

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 086-2023

A By-law to adopt Amendment Number 108 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 108 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 20th day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 108
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3” and “4” constitute Amendment Number 108 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) (the 'Amendment') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.11, Policy 4.2.2.4 – "Site-Specific Policies", Schedule 2 – "Land Use Plan", Schedule 3 – "Density Plan" and Schedule 4 – "Building Height Maximums".

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 108" on Schedules "1", "2", "3", and "4" attached here to:

1. Redesignate the Subject Lands from Low-Rise Residential (2) to Low-Rise Residential (3) and Natural Areas;
2. Permit a maximum building height of 7-storeys;
3. Permit a maximum Floor Space Index (FSI) of 3.21 times the area of the lot;
4. Require a minimum setback to the porte cochere (canopy) of 7 metres from Islington Avenue, and permit a maximum building setback of 11.7 metres from Islington Avenue;
5. Require a Minimum Vegetation Protection Zone of 5.2 metres; and
6. Permit the building to not comply with the 45-degree angular plane requirements

The Amendment would facilitate the development of a low-rise residential apartment building at 8270, 8274 and 8286 Islington Avenue (the 'Development').

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the west side of Islington Avenue, municipally known as 8270, 8274 and 8286 Islington Avenue being Part of Lot 9, Concession 7, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 108."

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (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 (PPS). The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety. The Amendment is consistent with the PPS, specifically Sections 1.1.3.1, 1.4.3, 1.6.6, 2.6.2, regarding: focusing development to Settlement Areas; efficient lands use patterns; transit supportive development; promoting intensification, redevelopment and compact form; coordination of infrastructure; providing an appropriate range and mix of housing options and densities where appropriate levels of infrastructure and public service facilities are available; promoting the efficient use of both municipal and private sewage and water services; and prohibiting development and site alteration on lands containing archeological potential unless significant archeological resources have been conserved. The Subject Lands are within a Settlement Area and the Delineated Built-Up Area as defined by the PPS.
2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan), as amended, provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Amendment conforms to the policy framework of the Growth Plan, specifically Section 2.2.1 regarding directing growth to Settlement Areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems and support the achievement of complete communities, as it will permit a diverse range and mix of housing options within the area, is a more compact built form, and appropriate intensification of the

Subject Lands. The Subject Lands are within the Delineated Built Boundary of a Settlement Area, with access to municipal water and wastewater systems.

3. The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 – Regional Structure which permits a wide range of residential, commercial, industrial, and institutional uses. Section 3.5 of YROP 2010 states that it is an objective of this plan to promote an appropriate mix and range of acceptable housing to meet the needs of residents and workers. Section 3.5.4 requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, functions and tenures and levels of affordability.

The York Region Official Plan 2022 ('YROP 2022') replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured; however, the Amendment conforms to YROP 2022.

The YROP 2022 sets the direction for growth and development and focuses on sustainability, protection of the natural environment, economic growth and success while working to meet the needs of and deliver important human services to residents. The YROP designates the Subject Lands "Urban Area" on Map 1 – "Regional Structure" and "Community Area" on Map 2 – "Land Use Designations". Section 4.2 indicates that the Community Area designation is where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human services needs will be located, and shall contain a wide range and mix of housing types, sizes and tenures.

The Amendment which provides for a denser development on the Subject Lands

while diversifying the housing types within the area. The Amendment conforms to the YROP 2010 and YROP 2022.

4. The Subject Lands are located within a “Community Area” by Schedule 1 - Urban Structure of VOP 2010 and are designated “Low-Rise Residential (2)” by VOP 2010, specifically Volume 2, Section 11.11 - “Woodbridge Centre Secondary Plan” (WCSP) and are located within the Islington Avenue Corridor (IAC), as shown on Schedule 5 – “Distinct Character Areas” of the WCSP. The vision for the Islington Avenue Corridor is to retain the predominantly low-density character and community-in-a-forest quality, while providing for some residential intensification. The WCSP seeks to create a more walkable, pedestrian-friendly avenue, protect and enhance Environmentally Significant Areas, provide a diversity of land uses, densities and house forms, and maintain healthy neighbourhoods, including the forest landscape setting and access to open spaces along Islington Avenue.

The Amendment is appropriate for the following reasons:

- The “Natural Areas” designation reflects the natural features and erosion hazards on the Subject Lands and prohibits development on this portion of the Subject Lands. The reduced buffer has been established to the satisfaction of the City and the TRCA.
- The density is located along the Islington Corridor within the WCSP and will complement the existing mix of low and mid-rise buildings that exist and are planned along the Corridor.
- The 7-storey building is in keeping with existing and planned developments in the surrounding community.
- The reduced setback to the porte cochere and increased setback to the building from Islington Avenue is minimal, and is appropriate for the scale of the development
- Only a small portion of the Development encroaches into the 45-degree angular plane, and the properties abutting to the rear are separated from the Development by a natural feature.

- The Development is appropriate for the Subject Lands and is compatible with the existing and planned land uses.
5. The statutory Public Hearing was held on May 30, 2022. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 30, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 28, 2022. Vaughan Council on June 20, 2023 ratified the June 6, 2023 Committee of the Whole recommendation to approve Official Plan Amendment File OP.22.003 (8274-8286 Islington Avenue Inc.).
 6. On May 18, 2023, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.2.7, 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 Schedule 2 “Land Use Plan” of Volume 2, Section 11.11 of VOP 2010, by redesignating the Subject Lands, identified on Schedule “1” hereto, from Low-Rise Residential (2) to Low-Rise Residential (3) and Natural Areas;
2. Amending Schedule 3 “Density Plan” of Volume 2, Section 11.11 of VOP 2010, as identified on Schedule “3” hereto, to identify a maximum FSI of 3.21 times the area of the lot for the Subject Lands; whereas an FSI of 1 times the area of the lot is permitted;
3. Amending Schedule 4 “Building Height Maximums” of Volume 2, Section 11.11 of VOP 2010, as identified on Schedule “4” hereto, to identify a maximum Building Height of 7-storeys for the Subject Lands; whereas a maximum Building Height of 5-storeys is permitted; and
4. Amending Volume 2, Section 11.11 of VOP 2010, Policy 4.2.2.4 – “Site-Specific

Policies” by adding the following policy, to be renumbered in sequential order:

“(OPA #108) c. 8270, 8274 and 8286 Islington Avenue designated Low-Rise Residential (3):

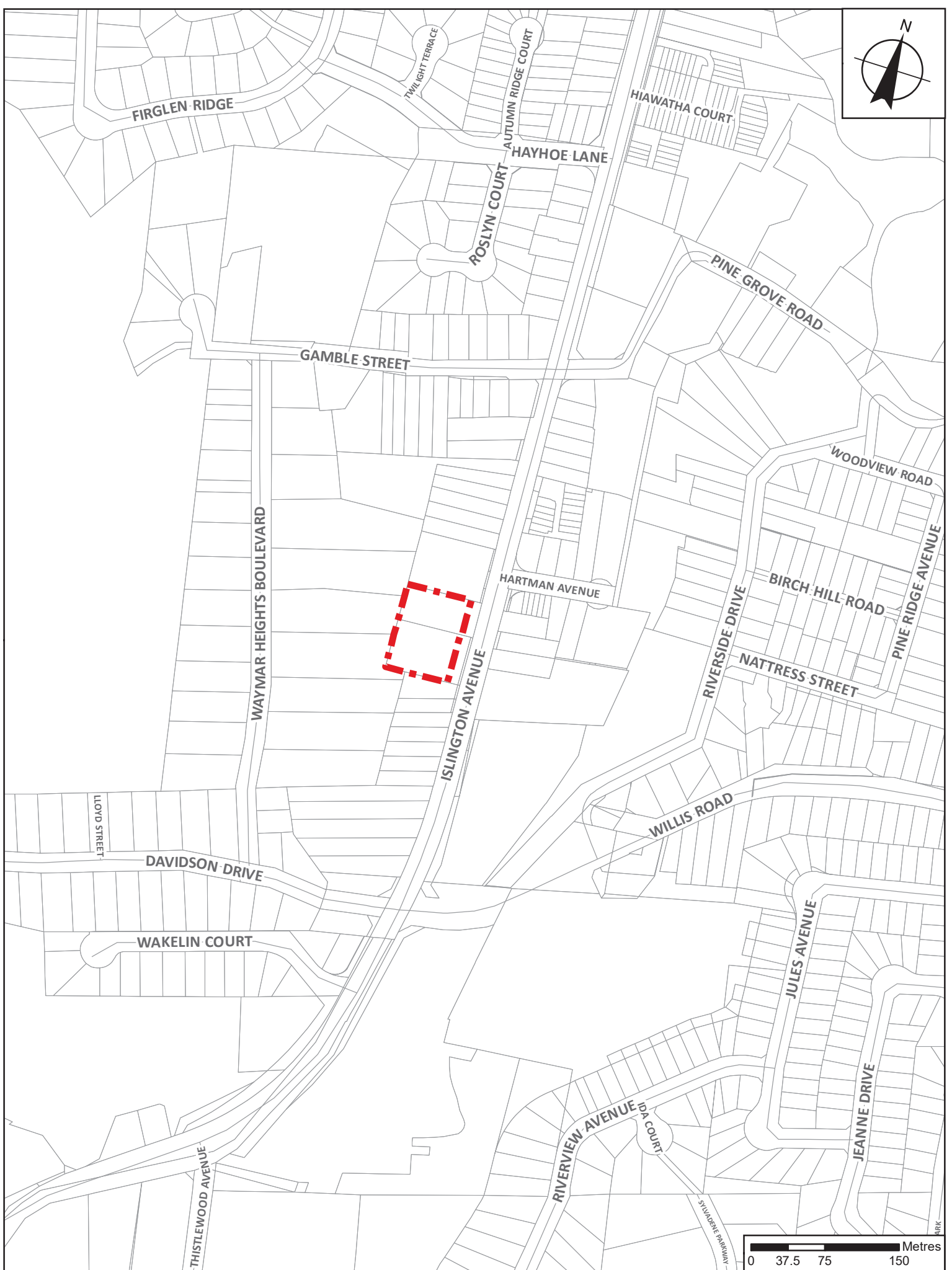
- i. Notwithstanding Section 4.2.2.3 a., a maximum building height of 7-storeys shall be permitted.
- ii. Notwithstanding Section 4.2.2.3 d., a maximum FSI of 3.21 shall be permitted.
- iii. Notwithstanding Section 4.2.4 (1), a minimum setback to the porte cochere (canopy) of 7 metres from Islington Avenue right-of-way is required, and a maximum building setback of 11.7 metres from the Islington Avenue right-of-way is permitted.
- iv. Notwithstanding Volume 1, Section 3.2.3.4, a Minimum Vegetation Protection Zone of 5.2 m is required.
- v. Notwithstanding Volume 1, Section 9.2.3.4.a. the building is not required to comply with the 45-degree angular plane requirements.

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, Comprehensive Zoning By-law 001-2021 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.108
Adopted the 20TH Day Of JUNE, 2023

File: OP.22.003

Related File: Z.22.005

Location: : Part Lot 9, Concession 7

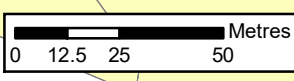
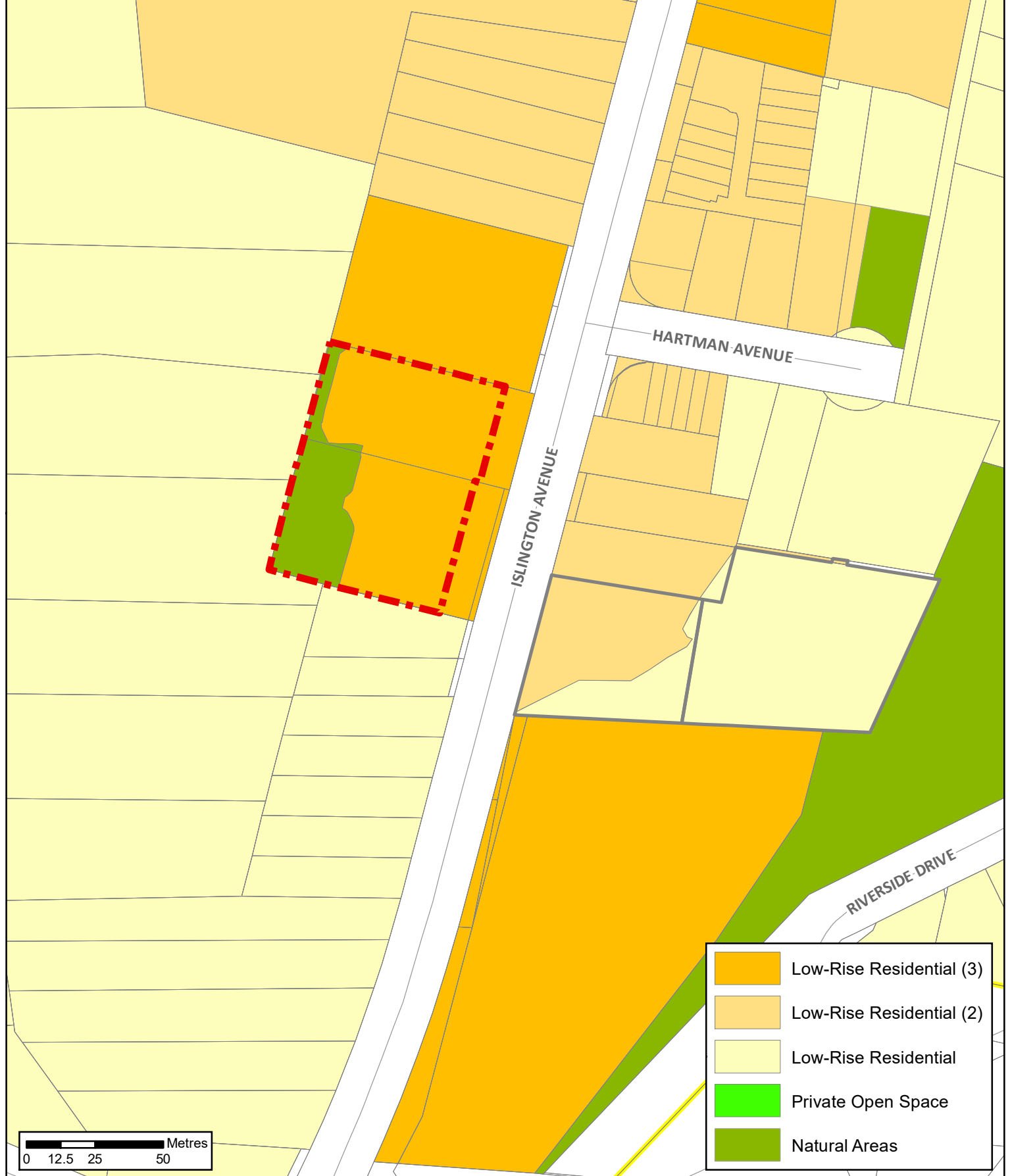
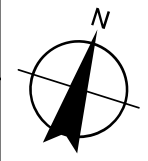
Applicant: 8274-8286 Islington Avenue Inc.

City of Vaughan



**Lands Subject to
Amendment No.108**

8270, 8274 and 8286 Islington Avenue
This is Part of Schedule 2 -
Land Use Plan of Woodbridge Centre Secondary Plan
To Vaughan Official Plan 2010, Volume 2



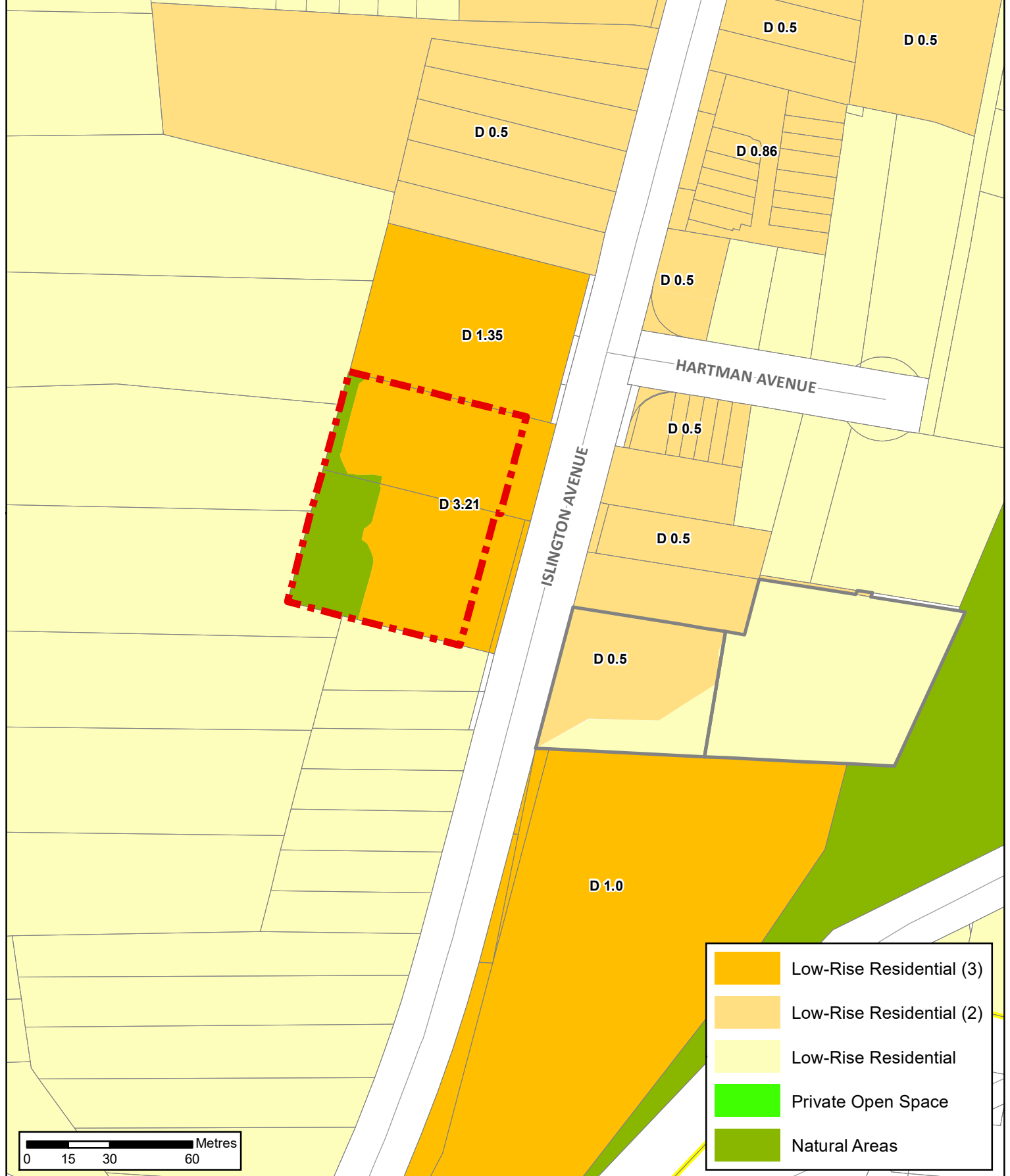
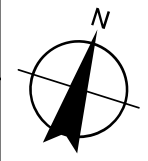
- Low-Rise Residential (3)
- Low-Rise Residential (2)
- Low-Rise Residential
- Private Open Space
- Natural Areas

This is Schedule '2'
To Official Plan Amendment No.108
Adopted the 20TH Day Of JUNE, 2023

File: OP.22.003
Related File: Z.22.005
Location: : Part Lot 9, Concession 7
Applicant: 8274-8286 Islington Avenue Inc.
City of Vaughan

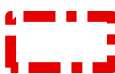
Lands Subject to
Amendment No.108

8270, 8274 and 8286 Islington Avenue
This is Part of Schedule 3 -
Density Plan of Woodbridge Centre Secondary Plan
To Vaughan Official Plan 2010, Volume 2

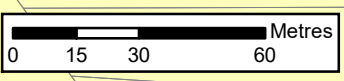
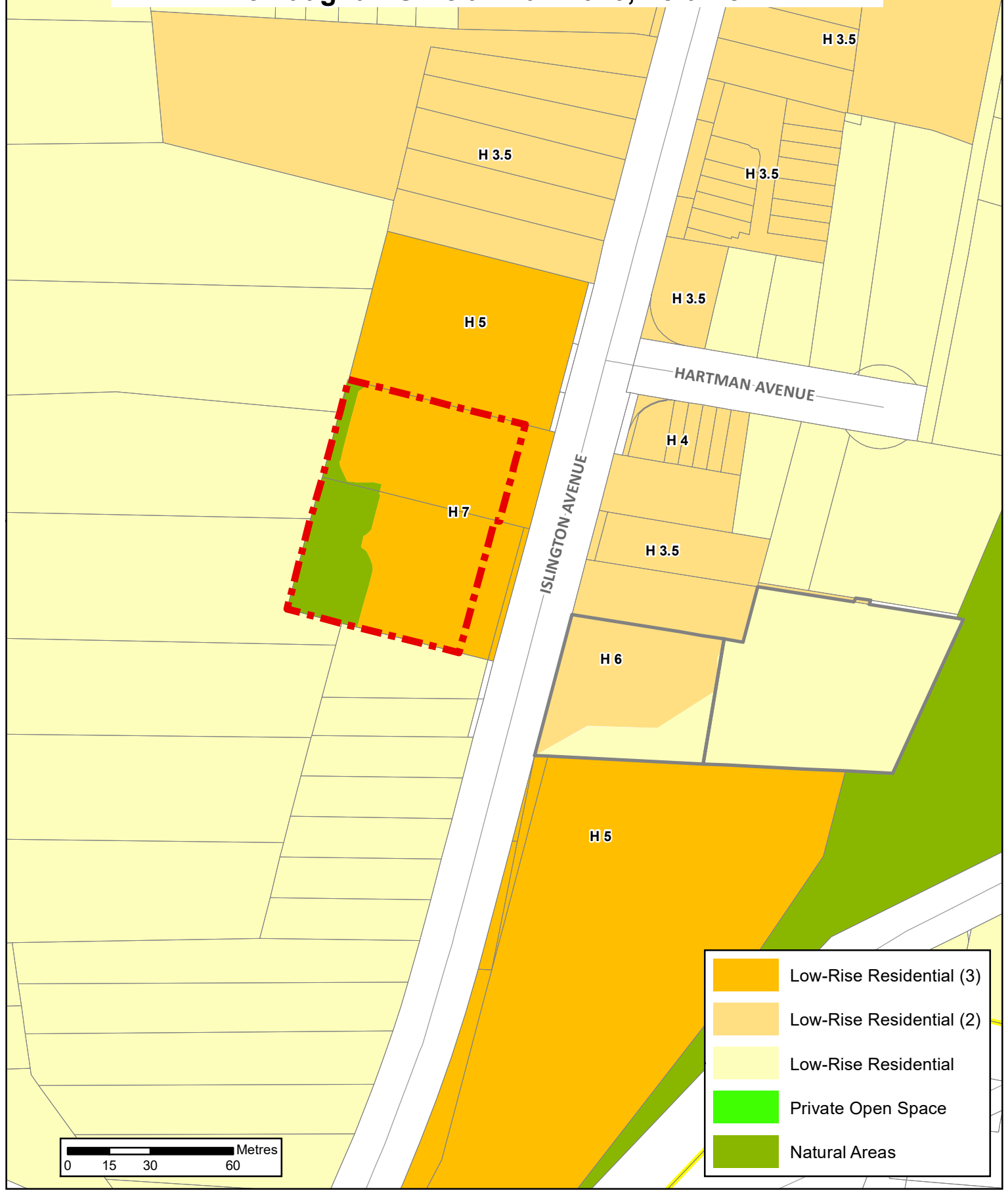
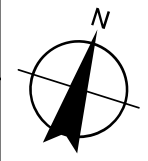


This is Schedule '3'
To Official Plan Amendment No.108
Adopted the 20TH Day Of JUNE, 2023

File: OP.22.003
Related File: Z.22.005
Location: : Part Lot 9, Concession 7
Applicant: 8274-8286 Islington Avenue Inc.
City of Vaughan

 **Lands Subject to**
Amendment No.108

**8270, 8274 and 8286 Islington Avenue
 This is Part of Schedule 4 - Building
 Height Maximums of Woodbridge Centre Secondary Plan
 To Vaughan Official Plan 2010, Volume 2**



- Low-Rise Residential (3)
- Low-Rise Residential (2)
- Low-Rise Residential
- Private Open Space
- Natural Areas

**This is Schedule '4'
 To Official Plan Amendment No.108
 Adopted the 20TH Day Of JUNE, 2023**

File: OP.22.003
Related File: Z.22.005
Location: : Part Lot 9, Concession 7
Applicant: 8274-8286 Islington Avenue Inc.
City of Vaughan

**Lands Subject to
 Amendment No.108**

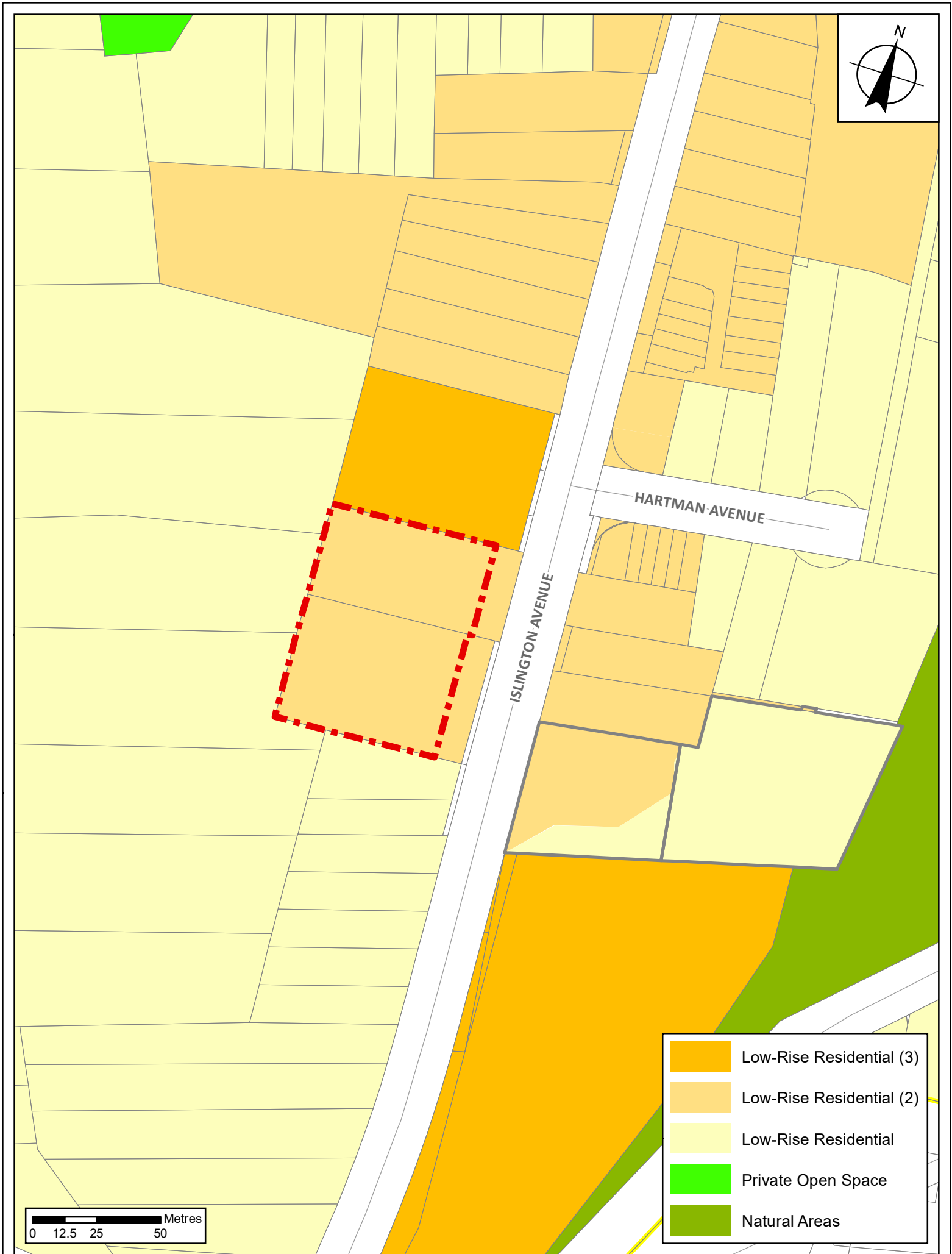
APPENDIX I

The Subject Lands subject to this Amendment are located on the west side of Islington Avenue, municipally known as 8270, 8274 and 8286 Islington Avenue being Part of Lot 9, Concession 7 in the City of Vaughan.

The purpose of this Amendment is to redesignate the subject lands from Low-Rise Residential (2) to Low-Rise Residential (3) and Natural Areas, to permit a maximum building height of 7-storeys and Floor Space Index of 3.21 times the area of the lot, to require a minimum setback to the porte cochere (canopy) of 7 metres from Islington Avenue and permit a maximum building setback of 11.7 metres from Islington Avenue, to require a Minimum Vegetation Protection Zone of 5.2 metres, and to permit the building to not comply with the 45-degree angular plan requirements.

On June 20, 2023, Vaughan Council ratified the June 6, 2023 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.22.003 (8274-8286 Islington Avenue Inc.) as follows:

- “1 THAT Official Plan Amendment File OP.22.003 (8274-8286 Islington Avenue Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, for the subject lands shown on Attachment 1, from “Low-Rise Residential (2)” to “Low- Rise Residential (3)” and “Natural Areas” in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 1 of this report”



Appendix II Existing Land Uses To Official Plan Amendment No.108

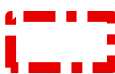
File: OP.22.003

Related File: Z.22.005

Location: : Part Lot 9, Concession 7

Applicant: 8274-8286 Islington Avenue Inc.

City of Vaughan

 Lands Subject to
Amendment No.108