

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 095-2017

A By-law to adopt Amendment Number 16 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 16 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 the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 16 to the Vaughan Official Plan 2010 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 27th day of June, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

AMENDMENT NUMBER 16
TO THE VAUGHAN OFFICIAL PLAN 2010
FOR THE VAUGHAN PLANNING AREA

The following text and Schedule "1" constitute Amendment Number 16 to the Official Plan of the Vaughan Planning Area.

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

Authorized by Item No. 11 of Report No. 26
of the June 20, 2017 Committee of the Whole
Adopted by Vaughan City Council on
June 27, 2017

I PURPOSE

The purpose of this amendment to the Vaughan Official Plan 2010 is to guide the growth and development of the subject lands, through the adoption of comprehensive Area Specific Policies (“Dufferin Street and Centre Street Area Specific Policies”). The Dufferin Street and Centre Street Area Specific Policies provide site specific land use designations and policies addressing such matters as land use distribution, densities, building heights, development standards, transportation, transit, public services, and infrastructure phasing.

II LOCATION

The lands subject to this Amendment include the three quadrants (southeast, southwest and northeast) of the intersection of Dufferin Street and Centre Street (hereinafter referred to as the “Subject Lands”) as shown on Appendix II to this Amendment.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. On September 7, 2010 Vaughan Council adopted the Vaughan Official Plan 2010 (“VOP 2010”). VOP 2010 is made up of two volumes. Volume 1 contains policies that apply broadly across the City. Volume 2 contains policies that address specific sites or areas, including Secondary Plan Areas, which require more detailed guidance due to their unique character or role in the City. VOP 2010 identifies the Subject Lands as a “Required Secondary Plan Area” on Schedule 14-A. This is in response to Policy 10.1.1 which states

“Certain areas of the City which are expected to undergo significant changes may require a more detailed planning framework. Council may pass Secondary Plans to be included in Volume 2 of the Official Plan, to provide additional structure for the development of New Community Areas, Employment Areas or Intensification Areas, to provide a framework for an appropriate street and block pattern, adequate municipal servicing and infrastructure to determine the appropriate mix, location and intensity of certain uses.”

The Dufferin Street and Centre Street intersection is one such area.

2. Policy 10.1.1.3. of VOP 2010 provides that Secondary Plans address, but are not limited to, the following policy aspects:
 - a. overall capacity for development, including projections for residential units and/or jobs;
 - b. street and block patterns;
 - c. land-use designations, building heights and densities;
 - d. built-form, urban design and public realm policies;
 - e. parks and open space requirements;
 - f. housing mix and strategies, including, where appropriate, opportunities for affordable housing;

- g. employment mix and strategies, including, where appropriate, the provision of retail uses;
- h. the transportation network, including provisions for transit, walking and cycling within the Secondary Plan area and connections to City-wide networks;
- i. servicing requirements for the Secondary Plan area;
- j. protection and enhancement of the Natural Heritage Network, including any environmental reporting as required through Section 3.3.4 of the Plan;
- k. cultural heritage features of the area, including built heritage and potential archaeological resources;
- l. provision of community services, including schools, libraries and community centres;
- m. consideration of human service needs, including educational, social, health, arts, culture and recreation facilities;
- n. sustainable development requirements consistent with subsection 9.1.3 of the Plan;
- o. phasing of development; and,
- p. evaluation of opportunities for coordination with environmental assessment processes for roads and infrastructure that are subject to the Environmental Assessment Act.

3. The Provincial Places to Grow Act, the legislation that implements the Growth Plan, states that all decisions made by municipalities under the Planning Act "shall conform to" the Growth Plan. The Growth Plan's Guiding Principles direct municipalities to "build compact, vibrant and complete communities." Complete communities are defined as "compact, mixed-use development that has a high level of employment and residential densities" and which will "optimize the use of existing and new infrastructure to support growth in a compact, efficient form." The Growth Plan establishes employment and residential growth targets for different areas of the Greater Golden Horseshoe and includes policies that inform and regulate where and how growth should occur. Relevant policies include:

- Population and employment growth will be accommodated by...directing a significant portion of new growth to the built-up areas of the community through intensification (2.2.2.1 (a));
- Population and employment growth will be accommodated by...focusing intensification in intensification areas (2.2.2.1 (b));
- All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will...
 - identify intensification areas to support achievement of the intensification target (2.2.3.6 (c));
 - recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification (2.2.3.6 (e)) and facilitate and promote intensification (2.2.3.6 (f)).

These policy directions need to be reflected in the York Region and City of Vaughan Official Plans.

4. All amendments to the VOP 2010 shall conform to the goals, objectives and policies of the York Region Official Plan (“YROP”). The YROP establishes a system of urban growth centres and corridors served by a rapid transit network that connects population centres to employment areas and other destinations. “Map 1: Regional Structure” of the YROP identifies the Dufferin Street and Centre Street intersection as an “Urban Area” and Centre Street as a “Regional Corridor”. Chapter 5 of the YROP describes the intended role of “Urban Areas” and “Regional Corridors” as follows:

“Intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region. Regional Centres and Corridors will be prominent locations for the highest levels of intensification.”

“Map 11: Transit Network” of the YROP identifies Centre Street as a “Regional Rapid Transit Corridor” and Dufferin Street as a “Special Study Area”. The Highway 7 West line of the vivaNext Bus Rapid Transit system is one of the Region’s major higher order rapid transit services, which will connect the Vaughan Metropolitan Centre (“VMC”) area to other urban growth centres and high demand stops along the Highway 7 and Centre Street Transit Corridor.

To support rapid transit and achieve the YROP’s density targets, Section 5.3 of the YROP requires the concentration of more population and employment along the Regional Corridors and in Centres in the form of intensification or infill. Intensification is planned to occur at strategic locations, such as transit stations, within the built-up area to maximize efficiencies in infrastructure delivery, the provision of public services and transit ridership. The YROP, under Section 5.4.34, also sets out an overall density target for the Regional Corridors of 2.5 FSI for developable areas within the Corridor.

The YROP requires local municipalities to identify intensification areas and plan with clarity and certainty as to where infill developments should occur. The planned intensification areas are required to be designed to provide high-quality, attractive and vibrant public spaces that support walking and cycling for everyday activities by taking advantage of the upgraded transit systems.

5. The Statutory Public Hearing was held on March 7, 2017. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 7, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 21, 2017. Subsequently, on June 27, 2017 Vaughan Council approved an amendment to VOP 2010 to provide area specific provisions and urban design guidelines to support existing and planned infrastructure and appropriate policies and standards to ensure quality development compatible with the surrounding land uses, consistent with Provincial and Regional policy direction.

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 to identify the Subject Lands as "Mid-Rise Mixed Use", "Low-Rise Mixed Use" and "Low-Rise Residential" as shown on Map 12-14.A to the "Dufferin Street and Centre Street Area Specific Plan (Section 12.14 in Volume 2)". For the lands shown as "Further Study Area", the underlying "Low-Rise Residential" designation will remain.
2. Amending Schedule 14-A of Volume 1 to VOP 2010 to delete the subject lands identified as the "3 - Dufferin Street and Centre Street" under the category "Required Secondary Plan Areas" and delete the associated boundary from the mapping.
3. Amending Schedule 14-B of Volume 1 to VOP 2010 to delete the subject lands from the "8 - Centre Street Corridor – 12.9" and add the subject lands as the "14 - Dufferin Street and Centre Street - 12.14", under the category "Area Specific Areas – Chapter 12"
4. Amending VOP 2010, Volume 2, "12.9 Centre Street Corridor" to delete the subject lands from the mapping and related policies from the text once approved by the Ontario Municipal Board.
5. Adding the following text, map and appendices: 12.14 "Dufferin Street and Centre Street Area Specific Policies"; Map 12. 14.A: Dufferin Street and Centre Street Intersection, Land-Use, Density. Building Heights and Street Network Plan; Appendix 1 – Concept Demonstration Plan (Southwest Quadrant); and Appendix 2 – Concept Demonstration Plan (Southeast Quadrant) to Volume 2, attached hereto as Schedule 1.

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, Draft Plan of Subdivision approval, Site Plan and/or any such measure prescribed by VOP 2010.

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.

SCHEDULE “1”

12.14 Dufferin Street and Centre Street Area Specific Policies

12.14.1 Goals

12.14.1.1. The goal of this Plan is to provide the necessary land use and development policies to guide the evolution of the Dufferin Street and Centre Street intersection, as shown on Map 12.14.A, to 2031 and beyond, in order to support its transformation into an attractive, pedestrian-friendly and transit-supportive node through the application of a comprehensive and integrated approach to land use planning, incorporating supportive transportation, environmental sustainability and urban design policies, in keeping with the governing Provincial Plans and Policies, the York Region and Vaughan Official Plans and other relevant planning documents of the City of Vaughan Official Plan.

12.14.2. Land Use

12.14.2.1. General Provisions:

- a. No building or structure shall exceed the height in storeys indicated on Map 12.14.A by the number following the letter H.
- b. No development shall exceed the Floor Space Index (FSI) indicated on Map 12.14.A by the number following the letter D.
- c. The height and densities indicated on Map 12.14.A are independent maximums in that one maximum may be achieved without achieving the other. Any proposed amendment to the Official Plan to increase the maximum height or density provisions will be evaluated on its merits based on an analysis of the site specific conditions and development context of the application.
- d. Where development areas are characterized by multiple ownerships it is intended that land be assembled to create logical planning units defined by features such as existing or planned roads, parks and open space areas.
- e. Where no height or floor space index is indicated on Map 12.14.A, the maximum height and density shall be established through a Secondary Plan or Area Specific Policy as contained in Volume 2 of this Plan, where such a Secondary Plan or Area Specific Policy exists, or through the application of the policies of this Plan and VOP 2010.
- f. The development criteria for various building types are set out in subsection 9.2.3. of VOP 2010, subject to the application of the policies contained in this Plan. Any variations from the policies in subsection 9.2.3 and this Plan shall be to the satisfaction of the City, be minor and shall respond to unique conditions or the context of the affected site. Such variations, with the exception of variations to height and or density, will not require a further amendment to the Official Plan provided that they are supported through an Urban Design Brief that has been prepared to the satisfaction of the City. Detailed development standards to implement the policies set out in subsection 9.2.3 and herein, will be provided through the City's Zoning By-law.

12.14.2.2 Land Use Designations

- a. Mid-Rise Mixed-Use
 - i. The Mid-Rise Mixed Use Area designation shall apply as shown on Map 12.14.A.
 - ii. The policies guiding the uses permitted and development requirements for the Mid-Rise Mixed-Use designation shall be in accordance with Policy 9.2.2.4. of VOP 2010 except as provided for in this Plan.
- b. Low-Rise Mixed Use
 - iii. The Low-Rise Mixed-Use Area designation shall apply as shown on Map 12.14.A.
 - iv. The policies guiding the uses permitted and development requirements for the Low-Rise Mixed-Use designation shall be in accordance with Policy 9.2.2.2. of VOP 2010 except as provided for in this Plan.
- c. Low-Rise Residential
 - v. The Low-Rise Residential Area designation shall apply as shown on Map 12.14.A.

- vi. The policies governing the uses permitted and development requirements for the Low-Rise Residential designation shall be in accordance with Policy 9.2.2.1. of VOP 2010 except as provided for this Plan.
- vii. Notwithstanding Policy 9.2.2.1.c) the following additional Building Types are permitted within the area designated Low-Rise Residential in the northeast quadrant of the Plan area:
 - Stacked Townhouses
 - Back to Back Townhouses
 - Low-Rise Buildings

12.14.3 Further Study Area

- 12.14.3.1. The Further Study Area designation shall apply as shown on Map 12.14.A
- 12.14.3.2. The lands designated Further Study Area shall be subject to the provisions of a Tertiary Plan in accordance with Policy 12.14.9.5. in the Implementation section of this Plan, in the form of an Official Plan Amendment initiated either by the City or the affected landowner(s) if alternative uses and densities are proposed beyond those provided for by the underlying Low-Rise Residential designation.
- 12.14.3.3. A private application for a Tertiary Plan for the lands designated Further Study Area will not be considered until the City receives confirmation from the Province of Ontario that such lands have been declared surplus and are available for consideration of non-infrastructure uses. Development in accordance with the underlying Low-Rise Residential designation will not require a further Official Plan Amendment, but may require a Block Plan or Development Concept Report as part of the application process.

12.14.4. Sustainable Development

- 12.14.4.1. All development in this Plan shall have regard for the goals and objectives of the City's *Green Directions Vaughan* – the City's Community Sustainability and Environmental Master Plan (Vaughan 2009) and the Sustainable Development policies of VOP 2010 (Volume 1). Consideration should also be made to the Living Cities Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (TRCA 2014), which references the ecosystem regeneration plan for the Don River Watershed.
- 12.14.4.2. All applications for development in this Plan shall include a Sustainable Development Report that describes how the proposed development supports this Plan's objectives regarding environmental sustainability as per VOP 2010 (Volume 1) Section 9.1.3 Sustainable Development.

12.14.5 Urban Design

- 12.14.5.1. Future development in this Plan area shall reflect the urban design policies of VOP 2010. It is the objective to create a safe and pedestrian friendly environment featuring attractive built form and public realm that is compatible with the adjacent low-rise residential neighbourhoods, and consistent with its "gateway" setting and function as a transit station area.

The following Area Specific guidelines are provided to shape the urban design and architectural character of the Plan area:

- a. Buildings shall have active facades including primary windows and entrances facing the public streets;
- b. Buildings fronting on public streets shall not be separated from the street by either parking areas or drive aisles;
- c. All development shall respect and protect the existing scale and character of the adjacent low-rise residential neighbourhoods by minimizing visual, noise, light, privacy and shadow impacts, and shall be subject to the following policies:
 - i. A minimum yard requirement of 7.5 metres is required for any development abutting an existing property designated Low-Rise Residential;
 - ii. In addition to the minimum yard requirement, a minimum 3 metre Landscaped Buffer consisting of a minimum double row of trees, within a minimum yard of 7.5 metres, is required extending for the entire length of the property line abutting an existing property designation Low-Rise Residential;

- iii. Access to parking, loading and servicing areas shall be integrated into buildings, and be oriented to minimize visual, noise and light impacts on abutting public spaces and existing properties designated Low-Rise Residential;
 - iv. The elevations of new buildings adjacent to existing properties designated Low-Rise Residential should be designed in a complementary residential form and character and shall ensure minimal overlook into existing private backyards;
 - v. Uses or functions that generate traffic and noise at late hours shall be directed away from locations that abut a property designated Low-Rise Residential; and
 - vi. Lighting plans, designs and fixtures shall ensure minimal environmental light pollution in order to minimize impacts on abutting properties designated Low-Rise Residential.
- d. Reverse lot development (residential and/or commercial) is not permitted along Centre Street or Dufferin Street;
- e. Large, blank walls and repetitive facades shall be avoided. Variation and animation in façade treatments may be achieved through building elements and detailing in features such as balconies, windows, porches, railings, entrances and awnings and attractive signage, where appropriate;
- f. Development will consolidate driveways onto public streets to maximize the efficiency of the road network and create efficient development blocks;
- g. Surface parking, where permitted, shall be located in the interior of development blocks, and be screened by buildings. Off-street parking shall not be located between the building and any public street;
- h. Any surface parking areas shall be shaded with trees in accordance with the City of Vaughan Parking Design Guidelines;
- i. Where the grade changes over the length or width of a site, adequate grade relationships should be maintained, retaining walls adjacent to property lines are discouraged, and entrances to ground floor retail should be flush with the public sidewalk;
- j. Individual front-accessed garages from a public street for grade related residential units shall not protrude beyond the main front building wall, and shall not occupy more than 50 percent of the width of the building or unit frontage;
- k. Service and loading areas are not permitted adjacent to public streets and must be effectively screened and fully enclosed;
- l. Access to underground parking shall be appropriately integrated into the buildings it serves and be located so as to minimize the physical and visual impact on public sidewalks and open spaces;
- m. Garbage from residential and commercial uses will be stored within the originating building;
- n. Roof top heating, ventilation, air conditioning and mechanical equipment for new buildings shall be located behind a parapet wall to screen abutting properties and the public realm from potential noise and visual impacts;
- o. Architectural Control Guidelines and detailed Urban Design Guidelines may be required from development applicants, which address both built form and public realm considerations to the satisfaction of the City, and York Region (where abutting or encroaching on a Regional road);
- p. The following area-specific policies shall apply:
 - i. Development density shall be concentrated close to the Dufferin Street/Centre Street intersection, and along the frontages of Dufferin Street and Centre Street;
 - ii. Corner sites should be defined by high quality urban and architectural design and contribute to the creation of a Dufferin- Centre “Gateway”;
 - iii. Maximum building heights shall provide for the tallest buildings, to be located at intersection locations, adjacent to transit stations, and such buildings shall be designed to allow stepping down of the heights towards adjacent properties designated Low-Rise Residential. The minimum height for buildings at gateway locations shall be two-storeys; and
 - iv. Pedestrian and vehicle crossings at the key intersection shall be well defined and designed to contribute to an attractive public realm and streetscape.

- q. In order to ensure that the arterial street frontages provide for a consistent street wall, and an attractive public realm with complimentary building massing, the following policies shall apply:
- i. The setback for all non-grade related residential uses is 3.0 metres from any lot line fronting a public street. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be on the setback;
 - ii. The setback for all grade-related residential should be between 3.0 and 4.5 metres.
 - iii. Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined public realm beyond the setback. The following encroachments into the defined public realm, beyond the setback may be permitted subject to approval of an appropriate permit/agreement by the City or York Region:
 - Awnings with a minimum clearance of 2.4 metres in height;
 - Outdoor cafés and seating for restaurants with temporary installed furniture and equipment;
 - Portable planters to delineate outdoor café and restaurant seating; and,
 - Semi-permanent structures, including perpendicular signage attached to the building in accordance with the City of Vaughan's Sign By-Laws;
 - iv. The amount of any permitted encroachment for non-residential buildings, whether temporary or permanent, shall be established by the City on a site-by-site basis;
 - v. Buildings up to six (6) storeys or 22 metres in height, whichever is less, are subject to a minimum front and exterior side yard step back of 1.5 metres at the third or fourth storey;
 - vi. Buildings greater than six (6) storeys or 22 metres and up to and including eight (8) storeys or 28 metres in height are subject to:
 - A minimum front and exterior side yard step back of 3.0 metres at the third or fourth storey;
 - For properties fronting on Centre Street and/or Dufferin Street and/or public open spaces that are wider than 30 metres, this step back may be provided at the fifth or sixth storey;
 - A maximum building length of 80 metres for levels of the building above the sixth storey or 22 metres that face a public street or open space; and,
 - A minimum facing separation distance of 20 metres between adjacent buildings; and,
 - vii. Buildings greater than 8 storeys or 28 metres in height are subject to:
 - A minimum frontage of 50 metres, which may adjusted to accommodate situations where a land assembly has been required to create logical planning units;
 - A minimum front and exterior side yard step back of 3.0 metres;
 - A minimum separation distance of 25 metres between the levels above the podium of adjacent buildings.

12.14.5.2. In addition to the policies of this Plan, the implementing zoning by-law may establish specific requirements related to building height and massing, including angular planes, setbacks and step backs.

12.14.5.3. Public Squares or publicly accessible private outdoor amenity space shall be designed as integrated parts of a greater multi-modal transportation network and allow for

programming.

- 12.14.5.4. All applications for development in this Plan area may be subject to review by the City's Design Review Panel in accordance with its mandate.

12.14.6 The Fisherville Creek Channel

- 12.14.6.1. The Fisherville Creek Channel traverses the subject lands as shown on Map 12.14.A. Prior to the development/redevelopment of adjacent properties, the applicant shall develop a rehabilitation plan and an edge management plan to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority ("TRCA"). The rehabilitation plan may include, but is not limited to: flood remediation, improving riparian cover, improving public access and viewing opportunities around the creek, and controlling invasive species. Such plans shall be approved by the pertinent authorities and be implemented through the development process.
- 12.14.6.2. The Fisherville Creek Channel shall remain public lands.
- 12.14.6.3. Where appropriate, the Fisherville Creek Channel shall be integrated into the active pedestrian and cycling network, either as a complement to an adjacent public road or as part of a dedicated active transportation system.
- 12.14.6.4. Site alterations in proximity to the Fisherville Creek Channel will require natural heritage and engineering studies (i.e., floodplain analysis) to evaluate potential flood risk and the need for infrastructure improvements. The Fisherville Creek Channel is within the TRCA regulation limit, therefore the TRCA shall be consulted regarding study and permitting requirements.

12.14.7 The Transportation and Street Network

- 12.14.7.1. It is the intent of this Plan to establish a highly connected and permeable network of local streets that accommodate vehicles, pedestrians and cyclists and promotes pedestrian connectivity to the transit facilities serving this Plan. The network will be secured through the Development Review process, including where appropriate, through the preparation of Development Concept Reports or through the Block Plan approval process, as specified in the Implementation section of this Plan.
- 12.14.7.2. Continue to monitor road network performance by requiring the submission of a Transportation Impact Study, satisfactory to the pertinent road authorities, for each development application, assessing the effects on the road network and potential improvements that may be warranted.
- 12.14.7.3. Undertake measures that will target a 50% modal split for residents and employees within the Plan area by 2031, where a minimum of 50% of trips generated take place through modes other than the private automobile, such as transit or active modes, such as biking and walking.
- 12.14.7.4. All development applications will be required to submit a Transportation Demand Management Plan to support the objective of attaining 50% modal split by 2031. Such measures will be implemented by way of the implementing zoning by-law or by agreement with the City or other pertinent authority.
- 12.14.7.5. Sharing of parking will be encouraged within this Plan, subject to evaluation by the City.
- 12.14.7.6. Within the Plan area, surface parking is discouraged. Underground parking and structured parking shall be encouraged. Where surface parking is provided it shall not be located in the yard facing a public street.
- 12.14.7.7. Where parking structures are permitted, the frontages shall predominately consist of *retail* uses or other active uses that animate the street.
- 12.14.7.8. The design and materiality of parking structures shall be of a high quality and in keeping with adjacent buildings and be consistent with the City of Vaughan's Parking Design Guidelines including the provision of electric vehicle recharging stations and accommodation of smaller fuel efficient vehicles and bicycles.
- 12.14.7.9. Pursuant to policy 4.3.2 of the VOP 2010, reduced parking requirements shall be promoted within this Plan, based on its proximity to a higher order transit service. The specific requirements will be reflected in the implementing zoning by-law, which may include maximum parking requirements.
- 12.14.7.10. Map 12.14.A identifies the potential public local street network and intersection points that are intended to link the four quadrants together visually and, where possible,

physically and to improve vehicular movement throughout this Plan, contingent on the future development potential of the southern quadrants. The public street network is intended to optimize connectivity while providing flexibility for a range of development scenarios by supporting the creation of logical planning units that will provide for attractive development commensurate with the design and development policies of this Plan. Minor modifications to the location and alignment of the planned public local street network are permitted without amendment to this Plan.

12.14.7.11 The location and design of public roads and private driveway connections to arterial roads shall be subject to the approval of York Region, including the determination of whether such intersections may be all-way and signalized or limited to a right-in right-out condition.

12.14.7.12 Where road and driveway connections to the Regional roads are subject to the Ministry of Transportation's Corridor Control regulations all such intersections shall be approved by the Ministry.

12.14.8 Parks, Landscape Buffers and Public Squares

12.14.8.1. The City shall promote open space features as key aesthetic and functional components that complement adjacent developments.

12.14.8.2. The open space system within this Plan should be focused on an interconnected system of Parks, Landscaped Buffers and Public Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and be maintained in a healthy condition.

12.14.8.3. Parks are for both passive and active recreational activities. They serve as important amenities for residents and employees. The scale and programming of the parks will hinge on a variety of factors such as adjacent land uses, densities and local needs.

12.14.8.4. Map 12.14.A. identifies the conceptual location for new Parks, Landscaped Buffers and Public Squares within this Plan. Minor modifications to the location of planned Parks, Landscaped Buffers and Public Squares are permitted without amendment to this Plan.

12.14.8.5. Parks shall be conveyed in accordance with VOP 2010 policy 7.3.3.2. Lands to be conveyed for park purposes shall be located as generally shown as "Park" on Map 12.14.A as it applies to the northeastern quadrant or "Potential Park" in the southern quadrants, should development occur.

12.14.8.6 The following shall not count for parkland dedication:

- a. Private outdoor amenity space;
- b. Landscaped Buffers;
- c. Natural Heritage System and associated buffers; and
- d. Lands to be used for stormwater management purposes and associated buffers;

12.14.8.7. Suitably sized and located Parks and Public Squares resulting from the preparation of a Tertiary Plan for the southern quadrants shall be conveyed to the City as a condition of approval of draft plans of subdivision or site plan approval to ensure that the long term passive and active recreational needs of the local residents and employees are accommodated. Should the southern quadrants develop in accordance with the underlying Low-Rise Residential designation, then the required park area will be established through the Development Review process

12.14.8.8. Landscaped Buffers are linear green open spaces that serve to provide an appealing and "soft" transitional interface between new development areas and the rear yards of existing low-rise homes in adjacent neighbourhoods. They can also assist in mitigating any potential visual impacts associated with headlights, loading and parking areas. The scale and extent of these open spaces will vary, be approximately 4.0 metres wide, and may consist of trees, shrubs, planting beds, drainage swales and pedestrian pathways.

12.14.8.9. Public Squares serve as focal points for the Plan area. Public Squares are designed at a level of service that could accommodate significant pedestrian traffic and may be used to accommodate community events and activities that attract the public. Public Squares function best when they are framed by highly animated uses such as shops, restaurants and cafes, and when consideration is given to the microclimate conditions to ensure comfortable use.

12.14.8.10. Public Squares will be designed in accordance with the provisions of VOP 2010 policy 7.3.2.5. In addition, the following development criteria and guidelines shall apply:

- a. Public Squares shall be sized in accordance with the provisions of policy 7.3.2.6 of VOP 2010;
 - b. Abutting development shall be designed in coordination with the Public Square to ensure that an integrated design approach is adopted towards built form, pedestrian connections, maintenance and operations requirements, and ground floor programming;
 - c. Streetscapes along the street right-of-way that abut a park should be designed to reinforce a high-quality, formalized relationship between the open space and its adjacent land uses;
 - d. Hard and soft landscape elements and features within the Public Square shall be designed to define and articulate activity areas, such as circulation routes, entry points and seating and gathering areas;
 - e. Buildings should front onto the Public Square to create built form edges along the public space;
 - f. Landscaping along the street frontage should include high canopy street trees and be complementary to the treatment provided on both sides of the street;
 - g. Entry/access points should be located conveniently and incorporate civic design themes;
- 12.14.8.11. Private outdoor amenity space shall be built and maintained by the landowner, and a public access easement provided in favour of the City shall ensure that the space is open and accessible to the public at all times, or as identified in the easement agreement. Private outdoor amenity space shall not count toward parkland dedication.

12.14.9 Implementation

- 12.14.9.1. This Plan shall be read in conjunction with all of the relevant policies of the Vaughan Official Plan 2010 ("VOP 2010"). Where there is a conflict between a policy in this Plan, and a policy in Volume 1 of VOP 2010, the policy in this Plan shall prevail.
- 12.14.9.2. This Plan will be implemented using some or all of the following, as provided for under the Planning Act and the VOP 2010:
- a. The approval of individual draft plans of subdivision/condominium and part lot control exemptions;
 - b. The enactment of implementing Zoning By-laws;
 - c. The registration of Site Plan Agreements;
 - d. The use of the Holding Symbol "H";
 - e. The dedication of parkland or cash-in-lieu of parkland;
 - f. The bonusing provisions for increases in height and density under Section 37 of the Planning Act;
 - g. The use of powers and incentives enabled by a Community Improvement Plan; and,
 - h. The use of development agreements registered on title to the satisfaction of the City.
- 12.14.9.3. To facilitate a coordinated phasing approach to development within this Plan, the requirement for a Development Concept Report as outlined in policy 10.1.1.7. of the VOP 2010 is required for those applications intended to develop over a number of phases.
- 12.14.9.4. Through the development review process the City may identify areas that will be subject to a scoped Block Plan process. The requirements for a Block Plan, as outlined in policies 10.1.1.15. and 10.1.1.16. of VOP 2010 apply.
- 12.14.9.5. Prior to the development or redevelopment of the areas designated Further Study Area, beyond the level of development permitted by the underlying Low Rise Residential designation, a Tertiary Plan in the form of an Official Plan Amendment, shall be completed. The intent of the Tertiary Plan is to establish the appropriate land use designations, permitted uses and building types and required parkland. In addition to the underlying Policies 10.1.1.3 and 10.1.1.4 of VOP 2010, the Tertiary Plan will address, but is not limited to, the following policy considerations:
- a. A traffic study to establish the foundation for the street and block patterns including a potential full movement signalized intersection on Dufferin Street on the southern edge of this plan and to examine road network

functionality and capacity limits;

- b. Identification of the land-use designations, building heights and densities compatible with adjacent uses with such densities being influenced by the capacity of the road network and transit services;
- c. Built-form, urban design and public realm policies to shape the character of development;
- d. The determination of the Park, Open Space and Public Square requirements consistent with Section 7.3 of VOP 2010 and the recommendations of the Active Together Master Plan;
- e. To confirm the non-residential portion of the land use mix and strategies, including, where appropriate, the provision of retail uses, office and service uses;
- f. Determination of the active transportation network, including provisions for walking and cycling within the Tertiary Plan area connecting to the Viva Rapid Transit and other transit services, and local community facilities and recreation spaces;
- g. Servicing requirements for the Tertiary Plan area including, but not limited to the consideration of the adequacy of the stormwater management and drainage system and the need for any necessary remediation measures;
- h. To provide for the protection and enhancement of the Natural Heritage Network, including any environmental reporting as required through Section 3.3.4 of the VOP 2010.
- i. Community Impact Study to provide recommendations for the provision of community services and, including educational, social, health, arts, culture and recreation facilities;
- j. Provision of sustainable development measures consistent with Section 9.1.3 of the VOP 2010 and the City's Sustainability Metrics; and
- k. The identification of any policies required to ensure the orderly phasing of development.

12.14.9.6. Notwithstanding any of the policies of Section 12.14.2., previously approved and existing uses in the Plan are expected to continue to exist.

Expansions of previously approved uses are permitted if the tests prescribed below are satisfied:

- a. The proposed increase in gross floor area is accommodated within the existing building footprint and/or through an expansion that does not increase the footprint of any one building by more than 10%;
- b. The street network envisioned by this plan is not compromised or precluded in the long-term.
- c. The proposed expansion or enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the Zoning By-law;
- d. Expansion or extension of the existing use in accordance with the Zoning By-law shall be permitted. Expansion or extension of the existing use requiring an amendment to the Zoning By-law shall also be considered without amendment to this Plan.
- e. The neighbouring uses will be protected where necessary by the provision of landscaping, buffering or screening, and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by lighting or advertising signs.

Map 12.14.A: Dufferin Street and Centre Street Intersection, Land-Use, Density, Building Heights and Street Network Plan

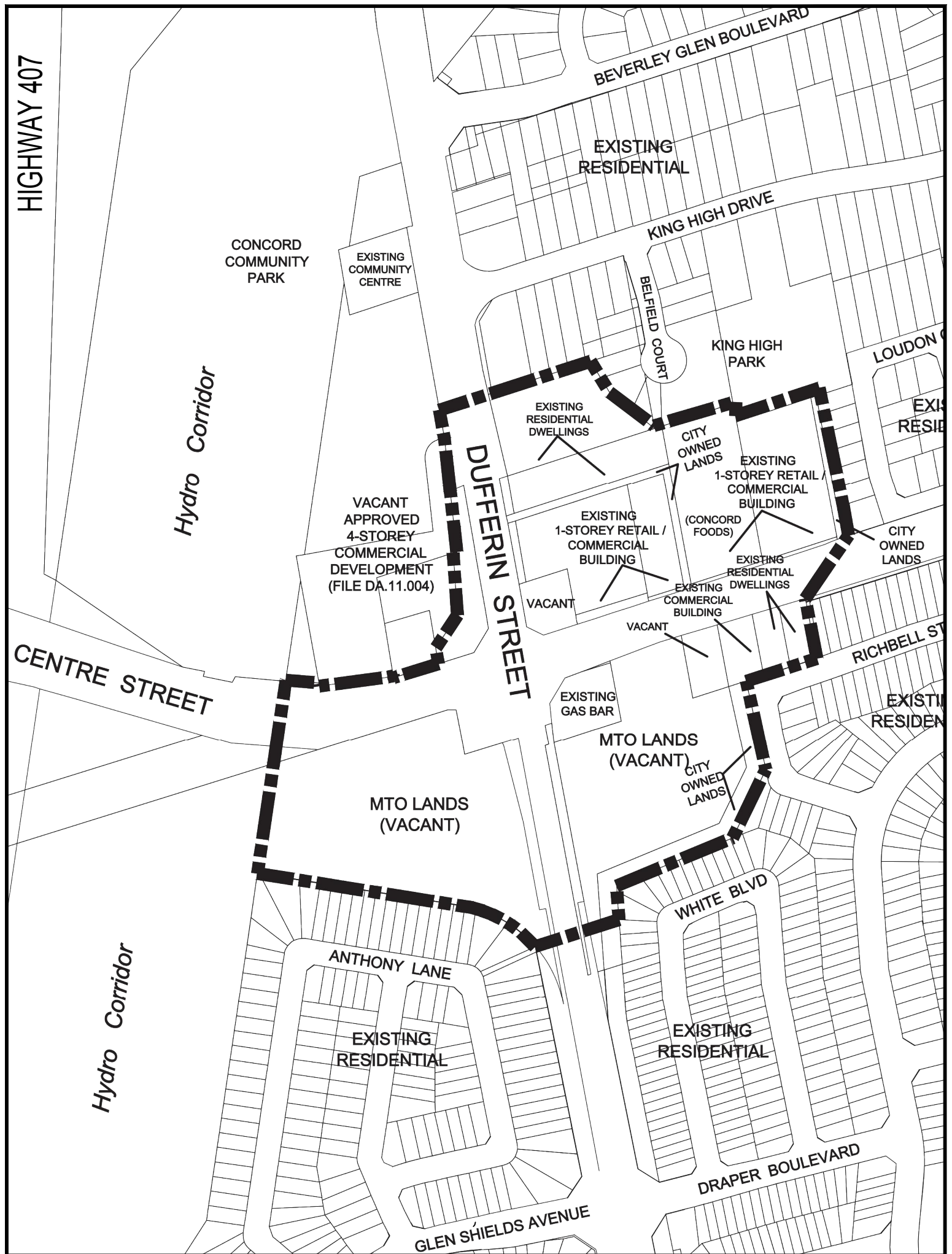


APPENDIX I

Record of Council Action

The lands subject to this Amendment include the three quadrants (southeast, southwest and northeast) of the intersection of Dufferin Street and Centre Street as shown on Appendix II.

The following recommendation from the Deputy City Manager, Planning and Growth Management was considered at the June 20, 2017 Committee of Whole meeting with respect to the Dufferin Street and Centre Street Area Specific Plan, File 26.6 and approved by Council on June 27, 2017:



APPENDIX II

SUBJECT LANDS

OFFICIAL PLAN AMENDMENT No. 16

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 16



FILE No. OPA #16 & File 26.6
LOCATION: Part of Lots 5 & 6, Concession 2 & 3
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN