

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 148-2018

A By-law to adopt Amendment Number 752 to the Official Plan of 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 752 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" 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 19th day of June 2018.



Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk

**AMENDMENT NUMBER 752
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 752 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 752.

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

Authorized by Item No. 3 of Report No. 21
of the Committee of the Whole
Adopted by Vaughan City Council on
June 19, 2018.

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No.332 (North Maple Planning Study), as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666 to add site specific policies for lands identified as "Area Subject to Amendment No. 752" on Schedule "1" attached hereto to permit a parking area on the Subject Lands to be used for the adjacent lands designated "General Commercial". This Amendment will facilitate the development of the Subject Lands with an expanded parking area to serve the existing turf maintenance building, existing administrative office and a 4-storey office building on the adjacent lands designated "General Commercial".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 752". The Subject Lands are located on the east side of McNaughton Road East, south of Eaglet Court, in Part of Lot 22, Concession 3, City of Vaughan.

III BASIS

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

1. The Provincial Policy Statement (the "PPS") 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, 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, support active transportation, and are transit-supportive, where transit is planned, exists or may be developed.

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

The development represents the intensification of a currently underutilized parcel of land within a settlement area in the City of Vaughan. The built form is designed to be compatible with the surrounding land uses and will support new residential and mixed-use growth planned for the surrounding area. The development represents an appropriate use of a remnant parcel of land

in a settlement area, that is consistent with the policies of the PPS.

2. The Growth Plan is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2031. The Growth Plan seeks to guide decisions on a number of matters including: transportation, infrastructure, land-use planning, urban form, housing, natural heritage and resource protection. The Growth Plan includes population and employment projections for the Greater Golden Horseshoe area that are to be implemented by regional and local municipalities.

With regard to how population and employment growth is to be accommodated, the Growth Plan identifies the importance of optimizing the use of the existing land supply to avoid the overdesign of new land for future urban development. Objectives of the Growth Plan include creating complete communities that offer a range of options to live, work and play; provide greater choice in housing types to meet the needs of people in various states of life; curb urban sprawl and reduce traffic by improved access to a range of transportation options.

The Subject Lands are located within the built boundary of the Growth Plan. The development will improve an underutilized parcel of land, and will contribute to the efficient use of existing and planned infrastructure including roads, and private parking facilities that will be better utilized through the intensification of uses on the Subject Lands that are also appropriate and compatible with the existing and planned surrounding uses.

The development will efficiently use existing infrastructure, thereby meeting this objective of the Growth Plan. The development would introduce a compact and efficient built form of development on an underutilized parcel of land and improve the urban aesthetic.

The Subject Lands are located in close proximity to existing residential, retail, and institutional uses, are served by an existing bus route, and are located within one kilometer of the Maple Go Station, which will encourage the use of alternative modes of transportation. The Development conforms to the relevant policies and objective of the Growth Plan.

3. The Subject Lands are designated "Oak Ridges Moraine Settlement Area" by the Oak Ridges Moraine Conservation Plan ("ORMCP"), which permits the existing turf maintenance and office buildings and development.
4. The York Region Official Plan 2010 ("YROP 2010") designates the Subject Lands as "Urban Area", which permits a range of residential, commercial, industrial and institutional uses.

Official Plan Amendment File OP.17.004 was reviewed by York Region and considered to be of local significance and in accordance with Regional Official Plan Policy 8.3.8, York Region advised that the Amendment does not adversely affect Regional planning policies or interests. On July 7, 2017, York Region exempted Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) from approval by Regional Committee of the Whole and Council.

5. The Subject Lands are designated "Open Space Special Policy Area 3" by OPA #332, as amended, which permits golf courses and cemeteries, and monitoring activities related to the former Keele Valley Landfill site and accessory parking associated with the permitted uses. The development of a parking area used for the adjacent lands designated "General Commercial" is not a permitted use and therefore, an Amendment is required. The development conforms to the PPS, the Growth Plan and the YROP 2010.

Having received a statutory Public Hearing held on June 20, 2017, the recommendation of the Committee of the Whole to receive the Public Hearing report of June 20, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 27, 2017. Vaughan Council approved Official Plan Amendment File OP.17.004 to facilitate the development of the Subject Lands with an expanded parking area to serve the existing turf maintenance building, existing administrative office and the development of a 4-storey office building on the adjacent lands designated "General Commercial".

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 332 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Adding the following policy to Subsection 3.3 OPEN SPACE AND PARK AREAS, at the end of paragraph f) ii):

"(OPA #752)

To permit a shared parking area for office uses located on the adjacent lands designated "General Commercial", and for the office and golf maintenance building located on the lands designated "Open Space Policy Area 3".

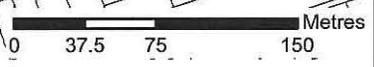
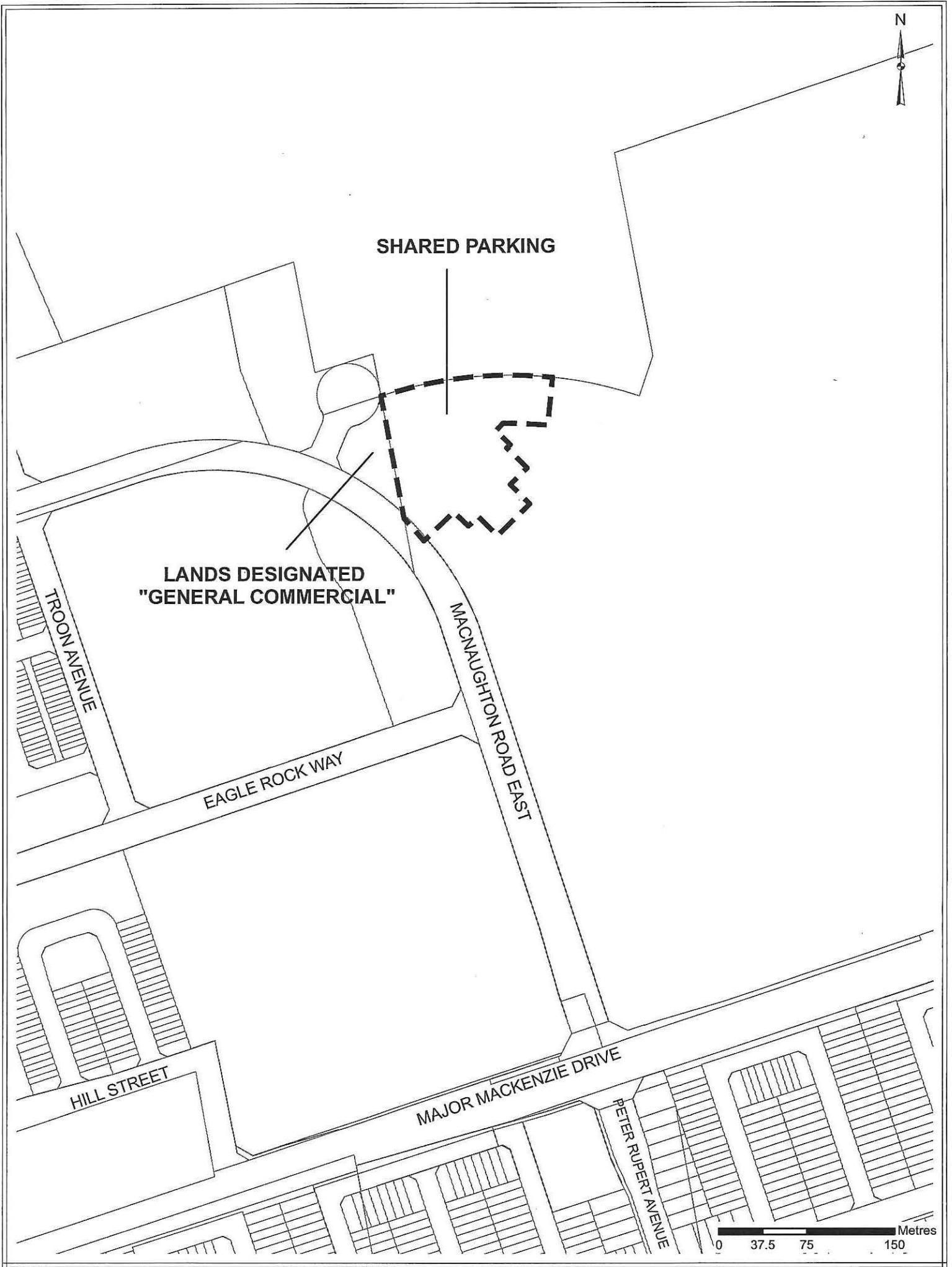
LOCATION: On the east side of McNaughton Road East, south of Eaglet Court, municipally known as 1 Eaglet Court and 10,000 Dufferin Street, Part of Lot 22, Concession 3, City of Vaughan."

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 Site Development approvals 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 BY-LAW 148 -2018
PASSED THE 19th DAY OF JUNE, 2018

AREA SUBJECT TO
 AMENDMENT NO. 752

FILE: OP.17.004
 RELATED FILES: Z.17.010, DA.16.053 & DA.17.020
 LOCATION: PART OF LOT 22, CONCESSION 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK

APPENDIX I

The lands are located on the east side of McNaughton Road East, south of Eaglet Court, municipally known as 10,000 Dufferin Street, being Part of Lot 22, Concession 3, City of Vaughan.

On June 19, 2018, Council considered an application to amend the Official Plan and resolved the following:

- "1. THAT Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) BE APPROVED to:
 - a) amend in-effect Official Plan Amendment ("OPA") #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located in "Area B" and for the existing office and golf maintenance buildings located on "Area A" of the Subject Lands designated "Open Space Policy Area 3" and "Oak Ridges Moraine Settlement Area", as shown on Attachment #3;
 - b) to correct mapping errors in Vaughan Official Plan 2010 ("VOP 2010"), to correctly designate "Area B", as shown on Attachment #3, as "Community Commercial Mixed-Use" on Schedule 13 (Volume 1) and on Map 12.3.A Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2)."



APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 752

FILE: OP.17.004
 RELATED FILES: Z.17.010, DA.16.053 & DA.17.020
 LOCATION: PART OF LOT 22, CONCESSION 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN



LANDS SUBJECT TO
AMENDMENT NO. 752