

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 092-2024

A By-law to adopt Amendment Number 113 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 113 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.

Voted in favour by City of Vaughan Council this 22nd day of May, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No.4 of Report No. 1 of the Committee of the Whole.
Report adopted by Vaughan City Council on January 26, 2021.
City Council voted in favour of this By-law on May 22, 2024.
Approved by Mayoral Decision MDC 007-2024 dated May 22, 2024.
Effective Date of By-Law: May 22, 2024

AMENDMENT NUMBER 113

**TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 113 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 2, Chapter 12, Area Specific Policies, Section 12.4 Kleinburg Core (the 'Amendment'). The Amendment will modify the policies in Section 12.4 Kleinburg Core to permit a three-storey (12 m) mixed-use building comprised of 558.44 m² of ground floor commercial retail uses and 16 apartment units for the upper two storeys, for a total gross floor area of 2,175.4 m² with a Floor Space Index ('FSI') of 0.87 times the area of the lot.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 113" on Schedule "1" attached hereto:

1. To permit a residential component (apartment dwelling units) on the second and third floors.
2. To permit a maximum building height of three storeys (12 m); and
3. To permit parking located in the interior side yard, along the east lot line, and at the rear of the principal building.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Islington Avenue and west of Nashville Road, being Lot 24, Plan 268 Vaughan; Lot 18, Plan 210 Vaughan; and Part 1, Reference Plan 65R-16052, located within Part of Lot 24, Concession 8, in the City of Vaughan and municipally known as 10568 Islington Avenue, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 113."

III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Policy Statement, 2020 ('PPS') provides direction on matters of Provincial interest related to land use planning and development and includes 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 provides for a compact, mixed-use development that incorporates commercial uses to support livable and resilient communities with consideration of the housing policies. The development also maintains and enhances the vitality and viability of the downtown area, is compatible with the existing uses within the area and is located in an area where servicing and infrastructure are available. 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, as amended ('Growth Plan') provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth. The Subject Lands are located within an "Intensification Area", specifically a "Local Centre", on Schedule 1 - Urban Structure of VOP 2010. The Intensification Area provides for the mixed-use residential and commercial development to efficiently use existing infrastructure and provide housing at a density that is supportive of the Growth Plan's objectives and implementing the goals and objectives of the municipal cultural heritage plan. In consideration of the above, the development conforms to the Growth Plan.

3. The Subject Lands are designated “Towns and Villages” on Map 1 - Regional Structure, of the York Regional Official Plan (‘YROP 2010’), which permits a wide range of residential, commercial, and institutional uses and that is the primary location for growth and development within an area identified as Local Centre Intensification Area by VOP 2010. The development provides for a mixed-use, integrated commercial and higher density residential development that contributes to, and enhances the character, cultural heritage, and sense of place when in the main street area of the Kleinburg-Nashville Heritage Conservation District Plan. The development conforms to the YROP 2010.
4. The statutory Public Hearing was held on January 22, 2019. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 22, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on January 29, 2019. Vaughan Council, on January 26, 2021, ratified the January 19, 2021 Committee of the Whole recommendation to approve Official Plan Amendment File OP.18.021 (Portside Developments (Kleinburg) Inc.).
5. On December 4, 2018, York Region exempted this Amendment 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 VOP 2010 is hereby amended by:

1. Adding the following policy after Policy 12.4.13.5. Area D:
“(OPA #113) 12.4.13.6 Area E:
 - a. Notwithstanding Policies 12.4.4.5. and 12.4.5.2.g.
respecting the permitted uses; Policies

12.4.7.1.b.i. and 12.4.10.22 respecting the permitted building heights; and Policy 12.4.10.29 respecting the location of parking, all within the Mainstreet Commercial area, the following development shall be permitted on the lands identified as Area E, on Map 12.4.A: Kleinburg Core Land Uses:

- i. Small-scale mixed-use development with at-grade commercial uses, and upper second and third floor residential component.
- ii. The maximum building height of the mixed-use residential-commercial building shall not exceed three-storeys (12 m).
- iii. Where it is not feasible to locate parking below grade, parking should be located to the rear of principal buildings and may be located in the interior side yard, along the east lot line, subject to the preservation of significant trees.

- b. Site-specific development standards shall be established in the implementing zoning by-law.
(OPA #113)"

- 2. Amending VOP 2010 Map 12.4.A: Kleinburg Core Land Uses, attached hereto as Schedule "2", thereby identify Area "E" being subject to Policy 12.4.13.6.

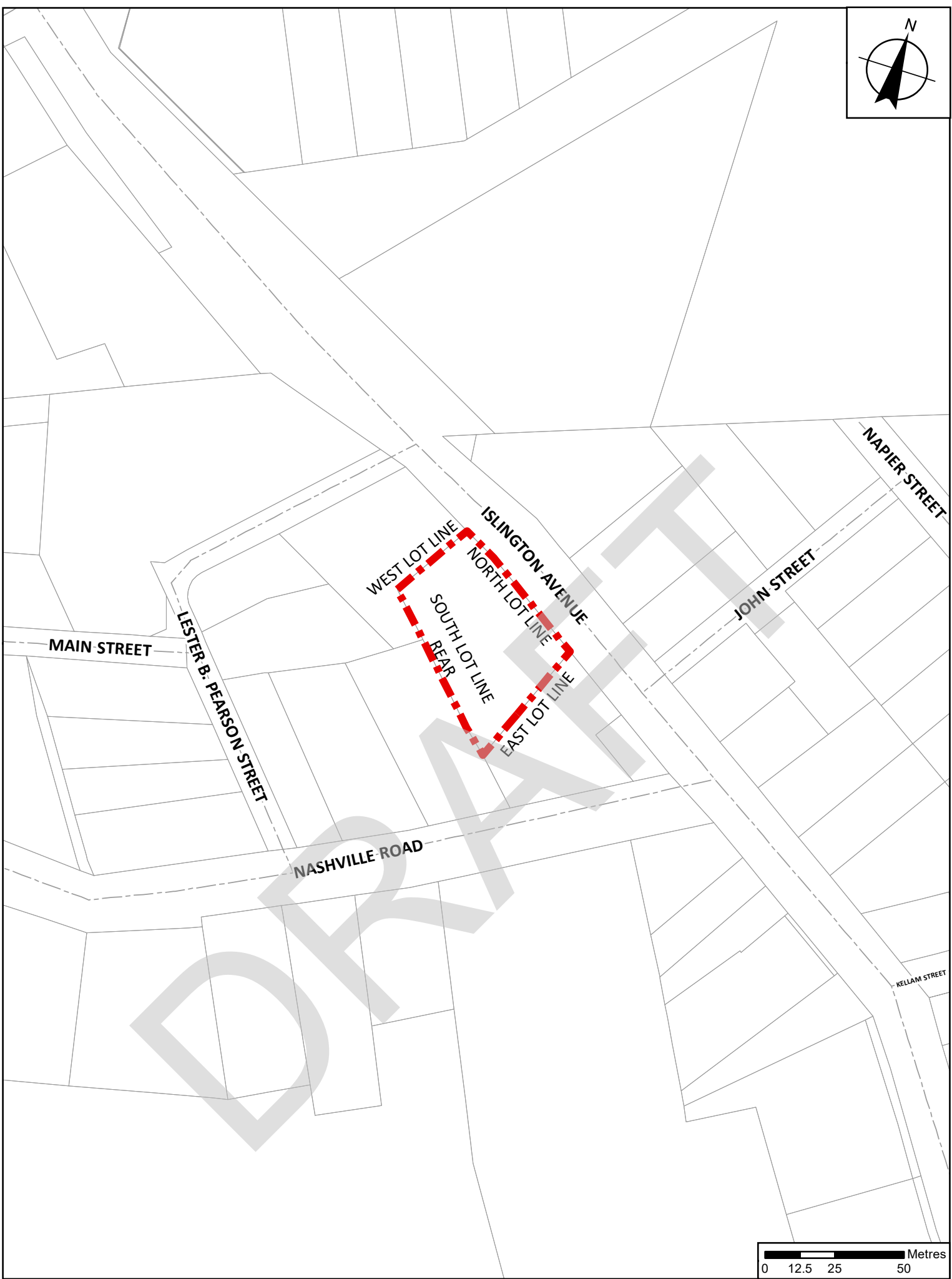
V IMPLEMENTATION

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 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.

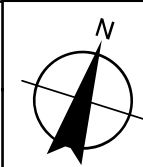
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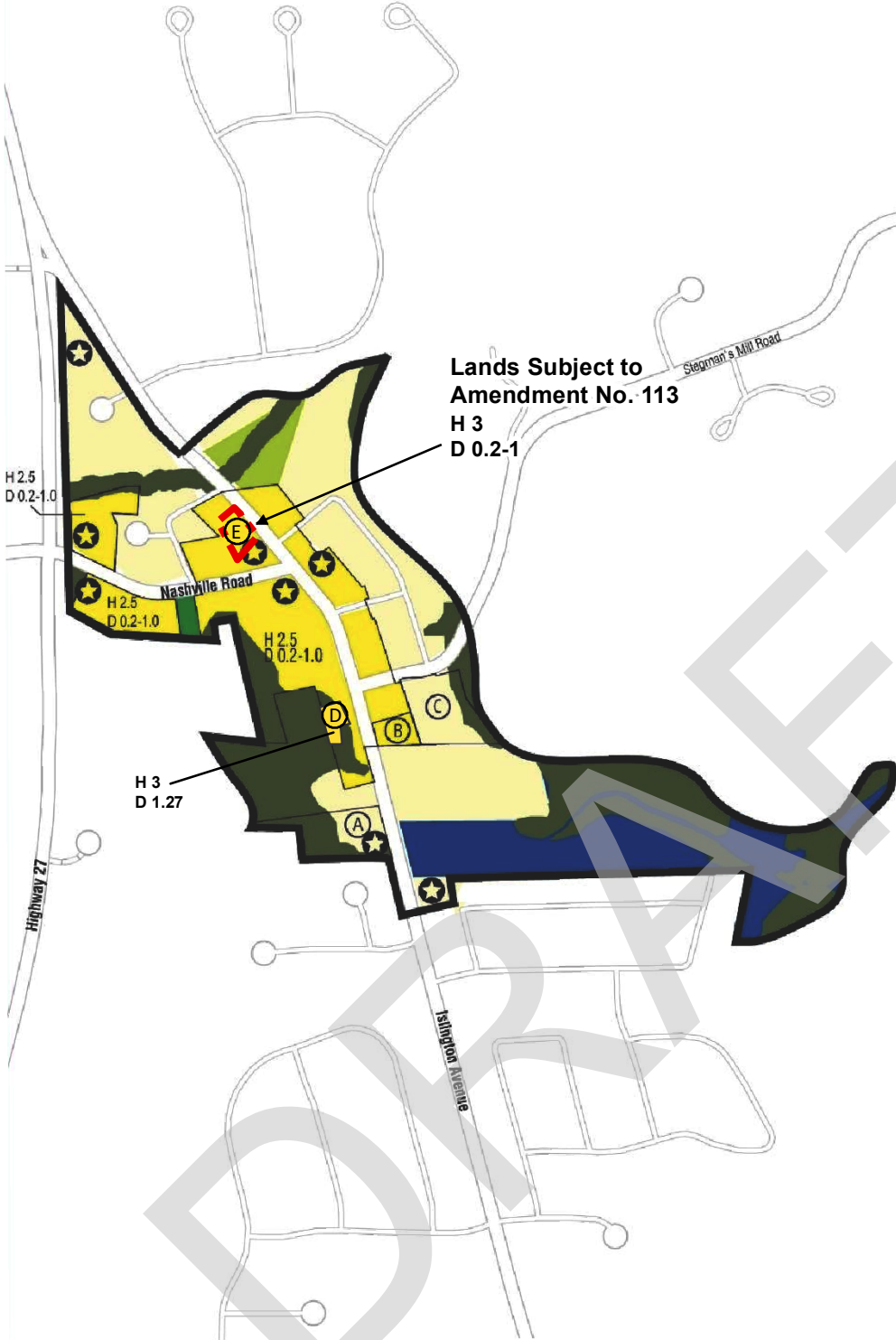
This is Schedule '1'
To Official Plan Amendment No. 113
Adopted the 22nd Day Of May, 2024

File: OP.18.021
Related Files: Z.17.018 and DA.17.042
Location: Part of Lot 24, Concession 8,
10568 Islington Avenue
Applicant: Portside Developments (Kleinburg) Inc.
City of Vaughan

 Lands Subject to
Amendment No. 113



Map 12.4.A:
Kleinburg Core Land Uses



- Amendment Area
- Natural Areas
- Private Open Spaces
- Parks
- Village Residential
- Mainstreet Commercial
- Major Institutional
- Strategic Sites & Gateways
- (A) Subject to Policies 12.4.13.1 & 12.4.13.2
- (B) Subject to Policy 12.4.13.3
- (C) Subject to Policy 12.4.13.4
- (D) Subject to Policy 12.4.13.5
- (E) Subject to Policy 12.4.13.6

0 87.5 175 350 Metres

This is Schedule '2'
To Official Plan Amendment No. 113
Adopted the 22nd Day Of May, 2024

File: OP.18.021

Related Files: Z.17.018 and DA.17.042

Location: Part of Lot 24, Concession 8,
10568 Islington Avenue

Applicant: Portside Developments (Kleinburg) Inc.
City of Vaughan

 Lands Subject to
Amendment No. 113

APPENDIX I

The Subject Lands are located on the south side of Islington Avenue and west of Nashville Road, are municipally known as 10568 Islington Avenue, are legally described as Lot 24, Plan 268 Vaughan; Lot 18, Plan 210 Vaughan; and Part 1, Reference Plan 65R-16052, and are located within Part of Lot 24, Concession 8, in the City of Vaughan.

The purpose of this Amendment is to permit on the “Mainstreet Commercial” designated lands a small-scale mixed-use development with at-grade commercial uses and an upper second and third floor residential component. The Amendment also permits a maximum building height of three-storeys (12 m) for the mixed-use residential-commercial building and parking located at the side (along the east lot line) of the principal building.

On January 26, 2021, Vaughan Council ratified the January 19, 2021 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.18.021 (Portside Developments (Kleinburg) Inc.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.18.021 (Portside Developments (Kleinburg) Inc.) (the “Owner”), BE APPROVED, to amend Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Area Specific Exception 12.4 - Kleinburg Core to permit the following:
- a) a maximum building height of 12 m (three-storeys), as shown on Attachments 7 and 8, whereas VOP 2010 permits a maximum building height of 9.5 m (2.5-storeys);
 - b) a residential use (apartment dwelling units) on the third floor, whereas VOP 2010 permits a residential use only on the second floor;
 - c) parking located at the side (along the east property line) of the principal building, as shown on Attachment 4, whereas VOP 2010 requires parking to be located at the rear of the principal building; and
 - d) amend Volume 1, Schedule 14C and Volume 2, Map 12.4.A: Kleinburg Core to make the necessary mapping changes to implement the proposed development.”



Appendix II
Existing Land Uses
Official Plan Amendment No. 113

File: OP.18.021
Related Files: Z.17.018 and DA.17.042
Location: Part of Lot 24, Concession 8,
10568 Islington Avenue
Applicant: Portside Developments (Kleinburg) Inc.
City of Vaughan



Lands Subject to
Amendment No. 113