

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 056-2019

A By-law to adopt Amendment Number 40 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 40 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2" and "3" 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 1st day of May, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 40
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 40 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I”.

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, respecting density Policies 4.2.2.2 “Low Rise Residential (2)” to permit the development of 6, 4-storey townhouse dwellings on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Lands Subject to Amendment No. 40” on Schedule “1” attached hereto:

1. Permit the development of 6, 4-storey townhouse dwellings with a maximum Floor Space Index (FSI) of 1.4 on the subject lands and a maximum permitted lot coverage of 57% for Units 2 to 5.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the southeast corner of Islington Avenue and Hartman Avenue, municipally known as 8295 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. 40.”

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 (PPS 2014) includes policies that focus growth and development to “Settlement Areas”. The Subject Lands are located within a settlement area as defined by the PPS. The proposed residential density is consistent with the intent of the intensification and housing policies of the PPS, promotes the efficient use of land, and supports a healthy community. The Subject Lands are located on Islington Avenue in close proximity to the Woodbridge Core Area, which provides retail and service commercial opportunities, and to community services (e.g. Woodbridge Pool and Arena and the Al Paladini Community Centre), and institutional uses. Also, intensification has occurred in the vicinity of the Subject Lands in the form of 3-storey townhouse units and apartment buildings.

The location of the development supports alternate modes of transportation such as transit, cycling and walking. The development maximizes the use of existing infrastructure and community facilities and minimizes land consumption. The proposed townhouse development contributes to the variety of housing types available for residents of the City of Vaughan.

2. The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities. The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.
3. The York Region Official Plan designates the Subject Lands as “Urban Area”. The Subject Lands are located on Islington Avenue, south of Langstaff Road, and offers an alternative housing form (townhouse dwelling units) in close proximity to the Woodbridge Core Area and public transit. The proposed development is consistent with the Regional Official Plan policies.
4. The proposed development yields an FSI increase of 1.4, which will facilitate development that is compatible with the surrounding development.
5. The statutory Public Hearing was held on June 5, 2018. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 5, 2018, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 19, 2018. Subsequently, Vaughan Council on March 19, 2019 ratified the March 5, 2019, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment and Site Development Files OP.18.006, Z.18.010 and DA.18.017 (CB 10 (Islington) Holding Corp.).
6. On June 27, 2018, York Region exempted the Official Plan Amendment application 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) Volume 2, Section 11.11 – Woodbridge Secondary Plan is hereby amended as follows:

1. Amending Schedule 3 “Density Plan” by assigning a maximum FSI of 1.4 for the Subject Lands, as shown on Schedule “2” attached hereto.
2. Amending Schedule 4 “Building Height Maximums” by assigning a maximum Building Height of 4-storeys (13.1 m) for the Subject Lands, as shown on Schedule “3” attached hereto.

3. (OPA #40) Notwithstanding, the maximum lot coverage for the lands located at the southeast corner of Islington Avenue and Hartman Avenue shall be 57 % for units 2 to 5, as set out in the implementing Zoning By-law.

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. 40
 Adopted the 1st Day Of May, 2019

File: OP.18.006, Z.18.010

Related Files: DA.18.017

Location: Part of Lot 9, Concession 7

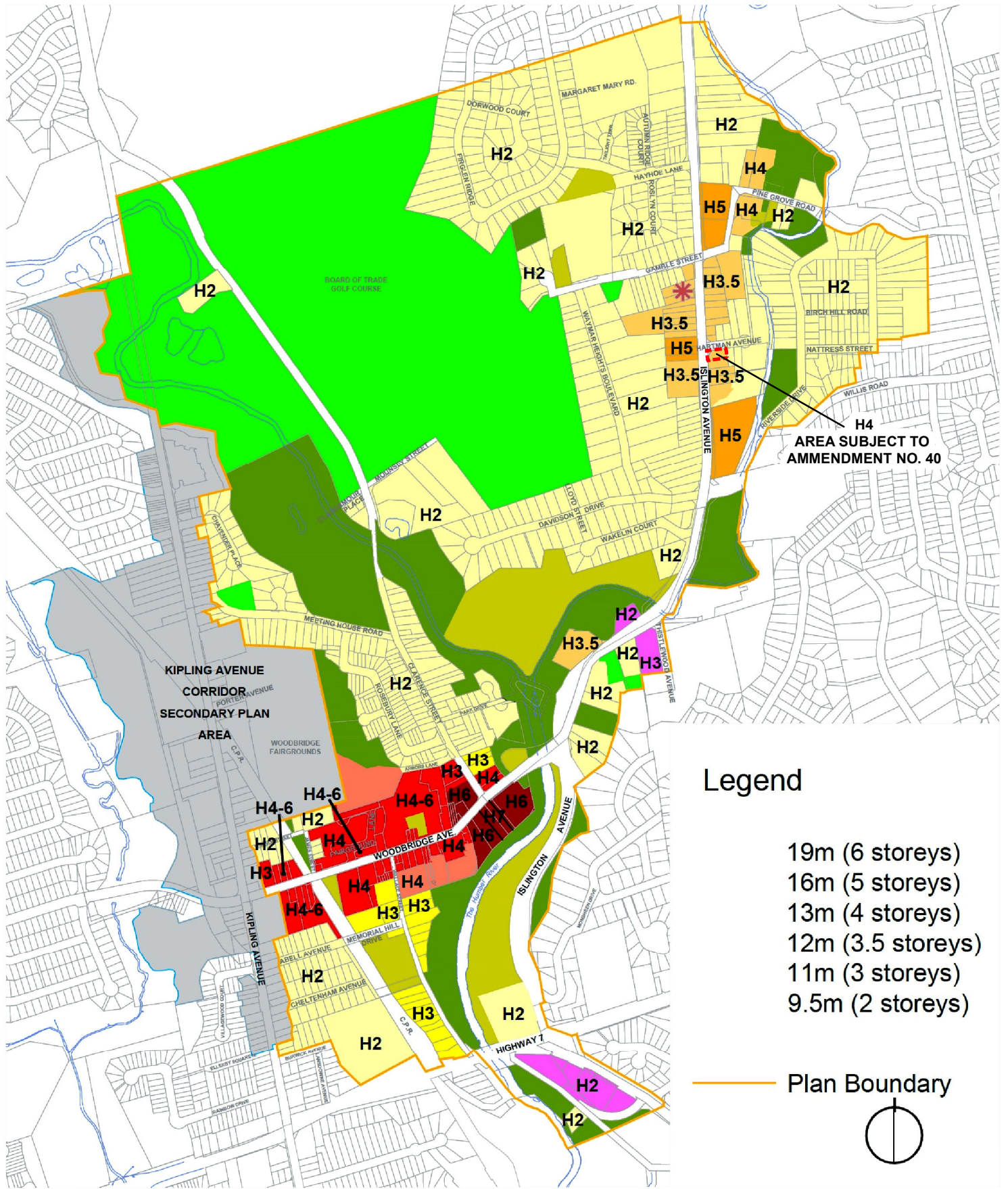
Applicant: CB 10 (Islington) Holding Corp.

City of Vaughan



Lands Subject to
Amendment No. 40

Building Height Maximums - Schedule 4



This is Schedule '3'
 To Official Plan Amendment No. 40
 Adopted the 1st Day Of May, 2019

File: OP.18.006, Z.18.010

Related Files: DA.18.017

Location: Part of Lot 9, Concession 7

Applicant: CB 10 (Islington) Holding Corp.

City of Vaughan

 Lands Subject to
 Amendment No. 40

APPENDIX I

The Subject Lands are located on the southeast corner of Islington Avenue and Hartman Avenue, municipally known as 8295 Islington Avenue, in the City of Vaughan.

The purpose of this Amendment is to amend Section 11.11 Woodbridge Centre Secondary Plan to facilitate the development of 6, 4-storey block townhouse dwelling units with an FSI of 1.4 on the subject lands and a maximum lot coverage of 57% for Units 2 to 5.

On March 19, 2019, Vaughan Council ratified the March 5, 2019, recommendation of the Committee of the Whole recommendation to approve Official Plan Amendment File OP.18.006 (CB 10 (Islington) Holding Corp.) as follows (in part):

- “1. THAT Official Plan Amendment File OP.18.006 (CB 10 (Islington) Holding Corp.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, Section 4.2.2 Residential Policies, Low Rise Residential (2) to:
 - a) increase the maximum permitted Floor Space Index ('FSI') from 0.5 to 1.4 times the area of the lot,
 - b) increase the maximum height for a townhouse dwelling from 3½-storeys (12 m) to 4-storeys (13.1 m), and
 - c) increase the maximum permitted lot coverage from 50% to 57% for units 2 to 5 as identified in the implementing Zoning By-law. “