

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 107-2019

A By-law to adopt Amendment Number 47 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 47 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 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 47
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” “3” and “4” constitute Amendment Number 47 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I” and “II”

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically to redesignate the subject lands from “Agricultural” and “Natural Areas” to “Low-Rise Residential”, “Agricultural” and “Natural Areas” with a “Park” overlay to facilitate the land use to permit the development of approximately 279 residential units.

The proposed development of the subject lands will be part of a Scoped Block Plan process with the property to the south (11063 and 11191 Regional Road 27). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision process in conformity with Vaughan Official Plan 2010 (“VOP 2010”) and this Official Plan Amendment (‘Amendment’).

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are located on the southeast corner of Regional Road 27 and Kirby Road, municipally known as 11363 Regional Road 27, being Part of Lots 28 and 29, Concession 8 City of Vaughan, shown on Schedule "1" attached hereto as “Area Subject to Amendment No. 47”.

III BASIS

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

1. The Provincial Policy Statement (2014) (“PPS”) includes policies that direct future population and job growth to “Settlement Areas”. The Subject Lands are located within a Settlement Area as defined by the PPS. The proposed development is consistent with the intent of the designated growth areas and natural heritage policies of the PPS, while promoting the efficient use of land, and supporting a healthy community. The proposed development is consistent with the PPS.
2. A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2019) (“Growth Plan”) identifies the Subject Lands as a Designated Greenfield Area (“DGA”). Section 2.2.7.2 a of the Growth Plan requires a minimum density target that is not less than 50 residents and jobs combined per hectare for the Subject Lands. The proposed development is consistent with the policies of the Growth Plan as it utilizes existing municipal services, contributes to achieving the Growth Plan’s residential density target and adds to the range and mix of housing. The Amendment conforms with the goals and objectives of relevant Provincial Policy as it is a logical extension of the development proposed for 11063 and 11191 Regional Road 27 to the south, and provides for the more efficient use of land.

3. Section 5.2.1 of the Greenbelt Plan (2017) states that where an Official Plan Amendment to designate land uses is approved prior to December 16, 2004, this approval may continue to be recognized through the conformity exercise addressed in Section 5.3 of the Plan. The Subject Lands were designated as “Humber North Neighbourhood Extension” with an underlying “Future Residential” and “Valley Area” designation in the City of Vaughan Official Plan Amendment 601 (Kleinburg Nashville Community Plan - “OPA 601”) which came into effect October 2001, therefore predating VOP 2010 and the initial Greenbelt Plan which took effect December 16, 2004.

OPA 601 contemplated residential uses on the Subject Lands. OPA 601 also allowed for the limits of development to be established through detailed technical study and that developable lands could be developed in accordance with the adjacent urban land use designation. The development limits will be further reviewed and refined through the scoped Block Plan and Draft Plan processes. Through this Amendment, the relevant policies of OPA 601 are brought forward into the VOP 2010.

4. A total of 16.44 ha of the overall 23.55 ha of the Subject Lands are located outside of the Greenbelt. Approximately 0.8 ha of the Subject Lands located in the Greenbelt are proposed for development and subject to the Transition policies of the Greenbelt Plan (“Transition Area Lands”). The total proposed developable lands within the Greenbelt account for approximately 19 residential units and part lots, or 7% of residential units for the proposed development.
5. Map 1 “Regional Structure” of the York Region Official Plan (“YROP”), designates the approximate western portion of the Subject Lands as “Towns and Villages” and portions of the Subject Lands “Regional Greenlands System”, “Agricultural Area” and “Greenbelt Plan Area Boundary.”

The “Towns and Villages” designation permits a wide range of residential, commercial and institutional uses that contribute to the creation of complete communities. “Towns and Villages” are intended to play a role in accommodating a portion of the Region’s future growth.

Agricultural Areas are subject to Regional Greenland System Policies in the YROP. Refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by appropriate study and without amendment to the YROP. The necessary studies have been undertaken and reviewed by the Toronto and Region Conservation Authority (“TRCA”) and has resulted in a refinement of the Regional Greenlands System boundary.

Therefore, the Official Plan Amendment is in conformity with the YROP.

6. VOP 2010 was adopted by the City of Vaughan on September 7, 2010, and endorsed with modifications by the Region of York on June 28, 2012. It was appealed to the Ontario Municipal Board (now the Local Planning Appeal Tribunal - “LPAT”) and has subsequently received partial approval by the LPAT.

7. Schedule 1 “Urban Structure” of VOP 2010 identifies the Subject Lands within the “Urban Boundary”. The west portion of the Subject Lands are located within the “Community Areas” and the east portion of the Subject Lands within the “Natural Areas and Countryside” and the “Greenbelt Plan Area”.

Schedule 1A “Urban Area” of the VOP 2010 identifies the Subject Lands within the “Urban Boundary” and “Urban Area”, but outside the “Growth Plan 2006 Built Boundary”. The east portion of the Subject Lands is within the “Greenbelt Plan Area”.

The western portion of the Subject Lands are considered a Greenfield in VOP 2010 as it is designated for urban use (within the Urban Boundary on Schedule 1 & 1A) but not yet developed for such uses as the Subject Lands are located outside the “Growth Plan 2006 Built Boundary”.

Schedule 2 “Natural Heritage Network” (partially approved by the LPAT) of VOP 2010 designates the east portion of the Subject Lands “Unapproved”, “Core Features” and is within the “Greenbelt Area Boundary” and the “Greenbelt Natural Heritage System”. The “Core Feature” is “Unapproved” along the edge of the valley. “Core Features” are protected in accordance with Sections 3.2.3.4 and 3.2.3.5 of VOP 2010. The modification of “Core Features” is subject to Section 3.2.3.11 of VOP 2010 that permits minor modifications to the boundaries and alignment of “Core Features”, as identified on Schedule 2, through environmental study, without amendment to VOP 2010.

Schedule 13 “Land Use” designates the Subject Lands “Natural Areas” and are subject to the policies applicable to “Core Features” as noted previously. The western portion of the Subject Lands is designated “Agricultural”. The Agricultural designation is intended to be used for predominantly farming and farming-related uses. However, the Subject Lands are: within the Urban Boundary and designated “Community Areas” on Schedule 1 & 1A of the VOP 2010; designated “Towns & Villages” in the YROP; and suitable for residential uses as they are not high-quality agricultural lands as determined by the York Region LEAR evaluation. Accordingly, this Amendment seeks to bring the land-use permissions for the Subject Lands into conformity with VOP 2010, the YROP and all Provincial Policy pertaining to the Subject Lands.

8. OPA 601 designated the Subject Lands “Future Residential” with permissions for residential development and subject to appropriate servicing, environmental protection, and integrated design, with policies that require the development limits to be defined through detailed engineering and environmental submissions.

Through the VOP 2010 process, the Subject Lands were partially identified as a “Community Area” on Schedule 1 “Urban Structure” of VOP 2010 to allow for uses in the future other than existing agricultural uses. On this basis, both OPA 601 and VOP 2010 contemplated alternative land uses

on the Subject Lands should they be redeveloped.

9. The statutory Public Hearing was held on February 5, 2019. The recommendation of the Committee of the Whole to receive the Public Hearing report and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 12, 2019.
10. On May 3, 2019, York Region exempted the OPA 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 is hereby amended by:

1. Amending Schedule 1 “Urban Structure” of Volume 1 of VOP 2010 by redesignating a 0.8 ha portion of the Subject Lands identified on Schedule 1 from “Natural Areas and Countryside” to “Community Areas” as shown on Schedule 2 to this Amendment.
2. Amending Schedule 9 “Future Transportation Network” of Volume 1 of VOP 2010 by adding “Minor Collector” to the Subject Lands identified on Schedule “1” of this amendment, as shown on Schedule 3 of this amendment.
3. Amending Schedule 13 “Land Use” of Volume 1 of VOP 2010 by designating the Subject Lands identified on Schedule “1” of this amendment hereto, from “Natural Areas” and “Agricultural” to “Low-Rise Residential”, “Natural Areas” and “Agricultural” with a “Park” overlay, as shown on Schedule 4 of this amendment.
4. Amending Schedule 14-C “Areas Subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedule 1 to this Amendment attached hereto municipally known as 11363 Regional Road 27, identified on Schedule 14-C as item 46.
5. Amending Section 13.1 Volume 2 “Areas Subject to Site Specific Policies” by adding the following policy to be renumbered in sequential order:

“(OPA 47) 13.1.1. 46 The lands known as 11363 Regional Road 27 are identified on Schedule 14-C as item 46 and are subject to the policies set out in Section 13.47 of this Plan. (OPA 47)”
6. Adding the following policies to Section 13 Volume 2 “Site Specific Policies”, and renumbering in sequential order, including a location map of the Subject Lands shown on Schedule 1, the urban structure shown on Schedule 2, the location of minor collector roads shown on Schedule 3, and the land use designations shown on Schedule 4:

“(OPA 47) 13.47 11363 Regional Road 27

- 13.47.1 General
- 13.47.1.1 The following policies shall apply to the Subject Lands subject to Amendment 47 identified on Map 13.47.A.
- 13.47.1.2 The Owner shall submit a Scoped Block Plan with the lands to the south (11063 and 11191 Regional Road 27). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications in conformity with Section 10 of VOP 2010 and through a Terms of Reference to the satisfaction of the City.
- a) Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road through the Block Plan and Draft Plan of Subdivision Applications.
- b) In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall effectively screen the visibility of residential neighbourhoods from the arterial road. The width of the buffer area shall be a minimum of 24 m and is intended to be landscaped with dense naturalized plant materials and shall not form part of the parkland dedication requirement.
- 13.47.1.3 Development shall include transition measures on the Subject Lands to mitigate potential impacts on the properties on the north side of Kirby Road, and may include, but not be limited to, fencing, increased landscape, and headlamp absorption and traffic control measures. The details of the transition measures shall be established through the Scoped Block Plan and Draft Plan of Subdivision Applications, and secured through a Zoning By-law(s) and/or a restrictive covenant(s), if required.

- 13.47.1.4 A street network jog elimination at the intersection of Kirby Road and Regional Road 27 will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications without further amendment to Schedule 9 “Future Transportation Network” and in accordance with Section 4.2.1.6.
- 13.47.1.5 Notwithstanding Sections 4.1 and 4.2, the final alignment of Minor Collector Roads shown on Schedule 13.47C, and the final classification and layout of local roads, will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications, without further amendment to Schedule 9 “Future Transportation Network” and Map 13.48C.
- 13.47.1.6 Notwithstanding Sections 9.1.1.3 and 4.2.3.4, sidewalks on both sides of collector streets, including pedestrian, cycling and trail connections will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications.
- 13.47.1.7 Notwithstanding Section 9.1.1.3., rear lotting on Regional Road 27 and Kirby Road to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.
- 13.47.1.8 Notwithstanding Section 9.1.1.4, the transportation network shall provide alternative street patterns, other than a grid-like street pattern, such as cul-de-sacs that reinforce the existing character of the existing community in accordance with Section 9.1.2.2.
- 13.47.1.9 The precise limits of Valley and Stream Corridors and a vegetation protection zone shall be established to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA) based on the following:
- a) Valley and Stream Corridors shall have a minimum 10 metre vegetation protection zone. A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed studies. Detailed technical studies (i.e. geotechnical) shall be determined through the Terms of Reference identified in Section

- 13.48.1.2 and shall be prepared by the applicant to the satisfaction of the City and the TRCA.
- b) Valley and Stream Corridors shall be precisely defined in accordance with Section 3.3.1 of VOP 2010 and the Definitions in section 10.2.2 of VOP 2010.
- 13.47.1.10 Lands that are determined not to be part of the Valley and Stream Corridor and their associated minimum vegetation protection zone, may be developed in accordance with the adjacent urban land use designation without further amendment to this Plan.
- 13.47.1.11 The precise limit of woodlands and a vegetation protection zone shall be established to the satisfaction of the City and the Toronto Region and Conservation Authority (TRCA) based on the following:
- a) Woodlands shall have a minimum 10 metre vegetation protection zone. A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed studies. Detailed technical studies shall be determined through the Terms of Reference identified in Section 13.48.1.2 and shall be prepared by the applicant to the satisfaction of the City and the TRCA.
- b) Woodlands shall be precisely defined in accordance with Section 3.3.3 of VOP 2010 and the Definitions in section 10.2.2 of VOP 2010.
- 13.47.1.12 Lands that are determined not to be Woodlands and their associated minimum vegetation protection zone, may be developed in accordance with the adjacent urban land use designation without further amendment to this Plan.
- 13.47.1.13 Conveyance of Core Features and their associated vegetation protection zones into public ownership in accordance with Section 3.2.3.10 of VOP 2010 shall be identified through the Scoped Block Plan and Draft Plan of Subdivision Applications, without further amendment to VOP 2010. The Owner shall provide appropriate rationale for retaining any “Core Features” in private ownership in accordance with the policies of the York Region Official Plan and Vaughan Official Plan 2010, to the satisfaction of the City.”

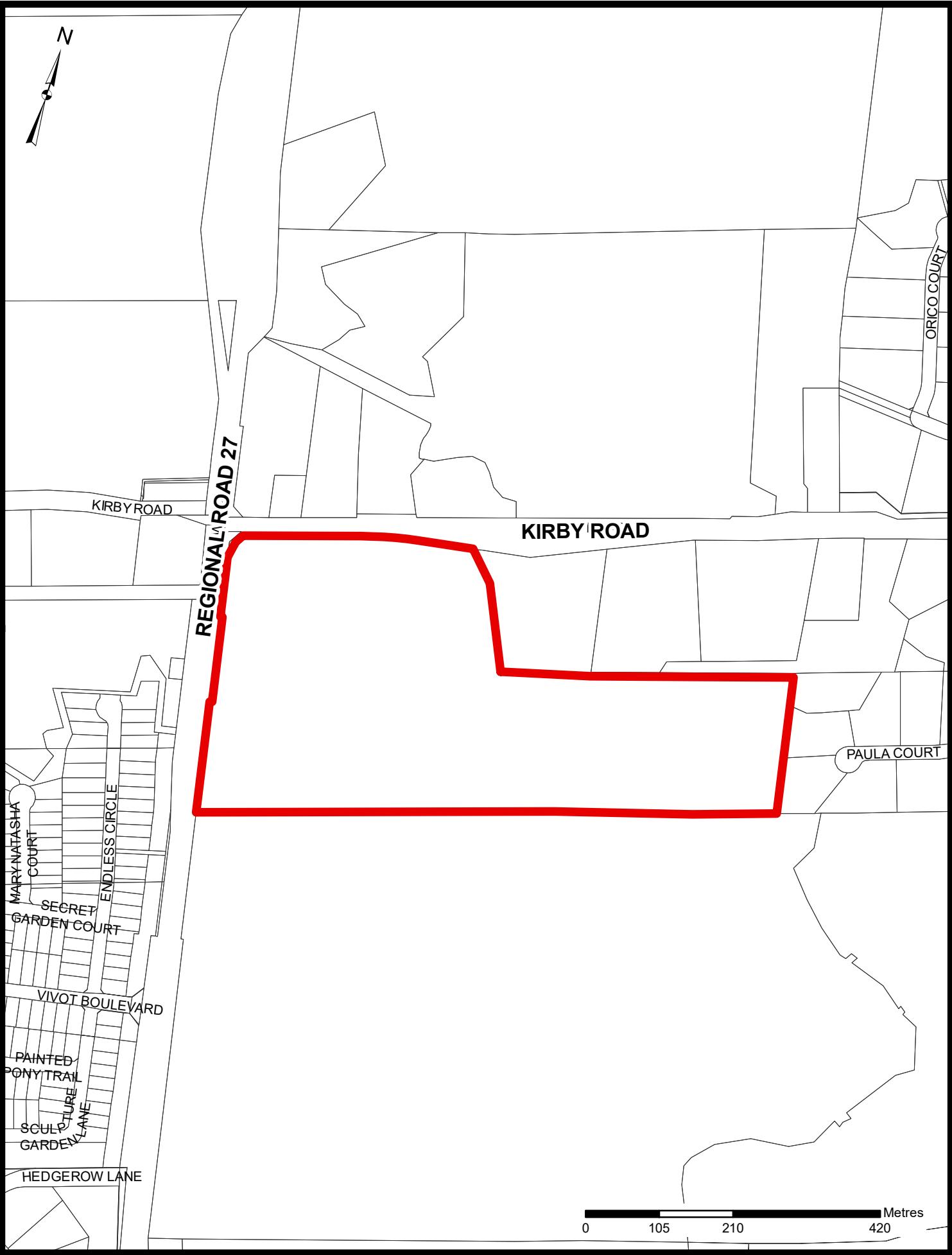
V IMPLEMENTATION

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, Draft Plan of Subdivision Approval and Site Development approvals, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, and through a Scoped Block Plan Application in accordance with Section 10 of VOP 2010 that includes a Terms of Reference to the satisfaction of the City.

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.

MAP 13.47.A 11363 Regional Road 27

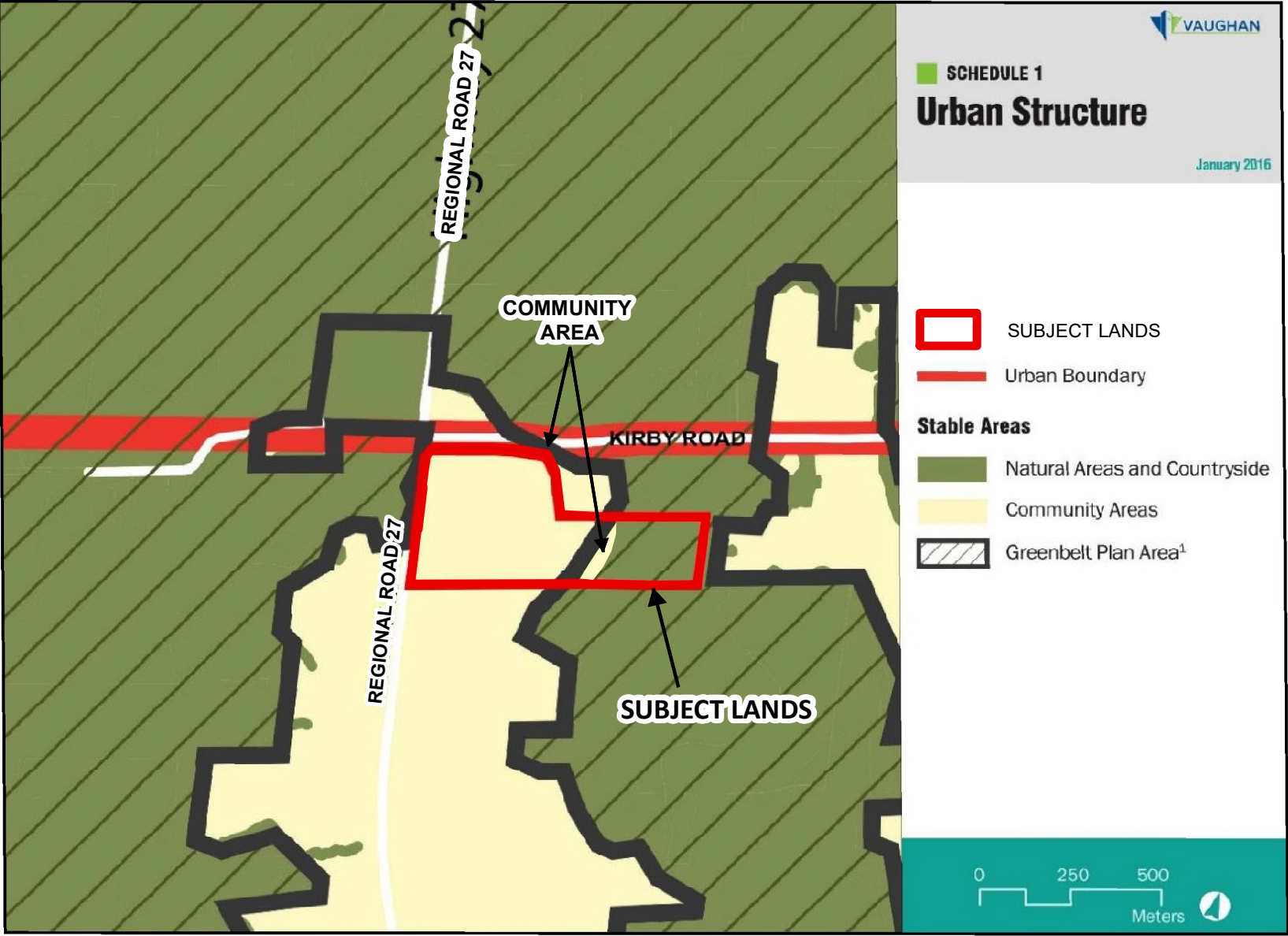


THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT NO. 47
APPROVED THE 12TH DAY OF JUNE, 2019

FILE: OP.17.007
LOCATION: PART OF LOT 30, CONCESSION 8
APPLICANT: KIRBY 27 DEVELOPMENTS LIMITED
CITY OF VAUGHAN



AREA SUBJECT TO
AMENDMENT NO. 47

MAP 13.47.B Urban Structure

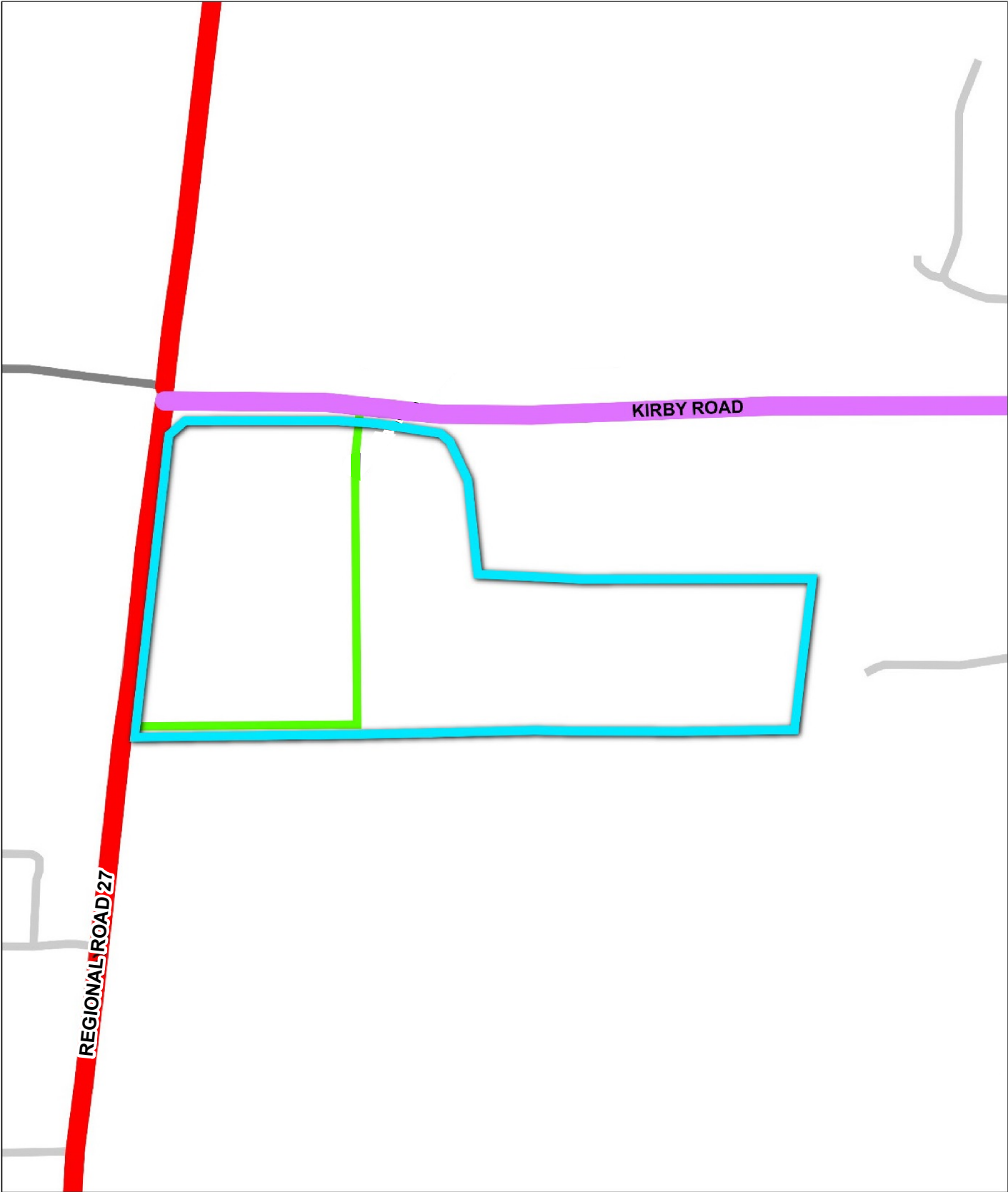






FILE: OP.17.007
LOCATION: PART OF LOT 30, CONCESSION 8
APPLICANT: KIRBY 27 DEVELOPMENTS LIMITED
CITY OF VAUGHAN

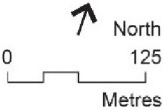
THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT NO. 47
APPROVED THE 12TH DAY OF JUNE, 2019

 SUBJECT LANDS

MAP 13.47.C Transportation Network



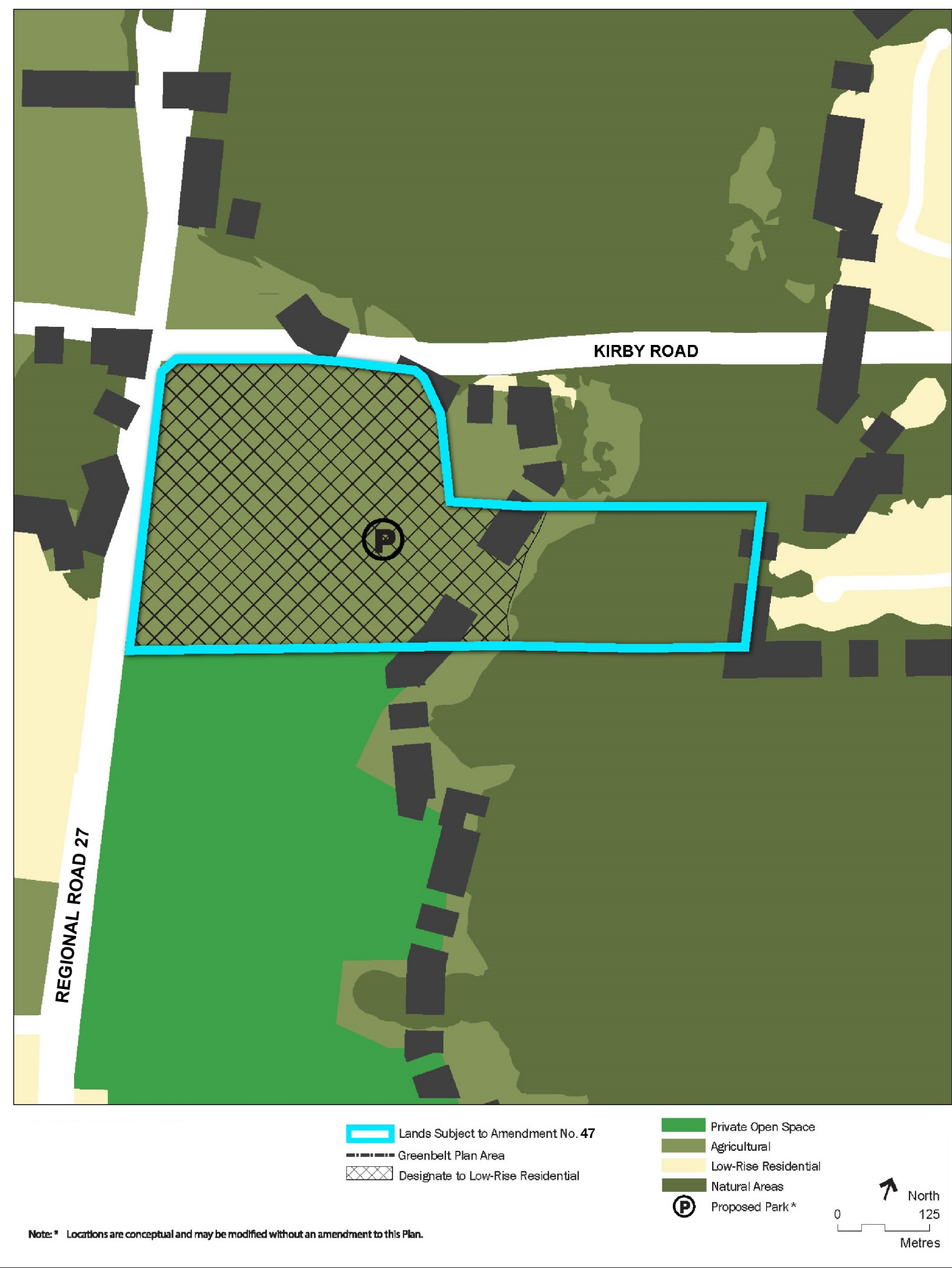
-  Lands Subject to Amendment No. 47
-  Major Arterial (Regional)
-  Minor Arterial (36 m)
-  Minor Collector



THIS IS SCHEDULE '3'
TO OFFICIAL PLAN AMENDMENT NO. 47
APPROVED THE 12TH DAY OF JUNE, 2019

FILE: OP.17.007
LOCATION: PART OF LOT 30, CONCESSION 8
APPLICANT: KIRBY 27 DEVELOPMENTS LIMITED
CITY OF VAUGHAN

MAP 13.47.D Land Use Designations



THIS IS SCHEDULE '4'
TO OFFICIAL PLAN AMENDMENT NO. 47
APPROVED THE 12TH DAY OF JUNE, 2019

FILE: OP.17.007
LOCATION: PART OF LOT 30, CONCESSION 8
APPLICANT: KIRBY 27 DEVELOPMENTS LIMITED
CITY OF VAUGHAN

APPENDIX I

The lands subject to this Amendment are located on the east side of Regional Road 27, south of Kirby Road, and are known municipally as 11363 Regional Road 27, being Part of Lots 28 and 29, Concession 8 City of Vaughan.

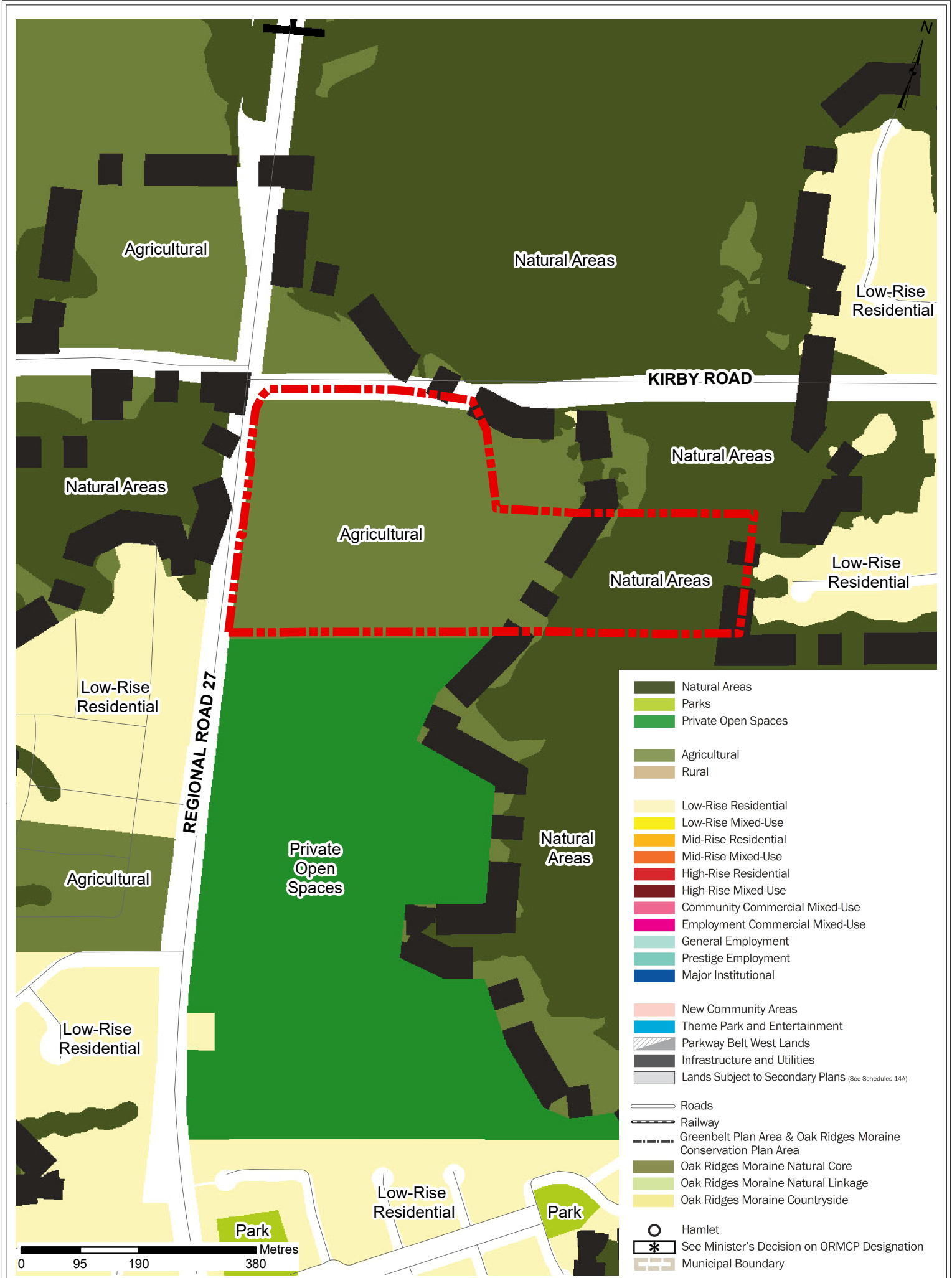
The purpose of this Amendment is to redesignate a portion of the subject lands from “Agricultural” to “Low-Rise Residential” with a “Park” overlay to facilitate the land use to permit the development of approximately 279 residential units.

On June 12, 2019, Vaughan Council ratified the June 4, 2019, Committee of the Whole recommendation, to approve Official Plan Amendment File OP.17.007. Vaughan Council approved the following recommendation:

- “1. THAT Official Plan Amendment File OP.17.007 (Kirby 27 Developments Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1, specifically to:
 - a) redesignate 0.8 ha of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 “Urban Structure” of VOP 2010, identified as “Transition Area” on Attachment 3;
 - b) redesignate the western 17.24 ha portion of the Subject Lands from “Agricultural” to “Low-Rise Residential” with a “Neighbourhood Park” overlay, in the manner shown on Attachment 2;
 - c) permit the site-specific Official Plan amendments in Table 1 of this report; and
 - d) implement the land use to facilitate a development concept for approximately 279 residential units.
2. THAT in addition to the site-specific Official Plan amendments included in Table 1, the implementing Official Plan Amendment shall also include, but not be limited to, the following policies:
 - a) “The Owner shall submit a Scoped Block Plan with the lands to the south (11063 and 11191 Regional Road 27). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision processes in conformity with Section 10 of VOP 2010 and the implementing Official Plan Amendment, and through a Terms of Reference approved by the City.”
 - b) “Conveyance of Core Features and their associated vegetation protection zones into public ownership in accordance with Section 3.2.3.10 of VOP 2010 shall be identified through the Block Plan / Draft Plan of Subdivision applications, without further

amendment to VOP 2010. The Owner shall provide appropriate rational for retaining any “Core Features” in private ownership in accordance with the policies of the York Region Official Plan and Vaughan Official Plan 2010, to the satisfaction of the City. “

- c) “Transition measures on the subject lands to mitigate potential impacts on the properties on the north side of Kirby Road may include, but not be limited to, fencing, increased landscape, and headlamp absorption and traffic control measures. The details of the transition measures shall be established through the Scoped Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications.”
- d) “Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road at the Block Plan and Draft Plan of Subdivision Application stage.”
- e) “Rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.”
- f) “In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall effectively screen the visibility of residential neighbourhoods from arterial road. The width of the buffer area shall be a minimum of 24 m and is intended to be landscaped with dense naturalized plan materials and no form part of the parkland dedication.”
- g) “The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Scoped Block Plan and Draft Plan of Subdivision applications, without further amendment to VOP 2010.”



APPENDIX II

EXISTING LAND USES

OFFICIAL PLAN AMENDMENT NO. 47

File: OP.17.007
Location: Part of Lot 30, Concession 8
Applicant: Kirby 27 Developments Limited
City of Vaughan

 **LANDS SUBJECT TO
AMENDMENT NO. 47**