

ATTACHMENT 4

Draft: December 20, 2019

Draft Official Plan Amendment OPA #00
Clubhouse Developments Inc.

**AMENDMENT NUMBER 00
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” to “12” inclusive constitute Amendment Number 00 to the Official Plan of the Vaughan Planning Area.

I PURPOSE

To amend the provisions of Volume 2, Section 11 of the Vaughan Official Plan 2010 (VOP 2010), specifically respecting Policy 11.11 “Woodbridge Centre Secondary Plan”, by redesignating a portion of the Subject Lands identified as “Area Subject to Amendment No. 00” on Schedule “1” attached hereto by expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating the Subject Lands from “Private Open Space” to “Low Rise Residential”, “Low-Rise Mixed-Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas” to facilitate low-rise residential development and related uses and to modify Section 3.2.3.7 “Core Features” of VOP 2010 on a site-specific basis to permit the continued ability to operate a golf course and associated uses, and allow public parks within the Core Features of the Natural Area on the Subject Lands. In addition, Section 7.2 of the Woodbridge Centre Secondary Plan is amended to specify the requirements for a tree preservation and tree canopy coverage replacement plan.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule ‘1’ attached hereto as “Area Subject to Amendment No. 00”. The Subject Lands are generally located east of Clarence Street, north of Woodbridge Avenue and south of Wycliff Avenue.

III BASIS

The decision to amend the Official Plan to amend the provisions below and contained in Section IV is based on the following considerations:

1. The Provincial Policy Statement (PPS) sets out 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. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
 - i. Efficiently use land, resources, infrastructure, and public service facilities;
 - ii. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - iii. Provide publicly accessible built and natural settings; and
 - iv. Encourage a sense of place by promoting well-designed built-form and cultural planning.

The PPS promotes an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents, by maintaining the ability

to accommodate residential growth for a minimum of 10 years through residential redevelopment and intensification. The proposed redevelopment is consistent with the Provincial Policy Statement 2014 and promotes its goals and objectives.

2. The “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 provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the Planning Act to conform, or not conflict with, the Growth Plan. The Growth Plan promotes increased intensification of the existing built-up areas for a range and mix of housing. The Subject Lands are within the built-up area and this Amendment plans for a range of low density and low-rise mixed-use forms of housing on the Subject Lands. The proposal directs growth within the built-up area and provides for a housing density that will meet the needs of future and current residents, while meeting the goals and objectives of the Woodbridge Centre Secondary Plan. The proposed redevelopment conforms with the Growth Plan, while providing an appropriate transition in built form and density to surrounding areas.

3. The York Region Official Plan (YROP) designates the Subject Lands as “Urban Area”, which permits a wide range of residential, commercial, industrial and institutional uses. The objectives of the YROP include targeting growth to existing built up portions of urban areas, encouraging carefully planned intensification, and providing a broad range of housing types. The proposed residential redevelopment will diversify housing options in the community and create a public amenity through the proposed parks and trail network through the existing valley system with connections to the surrounding existing community.

The valley portion is subject to Regional Greenland System policies in the YROP.

Refinements to the boundaries of the Regional Greenland 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 and has resulted in a refinement of the Regional Greenlands System boundary. The proposed redevelopment conforms to the policies of the YROP.

4. 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.

Schedule 2 “Natural Heritage Network” designates the valley portion of the Subject Lands as “Unapproved” and “Core Features”. 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 the VOP 2010. The modification of “Core Features” is subject to Section 3.2.3.11 which 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 as “Private Open Spaces” and is subject to Policy 9.2.2.17(c), which requires an area specific study to determine appropriate alternate land uses should the Private Open Space cease to exist.

5. Through the completion and assessment of a comprehensive area specific study as required by VOP 2010, the proposed redevelopment is considered an appropriate alternative land use for the Subject Lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Modifying Schedule 13 “Land Use” to VOP 2010 as attached hereto as Schedule ‘2’, thereby redesignating a portion of the Subject Lands from “Private Open Spaces” and “Low-Rise Residential” to “Lands Subject to Secondary Plans”.
2. Modifying Schedule 9 “Future Transportation Network” to VOP 2010 as attached hereto as Schedule ‘3’, thereby identifying a new minor collector through the Subject Lands and expanding the areas subject to Secondary Plans to include the entirety of the Subject Lands.
3. Modifying Schedule 1 to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘4’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.
4. Modifying Schedule 2 “Land Use” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘5, thereby expanding the Secondary Plan to include additional portions

of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”. Schedule 2 is also modified to identify the Subject Lands as “Area B”.

5. Modifying Schedule 3 “Density Plan” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘6’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use” with a maximum density of 2.0, “Infrastructure and Utilities”, “Parks” and “Natural Areas”.
6. Modifying Schedule 4 “Building Height Maximums” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘7’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and by redesignating a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential” with maximum building heights of 2 and 3 storeys, “Low-Rise Mixed Use” with a maximum building height of 6 storeys, “Infrastructure and Utilities”, “Parks” and “Natural Areas”.
7. Modifying Schedule 5 “Distinct Character Areas” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘8’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.
8. Modifying Schedule 6 “Parks and Open Space Framework” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘9’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and deleting the Subject Lands from “Private Open Space – Golf Course” and replacing it with Parks and Open Space categories reflective of the amended Land Use schedule.
9. Modifying Schedule 7 “Pedestrian and Bicycle Trail Network” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘10’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and identifying the proposed multi-use trails within the Subject Lands.
10. Modifying Schedule 8 “Street Network, Nodes and Gateways” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘11’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands and identifying a new minor collector and local roads through the Subject Lands.
11. Modifying Schedule 9 “Special Policy Area” to the Woodbridge Centre Secondary Plan as attached hereto as Schedule ‘12’, thereby expanding the Secondary Plan to include additional portions of the Subject Lands.

12. Adding the following Site-Specific Policy under Section 9 to the Woodbridge Centre

Secondary Plan:

9.2 Area B: Board of Trade

Notwithstanding any other policies of the VOP 2010 and the Woodbridge Centre

Secondary Plan to the contrary, the following policies shall apply to the lands identified on

Schedule 2 “Land Use Plan” as “Area B”:

1. Notwithstanding Policy 3.2.3.7 of the VOP 2010, for the lands identified as Core Features on Schedule 2 of VOP 2010, the following additional uses are permitted:

- a. golf courses and associated uses
- b. serviced playing fields;
- c. parks;
- d. playgrounds;
- e. community gardens
- f. cemeteries; and
- g. buildings and structures accessory to the uses listed in policy a. though f. above.

Lands for parks, playgrounds and serviced playing fields conveyed to the City will be accepted for the purposes of satisfying parkland dedication requirements under the Planning Act.

2. Notwithstanding Policy 9.2.2.15 of the VOP 2010, for the lands identified as Parks on Schedule 2 of the Woodbridge Centre Secondary Plan, the following additional uses are permitted:

- a. golf courses and associated uses;
- b. cemeteries;
- c. serviced playing fields;
- d. playgrounds;
- e. community gardens;
- f. uses permitted in accordance to Policy 9.2.2.16.c of the VOP 2010; and
- g. buildings and structures accessory to the uses listed in policy a. though f. above.

3. Notwithstanding Sections 4.1 and 4.2 of the VOP 2010, the final alignment of Minor Collector Roads shown on Schedule 9 of the VOP 2010, and the final classification and layout of local roads, will be determined through the Draft Plan of Subdivision Application, without further amendment to Schedule 9 “Future Transportation Network”.

4. Notwithstanding Section 7.3 of the VOP 2010, in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:
 - a. Located to provide views of the park and open space system;
 - b. May have less public street frontage to accommodate views of the park and / or open space;
 - c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and
 - d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.

Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City.

5. Notwithstanding Section 9.2.1.9.e of the VOP 2010, a Day Care is permitted on a public street with a right-of-way less than 26 metres in width.
6. Notwithstanding Section 9.2.2.2.e of the VOP 2010, retail or office uses permitted within the “Low-Rise Mixed-Use” designation shall have a maximum gross floor area of 800 square metres.
7. Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands and designated Low Rise Residential shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.”

V IMPLEMENTATION

It is intended that the policies of the VOP 2010 pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan Zoning By-law, and Draft Plan of Subdivision and Site

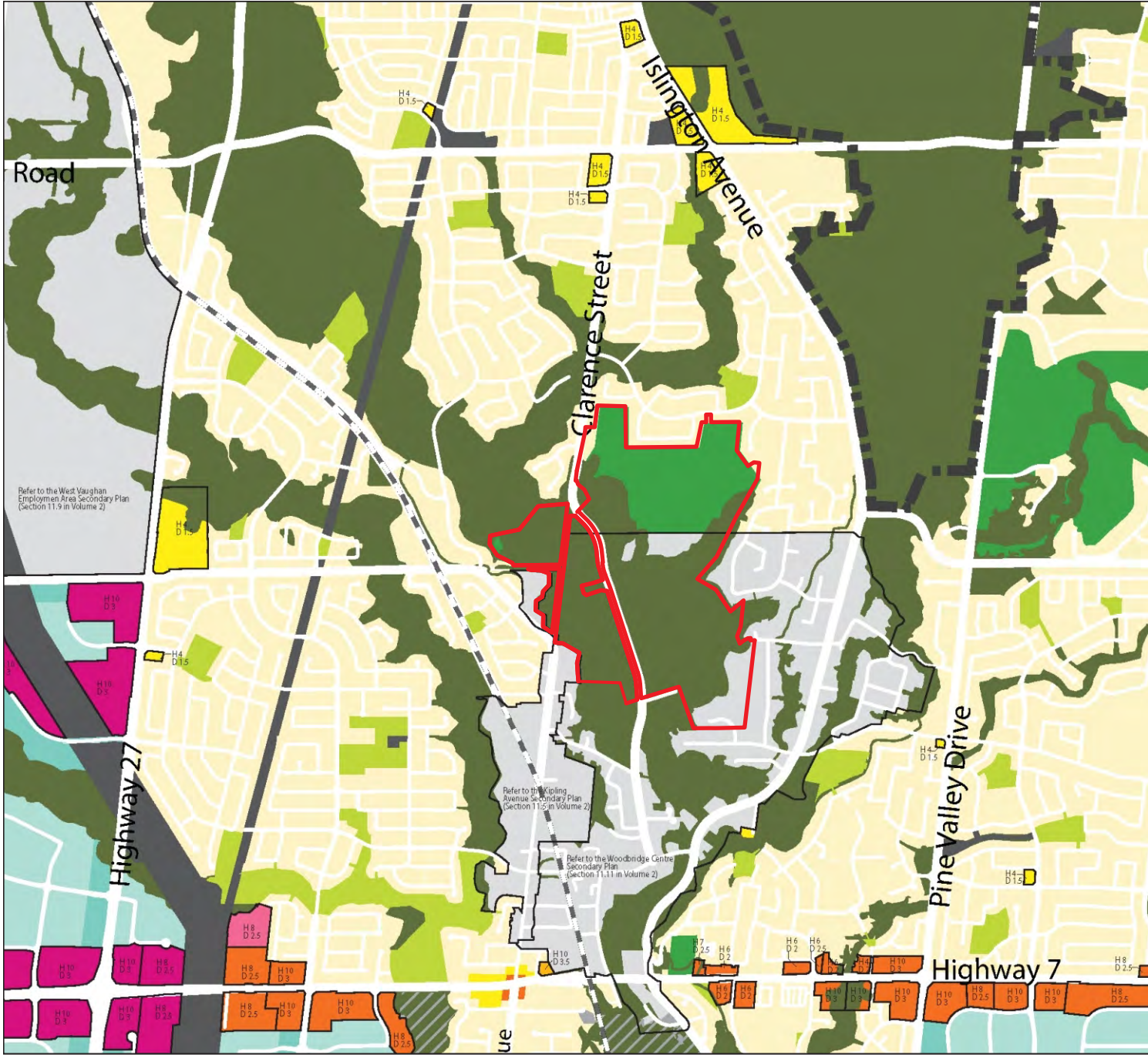
Development approvals, pursuant to the *Planning Act, R.S.O. 1990, c. P.13*.

VI INTERPRETATION

The provisions of the VOP 2010 as amended from time to time regarding interpretation shall apply with respect to this Amendment.

Authorized by Item No. ____ of Report No. ____
of the Committee of the Whole
Adopted by Vaughan City Council on
_____, 2020

ATTACHMENT 4
EXISTING LAND USE DESIGNATIONS FROM VOP 2010

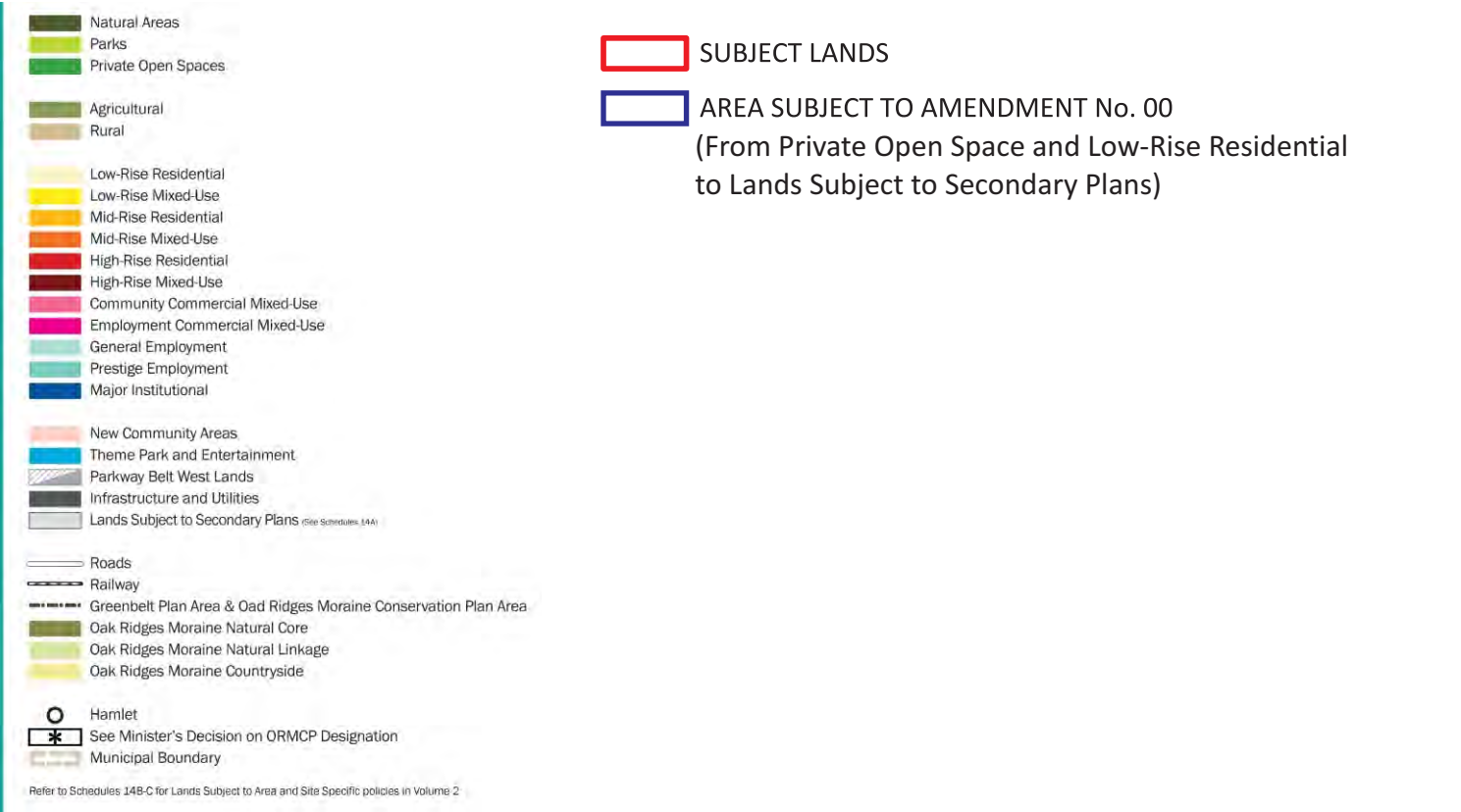
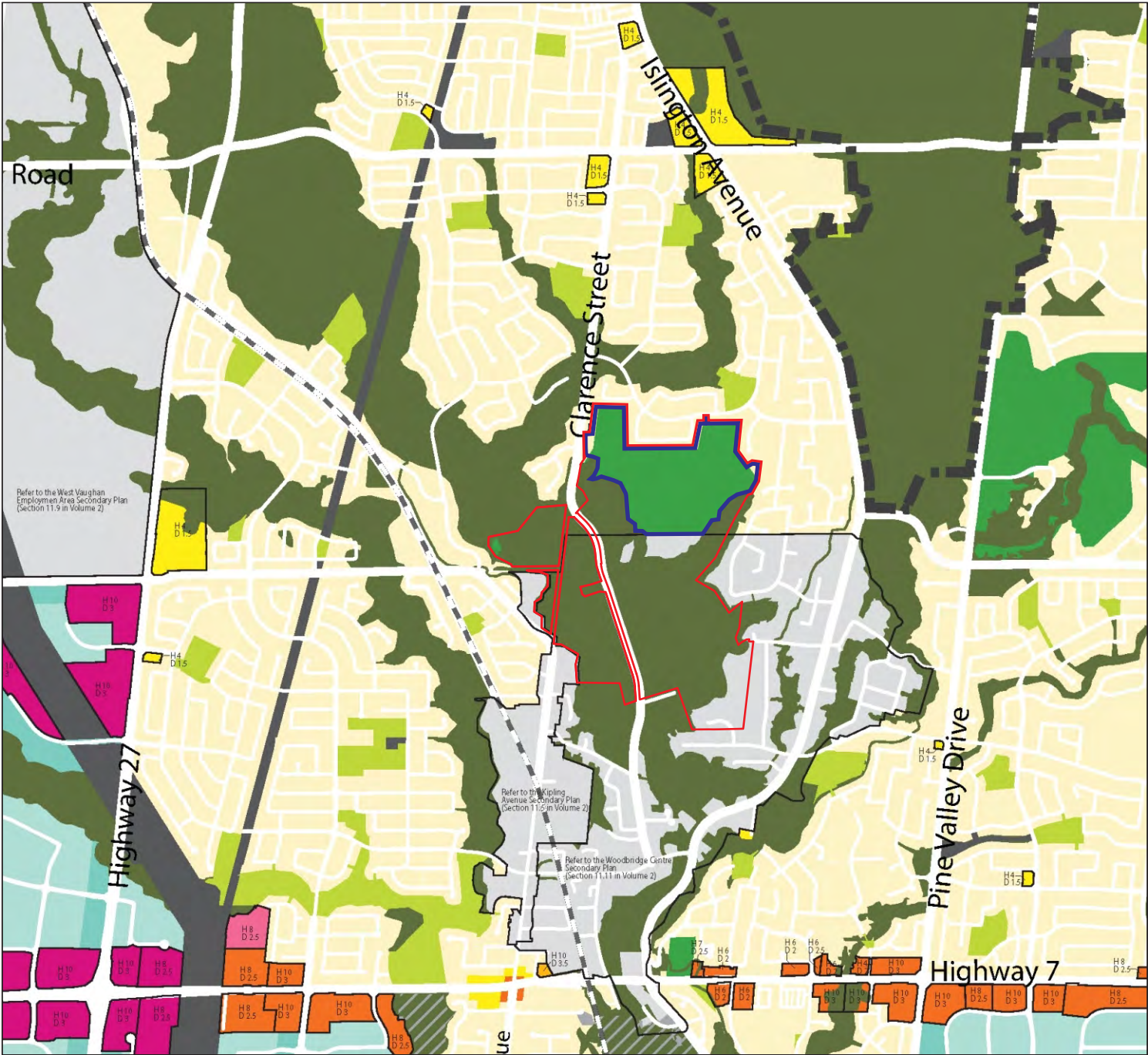


AREA SUBJECT TO AMENDMENT No. 00

THIS IS SCHEDULE '1'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4

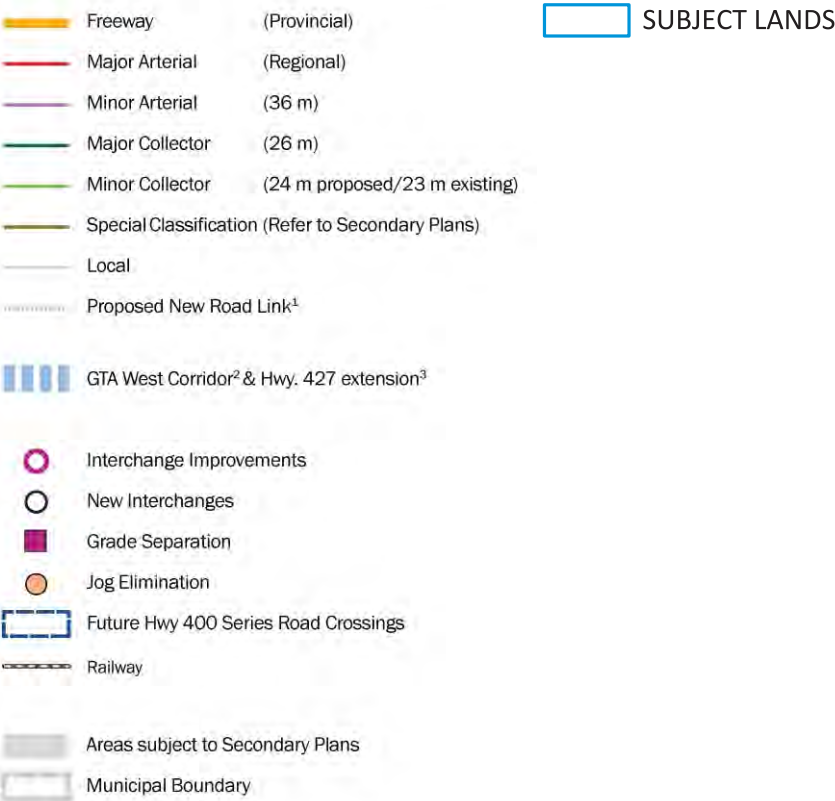
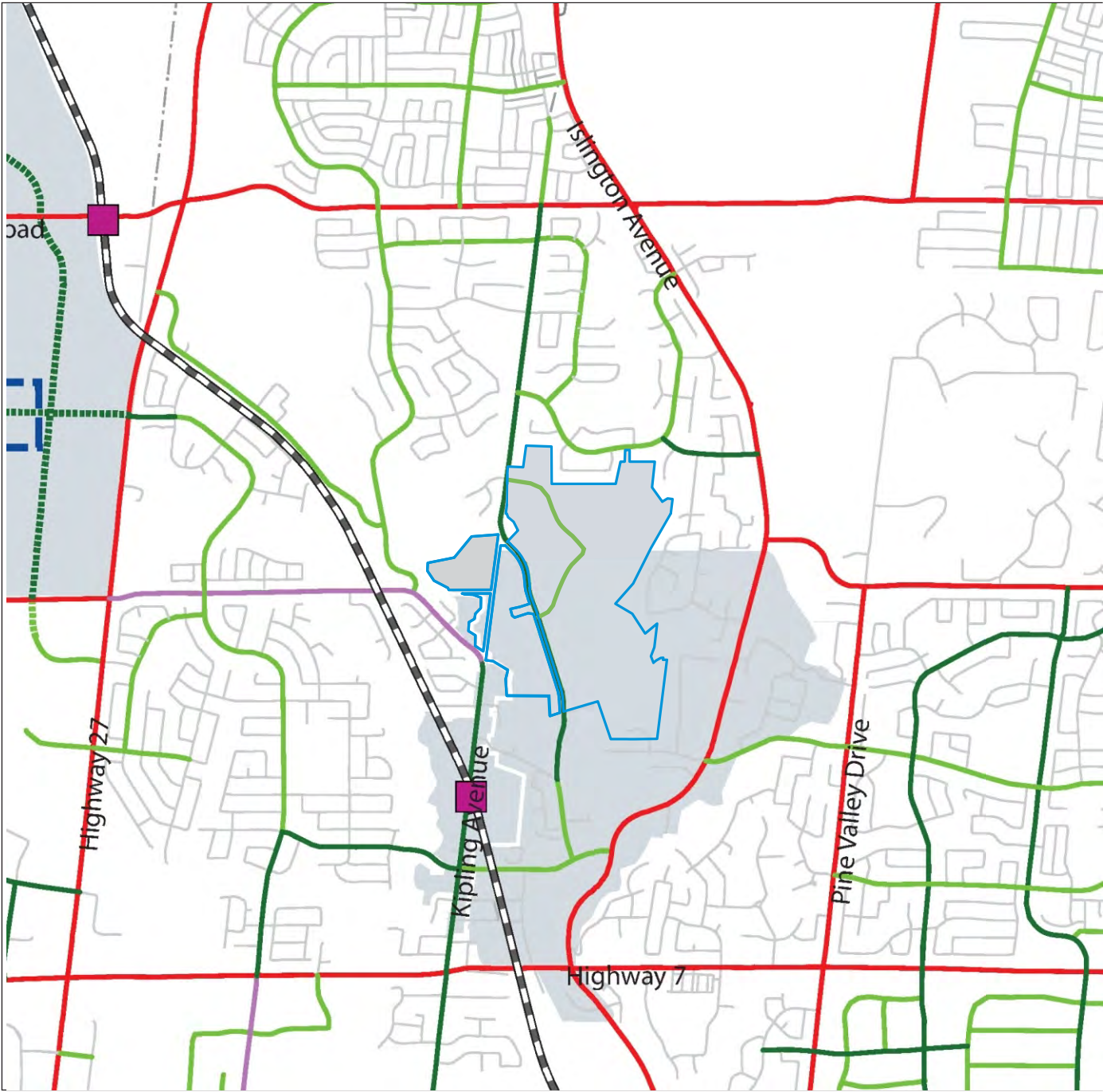
THIS IS PART OF SCHEDULE 13 LAND USE MAP TO VOP 2010



THIS IS SCHEDULE '2'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

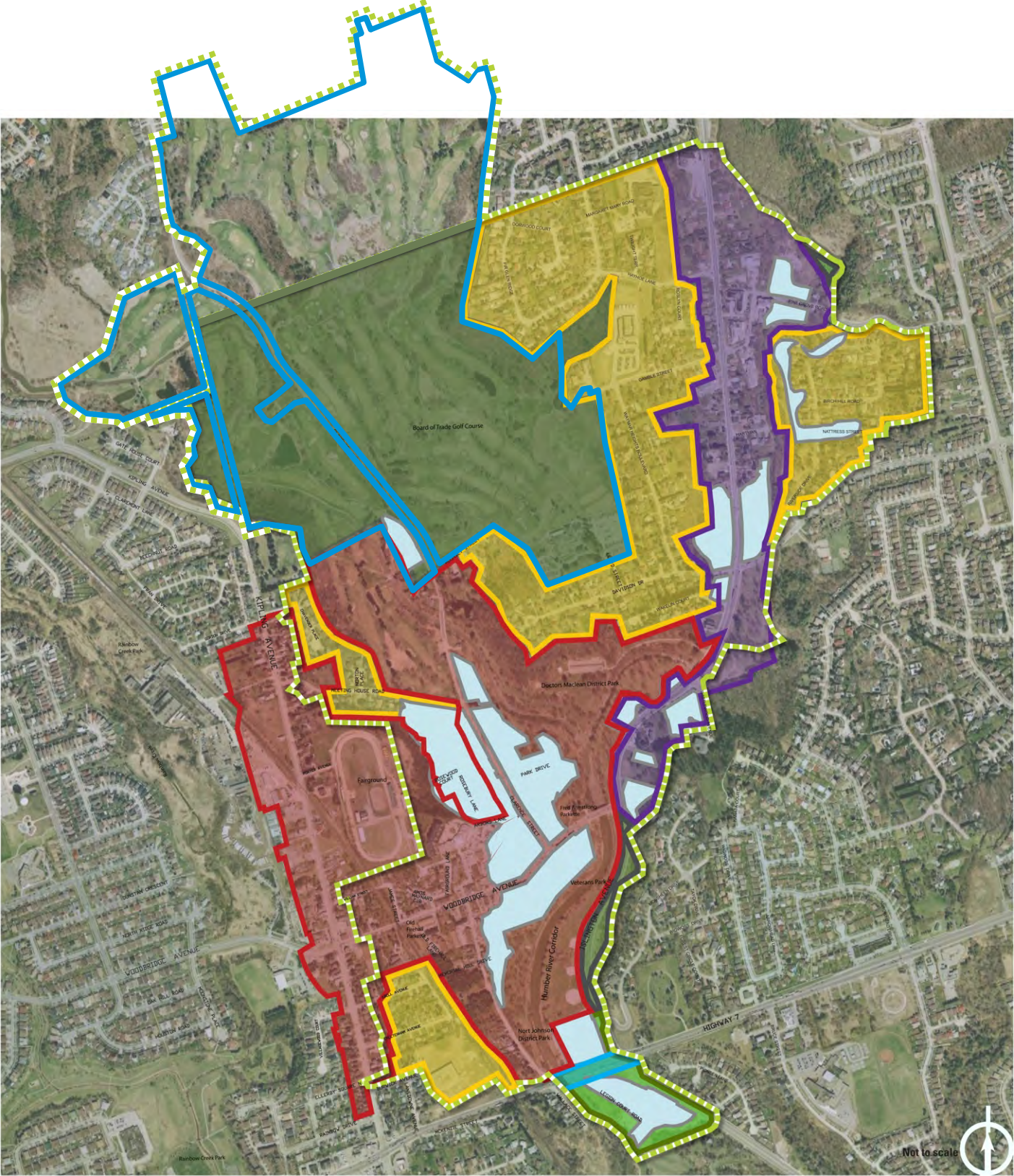
ATTACHMENT 4









THIS IS PART OF SCHEDULE 9 FUTURE TRANSPORTATION NETWORK TO VOP 2010



THIS IS SCHEDULE '3'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 1
WOODBIDGE CENTRE SECONDARY PLAN

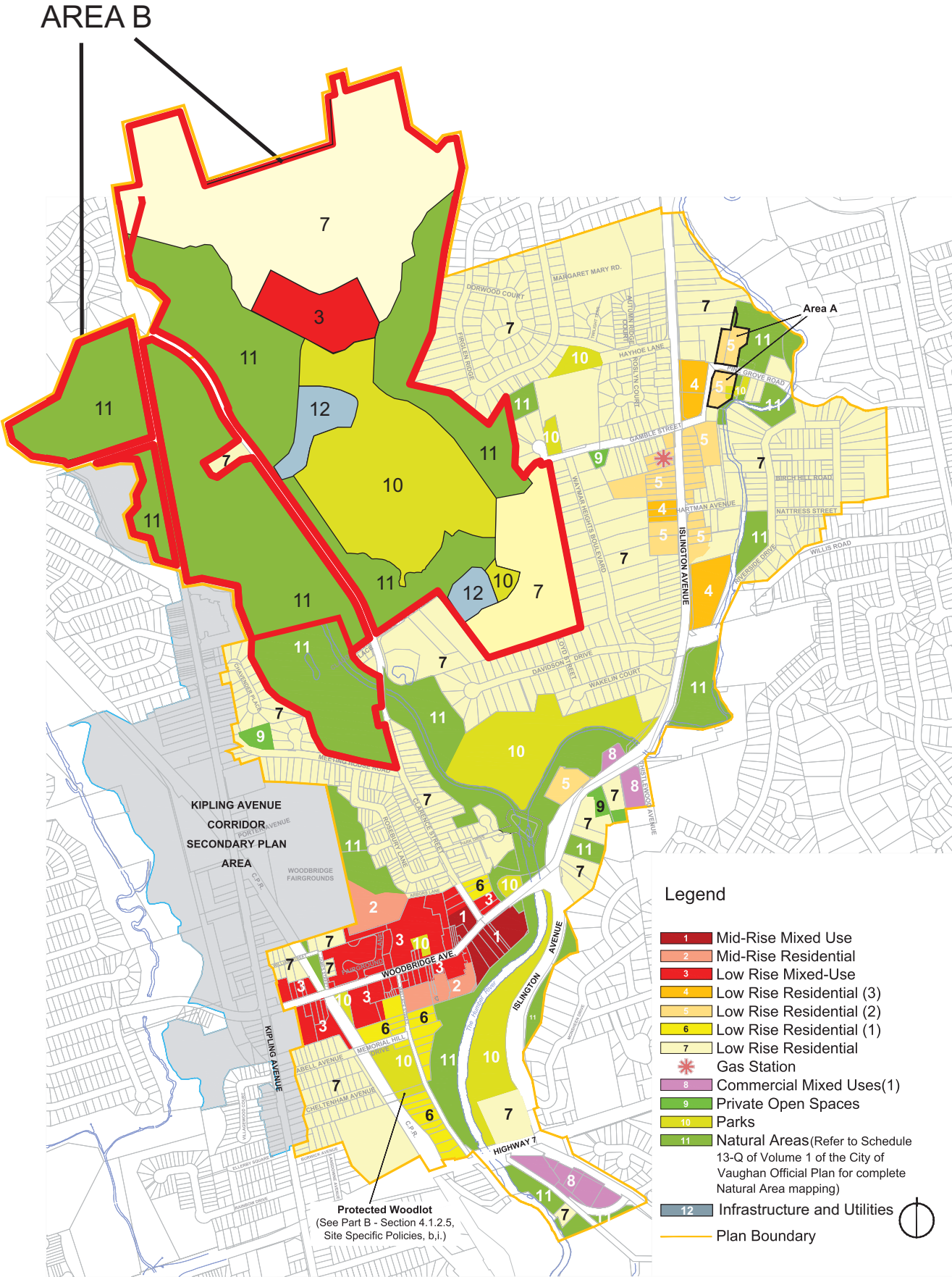


-  Woodbridge Centre Secondary Plan Boundary
-  Woodbridge Heritage Conservation District Area
-  Islington Avenue Corridor Study Area (OPA 597)
-  Highway 7 Corridor Study Area (OPA 661)
-  Subject Lands
-  The Neighbourhoods (OPA 240)
-  Highway 7 Area (OPA 240)
-  Special Policy Areas (OPA 240, OPA 440)*
- * The limits of the Special Policy Areas (SPA) identified on this schedule and the SPA policies in OPAs 240 and 440 have been replaced by the SPA boundaries identified on Schedule 9 and the policies in Section 7.3 of this Secondary Plan.

THIS IS SCHEDULE '4'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 2 LAND USE PLAN WOODBRIDGE CENTRE SECONDARY PLAN

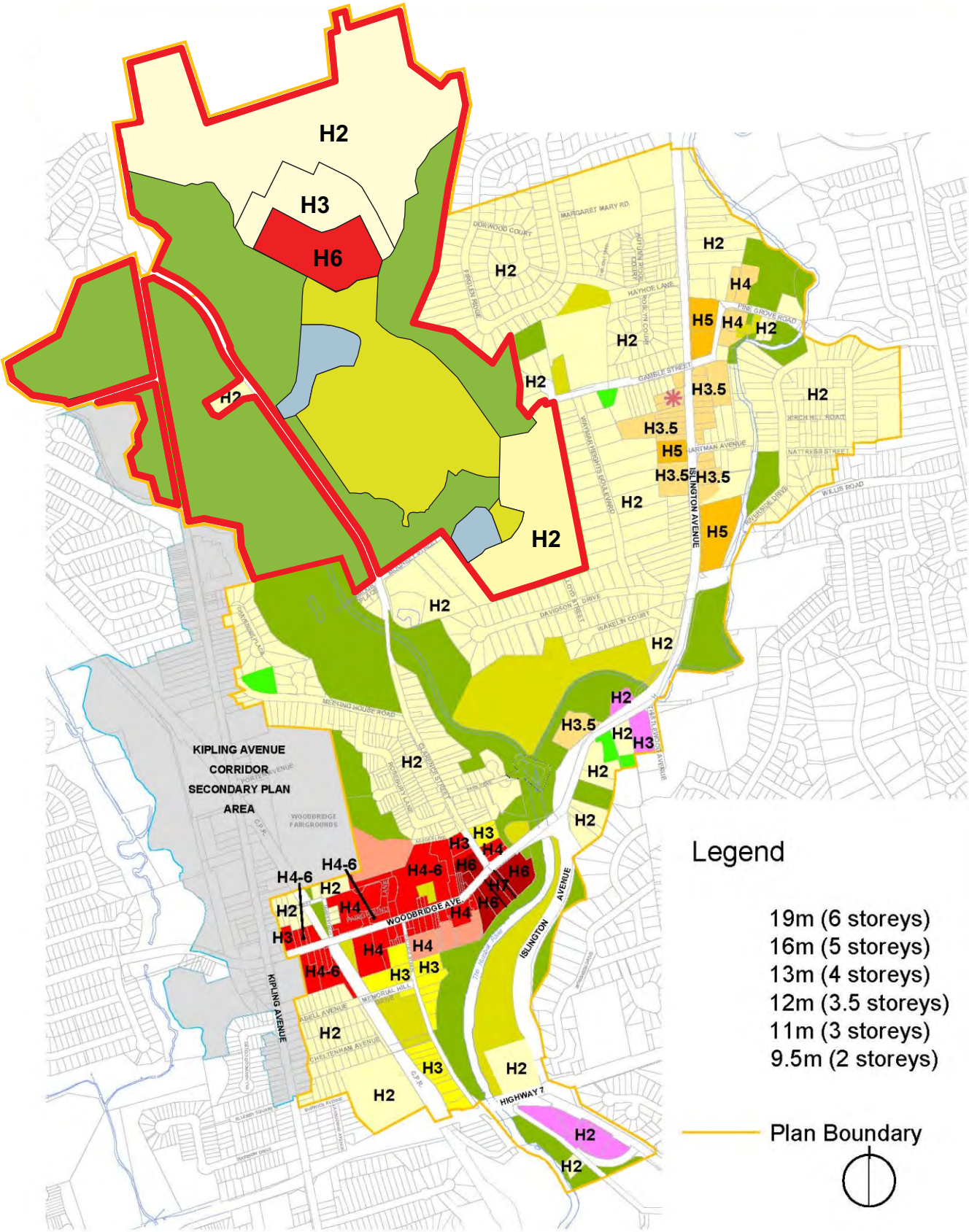


 Subject Lands

THIS IS SCHEDULE '5'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

THIS IS SCHEDULE '6'
TO AMENDMENT No. 00
ADOPTED THE DAY OF 2020

ATTACHMENT 4
THIS IS PART OF SCHEDULE 4 BUILDING HEIGHT MAXIMUMS
WOODBIDGE CENTRE SECONDARY PLAN

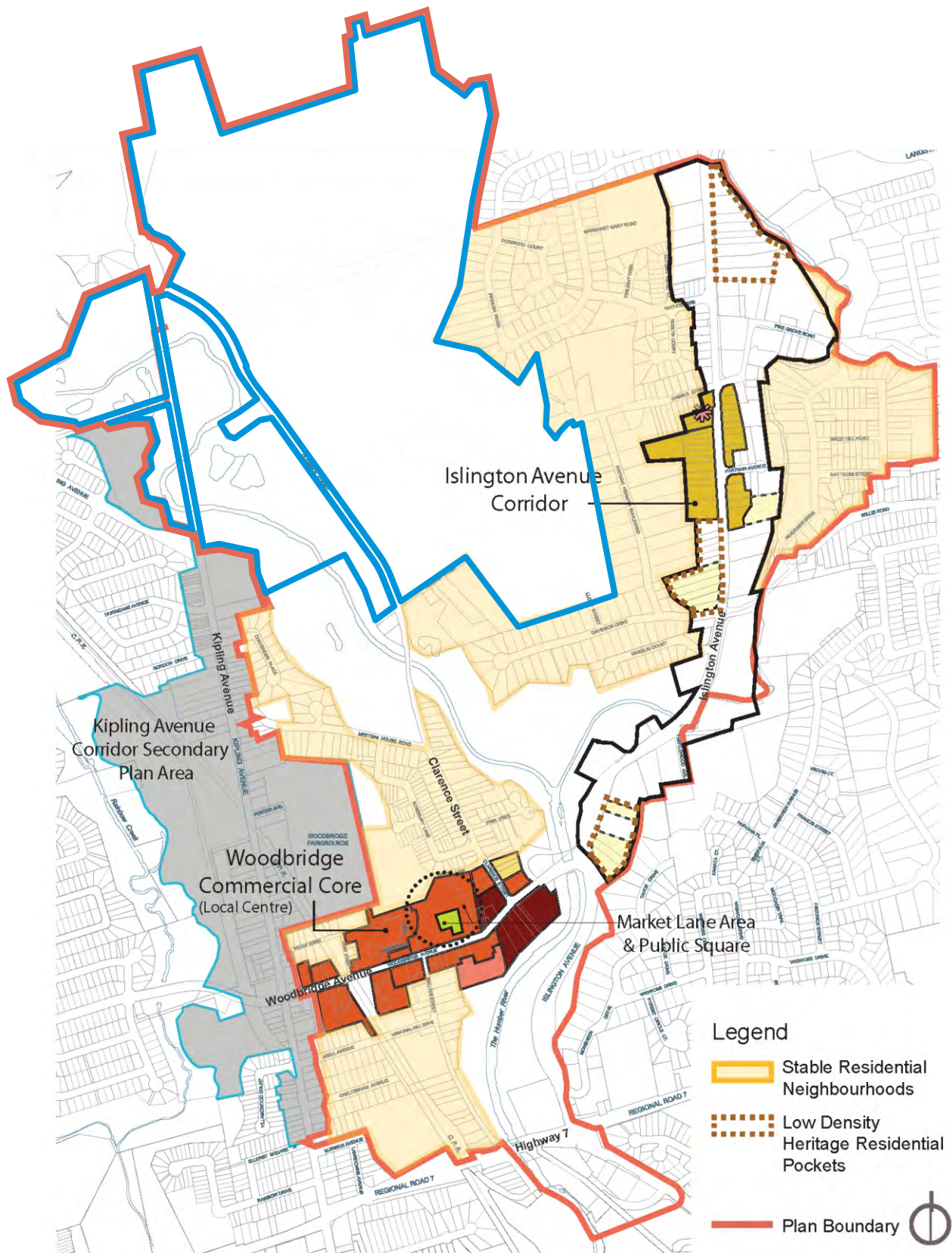


 **Subject Lands**

THIS IS SCHEDULE '7'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 5 DISTINCT CHARACTER AREAS WOODBIDGE CENTRE SECONDARY PLAN



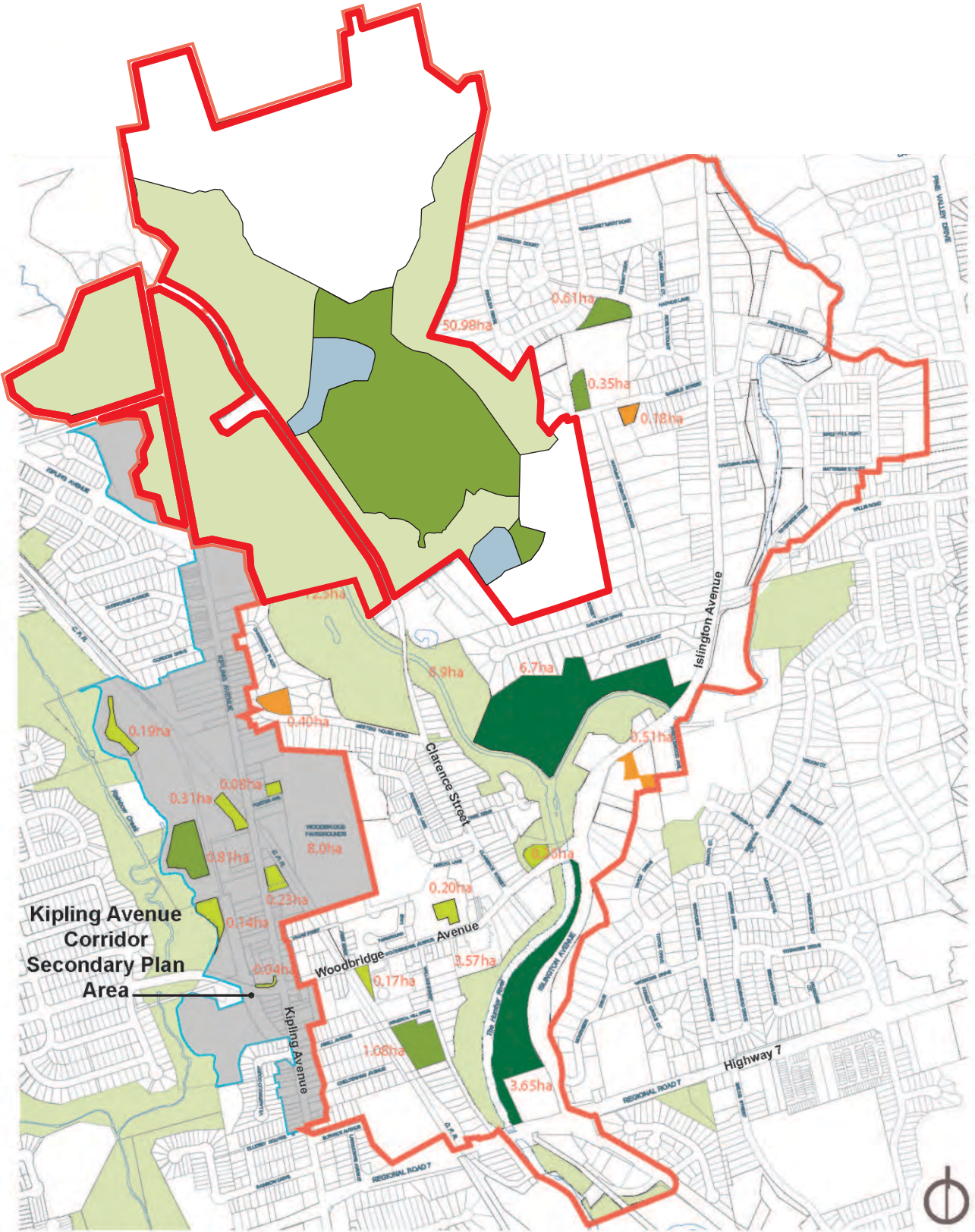
Subject Lands

THIS IS SCHEDULE '8'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 6 PARKS AND OPEN SPACE FRAMEWORK

WOODBIDGE CENTRE SECONDARY PLAN



Legend

Woodbridge Centre Secondary Plan Boundary

Parks

Public Square

Neighborhood Park

District Park

Private Open Space

Cemetery

Fairgrounds

Open Space

Valley Lands and Neighbouring Parks

Infrastructure and Utilities

 Subject Lands

THIS IS SCHEDULE '9'

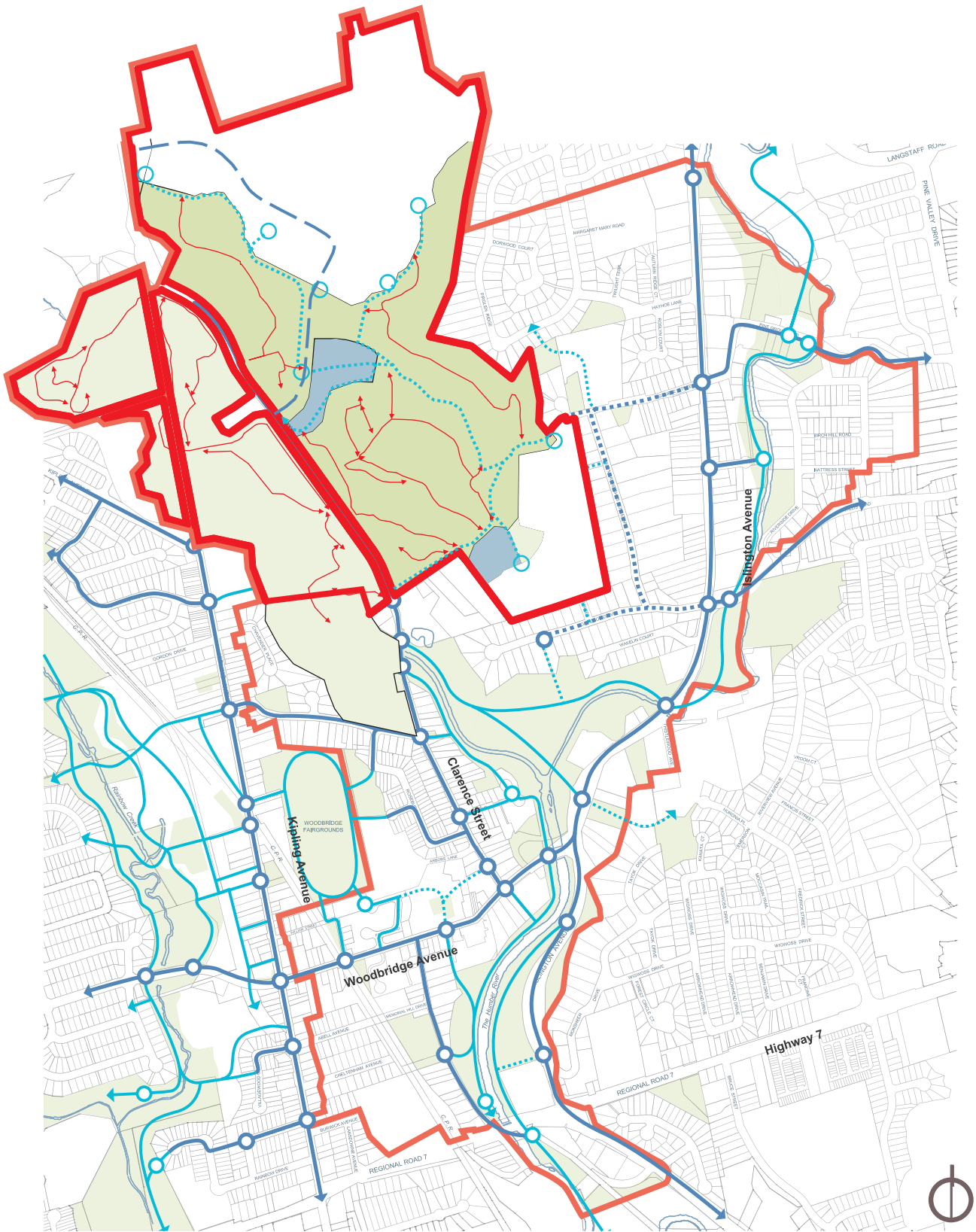
TO AMENDMENT No. 00

ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 7 PEDESTRIAN AND BICYCLE TRAILS NETWORK

WOODBIDGE CENTRE SECONDARY PLAN



LegendWoodbridge Centre Secondary Plan Boundary

- Approved (On Road Trails)
- Proposed (On Road Trails)
- Road Trail Heads

- Approved Multi Use Trails
- Proposed Multi Use Trails
- Multi Use Trail Heads
- Existing Paths

Subject Lands

Infrastructure and Utilities

Note *

Approved Trails Include:

OPA 695 Trails Network

WHCD Trails Network

City of Vaughan Pedestrian and Bike Trails Master Plan

OPA 597 Trails Network

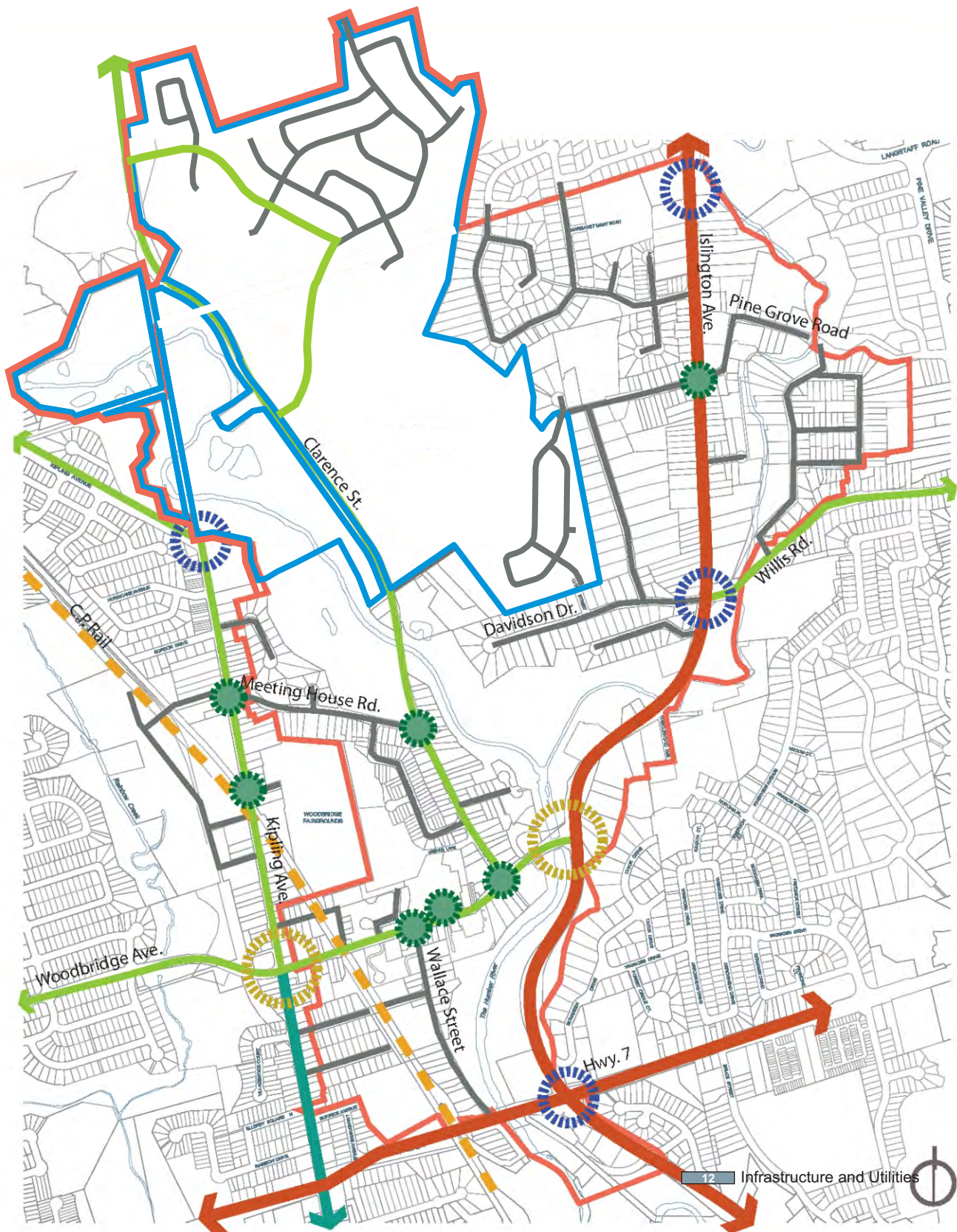
THIS IS SCHEDULE '10'

TO AMENDMENT No. 00

ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 8 STREET NETWORK, NODES AND GATEWAYS WOODBIDGE CENTRE SECONDARY PLAN



Legend

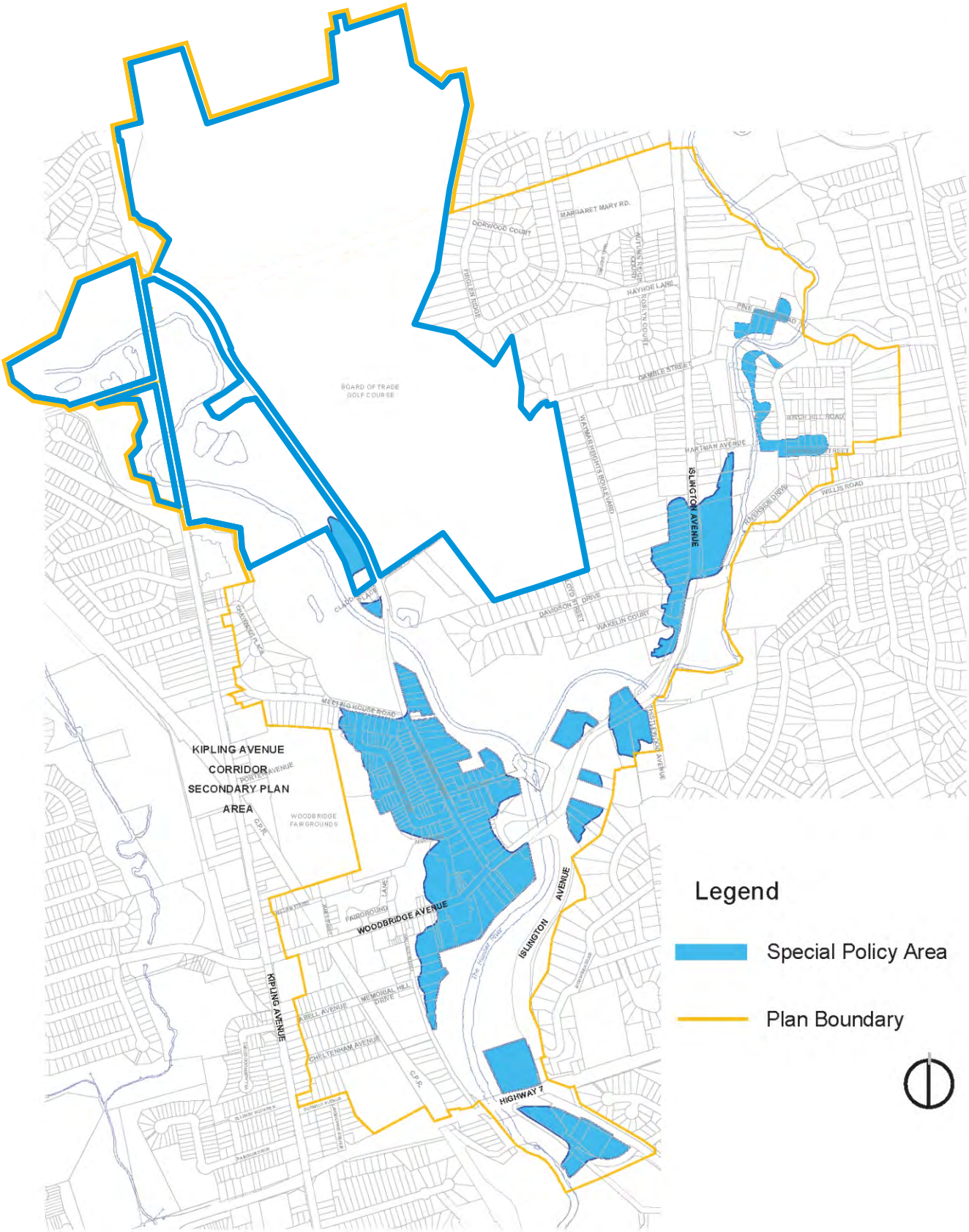
- Woodbridge Centre Secondary Plan Boundary
- Major Arterial
- Major Collector
- Minor Collector
- Local Road
- C.P. Rail Corridor
- Primary Gateway
- Secondary Gateway
- Pedestrian Priority Node
- Subject Lands

THIS IS SCHEDULE '11'
TO AMENDMENT No. 00
ADOPTED THE __ DAY OF __ 2020

ATTACHMENT 4

THIS IS PART OF SCHEDULE 9 SPECIAL POLICY AREA

WOODBIDGE CENTRE SECONDARY PLAN



 Subject Lands

THIS IS SCHEDULE '12'

TO AMENDMENT No. 00

ADOPTED THE __ DAY OF __ 2020