

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 098-2019

A By-law to adopt Amendment Number 37 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 37 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 12th day of June, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 37
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules 1, 2 and 3 constitute Amendment Number 37 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, Schedule 9 - "Future Transportation Network" and Schedule 13 – "Land Use" to redesignate the subject lands from "Low-Rise Residential" to "Mid-Rise Residential" to permit the development of a 6-storey rental apartment building/Supportive Living Facility with a maximum Floor Space Index of 2.3 the area of the lot on the Subject Lands. This Amendment will facilitate the following with respect to the Subject Lands identified as "Area Subject to Amendment No. 37" on Schedule "1" attached hereto:

1. Amend Schedule 9 "Future Transportation Network" to remove the future road allowance between Clark Avenue West and Tansley Road representing the potential extension of Mullen Drive.
2. Amend Schedule 13 "Land Use" to redesignate the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential" to permit a 6-storey, apartment building with a maximum Floor Space Index of 2.3 times the area of the lot.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands" are located on the south side of Clark Avenue West and west of Bathurst Street, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 37".

III BASIS

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

1. The Provincial Policy Statement, 2014 ('PPS') provides the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas, complete communities, and promotes efficient cost effective development and land use patterns. The development provides affordable rental apartment units for persons with special needs in a designated settlement area. It utilizes the Subject Lands efficiently, takes advantage of existing infrastructure within the built-up area, and reduces land consumption and servicing costs. The Development is compact in built-form and promotes the efficient use of lands to support a healthy community, which is consistent with the policies of the PPS.
2. The Provincial Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban

form and housing. The Growth Plan promotes intensification of the existing built-up areas, with a focus on urban growth centres, intensification corridors and major transit stations. Concentration of intensification in these areas provides a focus for transit infrastructure investment to support growth and for building compact, transit-supportive communities. The Growth Plan also encourages population and employment growth to be accommodated within the built-up areas encouraging the development of complete communities with a mix of land uses, a range and mix of employment and housing types, high quality open spaces, and easy access to local stores and services. In view of the above, this Amendment to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” conforms with the policies of the Growth Plan.

3. The Subject Lands are designated “Urban Area” by the York Region Official Plan (YROP). Section 5.3 of the YROP outlines policies for the development within the urban structure by encouraging residential development to occur within the built-up area as defined by the Province’s Built-Up Area Boundary in the Growth Plan. Well-designed, pedestrian-friendly and transit-oriented built form is encouraged. Section 3.5 of the YROP, Housing our Residents, provides housing objectives which promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, housing forms and types and tenures that will satisfy the needs of the Region’s residents and workers. The Amendment to permit a 6-storey rental apartment building/Supportive Living Facility conforms with the objectives of the YROP.
4. The Subject Lands are designated “Low-Rise Residential” by VOP 2010 and are located within a “Community Area” as identified on Schedule “1” Urban Structure, of VOP 2010. This designation permits low rise residential built form including single detached, semi-detached and townhouse dwellings with no prescribed maximum density, and a maximum building height of three-storeys.

VOP 2010 Goal 8: Directing Growth to Appropriate Locations includes (in part);

“Planning for the attractive, sustainable and prosperous city envisioned by this Plan will in large part be achieved by directing growth to appropriate locations that can support it. This means a shift in emphasis from the development of new communities in greenfield areas to the promotion of intensification in areas of the City with the infrastructure capacity and existing or planned transit service to accommodate growth.”

The Subject Lands are also located on Clark Avenue West served by a York Region Transit bus route and the Subject Lands are just west of Bathurst Street which is a planned Regional Transit Corridor. The Development is consistent with VOP 2010, as it accommodates growth within the current built up boundary of the City.

Section 7.5.1 states in part “Increasing housing choices means more options in three areas:

- Housing Type: adding a greater range of housing types and sizes, including more townhouse, stacked townhouse and multi-unit buildings, to the existing housing stock which still primarily consists of single-detached and semi-detached houses.
- Housing Tenure: adding more rental units, as currently only 7% of Vaughan’s current house stock is rental.
- Housing Affordability: adding more affordable housing options, as currently over a quarter of Vaughan residents spend more than 30% of their gross income on housing (a common threshold for affordability) and there are fewer than 500 units of social housing in the City.

The Development will provide rental apartment units and social, educational and job skills training space which contributes to the City of Vaughan’s range of housing type, size and tenure and supports existing and planned transit facilities, which conform with the intent of VOP 2010.

5. York Region considered Official Plan Amendment File OP.18.019 and determined that the Amendment is a matter of local significance as the proposal does not adversely affect Regional interests. This Official Plan Amendment has been exempt from approval by Regional Planning Committee and Council. This Amendment will come into effect following its adoption by Vaughan Council and the expiration of the required appeal period.
6. On January 20, 2015 the Council of the City of Vaughan approved the recommendation of the Commissioner of Legal & Administrative Services/City Solicitor and the Director of Legal Services to declare the potential extension of Mullen Drive between Tansley Road and Clark Avenue West as surplus and authorize the sale of the surplus lands to Batay Reena.
7. The statutory Public Hearing was held on January 22, 2019. The recommendation of the Committee of the Whole to receive the Public Hearing report 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 March 19, 2019, ratified the Committee of the Whole recommendation to approve Official Plan Amendment and Zoning By-law Amendment Files OP.18.019 and Z.18.019 (Reena c/o Bryan Keshen).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended as follows:

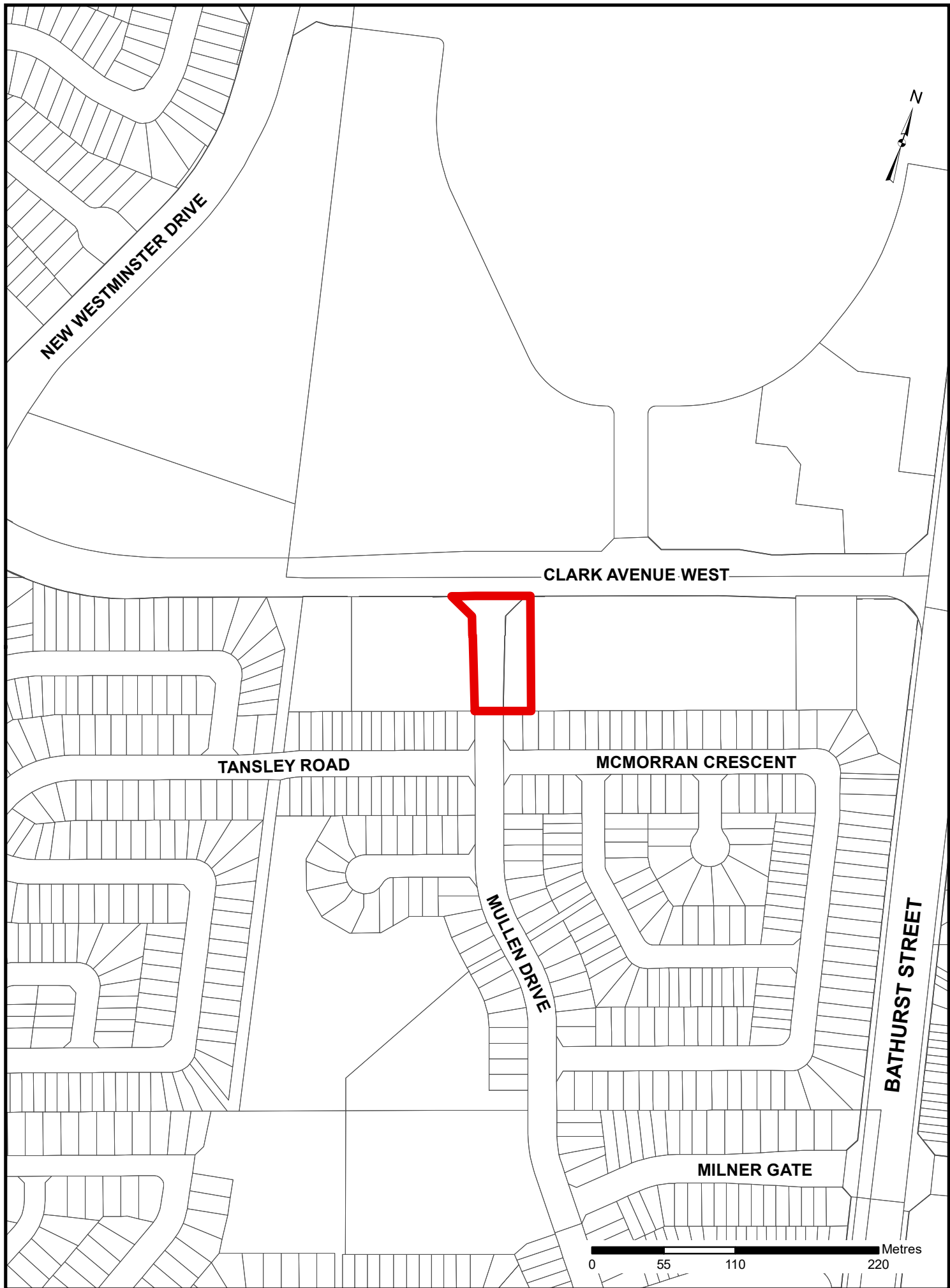
1. Modifying Schedule 9 “Future Transportation Network” to remove the future Minor Collector road between Clark Avenue West and Tansley Road as shown on Schedule “2”.
2. Modifying Schedule 13 “Land Use” by redesignating the “Lands Subject to Amendment 37” as shown on Schedule “3” from “Low-Rise Residential” to “Mid-Rise Residential” and identifying a maximum building height of 6-storeys and a Floor Space Index (FSI) of 2.3.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will 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

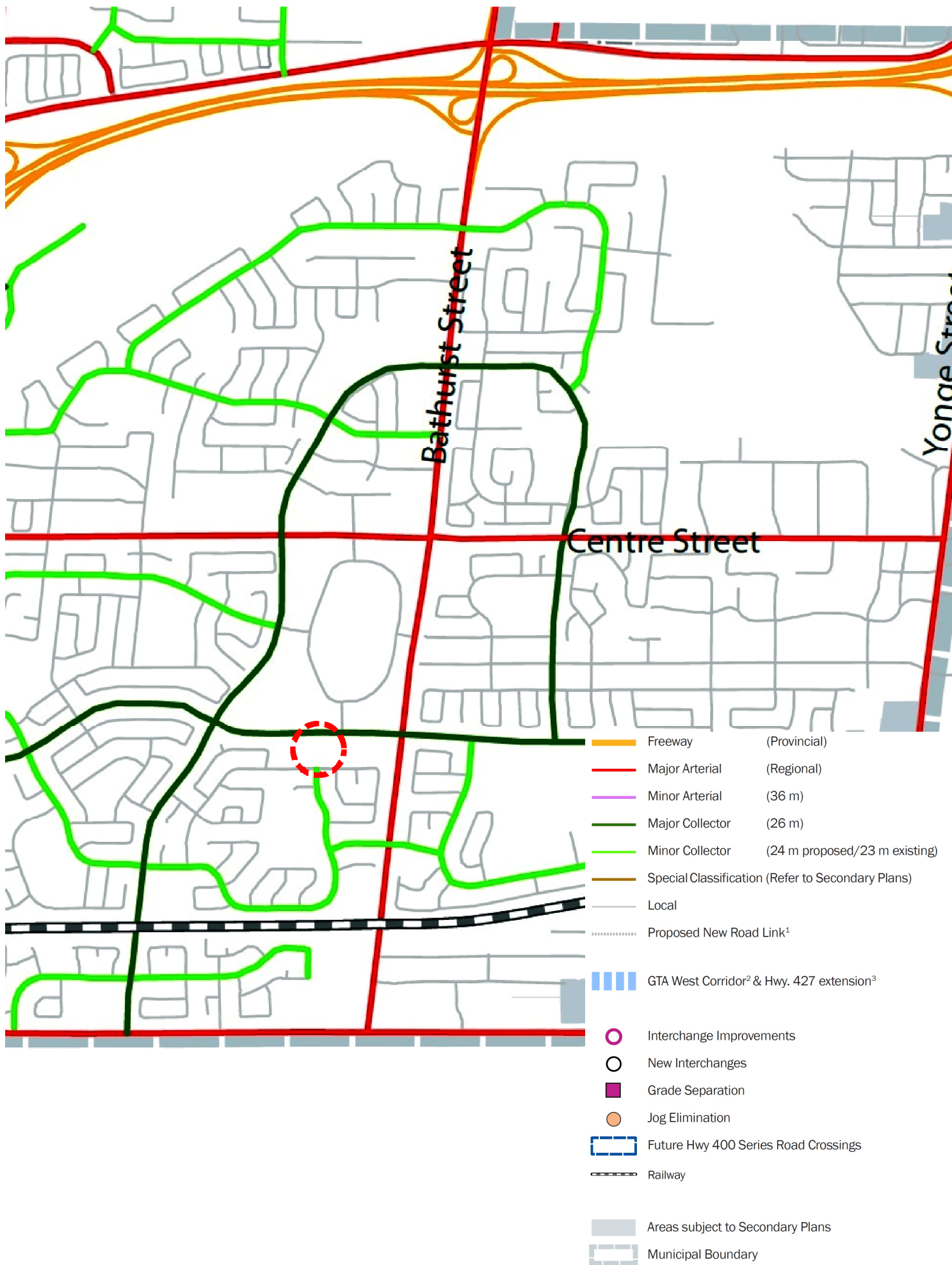
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



**THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT NO. 37
APPROVED THE 12TH DAY OF JUNE, 2019**

FILE: OP.18.012
RELATED FILES: Z.18.019 & DA.19.003
LOCATION: PART OF LOT 3, CONCESSION 2
APPLICANT: REENA C/O BRYAN KESHEN
CITY OF VAUGHAN



AREA SUBJECT TO
AMENDMENT NO. 37

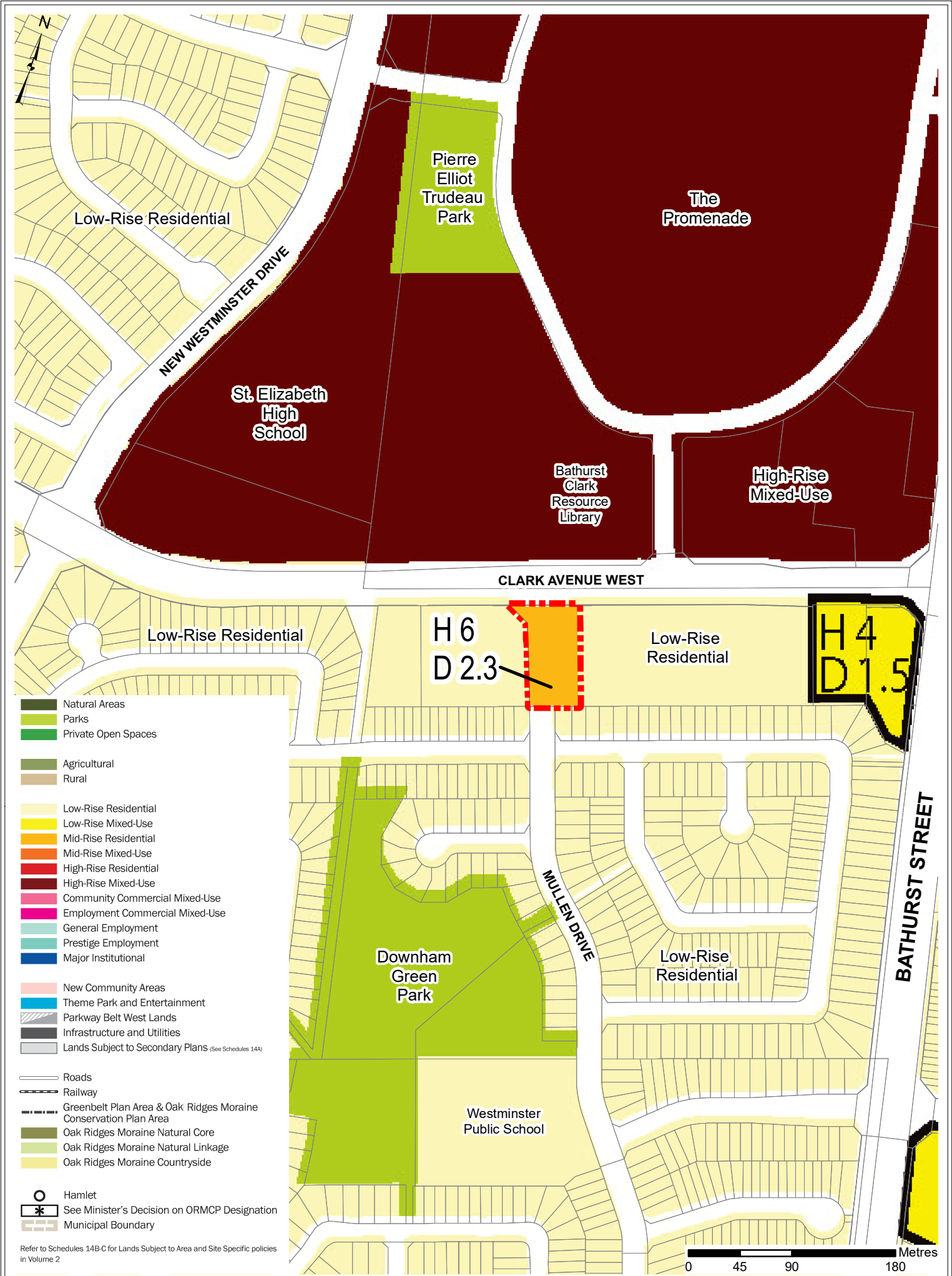


Not to scale

This is Schedule '2'
To Official Plan Amendment No. 37
Adopted the 12th Day Of June, 2019

File: OP.18.012
Related Files: Z.18.019 and DA.19.003
Location: Part of Lot 3, Concession 2
Applicant: Reena c/o Bryan Keshen
City of Vaughan

 Lands Subject to
Amendment No. 37



THIS IS SCHEDULE '3'
TO OFFICIAL PLAN AMENDMENT NO. 37
APPROVED THE 12TH DAY OF JUNE, 2019

FILE: OP.18.012

RELATED FILES: Z.18.019 & DA.19.003

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: REENA C/O BRYAN KESHEN

CITY OF VAUGHAN



LANDS SUBJECT TO
AMENDMENT NO. 37

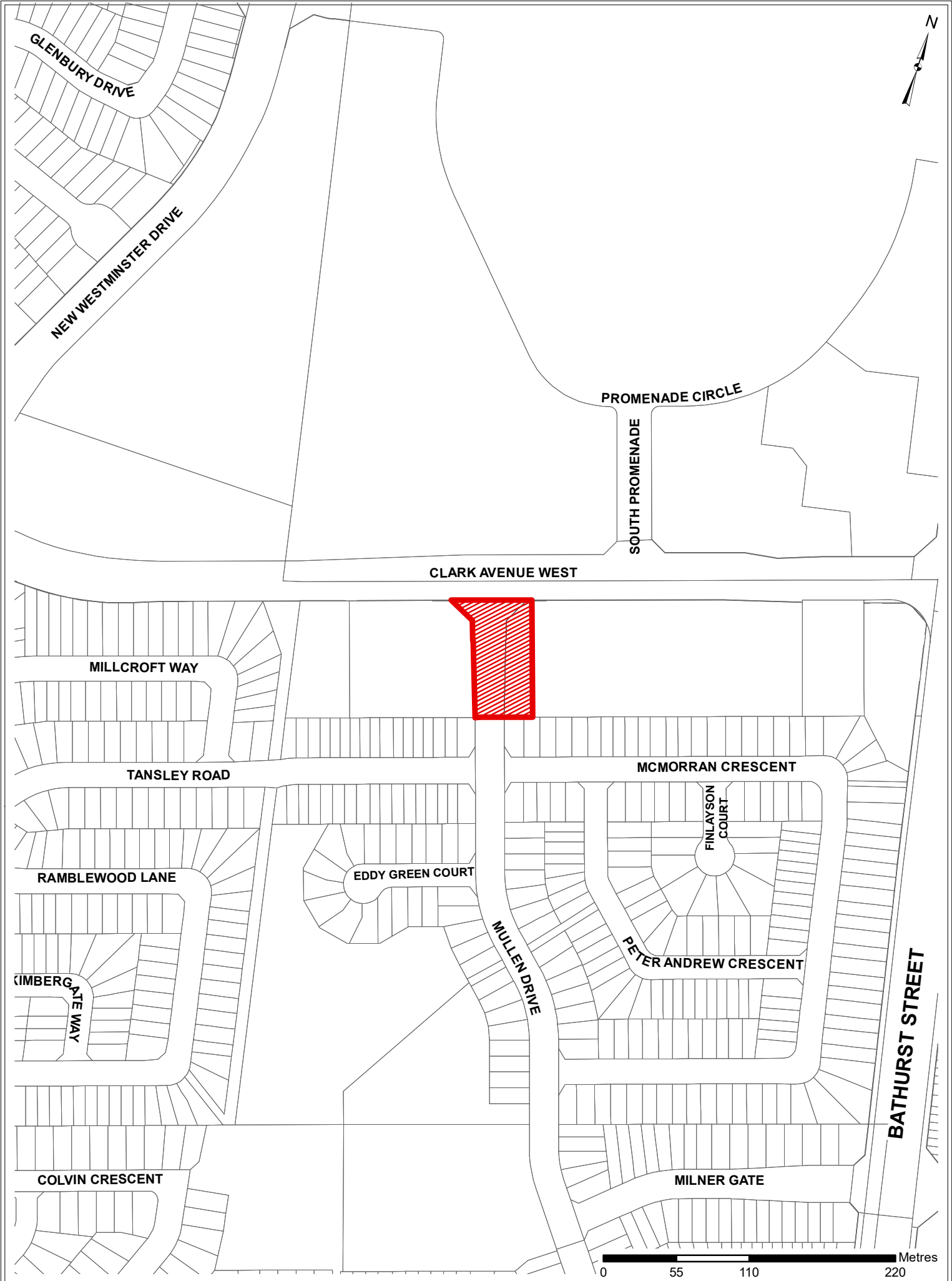
APPENDIX I

The Subject Lands are located on the south side of Clark Avenue West and west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') to redesignate the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential" to permit the development of a 6-storey 79-unit rental apartment building/Supportive Living Facility, and a maximum density of 2.3 FSI on the Subject Lands. This Amendment also amends Schedule 9 "Future Transportation Network" to remove the future minor collector road between Clark Avenue West and Tansley Road.

On March 19, 2019, Vaughan Council ratified the March 5, 2019, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.18.012 (Reena c/o Bryan Keshen) as follows:

- "1. THAT Official Plan Amendment File OP.18.012 (Reena c/o Bryan Keshen) BE APPROVED, to amend Vaughan Official Plan 2010 ("VOP 2010"), Volume 1, for the Subject Lands shown on Attachments 1 and 2 as follows:
 - a) Amend Schedule 13-Land Use, to redesignate the Subject Lands from "Low Rise Residential" to "Mid-Rise Residential" with a maximum permitted building height of 6-storeys and a maximum Floor Space Index ("FSI") of 2.3 times the area of the lot.
2. THAT Zoning By-law Amendment File Z.18.019 (Reena c/o Bryan Keshen) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachments 1 and 2, from A Agricultural Zone to "RA3 Residential Apartment zone", in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
3. THAT Vaughan Council approve the implementing Draft Official Plan Amendment No. 37 (Reena c/o Bryan Keshen), attached as Attachment 5, subject to minor modifications required to implement the proposed development.
4. THAT the implementing Zoning By-law not be enacted until such time that Vaughan Council has approved a Site Development Application for the development.
5. THAT prior to the execution of the Site Plan Letter of Undertaking the Owner shall successfully obtain approval from Committee of Adjustment for a Consent Application for any required easement(s) for access and shared parking over the adjacent lands to the west of the Subject Lands. The Committee's decisions regarding the Consent Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
6. THAT the Owner be permitted to apply for a Minor Variance Applications(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning-By-law, if required."



LOCATION MAP TO AMENDMENT NO. 37

FILE: OP.18.012
RELATED FILES: Z.18.019 AND DA.19.003
LOCATION: PART OF LOT 3, CONCESSION 2
APPLICANT: REENA C/O BRYAN KESHEN
CITY OF VAUGHAN


LANDS SUBJECT TO
AMENDMENT NO. 37