

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 097-2021

A By-law to adopt Amendment Number 70 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 70 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2”, 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 22nd day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**AMENDMENT NUMBER 70
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 70 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. 6
of the Committee of the Whole
Adopted by Vaughan City Council on
February 17, 2021.

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 13.41 - 7082 Islington Avenue to permit a residential development consisting of four (4) high-rise residential apartment buildings with heights from 22 to 32-storeys containing 997 total units, and 103 4-storey townhouse units within 16 residential blocks.

This Amendment will facilitate the following with respect to lands identified as, “Area Subject to Amendment No. 70” on Schedule “1” attached hereto, subject to the requirements of a Section 37 Agreement:

1. Redesignate a portion of the lands from “Low-Rise Residential” to “High-Rise Residential”; and
2. Increase the maximum building height from 22-storeys to 32-storeys and decrease the maximum permitted Floor Space Index (FSI) from 4.7 to 4.5 times the area of the lot calculated over the portion of the lands designated “High-Rise Residential”.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the west side of Islington Avenue, north of Steeles Avenue West, being Part of Lot 26 on Registrar’s Compiled Plan 9691 on Parts 1 to 9, Plan 65R-38996, except parts 1 to 12 on Expropriation Plan YR3142545, City of Vaughan, and municipally known as 7082 Islington Avenue, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 70.”

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. The PPS recognizes that local context and character is important. The Subject Lands are located within a Settlement Area as defined by the PPS. The Amendment is consistent with the policies of the PPS as they make more efficient use of the Subject Lands by minimizing land consumption and providing a range and mix of housing options, pedestrian access to the adjacent valleylands, and appropriate noise control measures due to the Subject Land's proximity to Canadian National and Canadian Pacific operated rail corridors to the north. The Subject Lands are also located within 200 m of Steeles Avenue West, identified as a Regional Rapid Transit Corridor on Schedule 10 – Major Transit Network by VOP 2010, and serviced by the Toronto Transit Commission (TTC) and York Region Transit (YRT). The valley lands to the west will be conveyed to the Toronto and Region Conservation Authority (TRCA) for environmental protection and maintenance.
2. The Provincial Growth Plan: A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended (Growth Plan) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Amendment conforms to the policy framework of the Growth Plan as the built form would efficiently intensify the Subject Lands. The Amendment will facilitate housing at a density supportive of the Growth Plan objectives, specifically Sections 1.2.1, 2.2.1(2)(a), 2.2.2(2) and 4.2.2 regarding the achievement of complete communities, supporting a range and mix of housing options, directing the majority of growth to settlement areas and the protection of natural heritage features. The Subject Lands are located within a Settlement Area and a Delineated Built-up area as defined by the Growth Plan, where intensification and the establishment of complete communities is encouraged. The conveyance of the adjacent valley lands to the TRCA will protect the adjacent natural heritage features.

3. The Subject Lands are designated “Urban Area” on Map 1 - Regional Structure by the York Region Official Plan 2010 (YROP) which permits a range of residential, industrial, commercial, and institutional uses. Access to the Subject Lands is proposed from Islington Avenue, a Regional Road with a planned 36 m wide right-of-way. The Subject Lands are located in proximity to a planned regional cycling connection (Map 10 - “Regional Cycling Network”), and Steeles Avenue West, a Regional Rapid Transit Corridor identified on Schedule 10 “Major Transit Network” by VOP 2010 and served by the TTC and YRT. The Development offers a variety of housing types including back-to-back townhouse, street townhouse, and residential apartment units at a transit-supportive density and is located in proximity to existing public transit networks supported by 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.
5. VOP 2010 states that new development shall be designed to respect and reinforce the existing physical character and uses in the surrounding area as they relate to lot configuration, size, built form, setbacks and character. The Amendment will facilitate an appropriate transition in building heights that minimizes potential visual and shadow impacts and supports transit-oriented intensification. The maximum proposed height and FSI is considered appropriate for the Subject Lands.
6. This Amendment is facilitated by Section 37 of the *Planning Act* and the “City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*”, where Vaughan Council may authorize an increase in building height and/or density in return for the provision of community benefits. Section 10.1.2.9 of VOP 2010 includes policies that permit bonusing for increased building height and/or density in return for the provision of community benefits in the form of facilities, services or other matters provided that the development represents good planning.
7. On March 27, 2020, York Region 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.

8. The statutory Public Hearing was held on July 13, 2020. The recommendation of the Committee of the Whole to receive the Public Hearing report of July 13, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on July 15, 2020. Subsequently on February 17, 2021, Vaughan Council ratified the February 9, 2021 Committee of the Whole recommendation, to approve Official Plan Amendment Application OP.19.013 (Primont (Islington) Inc.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Amending Schedule 13 “Land Use” by redesignating the Subject Lands from “Low-Rise Residential”, “High-Rise Residential” and “Natural Areas”, with a maximum building height of 22-storeys and a Floor Space Index (FSI) of 4.7 times the area of the lot for the lands designated “High-Rise Residential”, to “Low-Rise Residential”, “High-Rise Residential” and “Natural Areas”, with a maximum building height of 32-storeys and a FSI of 4.5 times the area of the lot for the portion of the Subject Lands designated “High-Rise Residential”, as shown on Schedule “2” of this Amendment.
2. Amending Volume 2, Section 13.1 – “Areas Subject to Site Specific Policies” by deleting Policies 13.41.1.4 and 13.41.1.7. a. and replacing with the following:

“(OPA #70) 13.41.1.4 Notwithstanding the policy contained in Section 9.2.3.6.a), the lands identified on Map 13.41.A identified as "High-Rise Residential" shall be permitted to be developed with a total of 4 residential apartment buildings with a maximum building height of 32-storeys. Site-specific development standards shall be established in the implementing by-law.

13.41.1.7.a. lands designated "High-Rise Residential" shall be

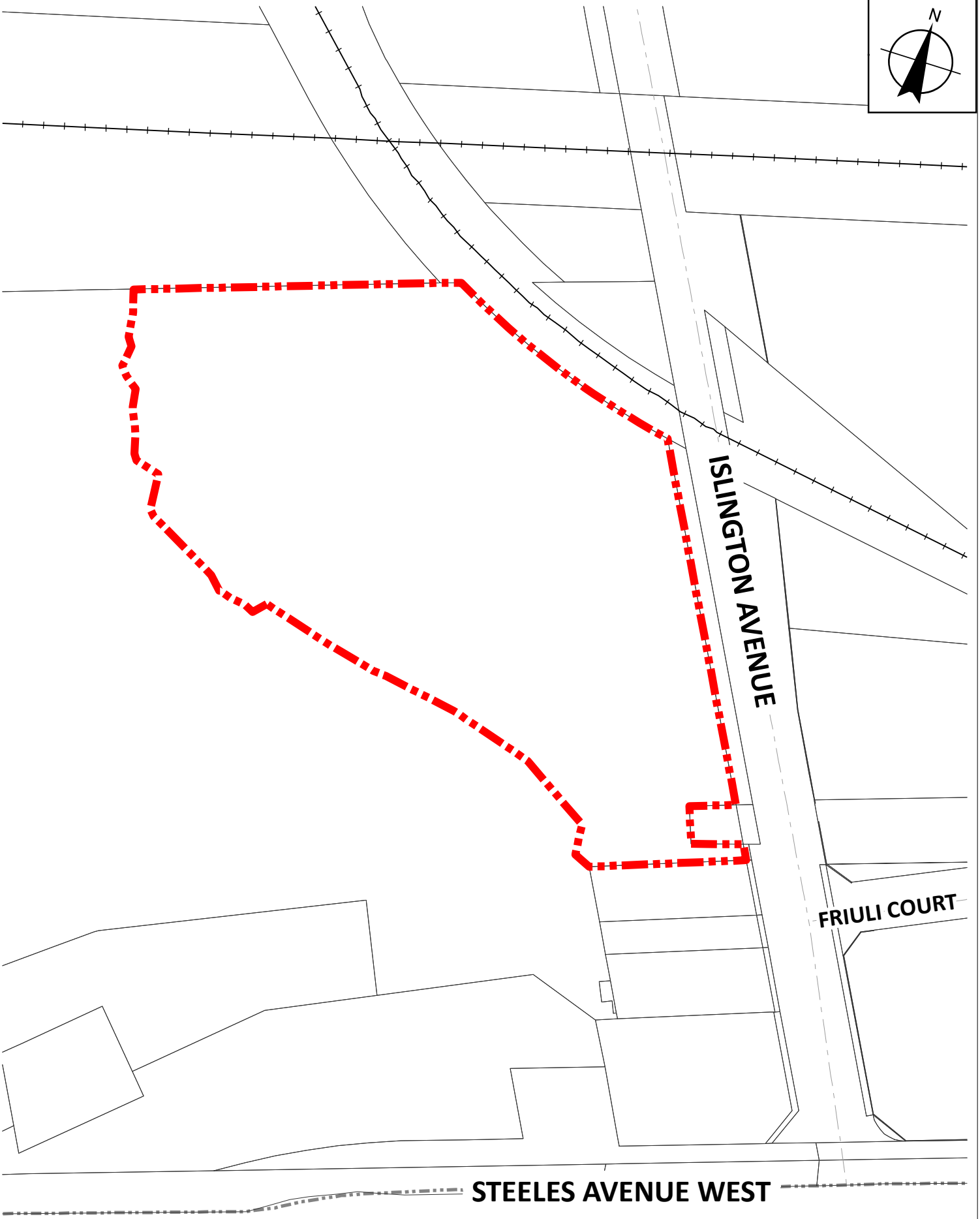
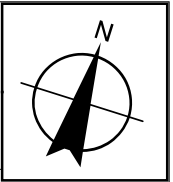
permitted a maximum building height of 32-storeys and a maximum Floor Space Index (FSI) of 4.5. The 1,180 m² amenity area, as identified in the implementing Zoning By-law, shall be included towards the calculation of the FSI within the "High-Rise Residential" designation.

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.



CITY OF
TORONTO



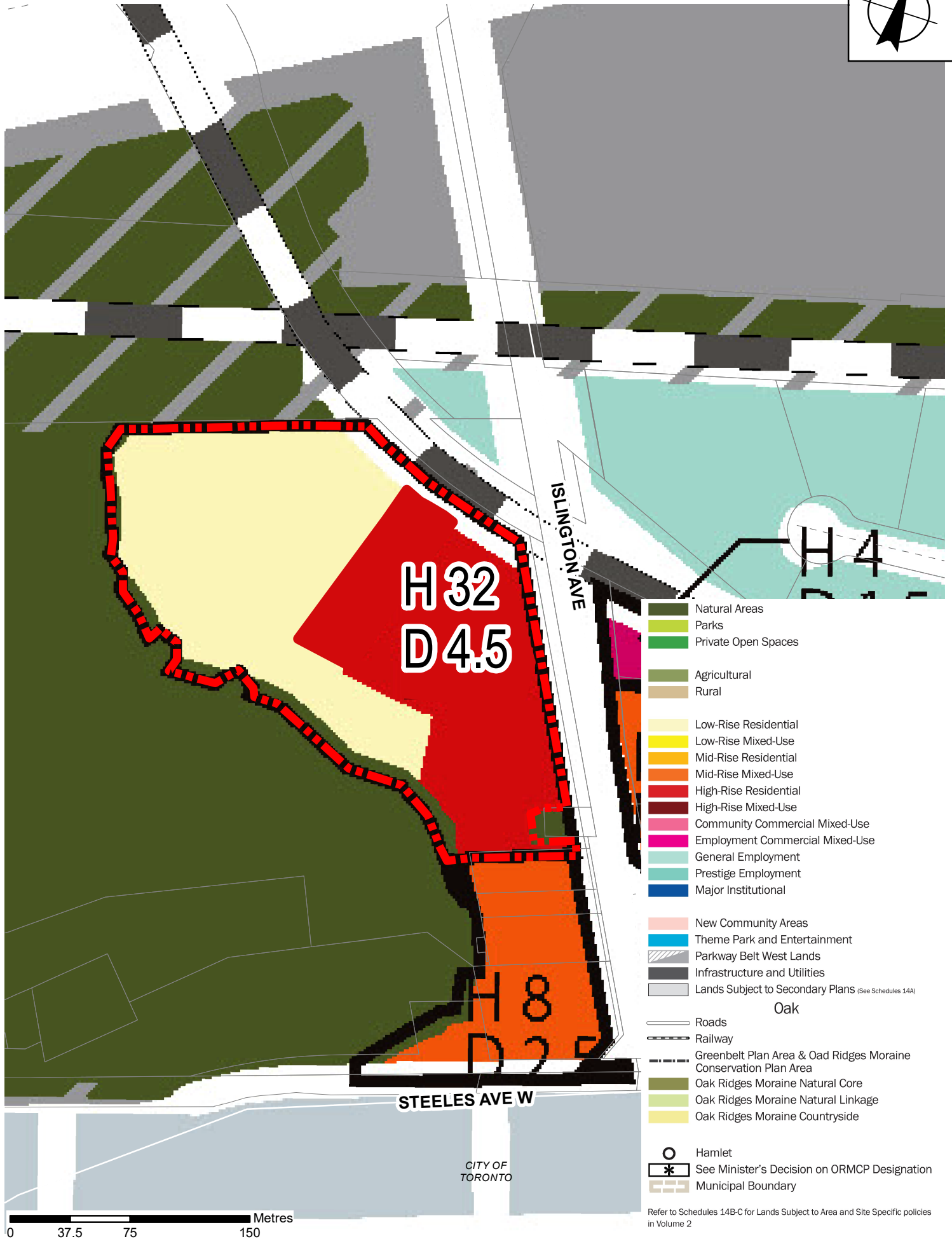
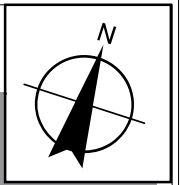
**THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 70
ADOPTED THE 22ND DAY OF JUNE, 2021**

FILE: OP.19.013
RELATED FILES: Z.19.035, 19T-17V006, DA.18.015, DA.20.007
LOCATION: Part of Lot 1, Concession 7;
Part of Lot 26, Plan 9691; 7082 Islington Avenue
APPLICANT: Primont (Islington) Inc.
CITY OF VAUGHAN



**LANDS SUBJECT TO
AMENDMENT No. 70**

MAP 13.41.A: 7082 Islington Avenue



THIS IS SCHEDULE '2' TO OFFICIAL PLAN AMENDMENT No. 70 ADOPTED THE 22ND DAY OF JUNE, 2021

FILE: OP.19.013
RELATED FILES: Z.19.035, 19T-17V006, DA.18.015, DA.20.007
LOCATION: Part of Lot 1, Concession 7;
 Part of Lot 26, Plan 9691; 7082 Islington Avenue
APPLICANT: Primont (Islington) Inc.
CITY OF VAUGHAN


**LANDS SUBJECT TO
 AMENDMENT No. 70**

APPENDIX I

The lands subject to this Amendment are located on the west side of Islington Avenue, north of Steeles Avenue West, and are municipally known as 7082 Islington Avenue, being Part of Lot 26 on Registrar's Compiled Plan 9691 on Parts 1 to 9, Plan 65R-38996, except parts 1 to 12 on Expropriation Plan YR3142545 in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010, specifically Volume 2, Section 13.41 – 7082 Islington Avenue as follows to permit the development of 1,100 residential units (997 apartment and 103 townhouse):

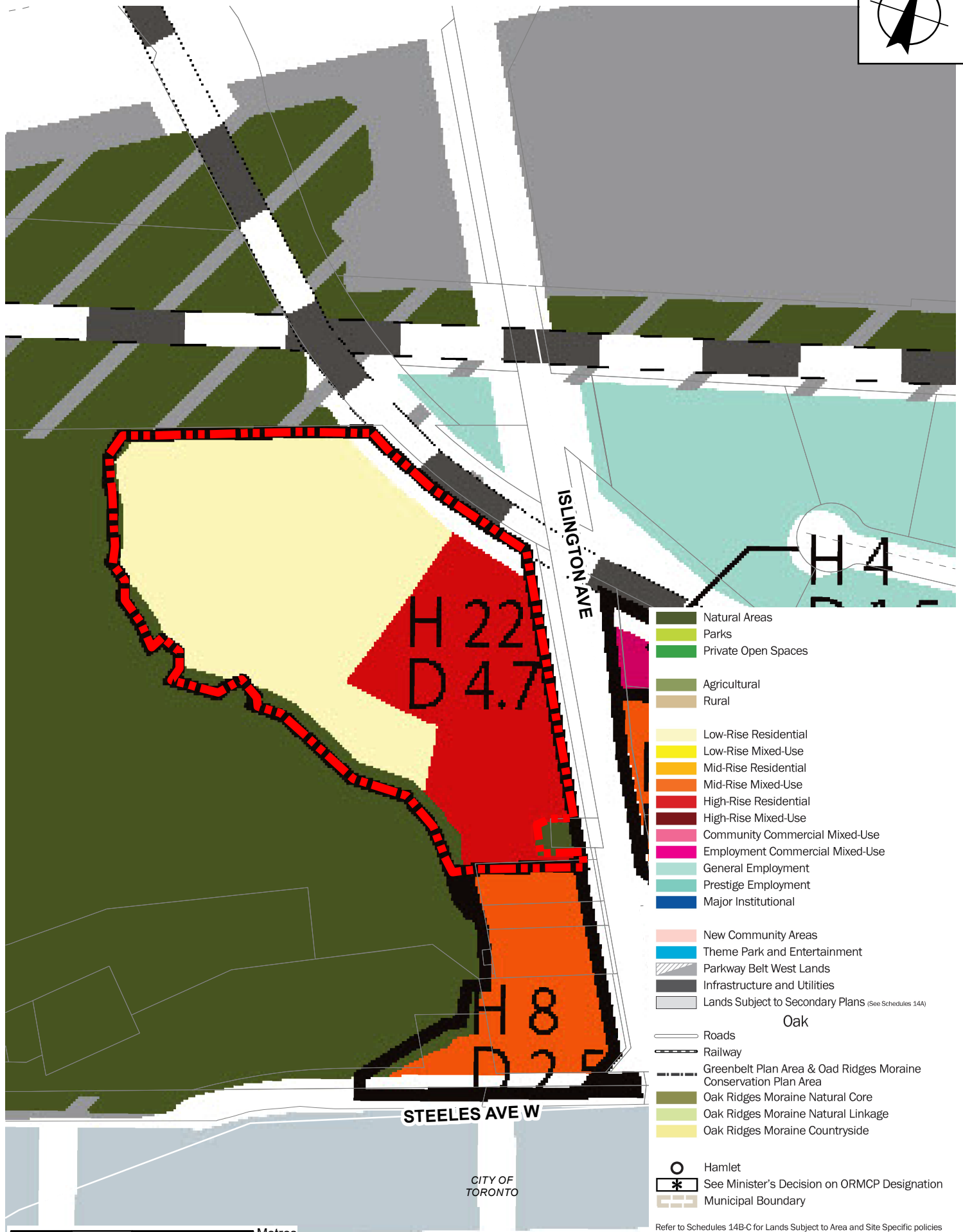
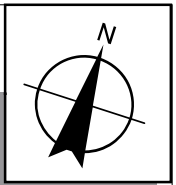
1. Redesignate a portion of the Subject Lands from Low-Rise Residential to High-Rise Residential; and
2. Increase the maximum building height to 32-storeys and decrease the maximum permitted Floor Space Index (FSI) from 4.7 to 4.5 times the area of the lot calculated over the portion of the Subject Lands designated "High-Rise Residential".

On February 17, 2021, Vaughan Council ratified the February 9, 2021 Committee of the Whole recommendation, to approve Official Plan Amendment Application OP.19.013 (Primont (Islington) Inc.) as follows:

1. THAT Official Plan Amendment File OP.19.013 (Primont (Islington) Inc.) BE APPROVED, to amend City of Vaughan Official Plan 2010, Volume 2, Section 13.41 – 7082 Islington Avenue, as follows:
 - a) to redesignate a portion of the Subject Lands, as shown on Attachment 2, from "Low-Rise Residential" to "High-Rise Residential"; and
 - b) to increase the maximum permitted building height for Towers 2 and 3 from 22 to 32-storeys and 30-storeys respectively and decrease the maximum permitted Floor Space Index ('FSI') from 4.7 to 4.5 times the area of the lot calculated over the portion of the Subject Lands to be designated "High-Rise Residential".
2. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of \$850,000 pursuant to Section 37 of the *Planning Act* towards the following potential community benefits, to be finalized and implemented through a Section 37 Density Bonus Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted building height, to the satisfaction of the City:
 - a) off-site improvements / upgrades to existing parks, City-wide trails (Vaughan Super Trail) and community facilities that are above the City's standard level of service; and
 - b) enhanced public access to natural heritage features, ravines and valleylands, including off-site improvements/upgrades.
3. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonus Agreement with the City to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications;
4. THAT Zoning By-law Amendment File Z.19.035 BE APPROVED, to amend Zoning By-law 1-88, specifically site-specific Exception 9(1323), to rezone a portion of the subject lands from "RT1(H) Residential Townhouse Zone" with the Holding Symbol "(H)" to "OS2 Open Space Park Zone", as shown on

Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;

5. THAT the Holding Symbol "(H)", as shown on Attachment 3, shall not be removed from the Subject Lands or any portion thereof, until the existing conditions contained within site-specific Exception 9(1323) and the following additional condition are satisfied:
 - a) That the sanitary sewer connection is resolved to the satisfaction of the City and a Subdivision Agreement has been executed following approval of the Draft Plan of Subdivision, to satisfy all conditions, financial or otherwise from the City, specifically: the construction of all proposed municipal infrastructure, including the sanitary service connection; storm servicing; watermain; and access and consideration for future operation and maintenance of the deep services located in the valleylands system. Said agreement may also be subject to approval from York Region and the Toronto and Region Conservation Authority, and further conditions of approval from external review agencies.
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.



APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT No. 70

FILE: OP.19.013
RELATED FILES: Z.19.035, 19T-17V006, DA.18.015, DA.20.007
LOCATION: Part of Lot 1, Concession 7;
 Part of Lot 26, Plan 9691; 7082 Islington Avenue
APPLICANT: Primont (Islington) Inc.
CITY OF VAUGHAN


**LANDS SUBJECT TO
 AMENDMENT No. 70**