

# THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13

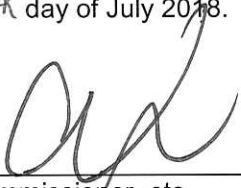
and

IN THE MATTER OF Amendment Number 27  
to the Vaughan Official Plan (2010) of the Vaughan Planning Area

**I, TODD COLES**, of the Township of King, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Vaughan Official Plan (2010) Amendment Number 27 was adopted by the Council of the Corporation of the City of Vaughan on the 19<sup>TH</sup> day of June 2018, and written notice was given on the 25<sup>th</sup> day of June 2018 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Vaughan Official Plan (2010) Amendment Number 27 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Vaughan Official Plan (2010) Amendment Number 27 is deemed to have come into effect on the 17<sup>th</sup> day of July 2018, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
19<sup>th</sup> day of July 2018. )  
)



A Commissioner, etc.

**Christine Marie Monique Vigneault,**  
a Commissioner, etc.,  
Province of Ontario, for  
The Corporation of the City of Vaughan.  
Expires July 5, 2020.




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TODD COLES  
City Clerk

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 142-2018**

**A By-law to adopt Amendment Number 27 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 27 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 19<sup>th</sup> day of June 2018.

  
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

  
\_\_\_\_\_  
Todd Coles, City Clerk

**AMENDMENT NUMBER 27**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitute Amendment Number 27 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 and Volume 2, to permit a residential development consisting of 135, 4-storey Townhouse (Back-to-back and Block Townhouse) dwelling units within 14 residential blocks and, four (4), 19 to 22-storey residential apartment buildings on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Land identified as “Area Subject to Amendment No. 27” on Schedule “1”, attached hereto, subject to the requirements for a Section 37 Agreement, for the portion of the Subject Lands designated “High-Rise Residential” only:

1. permit a maximum building height of 22-storeys; and,
2. permit a maximum density of 4.7 FSI.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the west side of Islington Avenue, north of Steeles Avenue West, municipally known as 7082 Islington Avenue, being Part of Lot 26, Registrar’s Compiled Plan 9691, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 27.”

## 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, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and establishes the framework for regulating the development of land. The PPS is applied province-wide and provides direction to support complete communities, a strong economy and a clean and healthy environment. The policies of the PPS focus growth and development to “Settlement Areas”. This Amendment is consistent with the policy objectives of the PPS, as the Subject Lands are located within a Settlement Area as defined by the PPS. The Subject Lands are located between approximately 100 m and 325 m from the Steeles Avenue West right-of-way, which is a Regional Rapid Transit Corridor, and is also served by the Toronto Transit Commission (“TTC”) and are located within proximity to existing retail and service commercial uses. The location of the Subject Lands supports alternate

modes of transportation such as transit, cycling and walking. The Development minimizes land consumption, proposes housing typologies (Back-to-Back and Block Townhouses, and residential apartments) that will help meet projected housing needs, add to the variety of housing units available, and utilizes existing servicing and infrastructure. The proposed development is consistent with the intent of the Settlement Areas and housing policies, which promote the efficient use of land, and which support healthy communities. The subject development will provide a greater variety of housing options for the City of Vaughan, thereby contributing to the projected housing needs.

2. The Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) builds on the PPS to establish a unique land use planning framework that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan enables the development of regional growth plans that guide government investments and land use planning policies. The Growth Plan promotes the achievement of complete communities that are designed to support healthy and active living, prioritizes intensification and higher densities that make efficient use of land and infrastructure, protects the natural environment, supports transit viability, and encourages a range and mix of housing options. This Amendment is consistent with the objectives of the Growth Plan as it optimizes the use of the existing land supply by incorporating a compact built-form, makes efficient use of existing infrastructure, enhances and restores the natural environment, is located in close proximity to a Regional Transit Priority Network, and provides a range and mix of housing at a density that is transit-supportive and supportive of complete communities.
3. The York Region Official Plan (“YROP”) designates the Subject Lands as “Urban Area”, which permits a range of residential, commercial, employment and institutional uses. The Subject Lands are accessed by Islington Avenue, a Regional Road with a planned 36 m right-of-way and a planned regional cycling connection. The Subject Lands are within close proximity to the Steeles Avenue West right-of-way which is a Regional Rapid Transit Corridor also served by the Toronto Transit Commission (“TTC”). In support of transit-infrastructure, the YROP establishes a policy framework that encourages a broad range of housing types within efficient and compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. This Amendment is consistent with the YROP as the proposed development would permit transit-supportive density to the nearby regional transit priority corridor, diversifies the housing options found in the community by offering a mix of housing options (Back-to-Back Townhouse, Block Townhouse, and residential

apartment buildings with studio, 1 and 2-bedroom units), and creates new pedestrian connections to Islington Avenue and trail connections to the valleylands to the west. The proposed residential development is consistent with the YROP policy objectives.

4. VOP 2010 states that new development shall be designed to respect and reinforce the existing physical character and uses in the surrounding area as they relate to lot configuration and size, built form, setbacks and character. The proposed residential development provides an appropriate transition that is compatible with the existing low and mid-rise buildings with mixed-uses in the surrounding area.

The Subject Lands are located within a unique parcel of land that is bounded to the west by valleylands, Islington Avenue to the east, the rail lines to the north, and residential and commercial buildings and Steeles Avenue West right-of-way to the south. The Development respects the neighbourhood context by offering a wider range of housing typologies within the low and high-rise mixed-forms.

The in-effect Official Plan policies and zoning on the Subject Lands permit 7 apartment buildings with 1,040 residential units, with a maximum building height of 12-storeys. The Development reduces the number of apartment buildings from 7 to 4, and the remaining balance of residential units have been redistributed into taller buildings, thereby, increasing the density only on the portions of the lands proposed to be designated "High-Rise Residential". The proposed maximum building height, and FSI is considered appropriate within this area.

The proposed Back-to-Back Townhouse dwellings will establish a residential development which offers consistency in scale and building setbacks. The variety in building and unit types provides for a compact built-form that is consistent with the objective for accommodating Low-Rise residential housing stock within community areas, while still achieving intensification within the built-up areas of the City, and offer an appropriate range and mix of housing units.

This Amendment is facilitated by Section 37 of the *Planning Act*, and the "City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*", where Vaughan Council may authorize an increase in building height and/or density in return for the provision of community benefits. Sections 10.1.2.9 of VOP 2010 include policies that permit bonusing for increased building height and/or density in return for the provision of community benefits in the form of facilities, services or other matters provided that the development represents good planning. The development is considered good planning as it addresses the policies contained in the Official Plan, including urban design policies and objectives, the relationship of the

development to its context, the adjacent streets, the creation of a good public realm, and adequate infrastructure.

In consideration of the above, it has been demonstrated that the proposed development meets the intent of the "Community Area" policies of VOP 2010, and provides for a low-rise and high-rise development that is appropriate and compatible with the surrounding development and will have no adverse impact on the surrounding communities or any natural features to the west containing the valleylands.

5. On April 23, 2018, 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.
6. The statutory Public Hearing was held on September 19, 2017. The recommendation of the Committee of the Whole to receive the Public Hearing report September 19, 2017 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 26, 2017. Subsequently, on June 19, 2018, Vaughan Council ratified the June 5, 2018, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.15.007, Z.15.030 and 19T-17V006 (Islington Steeles Ventures Inc.).

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

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Modifying Schedule 13 "Land Use" by adding the map attached hereto as Schedule "2" and thereby redesignating the Subject Lands from "Mid-Rise Mixed-Use" and "Natural Areas", with a maximum building height of 9 to 12-storeys, and a Floor Space Index ("FSI") of 2.5 times the area of the Subject Lands to "Low-Rise Residential", "High-Rise Residential" and "Natural Areas" and identifying a maximum building height of 22-storeys and a Floor Space Index (FSI) of 4.7 on portions of the Subject Lands designated "High-Rise Residential".
2. Amending Volume 1, Schedule 14-C "Areas Subject to Site Specific Plans" by adding the Subject Lands identified on Schedule "1" to this Amendment, known as "#40 - 7082 Islington Avenue."

3. Amending Volume 2, Section 13.1 - "Areas Subject to Site Specific Policies" by adding the following policy to be renumbered in sequential order:

"(OPA #27) 13.1.1.40            The lands known as 7082 Islington Avenue are identified on Schedule 14-C as Item #40 and are subject to the policies set out in Section 13.41 of this Plan.

4. Amending Volume 2, Section 13 - "Site-Specific Policies" by adding the map attached on Schedule "2" and adding on the following policies in sequential order:

"(OPA #27) 13.41            7082 Islington Avenue

                 13.41.1            General

                 13.41.1.1            The following policies shall apply to the lands identified on Map 13.41.A.

                 13.41.1.2            Notwithstanding the policy contained in Section 9.2.2.1.a), and 9.2.2.1.c), the lands identified on Map 13.41.A as "Low-Rise Residential" shall be permitted to be developed with Back-to-Back Townhouse and Townhouse Block dwelling units with a maximum building height of 4-storeys. Site-specific development standards shall be established in the implementing by-law.

                 13.41.1.3            Notwithstanding the policy contained in Section 9.2.3.2.a), 9.2.3.2.d) and 9.2.3.2.e), the lands identified on Map 13.41.A as "Low-Rise Residential" shall be permitted to be developed with a maximum of 16 Back-to-Back Townhouse dwelling units within a Townhouse block, and be permitted to front on a common element private road. The facing distance between blocks of Townhouses that are not separated by a public street shall generally be a minimum of 16.5 metres.

                 13.41.1.4            Notwithstanding the policy contained in Section 9.2.3.6.a), the lands identified on Map 13.41.A identified as "High-Rise Residential" shall be permitted to be developed with a total of 4 residential apartment buildings with a maximum building height of 22-storeys. Site-specific development standards shall be established in the implementing by-law.

                 13.41.1.5            The policies of Section 9.2.3.6.d) ii) shall not apply.

                 13.41.1.6            Notwithstanding policy 9.2.3.6. d) iii), a minimum distance of 20 m between High-Rise Buildings for portions above 12-storeys shall be required.



"13.41.1.7

Notwithstanding Schedule I, Height and Density Parameter:

- a. the lands identified as "Area Subject to Amendment No. 27" on Schedule "2", which are designated "High-Rise Residential" shall be permitted a maximum building height of 22-storeys, and a maximum Floor Space Index (FSI) of 4.7. The 1,180 m<sup>2</sup> amenity area, as identified in the implementing Zoning By-law, shall be included towards the calculation of the Floor Space Index ("FSI") within the "High-Rise Residential" designation.
- b. prior to the implementation of the site-specific Zoning By-law, the requirements for a Section 37 Agreement shall be satisfied (OPA #27)".

#### 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.

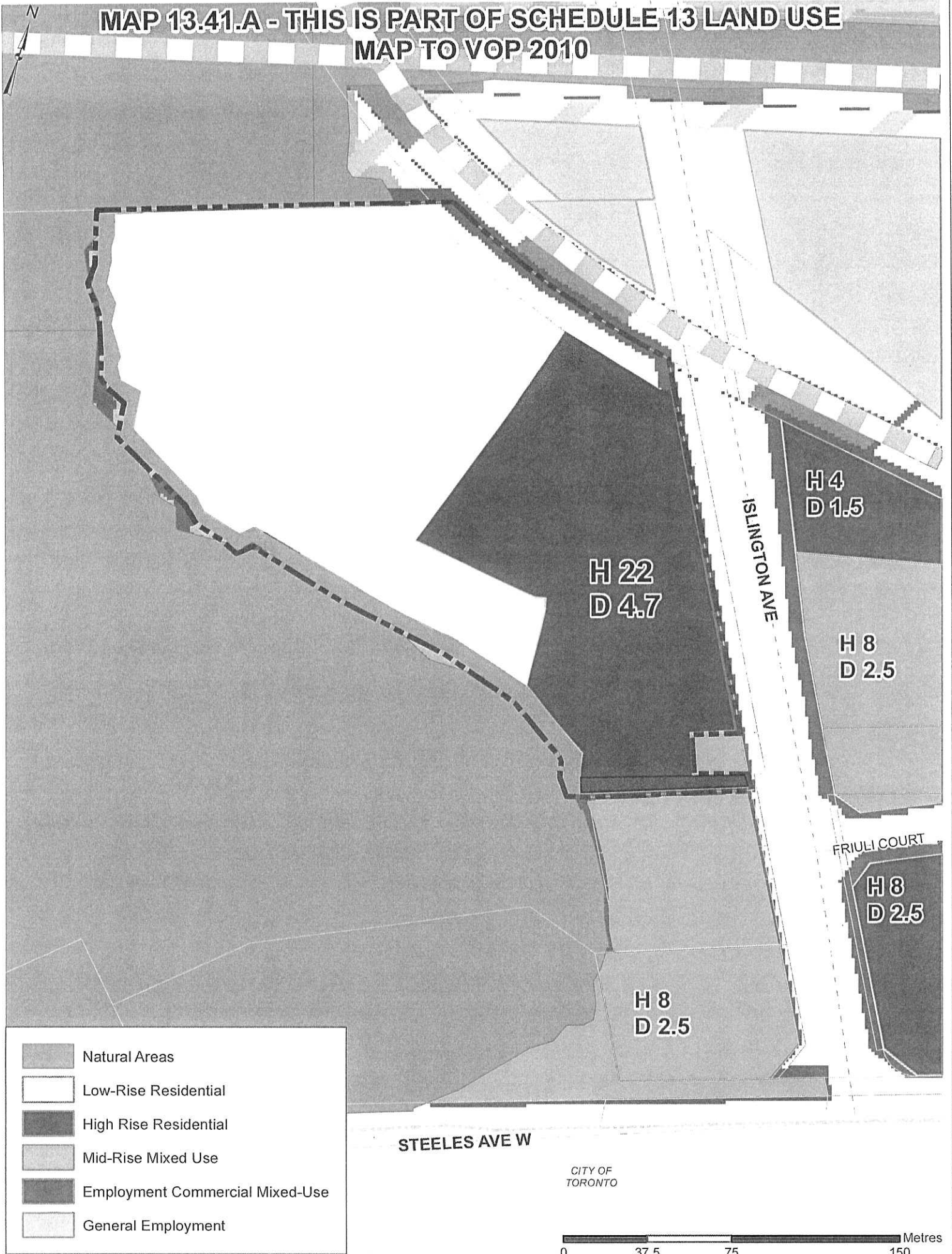


**THIS IS SCHEDULE '1'**  
**TO AMENDMENT NO. 27**  
**ADOPTED THE 19th DAY OF June, 2018**

FILE: OP.15.007 & Z.15.030  
 RELATED FILES: 19T-17V006  
 LOCATION: PART OF LOT 1, CONCESSION 7  
 APPLICANT: ISLINGTON STEELES VENTURES INC.  
 CITY OF VAUGHAN

  
**AREA SUBJECT TO  
 AMENDMENT NO. 27**

**MAP 13.41.A - THIS IS PART OF SCHEDULE 13 LAND USE  
MAP TO VOP 2010**



**THIS IS SCHEDULE '2'  
TO AMENDMENT NO. 27  
ADOPTED THE 19<sup>th</sup> DAY OF June, 2018**

FILES: OP.15.007 & Z.15.030  
 RELATED FILE: 19T-17V006  
 LOCATION: PART OF LOT 1, CONCESSION 7  
 APPLICANT: ISLINGTON STEELES VENTURES INC.  
 CITY OF VAUGHAN

  
 AREA SUBJECT TO  
 AMENDMENT NO. 27

## APPENDIX I

The Subject Lands are located on the west side of Islington Avenue, north of Steeles Avenue West, and are municipally known as 7082 Islington Avenue, being Lot 26, Registrar's Compiled Plan 9691 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 135 Back-to-Back Townhouse and Townhouse Dwelling units, on common element private road, and four (4), 19 to 22-storey residential apartment buildings with an amenity area, 4-levels of underground parking, and a maximum density of 4.7 FSI on the portions of the Subject Lands designated "High-Rise Residential", respectively, subject to the requirement of a Section 37 Agreement, pursuant to the *Planning Act*.

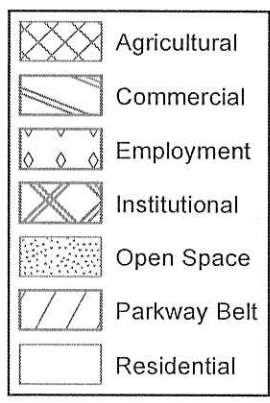
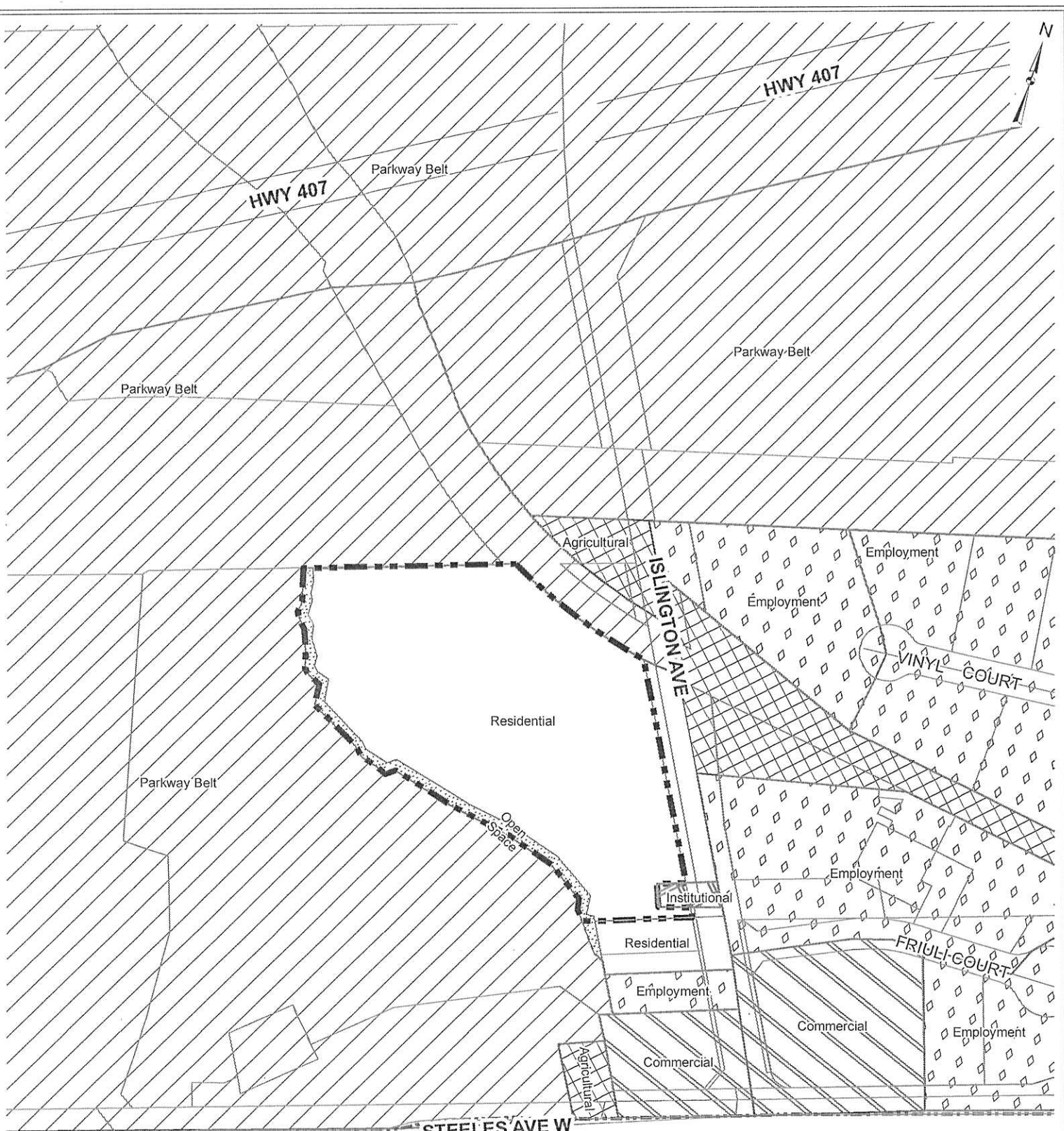
On June 19, 2018, Vaughan Council ratified the June 5, 2018, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.15.007 (Islington Steeles Ventures Inc.) as follows:

1. THAT Official Plan Amendment File OP.15.007 (Islington Steeles Ventures Inc.) BE APPROVED, to amend the following policies and development criteria of Vaughan Official Plan 2010 for the Subject Lands shown on Attachments #2 and #3 as follows:
  - a) Schedule 13 - to redesignate the Subject Lands from "Mid-Rise Mixed-Use" and "Natural Areas" with a maximum permitted building height of 12-storeys, and a Floor Space Index ("FSI") of 2.75 times the area of the lot, to "Low-Rise Residential", "High-Rise Residential" with a maximum building height of 22-storeys and an FSI of 4.7 times the area of the Subject Lands designated "High-Rise Residential" and "Natural Areas";
  - b) Section 9.2.2.1.a) respecting the "Low-Rise Residential" designation to increase the maximum permitted building height from 3-storeys to 4-storeys;
  - c) Section 9.2.2.1.c) respecting the "Low-Rise Residential" designation to permit Back-to-Back Townhouses as a permitted building type;
  - d) Section 9.2.3.2.a), d) and e) respecting the "Townhouse" development criteria to permit the following:
    - i) a maximum of 16 Back-to-Back Townhouse Dwelling units within a Townhouse block, whereas a maximum of 6 units in a row are permitted;
    - ii) Townhouses and Back-to-Back Townhouse Dwellings to front on a private common element road;
    - iii) a minimum facing distance of 16.5 m between blocks of Townhouse Dwelling units that are not separated by a public street, whereas 18 m is required;
  - e) Section 9.2.3.6.d) ii) respecting the "High-Rise Building" development criteria requiring that the portions of the buildings beyond 12-storeys to be setback a minimum of 15 m from any lot line, and that Section 9.2.3.6.d) ii) shall not apply; and,
  - f) Section 9.2.3.6.d) iii) respecting the "High-Rise Building" development criteria to permit a minimum distance of 20 m between High-Rise Buildings above 12-storeys, whereas 30 m is required.
2. THAT Zoning By-law Amendment File Z.15.030 (Islington Steeles Ventures Inc.) BE APPROVED; to amend Zoning By-law 1-88 for the Subject Lands, shown on Attachments #2 and #3, from "RA3(H) Residential Apartment Zone" with the Holding Symbol "(H)" to "RT1(H) Residential Townhouse Zone" and "RA3(H) Residential Apartment Zone" both with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", and "OS2 Open Space Park Zone" in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report, subject to the following condition:
  - a) The implementing Zoning By-law shall identify a minimum 1,180 m<sup>2</sup> amenity area, which shall be used for no other purpose other than an amenity area, and to permit portions of an underground parking garage below-grade within the "OS2 Open Space Park Zone", which is to be constructed to an interim condition as part of the Phase 1 of the development, to the satisfaction of the City.
3. THAT the implementing Official Plan and Zoning By-law Amendments include this provision for a contribution, pursuant to Section 37 of the *Planning Act*, for the \$330,000.00 cash payment. The

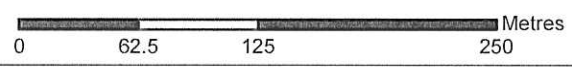


4. Section 37 benefits will be implemented through the Section 37 Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The payment of the Section 37 amount shall be paid to the City prior to the issuance of the first Building Permit for any above grade structure(s) on the Phase 2 Development shown on Attachment #7, and shall be allocated, at the discretion of the Development Planning Department, towards the costs associated with: upgrades to community facilities; enhanced public access to natural heritage features; development of playground facilities on site; and/or off-site sporting facilities. The amount of the payment shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment.
5. THAT the Mayor and the City Clerk be authorized to execute a Section 37 Density Bonus Agreement (the "Section 37 Agreement"), pursuant to Section 37 of the *Planning Act*, for the implementation of the community benefits identified in Recommendation #3.
6. THAT the Holding Symbol "(H)", as shown on Attachment #4, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:
  - a) the Owner shall submit a Ministry of Environment and Climate Change ("MOECC") Record of Site Condition registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
  - b) the Owner satisfy all requirements of the Toronto Region and Conservation Authority (the "TRCA");
  - c) Vaughan Council shall identify and allocate water and sanitary servicing capacity for the Phase 2 portion of the Subject Lands zoned "RA3(H) Residential Apartment Zone", as shown on Attachment #4;
  - d) Prior to the execution of the Site Plan Agreement for Tower "4" of Phase 2, (lands to be zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)"), the Owner shall enter into an Agreement with the City of Vaughan to dedicate any unencumbered lands that are located within Block 7 of the 4.5 m wide trail connection, as shown on Attachment #5; and,
  - e) the proposed sanitary sewer extension and connection is resolved to the satisfaction of the City and York Region.
7. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
8. THAT Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) BE APPROVED, to create one residential block, an open space buffer block, trail connection blocks and reserves in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 of this report.
9. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT related Site Development File DA.18.015 (Islington Steeles Ventures Inc. - Phase 1) be allocated servicing from the York Sewage Servicing/Water Supply System for a total of 135 residential units (413 persons equivalent)."
10. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V006 (Islington Steeles Ventures Inc.) shall include the following clauses:
  - a) "The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."

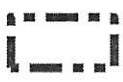


CITY OF TORONTO



## APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 27

FILE: OP.15.007 & Z.15.030  
 RELATED FILES: 19T-17V006  
 LOCATION: PART OF LOT 1, CONCESSION 7  
 APPLICANT: ISLINGTON STEELES VENTURES INC.  
 CITY OF VAUGHAN

  
 LANDS SUBJECT TO  
 AMENDMENT NO. 27