

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 160-2018

A By-law to adopt Amendment Number 22 to the Vaughan Official Plan 2010 for the Vaughan Planning Area as effected by the Ontario Municipal Board.

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 22 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, as effected by the Ontario Municipal Board Order Issue, dated the 26th day of March 2018 (OMB File No. PL 161051), attached hereto as Attachment “1” consisting of the attached text, Schedule “1” and Appendices “I” and “II” is hereby adopted.

Enacted by City of Vaughan Council this 27th day of September, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**AMENDMENT NUMBER 22
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number 22 to the Official Plan of the Vaughan Planning Area.

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

Authorized by Item No. 1 of Report No. 39
of the November 7, 2017 Committee of the Whole
Adopted by Vaughan City Council on November 21, 2017.

I PURPOSE

The purpose of this Amendment to Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of Volume 2, Section 11.11, the Woodbridge Centre Secondary Plan, to facilitate a low-rise residential development consisting of 36, 3-storey townhouse dwelling units, within 6 blocks served by a private, common element condominium road.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Area Subject to Amendment No. 22" on Schedule "1" attached hereto:

1. Permit a maximum row of 7 attached residential units for one townhouse block, and a maximum row of 8 attached residential units for two townhouse blocks. All remaining townhouse blocks shall have no more than 6 attached residential units in a row.
2. Permit a maximum building height of 3-storeys (11 m).

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands" and shown on Schedule "1", are located on the east side of Islington Avenue, south of Langstaff Road, and are municipally known as 8451 and 8457 Islington Avenue, being Part of Lot 10, Concession 7, City of Vaughan.

III BASIS

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

1. On May 26, 2016, 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.
2. The Subject Lands directly abut existing townhouse developments to the north and to the south. The proposed development represents a continuation of an established building type (townhouses) with similar lot sizes, height, building setbacks, and private common element condominium road configurations. The proposed residential development meets the intent of the "Community Area" policies of VOP 2010, and will establish a low-rise residential development that is appropriate and compatible with surrounding development and will have no adverse impacts on the surrounding land uses and adjacent woodlot.

3. The statutory Public Hearing was held on April 5, 2016. The recommendation of the Committee of the Whole was to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Vaughan Council on April 19, 2016. Subsequently on November 21, 2017, Vaughan Council ratified the November 7, 2017 Committee of the Whole recommendation to approve the Official Plan Amendment (OP.16.005), Zoning By-law Amendment (Z.15.035), and Site Development Application (DA.15.085).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by amending the following sections and schedules to Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan:

1. Amending the residential policies in Section 4.2.2 by adding the following new policy 4.2.2.4 and site-specific policy 4.2.2.4.a and amending the "Table of Contents", page numbering and schedules accordingly:

"4.2.2.4 Site-Specific Policies

The following Site-Specific Policies shall apply:

- | | | |
|------------|-------------|--|
| "(OPA #22) | 4.2.2.4. a) | 8451 and 8457 Islington Avenue designated Low-Rise Residential |
| | i. | Notwithstanding Section 9.2.3.2 (a) of Vaughan Official Plan 2010 (VOP 2010), Volume 1, a townhouse is a Low-Rise Residential building, situated on a single parcel and part of a row of at least three, but no more than 6 attached residential units, with the exception that one row can have a maximum of 7 attached residential units, and two rows can have a maximum of 8 attached residential units. |
| | ii. | Notwithstanding Schedule 4 - Building Height Maximums, a maximum building height of 3-storeys (11 m) shall be permitted." |

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, Site Plan and Draft Plan of Condominium (Common Element) approvals, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13.

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.



NOT TO SCALE

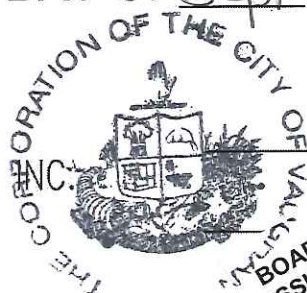


**AREA SUBJECT TO
AMENDMENT No. 22**

THIS IS SCHEDULE '1' TO AMENDMENT No. 22

ADOPTED THE 27th DAY OF Sept, 2017⁸

FILE No's. OPA #22 & OP.16.005
LOCATION: Part of Lot 10, Concession 7
APPLICANT: RAVINES OF ISLINGTON ENCORE INC.
CITY OF VAUGHAN



SIGNING OFFICERS

BOARD ORDER PL# 161051
ISSUE DATE: March 26, 2018

MAYOR

CLERK

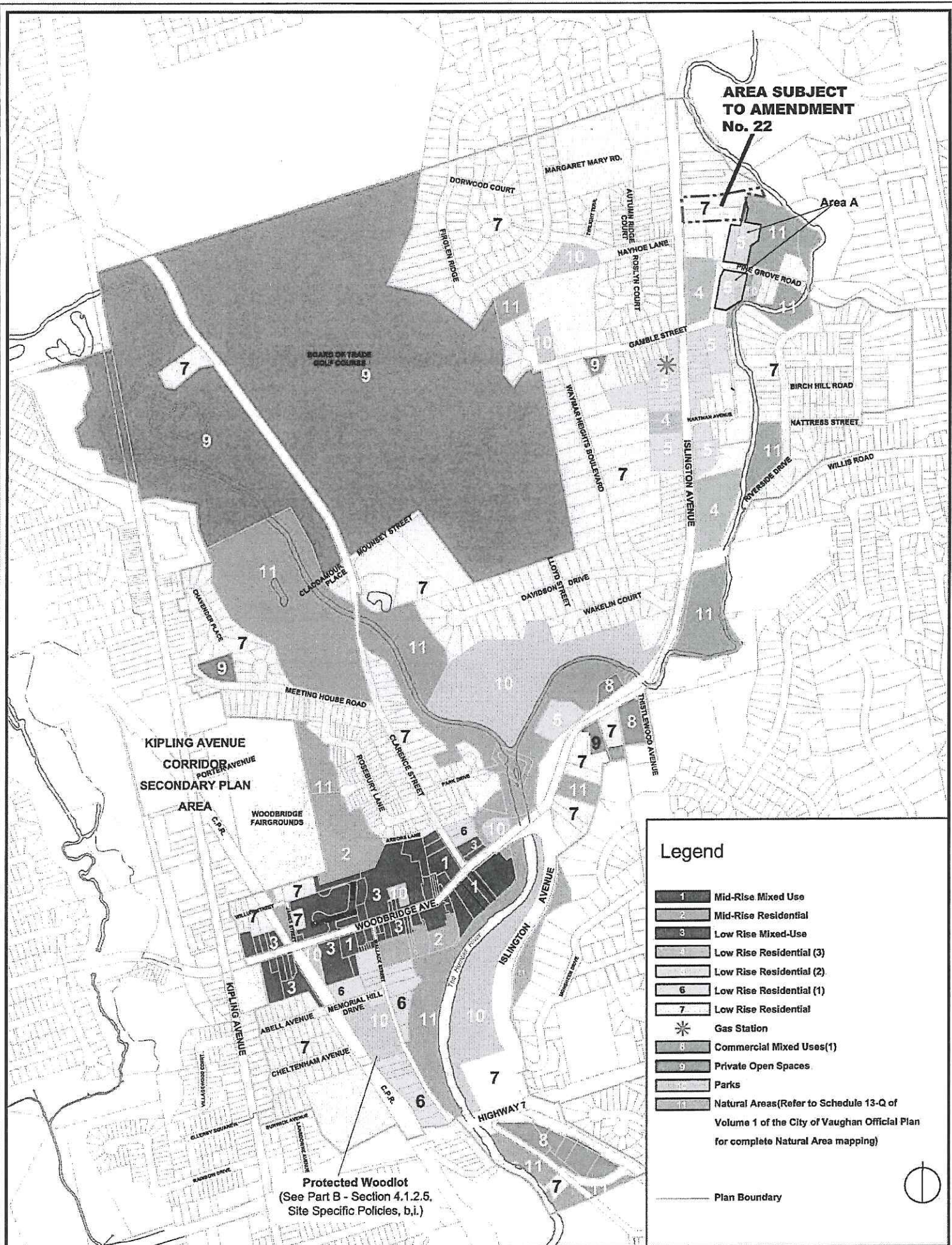
APPENDIX I

The Subject Lands are located on the east side of Islington Avenue, south of Langstaff Road, and are municipally known as 8451 and 8457 Islington Avenue, being Part of Lot 10, Concession 7, in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 (VOP 2010) to facilitate a low-rise residential development consisting of 36, 3-storey townhouse dwelling units, within 6 blocks served by a private, common element condominium road by permitting a maximum of seven attached residential units within townhouse Block 5, eight attached residential units within townhouse Blocks 1 and 6, and a maximum building height of 3-storeys (11 m) for all units on the Subject Lands.

On November 21, 2017, Vaughan Council ratified the November 7, 2017, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.16.005 (Ravines of Islington Encore Inc.) as follows (in part):

- "1. THAT Official Plan Amendment File OP.16.005 (Ravines of Islington Encore Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 regarding the subject lands shown on Attachments #1 and #2, specifically:
 - a) Volume 1, Section 9.2.3.2.a) to permit a maximum of eight attached residential units within townhouse Blocks 1, 5 and 6; and
 - b) Volume 2, Schedule 4 - Building Height Maximums of Chapter 11.11 - Woodbridge Centre Secondary Plan, to permit a maximum building height of 3-storeys (11 m)."



APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT No. 22

AREA SUBJECT TO
AMENDMENT No. 22



FILE No's. OPA #22 & OP.16.005
LOCATION: Part of Lot 10, Concession 7
APPLICANT: RAVINES OF ISLINGTON ENCORE INC.
CITY OF VAUGHAN

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SIGNING OFFICERS

BOARD ORDER PL# 161051
ISSUE DATE: March 26, 2018

MAYOR

CLERK

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: March 26, 2018

CASE NO(S): PL160762

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Referred by:	Ravines of Islington Encore Inc.
Subject:	Site Plan
Property Address/Description:	8451 and 8457 Islington Avenue
Municipality:	City of Vaughan
OMB Case No.:	PL160762
OMB File No.:	PL160762
OMB Case Name:	Ravines of Islington Encore Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Ravines of Islington Encore Inc.
Subject:	Proposed Plan of Subdivision - Failure of City of Vaughan to make a decision
Purpose:	To permit a townhouse development
Property Address/Description:	8451 and 8457 Islington Avenue
Municipality:	City of Vaughan
Municipality File No.:	19CDM-16V001
OMB Case No.:	PL160762
OMB File No.:	PL161052

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Ravines of Islington Encore Inc.
Subject:	Request to amend the Official Plan - Failure of City of Vaughan to adopt the requested amendment
Existing Designation:	Low Rise Residential
Proposed Designated:	Amend the policy of Vaughan Official Plan 2010, Volume 2, Chapter 11.11-Woodbridge

Purpose:	Centre Secondary Plan
Property Address/Description:	To permit a townhouse development
Municipality:	8451 and 8457 Islington Avenue
Approval Authority File No.:	City of Vaughan
OMB Case No.:	OP.16. 005
OMB File No.:	PL160762
	PL161051

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Ravines of Islington Encore Inc.
Subject:	Application to amend Zoning By-law No. 1-88 - Refusal or neglect of City of Vaughan to make a decision
Existing Zoning:	R2 Residential Zone, OS1 Open Space Conservation Zone and A Agricultural Zone
Proposed Zoning:	RM2 Multiple Residential Zone
Purpose:	To permit a townhouse development
Property Address/Description:	8451 and 8457 Islington Ave.
Municipality:	City of Vaughan
Municipality File No.:	Z.15.035
OMB Case No.:	PL160762
OMB File No.:	PL160813

Heard:	December 12, 2017 in Vaughan, Ontario January 25, 2018 by telephone conference call and March 7, 2018 by telephone conference call
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APPEARANCES:

Parties

Ravines of Islington Encore Inc.

City of Vaughan

Regional Municipality of York

Toronto and Region Conservation
Authority

Counsel

Leo Longo

Caterina Faccolio

Bola Ogunmefun

Tim Duncan

**MEMORANDUM OF ORAL DECISION DELIVERED BY SHARYN VINCENT ON
MARCH 7, 2018 AND ORDER OF THE BOARD**

INTRODUCTION

[1] On November 21, 2017, Council for the City of Vaughan approved, on condition, applications for site specific Official Plan and Zoning By-law Amendments, Site Plan Development, and Draft plans of Condominium, in order to permit a development comprised of 36 three-storey townhouses proposed by Ravines of Islington Avenue Encore Inc. ("Appellants") on lands known municipally as 8451 and 8457 Islington Avenue, located south of Langstaff Road.

[2] The Appellants had previously appealed the applications to the Board on Council's failure to decide.

[3] The matters came to the Board on settlement as individually resolved on December 12, 2017, January 25, 2018, and March 7, 2018.

[4] The Board heard un-contradicted planning evidence from qualified experts in support of the Official Plan Amendment, Zoning By-law Amendment, and Site Plan conditions, and is satisfied that the final resolution is consistent with the Provincial Policy Statement, 2014, conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 and represents good planning.

ORDER

[5] Further to the contingent Order made December 12, 2017 respecting the site-specific Official Plan Amendment, the Board hereby allows the above-captioned appeal and grants final approval to the Official Plan Amendment attached hereto as Attachment 1.

[6] Further to the contingent Order made January 25, 2018 respecting the site-specific Zoning By-law Amendment, the Board hereby allows the above-captioned

appeal and grants final approval to the Zoning By-law Amendment attached hereto as Attachment 2.

[7] The Board hereby allows the above-captioned appeal and grants contingent approval to the Site Plan attached hereto as Attachment 3. This approval will become final upon the Board being advised that site plan agreements have been signed between the Appellants and the Region and City respectively.

[8] The Board will convene a further telephone conference call on **Thursday, April 12, 2018 at 9 a.m.** to deal with the approval of the above-captioned appeal related to the draft plan of condominium. **Individuals are directed to call 416-212-8012 or toll free 1-866-633-0848 and at the prompt enter 4779874#.**

[9] The Board Member remains seized of this matter. The Board may be spoken to should the need arise.

"Sharyn Vincent"

SHARYN VINCENT
MEMBER

If there is an attachment referred to in this document,
please visit www.elfo.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elfo.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248