


I, JOHN D. LEACH, 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 587 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board, with modifications, as per Order #1715, dated December 17, 2002.



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JOHN D. LEACH  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 23rd day of January, 2003.

ISSUE DATE:

Dec. 17, 2002

DECISION/ORDER NO:

1715



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL020213

Pinegrove on the Humber Incorporated has appealed to the Ontario Municipal Board under subsection 34 (11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88 of The City of Vaughan to rezone lands respecting 245-255 Pine Grove Road from R2 to RA3 to permit the development of a seniors' apartment building  
O.M.B. File No. Z020058

Pinegrove on the Humber Incorporated has appealed to the Ontario Municipal Board under subsection 22 (7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate land at 245-255 Pine Grove Road from Low Density Residential to High Density Residential to permit the development of a seniors' apartment building  
O.M.B. File No. 0020031 (O.P. 00.025)

**APPEARANCES:**

**Parties**

Pinegrove on the Humber Inc.

Hayhoe Mills Ltd.

Sierra Club of Canada

City of Vaughan

**Counsel**

M. Flowers

B. Horosko  
B. Vilatis (Student-at-Law)

P. Boutis

O. Fatigati

**DECISION DELIVERED BY J. de P. SEABORN AND G. C. P. BISHOP  
AND PARTIAL ORDER OF THE BOARD**

The matters before the Board are appeals by Pinegrove on the Humber Incorporated (Pinegrove) from the refusal or neglect of the Council of the City of Vaughan (City) to enact an Official Plan Amendment and Zoning By-law Amendment in connection with a proposal to construct a sixty-unit apartment building at 245 to 255 Pine Grove Road.

**RECEIVED**

DEC. 19 2002

CITY OF VAUGHAN  
CLERKS DEPARTMENT

At the commencement of the hearing the Board was advised that Pinegrove, the City and Hayhoe Mills Ltd. (Hayhoe) had reached an agreement and as a result of changes made to the proposal, the parties filed revised planning amendments with the Board and called two expert witnesses who testified in connection with the revised proposal.

By way of background, the appeals before the Board were the subject of previous pre-hearing conferences and joined with similar appeals launched by Lanada Investments Limited (Lanada) and Windleigh Millennium Inc. (Windleigh). The Board had originally intended to hear the three appeals one after another, with witnesses from the City testifying at the outset of the three hearings in connection with a study referred to as the IBI Islington Avenue Corridor Land Use Study (IBI Study). The Board's Decision and Procedural Order issued November 1, 2002 set out the timing and procedures to be followed for the hearing. In light of the settlements reached in connection with the Pinegrove and Lanada appeals, at the request of the parties, the Board heard evidence on those matters and the hearing for the Windleigh appeals is scheduled to commence on December 9, 2002.

Mr. Levine, a planner retained by the City, explained that the IBI Study was initiated in response to a number of development applications in respect of lands within the Islington Avenue Corridor and as a result of concerns of area residents. The purpose of the IBI Study was to examine existing and future land uses for properties fronting on Islington Avenue from Langstaff Road to Woodbridge Avenue. The study addressed key planning issues, provided a series of recommendations and a land use plan for the area, and is intended to form the basis for the preparation of secondary official plan policies for the area.

Mr. Matthews, a land use planner, testified that Pinegrove owns a 0.6 hectare parcel of land east of Islington Avenue and south of Langstaff Road in the City. The lands are currently designated Low Density Residential under OPA 240 and the original proposal was to seek a re-designation to High Density Residential to permit a five storey, sixty-unit seniors/empty nesters apartment complex. Hayhoe's property is approximately 80 metres north of the site and the company operates a 24 hour a day milling operation. The revised planning amendments seek to re-designate the property to Medium Density Residential, consistent with the City's view of how the Islington

Avenue corridor should be developed. The project has been modified to provide for a 3 ½ storey apartment building, with a maximum permitted density of 0.5 F.S.I., with a provision for bonusing. The number of units have been scaled back to 35 to 40 units and the request is to rezone the property to RA-3 from R2.

The details of the settlement reached and conditions of the planning amendments are set out in Attachment "1". As a result of the agreement, the Sierra Club of Canada withdrew its objection to the project. Mr. Levine testified that the settlement is consistent with the objectives and recommendations of the IBI Study and the City supports the revised planning amendments. Mr. Matthews testified that the modification to OPA 240 and the proposed zoning regulations have regard to the Provincial Policy Statement and the City's Official Plan and constitute good planning.

Mr. Miller, a participant, provided evidence to the Board indicating that he is concerned with over intensification in the Islington Avenue corridor. Mr. Miller indicated that even under the revised proposal, the number of units Pinegrove can build exceed those recommended in the IBI Study.

The Board accepts the evidence of Mr. Levine and Mr. Matthews and finds that the application, as amended, has regard to the provincial interest and constitutes good planning. In arriving at this conclusion, the Board has considered the evidence of Mr. Miller and notes that the revised proposal represents considerable work among the parties to arrive at a smaller development that will be more compatible with Hayhoe's flour mill and is consistent with the desire of the City to implement the recommendations and conclusions contained in the IBI Study. The IBI Study was conducted with the participation of area residents and its recommendations are intended to address local concerns. While Mr. Miller has followed the Board's process closely and participated throughout, he resides on Davidson Drive and will not be able to see the apartment complex from his house. There was no expert evidence offered to the Board to contradict the opinions provided by Mr. Levine and Mr. Matthews and the Board finds that the settlement reached represents a significant amount of work among the parties to arrive at a consensus. The decision of the Board is as follows:

- ➔ 1. The Board will allow the appeal under subsection 22(7) of the *Planning Act* and Orders that Official Plan Amendment No. 240 to the Official Plan for the City of

Vaughan is modified in the manner set out in Attachment "1", and as so modified is hereby approved.

2. The Board will allow the appeal under subsection 34(11) of the *Planning Act* and By-law 1-88 of the City of Vaughan is amended consistent with the zoning regulations set out in Attachment "1".

At the request of the parties, the Board will withhold the Order with respect to the By-law amendment to permit an opportunity for the precise language to be agreed upon in accordance with the terms of the Minutes of Settlement, which are appended as Attachment "1". The parties are to advise the Board of the status of the By-law amendment within six months of the date of this decision. This panel of the Board will remain seized of the matter until such time as the Order is issued in connection with the amendment to the By-law.

So Orders the Board.

"J. de P. Seaborn"

J. de P. SEABORN  
VICE CHAIR

"G. C. P. Bishop"

G. C. P. BISHOP  
MEMBER

THIS AGREEMENT made this 20 day of November, 2002.

**BETWEEN:**

**HAYHOE MILLS LIMITED**

(hereinafter "Hayhoe Mills")

**OF THE FIRST PART;**

- and -

**PINEGROVE ON THE HUMBER INC.**

(hereinafter "Pinegrove")

**OF THE SECOND PART;**

- and -

**CORPORATION OF THE CITY OF VAUGHAN**

(hereinafter the "City")

**OF THE THIRD PART.**

**WHEREAS** Pinegrove has assembled land in the City of Vaughan known as the Pinegrove Lands (more particularly described in Schedule "A", appended hereto) for the purpose of a residential apartment building.

**AND WHEREAS** Hayhoe Mills is an owner of property neighbouring the Pinegrove Lands wherein they operate a flour mill business.

**AND WHEREAS** Pinegrove has appealed to the Ontario Municipal Board (the "Board") its applications for a rezoning and official plan amendment to permit the construction of a sixty (60) unit residential apartment building (the "Project") on the Pinegrove Lands.


**AND WHEREAS** Hayhoe Mills and the City have opposed the Project;

**AND WHEREAS** Pinegrove has agreed to make modifications to the Project to respond to the concerns of Hayhoe Mills and the City, as identified in the IBI Islington Avenue Corridor Land Use Study.

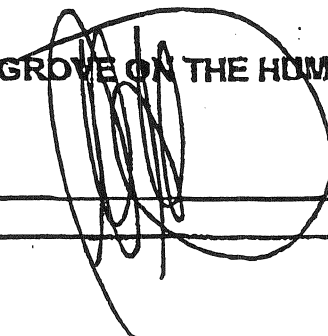
**NOW THEREFORE THIS AGREEMENT WITNESSES** that in consideration of the sum of Two (\$2.00) Dollars now paid by the parties to the other and the mutual covenants hereinafter contained, (the receipt and sufficiency of which are hereby acknowledged by all parties), the parties hereto hereby covenant and agree as follows:

1. The parties will make a joint submission to the Board regarding the revised project described below in paragraph number 2 (the "Revised Project"). The City and Pinegrove will support the Revised Project before the Board and Hayhoe Mills will advise the Board that based on the Revised Project it will not object.
2. Pinegrove shall forthwith modify its applications before the Board to be consistent with the Outline of Zoning Provisions attached as Schedule "B" and the following:
  - a) the F.S.I. of the project will be reduced to a maximum of 0.5 with provision for a 10% density bonus;
  - b) density shall be calculated in accordance with section 3.1(e) of Official Plan Amendment No. 240;
  - c) the parking ratio shall be in accordance with a minimum 1.75 parking spaces per unit which shall be incorporated in the site-specific zoning by-law and Pinegrove undertakes and agrees not to bring applications before the City to reduce this requirement; and,
  - d) the Revised Project will have a maximum height of 3 ½ stories;
3. Pinegrove agrees that the Revised Project will be accessed by a maximum of one driveway access only from Pine Grove Road.
4. There shall be a warning registered on title of the Pinegrove Lands in a timely fashion, generally in accordance with attached Schedule "C". The parties agree that the obligation contained in this paragraph can be satisfied by inclusion of the warning in the site plan agreement for the Pinegrove Lands provided such agreement is entered into in a timely fashion.
5. Pinegrove agrees not to oppose an official plan amendment and zoning by-law amendment as recommended in the IBI study for the Hayhoe Mills property to permit truck parking on land across from their industrial operation.
6. The City and Pinegrove shall submit for final approval of the Board the Official Plan Amendment attached as Schedule "D". The City and Pinegrove shall submit for approval in principle the zoning as set out in Outline of Zoning Provisions. The parties agree that the Order of the Board for the Zoning Bylaw will be withheld until the Board is advised that a site plan agreement, to the satisfaction of the City, is entered into and the Zoning Bylaw is prepared to the satisfaction of the parties.
7. For the convenience of the parties hereto, this Agreement may be executed in one or more counterparts and by facsimile, and all of the counterparts shall together constitute one and the same Agreement.
8. This Agreement and all of the terms, covenants, provisions, options and conditions of and contained in this Agreement and obligations hereunder shall enure to the benefit of and be binding on the parties to this Agreement and their respective heirs, executors, administrators, successors and permitted assigns. Pinegrove agrees to disclose the contents of this Agreement to any purchaser of the Pinegrove Lands and advise that they are bound by the provisions of this Agreement and receive an

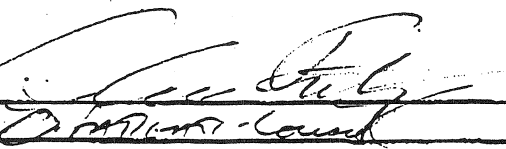
- 9. Pinegrove shall provide Hayhoe Mills with courtesy copies of any site plan application and/or amendments submitted to the City in respect of the Pinegrove Lands. Pinegrove acknowledges that Hayhoe Mills may provide input to the City in respect of any such application, recognizing that the City is not obligated to follow such input for the purpose of its review of the site plan application.
- 10. The parties agree that this Agreement is conditional upon the Board issuing a decision verbally or in writing granting approval of an Official Plan Amendment substantially in accordance with the Official Plan Amendment attached as Schedule "D".

) HAYHOE MILLS LIMITED  
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 ) per. \_\_\_\_\_  
 ) \_\_\_\_\_ A.S.O.

)  
 ) per. \_\_\_\_\_  
 ) \_\_\_\_\_ A.S.O.

) PINEGROVE ON THE HUMBER INC.  
 )  
 )  FRANK FALVO  
 ) per. \_\_\_\_\_  
 ) \_\_\_\_\_ A.S.O.

)  
 ) per. \_\_\_\_\_  
 ) \_\_\_\_\_ A.S.O.

) CORPORATION OF THE CITY OF VAUGHAN  
 )  
 )   
 ) per. \_\_\_\_\_  
 ) \_\_\_\_\_ A.S.O.

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 ) per. \_\_\_\_\_  
 ) \_\_\_\_\_ A.S.O.



*Handwritten initials/signature*

**SCHEDULE "A"**

**Lots 15 to 19, and Part of Lots 1 and 20 on Plan M-1111, known municipally as 245, 249, 253 and 255 Pine Grove Road.**

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## **SCHEDULE "B"**

### **OUTLINE OF PROPOSED ZONING REGULATIONS**

- A minimum of 1.75 parking spaces per unit shall be provided on-site
- Maximum building height shall not exceed 11 m
- F.S.I. shall not exceed 0.5 with provision for a 10% density bonus
- Minimum building setback from the approved top-of-bank shall be 3 m – 6 m as identified in the geotechnical report approved by the Toronto Region Conservation Authority
- No buildings or structures are permitted below the approved top-of-bank
- The overall length of an apartment building shall not exceed 60 metres
- Garbage storage shall be internal to the building
- Surface parking within the front yard is permitted but shall be screened from the street with landscaping
- Minimum side yard setback – 6 m
- Minimum rear yard setback – 6 m



**SCHEDULE "C"**

**WARNING CLAUSE**

The purchaser is aware that the property is located in proximity to Hayhoe Mills, a 24 hour a day flour milling operation. The purchaser is aware that Hayhoe Mills may create noise which may be noticed from time to time by occupants of the property and that truck traffic to Hayhoe Mills may queue along Pine Grove Road causing occasional nuisance from time to time to vehicular traffic movement and from resulting noise which may be noticed from time to time by occupants of the property.

*W/S*  
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**SCHEDULE "D"**

**OFFICIAL PLAN AMENDMENT**

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### EXPLANATORY NOTE

Amendment No. 587 applies to lands located east of Islington Avenue, south of Pine Grove Road, known municipally as 245 to 255 Pine Grove Road, being Lots 15 to 19 and Part of Lots 1 and 20, Registered Plan M-1111, in the City of Vaughan.

The subject lands have a lot area of approximately 6000 square metres (0.6 hectares) and are currently designated "Low Density Residential" by OPA #240. The purpose of the amendment is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" to permit a development consisting of a three and one-half (3 ½) storey apartment building.

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A  
M

AMENDMENT NUMBER 587  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 587 of the Official Plan of the Vaughan Planning Area constitutes Amendment Number 587.

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

## **I PURPOSE**

The purpose of this Amendment is to further amend the provisions of the Official Plan of the Vaughan Planning Area as amended by Official Plan Amendment No. 240 by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential" in order to permit a residential development consisting of a three and one-half (3 ½) storey apartment building.

## **II LOCATION**

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto. The Subject Lands are located east of Islington Avenue on the south side of Pine Grove Road, known municipally as 245 to 255 Pine Grove Road, being Lots 15 to 19 and Part of Lots 1 and 20, Registered Plan M-1111, in the City of Vaughan.

## **III BASIS**

An Amendment to the Official Plan to permit the development of the Subject Lands for a three and one-half (3 ½) storey apartment building is considered appropriate for the following reasons:

1. The development is consistent with the findings of the Islington Avenue Land Use Study, 2002, as approved by Council.
2. There is an increasing need for accommodation of this type within the community at locations that are convenient and well located with respect to existing community facilities and services.
3. Development at higher densities along or in close proximity to arterial roads more efficiently utilizes existing City infrastructure.
4. OPA #240 encourages the development of housing suitable for a range of housing needs in Woodbridge in close proximity to commercial uses and public facilities. The proposed development is well located with respect to existing commercial and public facilities.
5. The proposed development complements existing similar uses in the area and is designed to integrate with the existing mix of land uses in the area.

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

The Official Plan of the Vaughan Planning Area (OPA #240) is amended as follows:

1. Redesignating the lands subject to this Amendment No. 587 from "Low Density Residential" to "Medium Density Residential", in a manner shown on Schedule "2", to permit a three and one-half (3.5) storey apartment building
2. Amending Schedule "A" thereto in accordance with Schedule "2" attached hereto.
3. Add the following paragraph to Section 3.3 OPA #240: "Notwithstanding the provisions of 3.3 (b) of OPA#240, in regard to Neighbourhood 1, the permitted density for Medium Density Residential development on the lands on the south side of Pine Grove Road, known municipality as 245 to 255 Pine Grove Road, being Lots 15 to 19 and Part of Lots 1 and 20, Registered Plan M-1111, in the City of Vaughan is a maximum of 0.5 F.S.I."
4. Add the following paragraph 3.4 (17) to OPA 240: "Lands designated Medium Density Residential on the south side of Pine Grove Road, known municipality as 245 to 255 Pine Grove Road, being Lots 15 to 19 and Part of Lots 1 and 20, Registered Plan M-1111, in the City of Vaughan may be developed for a single, three and one-half (3.5) storey apartment building", subject to the following:

#### **1.0 GOALS**

##### **1.1 General**

- a) To augment and complement the existing residential community within, and surrounding, the subject lands in a manner that respects the existing scale and residential character of the area.
- b) To respond to the development pressures through redevelopment that takes into consideration the environmental, traffic, urban design and planning environment.

##### **1.2 Residential**

- a) To implement the intent of the Provincial Policy Statement and Regional Official Plan, as it relates to residential intensification.
- b) To identify a suitable residential density and built form that provides a compatible integration to the existing community and respect the areas existing scale and residential character.

##### **1.3 Urban Design**

- a) To respect and protect the existing scale and character of the surrounding neighbourhood.



- b) To recognize and protect the existing landscape character of the subject land, including vegetation.
- c) To establish general urban design guidelines to address the form and massing of any new development and the organization and relationship of new development to public and private open spaces.

#### **1.4 Industrial**

- a) To recognize the long-standing industrial operation of Hayhoe Mills and its continued importance and influence in the area.

#### **1.5 Environmental**

- a) To protect, conserve and recognize the physical resources, such as environmentally sensitive areas, hazard lands and woodlots.
- b) To encourage the use of energy conservation techniques in matters such as site plan design, building orientation and building design.
- c) To implement the Ontario Regulations restricting building and the placing of fill in floodplain areas, as administered by the Toronto and Region Conservation Authority. (T.R.C.A)
- d) To recognize the East Humber River as a community amenity and to create opportunities for views and vistas of this feature and public access.

#### **1.6 Parks**

- a) To identify opportunities to enhance the neighbourhood continuous system of open space comprising of community parkland, pedestrian and bicycle paths, hiking trails, flood and valley lands and major wooded areas to serve the active and passive recreational needs of the Community.

#### **1.7 Transportation and Servicing**

- a) To ensure that all new development occurs on the basis of full services including sanitary sewers, storm sewers and piped water supply.
- b) To ensure that municipal services improvements, including transportation improvements required to accommodate new development are in place or will be in place, prior to development proceeding.

### **2.0 LAND USE POLICIES**

#### **2.1 Residential Policies**

##### **2.1.1 General Policies**

- a) A noise report shall be submitted to the satisfaction of the City and Region of York describing any noise abatement measures required to address potential noise from Islington Avenue and from truck traffic on Pine Grove Road.

- b) An acknowledgement of the long-standing industrial operation of Hayhoe Mills and its generation of off site truck noise shall be registered on title. A condition of Site Plan approval shall require that a warning clause be included in all Purchase and Sale Agreements regarding this acknowledgement.
- c) An environmental audit shall be undertaken by a qualified engineer to ensure that the land is suitable for the proposed use. Should the environmental audit indicate the land may not be suitable for the proposed use, such further investigation studies and work shall be completed to make the lands suitable for the proposed use, to the satisfaction of the City and, if appropriate, the Ministry of Environment and Energy.
- d) For the purpose of calculating gross site area, a gross hectare shall include the net residential land area plus traversing streets, alleys and drives, and one-half of boundary streets and one-quarter of boundary street intersections.
- e) For the purposes of calculating density in the medium and high-density designations the Floor Space Index (FSI) means the ratio of gross floor area to the gross site area. The gross floor area means the total of all floors in a building above or below grade, measured from the outside of the exterior walls but excluding vehicular parking areas within the building.
- f) The permitted housing type on the subject lands is a three and one-half (3.5) storey apartment building.
- g) The maximum permitted density shall be 0.5 F.S.I.
- h) Notwithstanding policy (g) above, in respect of the maximum densities permitted on the subject lands, additional bonus density of up to 10% of the maximum may be permitted, subject to the provision of the one or more of the following:
  - a. Landscaping
    - i. Provision of linkages from public streets to open space and parkland areas by way of interconnecting walkways and trails.
    - ii. Landscape areas in excess of the normal minimum required and landscape material in excess of the City's standard requirements.
  - b. Provision of Public Facilities.
  - c. Provision of additional Parkland or cash-in-lieu of parkland in excess of the required parkland dedication.
  - d. Provision of Senior Citizen Housing, where the development includes a central dining facility, with limited en-suite kitchen facilities, and unit size is appropriate for seniors oriented housing.
- i) Development shall be subject to site plan control which will ensure, among other things, adequate on-site parking, amenity space, setbacks, landscape, parking and internal road circulation are provided.



- j) Prior to the enactment of a site specific Zoning By-law Amendment, a Site Plan must be approved by Council.
- k) Prior to Site Plan approval, to the extent required by the City and the TRCA, the City and the TRCA shall approve a site-specific stormwater management plan, a sediment and erosion plan and Environmental Impact Statement.
- l) Prior to Site Plan approval or any other development approval, the City shall have approved a tree preservation plan for the area of site to be developed.
- m) The limits of development adjacent to the Humber River Corridor shall be staked to the satisfaction of the City and the T.R.C.A. and appropriately zoned in the implementing Zoning By-law.

### 2.3 URBAN DESIGN POLICIES

- a) The Urban Design policies contained within this section provide design direction for any new development. Prior to Site Plan approval, Urban Design Guidelines shall be approved by Council. The Site Plan shall be reviewed and considered within the context of these polices and the Urban Design Guidelines.
- b) Any new development is to be designed in a manner that is complementary to the overall character of the area.
- c) Any new residential development shall have regard to the following design criteria:
  - 1. Buildings should be sited to promote positive building-to-street relationships;
  - 2. In areas where "medium-density" is introduced adjacent to single-family housing, there must be an appropriate transition in scale and building form;
  - 3. Buildings should generally be oriented east west to avoid creation of building walls parallel to the Humber River Valley or Islington Avenue. Where lot sizes do not allow this, length of buildings should be limited to a maximum of 60m;
  - 4. Building massing and volumes should respect the existing single-family character predominant in the surrounding area;
  - 5. Apartment forms should be designed and arranged to create a ground related building relationship;
  - 6. Buildings should be arranged to create pedestrian comfort in courtyards and private/shared open spaces;
  - 7. Roofing types and pitches should be consistent with those existing in the surrounding area;
  - 8. Above-ground parking should be screened from the street;
  - 9. Under-ground parking shall be encouraged and entrances to underground garages should be located away from the street, where possible.
  - 10. A maximum driveway width should be established and controlled at the time of Site Plan application;

11. Service areas should not be visible from the street;
12. Service areas should be integrated into the building or be screened with fencing and landscaping;
13. Preservation of existing trees should be enforced through By-law and/or Site Plan agreements; and
14. Coordinated improvements to the streetscape should be promoted with:
  - Coordinated street tree planning with native species;
  - Coordinated paving patterns/detail strips that are permeable and allow for groundwater infiltration;
  - Continuous tree canopy where possible to visually narrow the width of the corridor;
  - Lighting; and
  - Street furniture.

### **3.0 SERVICING AND TRANSPORTATION**

#### **3.1 Servicing**

- a) All new development shall be serviced by sanitary and storm water sewers, piped municipal water, hydro and other utilities. The design of these services shall comply with the current standards of the City, to the satisfaction of the City Engineer and to the standards of the various public and private utilities concerned.
- b) New development will be dependent upon the availability of sufficient water and sanitary supply. The City and/or Region of York must confirm capacity and allocation prior to Site Plan approval.

#### **3.2 Transportation**

- a) Prior to Site Plan approval or any other development approval, a site-specific traffic impact study is required to be submitted to the satisfaction of the City of Vaughan and Region of York. The City of Vaughan shall monitor the overall traffic capacity of the surrounding road network to ensure sufficient capacity exists prior to Site Plan Approval.

#### **4.0 Holding Provisions**

- a) Council may, in a By-law passed pursuant to the provisions of the Planning Act, R.S.O. 1990, zone lands for their intended purpose and further impose a holding provision by use of the "H" symbol
- b) No development of those lands affected by a holding provision shall be permitted and Council shall not remove the Holding Symbol until such time as the proposal has been approved by all relevant Municipal, Regional and Provincial agencies and bodies and the necessary agreements have been registered on title to ensure that all the provisions of this Plan, and, as may be applicable, the conditions of draft approval have been complied with.

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**V IMPLEMENTATION**

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands should be implemented by way of an Amendment to the Vaughan Zoning By-law and a Site Development Agreement, 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.

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APPENDIX I

The subject lands are located east of Islington Avenue, south of Pine Grove Road, known municipally as 245 to 255 Pine Grove Road, being Lots 15 to 19 and Part of Lots 1 and 20, Registered Plan M-1111, in the City of Vaughan.

The subject lands have a lot area of approximately 6000 square metres (0.6 hectares) and are currently designated "Low Density Residential" by OPA #240. The purpose of the amendment is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" to permit a development consisting of a three and one-half (3 ½) storey apartment building.

LOCATION: LOTS 15 to 19 and PART OF LOTS 1 and 20,  
REGISTERED PLAN M-1111

DATE: 02/05/21

PL020213  
19 of 21

SCALE: N.T.S.

THIS IS SCHEDULE '2'  
TO AMENDMENT No. 587

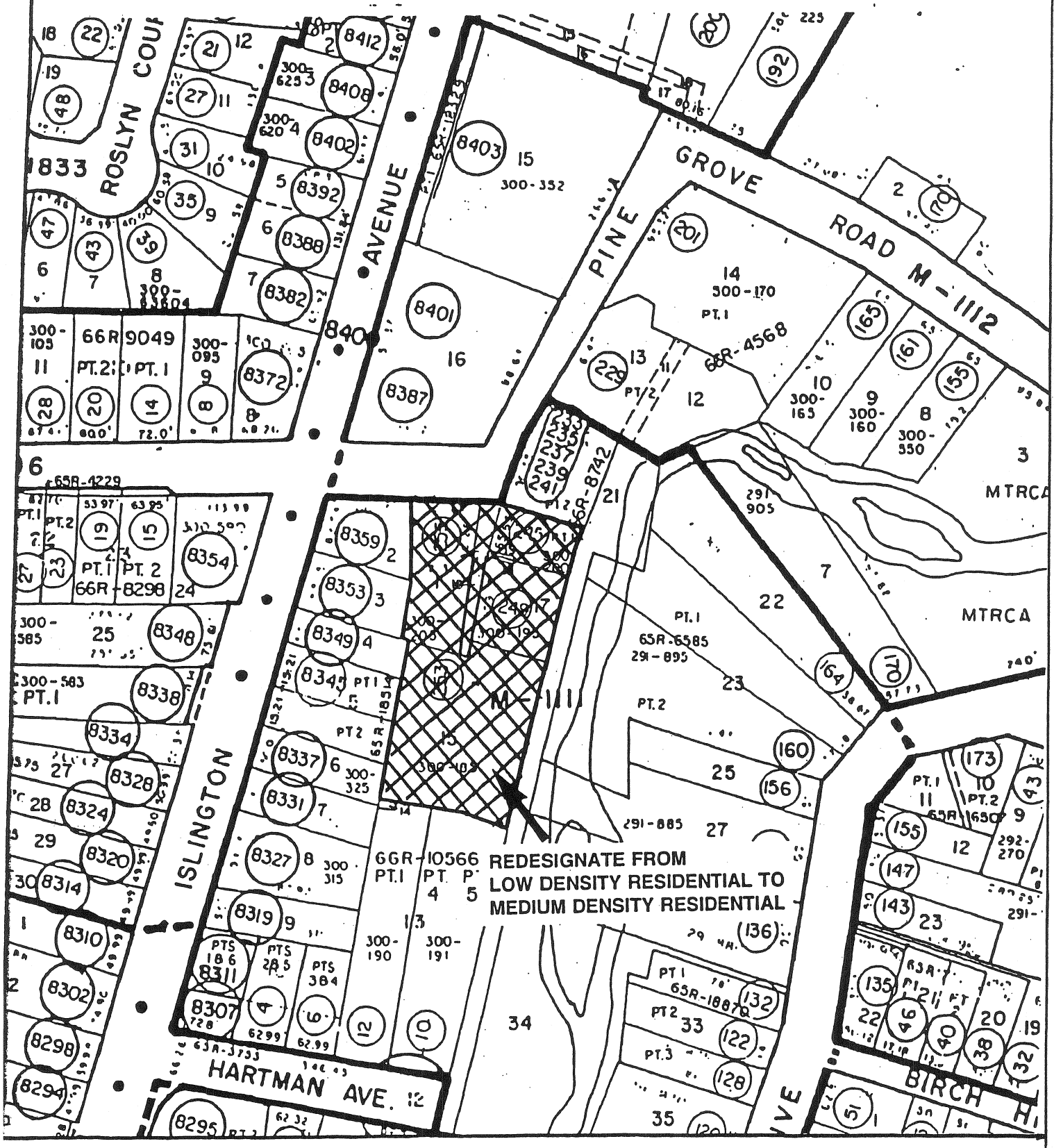
ADOPTED THE \_\_\_ DAY OF \_\_\_, 2002

SIGNING OFFICERS

BOARD ORDER #1715  
December 17, 2002

MAYOR

CLERK





**APPENDIX I**

The subject lands are located east of Islington Avenue, south of Pine Grove Road, known municipally as 245 to 255 Pine Grove Road, being Lots 15 to 19 and Part of Lots 1 and 20, Registered Plan M-1111, in the City of Vaughan.

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