

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 133-2024**

**A By-law to adopt Amendment Number 118 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 118 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3” and “4” 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.

Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of June, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 12 of the Committee of the Whole.  
Report adopted by Vaughan City Council on April 22, 2024.  
City Council voted in favour of this by-law on June 25, 2024.  
Approved by Mayoral Decision MDC 008-2023 dated June 25, 2024.  
**Effective Date of By-Law: June 25, 2024**

**AMENDMENT NUMBER 118**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, “3” and “4” constitute Amendment Number 118 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 11.11 Woodbridge Centre Secondary Plan (the Amendment). The Amendment will modify the boundary between the “Low-Rise Residential” and “Natural Area” designations and facilitate the development of 23 front-loaded townhomes with a height of 3-storeys on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Lands Subject to Amendment No. 118” on Schedule “1” attached hereto:

1. To amend Schedules “2”, “3”, and “4” of the Woodbridge Centre Secondary Plan (‘WCSP’) as shown on Schedules “2” through “4”, to add the ‘Natural Area’ designation to the eastern extent of the Subject Lands.
2. To permit up to 9 attached residential units in a townhouse row.
3. To permit a front yard and front door that does not face a public street.
4. To permit a front facing distance between townhouses of 16 m.
5. To permit a maximum building height of 13.05 m (3-storeys).
6. To permit townhouses to front upon a private laneway.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located south of Langstaff Road on the east side of Islington Avenue, being Part of Lot 10, Concession 7, and are municipally known as 8473, 8477, and 8487 Islington Avenue, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 118.”

## III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides direction for appropriate development while ensuring that public health and safety, and the quality of the natural and built environments are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario “shall be consistent with” the PPS. The PPS promotes efficient, cost-effective development and land use patterns that are based on densities which:
  - a. Facilitates a compact urban form through the intensification of underutilized lands in the City’s established Settlement Area where full municipal services exist;
  - b. Efficiently use land, resources, infrastructure, and public service facilities;
  - c. Are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
  - d. Promotes environmental health by protecting the long-term ecological function of natural heritage features and areas.

In consideration of the above, the Amendment is consistent with the PPS.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended (the Growth Plan) provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2051. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form. The proposed Amendment assists the City of Vaughan in meeting its intensification targets as well as provide for a greater intensity of use on underutilized lands within a Settlement Area and within the urban boundary. The proposed Amendment conforms to the Growth Plan by providing for a more compact built form on underutilized land that strengthens the range and mix of housing options available and by making efficient use of existing municipal infrastructure.
3. The York Region Official Plan 2010 (YROP 2022) guides economic, environmental,

and community building decisions across York Region. The YROP 2022 designates the Subject Lands as “Urban Area” on Map 1 - Regional Structure which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Amendment supports the YROP 2022 policies to provide for a more dense and more intense development on a parcel of land to accommodate future population growth. The Development is characteristic of a more compact development pattern that will contribute to the wider area developing into a complete community. Further, the YROP 2022 designates a portion of the Subject Lands as “Regional Greenlands System” on Map 2 – Regional Greenlands System. The “Regional Greenlands System” designation present on the Subject Lands is proposed to be environmentally protected by the Amendment. The Amendment conforms to the YROP 2022.

4. The Subject Lands are designated “Community Areas” and “Natural Areas and Countryside” on Volume 1, Schedule 1 - Urban Structure and “Built-Up Valley Lands” and “Core Features” on Volume 1, Schedule 2 – “Natural Heritage Network” and “Low-Rise Residential” designation with “Low Density Heritage Residential Pockets” overlay on Volume 2, Section 11.11 of the WCSP. Core features, the core elements of the Natural Heritage Network, are to be protected and enhanced. The primary focus of the WCSP is to provide guidance for development and investment within Woodbridge Centre. In consideration of the above, the proposed amendments are appropriate and supported by the policies of VOP 2010 as they relate to scale and design of built form, diversification of housing opportunities, and the protection of natural features and areas. The public ownership of natural features will protect and enhance the Natural Heritage Network.
5. The statutory Public Hearing was held on February 28, 2023. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 28, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on April 22, 2024, when Vaughan Council ratified the April 9, 2024, Committee of the Whole recommendation to approve Official Plan Amendment File OP.22.021 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc).
6. On March 6, 2023, York Region exempted this Amendment from Regional approval,

in accordance with Regional Official Plan Policy 7.3.8, as it does not adversely affect Regional planning policies or interests.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan is hereby amended by:

1. Amending Land Use Plan - Schedule 2 by adding the “Natural Area” designation to a portion of the Subject Lands and identifying the Subject Lands as “See Part B – Section 4.2.2.1 a”, as shown on Schedule “2” attached hereto and;
2. Amending Density Plan - Schedule 3 by adding the “Natural Area” designation on a portion of the Subject Lands, as shown on Schedule “3” attached hereto; and
3. Amending Building Height Maximums - Schedule 4 by adding the “Natural Area” designation on a portion of the Subject Lands and by assigning a maximum building height of 3-storeys (13.05 m) on the Subject Lands, as shown on Schedule “4” attached hereto; and
4. Adding the following site-specific policies under Part B - Section 4.2.2.1 Low-Rise Residential for the Subject Lands identified in Schedule “1”, to be renumbered in sequential order:

“(OPA #118)

- a. The following policies shall apply to the lands known as 8473, 8477, and 8487 Islington Avenue as identified on Land Use Plan - Schedule 2 as See Part B – Section 4.2.2.1 a:
  - i. Notwithstanding Section 9.2.3.2 a) of VOP 2010, townhouses may be in a row of up to 9 attached residential units.
  - ii. Notwithstanding Section 9.2.3.2 d) of VOP 2010, townhouses may face a private street and units are not required to provide a front yard and/or front door facing the public street.
  - iii. Notwithstanding Section 9.2.3.2 e) of VOP 2010, the facing distance between townhouses may be 16 m.

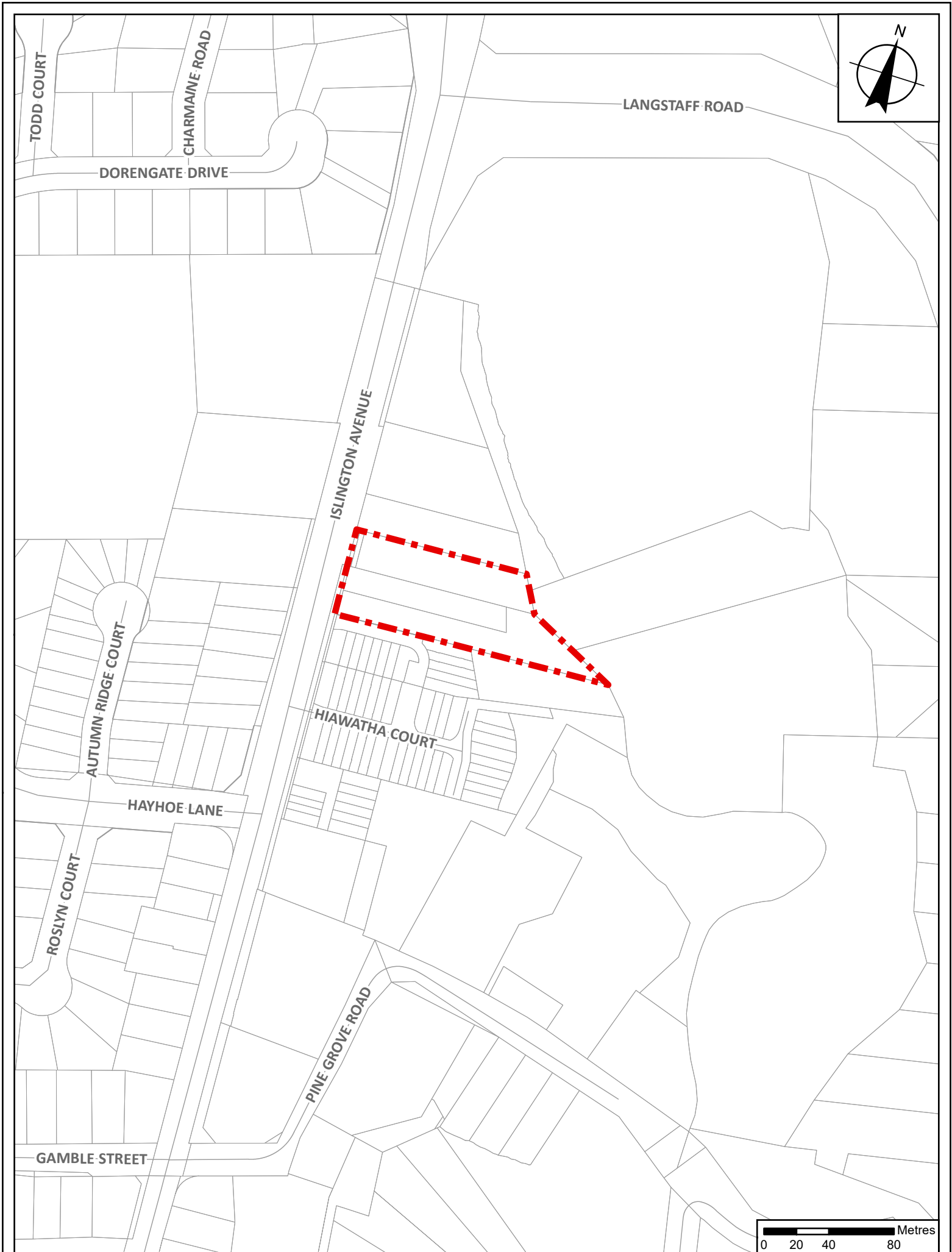
- iv. The maximum building height shall not exceed 13.05 m (3 storeys).”

## 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 001-2021, 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.



**This is Schedule '1'**  
**To Official Plan Amendment No. 118**  
**Adopted the 25th Day Of June, 2024**

**File:** OP.22.021

**Related Files:** Z.22.042, 19T-22V017

**Location:** Part Lot 10, Concession 7  
8473, 8477 and 8487 Islington Avenue

**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.

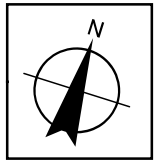
**City of Vaughan**



Lands Subject to  
Amendment No. 118



**8473, 8477 and 8487 Islington Avenue  
This is Part of Schedule 2 -  
Landuse Plan of Woodbridge Centre Secondary Plan  
To Vaughan Official Plan 2010, Volume 2**



**This is Schedule '2'  
To Official Plan Amendment No. 118  
Adopted the 25th Day Of June, 2024**

**File:** OP.22.021

**Related Files:** Z.22.042, 19T-22V017

**Location:** Part Lot 10 Concession 7  
8473, 8477 and 8487 Islington Avenue

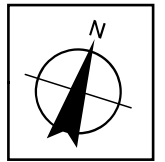
**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.

**City of Vaughan**



Lands Subject to  
Amendment No. 118

**8473, 8477 and 8487 Islington Avenue  
This is Part of Schedule 3 -  
Density Plan of Woodbridge Centre Secondary Plan  
To Vaughan Official Plan 2010, Volume 2**



**This is Schedule '3'  
To Official Plan Amendment No. 118  
Adopted the 25th Day Of June, 2024**


**File:** OP.22.021

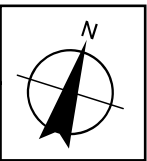
**Related Files:** Z.22.042, 19T-22V017

**Location:** Part Lot 10, Concession 7  
8473, 8477 and 8487 Islington Avenue

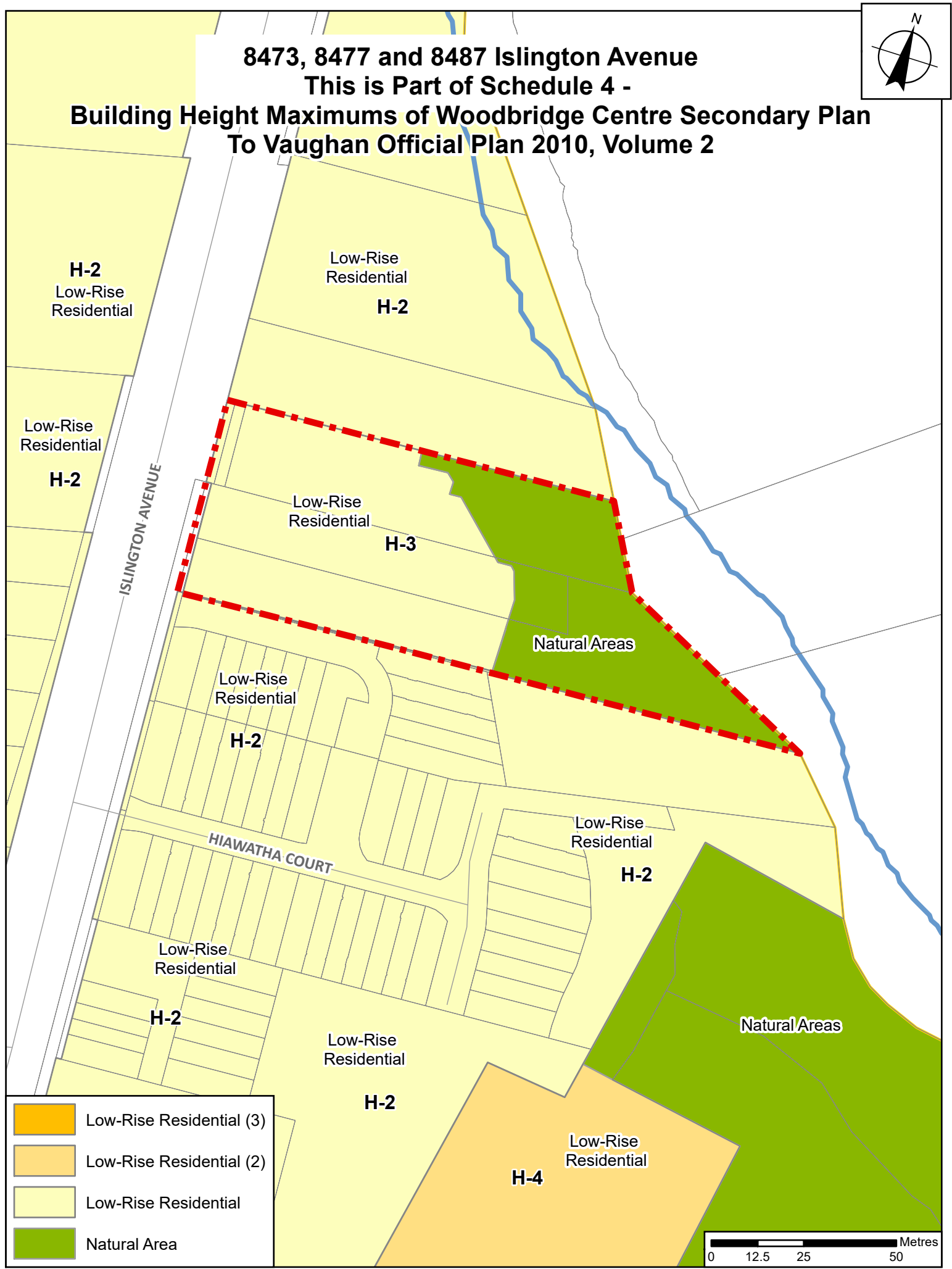
**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.

**City of Vaughan**

 Lands Subject to  
Amendment No. 118



**8473, 8477 and 8487 Islington Avenue  
This is Part of Schedule 4 -  
Building Height Maximums of Woodbridge Centre Secondary Plan  
To Vaughan Official Plan 2010, Volume 2**



**This is Schedule '4'  
To Official Plan Amendment No. 118  
Adopted the 25th Day Of June, 2024**

**File:** OP.22.021  
**Related Files:** Z.22.042, 19T-22V017  
**Location:** Part Lot 10, Concession 7  
 8473, 8477 and 8487 Islington Avenue  
**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.  
**City of Vaughan**

Lands Subject to  
Amendment No. 118

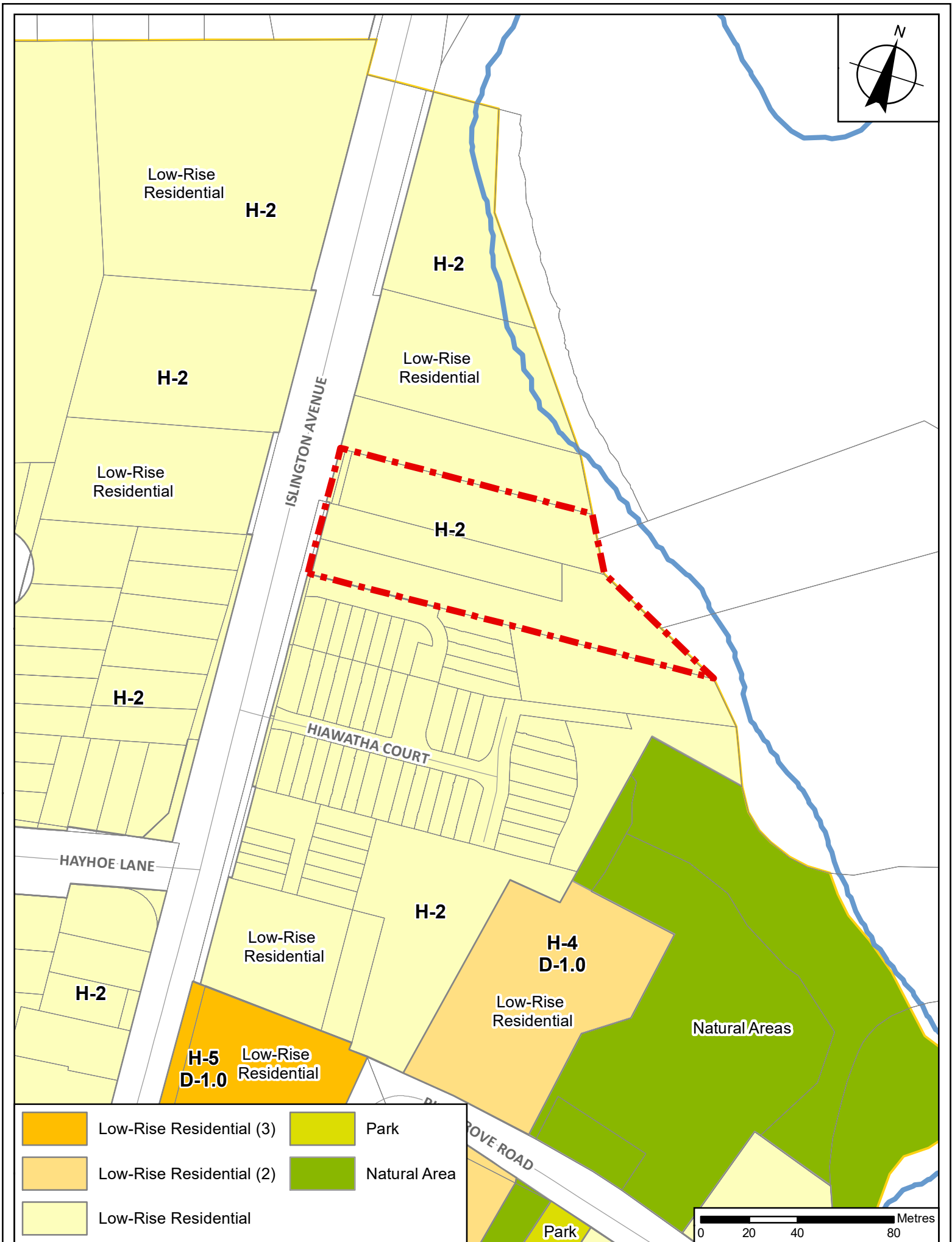
## APPENDIX I

The Subject Lands are located at 8473, 8477, and 8487 Islington Avenue, south of Langstaff Road on the east side of Islington Avenue in the City of Vaughan.

The purpose of this Amendment is to allow a site specific exception from certain policies respecting the number of attached townhouse units, remove the requirement for a front yard and front door facing a public street, amend the front facing distance between townhouse blocks on a private street, and increase the building height maximums for the proposed 23 unit townhouse development on the Subject Lands. A general housekeeping amendment is also sought by introducing the Natural Areas designation to the eastern extent of the Subject Lands to reflect the lands being dedicated to the Toronto and Region Conservation Authority.

On April 22, 2024, Vaughan Council ratified the April 9, 2024 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.22.021 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.22.021 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1, as follows:
- a. Increase the number of attached residential units in a townhouse row to 9 units.
  - b. Remove the requirement for a front yard and front door to face a public street.
  - c. Allow a 16 m front facing distance between townhouses.
  - d. Increase the maximum building height to 13.05 m (3 storeys).
  - e. Permit townhouses to front upon a private laneway.”



## Appendix II

### Existing Land Uses and Building Heights

### Official Plan Amendment No.118


**File:** OP.22.021

**Related File:** Z.22.042, 19T-22V017

**Location:** Part Lot 10, Concession 7  
8473, 8477 and 8487 Islington Avenue

**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.

**City of Vaughan**

 Lands Subject to  
Amendment No. 118