

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 087-2013

A By-law to adopt Amendment Number OPA 737 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 737 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 the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 737 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

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. 49 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on
June 25, 2013

**AMENDMENT NUMBER 737
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 737 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 737.

Also attached hereto but not constituting part of the Amendment is Appendices "I" and "II".

Authorized by Item No. 49 of Report No. 32
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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 Number 500 (Vaughan Corporate Centre Plan), as amended by Amendment Numbers 528, 529, and 663 (The Avenue 7 Land Use Future Study Plan).

The subject Amendment will add a site-specific policy on the lands shown as "Area Subject to Amendment No. 737" on Schedule "1" attached hereto. OPA No. 500, as amended by OPA Nos. 528, 529, and 663 permits a maximum building height of 25 metres and identifies two (2) north / south local roads that traverse the Subject Lands. The purpose of this Amendment is to:

- i) increase the maximum building height from 25 metres to 76 metres;
- ii) delete Schedule B – Transportation Plan in OPA No. 500, as amended by OPA Nos. 528, 529, and 663, and substitute therefor Schedule B – Transportation Plan as shown on Schedule "2" attached hereto, thereby deleting the two (2) planned north / south local roads that traverse the Subject Lands.

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. 737". The Subject Lands are bound by Edgeley Boulevard to the west, Millway Avenue to the east, Apple Mill Road to the north, and Street "A" (future municipal road) to the south, being part of Lot 6, Concession 5, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit a maximum building height of 76 metres on the Subject Lands and to delete two (2) planned north / south local roads that traverse the Subject Lands is based on the following considerations:

1. The Provincial Policy Statement (PPS) provides broad based policy direction on matters of Provincial interest related to land use planning and development. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, while facilitating development that is transit supportive. The PPS supports and encourages intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing and other land uses that make more efficient use of land and public infrastructure. The 14-storey (76 metres) office building with ground related retail would result in the intensification of presently underutilized and vacant lands. The Subject

Lands are located within the Vaughan Metropolitan Centre (VMC), which is identified as an Urban Growth Centre where intensification is appropriate. The development will contribute to a range and mix of uses within the VMC while efficiently utilizing the existing and planned municipal infrastructure.

The PPS encourages the efficient use of existing and planned transportation systems infrastructure. Future users of the development will take advantage of existing and planned transportation infrastructure, including the Toronto Transit Commission (TTC) Subway (VMC Station), Viva Bus Rapid Transit (BRT along Regional Road 7), and the planned future York Regional Transit bus terminal, Regional Road 7, Highway 400, Highway 407, and the existing local road network.

The development will also contribute to the long-term economic prosperity within the VMC as it supports economic vitality with the creation of long-term employment. The development conforms to the goals, objectives and policies of the PPS.

2. The policies of the Provincial Growth Plan – Places to Grow (Growth Plan) are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. Moreover, the Growth Plan supports making better use of land and infrastructure by directing growth to existing urban areas, stating (in part):

“This Plan envisages increasing intensification of the existing built-up areas, with a focus on urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields.”

The Growth Plan identifies the VMC as an Urban Growth Centre. The Growth Plan encourages intensification throughout the built-up area and includes infill development and the development of underutilized lots. The office development represents a catalyst for a planned mix of uses within the northwest quadrant of the VMC at transit supportive densities that will promote reduced dependence on the automobile and encourage transit supportive, pedestrian-friendly urban environments. The development is conveniently located with access to intra and inter-city transit (Viva Next Bus Rapid Transit Route (BRT), York Region Transit Terminal, the terminus of Spadina Subway Line (VMC Station), and to local stores and services. The development is consistent with the goals of the Growth Plan.

3. The modified Region of York Official Plan 2010 (the Regional Plan) designates the Subject Lands as being located within the “Urban Area” and within a “Regional Centre”, which is planned to become a vibrant urban place for living, working, shopping, entertainment, cultural identity and human services. The Regional Plan encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with attractive building, landscaping and public streetscapes. The Regional Plan recognizes that there is a strong relationship between transportation and urban form. The location of the development adjacent to the VMC Station is supportive of the higher level of transit services, which will encourage the reduction of overall parking demands and trip lengths. The development is consistent with the Regional Official Plan policies.

4. The Subject Lands are designated “Corporate Centre Node” by OPA No. 500 (Corporate Centre Plan), as amended by OPA Nos. 528, 529, 663 (The Avenue 7 Land Use Future Study Plan). This Amendment implements an office building with a maximum building height of 76 metres and facilitates the deletion of two (2) planned north/south local roads that traverse the Subject Lands. The development facilitated by this Amendment is supported by Provincial and Regional policies that encourage intensification of existing built-up areas with a focus on urban growth centres and major transit station areas, as well as the more efficient use of land and infrastructure.

5. Having received a statutory Public Hearing held on October 16, 2012, on June 25, 2013, Vaughan Council approved Official Plan Amendment Application File OP.12.014 to increase the maximum building height from 25 metres to 76 metres and delete Schedule B – Transportation Plan in OPA No. 500, as amended by OPA Nos. 528, 529, and 663, and replace it with a new Schedule B – Transportation Plan, thereby deleting the two (2) planned north / south local roads traversing the Subject Lands, under Amendment No. 737.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 500, as amended by OPA Nos. 528, 529, and 663 to the Official Plan of the Vaughan Planning Area is hereby further amended by:

1. Adding the following Paragraph to Section 3.2.3 Policies, after Section 3.2.3 i):
 - “(737) j) Notwithstanding Section 3.2.3 d), the maximum building height on the Subject Lands bound by Edgeley Boulevard to the west, Apple Mill Road to the north, Millway Avenue to the east, and Street “A” (future municipal road) to the south may be

increased from 25 metres to a maximum of 76 metres, subject to the provisions in the implementing Zoning By-law. (737)”

2. Deleting Schedule “B” – Transportation Plan in OPA No. 500, as amended by OPA Nos. 528, 529, and 663, and substituting therefor Schedule “B” – Transportation Plan, attached hereto as Schedule “2”, thereby deleting the two (2) planned north / south local roads that traverse the Subject Lands.

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, Draft Plan of Subdivision, and Site Plan 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.

APPENDIX I

The Subject Lands are bound by Edgeley Boulevard to the west, Apple Mill Road to the north, Millway Avenue to the east, and Street "A" to the south, in Lot 6, Concession 5, City of Vaughan.

On June 25, 2013, Vaughan Council considered applications to amend the Official Plan, Zoning By-law and for Draft Plan of Subdivision and Site Development approval, and resolved the following (in part), with respect to the Official Plan Amendment application:

"The Commissioner of Planning and Director of Development Planning recommend:

1. THAT Official Plan Amendment File OP.12.014 (Calloway REIT (Sevenbridge) Inc.) BE APPROVED, specifically to amend OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528, OPA #529 and OPA #663 (The Avenue 7 Land Use Future Study Plan), to increase the maximum permitted building height on the subject lands from 25 m to 76 m and to delete two (2) planned north-south local roads (17 m - 20 m right-of-way), as shown on Attachments #3 and #5."