

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 169-2018

A By-law to adopt Amendment Number 30 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 30 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” 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 27th day of September, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 30
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedule “1” constitute Amendment Number 30 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “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, Volume 2, Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road Area Policies respecting height Policy 12.6.4.3.d. to facilitate the development of 179, 2 and 3-storey townhouse dwellings units on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Area Subject to Amendment No. 30” on Schedule “1” attached hereto:

1. Permit a residential development of 179 townhouse dwellings with a maximum building height of 3-storeys on the Subject Lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the east side of Weston Road, north of Major Mackenzie Drive, municipally known as 10083 and 10101 Weston Road, being Part of Lot 21, Concession 5, in the City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 30.”

III BASIS

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

1. The Provincial Policy Statement (PPS 2014) includes policies that focus growth and development to "Settlement Areas". The subject lands are located within a settlement area as defined by the PPS. The residential density is consistent with the intent of the intensification and housing policies of the PPS, promotes the efficient use of land, and supports a healthy community. The residential townhouse dwellings would add to the range and mix of housing types in the community, efficiently utilize the Subject Lands, and the proposed land use and density conforms with the “Mid-Rise Mixed-Use” land use designation in VOP 2010. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The development maximizes the use of existing infrastructure and community facilities and minimizes land consumption. The proposed townhouse development contributes to the variety of housing types available for residents of the City of Vaughan.

2. The policies of the “Growth Plan for the Greater Golden Horseshoe” (“Growth Plan”) are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities. The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.
3. The York Region Official Plan designates the subject lands as "Urban Area". The subject lands are located on the east side of Weston Road, north of Major Mackenzie Drive, and offers an alternative housing form (townhouse dwelling units) within the Vellore Village District and in close proximity to public transit. The proposed development is consistent with the Regional Official Plan policies.
4. On June 8, 2018, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.2.7, as it does not adversely affect Regional planning policies or interests.
5. The proposed 3-storey townhouse dwellings will establish a residential Development consistent in scale and built form with the policies set out in VOP 2010 and with the surrounding residential development to the north and west of the Subject Lands. The townhouses conform with the development criteria in Section 9.2.3.2 of VOP 2010 for Low-Rise Buildings, as the proposed townhouse dwellings will not exceed 3-storeys.
6. The statutory Public Hearing was held on April 4, 2018. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 4, 2018, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on April 11, 2018. Subsequently, on September 27, 2018, Vaughan Council ratified the September 17, 2018, Committee of the Whole recommendation, to approve the Official Plan Amendment (File OP.18.004), Zoning By-law Amendment (File Z.18.001), Draft Plan of Subdivision (File 19T-18V002) and Site Development Application (File DA.18.003) (Vaughan NW Residences Inc.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) Volume 2, Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road is hereby amended by as follows:

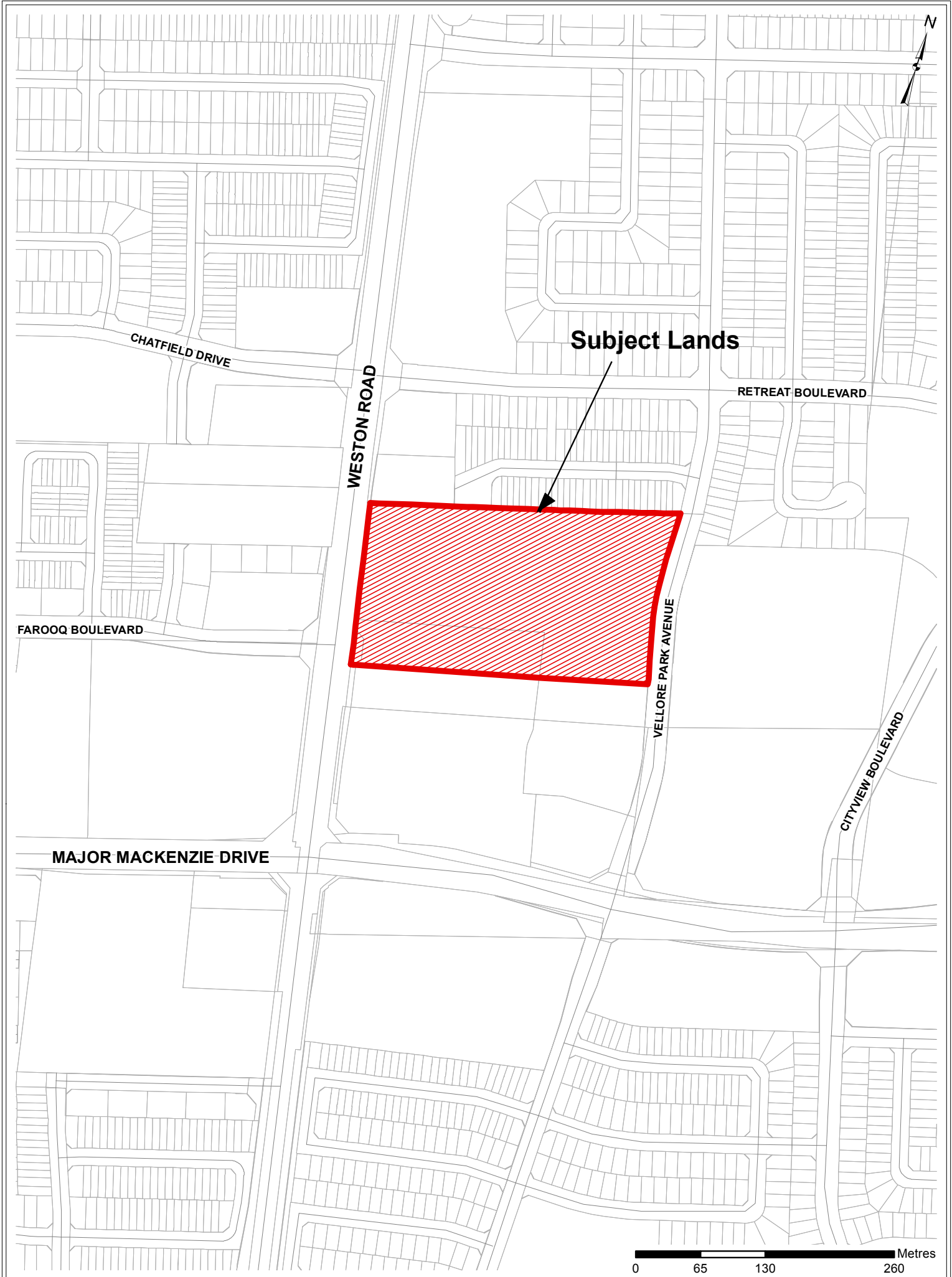
1. Deleting Policy 12.6.4.3.d. and replacing it with the following:
“12.6.4.3. d. the maximum building height shall be three (3) storeys.”

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 AMENDMENT NO. 30
ADOPTED THE 27TH DAY OF SEPTEMBER, 2018**

FILE: OPA 30
RELATED FILES: Z.18.001, OP.18.004, DA.18.003 & 19T-18V002
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: VAUGHAN NW RESIDENCES INC.
CITY OF VAUGHAN

Legend

 AREA SUBJECT TO
AMENDMENT NO. 30

APPENDIX I

The Subject Lands are located on the east side of Weston Road, north of Major Mackenzie Drive, municipally known as 10083 and 10101 Weston Road, being Part of Lot 21, Concession 5, in the City of Vaughan.

The purpose of this Amendment is to amend the Vaughan Official Plan 2010 ("VOP 2010"), Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height for a townhouse dwelling (Buildings 1 - 26) from 2½-storeys to 3-storeys to permit the development of 179, 2 and 3-storey townhouse dwellings fronting onto a private common element condominium road, with amenity areas and walkways.

On September 24, 2018, Vaughan Council ratified the September 17, 2018, recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.18.004 (Vaughan NW Residences Inc.) as follows (in part):

- "1. THAT Official Plan Amendment File OP.18.004 (Vaughan NW Residences Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height for a townhouse dwelling (Buildings 1 - 26) from 2½-storeys to 3-storeys."