

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 247-2024**

**A By-law to adopt Amendment Number 128 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 128 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.

Voted in favour by City of Vaughan Council this 17<sup>th</sup> day of December, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 44 of the Committee of the Whole.  
Report adopted by Vaughan City Council on December 17, 2024.  
City Council voted in favour of this by-law on December 17, 2024.  
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**

**AMENDMENT NUMBER 128**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, and “2” constitute Amendment Number 128 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.

## 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 13.16 North West Corner of Steeles Avenue and Kipling Avenue (the 'Amendment') on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 128" on Schedule "1" attached hereto:

1. Amend Map "13.16.A: NW Corner of Steeles Ave. & Kipling Ave." by identifying the Subject Lands as "Area B", as shown on Schedule "2" attached hereto.
2. Permit up to 7 attached residential units in a townhouse row for Block 33.
3. Permit back-to-back stacked townhouse use.
4. Permit back-to-back stacked townhouses up to four (4) storeys in height for Block 36.
5. Permit semi-detached uses for Block 34.
6. Permit street townhouses and back-to-back stacked townhouses, to front on a private road and not be required to provide a front yard and/or front door facing the public street.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located at 5390 Steeles Avenue West on the north side of Steeles Avenue West, west of Kipling Avenue, being Part of Lot 1, Concession 8, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 128".

## III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Planning Statement, 2024 ('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 for appropriate development while ensuring that public health and safety, and the quality of the natural and built environments are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario “shall be consistent with” the PPS. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:

- a. Facilitates a compact urban form through the intensification of underutilized lands in the City’s established Settlement Area where full municipal services exist;
- b. Efficiently use land, resources, infrastructure, and public service facilities; and
- c. Are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

In consideration of the above, the Amendment is consistent with the PPS.

2. The York Region Official Plan 2022 (YROP 2022) guides economic, environmental, and community building decisions across York Region. The YROP 2022 designates the Subject Lands as Urban Area on Map 1 - Regional Structure which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Amendment supports the YROP 2022 policies to provide for a more dense and more intense development on a parcel of land to accommodate future population growth. The Development is characteristic of a more compact development pattern that will contribute to the wider area developing into a complete community. The Amendment conforms to the YROP 2022.
3. The Subject Lands are designated Community Areas on Volume 1, Schedule 1 - Urban Structure and Community Commercial Mixed Use and Natural Areas on Volume 1, Schedule 13 – Land Use and subject to Volume 2, Area Specific Policy 13.16 North West Corner of Steeles Avenue and Kipling Avenue. The site specific policy area anticipates Low-Rise Residential uses in the form of townhouses and back-to-back townhouses and the proposed amendment implements the anticipated uses and proposes additional residential uses compatible with the residential uses already anticipated.

In consideration of the above, the proposed amendments are appropriate and supported by the policies of VOP 2010 as they relate to scale and design of built form, diversification of housing opportunities.

4. The Statutory Public Meeting was held on October 8, 2024. The recommendation of the Committee of the Whole to receive the Public Meeting report of October 8, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on December 17, 2024, when Vaughan Council approved Official Plan Amendment File OP.21.012, (Woodbridge Park Limited).

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

VOP 2010, Volume 2, Section 13.16 North West Corner of Steeles Avenue and Kipling Avenue is hereby amended by:

1. Amending “Map 13.16.A: NW Corner of Steeles Ave. & Kipling Ave.” by adding the “Area B” designation and identifying the Subject Lands as “Area B”, as shown on Schedule “2” attached hereto and;
2. Amending Volume 2, Chapter Site Specific Policies, Section 13.16 North West Corner of Steeles Avenue and Kipling Avenue by adding the following policy, to be renumbered in sequential order:

“(OPA #128) 13.16.1.3 The following shall be permitted on the lands identified as

**Area B** on Map 13.16.A:

- a. Low-Rise Residential uses in the form of the following building types: townhouses, back-to-back townhouses, back-to-back stacked townhouses, and semi-detached houses.
- b. Retail, restaurant and service commercial uses.
- c. Notwithstanding Policy 9.2.3.2 a) of Volume 1 of VOP 2010, one block of townhouses may be in a row of up to 7 attached residential units.

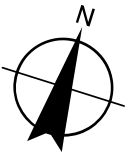
- d. Back-to-back stacked townhouses are subject to Policy 9.2.3.3 of Volume 1 of VOP 2010.
- e. Notwithstanding Policy 9.2.3.2 d) and 9.2.3.3 d) of Volume 1 of VOP 2010, townhouses, back-to-back townhouses, and back-to-back stacked townhouses may face a private street and units are not required to provide a front yard and/or front door facing the public street.”

## 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 001-2021, 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.



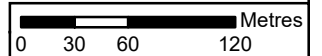
HIGHWAY 407

C.N.R.

SAINTFIELD DRIVE

STEELES AVENUE WEST

CITY OF  
TORONTO



This is Schedule '1'  
To Official Plan Amendment No. 128  
Adopted the 17th Day Of December, 2024

**File:** OP.21.012

**Related File:** Z.21.019

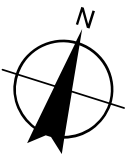
**Location:** Part of Lot 1, Concession 8

**Applicant:** Woodbridge Park Limited

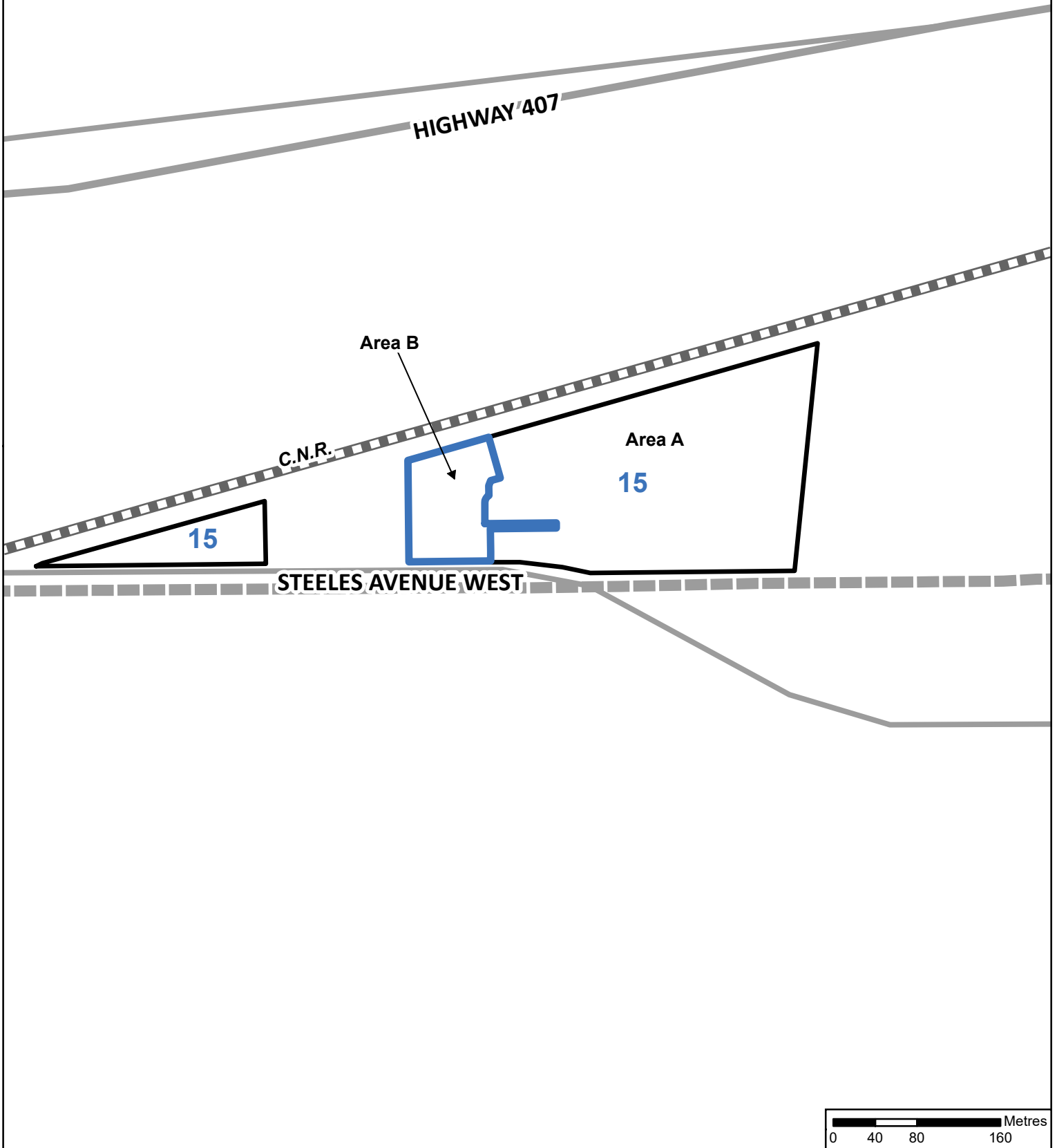
**City of Vaughan**



Lands Subject to  
Amendment No. 128



**Map 13.16.A:  
NW Corner of Steeles Ave. & Kipling Ave.**



**This is Schedule '2'  
To Official Plan Amendment No. 128  
Adopted the 17th Day Of December, 2024**

**File:** OP.21.012

**Related File:** Z.21.019

**Location:** Part of Lot 1, Concession 8

**Applicant:** Woodbridge Park Limited

**City of Vaughan**



**Lands Subject to  
Amendment No. 128**



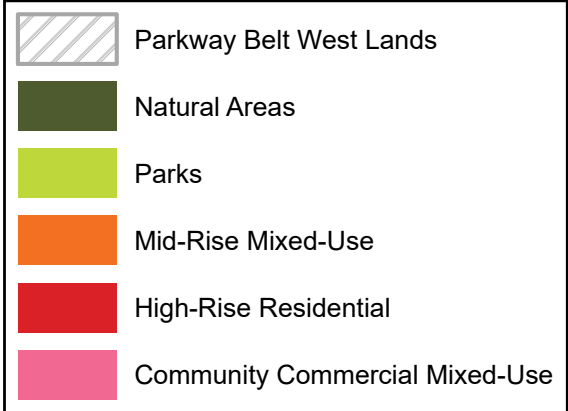
## APPENDIX I

The Subject Lands are located on north of Steeles Avenue West and west of Kipling Avenue, municipally known as 5390 Steeles Avenue West, in the City of Vaughan.

The purpose of this Amendment is to amend Site-Specific Policy 13.16 North West Corner of Steeles Avenue and Kipling Avenue to allow for 11 back-to-back stacked townhouses and 2 semi-detached dwellings, and seek a site specific exception from certain policies respecting the number of attached townhouse units, and remove the requirement for a front yard and front door facing a public street, for the proposed 32 unit development on the Subject Lands.


On December 17, 2024, Vaughan Council ratified the December 3, 2024, recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.21.012 (Woodbridge Park Limited) as follows (in part):

- “1. THAT Official Plan Amendment File OP.21.012 (Woodbridge Park Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Area Specific Policy 13.16 - North West Corner of Steeles Avenue and Kipling Avenue, for the subject lands shown on Attachment 1 to permit the following:
  - a) back-to-back stacked townhouse uses
  - b) back-to-back stacked townhouses up to four (4) storeys in height for one (1) block (Block 36)
  - c) semi-detached uses
  - d) an increase to the number of attached residential units in a townhouse row to seven (7) units for one (1) block (Block 33)
  - e) townhouses and back-to-back stacked townhouses, to front on a private road and not be required to provide a front yard and/or front door facing the public street”



## Appendix II Existing Land Uses Official Plan Amendment No. 128

**File:** OP.21.012  
**Related File:** Z.21.019  
**Location:** Part of Lot 1, Concession 8  
**Applicant:** Woodbridge Park Limited  
**City of Vaughan**

 Lands Subject to  
Amendment No. 128