

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 178-2018**

**A By-law to adopt Amendment Number 15 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 following text constitutes Amendment Number 15 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 15 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted by City of Vaughan Council this 27<sup>th</sup> day of September, 2018.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER 15**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 15 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I”

Authorized by Item No. 5 of Report No.13

of the Committee of the Whole

Adopted by Vaughan City Council on April 19, 2017

## I PURPOSE

To amend the provisions of Volume 1 of Vaughan Official Plan 2010 to clarify and support the existing policy in order to address concerns regarding the compatibility of infill development in Community Areas with a Low-Rise Residential designation.

## II LOCATION

This Amendment applies to all areas designated as Low-Rise Residential within the Community Areas in the City of Vaughan, except for lands shown on Schedule 14-A, 14-B, and 14-C, of Vaughan Official Plan 2010 unless the Volume 1 Low-Rise Residential designation is explicitly used by the Plan in force.

## III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. This amendment to the Vaughan Official Plan implements the findings of the Community Area Policy Review for Low Rise Residential Designations. The Review was undertaken in response to development pressures in neighbourhoods designated Low-Rise Residential in the City's stable Community Areas (Schedule 1, Urban Structure, VOP 2010), which provide most of the City's ground related housing stock. This related primarily to townhouse developments being proposed for arterial road sites. A need was identified to examine the City's existing policies to determine if they were sufficient to maintain the character, form and planned function of the Community Area in consideration of current and future development applications. This was in recognition that the Community Area is made up of a diversity of neighbourhood types varying in age, lot size, development standards and physical character. The examination also included areas that are still to be developed.

The study was conducted in consideration of the following criteria:

- Clarity of Interpretation;
- Ability to ensure compatibility;
- The need to provide more definitive policy or schedules;
- Such criteria as may emerge as a result of the study; and
- Production of policy or schedule amendments as required.

The Review was undertaken with the benefit of a public consultation program. It resulted in proposed amendments to the Vaughan Official Plan 2010 that responded to the issues that were identified during the review. These amendments respond to the policy regime established by the Province based on the Provincial Policy Statement, the Places to Grow Act 2005, the York Region Official Plan and the Vaughan Official Plan 2010. The resulting amendments provide for greater clarity of interpretation and more definitive policies that will support compatible infill

development that will address the unique needs of the Low-Rise Residential Areas in Established Community Areas.

2. All land use decisions in Ontario shall be consistent with the Provincial Policy Statement, 2014 (PPS), as set out in Section 3 of the Planning Act. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Under the broad objective of strong, healthy communities and efficient, resilient land use patterns, the PPS promotes intensification, housing diversity and cost-effective development, as articulated in Sections 1.1.1 and 1.1.3.

Policy 1.1.3.3 also acknowledges that existing building stock and areas must be taken into account when identifying appropriate locations and promoting opportunities for intensification and redevelopment.

Of relevance for the Community Area Policy Review for Low-Rise Residential Designations and this Official Plan Amendment is Policy 1.7.1(d):

Long-term economic prosperity should be supported by ... encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

The amendments in this Official Plan Amendment are consistent with the Provincial Policy Statement, 2014.

3. The Provincial Growth Plan for the Greater Golden Horseshoe 2017 (“Growth Plan”) establishes residential and employment growth targets for each region in the Greater Golden Horseshoe and provides policies to inform and regulate where and how growth should occur. The Growth Plan directs growth to settlement areas and promotes intensification of existing built-up areas, with a focus on prioritizing intensification in strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields. Concentrating intensification in these areas provides a focus for transit and infrastructure investment to support growth and for building compact, transit-supportive communities. Key policies in the Growth Plan relevant to the Community Area Policy Review for Low-Rise Residential Designations and this Official Plan Amendment include:

- Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields (2.1);
- All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will... identify the appropriate type and scale of development and transition of built form to adjacent areas (2.2.2.4.b); and

- All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will... identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development (2.2.2.4.c).

Council direction to proceed with the amendment to the Vaughan Official Plan was received on April 19, 2017. On July 1, 2017 the new Provincial Growth Plan for the Greater Golden Horseshoe 2017 took effect. The amendments to the Vaughan Official Plan were reviewed in the context of the new 2017 Growth Plan. It has been concluded that the amendments in this Official Plan Amendment conform with Provincial Growth Plan for the Greater Golden Horseshoe 2017.

4. An overarching goal of the York Region Official Plan (YROP) is to enhance the Region's urban structure through city building, intensification, and the development of compact and complete communities. The YROP allocates population targets for each local municipality and requires local municipalities to prepare intensification strategies that identify the role of Regional Centres and Corridors and Local Centres and Corridors in helping to achieve allotted intensification targets. It further directs local municipalities to identify intensification areas (5.3.3). Map 1 of the YROP identifies Regional Centres and Corridors. Local Centres and Corridors are to be identified by the local municipalities (Policy 5.5.2).

The YROP's urban design and cultural heritage policies, in Sections 5.2 and 3.4 respectively, are also relevant to low-rise residential areas. Policy 5.2.8 states that it is the policy of Council to employ the highest standard of urban design, which, in part:

- a. provides pedestrian scale, safety, comfort, accessibility and connectivity;
- b. complements the character of existing areas and fosters each community's unique sense of place;
- c. promotes sustainable and attractive buildings that minimize energy use;
- d. promotes landscaping, public spaces and streetscapes;
- e. ensures compatibility with and transit on to surrounding land uses;
- f. emphasizes walkability and accessibility through strategic building placement and orientation; and
- h. creates well-defined, centrally-located urban public spaces.

Regarding cultural heritage, it is an objective of the YROP to recognize, conserve and promote cultural heritage and its value and benefit to the community. It is the policy of Regional Council to:

- To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape (3.4.8).

The policies of the YROP promote intensification while also recognizing the need for infill development and redevelopment to be sensitive to its surroundings and to respect the valued

character of established areas. The policies also highlight the need for pedestrian connectivity, walkability and built form compatibility.

The amendments in this Official Plan Amendment conform with the York Region Official Plan.

5. The City of Vaughan Official Plan 2010 (VOP 2010) was adopted by City Council on September 7, 2010. The VOP's purpose is to manage growth within the City of Vaughan. Schedule 1 of VOP 2010 illustrates the City's Urban Structure and identifies areas that are suitable for intensification and those which are intended to be areas of stability. This dual emphasis on growth and preservation is reflected in the set of policy objectives of the VOP, which include:

- identifying Intensification Areas, consistent with the intensification objectives of the Plan and the Regional Official Plan, as the primary locations for accommodating intensification; (2.1.3.2 (c))
- ensuring the character of established communities is maintained; (2.1.3.2 (e))
- providing for a diversity of housing opportunities in terms of tenure, affordability, size and form; (2.1.3.2 (j))
- establishing a culture of design excellence with an emphasis on providing for a high quality public realm, appropriate built form and beautiful architecture through all new development. (2.1.3.2 (l))

6. VOP 2010 identifies Community Areas on Schedule 1 - Urban Structure. Schedule 1 identifies designated "Intensification Areas", which are focused on centres, nodes and corridors which are served, or are planned to be served, by higher order transit, and stable "Community Areas", which are typically located in the interior of the communities with limited exposure to arterial roads. This amendment pertains to lands that are designated as Low-Rise Residential within stable "Community Areas".

7. Two policies in Chapter 2 address the degree of change planned in Community Areas:

2.2.3.2. [It is the policy of Council] that Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.

2.2.3.3. [It is the policy of Council] that limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

8. The Community Area Policy Review for Low-Rise Residential Designations amendments have been prepared to provide for clarity of interpretation and more definitive policies that will support compatible infill development in Low-Rise Residential Areas in Community Areas. This Official Plan

Amendment provides detailed amendments to the Community Area policy in Chapter 2, Urban Design and Built Form policy in Chapter 9, Land Use Designations policy in Chapter 9, and Building Types and Development Criteria policy in Chapter 9.

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

Vaughan Official Plan 2010 (VOP 2010) Volume 1 is hereby amended by:

1. Adding Map 1B: Areas Subject to Policy 9.1.2.3 - Vaughan's Large Lot Neighbourhoods to VOP 2010 Volume 1 thereby identifying Vaughan's Large Lot Neighbourhoods as being subject to Policy 9.1.2.3.
2. Adding "that would alter the general character of established neighbourhoods" after the word "change" in policy 2.2.3.2.
3. Adding "and orientation" after the words "building type" in policy 2.2.3.2.
4. Replacing "and 9.1.2.3" with "– 9.1.2.4" after "policies 9.1.2.2" in policy 9.1.2.1.a.
5. Replacing "policy 9.1.2.4" with "policy 9.1.2.5" after the words "surroundings, as set out in" in policy 9.1.2.1.a.
6. Adding "An Established Community Area is a portion of the **Community Area** identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined" after the final sentence in policy 9.1.2.1.a.
7. Adding "Established" before the words "**Community Areas**", and removing the bold formatting from the same "**Community Areas**" in policy 9.1.2.2.
8. Deleting "with established *development*" after the words "**Community Areas**" in policy 9.1.2.2.
9. Adding "as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will" after the words "new *development*," and before the words "be designed" in policy 9.1.2.2.
10. Replacing "paying particular attention to" with "specifically respecting and reinforcing" after the words "surrounding area," in policy 9.1.2.2.
11. Adding policy 9.1.2.2.d after 9.1.2.2.c as follows, and renumbering the section accordingly.

"the orientation of buildings;"
12. Replacing "nearby" with "adjacent and immediately surrounding" after the words "the heights and scale of" in policy 9.1.2.2.e.

13. Adding policy 9.1.2.2.h after 9.1.2.2.g as follows, and renumbering the section accordingly.

“the presence of mature trees and general landscape character of the streetscape;”

14. Adding policy 9.1.2.2.i after 9.1.2.2.h as follows, and renumbering the section accordingly.

“the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties;”

15. Adding the word “Established” before the words “**Community Areas**”, and removing the bold formatting from the same “**Community Areas**” in policy 9.1.2.3.

16. Deleting “older,” after the words “a number of” in policy 9.1.2.3.

17. Adding “exclusively or predominantly” after the word “characterized” in policy 9.1.2.3.

18. Adding “Detached Houses located on generally” before the words “large lots” in policy 9.1.2.3.

19. Adding “with frontages exceeding 20 metres” after the words “large lots” in policy 9.1.2.3.

20. Adding “These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods”. Some of these established neighbourhoods, including estate lot neighbourhoods,” after the words “landscape value.” in policy 9.1.2.3.

21. Replacing “Often, these areas are” with “These include neighbourhoods” before the words “at or near” in policy 9.1.2.3.

22. Adding “For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and *redevelopment* of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2.” after the words “respective Heritage Conservation Districts.” in policy 9.1.2.3.

23. Replacing “these areas” with “established, large-lot neighbourhoods” after the words “In order to maintain the character of” in policy 9.1.2.3.

24. Replacing “adjacent nearby and facing” with “adjoining” after the words “frontages of the” in policy 9.1.2.3.a.

25. Adding “, or the average of the frontage of the adjoining lots where they differ” at the end of policy 9.1.2.3.a.

26. Replacing “adjacent and nearby” with “adjoining” after the words “size of” in policy 9.1.2.3.b.

27. Adding “in the immediately surrounding area” after the word “fabric” in policy 9.1.2.3.c.

28. Adding policy 9.1.2.3.f after 9.1.2.3.e as follows, and renumbering the section accordingly.

“Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;”

29. Deleting “these” before the words “**Community Areas**” in policy 9.1.2.3.g.



30. Adding policy 9.1.2.4 after policy 9.1.2.3, as follows, and renumbering the section accordingly.

“(OPA #15) 9.1.2.4 Notwithstanding Policy 9.1.2.3, where a lot or a parcel composed of multiple lots in a designated Low-Rise Residential neighbourhood in an Established Community Area fronts an Arterial Street, as identified in Schedule 9 (Future Transportation Network) of this Plan, limited intensification in the form of Semi-detached Houses or Townhouses may be permitted, subject to the following:

- a. All new dwellings shall front and address a public street;
- b. Parking for units fronting on an Arterial Street shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;
- c. Private laneways or driveways shall not be used to provide frontage for residential dwellings;
- d. The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be consistent with minimum setback requirements to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall be consistent with minimum setback requirements;
- e. The scale and massing of townhouse and semi-detached house *developments* shall respect the scale and massing of adjacent *development* and any applicable urban design guidelines;
- f. Subject to policies 9.1.2.4.a through e. and g., where future intensification on adjacent lots would be appropriate and is anticipated through a Block Plan or Development Concept report, developments shall protect for future street and/or laneway interconnections with the adjacent properties to minimize accesses to the Arterial Street and facilitate the establishment of a rational and efficient street and laneway network over

time. Access arrangements on Arterial Streets shall be to the satisfaction of the City and York Region; and

- g. Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted. (OPA #15)".

31. Adding policy 9.1.2.5 after policy 9.1.2.4, as follows, and renumbering the section accordingly.

"(OPA #15) 9.1.2.5 Where a new street network and other infrastructure are required to facilitate and service new *development* in Established Community Areas, the City will require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, to ensure an orderly and comprehensive approach to *development* in the area. A Block Plan submission will be required in order for an application to be deemed complete and will address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable *development* policies as contained in subsection 9.1.3 of this Plan;
- i. phasing of *development* on the subject site (if applicable) and in the broader area; and
- j. compatibility with the existing neighbourhood character as per Policies 9.1.2.1 to 9.1.2.4. (OPA #15)".

32. Adding ", subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1" after the word "House," in policy 9.2.2.1.c.ii.

33. Adding ", subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2" after the word "Townhouse" in policy 9.2.2.1.c.iii.

34. Adding policy 9.2.2.1.d after policy 9.2.2.1.c, as follows.

"(OPA #15) 9.2.2.1.d In applying Policy 9.2.2.1.c. the following shall apply:

- i. In developing **Community Areas**, Townhouses as identified in 9.2.2.1.c. iii. will be permitted in accordance with Policy 9.2.3.2.c.;
- ii. All Townhouse uses in the **Low-Rise Residential** designation in the Established Community Areas that have been legally approved shall continue to be considered a legal conforming use under VOP 2010; and
- iii. Policy 2.2.5.9 and 2.2.5.14 shall apply to the portions of the Established Community Area designated **Low-Rise Residential** that are located within the Regional Corridors and the **Low-Rise Residential** areas located in the **Primary Intensification Corridors**.

35. Adding the word “Established” before the words “**Community Areas**”, and removing the bold formatting from the same “**Community Areas**” in policy 9.2.3.1.b.

36. Replacing “with existing *development*” with “where Detached Houses and Semi-Detached Houses exist” after the word “Areas” in policy 9.2.3.1.b.

37. Adding “new” after the words “orientation of” in policy 9.2.3.1.b.

38. Deleting “Detached Houses and/or Semi-Detached Houses” after the word “approved” in policy 9.2.3.1.b.

39. Adding “houses of the same type” before the words “in the immediate area” in policy 9.2.3.1.b.

40. Adding the word “Established” before the words “**Community Areas**”, and removing the bold formatting from the same “**Community Areas**” in policy 9.2.3.2.b.

41. Deleting “with existing *development*” after the words “**Community Areas**” in policy 9.2.3.2.b.

42. Adding the word “new” after the words “orientation of” in policy 9.2.3.2.b.

43. Replacing “Townhouses in the immediate area” with “*development* in the surrounding area and shall be consistent with Policies 9.1.2.2, 9.1.2.3, and 9.1.2.4” after the word “approved” in policy 9.2.3.2.b.

44. Adding “For clarity, back-to-back and stacked townhouses shall not be permitted in areas designated **Low-Rise Residential**. Back-to-back townhouses share a rear wall as well as a sidewall(s), resulting in a building with two facades where individual entrances to the units are located with no rear yard. Stacked townhouses are defined in Policy 9.2.3.3.” after the words “closer to the street than garages.” in policy 9.2.3.2.b.

45. Replacing “areas of new *development*” with “developing **Community Areas**” after the word “In” in

policy 9.2.3.2.c.

46. Replacing “Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s)” with “Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide” before the words “a front-yard” in policy 9.2.3.2.d.

47. Adding “Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4.” after the words “facing the public street.” in policy 9.2.3.2.d.

48. Deleting “**Low-Rise Residential**” after the word “attached” in policy 9.2.3.3.a.

## V IMPLEMENTATION

It is intended that the policies of Vaughan Official Plan 2010 of the Vaughan Planning Area 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*.

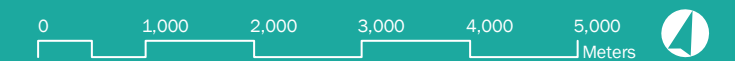
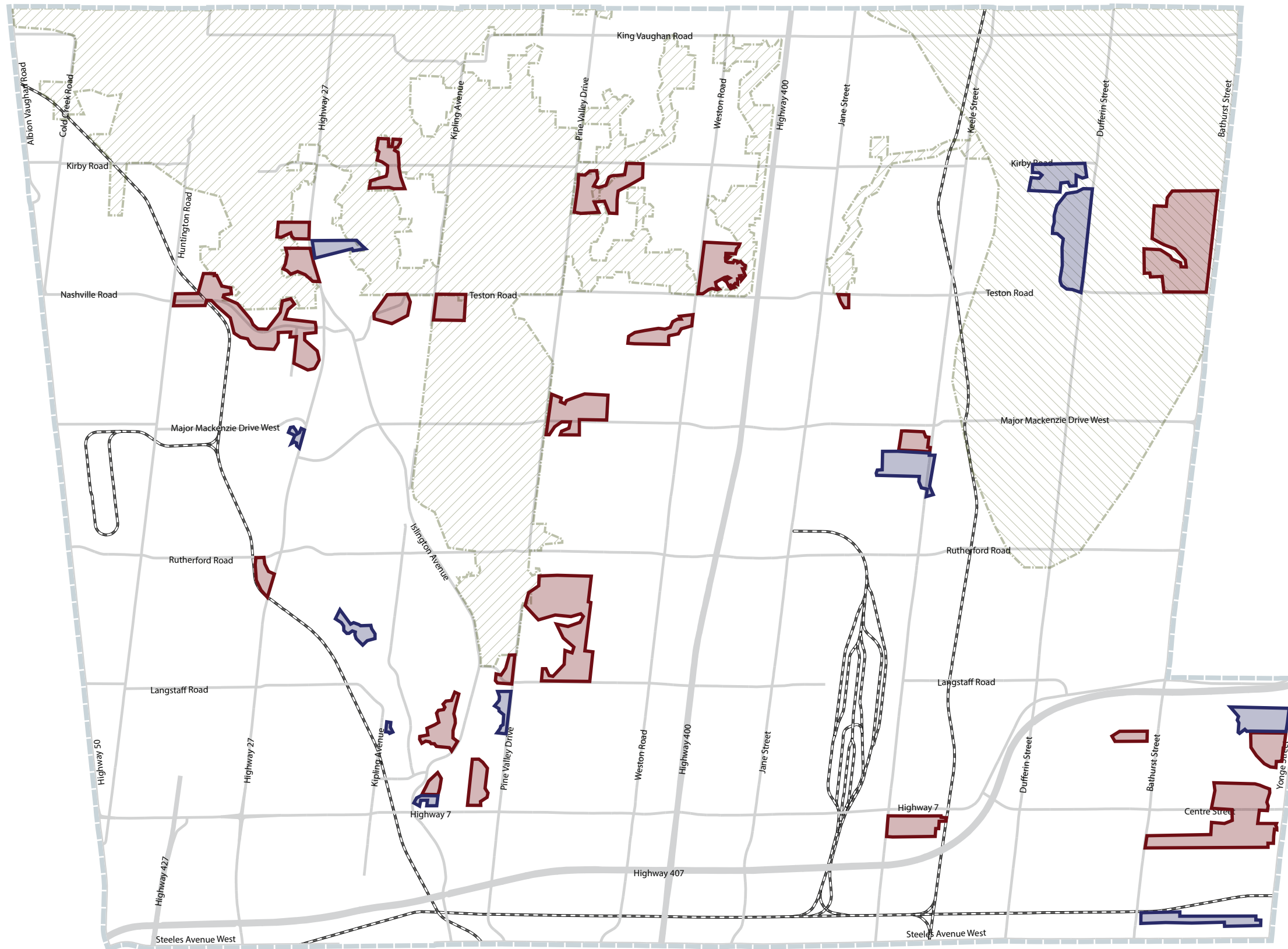
## VI INTERPRETATION

The interpretation of provisions of Vaughan Official Plan 2010 of the Vaughan Planning Area, as amended from time to time, shall apply to this Amendment.

SCHEDULE 1B

# Areas Subject to Policy 9.1.2.3 - Vaughan's Established Large-Lot Neighbourhoods

- 30m+ (100f+)
- 21m to 29m (70ft to 95ft)



## **APPENDIX I**

### **Record of Council Action**

This Amendment applies to all areas designated as Low-Rise Residential within the Community Areas in the City of Vaughan, except for lands shown on Schedule 14-A, 14-B, and 14-C, of Vaughan Official Plan 2010 unless the Volume 1 Low-Rise Residential designation is explicitly used by the Plan in force.

The following recommendation from the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability was considered at the April 4, 2017 Committee of the Whole meeting with respect to the Community Area Policy Review for Low-Rise Residential Designations, File 15.120.1 and approved by Council on April 19, 2017:

1. THAT the presentation on the City-Wide Community Area Policy Review for Low-Rise Residential Designations, Amendment to Vaughan Official Plan 2010 BE RECEIVED; and
2. THAT the draft amendment to the Vaughan Official Plan 2010, forming Attachment 4 to this report, reflecting the modifications set out in Section (6) and Attachment 2 hereto, BE APPROVED and be brought forward for adoption subject to final staff review.