

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 081-2013

A By-law to adopt Amendment Number 734 to the Official Plan of 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 734 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "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 25th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 21 of Report No. 19
of the Committee of the Whole
Adopted by Vaughan City Council on
May 14, 2013

AMENDMENT NUMBER 734
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 734 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 734.

Also attached hereto but not constituting parts of the Amendment are Appendices "I" and "II".

Authorized by Item No. 21 of Report No. 19
of the of the Committee of the Whole
Adopted by Vaughan City Council on
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I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment #240 (Woodbridge Community Plan) as amended by Official Plan Amendment #695 (Kipling Avenue Corridor Study). This Amendment will redesignate the Subject Lands from “High Density Residential Neighbourhood”, “Mid Density Mixed Use” and “Parkettes” to “Mid Density Mixed Use” with site-specific policies to permit a townhouse development with a maximum of 56 townhouse units, 1 detached unit, and 1 semi-detached unit and the preservation of 1 heritage dwelling and 2 contributing heritage dwellings.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands") are shown on Schedules "1" and "2" attached hereto as “Area Subject to Amendment No. 734”. The Subject Lands are located on the west side of Kipling Avenue, south of Gordon Drive, and east of the Canadian Pacific Railway line being Part of Lot 9, Concession 8, known municipally as 8222, 8228, 8234, 8238, 8246, and 8248 Kipling Avenue, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan No. 240 (Woodbridge Community Plan) as amended by Official Plan Amendment #695 (Kipling Avenue Corridor Study), to redesignate the Subject Lands from “High Density Residential Neighbourhood”, “Mid Density Mixed Use” and “Parkettes” to “Mid Density Mixed Use” thereby removing the “Parkettes” and “High Density Residential Neighbourhood” designations and a north/south road as identified in OPA #695 from the Subject Lands to facilitate a townhouse development with a maximum of 56 townhouse units, 1 detached unit, 1 semi-detached unit and the preservation of 1 heritage dwelling and 2 contributing heritage dwellings is based on the following considerations:

1. The development of the Subject Lands is consistent with the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and adds to the range of housing types available in the community. The proposal is also consistent with Provincial initiatives supporting intensification that is planned and coordinated within built-up areas that have a compact form, and a density that allow for the efficient use of land, infrastructure and public safety.
2. The proposed development is consistent with the Growth Plan by directing and focusing growth to a local corridor.

3. The Region of York Official Plan designates the Subject Lands as “Urban Area”. The proposed development of the Subject Lands is consistent with the Regional Official Plan Policies that direct development to existing built-up portions of the urban area and provides for a wide range of housing options for future residents.
4. The proposed development is located within a land use context comprised of single detached and, multiple residential uses. The proposed development would provide a built form that is compatible with the existing development in the area and introduces a mix of housing types into the area, which maintains the character of the area.
5. Kipling Avenue has the highest concentration of heritage resources within the corridor, and therefore, the preservation of the heritage dwelling (8228 Kipling Avenue) and two heritage contributing dwellings (8236 and 8248 Kipling Avenue) is essential in maintaining the heritage resources and the heritage character of the area.

Having received a statutory Public Hearing held on November 27, 2012, on May 14, 2013, Vaughan Council approved Official Plan Amendment File OP.12.017 (Kipco Lands Development Ltd.) to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #695 (Kipling Avenue Corridor Study), specifically to redesignate the Subject Lands from “High Density Residential Neighbourhood”, “Mid Density Mixed Use” and “Parkettes” to “Mid Density Mixed Use” to permit a townhouse development with a maximum of 56 townhouse units, 1 detached unit, 1 semi-detached unit and the preservation of 1 heritage dwelling and 2 contributing heritage dwellings.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment #240 (Woodbridge Community Plan), as amended by Amendment No. 695 (Kipling Avenue Corridor Study), to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Redesignating the subject lands from “High Density Residential Neighbourhood”, “Mid Density Mixed Use” and “Parkettes” to “Mid Density Mixed Use” to permit a townhouse development with a maximum of 56 townhouse units, 1 detached unit, 1 semi-detached unit and the preservation of 1 heritage dwelling and 2 contributing heritage dwellings.

2. Adding the following Paragraph to Section 3.1.2 “Mid Density Mixed Use” of OPA #695:

“(OPA #734) Notwithstanding the above, the lands designated “Mid Density Mixed Use” and subject to Amendment #734 located on the west side of Kipling Avenue, south of Gordon Drive, and east of the Canadian Pacific Railway line being Part of Lot 9, Concession 8, known municipally as 8222, 8228, 8234, 8238, 8246, and 8248 Kipling Avenue, in the City of Vaughan may be developed with a maximum of 56 townhouse units, 1 detached unit, 1 semi-detached unit and the preservation of 1 heritage dwelling (8228 Kipling Avenue) and 2 contributing heritage dwellings (8236 and 8248 Kipling Avenue), subject to the following policies:

- i) all residential development shall be on full municipal water and sanitary services; and,
 - ii) prior to the enactment of the implementing Zoning By-law and Site Plan Approval, the final building elevations shall be approved by the Heritage Vaughan Committee to ensure conformity with the Woodbridge Heritage Conservation District Plan (OPA #734).”
3. Deleting Schedule 3.0 “Land Use” to Amendment #695 (Kipling Avenue Corridor Study) and substituting therefor Schedule 3.0 Land Use attached hereto as Schedule “1”.
 4. Deleting Schedule 3.2 “Mid Density Mixed Use” to Amendment #695 and substituting therefor Schedule 3.2 “Mid Density Mixed Use” attached hereto as Schedule “2”.

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 City of Vaughan Comprehensive Zoning By-law 1-88, Site Plan Approval, Draft Plan of Condominium and Part-Lot Control, 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.

APPENDIX I

The Subject Lands are located on the west side of Kipling Avenue, south of Gordon Drive, and east of the Canadian Pacific Railway line being Part of Lot 9, Concession 8, municipally known as 8222, 8228, 8234, 8238, 8246 and 8248 Kipling Avenue, in the City of Vaughan.

On May 14, 2013 Council considered an application to amend the Official Plan and adopted the following resolution:

‘THAT Official Plan Amendment File OP.12.017 (Kipco Lands Developments Ltd.) BE APPROVED, to re-designate the subject lands shown on Attachments #2 and #3 from “High Density Residential Neighbourhood”, “Mid Density Mixed Use”, and Parkettes” as shown on Attachment #6 to “Mid Density Mixed Use” to facilitate the development of 56 townhouse units, 1 detached unit, 1 semi-detached unit, and the preservation of 1 heritage dwelling and 2 contributing heritage dwellings, as shown on Attachment #4.’