

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 216-2023

A By-law to adopt Amendment Number 111 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 111 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1”, “2”, “3” and “4” is hereby adopted
2. AND THAT the City Clerk is hereby authorized to make an application to the Regional Municipality of York for approval of the aforementioned Amendment Number to the Official Plan of the Vaughan Planning Area.
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.

Voted in favour by City of Vaughan Council this 12th day of December, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No.39 of the Committee of the Whole.
Report Adopted by Vaughan City Council on October 17, 2023.
Authorized by Item No. 25 of Report No. 52 of the Committee of the Whole.
Report Adopted by Vaughan City Council on December 12, 2023.
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.
Effective Date of By-Law: December 12, 2023

**AMENDMENT NUMBER 111
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2”, “3” and “4”, constitute Amendment Number 111 to the Official Plan of the Vaughan Planning Area.

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

DRAFT

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 1 and Volume 2, Section 13, Site Specific Policies, to permit a high-rise mixed-use development.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Lands Subject to Amendment No. 111” on Schedule “1” attached hereto:

1. Identify the “Unapproved” natural features on the Subject Lands as “Core Features”.
2. Redesignate the Subject Lands from “Mid-Rise Mixed-Use” and “Natural Areas” to “High-Rise Mixed-Use” and “Natural Areas”.
3. Permit an increase in the maximum building height from of 8 storeys to 28 storeys
4. Permit an increase in the maximum floor space index (FSI) from 2.5 times the area of the Subject Lands to 9.6 times the net developable area of the Subject Lands, with 6.64 FSI dedicated to residential uses and 2.96 FSI dedicated to non-residential uses.
5. Amend Section 13.12 – Steeles/Islington Avenues Services Review Area to remove the Subject Lands from Map 13.12.A: Steeles/Islington Ave Services Review Area.
6. Amend Section 13, Site-Specific Policies to create site-specific amendments for the Subject Lands, including permitting a decrease in the tower setback and the minimum vegetation protection zone.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are municipally known as 7034 and 7040 Islington Avenue, located on the west side of Islington Avenue, north of Steeles Avenue West, being Part of 22 and Part of Lot 23, Registered Plan No. 9691, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 111.”

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (‘VOP 2010’) is based on the following considerations:

1. In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities, the wise use and management of resources, and protecting public health and safety.

The Amendment is consistent with the PPS, specifically policies 1.1.1, 1.1.3, 1.2.6 and 1.4, which encourage: accommodating a market-based range and mix of residential types to address the short-term and long-term projected needs of current and future residents, while using land use planning to promote transit-supportive development and intensification to minimize land consumption and servicing costs; avoiding development and land use patterns which may cause public health and safety concerns; focusing development to settlement areas to efficiently use land and resources; applying appropriate development standards to facilitate transit-supportive intensification; establishing development standards for residential intensification to facilitate compact form; and, optimizing the use of existing infrastructure and public service facilities.

The Subject Lands are located within a Settlement Area and the Delineated Built-Up Area. The Development is consistent with the PPS as it utilizes land efficiently by providing a compact built form that is transit supportive and utilizes existing services in the area. The Development provides additional housing options by providing apartment units of various sizes within a community with existing infrastructure and services such as shopping and transit along Islington Avenue and Steeles Avenue West. In consideration of the above, the Development is consistent with the PPS.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan'), as amended, is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, by encouraging the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Vaughan Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Growth Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of existing infrastructure and public service facilities, and less on continuously expanding the Urban Boundary. Schedule 2 of the Growth Plan identifies that the Subject Lands are located within a "Settlement Area". In accordance with Policies 2.2.1.3, 2.2.1.4 and 2.2.6 of the Growth Plan, complete communities shall be achieved by supporting a range and mix of housing and development shall be designed in a manner that supports active transportation and encourages the integration and sustained viability of transit services. The Amendment contributes to the achievement of a complete

community by supporting a range and mix of housing types and unit sizes and providing a built form that utilizes the Subject Lands more efficiently and at a density that would meet the needs of future and current residents, where there is access to existing transit services, public parks and local amenities. The Development will also connect to existing servicing infrastructure in the area. In consideration of the above, the Development conforms to the Growth Plan.

3. York Region Official Plan 2022 ('YROP 2022') was adopted by Regional Council on June 30, 2022 and was approved with modifications by the Ministry of Municipal Affairs and Housing on November 4, 2022. Transition provision 7.4.13 of the YROP 2022 identifies that development applications which have not been deemed complete by the date of the Plan's approval shall be subject to the policies of the Plan. The Applications were deemed complete on July 7, 2021 and are therefore only subject to the YROP 2010.

The York Region Official Plan ('YROP 2010') guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1: Regional Structure of the YROP 2010. The "Urban Area" permits a range of residential, industrial, commercial, and institutional uses. Intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region (Section 5.0). Intensification is encouraged within the built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use (Section 5.3). Intensification within the Urban Area shall be in accordance with the Regional hierarchy which directs growth and density to strategic growth areas such as: regional centres, major transit station areas, regional corridors and local centres and corridors.

It is of Regional interest to ensure that appropriate levels of intensification occur within all intensification areas, identified by VOP 2010 and therefore, site-specific increases in heights and densities proposed for the Development, sets a precedent and expectation for other lands in close proximity to the Subject Lands, as well as

across York Region. The local and Region's transportation, water and wastewater master plans are based on approved Official Plans. It is of Regional interest to ensure adequate road, water and wastewater service capacity is available to accommodate the ultimate planned population and jobs. The cumulative impacts of higher than planned development, through site-specific amendments, has the potential to significantly impact the ability to service other planned growth areas such as the Vaughan Metropolitan Centre, as well as Vaughan's Major Transit Station Areas ('MTSAs').

YROP 2010 Section 8.3.8 states that amendments to local official plans may be exempt from Regional approval, where they are of local significance and no Regional interest is adversely affected. York Region has advised that Official Plan Amendment File OP.21.014 impacts the following, and is therefore not eligible for exemption:

- directly and substantially affects Regional servicing infrastructure, i.e. streets, water, wastewater;
- major application adversely affecting Regional traffic flows;

Therefore, based on York Region's review of Official Plan Amendment File OP.21.014 for the Subject Lands, York Region denies the request for exemption from Regional approval. York Region advised that they retain the approval authority of OPA 111 in accordance with Section 8.3.8 of YROP 2010.

4. The Subject Lands are located within "Community Areas" and "Natural Areas and Countryside" as identified on Schedule 1 - Urban Structure. The Subject Lands are also located in proximity Steeles Avenue West which is identified as a "Primary Intensification Corridor". The Subject Lands are designated "Mid-Rise Mixed-Use" with a maximum building height of 8 storeys and an FSI of 2.5 times the area of the lot, and "Natural Areas" on Schedule 13 - Land Use Designations, VOP 2010, Volume 1.

This Amendment redesignates the Subject Lands from “Mid-Rise Mixed-Use” and “Natural Areas” to “High-Rise Mixed-Use” and “Natural Areas” on Schedule 13 – Land Use, to permit the development of a mixed-use residential apartment building with commercial uses at grade, a maximum building height of 28 storeys and a maximum floor space index of 8.3 times the net developable area of the lot, with 5.73 FSI dedicated to residential uses and 2.57 FSI dedicated to non-residential uses including at grade commercial and 5 levels of above grade parking located within a podium. This Amendment amends Schedule 2 – Natural Heritage Network to replace the “Unapproved” natural features with “Core Features” to the Subject Lands and amends Section 3.2.3.4.a) to permit a minimum vegetation protection zone of 7 metres, whereas 10 metres is required from a valley corridor. This Amendment amends Map 13.12 of Section 13.12 to remove the Subject Lands from Section 13.12.1.1 (further study of availability of parkland and other services as may be determined), and decreases the minimum tower setback from 15 metres from the property line to 9.2 metres from the east property line, 12.5 metres from the north and south property lines, and 10 metres from the west property line.

“Community Areas” are predominantly comprised of Low-Rise Residential housing stock supported by local amenities including local retail, community facilities, schools, and parks, and they provide access to the City’s natural heritage and open spaces. New development and limited intensification is permitted in “Community Areas” provided that it is compatible with the character, form and planned function of the surrounding context (Section 2.2.3.3). The “Natural Areas and Countryside” designation seeks to protect natural features for their long-term protection and preservation for the benefit of present and future generations (Section 3.1.1.1).

The “High-Rise Mixed-Use” designation permits residential units and retail uses, office uses, parking garages, hotels, and gas stations. In accordance with Policy 9.2.2.6.b) of VOP 2010, in areas designated “High-Rise Mixed-Use”, the ground floor frontage of buildings facing collector streets shall predominantly consist of retail or other active uses that animate the street. “Primary Intensification

Corridors” link together the various centres on transit supportive corridors and will be places to accommodate intensification in the form of mid-rise and limited high-rise and low-rise buildings with a mix of uses (Section 2.2.5).

The proposed amendments to VOP 2010 are appropriate for the following reasons:

- the Development will provide additional housing opportunities for the area at an increased density where municipal servicing and public transportation services exist;
- the scale and massing of the Development is similar to approved and planner uses in the surrounding area;
- the Development provides a mixed-use development in a high-rise building form in proximity to Steeles Avenue West, which is identified as a “Primary Intensification Corridor”;
- the limits of development of the “Unapproved” natural features and associated reduction to the minimum vegetation protection zone for the Subject Lands have been reviewed and approved to the satisfaction of the Toronto and Region Conservation Authority to ensure their protection over the long-term;
- the Owner has provided a Community Services and Facilities Study in support of the Development that has been provided to the satisfaction of City staff;
- the Development generally conforms with the “High-Rise Mixed-Use” designation of VOP 2010 by providing a high-rise mixed-use building with underground parking and rooftop amenity areas. The decreased tower setback from the property lines is sufficient to ensure redevelopment potential of abutting lands.

5. The statutory Public Hearing was held on October 5, 2021 and January 17, 2023 for the Subject Lands. The recommendations of the Committee of the Whole to receive the Public Hearing reports of October 5, 2021 and January 17, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting,

was ratified by Vaughan Council on October 20, 2021 and January 24, 2023 respectively. Vaughan Council on October 17, 2023, endorsed Official Plan Amendment File OP.21.014, (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.). An additional Committee of the Whole Meeting was held on December 5, 2023 to identify additional amendments to Official Plan Amendment File OP.21.014. The recommendations of this report will be ratified with the by-laws on December 12, 2023.

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 by redesignating the Subject Lands, identified on Schedule "1" hereto, from "Mid-Rise Mixed-Use" and "Natural Areas" with a maximum building height of 8 storeys and a maximum FSI of 2.5 times the area of the lot, to "High-Rise Mixed-Use" and "Natural Areas", identifying a Maximum Building Height of 28-storeys (105 metres) and a Floor Space Index (FSI) of 9.6 times the net developable area of the Subject Lands, as identified on "Schedule 2".
2. Amending Volume 2, Policy 13.12 – Steeles/Islington Avenues Services Review Area by removing the Subject Lands from the lands identified on Map 13.12.A: Steeles Islington Ave Services Review Area, as identified on Schedule "3".
3. Amending Volume 1, Schedule 2 - Natural Heritage Network of VOP 2010, to replace the "Unapproved" natural features on the Subject Lands with "Core Features" as identified on Schedule "4".
4. Amending Volume 2, Schedule 14-C – Areas Subject to Site Specific Plans of VOP 2010 by adding the Subject Lands identified on Schedule "1" to this Amendment as Item 76.
5. Amending Volume 2, Section 13 – Areas Subject to Site Specific Policies of VOP 2010 by adding the following policy, to be renumbered in sequential order:

"13.1.1.76 The lands known as 7034 and 7040 Islington Avenue are identified on Schedule 14-C as Item 76 are and are subject

to the policies set out in Section 13.77 of this Plan. (OPA #111)”

6. Adding the following policies to Volume 2, Section 13 - Site Specific Policies of VOP 2010, and renumbering in sequential order, including a location map of the Subject Lands as shown on Schedule ‘1’:

“(OPA #111)	13.77	7034 and 7040 Islington Avenue
	13.77.1	General
	13.77.1.1	The following policies shall apply to the lands identified on Map 13.77.A
	13.77.1.2	Notwithstanding Policy 3.2.3.4.a) of VOP 2010, Volume 1: i) the minimum vegetation protection zone for the valley corridor feature shall be 7 metres for the Subject Lands;
	13.77.1.3	Notwithstanding Policy 9.2.2.6, 9.2.3.6 and 9.2.1.4 of VOP 2010, Volume 1: i) A High-Rise building with a maximum building height of 28 storeys (105 metres) and a maximum Floor Space Index (FSI) of 9.6 times the net developable area shall be permitted, with 6.64 FSI dedicated to residential uses and 2.96 FSI dedicated to non-residential uses.
	13.77.1.4	Notwithstanding Policy 9.2.2.6 and Policy 9.2.3.6.d.ii of VOP 2010, Volume 1: i) the portions of the High-Rise Building above twelve (12) storeys shall be set back a minimum of 9.2 metres to the east property line (after road widenings are

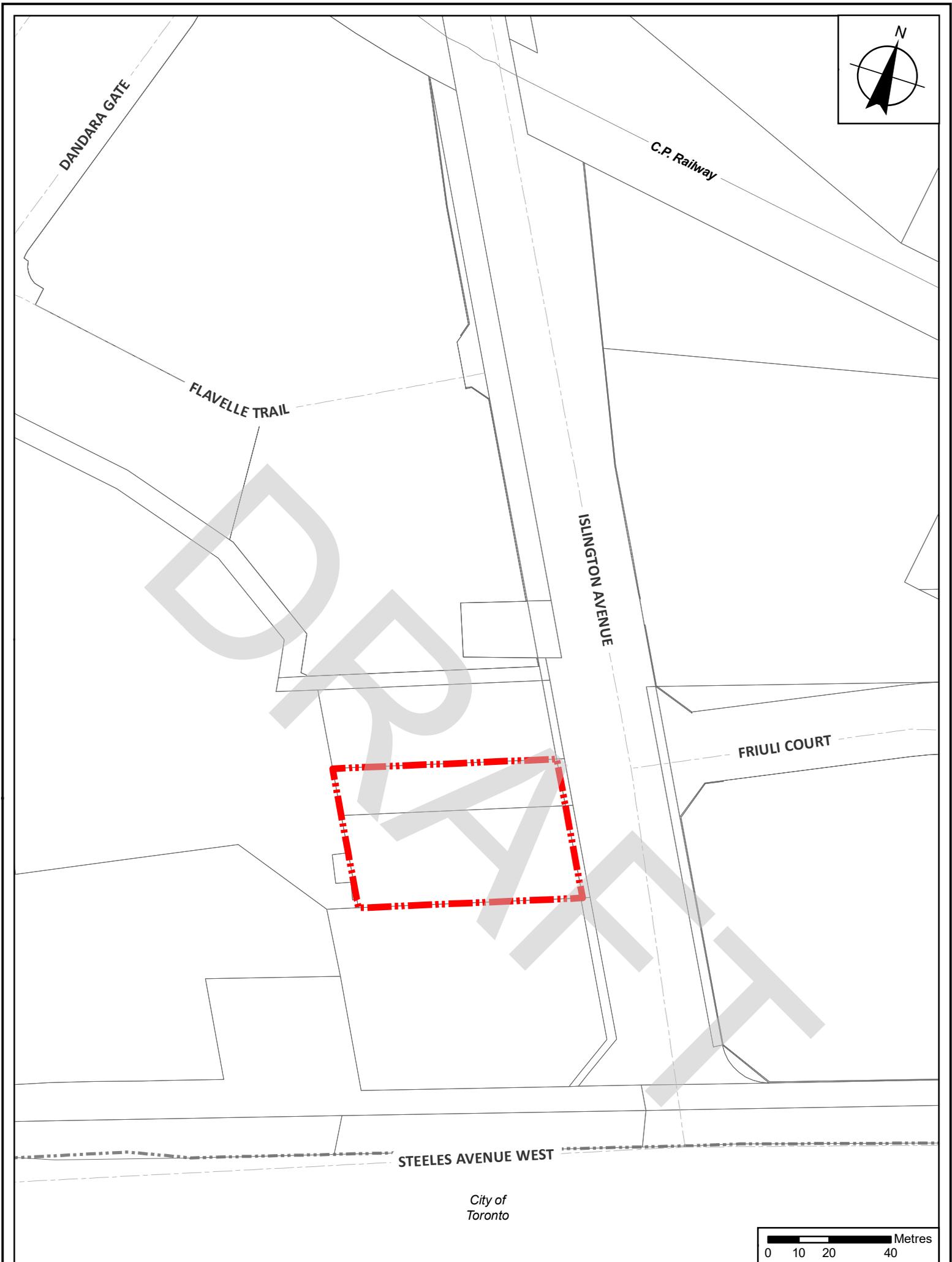
conveyed to the Region of York), 12.5 metres to the north and south property lines and 10 metres to the west property line (OPA #111)”

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. 111
Adopted the 12th Day of December, 2023

File: OP.21.014

Related File: Z.21.024

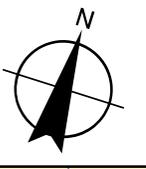
Location: 7034 and 7040 Islington Avenue
 Part of Lot 22 and 23, Registered Plan No. 9691

Applicant: Islington M.D. Developments and 7040
 Islington M.D. Developments Inc.

City of Vaughan


**Lands Subject to
 Amendment No. 111**

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



General Employment

Low-Rise Residential

FLAVELLE TRAIL

High-Rise Residential

**H-32
D-4.5**

Natural Areas

**H-4
D-1.5**

Employment Commercial Mixed-Use

**H-8
D-2.5**

Mid-Rise Mixed-Use

Mid-Rise Residential
**H-9
D-2.75**

ISLINGTON AVENUE

**H-8
D-2.5** Mid-Rise Mixed-Use

FRIULI COURT

Natural Areas

High-Rise Mixed-Use

**H-28
D-9.6**

Subject to Site-Specific Policy 13.77

**H-8
D-2.5**

Employment Commercial Mixed-Use

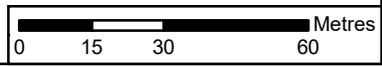
**H-8
D-2.5**

Mid-Rise Mixed-Use

STEELES AVENUE WEST

City of Toronto

-  Natural Areas
-  Low-Rise Residential
-  Mid-Rise Residential
-  Mid-Rise Mixed-Use
-  High-Rise Residential
-  High-Rise Mixed-Use
-  Employment Commercial Mixed-Use
-  General Employment



**This is Schedule '2'
To Official Plan Amendment No. 111
Adopted the 12th Day of December, 2023**

File: OP.21.014

Related File: Z.21.024

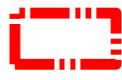
Location: 7034 and 7040 Islington Avenue

Part of Lot 22 and 23, Registered Plan No. 9691

Applicant: Islington M.D. Developments and 7040

Islington M.D. Developments Inc.

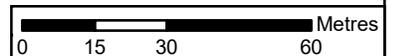
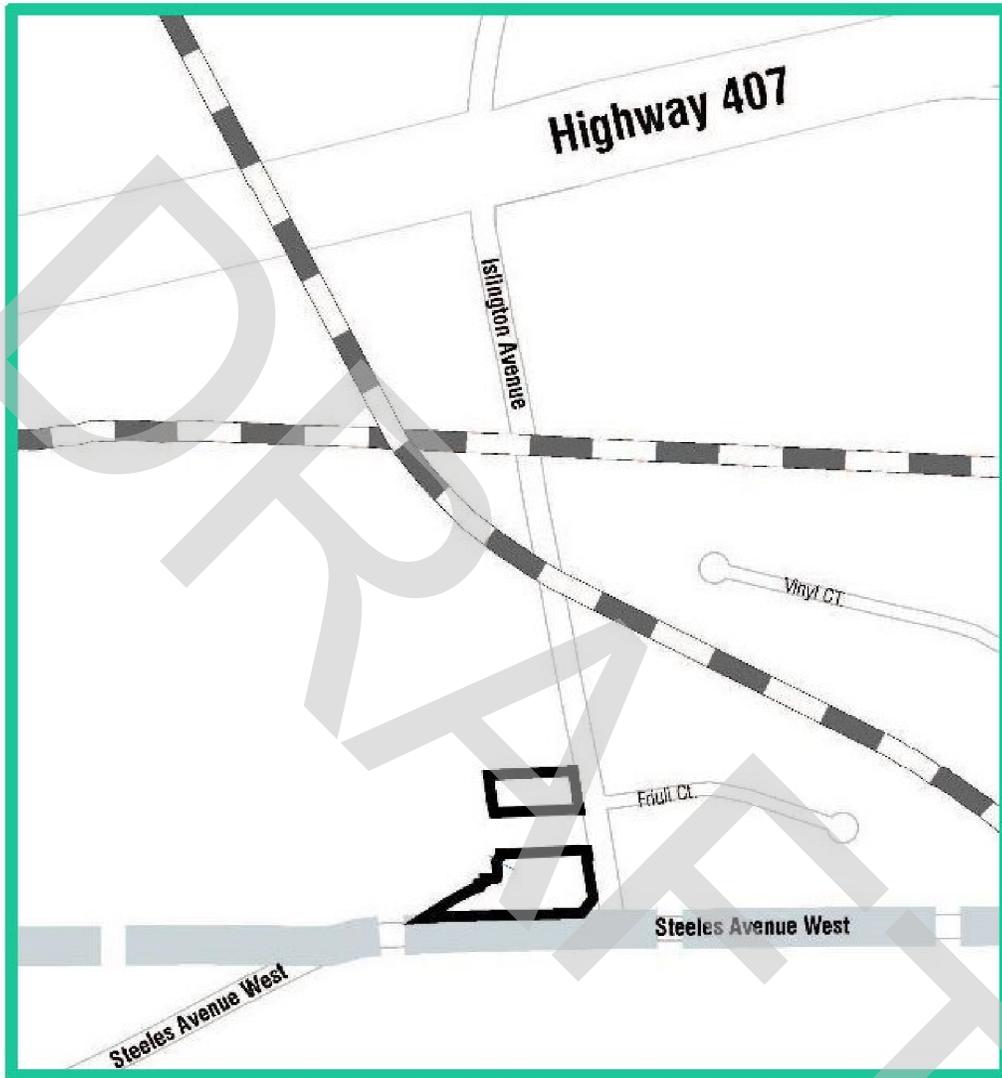
City of Vaughan



**Lands Subject to
Amendment No. 111**



Map 13.12.A
Steeles/Islington Ave. Services Review Area



This is Schedule '3'
To Official Plan Amendment No. 111
Adopted the 12th Day of December, 2023

File: OP.21.014

Related File: Z.21.024

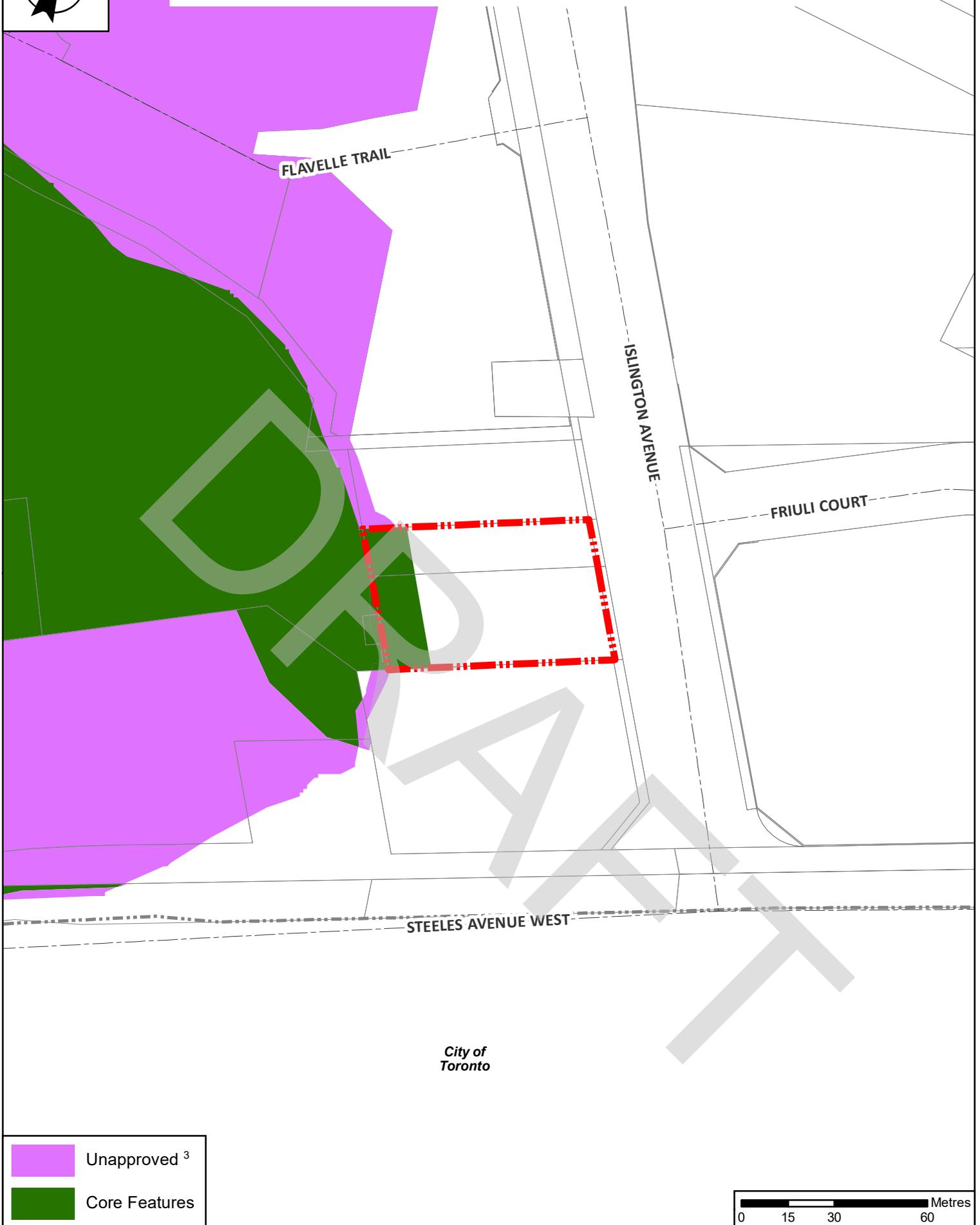
Location: 7034 and 7040 Islington Avenue
Part of Lot 22 and 23, Registered Plan No. 9691

Applicant: Islington M.D. Developments and 7040
Islington M.D. Developments Inc.

City of Vaughan



**This is Part of Schedule 2 - Natural Heritage Network
To Vaughan Official Plan 2010, Volume 1**



City of
Toronto

**This is Schedule '4'
To Official Plan Amendment No. 111
Adopted the 12th Day of December, 2023**

File: OP.21.014

Related File: Z.21.024

Location: 7034 and 7040 Islington Avenue

Part of Lot 22 and 23, Registered Plan No. 9691

Applicant: Islington M.D. Developments and 7040

Islington M.D. Developments Inc.

City of Vaughan



**Lands Subject to
Amendment No. 111**

APPENDIX I

The Subject Lands are located at 7034 and 7040 Islington Avenue, being Part of 22 and Part of Lot 23, Registered Plan No. 9691, in the City of Vaughan.

The purpose of this Amendment is to amend VOP 2010, Volume 1 and Volume 2, Section 13, Site Specific Policies to redesignate the Subject Lands from “Mid-Rise Mixed-Use” and “Natural Areas” to “High-Rise Mixed-Use” and “Natural Areas” and to add site-specific policy 13.77, “7034 and 7040 Islington Avenue” to VOP 2010, to permit a high-rise mixed-use development with a maximum building height of 28 storeys and a maximum floor space index (FSI) of 9.6 times the net developable area of the Subject Lands, with 6.64 FSI dedicated to residential uses and 2.96 FSI dedicated to non-residential uses. Amendments to natural heritage policies, high-rise building policies and site-specific policies are also being amended to permit the development.

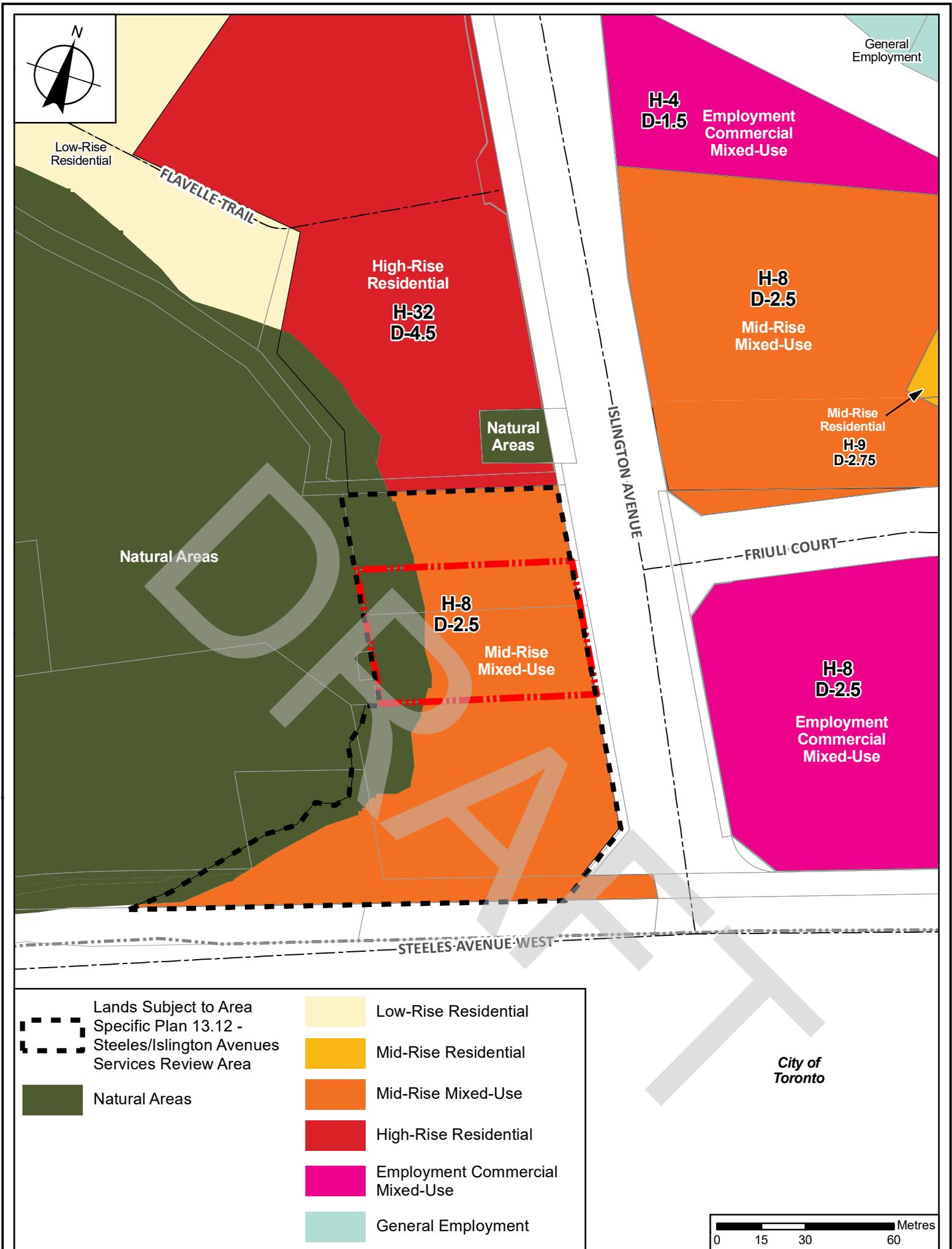
On October 17, 2023, Vaughan Council ratified the October 3, 2023 recommendations of the Committee of the Whole, along with Communication C-11 dated October 13, 2023, to replace Table 1 of the report with an updated Table 1 that includes an additional amendment to the minimum tower setback from the front (east) property line, for Official Plan Amendment File OP.21.014 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) as follows (in part):

- “1. THAT York Region be advised that Vaughan Council recommends Official Plan Amendment File OP.21.014 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) BE APPROVED to amend the Vaughan Official Plan 2010 to redesignate the subject lands from “Mid-Rise Mixed-Use” with a maximum building height of 8 storeys and a maximum Floor Space Index of 2.5 and “Natural Areas” to “High-Rise Mixed-Use” with a maximum building height of 28 storeys and a maximum Floor Space Index of 9.6 and “Natural Areas”, as shown on Attachment 9, along with the site-specific amendments identified in Table 1 of this report.
2. THAT Official Plan Amendment File OP.21.014 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) BE FORWARDED to York Region FOR APPROVAL and inclusion into Vaughan Official Plan, 2010, Volume 1 and Volume 2, Policy 13.12 – Steeles/Islington Avenues Services Review Area.”

An additional Committee of the Whole Report dated December 5, 2023 with recommendations to approve additional amendments for Official Plan Amendment File OP.21.014 (Islington M.D. Developments Inc. and 7040 Islington M.D. Developments Inc.) will be ratified by Council on December 12, 2023, as follows (in part):

- “2. THAT the following revisions to the implementing Official Plan Amendment for File OP.21.014, to be heard at the December 12, 2023, Council Meeting, be approved:
 - a) permit a maximum Floor Space Index (‘FSI’) of 9.6 times the area of the lot (with 6.6 FSI dedicated to residential uses); whereas a maximum FSI of 8.3 (with 5.73 FSI dedicated to residential uses) times the area of the lot was approved; and
 - b) permit a minimum tower setback of 10 m from the west property line.”

The additional amendments are reflected in OPA No.111.



Appendix II Existing Land Uses Official Plan Amendment No. 111

File: OP.21.014

Related File: Z.21.024

Location: 7034 and 7040 Islington Avenue

Part of Lot 22 and 23, Registered Plan No. 9691

Applicant: Islington M.D. Developments and 7040 Islington M.D. Developments Inc.

City of Vaughan

**Lands Subject to
Amendment No. 111**