

THE CORPORATION OF THE CITY OF VAUGHAN

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

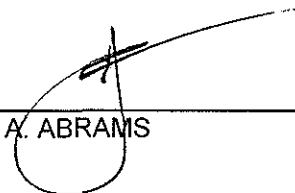
and

IN THE MATTER OF Amendment Number 9
to the Vaughan Official Plan (2010) of the Vaughan Planning Area

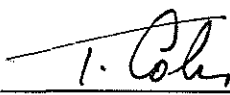
I, **JEFFREY A. ABRAMS**, of the City of Toronto, **MAKE OATH AND SAY:**

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 9 was adopted by the Council of the Corporation of the City of Vaughan on the 21st day of April, 2015, and written notice was given on the 6th day of May, 2015 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 9 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 9 is deemed to have come into effect on the 27th day of May, 2015, 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)
28th day of May, 2015.)



JEFFREY A. ABRAMS



A Commissioner, etc.

James Todd Coles,
a Commissioner, etc.,
Regional Municipality of York, for
The Corporation of the City of Vaughan.
Expires March 27, 2016.

THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 072-2015

A By-law to adopt Amendment Number 9 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

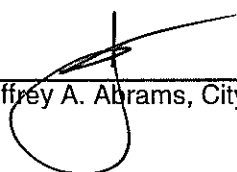
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 9 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 21st day of April, 2015.



Hon. Maurizio Bevilacqua, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 9
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitute Amendment Number 9 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices "1".

Authorized by Item No. 22 of Report No. 12
of the Committee of the Whole
Adopted by Vaughan City Council on
March 24, 2015.

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, respecting density Policies 4.2.2.2 d. "Low Rise Residential (2)" to facilitate the development of 12 townhouse units on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Area Subject to Amendment No. 9" on Schedule "1" attached hereto:

1. Permit the development of 12 townhouse units with a maximum Floor Space Index (FSI) of 0.86 on the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on east side of Islington Avenue, north of Hartman Avenue, municipally known as 8319, 8327 and 8331 Islington Avenue, being Part of Lot 9, Concession 7, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 9."

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 2014) 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 residential density 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 Islington Avenue in close proximity to the Woodbridge Core Area, which provides retail and service commercial opportunities, and to community services (e.g. Woodbridge Pool and Arena and the Al Paladini Community Centre), and institutional uses. Also, intensification has occurred in the vicinity of the subject lands in the form of 3-storey townhouse units and apartment buildings. 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 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 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.
3. The York Region Official Plan designates the subject lands as "Urban Area". The subject lands are located on Islington Avenue, south of Langstaff Road, and offers an alternative housing form (townhouse dwelling units) in close proximity to the Woodbridge Core Area and public transit. The proposed mixed-use development is consistent with the Regional Official Plan policies.
4. The proposed development yields an FSI increase of 0.36, which will facilitate development that is compatible with the surrounding development.
5. The statutory Public Hearing was held on February 25, 2014. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on March 18, 2014. Subsequently, on March 24, 2015, Vaughan Council ratified the March 3, 2015, Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment and Site Development Files OP.12.006, Z.12.015 and DA.12.037 (2165496 Ontario Inc.).
6. On May 8, 2014, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 7.2.7, as it does not adversely affect Regional planning policies or interests.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) Volume 2, Section 11.11 – Woodbridge Secondary Plan is hereby amended as follows:

1. Deleting Policy 4.2.2.2 b. and replacing it with the following:
"Density: The maximum density permitted in the Low-Rise Residential (2) designation shall be an FSI of 0.5, except as otherwise permitted on Schedule 3 of this Plan."

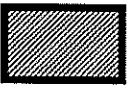
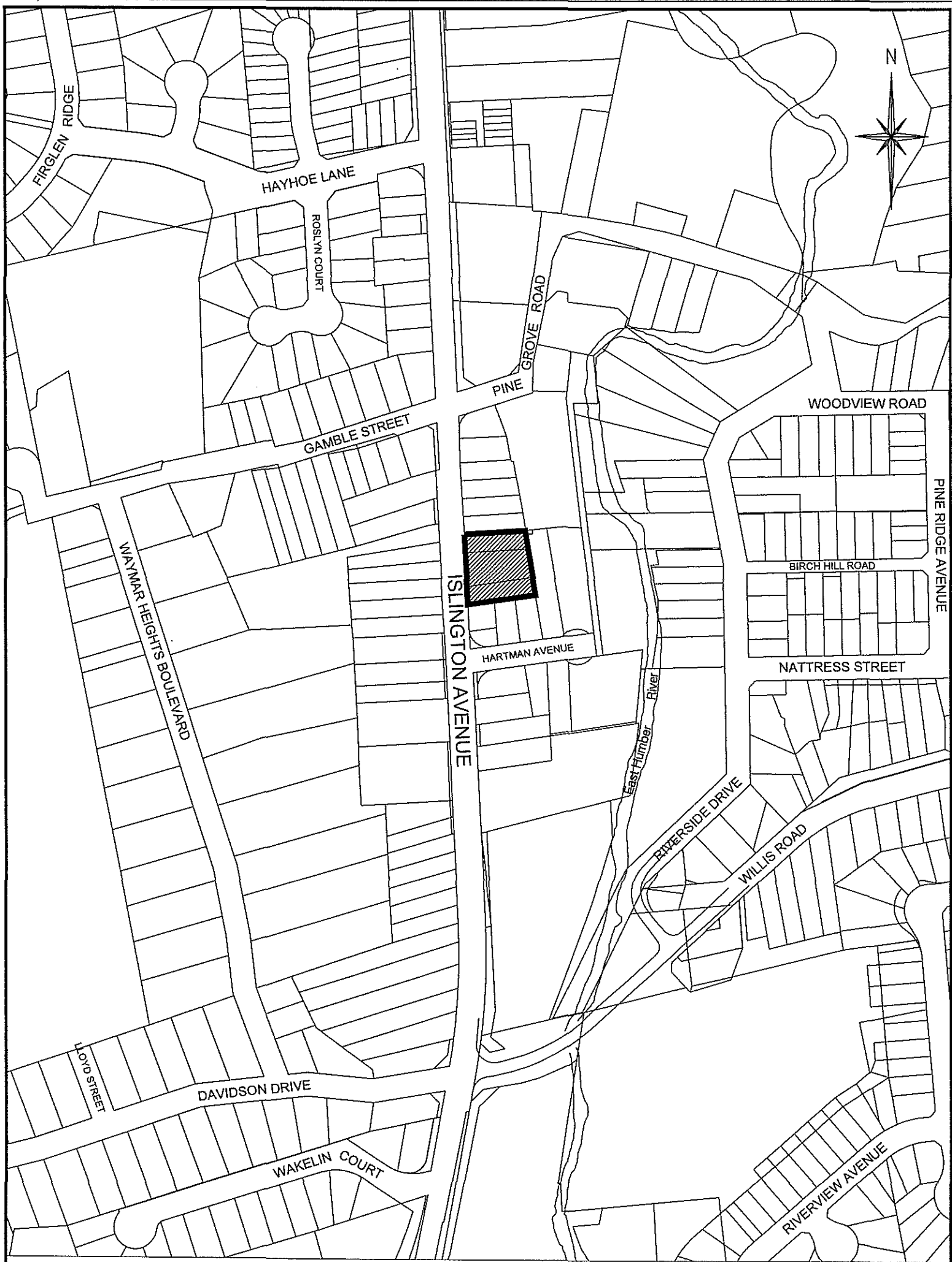
2. Amending Schedule 3 "Density Plan" by assigning a maximum FSI of 0.86 for the Subject Lands.

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.




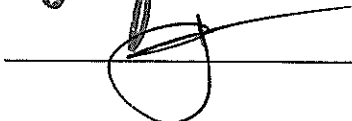
**AREA SUBJECT TO
AMENDMENT No. 9**

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 9**

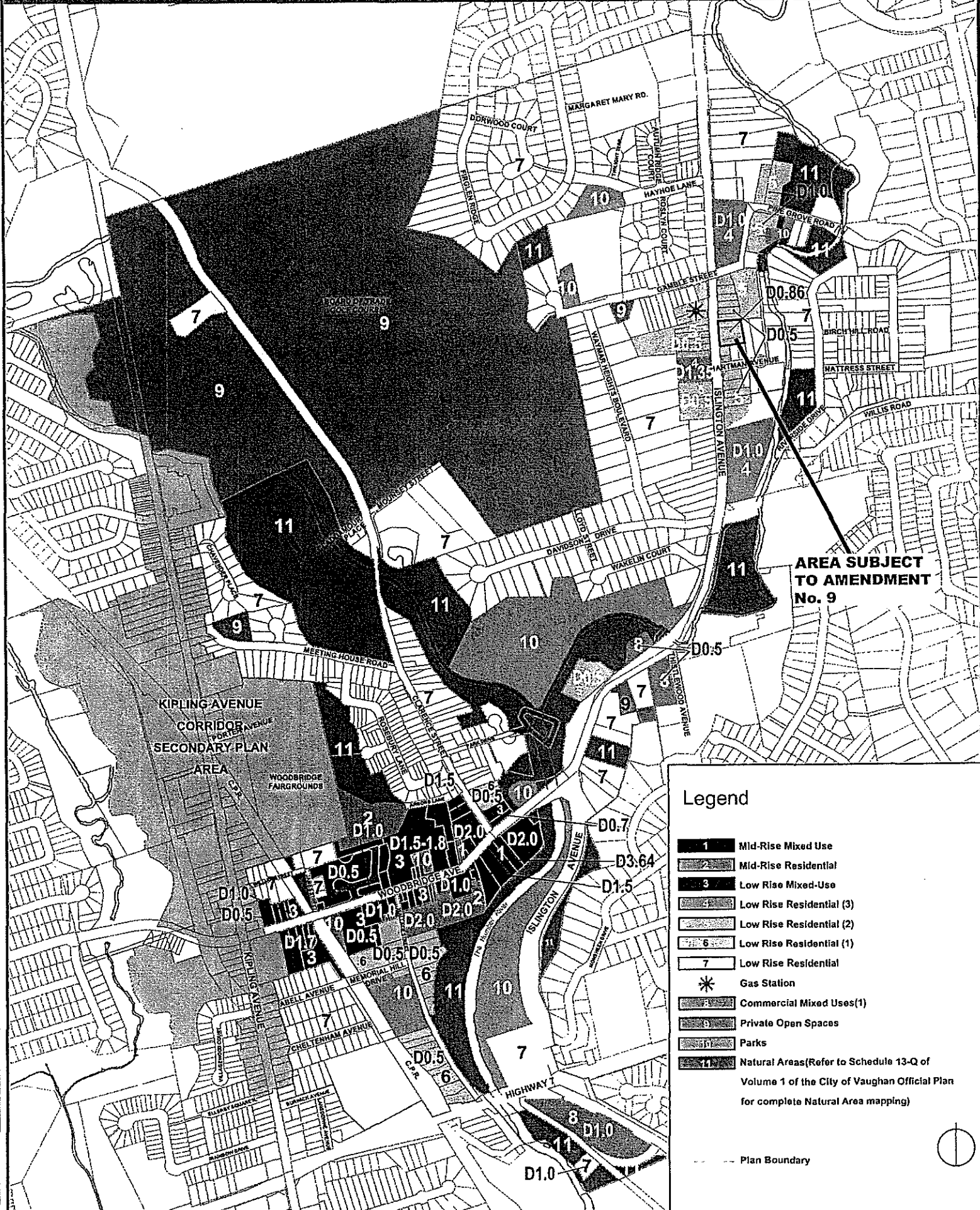
NOT TO SCALE

ADOPTED THE 21st DAY OF APRIL, 2015

FILE No's. OPA #9 & OP.12.006
 LOCATION: Part of Lot 9, Concession 7
 APPLICANT: 2165496 ONTARIO INC.
 CITY OF VAUGHAN

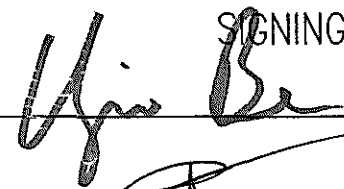

SIGNING OFFICERS

 _____ MAYOR

 _____ CLERK

Density Plan - Schedule 3



**THIS IS SCHEDULE '2'
TO AMENDMENT No. 9**
ADOPTED THE 21st DAY OF APRIL, 2015

FILE No's. OPA #9 & OP.12.006
LOCATION: Part of Lot 9, Concession 7
APPLICANT: 2165496 ONTARIO INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

The Subject Lands are located on the east side of Islington Avenue, north of Hartman Avenue, municipally known as 8319, 8327 and 8331 Islington Avenue, in the City of Vaughan.

The purpose of this Amendment is to amend Section 11.11 Woodbridge Centre Secondary Plan to facilitate the development of 12 block townhouse dwelling units with an FSI of 0.86 on the subject lands.

On March 24, 2015, Vaughan Council ratified the March 3, 2015, recommendation of the Committee of the Whole recommendation, with amendments as set out in Communication C6 dated March 3, 2015, to approve Official Plan Amendment File OP.12.006 (2165496 Ontario Limited) as follows (in part):

- "1. THAT Official Plan Amendment File OP.12.006 (2165496 Ontario Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 (Woodbridge Centre Secondary Plan) on the subject lands shown on Attachments #1 and #2, specifically to increase the maximum permitted Floor Space Index (FSI) from 0.5 FSI to 0.86 FSI within the "Low-Rise Residential (2)" designation."