

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 023-2021**

**A By-law to adopt Amendment Number 60 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 60 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 17<sup>th</sup> day of February, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER 60**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, “3” and “4” constitute Amendment Number 60 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.4 of Report No. 61  
of the December 8, 2020 Committee of the Whole  
Adopted by Vaughan City Council on December 15, 2020. .

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to redesignate the subject lands from “Low-Rise Mixed-Use” to “Mid-Rise Residential” and to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan, to permit the following with respect to the subject lands identified as “Lands Subject to Amendment No. 60” on Schedule “1” attached hereto:

- i) A residential apartment building with no at-grade commercial component, with a maximum building height of 7-storeys (23.9 m to top of roof), not including the mechanical penthouse area.
- ii) A maximum density Floor Space Index (FSI) of 2.51 times the area of the lot and a maximum permitted lot coverage of 65%.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Woodbridge Avenue, east of Kipling Avenue and known municipally as 248, 252, 256 and 260 Woodbridge Avenue City of Vaughan, as shown on Schedule “1”, attached hereto. as “Lands Subject to Amendment No. 60.”

## 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 2020 (‘PPS’) provides policy direction on matters of Provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS includes policies that direct new growth to urban areas and promotes an

appropriate range and mix of housing types and densities to meet projected requirements of current and future residents, which contribute to the creation of strong and safe communities, healthy environments and long term economic growth.

The development of the Subject Lands (the “Development”) for a mid-rise residential apartment building meets the intent of the PPS with respect to efficient use of land and infrastructure, provides a range of housing options and densities to meet the requirements of current and future residents and supports the commercial uses within the Woodbridge Core Area.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, (‘the Growth Plan’) is intended to guide decision making on the development of land by encouraging a compact built-form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. The Growth Plan promotes redevelopment through intensification generally throughout the built-up area and specifically recognizes the need for more efficient utilization of lands. The Development conforms to the Growth Plan as it utilizes a compact building form within a built-up area, utilizes the Subject Lands more efficiently, is located approximately 600 m north of existing and planned transit facilities on Highway 7 and includes a range and mix of housing types and unit sizes including barrier free units to diversify housing options to achieve a complete community.
3. The York Region Official Plan designates the Subject Lands “Urban Area”. The Subject Lands are located within the Woodbridge Centre Secondary Plan (‘WCSP’), being a built-up area contributing to achieving the growth and intensification strategies of York Region. The Development conforms to YROP.
4. York Region on November 20, 2020, exempted the Official Plan Amendment application from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests

and is of local significance.

5. The Statutory Public Hearing was held on December 3, 2019. The recommendation of the Committee of the Whole to receive the Public Hearing report of December 3, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting, was adopted by Vaughan Council on December 17, 2019. Subsequently, Vaughan Council on December 15, 2020 adopted the December 8, 2020 Committee of the Whole recommendation to approve Official Plan and Zoning By-law Amendment and Site Development Files OP.17.015, Z.17.041 and DA.17.108 (City Park (Woodbridge Gates North) Inc.).

#### IV SECTION 37 DENSITY BONUSING

The Owner shall enter into and execute a Section 37 Bonusing Agreement with the City of Vaughan to secure the monetary contribution amount of \$ 210,000.00 pursuant to Section 37 of the *Planning Act, R.S.O. 1990, c.P.13* ("*Planning Act*") towards community benefits to be finalized and implemented through a Section 37 Agreement and the site-specific implementing Zoning By-law.

#### V DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan is hereby amended by:

1. Amending Section Policy 4.1.2.5 Site Specific Policies by adding the following policy 4.1.2.5.d. after the policies pertaining to 4.1.2.5.c.:  
“(OPA #60) d) 248, 252, 256 and 260 Woodbridge Avenue
  - i. Permit a residential apartment building with no at grade commercial component.
  - ii. The maximum density shall be an FSI of 2.51 times the area of the lot.
  - iii. The maximum lot coverage shall be 65%, as set out in the implementing Zoning By-law.

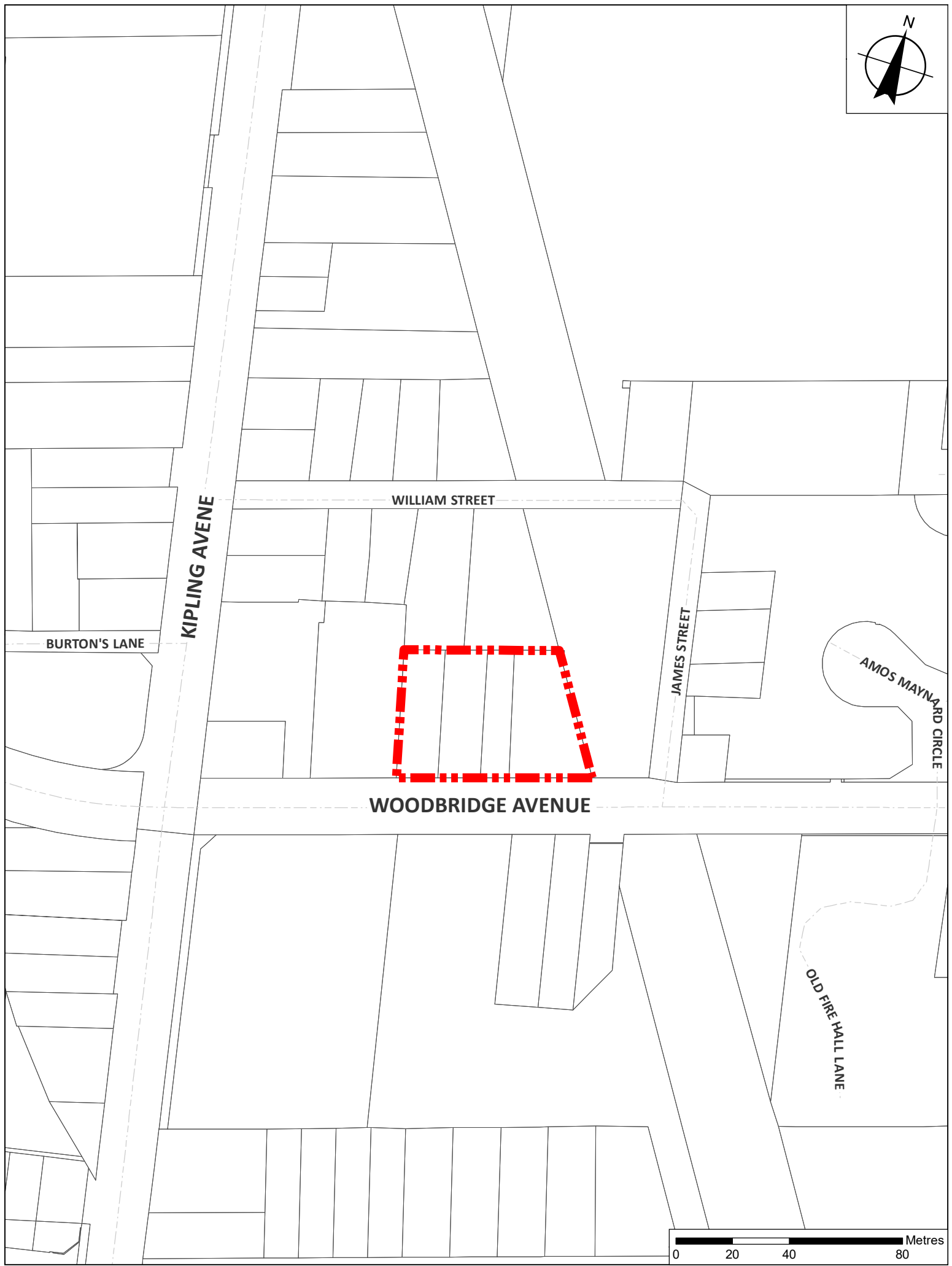
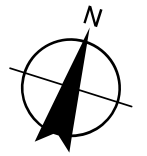
- iv. The maximum building height shall not exceed 7-storeys (23.9 m to top of roof), not including the mechanical penthouse which shall be used only for mechanical purposes in accordance with the City of Vaughan Zoning By-law 1-88, or its successor by-law.
2. Amending Schedule 2 - Land Use Plan, by redesignating the Subject Lands from “Low-Rise Mixed-Use” to “Mid-Rise Residential” in accordance with Schedule “2” attached hereto.
3. Amending Schedule 3 - Density Plan, by amending the maximum density permitted on the Subject Lands from “D 1.0” to “D 2.51” in accordance with Schedule “3” attached hereto
4. Amending Schedule 4 - Building Height Maximums, by amending the maximum permitted height from “H4-6” to “H7” in accordance with the Schedule “4” attached hereto

## 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, or successor by-law, 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.



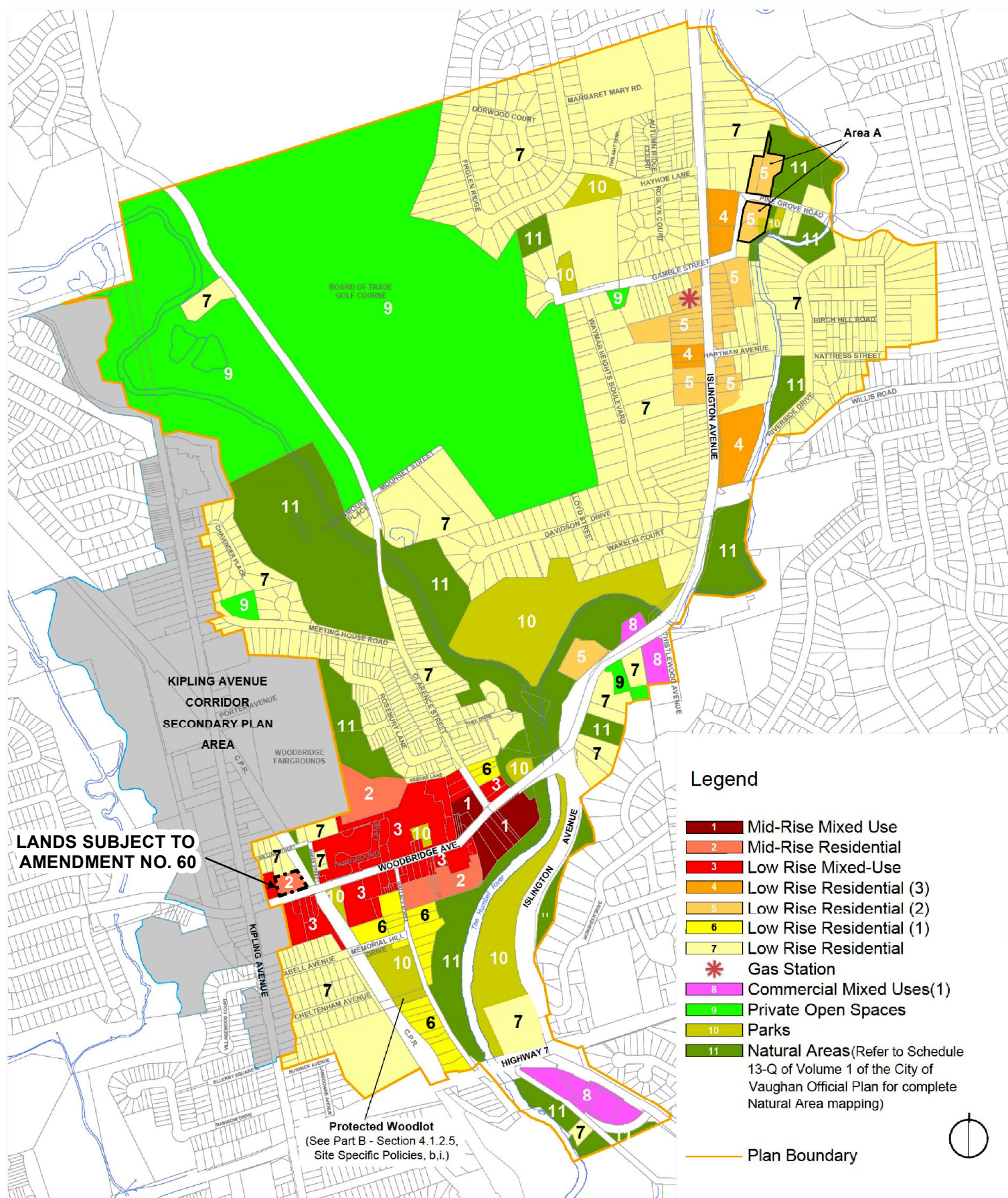
THIS IS SCHEDULE '1'  
TO OFFICAL PLAN AMENDMENT No. 60  
ADOPTED THE 17TH DAY OF FEBRUARY, 2021

**FILE:** OP.17.015  
**LOCATION:** Part of Lot 7, Concession 7  
**APPLICANT:** City Park (Woodbridge Gates North) Inc.  
**CITY OF VAUGHAN**

 LANDS SUBJECT TO  
AMENDMENT No. 60




# Land Use Plan - Schedule 2



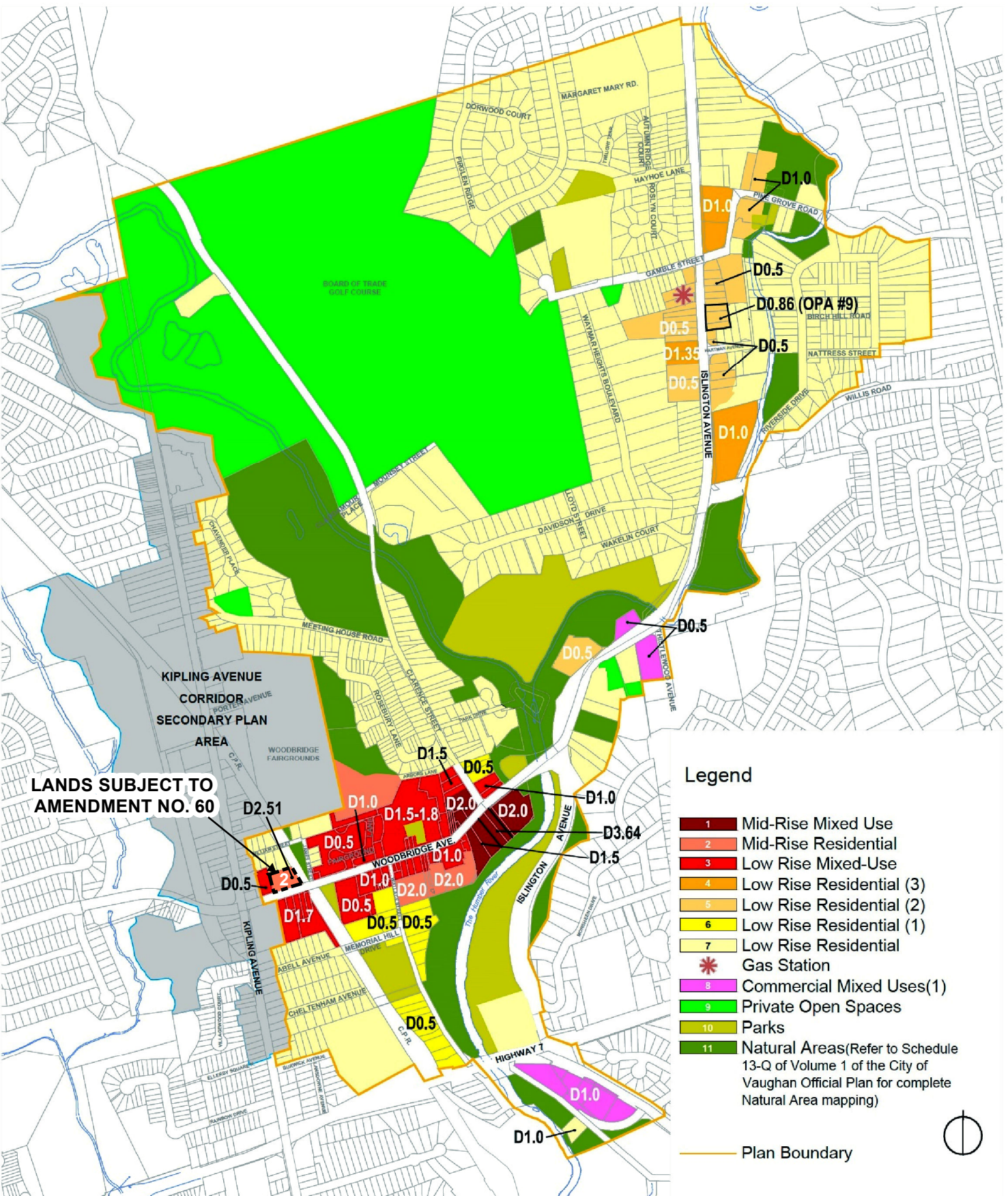
THIS IS SCHEDULE '2'  
TO OFFICAL PLAN AMENDMENT No. 60  
ADOPTED THE 17TH DAY OF FEBRUARY, 2021

**FILE:** OP.17.015  
**LOCATION:** Part of Lot 7, Concession 7  
**APPLICANT:** City Park (Woodbridge Gates North) Inc.  
**CITY OF VAUGHAN**

 LANDS SUBJECT TO  
AMENDMENT No. 60



## Density Plan - Schedule 3




THIS IS SCHEDULE '3'  
TO OFFICIAL PLAN AMENDMENT NO. 60  
ADOPTED THE 17TH DAY OF FEBRUARY, 2021

**FILE: OP.17.015**

**LOCATION:** Part of Lot 7, Concession 7

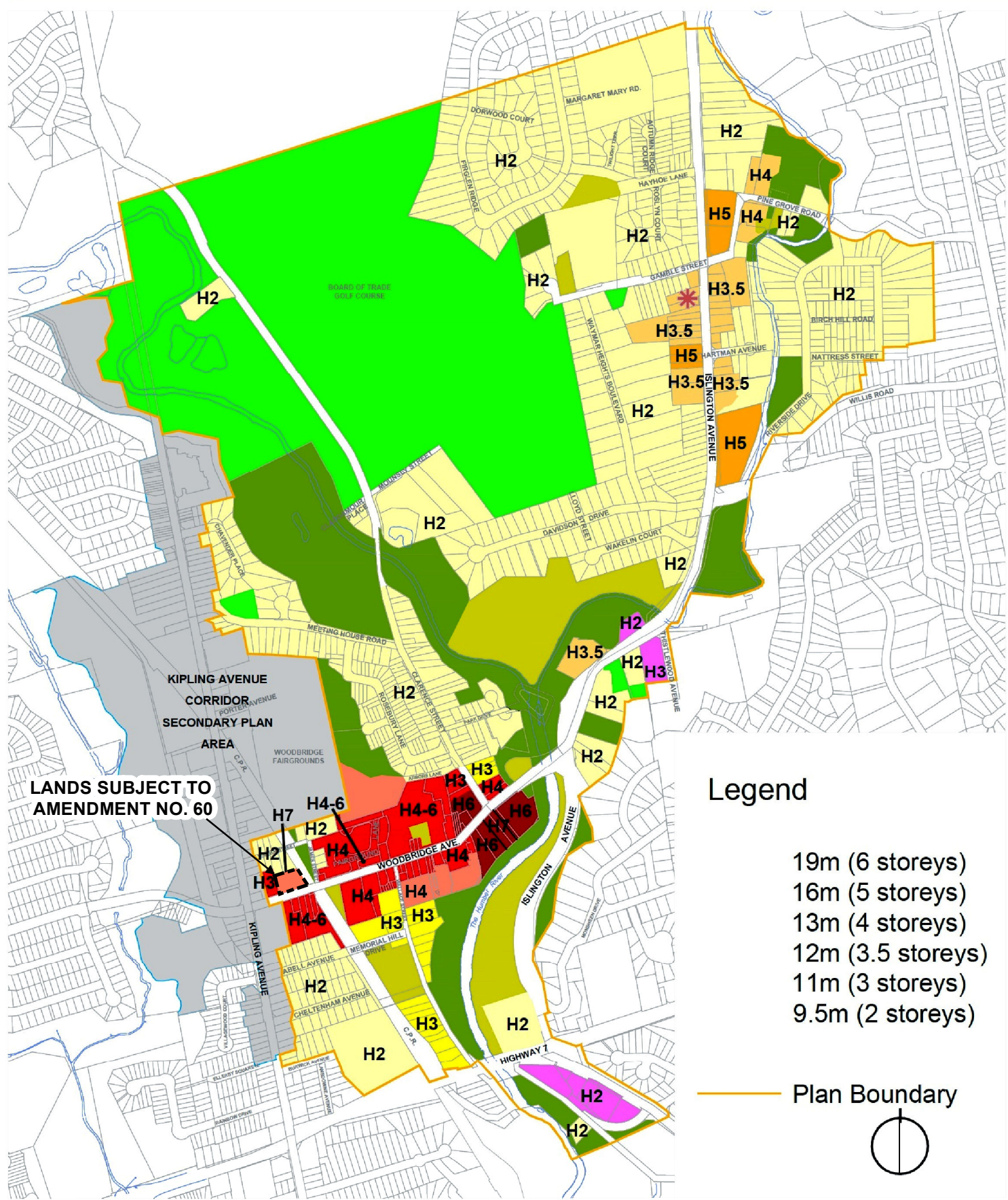
**APPLICANT:** City Park (Woodbridge Gates North) Inc.

**CITY OF VAUGHAN**

 LANDS SUBJECT TO  
AMENDMENT No. 60




# Buiding Height Maximums - Schedule 4



THIS IS SCHEDULE '4'  
TO OFFICIAL PLAN AMENDMENT NO. 60  
ADOPTED THE 17TH DAY OF FEBRUARY, 2021

**FILE:** OP.17.015  
**LOCATION:** Part of Lot 7, Concession 7  
**APPLICANT:** City Park (Woodbridge Gates North) Inc.  
**CITY OF VAUGHAN**

 LANDS SUBJECT TO  
AMENDMENT No. 60

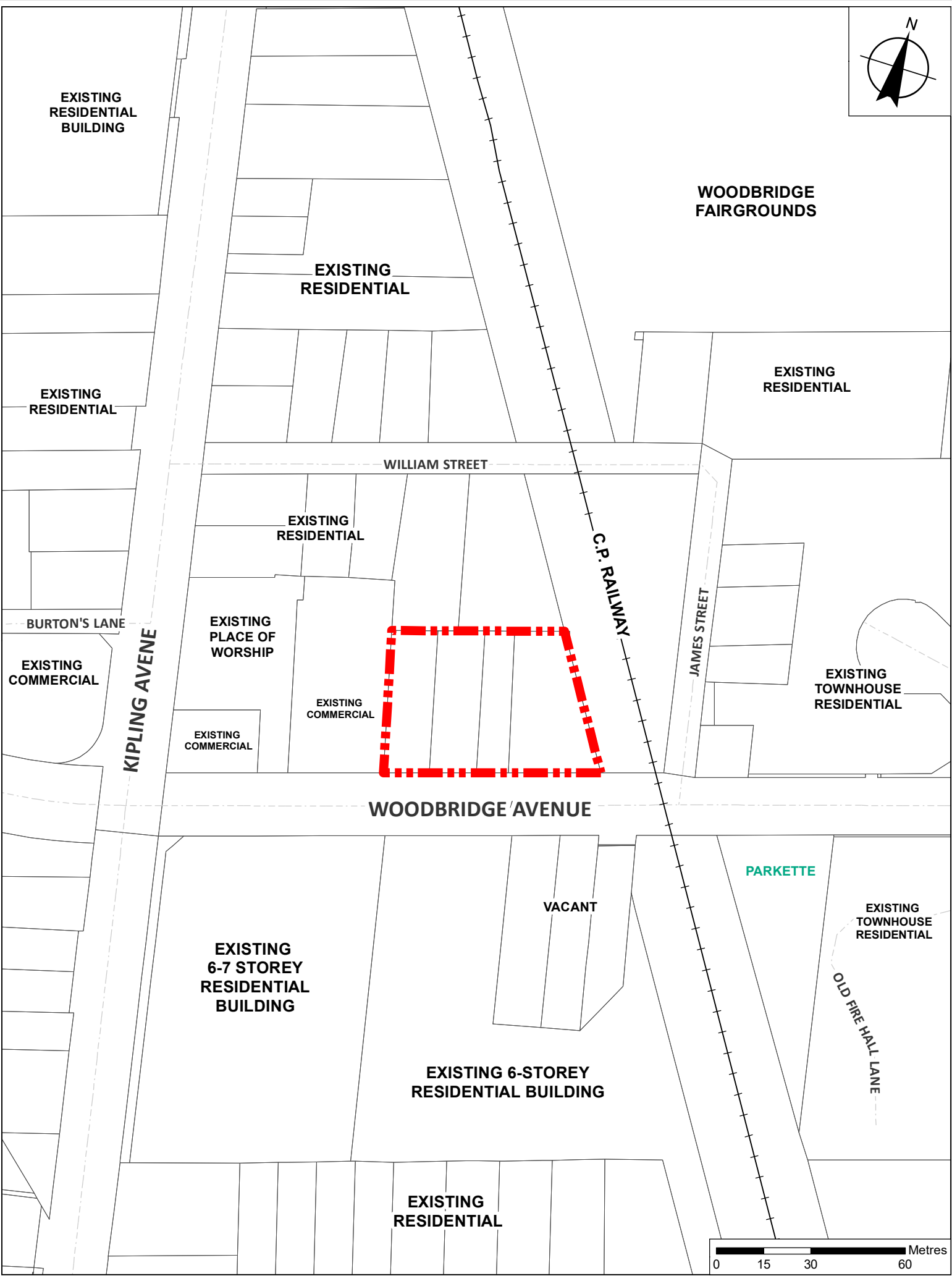
## **APPENDIX I**

The Subject Lands are located on the north side of Woodbridge Avenue, east of Kipling Avenue and known municipally as 248, 252, 256 and 260 Woodbridge Avenue, City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands to “Mid-Rise Residential” and to amend the “Mid-Rise Residential” policies to permit a 7-storey residential apartment building, (23.9 m to top of roof) excluding the mechanical penthouse room on the Subject Lands, with a Floor Space Index of 2.51 times the lot area and maximum lot coverage of 65%.


On December 15, 2020 Vaughan Council adopted the December 8, 2020 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.17.015 ( City Park (Woodbridge Gates North) Inc. as follows: (in part):

1. THAT Official Plan Amendment File OP.17.015 (City Park (Woodbridge Gates North) Inc.) BE APPROVED, to amend City of Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan as follows:
2.
  - a) Redesignate the Subject Lands from “Low-Rise Mixed Use” to “Mid- Rise Residential” to permit a residential apartment building, with no at-grade commercial component.
  - b) Amend Sections 4.2.2.3 a), d) and e) to:
    - i) increase the maximum permitted Floor Space Index from 2.0 to 2.51 times the area of the lot
    - ii) increase the maximum permitted building height from 6-storeys (19m) to 7-storeys (23.9 m to top of roof)
    - iii) increase the permitted lot coverage from 50% to 65%
3. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a monetary contribution of \$210,000 pursuant to Section 37 of the Planning Act towards the following potential community benefits to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted building height and density for the development to the satisfaction of the City:
  - Fitness equipment – potential locations Veterans Park and Nort Johnson District Park
  - Woodbridge Library - improvement works
  - Pollinator Gardens for either Old Fire Hall and Fred Armstrong Parkettes or Veterans Park within the Woodbridge Core Area



APPENDIX II  
EXISTING LAND USES  
OFFICAL PLAN AMENDMENT No. 60

**FILE:** OP.17.015  
**LOCATION:** Part of Lot 7, Concession 7  
**APPLICANT:** City Park (Woodbridge Gates North) Inc.  
**CITY OF VAUGHAN**

 LANDS SUBJECT TO  
AMENDMENT No. 60