

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 157-2017

A By-law to to adopt Amendment Number 21 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 21 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 21th day of November, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

AMENDMENT NUMBER 21
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 21 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

To amend the provisions of Volume 2, Section 12 of the Vaughan Official Plan 2010 (VOP 2010), specifically respecting Policy 12.4 “Kleinburg Core”, to facilitate a low-rise residential development consisting of 28 dwelling units that are detached at grade and having attached private garages located in an underground parking structure on the Subject Lands.

The subject amendment will facilitate the following with respect to the Subject Lands identified as “Area Subject to Amendment No. 21” on Schedule “1” attached hereto:

1. Amending the definition of “Detached Residential Dwelling” to “a building containing only one (1) dwelling unit that is not attached to any other dwelling unit above finished grade, and having attached private garages located in an underground parking structure”.
2. Permit 28 dwelling units that are detached at grade and having attached private garages located in an underground parking structure.
3. Permit a maximum building height of 9.85 m (three-storeys) above finished grade for all dwelling units interior to the Subject Lands that do not have frontage on Stegman’s Mill Road.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 21”. The Subject Lands are located east of Islington Avenue, on the south side of Stegman’s Mill Road, and are known municipally as 357, 365 and 375 Stegman’s Mill Road.

III BASIS

The decision to amend the Official Plan to amend the provisions below and contained in Section IV are based on the following considerations:

1. The Amendment promotes an appropriate transition within the proposed development from larger detached dwellings fronting on Stegman’s Mill Road to smaller, more compact detached dwellings to the interior of the site, thereby providing an appropriate built form transition from Napier Street, and establishing a residential development with an appropriate progression of height and density that exists immediately west of the Subject Lands along Islington Avenue.

2. The Subject Lands are considered a singular unique set of three lots within this vicinity of the Kleinburg Core, and distinct from the existing neighbourhood to the north by virtue of the size of the lots and the land uses that bound the Subject Lands.
3. The Provincial Policy Statement 2014 (“PPS”) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
 - i. Efficiently use land, resources, infrastructure, and public service facilities;
 - ii. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - iii. Provide publicly accessible built and natural settings; and
 - iv. Encourage a sense of place by promoting well-designed built-form and cultural planning.

The PPS promotes an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents, by maintaining residential growth for a minimum of 10 years through residential redevelopment and intensification. The proposed development is consistent with the PPS 2014 and promotes its goals and objectives.

4. The Growth Plan for the Greater Golden Horseshoe 2017 (“Growth Plan”) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the Planning Act to conform, or not conflict with, the Growth Plan. The Growth Plan promotes increased intensification of the existing built-up areas, with a focus on intensification corridors and plan for a range of and mix of housing. The Subject Lands are within the built-up area and plans for a diverse form of housing than what currently exists. The proposal directs growth within the built-up area and provides for a housing density that will meet the needs of future and current residents, while meeting the goals and objectives of the Kleinburg-Nashville Heritage Conservation District. The proposed development conforms with the Growth Plan, while providing an appropriate transition in built form and density.

5. The York Region Official Plan (YROP) designates the Subject Lands “Towns and Villages”. Towns and Villages are intended to have their own unique sense of place and identity, and form part of York Region’s intensification strategy through modest growth. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The proposed residential development will diversify housing options in the community, provide for an attractive streetscape along Stegman’s Mill Road, and create a public amenity through the proposed pedestrian walkway with the potential for future connections through the existing valley system.
6. On January 15, 2016, York Region exempted this Amendment from York Region approval, in accordance with Policy 8.3.8 of the YROP, 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 is hereby amended by:

1. Deleting Map 12-4A “Kleinburg Core” to VOP 2010, and substituting therefor Map 12-4A “Kleinburg Core” attached hereto as Schedule “2”, to identify Area C being subject to Policy 12.4.13.4.
2. Adding the following Policy 12.4.13.4 Area C, after the policies pertaining to Area B:
“(OPA #21) 12.4.13.4 Area C:
 - a. Notwithstanding Policies 12.4.4.5 and 12.4.6.2 respecting permitted uses; Policy 12.4.10.22 respecting permitted building height; and Policy 12.4.4.7 respecting lot consolidation; the following shall be permitted on the lands identified as Area C on Map 12-4A “Kleinburg Core”:
 - i. Twenty-eight (28) dwelling units, detached at grade, having attached private garages located in an underground parking structure.
 - ii. A “detached dwelling” shall be defined as a building containing only one (1) dwelling unit that is not attached to any other dwelling unit above finished grade, and having attached private garages located in an underground parking structure.

iii. The maximum building height shall be 9.85 m (3-storeys) above finished grade for all dwelling units that do not have frontage on Stegman's Mill Road.

b. Site-specific development standards shall be established in the implementing zoning by-law.

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, and, Draft Plan of Condominium and Site Development approvals, pursuant to the *Planning Act, R.S.O. 1990, c. P.13*.

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 lands subject to this Amendment are located east of Islington Avenue, on the south side of Stegman's Mill Road, and are known municipally as 357, 365 and 375 Stegman's Mill Road, in Part of Lot 24, Concession 8, City of Vaughan.

The purpose of this amendment is to permit site-specific exceptions to the "Village Residential" designation in Section 12.4 (The Kleinburg Core Area Specific Policies) of VOP 2010 to facilitate a low-rise residential development with 28 dwelling units that are detached at grade having attached private garages located in an underground parking structure.

On October 24, 2017, Vaughan Council ratified the October 3, 2017, Committee of the Whole recommendation to approve Official Plan Amendment File OP.16.001. Vaughan Council approved the following recommendation (in part):

1. THAT Official Plan Amendment File OP.15.006 (Kleinburg Village Development Corp.) BE APPROVED, to amend Vaughan Official Plan 2010, to permit the development of 28 dwelling units, as shown on Attachments #3 to #9, specifically to:
 - amend the policies in Volume 2 of Vaughan Official Plan 2010 (The Kleinburg Core) respecting the design and compatibility criteria for new development within the "Village Residential" designation, including lot configuration and size, built form, scale and physical character of surrounding developments;
 - increase the maximum permitted building height from 9.5 m to 9.85 m for Units 3 to 27, as shown on Attachment #3; and
 - permit a site-specific amendment to the policies in Volume 1 of Vaughan Official Plan 2010, to change the definition of a detached dwelling, as identified in Table 1 of this report.