

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 090-2014

A By-law to adopt Amendment Number 6 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 6 to the Vaughan Official Plan 2010 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 24th day of June, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 6 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 24, 2014

AMENDMENT NUMBER 6
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 6 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 Site Specific Policies to redesignate the subject lands from “Low-Rise Residential” to “Mid-Rise Residential” with a maximum Floor Space Index (FSI) of 3.5 and building height of 10-storeys.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Area Subject to Amendment No. 6” on Schedule “1” attached hereto:

1. Permit a Mid-Rise Residential building with a maximum Floor Space Index (FSI) of 3.5 and building height of 10-storeys.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located at the northeast corner of Regional Road 7 and Lansdowne Avenue, east of Kipling Avenue, comprised of an assembly of 4 lots municipally known as 11, 15, 23 and 27 Lansdowne Avenue, being Part of Lot 6, Concession 7, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 6.”

The 0.372 ha Subject Lands has approximately 52.7 m of frontage on Lansdowne Avenue. The Subject Lands are currently developed with detached dwellings located on 11, 23 and 27 Lansdowne Avenue, which are proposed to be demolished. 15 Lansdowne Avenue is currently vacant.

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. This Amendment is consistent with the Provincial Policy Statement (PPS) as they represent an integrated and comprehensive approach to managing growth related to City planning matters, as it relates to the intensification of land uses in this area. The Amendment constitutes the introduction of intensification on a site identified in VOP 2010 as an Intensification Area, specifically a Regional Intensification Corridor. This is consistent with the approach to promoting areas for intensification as required by the PPS and with the scale of intensification proposed in

an Intensification Corridor by VOP 2010. The Amendment to facilitate the proposed development is consistent with the intent of the PPS.

2. As directed by the Growth Plan, intensification is to be implemented by way of municipal Official Plans. The Growth Plan and the Region's intensification strategy places the onus on the upper tier and local municipalities to decide where and how to accommodate growth and intensification. The applications are consistent with the City's intensification strategy as required by the Growth Plan as the lands are located on a Regional Intensification Corridor (Regional Road 7) in an identified Intensification Area by VOP 2010.
3. The Subject Lands are designated "Urban Area" by the York Region Official Plan, which permits a wide range of residential, industrial and institutional uses. The Subject Lands are also adjacent to Regional Road 7, identified by the Regional Official Plan as a Regional Corridor. The Regional Official Plan encourages appropriate intensification on this important rapid transit corridor.
4. Schedule 1 of VOP 2010 identifies the Subject Lands as being located within a designated Intensification Area, specifically a "Regional Intensification Corridor". In consideration of the Provincial and Regional policies encouraging intensification and providing compact developments with densities that encourage public transit and provide opportunities for a mix of housing types in the community, the approval of this Amendment is appropriate.
5. The statutory Public Hearing was held on May 21, 2013. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 21, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 4, 2013. Subsequently on June 24, 2014, Vaughan Council ratified the June 17, 2014, Committee of the Whole recommendation, to approve Official Plan Amendment File OP.13.005, Zoning By-law Amendment File Z.13.008, and Site Development File DA.13.016 (Celebration Estates Inc.).
6. On May 15, 2013, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.2.7, 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 Schedule 13 Land Use of Volume 1 of VOP 2010 by redesignating the Subject Lands identified on Schedule “1” hereto, from “Low-Rise Residential” to “Mid-Rise Residential” and identifying a Maximum Building Height of 10-storeys and a Floor Space Index (FSI) of 3.5 on the Subject Lands, as shown on Schedule “2”.

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 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.

APPENDIX I

The Subject Lands are located on the northeast corner of Regional Road 7 and Lansdowne Avenue, east of Kipling Avenue, comprised of an assembly of 4 lots municipally known as 11, 15, 23 and 27 Lansdowne Avenue, in Lot 6, Concession 7, City of Vaughan.

The purpose of this Amendment is to redesignate the subject lands from “Low-Rise Residential” to “Mid-Rise Residential” with a maximum Floor Space Index (FSI) of 3.5 and building height of 10-storeys.

On June 24, 2014, Vaughan Council ratified the June 17, 2014, recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.13.005, Zoning By-law Amendment File Z.13.008 and Site Development File DA.13.016 (Celebration Estates Inc.) as follows:

- “1. THAT Official Plan Amendment File OP.13.005 (Celebration Estates Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, specifically to redesignate the subject lands from “Low-Rise Residential” to “Mid-Rise Residential” with a maximum Floor Space Index (FSI) of 3.5 and building height of 10-storeys.
2. THAT Zoning By-law Amendment File Z.13.008 (Celebration Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT Site Development File DA.13.016 (Celebration Estates Inc.) BE APPROVED, to permit the development of an apartment building having a 5-storey component with frontage on Lansdowne Avenue and a 10-storey component on Regional Road 7, containing 154 units, with a Floor Space Index (FSI) of 3.5 and 208 parking spaces as shown on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevation plans and landscape plan;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans, underground parking plans, Traffic Impact Study/Traffic Demand Management Plan, noise report and storm water management report;
 - iii. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority, and,
 - iv. the owner shall withdraw their appeals to VOP 2010.
4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System.

“IT IS HEREBY RESOLVED THAT Site Development File DA.13.016 be allocated sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System for a total of 154 residential units.”
5. THAT the owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% of the value of the subject lands, or a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's “Cash-In-Lieu of Parkland Policy”.
6. THAT the owner contribute financially towards traffic calming measures or roadway improvements required on Lansdowne Avenue and/or Burwick Avenue.
7. THAT Vaughan Council direct the Vaughan Planning Department, Policy Planning Division, to undertake a land use study for the area at the northeast quadrant of the Kipling Avenue and Regional Road 7 intersection as shown on Attachment #2, with the final boundaries to be determined by the Planning Department, Policy Planning Division, to address land use designations, density and building heights and identify opportunities where intensification may occur. A Transportation Study should also be carried out in conjunction with the land use study.”