

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 181-2015

A By-law to adopt Amendment Number 11 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 10 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 17th day of November, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

AMENDMENT NUMBER 11
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 11 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 1, Section 9.1.2.2 regarding new development within an established Community Area, to permit the development of fifty-nine (59) townhouse dwelling units on freehold lots fronting onto a private common element condominium road and four (4) semi-detached dwelling units fronting onto Ravine Court.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Regional Road 7, west of Pine Valley Drive, municipally known as 4650 Regional Road 7, being Part of Lot 6, Concession 7, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 11.”

III BASIS

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

1. The Provincial Policy Statement (PPS) includes policies that focus growth and development to “Settlement Areas”. The Subject Lands are located within a settlement area as defined by the PPS. The proposed development is consistent with the intent of the intensification and housing policies of the PPS, promotes the efficient use of land, and supports a healthy community. The Subject Lands are located on Regional Road 7 and are in the vicinity of retail and service commercial uses, community services and institutional uses. Also, intensification has occurred in the vicinity of the Subject Lands in the form of two, 4 and 7-storey residential condominium buildings. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The development maximizes the use of existing infrastructure and community facilities and minimizes land consumption. The proposed townhouse and semi-detached development contributes to the variety of housing types available for residents of the City of Vaughan.
2. The policies of the 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. The Growth Plan places the onus on the upper tier and local municipalities to decide where and how to accommodate growth and intensification.

The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities. The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types. This Amendment is consistent with the policies of the Growth Plan as the Subject Lands are located adjacent to Regional Road 7, and provide for a range of housing types.

3. The York Region Official Plan designates the Subject Lands as “Urban Area”. The Subject Lands front onto a “Regional Corridor” where intensification is planned to occur, and are located on the north side of Regional Road 7, west of Pine Valley Drive, offering an alternative housing form (townhouse and semi-detached dwelling units) in close proximity to the Regional Corridor and public transit. The proposed mixed-use development is consistent with the Regional Official Plan policies.
4. Vaughan Official Plan 2010 states that new development shall be designed to respect and reinforce the existing physical character and uses in the surrounding area as they related to lot configuration and size, built form and physical character of the surrounding development. The proposed townhouse and semi-detached development provides an appropriate transition from the surrounding existing established neighbourhoods consisting of a large lot fabric to the north, east and west of the subject lands to the existing condominium buildings located to the southeast and southwest of the Subject Lands.
5. Regional Corridors (Regional Road 7) are intended to be diverse places that support a range and mix of activities and land uses, while ensuring access to public transit. More specifically, these corridors are to function as urban main streets with compact, mixed-use, well designed, pedestrian-friendly and transit oriented built form. The proposed development provides an appropriate transition in built form from a Regional Intensification Corridor where 4 and 7-storey condominium buildings currently exist to the low density residential development to the north.
6. The statutory Public Hearing was held on February 3, 2015. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on February 17, 2015. Subsequently on October 20, 2015, Vaughan Council ratified the October 7, 2015, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.14.004, Z.14.025, 19T-14V006 and DA.15.034 (Pebble Creek Developments Inc.).

7. On September 22, 2014, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, 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 Section 13.1 Lands Subject to Site Specific Policies by adding the following policy, to be renumbered:

“(OPA #11) 13.1.1.XX	The lands known as 4650 Regional Road 7 are identified on Schedule 14-C (as Item xx) and are subject to the policies set out in Section 13.XX of this Plan. (OPA #11)”
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2. Adding the following policies to Section 13 Site Specific Policies, and renumbering in sequential order:

“(OPA #11) 13.XX 4650 Regional Road 7

13.XX.1 General

13.XX.1.1 Notwithstanding the policies of Section 9.1.2.2 respecting new development within an established Community Area, the lands identified on Map 13.XX.A, shall be permitted to develop with a maximum of 59 townhouse dwelling units on freehold lots fronting onto a private common element condominium road and 4 semi-detached dwelling units fronting onto Ravine Court. Site-specific development standards shall be established in the implementing zoning by-law. (OPA #11)”

3. Amending Schedule 14-C Areas Subject to Site Specific Plans of VOP 2010 by adding the lands identified on Schedule “1” and “2” to this Amendment, attached hereto, and referencing the appropriate section number in the legend.

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 north side of Regional Road 7, west of Pine Valley Drive, municipally known as 4650 Regional Road 7, being Part of Lot 6, Concession 7, in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 (VOP 2010) to permit the development of 59 townhouse dwelling units on freehold lots to front onto a private common element condominium road and 4 semi-detached dwelling units to front onto Ravine Court.

On October 20, 2015, Vaughan Council ratified the October 7, 2015, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) as follows:

- “1. THAT Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 respecting the subject lands shown on Attachments #2 and #3, specifically the policies of Section 9.1.2.2 regarding new development within an established Community Area to permit the development of 59 townhouse dwelling units on freehold lots fronting onto a private common element condominium road and 4 semi-detached dwelling units (freehold) fronting onto Ravine Court.
2. THAT Zoning By-law Amendment File Z.14.025 (Pebble Creek Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (block townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) as shown on Attachment #4, BE APPROVED, subject to the following conditions and the Conditions of Approval set out in Attachment #1 of this report:
 - a) That prior to the execution of the Subdivision Agreement:
 - i) The Owner shall agree to redesign and reconstruct all works to complete the playground and associated works, including but not limited to any works of a temporary nature. The Owner shall provide a cost estimate for City assets within the Park that may be affected including but not limited to geotechnical construction testing/reports, surveying, protection or replacement, lighting, tree planting, and sodding costs to restore the park to existing or better condition to the satisfaction of the City;
 - ii) The Owner shall provide the City with a Letter of Credit totaling the estimated costs for the redesign and reconstruction of all works to complete the playground and associated works within the park site which shall be held by the City until assumption of the site works;
 - iii) The Owner shall submit a Tree Inventory and Assessment Report within and adjacent to the park including the areas affected by the proposed Ravine Court cul-de-sac, to the satisfaction of the City. The City's Parks Operations and Forestry Department will review and advise of the tree compensation value;
 - iv) The Owner shall provide a Landscape Drawing package including but not limited to an existing conditions plan, layout plan, grading plan, tree preservation plan, and restoration plan of works within and adjacent to the park. The drawing package shall be completed by a certified Landscape Architect and provided for review to the satisfaction of the City and shall include the following:
 - All existing facilities and property lines shall be shown on all drawings.
 - A drawing that identifies the locations of the alternative route signage that will be installed for the pedestrian path of travel that will be maintained through the duration of the playground and associated works, including ample signage leading to both entrance points of the Park pathway system.
 - A drawing that identifies all structures to be decommissioned and reconfigured, addressing servicing requirements.

- A drawing that illustrates the reconfiguration of the park and associated works and appropriate setback requirements.
 - A drawing that illustrates a crossing to the Park with the redesign of Ravine Court.
 - A drawing to show and label tree protection fencing around existing trees and vegetation that are to be protected, and all trees and vegetation proposed to be removed. The drawing shall indicate the location of all existing trees including the limit of the drip line, tree conditions, trees to be removed and trees to be maintained within the park. Replacement trees and vegetation shall be supplied and installed in accordance with City requirements. All proposed tree removals required to be complete these works include the removal of the entire tree off-site, including the stump.
 - A drawing identifying the overall site drainage and grading plan that will ensure positive flow and does not negatively affect the use of the Park. No grading is permitted within the drip line of existing trees that are to be preserved.
- v) The Owner shall provide a timeline schedule of the works within the park as sodding, tree planting, and concrete works are weather dependant; and,
- vi) The Owner shall agree to be responsible for the maintenance within all work areas during construction. Maintenance is required to be completed in accordance with City of Vaughan Quality Standards.
- b) that upon execution of the Subdivision Agreement, the Owner will be granted permission to enter the City owned park to complete the playground and associated works, and is required to notify the City when works are scheduled to commence.
4. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 63 residential units (195 persons equivalent).
5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) shall include the following clause:
- “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% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s “Cash-In-Lieu of Parkland Policy”. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
6. THAT Site Development File DA.15.034 (Pebble Creek Developments Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 59 townhouse dwelling units (freehold) with 11 townhouse blocks on future freehold lots fronting onto a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette, as shown on Attachments #4 to #10, subject to the following conditions:
- a) That prior to the execution of the Site Plan Agreement:
- i) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
 - iii) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
 - iv) the Tree Inventory Assessment and Preservation Study must address the long term preservation of the Walnut and Butternut trees (Trees 18

and 333) to the satisfaction of the Vaughan Development Planning Department, Urban Design Division; and,

- v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.”