

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 099-2021**

**A By-law to adopt Amendment Number 65 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 65 to the Official Plan 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 22<sup>nd</sup> day of June, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER 65  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 65 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “1”.

Authorized by Item No. 1 of Report No. 22  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
May 18, 2021.

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend Volume 1 – Schedule 14-C, and Volume 2, Section 13 – “Site Specific Policies” to permit 68 back-to-back townhouse units within 3 townhouse blocks with maximum building heights of 12.91 metres as a low rise built form in the Low Rise Residential designation on the Subject Lands identified as ‘Area Subject to Amendment No. 65’ on Schedule “1” attached hereto.

## 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. 65”. The Subject Lands are located on the west side of Atkinson Avenue north of Centre Street, known municipally as 300 Atkinson Avenue with a legal description of Part of Lot 31, Concession 1, City of Vaughan.

## 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 policies support the goal to enhance the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The *Planning Act* requires that Council’s planning decisions be consistent with the PPS.  
  
Back-to-back townhouse units as a built form provide an additional housing option at a density consistent with the Housing polices of the PPS (Section

1.4.3). The Development adds to the variety of unit types in the community and promotes the efficient use of land.

Atkinson Avenue is identified as a Major Collector road on Schedule 9 of VOP 2010 and serviced by York Region Transit bus routes which provide everyday service and connect to higher order transit services. The Subject Lands are located within walking distance to the Viva Next Bathurst Street and Centre Street Rapidway project and existing retail, restaurant, entertainment, community service, and institutional use at Bathurst Street and Centre Street supporting the Settlement Area policies of the PPS ( Section 1.1.1) by providing transit supportive land uses.

2. A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019, as amended 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 protection natural systems and cultivating a culture of conservation. The *Planning Act* requires that Council's decisions conform to, or do not conflict with, the Growth Plan.

The back-to-back townhouse built form would utilize the Subject Lands more efficiently, make use of existing infrastructure and provide housing supportive of the Growth Plan objectives. Section 2.2.1 directs growth to settlement areas and locations with existing or planned transit to achieve complete communities, to provide a range of housing options with connections to existing or planned municipal water and wastewater systems. Accordingly, the Development conforms to the Growth Plan.

3. The York Regional Official Plan ('YROP') designates the Subject Lands "Urban Area", which permits a range of residential, commercial, employment and institutional uses. Section 5.3 of the YROP outlines policies for development within the urban structure by encouraging residential development to occur

within the built-up area as defined by the Province's Built-Up Area Boundary in the Growth Plan. Well-designed pedestrian-friendly and transit-oriented built form is encouraged. The Development will assist in achieving these goals as it includes residential townhouse units with a range of unit sizes that will provide compact development and make more efficient use of the Subject Lands. There are rapidway stops at Bathurst Street and Atkinson Avenue, and Bathurst Street and Centre Street which are both within walking distance.

Section 5.3 of the YROP, Housing our Residents, provides housing objectives to promote an integrated community structure and design to ensure a broad mix and range of lot sizes, housing forms, types and tenures to satisfy the needs of the Region's resident's and workers. The Development is located on a Major Collector road within walking distance to the Bathurst Street and Centre Street transit corridor, promoting a transit supportive density and making efficient use of the Subject Lands. The Amendment is consistent with the YROP as the Development is located within proximity to existing transportation networks and offers residential development with makes efficient use of the Subject Lands.

4. The Subject Lands are designated "Low-Rise Residential" by VOP 2010, Volume 1, Schedule 13. This designation permits detached, semi-detached and townhouse dwellings. The proposed townhouse development represents a similar built form to the standard townhouse units. The back-to-back units are located in the interior of the Subject Lands. VOP 2010 , Policy 2.2.3.3 allows for limited intensification in Community Areas. The Development provides standard townhouse units along the Atkinson road frontage and abutting the existing residential dwellings. The back-to-back built form represents approximately 50% of the Development.

In consideration of the Provincial and Regional policies encouraging intensification within the Urban Boundary, transit supportive development, the Development is considered to be consistent with the Provincial policies, conforms to the YROP, and maintains the intent of VOP 2010.

The statutory Public Hearing was held on June 4, 2019. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 4, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 12, 2019. Subsequently, on May 18, 2021 Vaughan Council ratified the May 4, 2021 Committee of the Whole recommendation, to approval Official Plan and Zoning By-law Amendment Files OP.19.001 and Z.19.002 (300 Atkinson Avenue Inc.).

On June 18, 2019, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.2.7, as it does not adversely affect Regional planning policies or interests.

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

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

1. Amending Volume1, Schedule 14-C, “Areas Subject to Site Specific Policies” of VOP 2010, by adding the Subject Lands identified on Schedule “1” to this Amendment attached hereto municipally know as 300 Atkinson Avenue as item #60
2. Amending Volume 2, Section 13.1 “Areas Subject to Site Specific Policies” by adding the following policy, to be renumbered in sequential order:  
“(OPA # 65) 13.1.1.60 The lands known as 300 Atkinson Avenue Inc. are identified on Schedule 14-C as Item # 60 and are subject to the policies set out in Section 13.61 of this Plan.
3. Adding the following policies to Section 13 - “Site Specific Policies”, by adding the following policy, to be renumbered in sequential order, including the location map of the Subject Lands as per Schedule “1”:  
“(OPA # 65)                    13.61 300 Atkinson Avenue  
    13.61.1 General  
    13.61.1.1 The following policies apply to the land identified

on Map 13.60 A

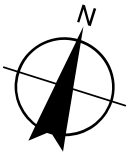
13.61.1.2 Notwithstanding the Policies 9.2.2.1 c. and 9.2.3.2 a. a total of 68 back-to-back townhouse units within 3 townhouse blocks, with maximum building heights of 12.91 metres shall be permitted.

## 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

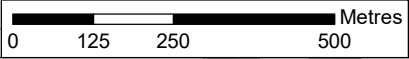
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



**This is Part of Schedule 14-C - Area Subject to  
Area Specific Plans To Vaughan Official Plan 2010, Volume 1**



- AREA SPECIFIC PLANS - CHAPTER 13**
- 4 Thornhill Liberty Lands - 13.5
- 48 1 Promenade Cir. - 13.49 (OPA #46)
- 60 300 Atkinson Avenue - 13.61



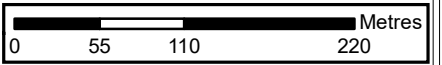
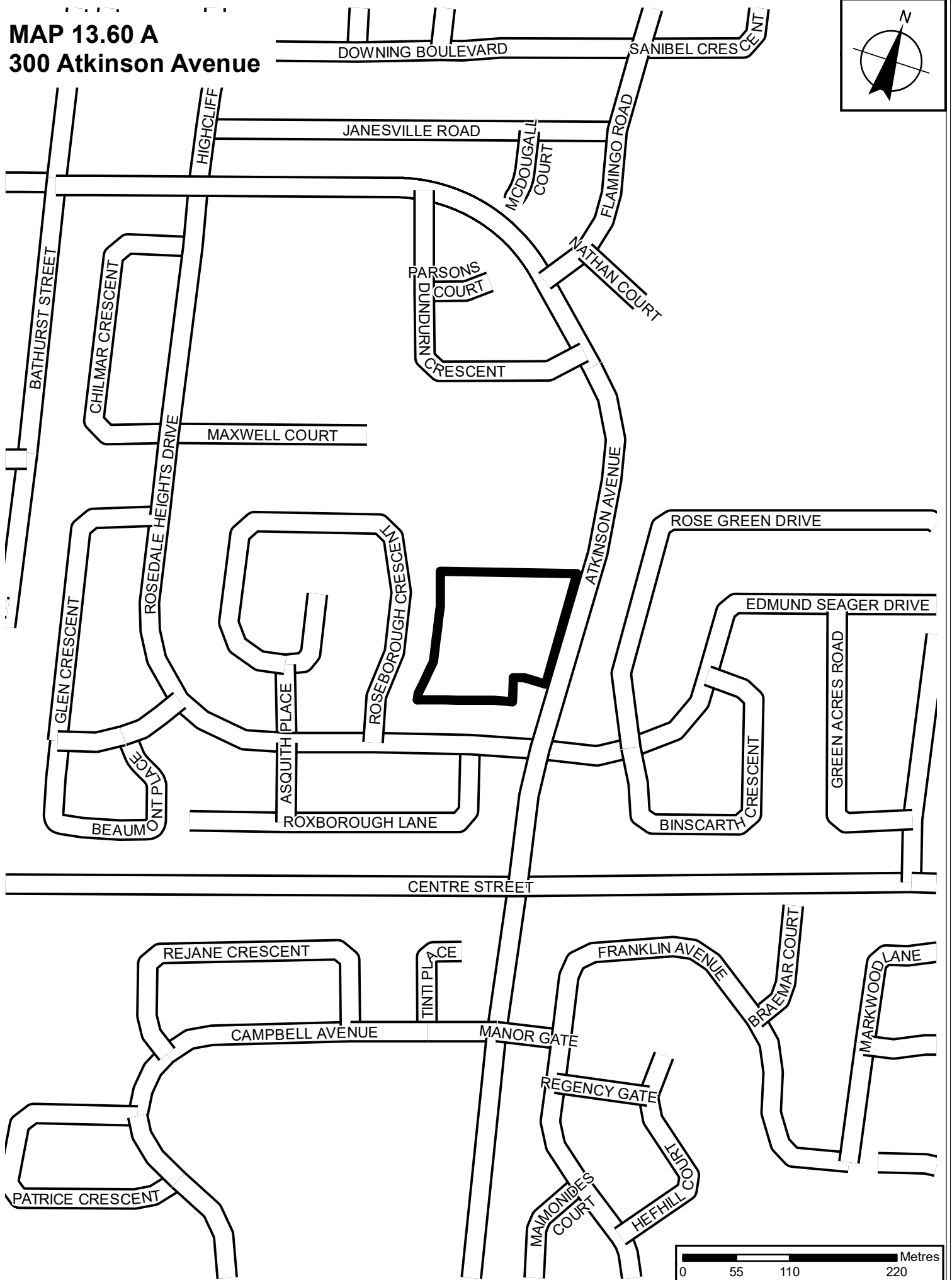
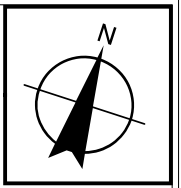
**THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMENDMENT No. 65  
ADOPTED THE 22ND DAY OF JUNE, 2021**

**FILE:** OP.19.001  
**RELATED FILES:** Z.19.002, DA.19.083  
**LOCATION:** Part of Lot 31, Concession 1  
**APPLICANT:** 300 Atkinson Inc.  
**CITY OF VAUGHAN**

**LANDS SUBJECT TO  
AMENDMENT No. 65**



**MAP 13.60 A**  
**300 Atkinson Avenue**



**THIS IS SCHEDULE '2'**  
**TO OFFICIAL PLAN AMENDMENT No. 65**  
**ADOPTED THE 22ND DAY OF JUNE, 2021**

**FILE:** OP.19.001  
**RELATED FILES:** Z.19.002, DA.19.083  
**LOCATION:** Part of Lot 31, Concession 1  
**APPLICANT:** 300 Atkinson Inc.  
**CITY OF VAUGHAN**

 **LANDS SUBJECT TO AMENDMENT No. 65**

## **APPENDIX I**

### **Summary to Official Amendment No. 65**

The Subject Lands are located at 300 Atkinson Avenue, on the west side of Atkinson Avenue, being Part of Lot 31, Concession 1 in the City of Vaughan.

The purpose of this Amendment is to amend the provisions of the Vaughan Official Plan 2010, specifically to amend Volume 1 – Schedule 14 -C, and Volume 2 Section 13 – “Stie Specific Policies” to permit a total of 68 back-to-back townhouse units within 3 townhouse blocks, with maximum building heights of 12.91 metres on the Subject lands.

On May 18, 2021, Vaughan Council ratified the May 4, 2021 Committee of the Whole recommendation, to approve Official Plan Amendment File OP.19.001 (300 Atkinson Avenue Inc.) as follows (in part):

#### **“CITY OF VAUGHAN EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2021**

Item 1, Report No. 22, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2021.

1. 300 ATKINSON INC. OFFICIAL PLAN AMENDMENT FILE OP.19.001  
ZONING BY-LAW AMENDMENT FILE Z.19.002 SITE DEVELOPMENT  
APPLICATION FILE DA.19.083 VICINITY OF ATKINSON AND CENTRE  
STREET

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated May 4, 2021, be approved;
- 2) That the following comments and Communication be received:
  1. Mr. Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan and Communication C4, presentation material, on behalf of the applicant;
  2. Mr. Hoordad Ghandehari, ICON Architects, Yonge Street, Toronto, on behalf of the applicant;
  3. Mr. Joel Hirsch, Roseborough Crescent, Vaughan;
  4. Mr. Cary Weiss, Roseborough Crescent, Vaughan;
  5. Mr. Jeff Bergin Roseborough Crescent, Vaughan;
  6. Mr. Steve Pottins, Edmund Seager Drive, Thornhill; and
- 2) That the coloured elevations submitted by the applicant be received.

#### **Recommendations**

1. THAT Official Plan Amendment File OP.19.001 (300 Atkinson Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 to permit a maximum of 68 back-to-back townhouses in a “Low-Rise Residential” designation on the subject lands.
2. THAT Zoning By-law Amendment File Z.19.002 (300 Atkinson Inc.) BE

APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from "R3 Residential Zone" to "RM2 Multiple Residential Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Committee of Adjustment, if required, to permit minor adjustments to the in-effect Vaughan Zoning By-law before the second anniversary of the day on which the implementing Zoning Bylaw for the Subject Lands comes into full force and effect.
4. THAT Site Development File DA.19.083 (300 Atkinson Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department to permit the development of the subject lands with 114 townhouse units, as shown on Attachments 3 to 8.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

"THAT Site Development File DA.19.083 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 114 townhouse units (349 person equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months."