

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 116-2017

**A By-law to adopt Amendment Number 18 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 18 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" 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 26<sup>th</sup> day of September, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk

**AMENDMENT NUMBER 18**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedule “1” constitutes Amendment Number 18 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. 12 of Report No. 26  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 27, 2017.

## I PURPOSE

To amend the provisions of Volume 1 and 2 of the Vaughan Official Plan 2010 (VOP 2010) to facilitate a low-rise residential development consisting of 12 semi-detached residential units served by a private driveway for the lands subject to this Amendment as described below and shown 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. The Subject Lands are located on the west side of Pine Valley Drive, south of Langstaff Road and are to the rear of the properties known municipally as 61, 71 and 83 Hayhoe Avenue, Vaughan.

## III BASIS

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

1. The Provincial Policy Statement, 2014 (PPS) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
  - i. Efficiently use land, resources, infrastructure, and public service facilities;
  - ii. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
  - iii. Support active transportation where transit is planned, exists or may be developed.

The proposed development is consistent with the intent of the intensification and housing policies of the PPS by promoting the efficient use of land and supporting a healthy community. More specifically, intensification in the form of semi-detached and townhouse dwelling units has been introduced in the vicinity of the Subject Lands. The proposed development is consistent with the PPS and promotes its goals and objectives.

2. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan promotes increased intensification of the existing built-up areas, with a focus on intensification corridors and plan for a range of and mix of housing. The Subject Lands are within the built-up area and plans for a more diverse and

affordable form of housing than what currently exists. The proposed development conforms with the Growth Plan by directing growth within the built-up area and by promoting transit-supportive densities, in a manner that achieves intensification, while providing an appropriate transition in form and density.

3. The York Region Official Plan 2010 (YROP) identifies the Subject Lands as being located within an "Urban Area" adjacent to a Regional Street. Intensification within the Urban Area "will accommodate a significant portion of the planned growth in the Region". Regional Centres and Regional Corridors are prominent locations for the highest levels of intensification. Growth will also occur in new community areas, towns and villages throughout the Region in areas identified by the local municipalities to accommodate residential and employment growth. The YROP encourages a mix of housing types, including affordable housing within efficient mixed use compact communities at an overall transit supportive density. The proposed development represents a compact built-form, which makes use of existing services and infrastructure and provides an appropriate form of intensification in an area of transition between the arterial street and the more stable residential areas.
4. Based on the current policies of VOP 2010, the recent Ontario Municipal Board approval for semi-detached and townhouse units within the immediate area, and Council adopted Urban Design Guidelines and approved Low-Rise Residential Official Plan Amendment, the proposed semi-detached dwellings are a compatible built-form. The proposed development is unlikely to alter the physical character of the area of the larger residential area because it is located along an arterial street at the periphery of the neighbourhood functioning as a separate block with separate access.

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

The VOP 2010 Volume 1 and 2 is hereby amended by:

1. Amending Schedule 14-C, "Areas Subject to Site Specific Plans" of VOP 2010 by adding the lands on Schedule "1" to this Amendment, attached hereto, as "#38 being the rear portion of 61, 71, and 83 Hayhoe Avenue - 13.39";
2. Amending Section 13.1 Volume 2, "Areas Subject to Site Specific Policies" by adding the following policy, to be renumbered in sequential order:

(OPA #18) 13.1.1.38 The lands known municipally as the rear portion of 61, 71 and 83 Hayhoe Avenue as identified on Schedule 14-C (as item 38) and subject to the policies set out in Section 13.39 of this Plan; and

3. Adding the following policies to Section 13, Volume 2 “Site Specific Policies”, and renumbered in sequential order, including a location map of the Subject Lands as per Schedule “1”:

“(OPA #18) (13.39) (rear portion of 61, 71 and 81 Hayhoe Avenue):

13.39.1 General

13.39.1.1 The following policies shall apply to the lands identified on Map 13.39.A:

- a) Notwithstanding Policy 9.2.3.1, 12 semi-detached residential units served by a private common element condominium road with access and frontage onto Pine Valley Drive shall be permitted on the subject lands. A semi-detached unit is a Low-Rise Residential building, up to three-*storeys* in height, situated on a single parcel and attached to no more than one other residential building situated on a separate single parcel.
- b) The 12 semi-detached dwelling units shall be served by a private common element road with a maximum of 2 driveway access points onto Pine Valley Drive.
- c) The lands shall be developed through a Site Development application requiring Council approval.

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the Vaughan Zoning By-law, and, Draft Plan of Condominium and Site Plan approvals, pursuant to the *Planning Act, R.S.O. 1990, c. P.13*.

## 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.

## APPENDIX I

The lands subject to this Amendment are located on the west side of Pine Valley Drive, south of Langstaff Road being Lots 1, 2, and 3, on Registered Plan of Subdivision 65M -1776 and more specifically being the rear portion of lots that are municipally known as 61, 71 and 83 Hayhoe Avenue, City of Vaughan.

The purpose of this Amendment is to allow the subject lands to be developed with 12 semi-detached lots served by a common element condominium road with access onto Pine Valley Drive.

On June 27, 2017, Vaughan Council ratified amendments to the June 20, 2017, Committee of the Whole recommendation, to approve Official Plan Amendment File OP.14.007. Vaughan Council approved the following recommendation (in part):

1. THAT Official Plan Amendment File OP.14.007 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas), to amend Vaughan Official Plan 2010, specifically to facilitate the development of 12 semi-detached dwelling units served by a private common element condominium road having frontage and access onto Pine Valley Drive.
2. THAT Zoning By-law Amendment File Z.14.028 (Rocco Tatangelo, Joseph Falletta and Ravinder Singh Minhas), to amend Zoning By-law 1-88, for the subject lands specifically to rezone the subject lands shown on Attachments #1 and #2, specifically to rezone the rear portion of the subject lands abutting Pine Valley Drive from R1 Residential Zone, subject to Exception 9(192) (southerly portion), to R5(H) Residential Zone with the Holding Symbol '(H)' to permit the development of 12 semi-detached units served by a privately owned and maintained common elements, including private road and visitor parking spaces (to be managed by the future condominium corporation), in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall submit a Site Development Application to enable a detailed review of, but not limited to, the site organization, the required land conveyance, access and drainage to be to satisfaction of the City, and, the Owner shall successfully obtain approval of the Site Development Application from Vaughan Council, and satisfy all conditions of Council.
  - a) THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned R5(H) Residential Zone until such time as Council has reserved the allocation of sewage capacity from the York Sewage Servicing/Water Supply System for the proposed development; and
  - b) THAT a Site Development Application be approved by Council.