

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 130-2017

A By-law to adopt Amendment Number 19 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 19 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 24th day of October 24, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

**AMENDMENT NUMBER 19
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule “1” constitute Amendment Number 19 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. 21 of Report No. 21
of the Committee of the Whole
Adopted by Vaughan City Council on
June 5, 2017.

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 1, Sections 3.2.3.4 c) regarding minimum vegetation protection zones to woodlands, and Sections 9.1.2.2 and 9.1.2.3 regarding the compatibility of new development within established Community Areas, to permit:

1. A 6.6 m wide (at the pinch-point) minimum vegetation protection zone, as measured from the staked dripline of the woodland, for a total minimum environmental buffer area of 2,054 m²; and
2. The development of 56 lots for detached dwellings, 8 part blocks to be combined with future part blocks on the adjacent lands to the east to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 townhouse dwelling units fronting onto an extension of Via Borghese and two new public streets.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Major Mackenzie Drive, east of Pine Valley Drive, and are municipally known as 11, 31 and 51 Woodend Place, being Part of Lot 20, Concession 6, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 19."

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, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and establishes the framework for regulating the development of land. The PPS is applied province-wide and provides direction to support complete communities, a strong economy and a clean and healthy environment. The policies of the PPS focus growth and development to "Settlement Areas". This Amendment is consistent with the policy objectives of the PPS, as the Subject Lands are located within a Settlement Area as defined by the PPS. The Subject Lands are located along Major Mackenzie Drive, a planned Regional Transit Priority Network and Regional Cycling Network, and are in close proximity to existing retail and service commercial uses. The location of the Subject Lands supports alternate modes of transportation such as transit, cycling and walking. The proposed development is consistent with the intent of the Settlement Areas and housing policies, which promote the

efficient use of land, and which support healthy communities. The location of the Subject Lands maximizes the use of existing infrastructure and minimizes land consumption. The subject development will provide a greater variety of housing options for the City of Vaughan, thereby contributing to the projected housing needs.

2. The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds on the PPS to establish a unique land use planning framework that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan enables the development of regional growth plans that guide government investments and land use planning policies. The Growth Plan promotes the achievement of complete communities that are designed to support healthy and active living, prioritizes intensification and higher densities that make efficient use of land and infrastructure, protects the natural environment, supports transit viability, and encourages a range and mix of housing options. This Amendment is consistent with the objectives of the Growth Plan as it optimizes the use of the existing land supply, makes efficient use of existing infrastructure, enhances and restores the natural environment, is located adjacent to a Regional Transit Priority Network, and provides a range and mix of housing at a density that is transit-support and supportive of complete communities.
3. The York Region Official Plan (YROP) designates the Subject Lands as “Urban Area”, which permits a range of residential, commercial, employment and institutional uses. The Subject Lands front onto Major Mackenzie Drive, which is a “Regional Transit Priority Network” and a planned regional cycling route. In support of transit-infrastructure, the YROP establishes a policy framework that encourages a broad range of housing types within efficient and compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. This Amendment is consistent with the YROP as the proposed development would permit transit-supportive density on a regional transit priority corridor, diversifies the housing options found in the community by offering a mix of housing options (single detached dwellings of varying sizes and townhouses), and creates new pedestrian connections to Major Mackenzie Drive. The proposed residential development is consistent with the YROP policy objectives.
4. Vaughan Official Plan 2010 (VOP 2010) establishes that Core Features are made up of natural heritage components, such as woodlands, and their minimum vegetation protection zone (MVPZ). Section 3.2.3.11 of VOP 2010 permits minor modifications to the boundaries and alignment of Core Features, which includes the MVPZ, where environmental studies submitted

as part of the development review process, to the satisfaction of the City and the Toronto and Region Conservation Authority, provide an appropriate rationale for such minor modifications, and include measures to maintain overall habitat area and enhance ecosystem function. In support of this alignment, the Owner has provided a Woodlot Buffer Calculation Methodology and Environmental Impact Study (EIS) which demonstrates a net gain is achieved when an averaged MVZP is measured from the staked dripline or property line. A MVZP of 10 m taken exclusively from the southerly property line results in an environmental buffer having a total area of 1,712 m², whereas a MVZP that is an average of 10 m and includes a 6.6 m buffer at the narrowest point, results in an environmental buffer having a total area of 2,054 m². The proposed development, with the adjusted MVPZ, results in an overall buffer area that is 342 m² larger than what is prescribed by Section 3.2.3.4 of VOP 2010.

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 and size, built form, setbacks and character. The proposed residential development provides an appropriate transition between two, existing and established neighbourhoods located on either side of the Subject Lands.

West of the Subject Lands is an established estate subdivision, bounded by Woodend Place to the east, Major Mackenzie Drive to the north, the Kleinburg Woods to the south and within the interior, and Pine Valley Drive to the west. The westerly portion of the Subject Lands will be developed with detached dwellings on lots with frontages ranging between 7.6 m to 15.7 m, and a flankage yard to one townhouse unit. This portion of the plan will front three, existing estate residential dwellings with a minimum lot frontage of 45 m, located on the west side of Woodend Place. In consideration of this Amendment, the residential lot fabric that was created by Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.); the creation of Block 42, Plan 65M-4149; and the evolving character of the surrounding community was comprehensively reviewed.

Through Council's approval of Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) a residential development with smaller lots than the abutting lands and a grid-like road network was established directly abutting the Woodend Place estate subdivision. The approved residential development established a more efficient public road network, and created a transitional residential development from the existing estate subdivision to the west which consisted of a larger lot fabric (Woodend Place community) to the more modest and dense lot fabric located to the east of the Subject Lands (Via Borghese community).

Future development was anticipated in this area of the Vellore Village Block Plan (Block 39), based on the zoning of a 6 m reserve block (being Block 42, Plan 65M-4149) to an RD2(H) Zone

on the westerly limits of the Via Borghese community. When Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) was approved it was recognized that future development may encroach further west, into the Woodend Place estate residential subdivision, and a Holding Symbol "(H)" was placed on Block 42. The removal of the "(H)" is dependent on the City approving development on the adjoining lands to the west (being the Subject Lands) and allocating sufficient capacity to service the lands, as outlined in Zoning By-law 1-88 Exception 9(1281).

Beyond the abutting lands to the west and within in the surrounding community, the introduction of a more intense building typology was introduced in 2012 with Council's approval of a 6-storey, adult life-style/seniors apartment building (1668872 Ontario Inc. c/o Royal Pine Homes) located at 9909 Pine Valley Drive, approximately 150 m south of Major Mackenzie Drive. The approved building contains 98-units and has a Floor Space Index of 1.765 times the area of the lot.

Directly north of this approved apartment building, the lands located in the southeast quadrant of Major Mackenzie Drive and Pine Valley Drive, municipally known as 4433, 4455 and 4477 Major Mackenzie Drive are subject to Site Specific Policy Section 13.15 – "South East Corner of Major Mackenzie Drive and Pine Valley Drive" to ensure comprehensive planning for this area. Section 13.15 is a Council directed policy that states in part "in consideration of a development application identified on Map 13.15.A Council may initiate a study of all or part of the lands". The intent of Section 13.15 is to identify the evolving character of the south-east corner of Pine Valley Drive and Major Mackenzie Drive, with respect to land use, urban design, environmental and heritage potential, and traffic impact.

In consideration of the above, it has been demonstrated that the proposed development meets the intent of the "Community Area" policies of VOP 2010, and provides a low-rise residential development that is appropriate and compatible, but not identical, with surrounding development and will have no adverse impacts on the surrounding communities.

6. The statutory Public Hearing was held on May 3, 2016. The recommendation of the Committee of the Whole was to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Vaughan Council on May 17, 2016. Subsequently on June 5, 2017, Vaughan Council ratified the May 23, 2017, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.16.003, Z.15.032 and 19T-15V011 (CountryWide Homes Woodend Place Inc.).

7. On July 15, 2016, 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.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Amending Volume 1, Schedule 14-C “Areas Subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedules “1” to this Amendment, attached hereto as “#37 – 11, 31 and 51 Woodend Place”.

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 #19) 13.1.1.37 The lands municipally known as 11, 31 and 51 Woodend Place are identified on Schedule 14-C (as Item #37) and are subject to the policies set out in Section 13.38 of this Plan."

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

"(OPA #19) 13.38	11, 31 and 51 Woodend Place
13.38.1	General
13.38.1.1	The following policies shall apply to the lands identified on Map 13.38.A.
13.38.1.2	Notwithstanding the policy contained in Section 3.2.3.4 respecting minimum vegetation protection zones to woodlands, the lands identified on Map 13.38.A, shall be permitted to be developed with a 6.6 m wide (at the pinch-point) minimum vegetation protection zone, as measured from the staked dripline of the woodland, for a total minimum environmental buffer area of 2,054 m ² .

13.38.1.3 Notwithstanding the policies of Sections 9.1.2.2 and 9.1.2.3 respecting new development within an established Community Area, the lands identified on Map 13.38.A, shall be permitted to be developed with 56 lots for detached dwellings, 8 part blocks to be combined with future part blocks on the adjacent lands to the east to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 townhouse dwelling units fronting onto an extension of Via Borghese and two new public streets. Site-specific development standards shall be established in the implementing zoning by-law.”

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 Draft Plan of Subdivision Approval, 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 Subject Lands are located on the south side of Major Mackenzie Drive, east of Pine Valley Drive, and are municipally known as 11, 31 and 51 Woodend Place, being Part of Lot 20, Concession 6, in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 (VOP 2010) to permit the development of 56 lots for single detached dwellings, 8 part blocks for 8 future detached dwellings, 4 blocks for 22 townhouse dwellings, open space blocks, and the extension of the public road network on the Subject Lands.

On June 5, 2017, Vaughan Council ratified the May 23, 2017, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) as follows:

- “1. THAT Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #2 and #3, specifically:
 - a) Section 3.2.3.4 c) Core Features, to permit a 6.6 metre wide (at the pinch-point) minimum vegetation protection zone, as measured from the staked dripline of the woodlot, for a total environmental buffer area of 2,054 m², whereas a consistent 10 m minimum vegetation protection zone, as measured from the staked dripline of the woodlot, is required and would result in a total environmental buffer area of 1,712 m²; and
 - b) Sections 9.1.2.2 and 9.1.2.3 respecting new development within established “Community Areas” to permit the development of 56 detached dwelling units and 8 part blocks to be combined with the adjacent lands to form full lots for detached dwelling units, all on lots with frontages ranging from 7.6 m to 15 m metres, and 22 street townhouse units, as shown on Attachment #6.
2. THAT Zoning By-law Amendment File Z.15.032 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RR Rural Residential Zone to OS4 Open Space Woodlot Zone, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Four, and RT1(H) Residential Townhouse Zone all with a Holding Symbol “(H)”, in the manner shown on Attachment #6, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and subject to the following conditions:
 - a) the Holding Symbol “(H)” shall not be removed from the subject lands until such time that:
 - i) the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the Development Engineering and Infrastructure Planning Department and the Environmental Services Department; and
 - ii) the lands zoned RD2(H) Residential Detached Zone Two (Blocks 61 to 68 inclusive), located at the most easterly limit of the subject lands, are acquired by the Owner and combined with the lands legally known as Block 42, Plan 65M-4149 to create 8 residential lots.
3. THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks to be combined with the adjacent Block 42, Plan 65M-4149 to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 street townhouse dwelling units in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #1 of this report.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (approximately 292 persons equivalent).”
5. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall resolve their Ontario Municipal Board appeal (Appeal #121) of Vaughan Official Plan 2010 as it pertains to the subject lands, to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.

6. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42 on Plan 65M-4149, to achieve consistent zoning for the future lot with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1 of this report. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee.
7. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Part Lot Control Exemption application to establish the lot fabric on Block 42, Plan 65M-4149 to align with Blocks 61 to 68 inclusive on the subject Draft Plan to create 8 full lots for future detached dwellings.
8. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within the Block 39 (North-West) Developer's Group to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 39 (North-West). This agreement shall also include a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands."






NOT TO SCALE

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 19

AREA SUBJECT TO
AMENDMENT No. 19



Legend

-  Natural Areas
-  Parks
-  Low-Rise Residential

FILE No. OPA #19 & OP.16.003
 RELATED FILES: Z.15.032 & 19T-15V011
 LOCATION: Part of Lot 20, Concession 6
 APPLICANT: COUNTRYWIDE HOMES WOODEND PLACE INC.
 CITY OF VAUGHAN