

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 153-2021

A By-law to adopt Amendment Number 73 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 73 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 16th day of November, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER 73
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 73 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. 1 of Report No. 43
of the Committee of the Whole
Adopted by Vaughan City Council on
October 20, 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 12.15, Map 12.15.A – "Northeast Quadrant of Kipling Avenue and Highway 7" to increase the maximum permitted Floor Space Index ('FSI') from 4.0 to 5.1 times the area of the lot on the lands subject to this Amendment, as shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 73".

This Amendment will facilitate the following with respect to the Subject Lands identified as "Area Subject to Amendment No. 73" on Schedule "1" attached hereto:

1. Permit a maximum FSI of 5.1 times the area of the lot to facilitate the development of a mid-rise mixed-use residential apartment building with at-grade commercial uses located at 2 Lansdowne Avenue.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north-west corner of Lansdowne Avenue and Regional Road 7, and are municipally known as 2 Lansdowne Avenue, being Lots 13, 14, 15, 25 & Pt. Lot 26 on Plan 554, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 73."

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. Section 3 of the *Planning Act* requires that all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The 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 Amendment is consistent with the PPS, specifically Sections 1.1.3.1 to 1.1.3.4, 1.2.1 a), 1.4.3, 1.5.1 and 1.6.6.2 regarding: focusing development to settlement areas; efficient land use patterns; coordination of infrastructure; appropriate development standards to facilitate transit-supportive intensification; promoting publicly accessible and walkable spaces; utilizing municipal services to support intensification; redevelopment and compact form. The Subject Lands are located within a Settlement Area as defined by the PPS.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), as amended, guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. 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) and 2.2.2(2) regarding the achievement of complete communities, supporting a range and mix of housing options and directing the majority of growth to settlement areas. 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.
3. The York Region Official Plan ('YROP') 2010 guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 - Regional Structure by the YROP 2010 which permits a range of residential, industrial, commercial, and institutional uses. Section 5.0 of the YROP 2010 states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region". Section

5.3 of the YROP 2010 encourages intensification within built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use. The Subject Lands abut Regional Road 7 with a planned 22.5 metre right-of-way and is identified as a Regional Rapid Transit Corridor on Schedule 10 – Major Transit Network by VOP 2010 and are serviced by the YRT and Brampton Transit. The Development would offer additional housing types in the form of 1, 2 and 3- bedroom residential apartments, mixed-use development at a transit-supportive density and is located on an existing public transit network supported by the YROP 2010.

4. The Subject Lands are located within a “Community Area” by Schedule 1 - Urban Structure of VOP 2010 and are designated “Mid-Rise Mixed-Use” by VOP 2010, specifically Section 12.15, Volume 2 Map 12.15.A: “Northeast Quadrant of Kipling Avenue and Highway 7” (the ‘Area Specific Plan’), with a maximum permitted building height of 12-storeys and a maximum permitted FSI of 4 times the area of the lot. This designation permits residential and a range of commercial and community uses in mid-rise or institutional building types where the ground floor frontage facing arterial and collector streets are predominantly retail uses. The Area Specific Plan promotes compact transit-oriented development that is also sensitive to the scale of adjacent Low-Rise Residential areas, provides a mix of uses and range of unit types. An amendment to VOP 2010 is required to increase the permitted FSI from 4 to 5.1 times the area of the lot. The Amendment is appropriate for the following additional reasons:

- The Development conforms with the maximum building height of 12-storeys permitted by VOP 2010 and would include ground floor commercial uses to animate the Regional Road 7 street frontage
- The Development would facilitate an appropriate built form by applying building setbacks in accordance with Area Specific Plan Policy 12.15.3.2 e. and building setbacks and 45-degree angular plane as per Policy 12.15.3.3.

5. The statutory Public Meeting was held on February 4, 2020. The recommendation of the Committee of the Whole to receive the Public Meeting report of February 4, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on February 11, 2020. Vaughan Council on October 20, 2021 ratified the October 5, 2021 Committee of the Whole recommendation to approve Official Plan Amendment File OP.19.007 (Avalee (Vaughan) Inc.).
6. York Region, on October 30, 2019, exempted Official Plan Amendment File OP.19.007 from Regional approval in accordance with YROP 2010 Policy 8.3.8 as it does not adversely affect Regional planning policies or interests and is considered a matter of local significance.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

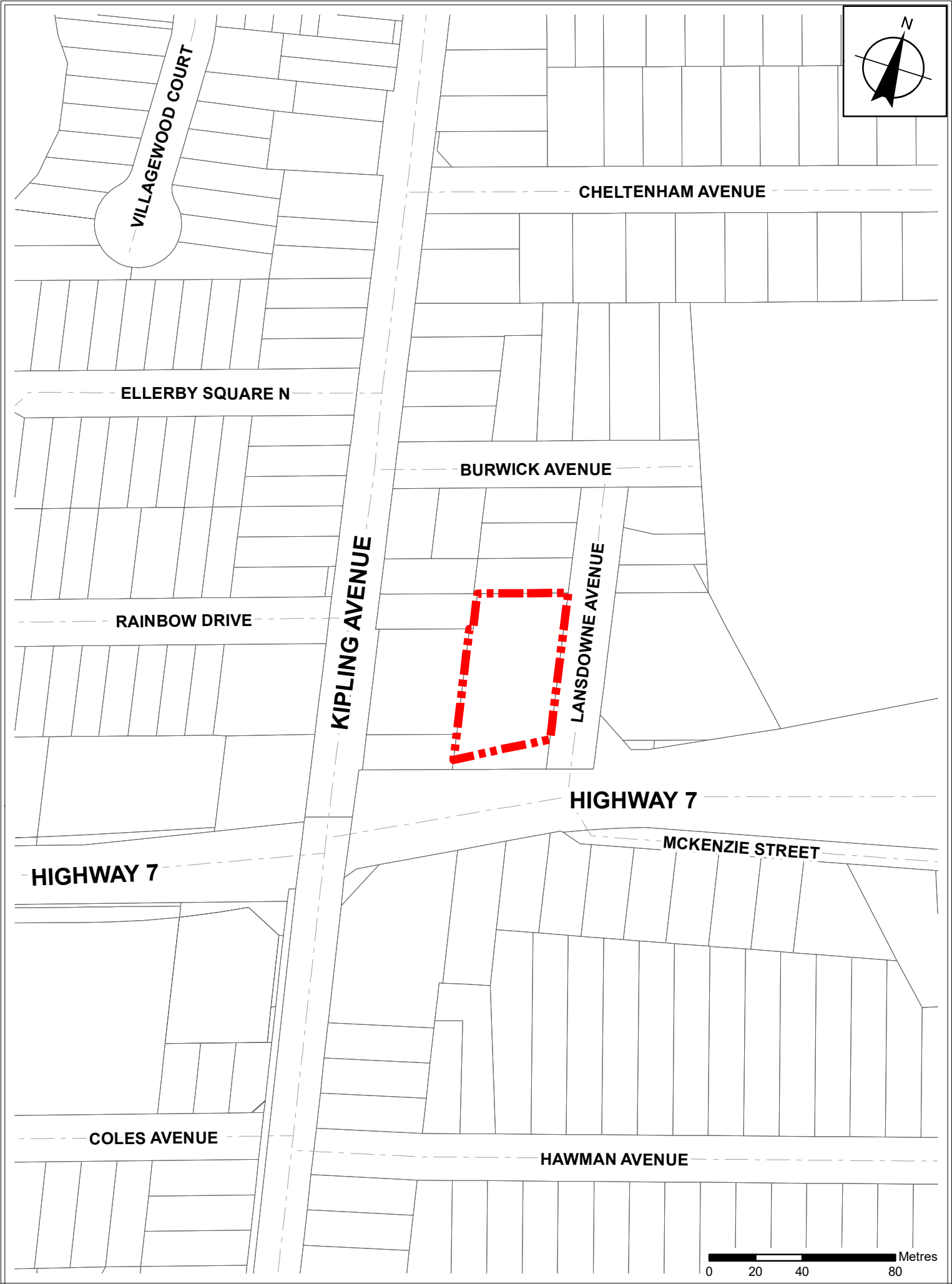
1. Amending Map 12.15.A – “Northeast Quadrant of Kipling Avenue and Highway 7 - Land Use, Density and Building Heights Plan” of VOP 2010, Volume 2, Section 12.15 – “Northeast Quadrant of Kipling Avenue and Highway 7” to identify a maximum FSI of 5.1 times the area of the lot for the Subject Lands; whereas an FSI of 4 times the area of the lot is currently 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.

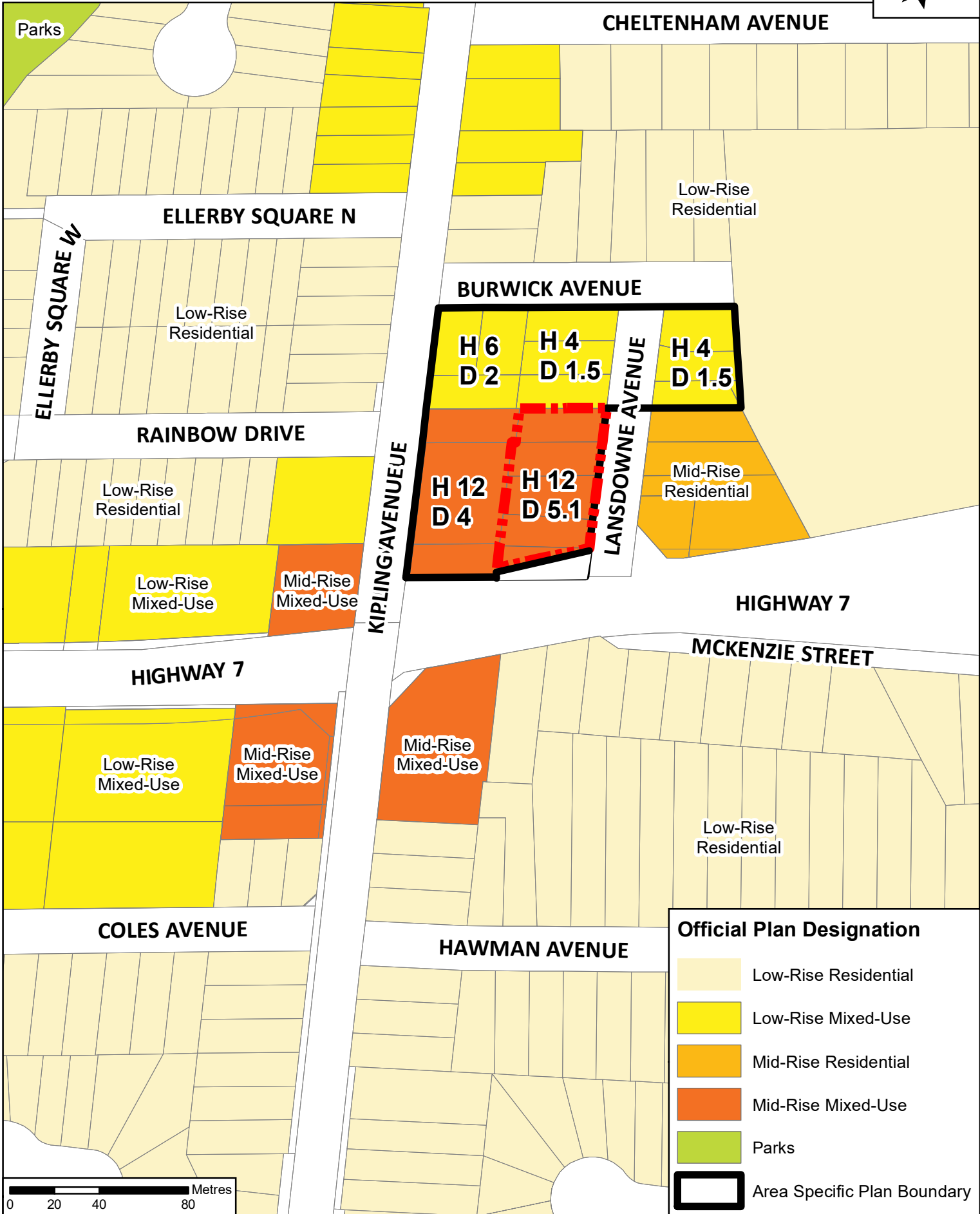
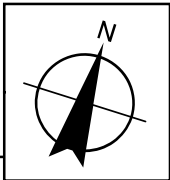


THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 73
ADOPTED THE 16TH DAY OF NOVEMBER, 2021

FILE: OP.19.007
RELATED FILES: Z.19.019. DA.19.069
LOCATION: Lots 13, 14, 15, 25 and
Part Lot 26 on Plan 554; 2 Lansdowne Avenue
APPLICANT: Avalee (Vaughan) Inc.
CITY OF VAUGHAN

 **LANDS SUBJECT TO
AMENDMENT No. 73**

MAP 12.15.A:
Northeast Quadrant of Kipling Avenue and Highway 7 -
Land Use, Density and Building Heights Plan



THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT No. 73
ADOPTED THE 16TH DAY OF NOVEMBER, 2021

FILE: OP.19.007
RELATED FILES: Z.19.019, DA.19.069
LOCATION: Lots 13, 14, 15, 25 and
Part Lot 26 on Plan 554; 2 Lansdowne Avenue
APPLICANT: Avalee (Vaughan) Inc.
CITY OF VAUGHAN

 LANDS SUBJECT TO
AMENDMENT No. 73

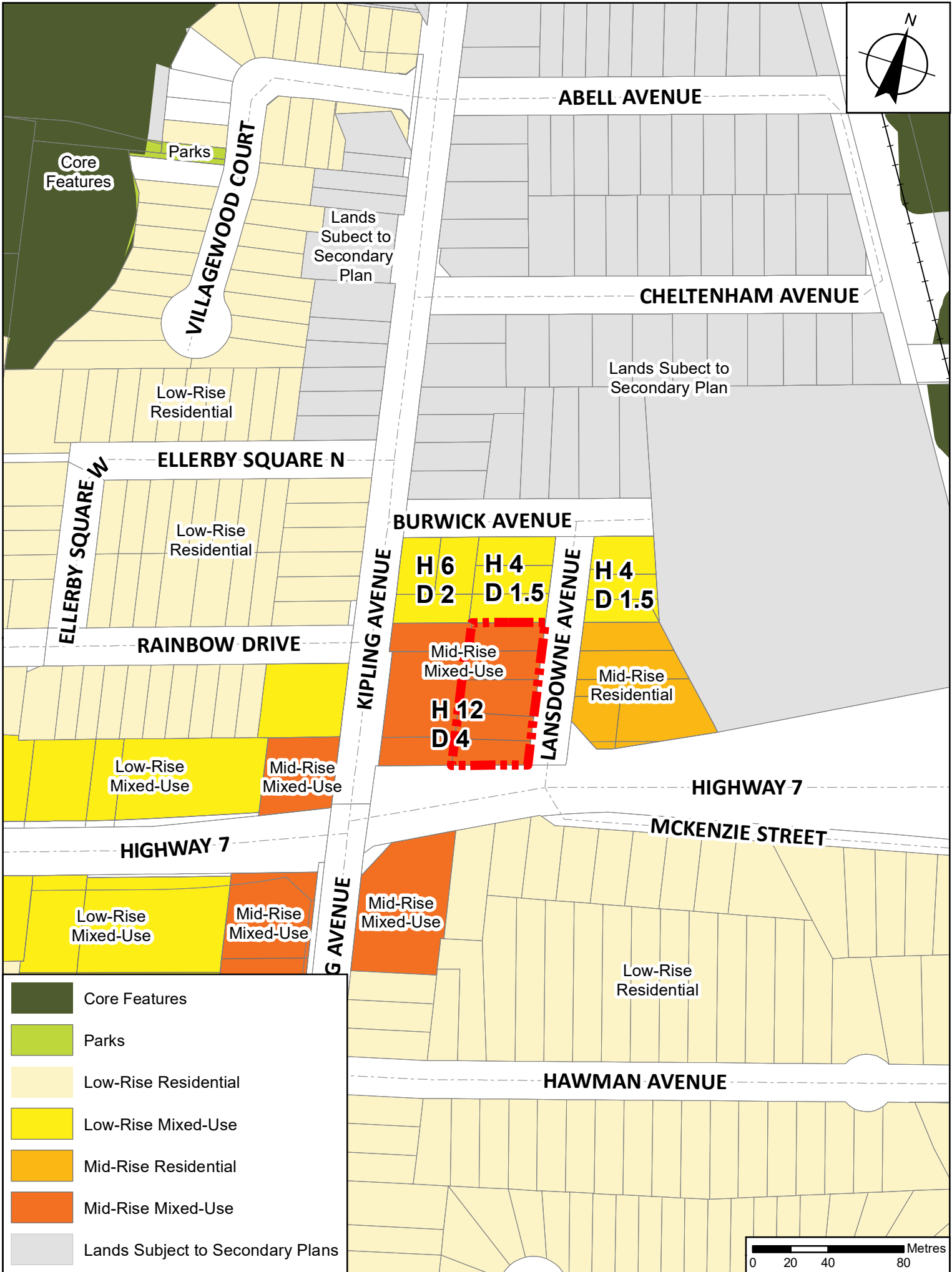
APPENDIX I

The Subject Lands are located on the north-west corner of Lansdowne Avenue and Regional Road 7, and are municipally known as 2 Lansdowne Avenue, being Lots 13, 14, 15, 25 & Pt. Lot 26 on Plan 554 in the City of Vaughan.

The purpose of this Amendment is to increase the maximum permitted FSI from 4.0 to 5.1 times the area of the lot for the Subject Lands.

On October 20, 2021, Vaughan Council ratified the October 5, 2021 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.19.007 (Avalee (Vaughan) Inc.) as follows:

- “1 THAT Official Plan Amendment File OP.19.007 (Avalee (Vaughan) Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010, Volume 2, Section 12.15 - Northeast Quadrant of Kipling Avenue and Highway 7, to increase the maximum permitted Floor Space Index from 4 to 5.1 times the area of the lot.”



APPENDIX II

EXISTING LAND USES

OFFICIAL PLAN AMENDMENT No. 73

FILE: OP.19.007
RELATED FILES: Z.19.019, DA.19.069
LOCATION: Lots 13, 14, 15, 25 and
Part Lot 26 on Plan 554; 2 Lansdowne Avenue
APPLICANT: Avalee (Vaughan) Inc.
CITY OF VAUGHAN

 LANDS SUBJECT TO
AMENDMENT No. 73