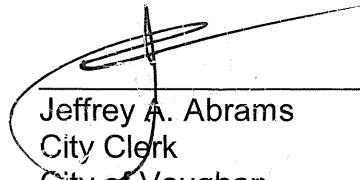


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 12 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 21<sup>st</sup> day of April, 2016.



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Jeffrey A. Abrams  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 27 day of APRIL, 2016.

**Certificate of Approval**

**AMENDMENT No. 12**

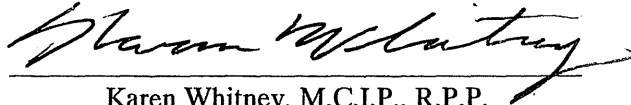
**TO THE**

**OFFICIAL PLAN FOR THE**

**CITY OF VAUGHAN PLANNING AREA**

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on April 21, 2016.

Date: April 21, 2016



Karen Whitney, M.C.I.P., R.P.P.  
Director of Community Planning and  
Development Services  
The Regional Municipality of York

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 016 -2016**

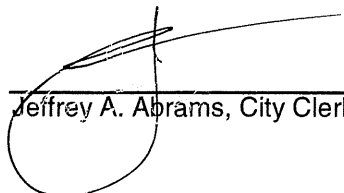
**A By-law to adopt Amendment Number 12 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 12 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1 & 2" 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 12 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted by City of Vaughan Council this 16<sup>th</sup> day of February, 2016.

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

  
\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

Authorized by Item No. 6 of Report No. 44  
of the Committee of the Whole Meeting  
Adopted by Vaughan City Council on  
December 15, 2015

**AMENDMENT NUMBER 12  
TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitute Amendment Number 12 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting parts 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 13.17 Site Specific Policies regarding the development of a "Complete Community" on the Subject Lands to facilitate the development of 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings with 868 m<sup>2</sup> of at-grade commercial uses with 26 apartment units located within the 2nd and 3rd floors, a 2,100 m<sup>2</sup> public park, and private amenity areas, visitor parking, walkways, and internal roads

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Steeles Avenue West, east of Martin Grove Road, being Part of Lot 1, Concession 8, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 12."

## 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 Steeles Avenue West and are in the vicinity of retail and service commercial uses, community services and institutional uses. 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 mixed-use building 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 on Steeles Avenue West, and provide for a range of housing types.

3. The York Region Official Plan designates the Subject Lands as "Urban Area". The subject lands are located on the north side of Steeles Avenue West, east of Martin Grove Road, and offers an alternative housing form (apartment units and townhouses) in close proximity to public transit. The Regional Plan encourages a broad range of housing types within efficient and mixed-use 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 Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. The proposed mixed-use development is consistent with the Regional Official Plan policies.
  
4. The subject lands are subject to site-specific Policy 13.17 of Volume 2 of VOP 2010 which states that any proposed residential development would need to be carefully considered, such as the requirements of on-site facilities for parks, recreation and community services and some level of retail service. The preparation of a secondary plan/official plan amendment would determine the ultimate use, height and densities for the site. The site-specific policy requires a number of specific studies to be submitted to determine if it fulfills the requirements and is considered to be appropriate for the development of a "Complete Community".

The following supporting reports were submitted demonstrating how the development fulfills the requirements of a "Complete Community":

- i) Planning Justification Report, dated June, 2014, by Weston Consulting Limited;
- ii) Community Services and Facilities Study, dated May 15, 2014, by urbanMetrics Inc.;
- iii) Urban Design and Sustainable Development Report, Dated May 15, 2014, by Weston Consulting Limited;
- iv) Transportation Impact Study, dated May 20, 2014, URS Canada Inc.;
- v) Functional Servicing Report, dated April 2015, Valdor Engineering Inc.;
- vi) Environmental Impact Study, dated June 2014, Beacon Environmental;
- vii) Vibration Report, dated June 13, 2014, S.S. Wilson Associates; and,
- viii) Archeological Assessment Stage 1, dated April 26, 2015, Archeological Assessments Ltd.

The supporting documentation concluded that the proposed development represents good planning and meets the policy and intent to achieve a "Complete Community" designed to respect and reinforce the existing physical character and uses in the surrounding area. The proposed townhouse and mixed-use building provides an appropriate transition from the surrounding existing established neighbourhoods consisting of a large lot fabric to the south of the subject lands to the existing mid-rise seniors residence located to the west of the subject lands.

5. The statutory Public Hearing was held on March 3, 2015. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 3, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on March 24, 2015. Subsequently, on December 15, 2015, Vaughan Council ratified the December 1, 2015, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment Files OP.14.003 and Z.14.024 (Woodbridge Park Limited).
6. The Region of York is required to approve this Amendment to the Official Plan. The Region of York has reviewed the proposal, and all requirements of the Region shall be satisfied.

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

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

1. Adding the following policy to Site Specific Policy 13.17:
  - "(OPA #12) 13.17.1.2 The following shall be permitted on the lands identified as Part "A" on Map 13.17.A:
    - a. Low-Rise Residential uses in the form of the following building types: Low-Rise buildings, townhouses, and back-to-back townhouses;
    - b. Retail, restaurant and service commercial uses.
    - c. Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block). Each unit shall be accessed from the outside ground

level and share three above ground party walls with abutting units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.”

2. Amending Map.13.17.A attached hereto as Schedule 2 to this amendment, identifying the lands subject to this Amendment as being “Part “A”.

#### 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

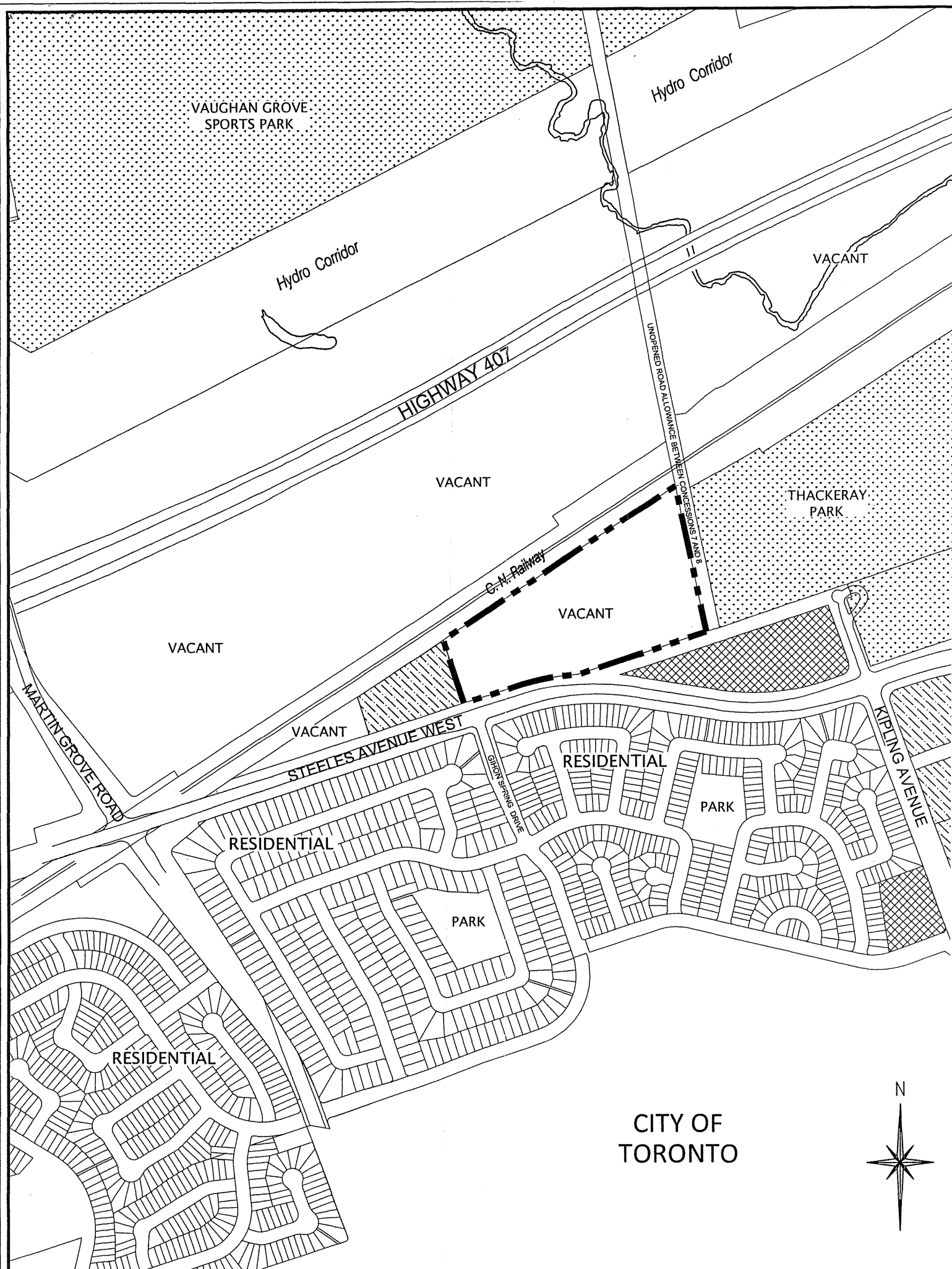
The Subject Lands are located on the north side of Steeles Avenue West, east of Martin Grove Road, being Park of Lot 1, Concession 8, in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 (VOP2010) to permit the development of 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings with 868 m<sup>2</sup> of at-grade commercial uses with 26 apartment units located within the 2nd and 3rd floors, a 2,100 m<sup>2</sup> public park, and private amenity areas, visitor parking, walkways, and internal roads.

On December 15, 2015, Vaughan Council ratified the December 1, 2015 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.14.003 and Z.14.024 (Woodbridge Park Limited) as follows:

1. THAT Official Plan Amendment File OP.14.003 (Woodbridge Park Limited) BE APPROVED, to amend Vaughan Official Plan VOP 2010 for the subject lands shown on Attachments #1 and #2, specifically to amend the policies of Sections 9.2.2.8 "Community Commercial Mixed-Use" and 9.2.3.2 "Townhouses" as identified in Table 1 of this report to facilitate the development of the subject lands with 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings with 868 m<sup>2</sup> of at-grade commercial uses with 26 apartment units located within the 2nd and 3rd floors, a 2,100 m<sup>2</sup> public park, and private amenity areas, visitor parking, walkways, and internal roads as shown on Attachments #3 to #6.
2. THAT Zoning By-law Amendment File Z.14.024 (Woodbridge Park Limited) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone (buffer) and OS2 Open Space Park Zone (park) in the manner shown on Attachment #3, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 2 of this report.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned RM2(H) Multiple Residential Zone until the following condition is addressed for the subject lands, to the satisfaction of the City of Vaughan:
  - a) The Owner shall carry out the Environmental Site Assessment (ESA) clearance to completion, up to and including the satisfactory registration of a Record of Site Condition (RSC) for the lands within the plan, the proof of which requires two (2) documents: a hard copy of the RSC signed by a Qualified Person; and an Acknowledgement Letter from the Ministry of the Environment and Climate Change confirming the filing of the RSC on the Environmental Site Registry. The ESA clearance shall also include submission of all ESA reports relied upon for the filing of the RSC.
  - b) The approval of a Site Development Application for the Townhouse Units and Mixed-Use Buildings.
4.
  - a) THAT York Region and the City of Toronto be advised that the City of Vaughan consents to the provision of water and sanitary service connections from the existing City of Toronto watermain and sanitary sewer on Gihon Spring Drive, south of Steeles Avenue West, to the proposed development (Woodbridge Park Limited) located on the north side of Steeles Avenue West, between Martin Grove Road and Kipling Avenue.
  - b) THAT the Mayor and Clerk be authorized to execute the necessary agreements among York Region, the City of Toronto and the City of Vaughan such that the necessary water and sanitary service connections can be constructed and implemented including the water meter and billing mechanism.
5. THAT prior to the enactment of the implementing amendments to the Official Plan and Zoning By-law, the Owner shall:
  - a) Amend the proposed site plan and landscape plans to relocate the proposed privately owned 2 m walkways adjacent to the proposed park to be a minimum of 0.3 m from the property line to ensure that all subgrade requirements are solely within private property;
  - b) The park block located adjacent to Thackery Park (274.52 m<sup>2</sup>) shall be renamed as a vista or amenity space and shall not to be considered as Parkland Dedication;

- c) Agree to provide a facility fit plan within the public park that includes the following to the satisfaction of the City of Vaughan:
- i) one dominant 3 m path that connects to the adjacent privately owned walkway;
  - ii) a mix of active and passive areas;
  - iii) a minimum 715 m<sup>2</sup> playground with a 15 m setback from residential use and any road including Steeles Avenue West and the private common element condominium road;
  - iv) a covered shade structure;
  - v) trash and recycling bins (1-2 pairs) where necessary;
  - vi) seating in the form of picnic benches and/or standard park benches where necessary (2-3 pieces);
  - vii) bike racks where necessary (1-2 sets);
  - viii) lighting fixtures where necessary;
  - ix) a 911 emergency sign;
  - x) allow for maintenance access with removable bollards where necessary;
  - xi) the grading shall allow for the development of a 3 m wide walkway with slopes that do not exceed 5% and cross slopes that do not exceed 2% and all slopes on the walkway shall be labelled on the appropriate plans. All walkways must comply with the Accessibility for Ontarians with Disabilities (AODA) standards. Accessibility shall include physical access and visual access and integration of public spaces; and,
  - xii) grading within the park block cannot exceed 4:1 (25%) slopes. The proposed park block shall be graded with a flat topography (2% slope) for at least 75% of the proposed block area.





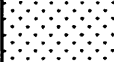


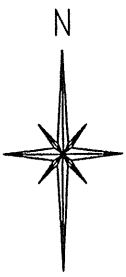
# APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 12

FILE No. OPA #12 & OP.14.003  
 RELATED FILE: Z.14.024  
 LOCATION: Part of Lot 1, Concession 8  
 APPLICANT: WOODBRIDGE PARK LIMITED  
 CITY OF VAUGHAN

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NOT TO SCALE

AREA SUBJECT TO AMENDMENT No. 12	
LOW DENSITY RESIDENTIAL	
HIGH DENSITY RESIDENTIAL	
COMMERCIAL	
OPEN SPACE	



Hydro Corridor

HIGHWAY 407

C.N. Railway

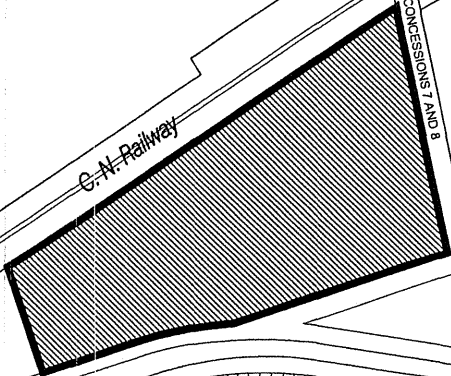
UNOPENED ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 8

MARTIN GROVE ROAD

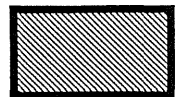
STEELES AVENUE WEST

SPRING DRIVE

KIPING AVENUE



CITY OF TORONTO



AREA SUBJECT TO AMENDMENT No. 12

# THIS IS SCHEDULE '1' TO AMENDMENT No. 12

ADOPTED THE 16<sup>th</sup> DAY OF February, 2016

FILE No. OPA #12 & OP.14.003  
RELATED FILE: Z.14.024  
LOCATION: Part of Lot 1, Concession 8  
APPLICANT: WOODBRIDGE PARK LIMITED  
CITY OF VAUGHAN

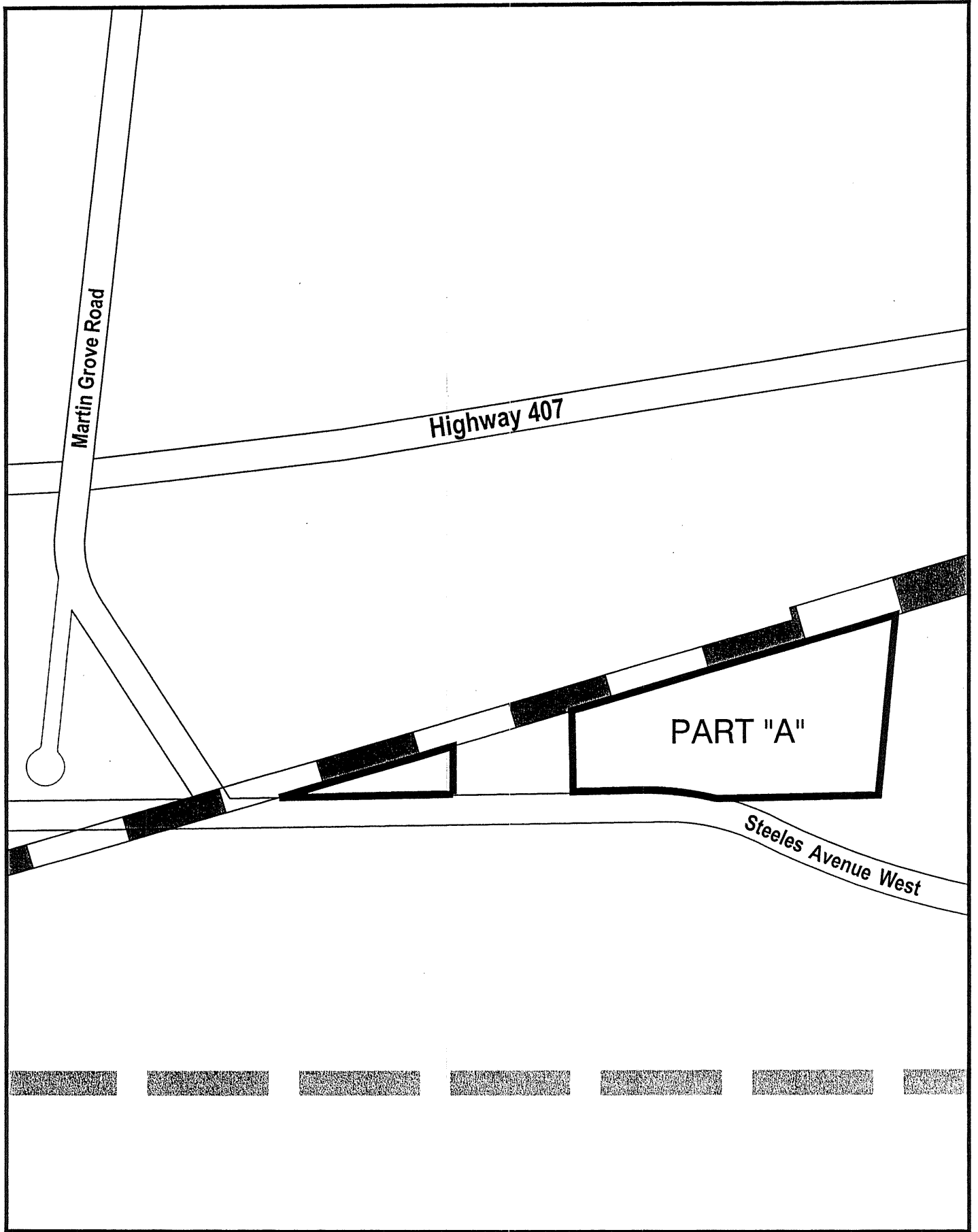
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SIGNING OFFICERS

MAYOR

CLERK

Map 13.17.A:  
NW Corner of Steeles Ave. and Kipling Ave.



**THIS IS SCHEDULE '2'  
TO AMENDMENT No. 12**

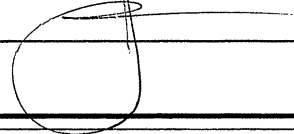
**ADOPTED THE 16<sup>th</sup> DAY OF February 2016**

FILE No. OPA #12 & OP.14.003  
RELATED FILE: Z.14.024  
LOCATION: Part of Lot 1, Concession 8  
APPLICANT: WOODBRIDGE PARK LIMITED  
CITY OF VAUGHAN

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SIGNING OFFICERS

  
MAYOR

  
CLERK