


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 617 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 7th day of January, 2005.



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John D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 18th day of February, 2005.

**Certificate of Approval**

**AMENDMENT No. 617**

**TO THE**

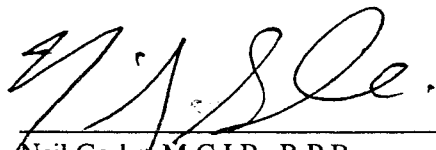
**OFFICIAL PLAN FOR THE**

**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 **January 7<sup>th</sup>, 2005.**

Date:

Jan. 28/05



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Neil Garbe, M.C.I.P., R.P.P.  
Director of Community Planning  
The Regional Municipality of York

# *THE CITY OF VAUGHAN*

# *BY-LAW*

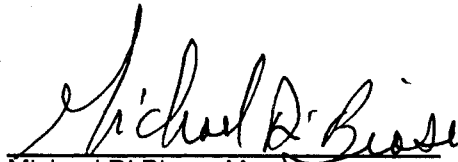
## BY-LAW NUMBER 332-2004


**A By-law to adopt Amendment Number 617 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 617 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule " 1 " 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 617 to the Official Plan 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.

READ a FIRST, SECOND and THIRD time and finally passed this 8<sup>th</sup> day of November, 2004.

  
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Michael Di Biase, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

AMENDMENT NUMBER 617  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 617 of the Official Plan of the Vaughan Planning Area constitutes Amendment Number 617.

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

I PURPOSE

The purpose of this Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No.240 (Woodbridge Community Plan). The subject Amendment will by redesignate the lands shown “as Area Subject to Amendment No. 617” on the Schedule “1” attached hereto, from “Low Density Residential”, to “Medium Density Residential” to permit a residential townhouse use on the subject lands, and to provide development policies to ensure a quality development compatible with the surrounding neighbourhood.

II LOCATION

The lands subject to this Amendment, herein after referred to as the “subject lands” and shown on Schedule “1” attached hereto as “Area Subject to Amendment No 617”, are located on the south side of Regional Road No. 7, west of Helen Street, being Part of Lot 1 on Registered Plan 4319, and Lot 37 on Registrar's Compiled Plan 9831 (4763 and 4773 Regional Road No. 7), in Lot 5, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from “Low Density Residential” to “Medium Density Residential” to permit residential townhouse dwellings units on a 0.8 ha site is based on the following reasons:

1. The subject lands are designated “Low Density Residential” by Amendment No. 240, which permits detached and semi-detached residential dwellings at a maximum net density of 22 units/ha (18 units). The redesignation of the subject lands to “Medium Density residential” with a maximum net permissible density of 60 units/ha, would permit the proposed development of 37 townhouse units at a density of 46 units/ha, on the 0.8 ha site.
2. The Provincial Policy Statement promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residential intensification in parts of built up areas having sufficient infrastructure to create a potential supply of new housing units. The proposed redesignation to “Medium Density Residential” to permit townhouse dwelling units would meet the intent of the Provincial Policy Statement.
3. The Region of York Official Plan identifies the subject lands as an “Urban Area” served by major transportation corridors (Regional Road No.7) and future transit systems. An objective

of the Regional Plan is to target growth to existing built-up portions of urban areas and to encourage carefully planned intensification and provide for a broad range of housing types consistent with the policies contained in the Regional Official Plan.

4. Official Plan Amendment No. 240 (Woodbridge Community Plan) provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs, provided adequate on-site parking, amenity area, setback, landscaping and internal road widths are provided. The proposed redesignation to permit townhouse dwelling units would provide an alternative housing form to address the needs of the community within this predominantly low density neighbourhood.
5. The proposal for of 37 townhouse units at a density of 46 units/ha is consistent with the recommended findings the City's South Side of Highway No. 7 Land Use Study, which was endorsed by Council on May 1, 2000. The proposal to permit thownhouse dwelling units on the subject lands is similar Option No. 36 of the study, to facilitate a "Medium Density Residential Transition" along Regional Road No.7.
6. The Highway No.7 Policy Review, which has a projected completion date of fall/winter 2004, encourages higher density development along Regional Road No.7. The proposed redesignation is in keeping with the objectives of the Policy Review, and is proceeding ahead of the review.
7. The subject lands are located along Regional Road No. 7, a Regional Corridor that encourages new development or redevelopment provided there is an appropriate level of density and mix of housing forms to support existing and planned Regional transit and transportation initiative along Regional Road No.7.
8. Having received a statutory Public Hearing held on May 3, 2004, on October 12, 2004, Vaughan Council approved Official Plan Amendment Application OP.99.026 to redesignate the subject lands to a "Medium Density Residential" designation under Amendment No.240. The Amendment will permit townhouse uses..

#### IV Details of the Actual Amendment And Policies Relative Thereto

Amendment No. 240 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Amending Schedule "A" to Amendment No. 240 "Land Use" by redesignating the lands subject to this

Amendment No. 617 from “Low Density Residential” to “Medium Density Residential” to permit a residential townhouse block comprising of 37 units on a common element road and at a maximum net density of 46 units/ha

2. Deleting Schedule “A” to Amendment No. 240 and substituting therefore the Schedule “A” attached hereto as Schedule “1”.

3. Adding the following subsection to Section 3.4 “Residential Specific Policies”:

“3.4.19 The following policies shall apply to the subject lands designated “Medium Density Residential” on the south side of Regional Road No. 7, west of Helen Street, being Part of Lot 1 on Registered Plan 4319, and Lot 37 on Registrar’s Compiled Plan 9831 (4763 and 4773 Regional Road No. 7), in Lot 5, Concession 7, City of Vaughan, and identified as Area Subject to Amendment No. 617” on Schedule “A” to Amendment No. 240:

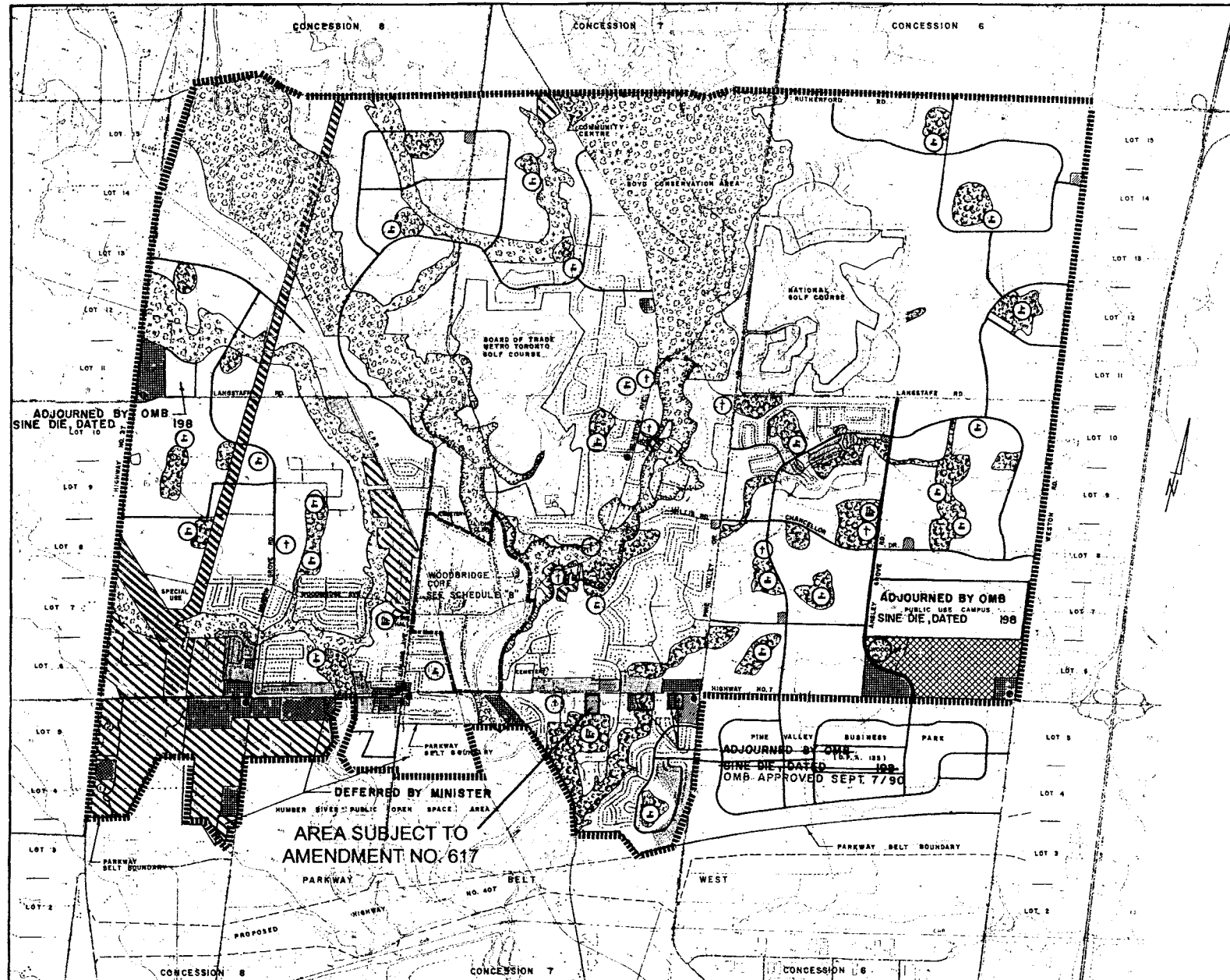
- a maximum of 37 townhouse units shall be permitted on the subject lands, based on a maximum net density not exceed 46 units/ha;
- the necessary studies/reports (ie. Including but not limited to noise, traffic, parking, environmental, etc.) shall be submitted in support of a site development application;
- the co-ordination of land uses, servicing, amenity design, access, and pedestrian and vehicular road connections with the adjacent lands shall be addressed through the site development process.
  
- the applicant shall prepare and submit to the City for approval, a Master Landscape Plan and Architectural Design Guidelines to ensure a high quality and architecturally designed development.”

## 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 approvals for Draft Plan of Subdivision, Part Lot Control, Site Development and Draft Plan of Condominium, pursuant to the Planning Act.

## VI Interpretation

The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

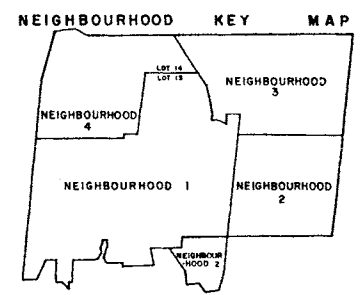


THIS IS SCHEDULE "A"  
 TO AMENDMENT NO. 240  
 ADOPTED THE 22 DAY OF JUNE, 1987

L.D. JACKSON  
 MAYOR  
 R.M. PRENTICE  
 DEPUTY CLERK

- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
  - [Symbol] MEDIUM DENSITY RESIDENTIAL
  - [Symbol] HIGH DENSITY RESIDENTIAL
  - [Symbol] COMMUNITY COMMERCIAL
  - [Symbol] LOCAL CONVENIENCE COMMERCIAL
  - [Symbol] GENERAL COMMERCIAL
  - [Symbol] SERVICE STATION
  - [Symbol] SERVICE COMMERCIAL
  - [Symbol] INDUSTRIAL
  - [Symbol] UTILITY
  - [Symbol] OPEN SPACE
  - [Symbol] DRAINAGE TRIBUTARY
  - [Symbol] CHURCH
  - [Symbol] SPECIAL USE
  - [Symbol] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL
  - [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
  - [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
  - [Symbol] PARKWAY BELT BOUNDARY
- SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN



FILE No. OP.99.026  
 RELATED FILE: Z.99.054  
 LOCATION: Part of Lot 5, Concession 7  
 APPLICANT: UNITED PEOPLE CORP. C/O DE LUCA GROUP  
 CITY OF VAUGHAN  
 N:\DFT\1-BY-LAWS\op\op.99.026

THIS IS SCHEDULE '1'  
 TO AMENDMENT No. 617  
 ADOPTED THE 8<sup>th</sup> DAY OF Nov., 2004

SIGNING OFFICERS  
  
 MAYOR  
  
 CLERK

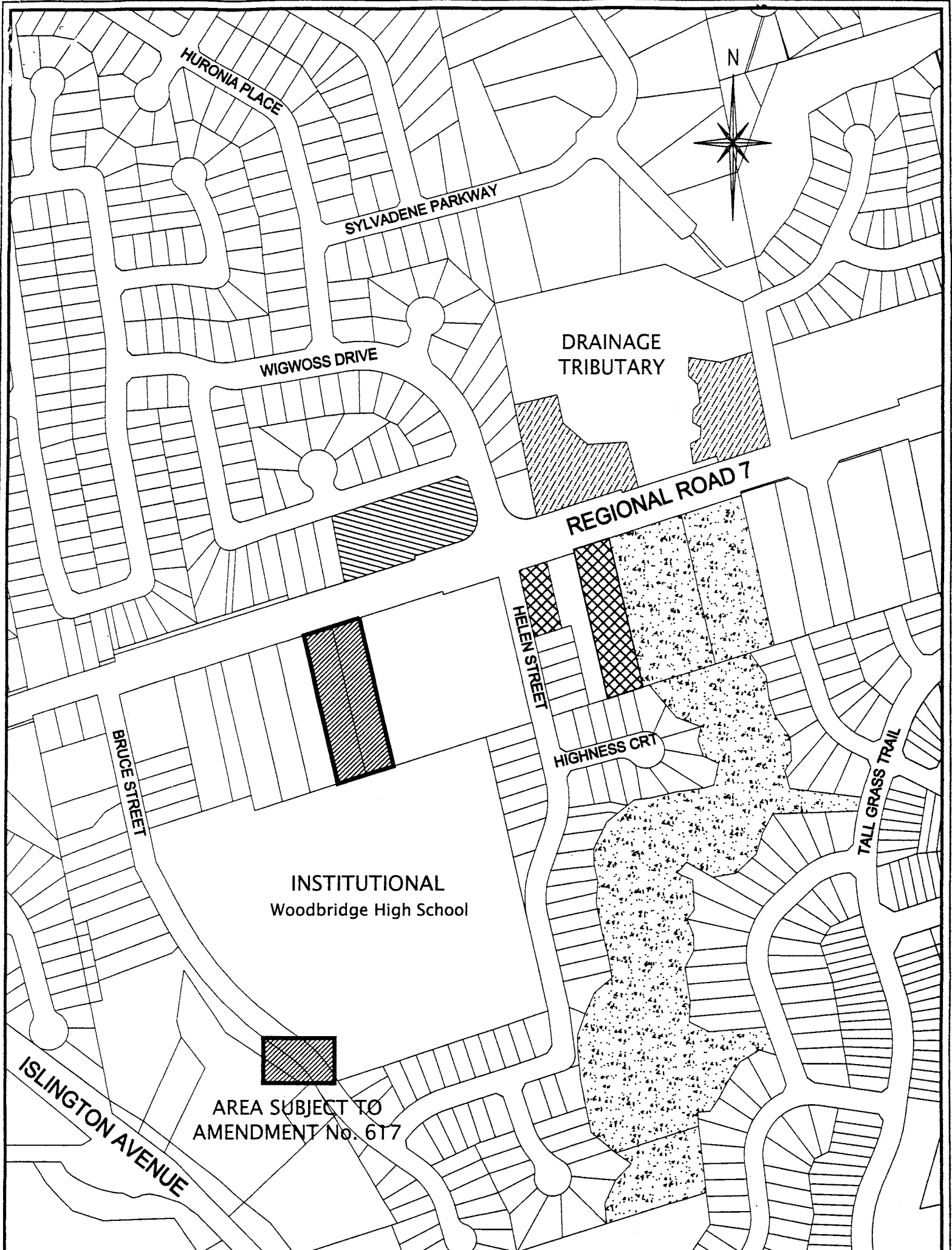


APPENDIX '1'

The subject lands are located on the south side of Regional Road #7, west of Helen Street, being Part of Lot 1, Registered Plan 4319 and Lot 37 on Registrar's Compiled Plan 9831, on Lot 5, Concession 7, City of Vaughan.

On October 12, 2004, Council considered applications to amend the Official Plan (OP.99.026) and Zoning By-law (Z.99.054) and resolved the following:






- “1. THAT Official Plan Amendment File OP.99.026 (United People Corporation, c/o De Luca Group) Be APPROVED, to redesignate the subject lands to “Medium Density Residential” to facilitate residential townhouses, and that the Official Plan Amendment include the following development policies:
  - a) that the necessary studies (ie. noise, traffic, environmental, parking, etc.) be submitted in support of a site plan application;
  - b) policies ensuring the co-ordination of land uses, servicing, access and street connections with the adjacent lands; and
  - c) that a Master Landscape Plan and Architectural Design Guidelines, be prepared by the applicant and approved by the City, to ensure a high quality and architecturally designed development compatible with adjacent residential neighbourhoods.
2. That Zoning By-Law Amendment File Z.99.054 (United People Corporation), c/o De Luca Group) BE APPROVED, to rezone the subject lands to RM2 Multiple Residential Zone, with the following exceptions:
  - a maximum of 37 townhouse units;
  - interior side yard of 1.2m;
  - minimum front yard of 1.65;
  - maximum building height of 12m;
  - a landscape strip width less than 3m around the periphery of an outdoor parking area, with the provisions for a mix of tree and shrub planting.
3. That the recommendation contained in the following report of the Commissioner of Planning dated October 4, 2004, be approved, subject to inserting the words “private amenity space” following the words “uses” in clause 1b);
4. That a sidewalk be provided around the peripheral of the internal residential block similar to that of Stone Manor Developments and the third landowner to the west
5. That a second entrance to Woodbridge College be introduced only with approval from Woodbridge College.
6. That the applicant be required to reserve land sufficient for an access corridor from the development into Woodbridge College’s playing fields and that negotiations with the School Board with respect to the permitting of the access be the responsibility of the City of Vaughan.”



NOT TO SCALE

# APPENDIX II EXISTING LAND USE

FILE No. OP.99.026  
 RELATED FILE: Z.99.054  
 LOCATION: Part of Lot 5, Concession 7  
 APPLICANT: UNITED PEOPLE CORP.  
 CITY OF VAUGHAN                      C/O DE LUCA GROUP

-  LOCAL CONVENIENCE COMMERCIAL
-  GENERAL COMMERCIAL
-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL