

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 042-2020

A By-law to adopt Amendment Number 55 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 55 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule “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 21st day of April, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 55
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedule “1” constitute Amendment Number 55 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”

I PURPOSE

The purpose of this Amendment to Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically Volume 1 and Volume 2, to permit the development of 70 townhouse units to be served by common element roads.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are located south of Rutherford Road, west of Regional Road 27, and are municipally known as 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street, being Part of the East Half of Lot 15, Concession 9, City of Vaughan, shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 55".

III BASIS

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

1. The Provincial Policy Statement 2014 ("PPS") provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment. The proposed development is consistent with the intent of the settlement areas and housing policies of the PPS to promote the efficient use of land and support a healthy community.

The Subject Lands are located within a defined settlement area identified by the PPS. The Development achieves the intention of the Settlement Areas and Housing policies of the PPS by making efficient use of the Subject Lands, as it minimizes land consumption, proposes a housing typology that adds to the range and mix of housing types in the City.

2. The Provincial Growth Plan for the Greater Golden Horseshoe 2019 ("Growth Plan") is intended to: guide the development of land; 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 states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.

The proposed development conforms with the policy framework of the Growth Plan as it makes a more efficient use of the Subject Lands and existing infrastructure and provides a housing type at a density that is supportive of the Growth Plan objectives.

3. The York Region Official Plan 2010 ('YROP 2010') designates the Subject Lands as "Urban Area" by Map 1 - "Regional Structure", which permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. York Region advised that Official Plan Amendment File OP.18.019 is considered to be of local significance in accordance with York Region Official Plan 2010 policy 8.3.8, as the proposed Amendment does not adversely affect Regional planning policies or interests. The proposed development conforms to YROP 2010. York Region on April 9, 2019, 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.
4. The Subject Lands are designated "Low-Rise Residential" by VOP 2010, and permits detached, semi-detached and townhouse units. The Subject Lands are also within a "Community Area" as identified in Schedule 1, "Urban Structure" of VOP 2010, and subject to Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 regarding compatibility criteria, urban design and built form. There is no associated density requirement prescribed by this designation. The compatibility criteria directs that new development should be designed to respect and reinforce the physical

character of the established neighbourhood within which it is located.

Vaughan Council in October 2015, in recognition of the increased development pressure stable residential neighbourhoods are facing, directed Staff to undertake a policy review of the Low-Rise Residential designation of VOP 2010. The Policy Planning and Environmental Sustainability Department initiated the Community Area Policy Review for Low-Rise Residential Designations as directed by Council. This review resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods ('Guidelines') and the Community Area Policy Review for Low-Rise Residential Designations Study ('Study').

Vaughan Council on October 19, 2016, approved the Guidelines. The Study was approved by Vaughan Council on April 19, 2017, and Official Plan Amendment Number 15 (OPA 15), to implement the Study recommendations, was adopted by Council on September 27, 2018. York Region, on May 8, 2019, issued a Notice of Decision for OPA 15. On May 28, 2019, OPA 15 came into effect.

The Subject Lands are identified as being part of an "Established Large Lot Neighbourhood" in OPA 15. The Applications were submitted on September 17, 2018 and were deemed "Complete" on October 16, 2018. The commencement of the Applications pre-date the approval of OPA 15. However, the Development has regard for the following provisions of the Guidelines:

- The townhouse blocks contain a maximum of 6 units
- The common amenity areas are located in prominent locations that are visible and easily accessed from all units
- The majority of the front and interior yard setbacks are consistent with the Guideline requirements of 4.5 m and 1.5 m respectively
- A minimum 50% of each front yard consists of soft landscaping
- Each townhouse has a private backyard
- Visitor parking spaces are provided

In consideration of the above, the Development Planning Department is satisfied that the proposed development has regard for the "Community Area" policies of

VOP 2010, and the Council approved Guidelines. The proposal provides an appropriate low-rise residential development, but not identical, with the surrounding development(s).

5. A Statutory Public Hearing was held on February 5, 2019, to consider Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.18.019, Z.18.031 and 19T-18V012. Vaughan Council on February 11, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report and to forward a comprehensive technical report to a future Committee of the Whole meeting
6. Vaughan Council on March 11, 2020, ratified the Vaughan Committee of the Whole recommendation of March 3, 2020 to approve Official Plan Amendment Application File OP.18.019.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 55 to the Official Plan of the Vaughan Planning Area, hereby amends VOP 2010 by:

1. Amending Schedule 14-C “Areas Subject to Site Specific Plans” of VOP 2010 by adding the lands on Schedule 1 to this Amendment attached hereto municipally known as 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street, identified on Schedule 14-C as item #53.
2. Amending Section 13.1 Volume 2 “Areas Subject to Site Specific Policies” by adding the following policy to be renumbered in sequential order:

“(OPA 55) 13.1.1.53 The lands known as 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street are identified on Schedule 14-C as Item #53 and are subject to the policies set out in Section 13.54 of this Plan. (OPA 55)”

3. 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 as attached on Schedule 1 and adding the following policies in sequential order:

“(OPA 55)	13.54	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street
	13.54.1	General
	13.54.1.1	The following policies shall apply to the lands identified on Map 13.54.A.
	13.54.1.2	Notwithstanding Sections 9.1.2.2., 9.1.2.3 and 9.2.3.2 respecting new development within established “Community Areas”, 70 townhouse units are permitted. Site-specific development standards shall be established in the implementing zoning by-law. (OPA 55)”

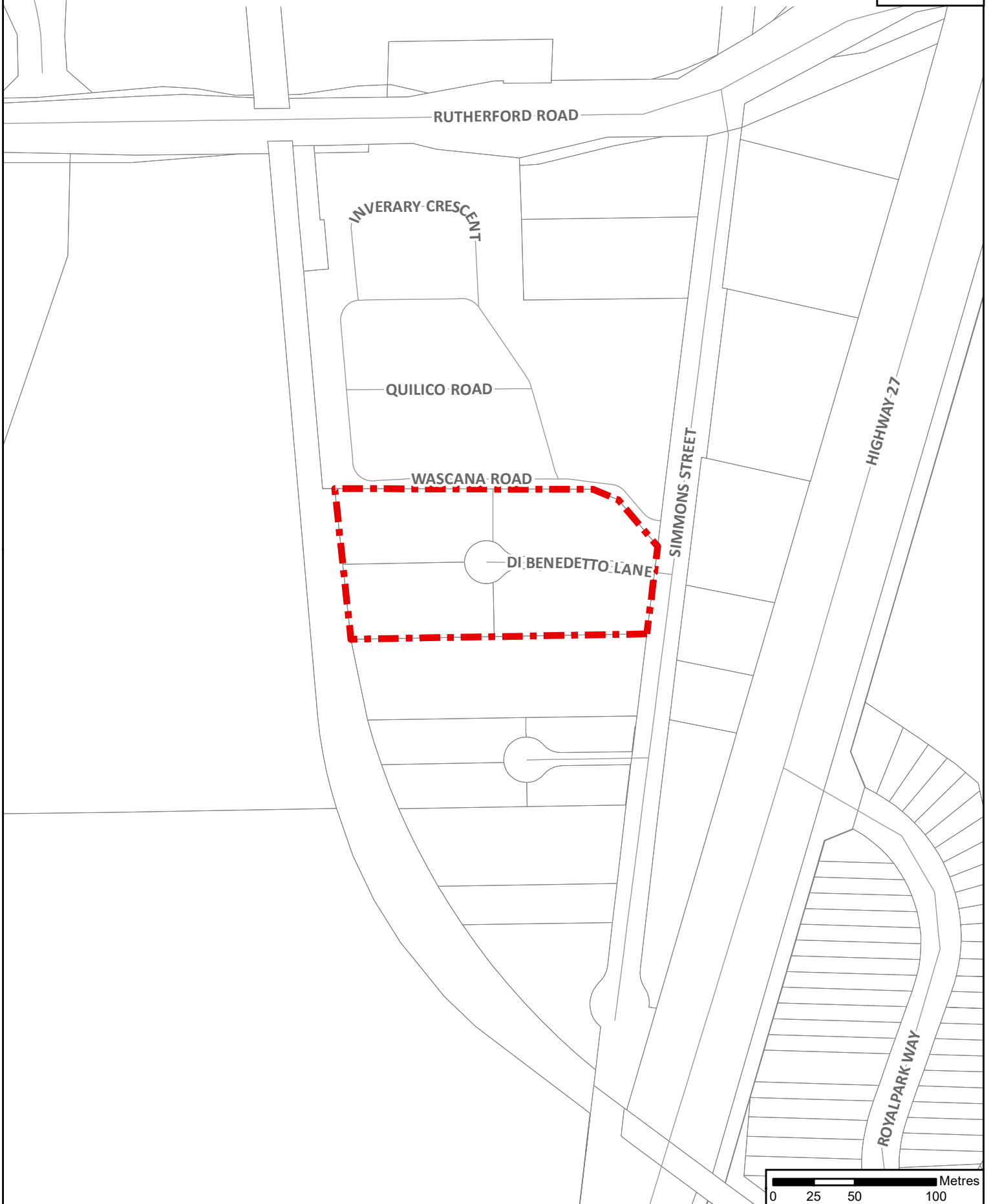
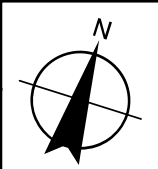
V IMPLEMENTATION

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.

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.

Section 13.54 - 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street



This is Schedule '1'
To Official Plan Amendment No. 55
Adopted the 21st Day Of April, 2020

File: OP.18.019

Related File: Z.18.031, 19T-18V012

Location: Part of Lot 15, Concession 9

Applicant: Di Benedetto Group Inc.

City of Vaughan



Lands Subject to
Amendment No. 55

APPENDIX I

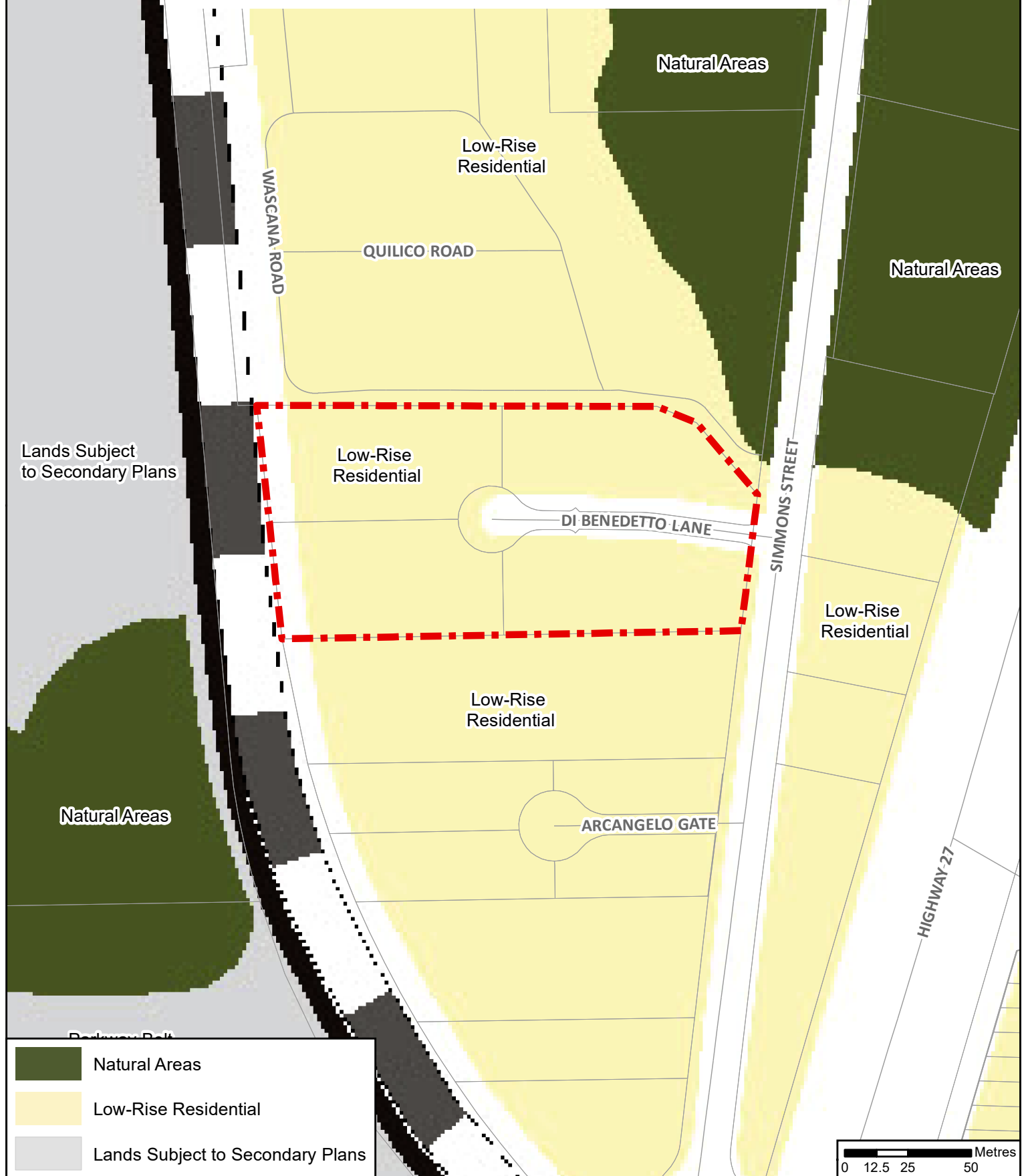
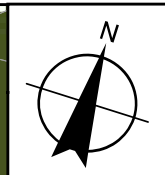
The lands subject to this By-law are located south of Rutherford Road, west of Regional Road 27, and are municipally known as 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street, being Part of the East Half of Lot 15, Concession 9, City of Vaughan.

The purpose of this Amendment is to amend the Vaughan Official Plan 2010 ("VOP 2010"), to permit the development of 70 townhouse units to be served by common element roads. Site-specific development standards shall be established in the implementing zoning by-law.

Vaughan Council on March 11, 2020, ratified the March 3, 2020 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.18.019 (Di Benedetto Group Inc.) as follows (in part):


- "1. THAT Official Plan Amendment File OP.18.019 (Di Benedetto Group Inc.) BE APPROVED, to amend the following policies of Vaughan Official Plan 2010 ("VOP 2010") for the Subject Lands:
 - a) Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 respecting new development within established "Community Areas" to permit the development of 70 townhouse units."

10, 20 and 25 Di Benedetto Lane
and 110 Simmons Street
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1



Appendix II
Existing Land Uses
Official Plan Amendment No. 55

File: OP.18.019
Related File: Z.18.031, 19T-18V012
Location: Part of Lot 15, Concession 9
Applicant: Di Benedetto Group Inc.
City of Vaughan

 Lands Subject to
Amendment No. 55