

Draft: November 30, 2021

The City of Vaughan

BY-LAW

BY-LAW NUMBER _____

A By-law to adopt Amendment Number _____ 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 ____ to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “XXX” is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and effect on the day of the final passing thereof.

READ a FIRST, SECOND, and THIRD time and finally passed this _____ day of _____, 2021.

Hon. Maurizio Bevilacqua, Mayor

Mr. Todd Coles, City Clerk

AMENDMENT NO. _____

TO THE

TO THE OFFICIAL PLAN (“VOP 2010”)

OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number XX to the Official Plan of the Vaughan Planning Area and Schedule “1” constitute Amendment Number XX.

Table of Contents

1. PURPOSE.....	3
2. LOCATION.....	3
3. BASIS.....	3
4. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO.....	13
5. IMPLEMENTATION.....	15
6. INTERPRETATION.....	15

1. PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the City of Vaughan Official Plan (“VOP 2010”) to change the land use designation from “Low-Rise Residential” to “Mid-Rise Residential” for the subject lands as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. XX”. This amendment will facilitate the residential development of two (2) mid-rise residential apartment buildings, 10 and 12 storeys in height, containing a total of 593 units, five (5) blocks of stacked townhouses containing 115 residential units and two (2) levels of underground parking (the “Proposed Development”).

2. 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. ____”. The Subject Lands are located on the west side of Bathurst Street, south of Rutherford Road, more specifically at the northwest corner of Ner Israel Drive and Bathurst Street. The Subject Lands are municipally known as 8940 Bathurst Street and 0 Knightshade Drive in the City of Vaughan, Regional Municipality of York. The parcel is legally described as Block 162 on Plan 65M-3808 except Parts 1 & 2. The property has an area of approximately 1.8 hectares (4.45 acres) and is currently vacant. The lands are located in City of Vaughan (the “City” or “Vaughan”) Planning Block 10, also known as the Thornhill Woods community.

3. BASIS

The decision to amend VOP 2010 is to change the land use designation from “Low-Rise Residential” to “Mid-Rise Residential” is based on the following considerations:

1. This Amendment to the Vaughan Official Plan is provided for under Section 17 of the *Ontario Planning Act*.
2. The Provincial Policy Statement (2020) (“PPS”) came into effect on May 1, 2020 and provides broad based policy direction on matters of provincial interest related to land use planning and development. All decisions affecting planning matters “shall be consistent with” the PPS. The purpose of this amendment is to amend policies within the VOP 2010 to make efficient use of land, infrastructure and public service facilities.

A founding principle and theme throughout the PPS is building strong communities that are sustainable and resilient for people of all ages. Strong communities provide long-term prosperity and social well-being for all Ontarians. To obtain this objective, the PPS promotes efficient land use and development patterns that accommodates for a range of dwelling types and densities which improves the financial viability of the Province and its municipalities. By promoting the integration of land use planning, growth management, transit-supportive development and intensification strategies, municipalities are able to meet growth projections and the needs of their existing and future residents. Directing development and residential intensification within built-up areas which have sufficient infrastructure capacity to service new dwelling units supports municipalities in achieving their density and population targets. These goals are also achieved by supporting development that is compact, optimizes the use of available land and while maintaining appropriate levels of public health and safety.

The Proposed Development will allow for the intensification and development of an underutilized parcel of land within the urban area. The Proposed Development will make efficient use of existing and planned infrastructure, including roads, water, storm and sanitary services, and nearby public transit. The development introduces an

apartment built-form that will contribute to a greater diversity of housing options for existing and future residents of the community and the overall housing market of Vaughan and York Region (the “Region”). The existing housing options in the community primarily consist of single, semi-detached and townhouse developments. With Provincial and Municipal directives for increased density and smart growth, coupled with the increased market demands for a variety of housing choices there is a clear need to accommodate for more higher density options for the community. In order to maximize efficiencies of infrastructure delivery through the existing transit infrastructure and future Major Transit Station Area (“MTSA”) directly southeast of the lands, bringing more dense forms of development adjacent to a Regional Corridor assists to create a transit-supportive community. In this development’s circumstance, the Subject Lands are vacant and are located in a highly urbanized area well-served by transit and a variety of recreational, retail and commercial uses, all key criteria to create a complete community. The development represents an integrated and comprehensive approach to managing growth and the long-range objectives of the City and Region by intensifying an underutilized parcel of land within the urban area. The Amendment is consistent with the policies of the PPS.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) 2019 was prepared and approved under the *Places to Grow Act, 2005* (the “Growth Plan Act”), as amended and came into effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan was approved by the Lieutenant Governor in Council, Order in Council No. 1244/2020 to take effect on August 28, 2020. The Growth Plan is the Ontario government’s initiative to plan for growth and development that builds upon the progress of the former plan and further strengthens the importance of optimizing

the use of land and creation of infrastructure. The Growth Plan's vision is to support economic prosperity, protect the environment, and help communities achieve a high quality of life for the public good.

To coordinate planning for growth across the Greater Golden Horseshoe ("GGH"), the Growth Plan provides population and employment forecasts to all municipalities within the GGH. The growth forecasts are a foundational component of the high-quality plan to help shape new and existing communities. Building healthy and balanced communities while maintaining and improving the quality of life for Ontarians is best accomplished by accommodating forecasted growth in complete communities. The policies of the Growth Plan aim to develop cities and towns as complete communities to meet Ontarians needs for daily living by directing growth to built-up areas. The objectives of the Growth Plan are also met by creating transit-supportive development, having a diverse mix of land uses, providing a wide range of housing types, improving access to high quality public open space and having local stores and services in close proximity to serve the community.

The Growth Plan also emphasizes that compact built forms are required throughout Ontario but particular focus is needed in areas within the built boundary to reduce sprawl and to reduce the rate at which land is consumed. This notion and principle underline the need for new development to optimize the use of the land supply within the Settlement Area and to build complete communities that are transit supportive, with walkable street configurations. Intensification and effective transit and active transportation networks are fundamental components for smart growth and ensuring the viability of transit to connect people to homes, jobs and other aspects of daily life for people of all ages and to meet climate change mitigation and adaptation objectives.

The Subject Lands are located within the delineated built boundary of the City of Vaughan and designated urban area as it related to the policies of the Growth Plan. The Proposed Development will optimize the use of land within the existing land supply, as demonstrated through the compact built form of the mid-rise development and proposed density. The development represents intensification of an underutilized parcel of land within the Settlement Area and will facilitate the creation of 708 residential units. The unit mix is comprised:

- 19 – Studio Units (3%)
- 384 – 1 Bedroom Units (54%)
- 260 – 2 Bedroom Units (37%)
- 45 – 3 Bedroom Units (6%)

The range of unit types and housing options support the provision of diversifying the housing stock and unit sizes within the City and Region. The development establishes a range of unit types, sizes and bedrooms which recognizes the needs of households with children, people at various stages of life and different incomes. The development represents a compact built form and has been designed to be compatible with the surrounding uses of an established low-rise residential neighbourhood. The lands are in close proximity to local services, community facilities and existing/planned infrastructure. The redevelopment of the Subject Lands will result in transit-supportive, pedestrian-oriented form of development which is compact and contributes to the creation of a complete community. The Amendment conforms to the policies of the Growth Plan.

4. The York Region Official Plan (“YROP”) was adopted by Regional Council on December 16th, 2009, and was approved with modifications by the Ministry of Municipal Affairs and Housing (“MMAH”) on September 7th, 2010 and was subsequently appealed to the Ontario Municipal Board (“OMB”), now referred as the Ontario Land Tribunal (“OLT”). The YROP has been partially approved by the OMB through various decisions and orders with the exception of some area/site specific appeals that are not applicable to the Subject Lands. The partially approved YROP is in force and effect with respect to the proposed development. All Amendments to the VOP 2010 shall conform to the goals, objectives and policies of the YROP. The YROP guides economic, environmental and community building decisions to manage growth through a series of regional strategies, plans and guidelines to support and guide the Region. The YROP outlines policies on a variety of matters, including accommodation of population and economic growth through intensification, increasing the housing stock, mixing of uses as well as providing for choice among transportation modes while promoting human interaction.

Within the YROP the Subject Lands are designated as “Urban Area” on Map 1 – Regional Structure. The Urban Area designation is intended to accommodate majority of the growth planned within the Region. The permitted uses within the Urban Area designation include a range of residential, commercial, industrial and institutional uses. Urban Areas are planned and developed to create attractive and vibrant places to support a mix of housing typologies, intensification, good urban design principles, accessibilities to transit and services and promote healthy lifestyles. Urban Areas are a vital component of the urban structure and is intended to accommodate a significant portion of planned growth within the Region to meet population and employment targets. The development application seeks to permit a residential development that

will make efficient use of a vacant and underutilized parcel of land through intensification.

To accommodate the growth projections and intensification targets, the YROP promotes city building to develop socially inclusive, environmentally sustainable and economically vibrant communities within the Urban Area. City building creates communities that are compact, well-designed and lively, serviced by transit and are in near proximity to local amenities. The Proposed Development is on a vacant piece of land, in an area consisting of low-rise development. The mid-rise and townhouse development will introduce a built form in keeping with the Region's objective of creating complete communities. Additionally, the project will contribute to the City of Vaughan and the Region's population and intensification targets as a total of 708 units are proposed. The intensification will further compliment the intensification planned on the lands to the north.

The YROP policies direct that the majority of the Region's growth is to occur within the Urban Area. Based on the Region's 2041 Intensification Strategy Report ("Intensification Strategy"), there are numerous sites located within the Region which have not yet been identified as centres, corridors and key development areas that have significant potential to accommodate intensification. The Intensification Strategy identified the following criteria for lands which had potential for intensification:

- The parcel is located on a Regional Road;
- The parcel is vacant or underdeveloped;
- The parcel is the site of commercial uses that were developed more than 20 years ago;

- The parcel is located along a stretch of road where intensification has already been occurring.

The Intensification Strategy also identified over 33,000 row and apartment units that could be potentially accommodated in these areas. These 33,000 units are above and beyond the 178,000 units identified to be built in intensification areas. The Proposed Development will intensify the use of an underutilized parcel of land by facilitating the development of 708 residential units with varying sizes to support a variety of lifestyles, income levels for new and existing residents of the City and Region. A high standard of urban design has been implemented within the design to ensure a comfortable pedestrian scale is maintained, enhanced landscaping is incorporated throughout the site. The Proposed Development follows the York Region Transit-Oriented Development Guidelines and seamlessly connects with the existing cycling and pedestrian network to promote non-autonomous vehicle use.

The strategic location of the Subject Lands enables its future residents to leverage the existing and planned infrastructure within the community. The Subject Lands abuts Bathurst Street, a Regional Road identified as a “Special Study Area”, in proximity to Rutherford Road, a “Regional Rapid Transit Corridor” and Highway 7 which is identified as a “Regional Corridor”. Regional policies direct growth and intensification within and along these identified areas, in which these Applications are in keeping with. The lands are in proximity to an array of community facilities and services, commercial, retail and employment uses provides convenient access to these uses and services helps to reduce automobile dependency, encourages active transportation, improves health, well-being and contributes to building a transit-supportive and complete community.

The introduction of the mid-rise residential buildings and stacked townhouses will introduce a newer type of medium-intensity housing form within the Thornhill Woods community and surrounding area. As previously mentioned, the surrounding area is mainly comprised of low-rise developments, such as single/semi-detached dwellings, townhouses etc. Over the past few years several other development applications within the area have proposed similar forms of medium-intensity development in varying building forms, signifying an incremental change and maturing of the community and encapsulates a key common theme throughout the VOP 2010. A key contributor to this growth and intensification is due to the existing and planned infrastructure within the area along with Provincial and Municipal directives for increased densities along major arterial corridors. The Proposed Development aims to augment and compliment the development approved to the north of the Subject Lands setting the framework and basis for a more complete community. By increasing the range of housing choices to allow for a higher density development within a generally low-rise residential area will contribute to improved housing affordability. A denser form of development will support the capital improvements to transit infrastructure and help to create transit-supportive communities that contribute to climate change mitigation by reducing single-vehicle occupancy, using land efficiently, and promoting forms of transportation. The Amendment conforms with the YROP.

5. The VOP 2010 was adopted by Vaughan Council on September 7, 2010, and was subsequently modified by City Council on September 27, 2011, March 20, 2012 and April 17, 2012. The majority of Volume 1 and 2 policies were approved through Orders of the OLT (PL111184) on the following dates: August 8, 2013, December 24, 2013, February 21, 2014, October 17, 2014 and March 25, 2015. An office consolidation of

the Vaughan Official Plan 2010 was completed, which incorporates the OLT decisions and City Council approved Official Plan Amendments as of December 2020.

The objectives of the VOP 2010 are based upon the goals of creating memorable, strong and diverse communities, a robust and prominent countryside, a diverse economy, a vibrant downtown and a sustainable City with appropriately directed growth. The VOP 2010 defines the City's planned Urban Structure and establishes a comprehensive framework and hierarchy (e.g., The Vaughan Metropolitan Centre, Regional Intensification Corridors, Primary Centres, Primary Intensification Corridors and Local Centres) for guiding growth in Vaughan. The VOP contains policies that evaluate applications on its merits based on an analysis of the site-specific conditions and development context of the application. Intensification and redevelopment are to be cognizant and respectful of the existing community.

The Subject Lands are designated "Community Areas" as illustrated on 'Schedule 1 – Urban Structure' and "Low-Rise Residential" on 'Schedule 13 – Land Use' of the VOP, Bathurst Street, Rutherford Road and Highway 7 on 'Schedule 9 – Future Transportation Network' are identified as a "Major Arterial (Regional)" road. On 'Schedule 10 – Major Transit Network' Bathurst Street is identified as 'Special Study Area', Rutherford Road is a 'Regional Rapid Transit Corridor' and the nearby Highway 7 is deemed also a "Regional Rapid Transit Corridor".

Vaughan's urban structure is comprised of communities which exhibit a unique sense of place within the City and contribute to establishing an identity for its residents. Community Areas within Vaughan predominantly consist of a Low-Rise Residential housing stock with access to local amenities. Section 2.2.3 of the VOP 2010

recognizes that as these Community Areas grow and mature, that incremental change is to be anticipated. Changes to the community are to be sensitive to and respectful of, the existing character of the neighbourhood. Additionally, the VOP outlines that limited intensification may be permitted provided the development is sensitive to and compatible with the character, form and planned function of the surrounding context.

Low-Rise Residential areas are planned to consist of buildings in a low-rise form which is no greater than three storeys high (VOP 2010, Section 9.2.2.1). The uses permitted in Low-Rise Residential areas are residential units, home occupations, amongst others. The typical building types within Low-Rise Residential areas are detached houses, semi-detached houses, and townhouses. Section 9.2.3.2.b. of the VOP outlines that Low-Rise Residential designation does not permit back-to-back, stacked townhouses or mid-rise buildings.

Mid-Rise Residential areas are generally located in intensification areas and are planned to consist of primarily residential buildings. Medium and high intensity housing forms aid the City and Region to their meet growth projections and intensification targets. The integration of the Proposed Development into the existing community is important, along with establishing a high standard of architecture and respect for the public realm. The uses permitted in Mid-Rise Residential areas are principally residential units, amongst other uses.

The building types permitted in areas designated Mid-Rise Residential are Mid-Rise Buildings and Public and Private Institutional Buildings. Section 9.2.2.3.d of the VOP outlines that, within 70 metres of an area designated as Low-Rise Residential or on

streets that are not arterial streets or Major Collector streets, the following building types may be permitted, pursuant to policies in subsection 9.2.3 of this Plan, in order to provide for an appropriate a transition to the Low-Rise Residential area:

- i. Townhouses;
- ii. Stacked Townhouses; and,
- iii. Low-Rise Buildings.

An Official Plan Amendment has been submitted to amend the existing land use designation from “Low-Rise Residential” to “Mid-Rise Residential”. The Mid-Rise Residential designation would accommodate the 10 and 12 storey apartment buildings being proposed on site. Additionally, site-specific permissions are required to accommodate the housing typology, as Section 9.2.3 Building Types and Development Criteria are required to facilitate the built form (i.e., stacked townhouses), unit range (i.e., maximum of 5), and orientation (i.e., frontage on public & private street and facing distance).

The proposal is in keeping within the high-level objectives and policies of the VOP 2010, as the development will introduce a mid-rise apartment building that has been designed to be context sensitive to predominantly low-rise residential community located adjacent to the site. As illustrated on the architectural materials, the buildings are contextually appropriate and is suitable for the area as the scale, size, massing, configuration integrate well into the existing community. The bulk of the massing is fronting Bathurst Street, a Major Arterial (Regional) road and a private road to the north. The adjacent lands to the north, abutting the private road has received recent development approvals for 6 and 8 storey building. From the development footprint of

the two residential towers proposed on site, the built-form transitions to a series of stacked townhouses towards the rear (west) and side (south) of the Subject Lands to provide an appropriate transition in height to the surrounding low-rise residential neighbourhood. The buildings have incorporated urban design techniques to ensure the residential buildings are connected to the pedestrian realm. Through a combination of urban design and landscape methods the Proposed Development will create an attractive streetscape and help to foster a sense of place and community for residents.

The mid-rise development and townhouses will bring a introduce different mix of housing typology that currently exists and will be suitable for a variety of demographics of varying income levels. The increase in available housing options helps to bolster housing affordability and mix of residential uses available for existing and future residents. As identified in the supporting studies associated with the Official Plan Amendment application future residents will be well-served by the mix of uses available in the community whether it is retail, commercial or community facilities. Additionally, these uses are all available within a safe walking distance, along the cycling network or connected by transit. The existing and planned infrastructure will help service the development and support the increased density proposed on site and integrate seamlessly with the Thornhill Woods community. The mid-rise residential building will have an outdoor amenity area at grade to provide residents with open space and indoor amenity areas for other recreational purposes. As noted above, the development has an active frontage that is human-scaled and well integrated with landscaping at-grade to incorporate the City's Green Approach. The proposed amendments conform with the general intent of the Official Plan.

6. In light of the above, it has been demonstrated that the proposed Amendments are consistent with the PPS, conforms with the Growth Plan, YROP and meets the intent of the VOP 2010. The Amendment will facilitate the intensification of the underutilized piece of land located within an intensification area that is well serviced by transit, public facilities, parks and open spaces. The development will introduce a compact built form, utilize existing/planned infrastructure and provide additional housing for all demographics and income ranges. The proposal will create 708 residential units which will help assist the Region and City meet their density and intensification targets. The proposed Amendment represents good land use planning.

4. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Schedule 13 “Land Use” of Volume 1 of the VOP by redesignating the Subject Lands identified on Schedule “1” of this amendment attached hereto, from “Low-Rise Residential” to “Mid-Rise Residential”, as shown on Schedule “1” of this amendment.
2. Amending Schedule 14-C “Areas Subject to Site-Specific Plans” of Volume 1 of the VOP 2010 by designating the Subject Lands as shown on Schedule “1” to this amendment attached hereto, and referencing the appropriate section number in the legend.
3. Amending Schedule 13.1 Lands Subject to Site-Specific Policies by adding the following policy, to be re-numbered:
 - 13.1.1.aa The lands identified on Schedule 14-C as item **aa** are subject to the policies set out in Section 13.AA of this plan (OPA#XX).
4. Adding the following policies to Section 13 Site-Specific Policies and renumbering in sequential order:

13.aa.1 Notwithstanding the policies of Section 9.2.3.3.a. of the VOP 2010, the lands identified on Map 13.aa.A., Stacked Townhouses are attached house form buildings comprising of two to five separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a traditional Street Townhouse and each unit is provided direct access to ground level.

13.aa.2 Notwithstanding the policies of Section 9.2.3.3.d. of the VOP 2010, the lands identified on Map 13.aa.A., Stacked Townhouses shall generally be oriented to front onto a public or private street in order to provide front entrances.

5. IMPLEMENTATION

It is intended that the policies of the VOP 2010 pertaining to the Subject Lands will be implemented by way of the development application approval process, an Official Plan Amendment, an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Plan Approval application, pursuant to the *Planning Act*.

6. INTERPRETATION

The provisions of the VOP 2010 as amended from time to time regarding the interpretations of that Plan shall apply with respect to this Amendment.

Appendix I

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. XX”. The Subject Lands are located on the west side of Bathurst Street, south of Rutherford Road, more specifically at the northwest corner of Ner Israel Drive and Bathurst Street. The Subject Lands are municipally known as 8940 Bathurst Street and 0 Knightshade Drive in the City of Vaughan, Regional Municipality of York. The parcel is legally described as Block 162 on Plan 65M-3808 except Parts 1 & 2.

The purpose of this Amendment is to amend the provisions of the City of Vaughan Official Plan (“VOP 2010”) by redesignating the Subject Lands “Low-Rise Residential” to “Mid-rise Residential”. In addition to providing site-specific provisions to accommodate the housing typology. The Amendment will facilitate the development of 708 residential units on the Subject Lands.

