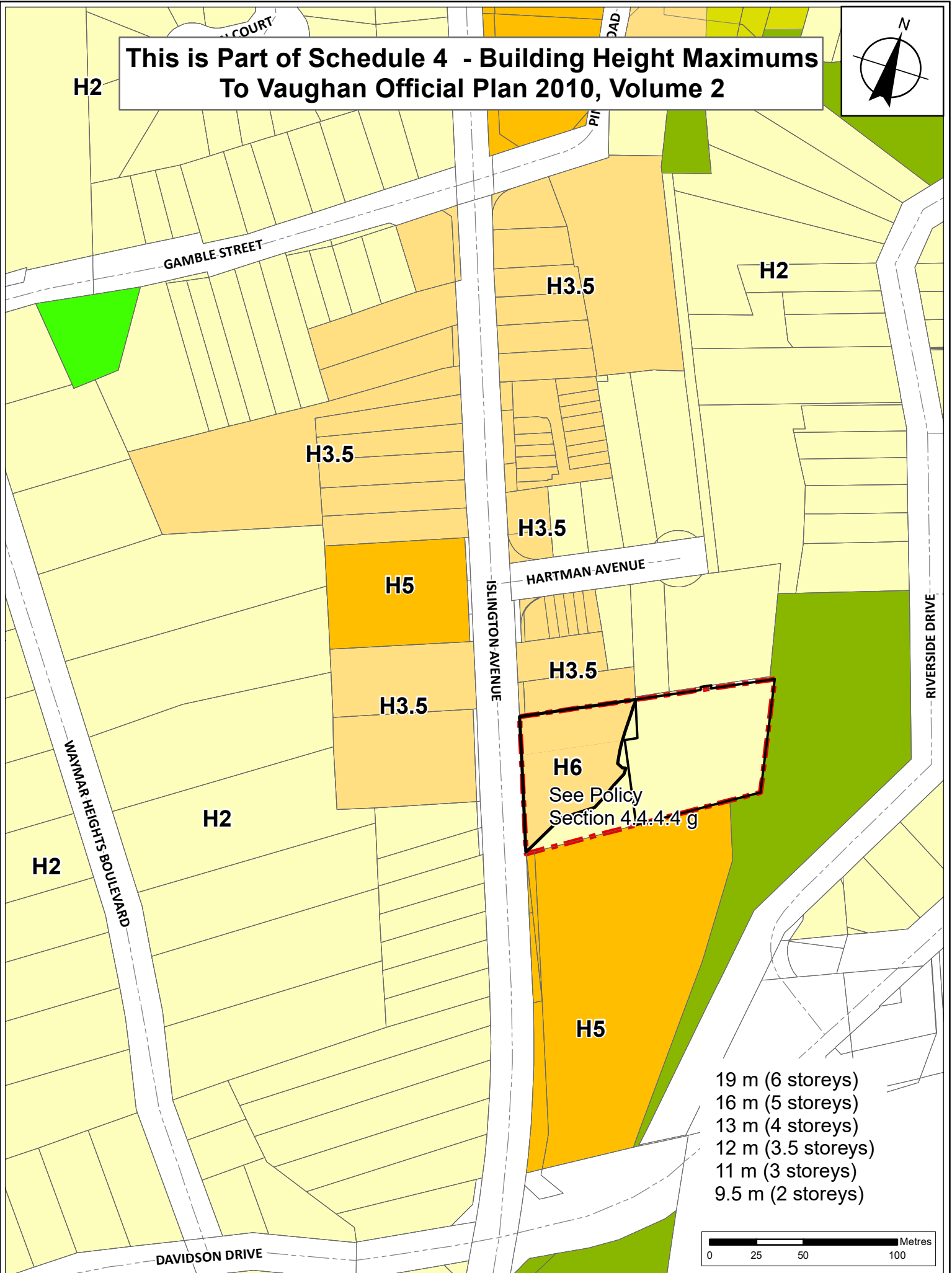
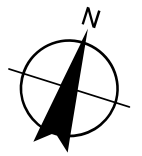


This is Schedule '3'
To Official Plan Amendment No. 97
Adopted the 25th Day of April, 2023

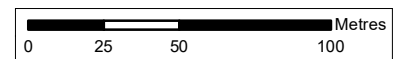
File: OP.21.002
Related File: Z.21.003
Location: Part of Lot 9, Concession 7
8265 and 8277 Islington Avenue
Applicant: DCFM Developments Ltd.
City of Vaughan

 Lands Subject to
Amendment No. 97

**This is Part of Schedule 4 - Building Height Maximums
To Vaughan Official Plan 2010, Volume 2**



- 19 m (6 storeys)
- 16 m (5 storeys)
- 13 m (4 storeys)
- 12 m (3.5 storeys)
- 11 m (3 storeys)
- 9.5 m (2 storeys)



This is Schedule '4'
To Official Plan Amendment No. 97
Adopted the 25th Day of April, 2023


File: OP.21.002

Related File: Z.21.003

Location: Part of Lot 9, Concession 7
8265 and 8277 Islington Avenue

Applicant: DCFM Developments Ltd.

City of Vaughan

 Lands Subject to
Amendment No. 97

APPENDIX I

The Subject Lands are located on the east side of Islington Avenue, south of Hartman Avenue and known municipally as 8277 and 8265 Islington Avenue, in the City of Vaughan.

The purpose of this Amendment is to extend the site-specific Official Plan Amendment permissions approved for 8265 Islington Avenue onto the adjacent lands at 8277 Islington Avenue within the Low-Rise-Residential (2) designation to permit a 6-storey residential apartment building, on the combined subject lands with a maximum building height of 6-storeys (22 m) top of roof, excluding the mechanical penthouse room, with a Floor Space Index of 2.6 times the area of the lot and subject to the additional amended site-specific policies of Section 4.2.2.2 g) within the 11.11 Woodbridge Centre Secondary Plan

On February 22, 2023, Vaughan Council ratified the February 14, 2023 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.21.003 (DCFM Development Ltd.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.21.002 (DCFM Developments Ltd.) BE APPROVED, to amend the Vaughan Official Plan 2010 specifically the Section 11.11 Woodbridge Centre Secondary Plan of VOP 2010, Volume 2, Chapter 11 as it applies to the subject lands shown on Attachment 2 as follows:
- a) to amend the site-specific policies of Section 4.2.2.2 g) (OPA 23) of the Woodbridge Centre Secondary Plan as it applies to 8265 Islington Avenue, to include 8277 Islington Avenue as part of the combined subject lands (8265 and 8277 Islington Avenue) identified on “Land Use Plan” – Schedule 2 and to permit the development approvals for Part “A” and Part “B” from OPA 23 to extend over the combined lands;
 - b) to amend “Density Plan” – Schedule 3, to permit an increase in the maximum Floor Space Index to 2.6 times the area of the lot within the “Low Rise Residential (2)” designation, on the subject lands.
 - c) to amend “Building Height Maximum” – Schedule 4, to identify “Part A” on the subject lands to permit the maximum building height of 6-storeys on the subject lands.
 - d) to amend Section 4.2.4.1 – Urban Design Policies of the Woodbridge Centre Secondary Plan to permit a minimum 5.7 m building setback from the Islington Avenue right-of-way on the subject lands.
 - e) to amend Section 4.2.4.2 – Urban Design Policies to provide a single row of street trees along Islington Avenue, within the setback on the subject lands.”




Appendix II

Existing Land Uses

Official Plan Amendment No. 97

File: OP.21.002
Related File: Z.21.003
Location: Part of Lot 9, Concession 7
8265 and 8277 Islington Avenue
Applicant: DCFM Developments Ltd.
City of Vaughan

 Lands Subject to
Amendment No. 97