


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 656 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 15th day of May, 2007.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 28th day of May, 2007.

Certificate of Approval

AMENDMENT No. 656

TO THE

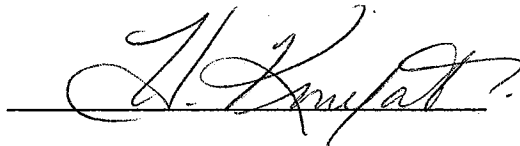
OFFICIAL PLAN FOR THE

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 May 15, 2007.

Date:

May 18, 2007



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

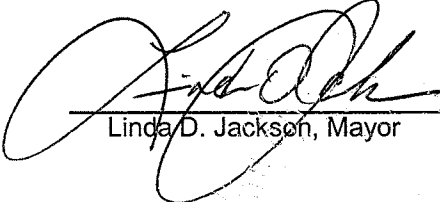
BY-LAW NUMBER 376-2006

A By-law to adopt Amendment Number 656 to the Official Plan of the Vaughan Planning Area.

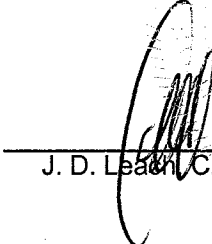
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 656 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "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 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 18th day of December, 2006.



Linda D. Jackson, Mayor



J. D. Leach, City Clerk

I PURPOSE

The purpose of this amendment to the Official Plan of the Vaughan Planning Area is to amend Amendment No. 600 by redesignating certain lands from "Medium Density Residential/Commercial Area" to a site-specific "High Density Residential/Commercial Area" designation.

The subject Amendment will permit site-specific residential and commercial uses, and identify maximum density and building height standards for the portion of the lands to be designated "High Density Residential/Commercial Area".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No.656". The Subject Lands comprise 3.14 ha and is located on the south side of Major Mackenzie Drive, east of Dufferin Street, in Planning Block 11, in Part of Lot 20, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official plan to permit a site-specific designation with a maximum density of 150 units/ha and a maximum building height of 10 storeys is based on the following considerations:

1. The Block 11 Plan as approved by Council is not being developed as originally anticipated through Amendment No. 600. Amendment No. 600 sets a target of 600 high density residential units. The approved Block 11 Plan provided for 184 high density units. Moreover, the lands within the Block which were originally proposed to be developed, including the 58 ha Macmillan property, will not be developed and will instead be preserved as a Nature Reserve. Redesignation of the Subject Lands will assist in ensuring that the overall proposed population targets, densities and housing forms are achieved.
2. The Provincial Policy Statement provides policies requiring a mix of residential uses that promote cost-effective development standards to minimize land consumption. Development is also to be directed to settlement areas and promote land use patterns and densities that support public transit. Redesignation of the Subject Lands, specifically the tableland, from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area" will broaden the mix of residential forms. The introduction of high density uses will minimize land consumption and servicing costs, by introducing a greater number of potential residents into the area. The proposed redesignation meets these principles.

3. On June 16, 2006, the Province of Ontario approved The Growth Plan (Places to Grow) for the Greater Golden Horseshoe establishing principles for compact communities that provide a choice in housing and support transit. The proposed high density development addresses these principles and policies through its location, compact development form and support of a viable transit network. The Growth Plan states that strong and healthy communities should have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all residents. The proposed redesignation meets these principles by introducing high density and promoting intensification and a mix of housing types.
4. The Region of York Official Plan (ROP) includes goals and policies that promote a mix of housing types, supports compact communities and establishes corridors to link urban centres. The proposed redesignation will contribute to the mix of housing and assist in establishing a compact and efficient community. The Regional Official Plan designates the subject lands as "Urban Area" and also identifies Major Mackenzie Drive as an "Urban Corridor". The Plan encourages opportunities for higher densities, recognizing the functions of the corridors in linking centres and providing transit routes. According to the ROP, corridors should provide for a range of housing types, employment and services in a mixed use form that is transit supportive. The proposed designation meets these principles as ancillary commercial uses are contemplated to be provided within the high density residential development of the Subject Lands.
5. The location of the Subject Lands along Major Mackenzie Drive, the minimal impact on soft and hard services and the positive transportation impact associated with promoting a high density residential land use, is considered to be appropriate and represents good planning for the site. Having received a statutory Public Hearing held on February 20, 2006, on February 27, 2006, Vaughan Council approved Official Plan Amendment Application OP.05.019 to redesignate the Subject Lands from "Medium Density Residential/Commercial Area" to a site-specific "High Density Residential/Commercial Area" designation in order to permit high density residential uses at a maximum net density of 150 units/ha and a maximum building height of 10 storeys with ancillary commercial uses under Amendment No. 656.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 656 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 656" on Schedules "1" and "2" attached hereto from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area".

2. Adding the following site-specific development policies to Section 4.2.1.4 "High Density Residential/Commercial Area" of Amendment No. 600:

"4.2.1.4.2 Exceptions

- a. Notwithstanding the above, the lands identified as "Area Subject to Amendment No. 656," on the south side of Major Mackenzie Drive between Dufferin Street and Bathurst Street, are hereby subject to the following policies:
 - i. The maximum residential density shall be 150 units per hectare.
 - ii. The maximum permitted building height shall be restricted to 10-storeys, as to be set out in the implementing zoning by-law.
 - iii. In addition to the permitted uses in the "High Density Residential/Commercial Area", the following uses shall also be permitted:
 - commercial uses, as defined in the implementing zoning by-law."

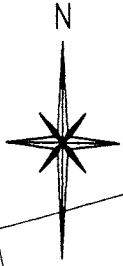
3. Deleting Schedule "C" in Official Plan Amendment No. 600 and substituting therefor the Schedule "C" attached hereto as Schedule "2".

V IMPLEMENTATION

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

VI INTERPRETATION

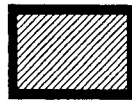
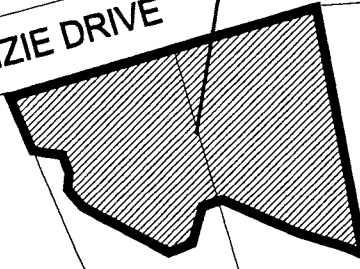
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



Redesignate from
"Medium Density Residential / Commercial"
to "High Density Residential / Commercial"

MAJOR MACKENZIE DRIVE

DUFFERIN STREET

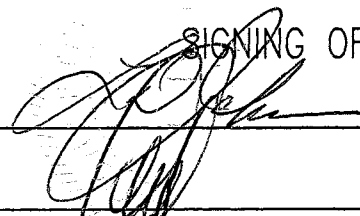
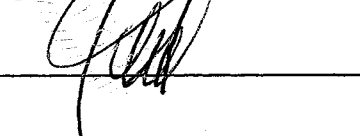


AREA SUBJECT TO
AMENDMENT No. 656

NOT TO SCALE

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 656
ADOPTED THE 18th DAY OF DEC., 2006**

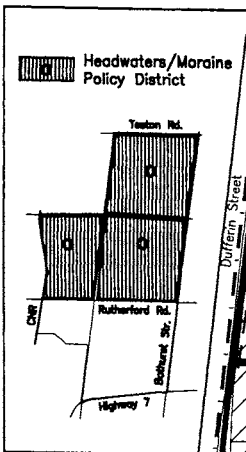
FILE No's. OPA #656 & OP.05.019
LOCATION: Part of Lot 20, Concession 2
APPLICANT: TONY GUGLIETTI & GERMANA GUGLIETTI
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

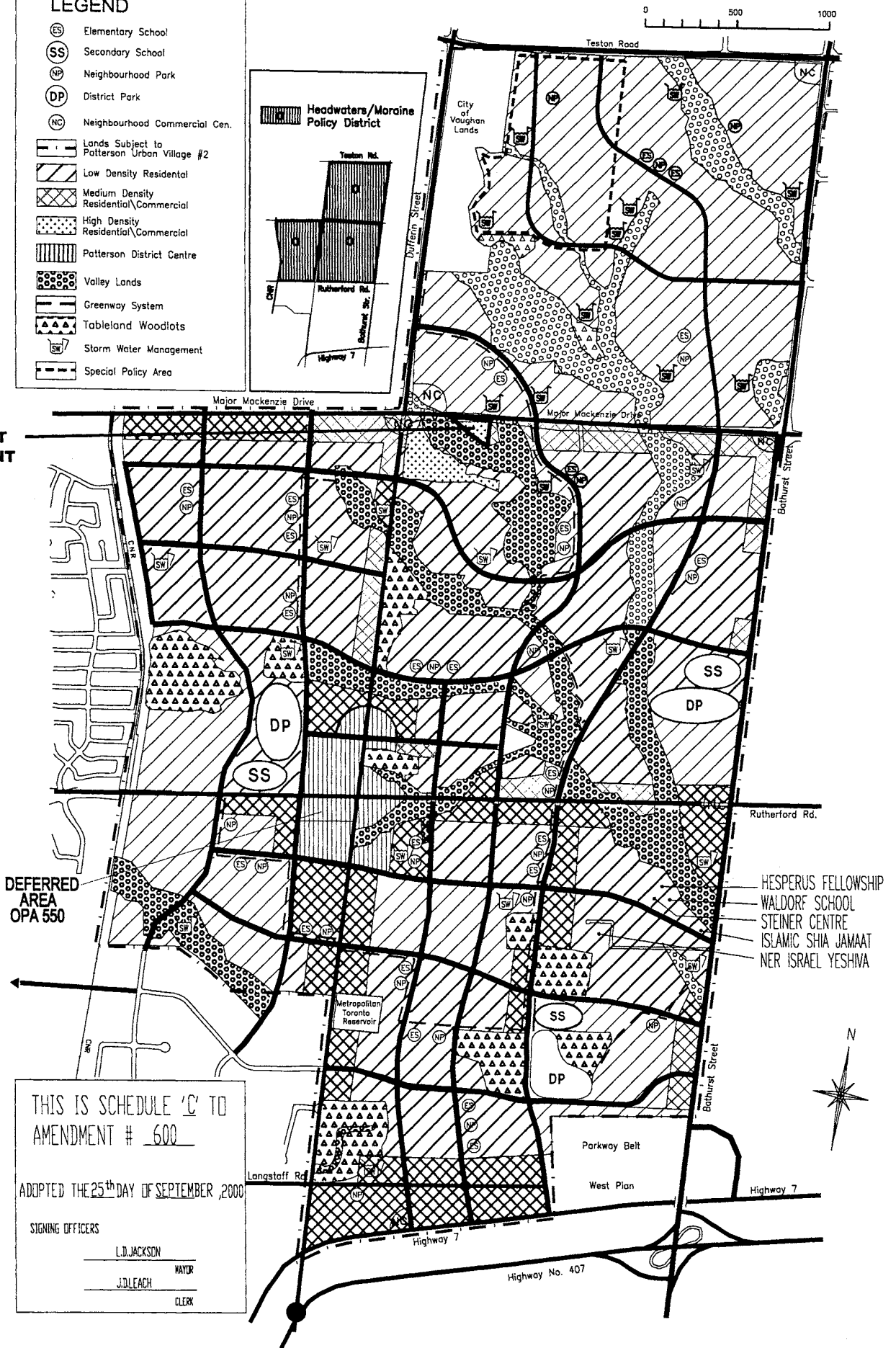
CARRVILLE - URBAN VILLAGE 2

LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- [Hatched Box] Lands Subject to Patterson Urban Village #2
- [Diagonal Lines] Low Density Residential
- [Cross-hatch] Medium Density Residential/Commercial
- [Dotted] High Density Residential/Commercial
- [Vertical Lines] Patterson District Centre
- [Stippled] Valley Lands
- [Thick Line] Greenway System
- [Triangle Pattern] Tableland Woodlots
- [SW Symbol] Storm Water Management
- [Dashed Box] Special Policy Area



AREA SUBJECT TO AMENDMENT No. 656



THIS IS SCHEDULE 'C' TO AMENDMENT # 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

L.D. JACKSON

MAYOR

J.D. LEACH

CLERK

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 656**

ADOPTED THE 18th DAY OF DEC., 2006

FILE No's. OPA #656 & OP.05.019
 LOCATION: Part of Lot 20, Concession 2
 APPLICANT: TONY GUGLIETTI & GERMANA GUGLIETTI
 CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

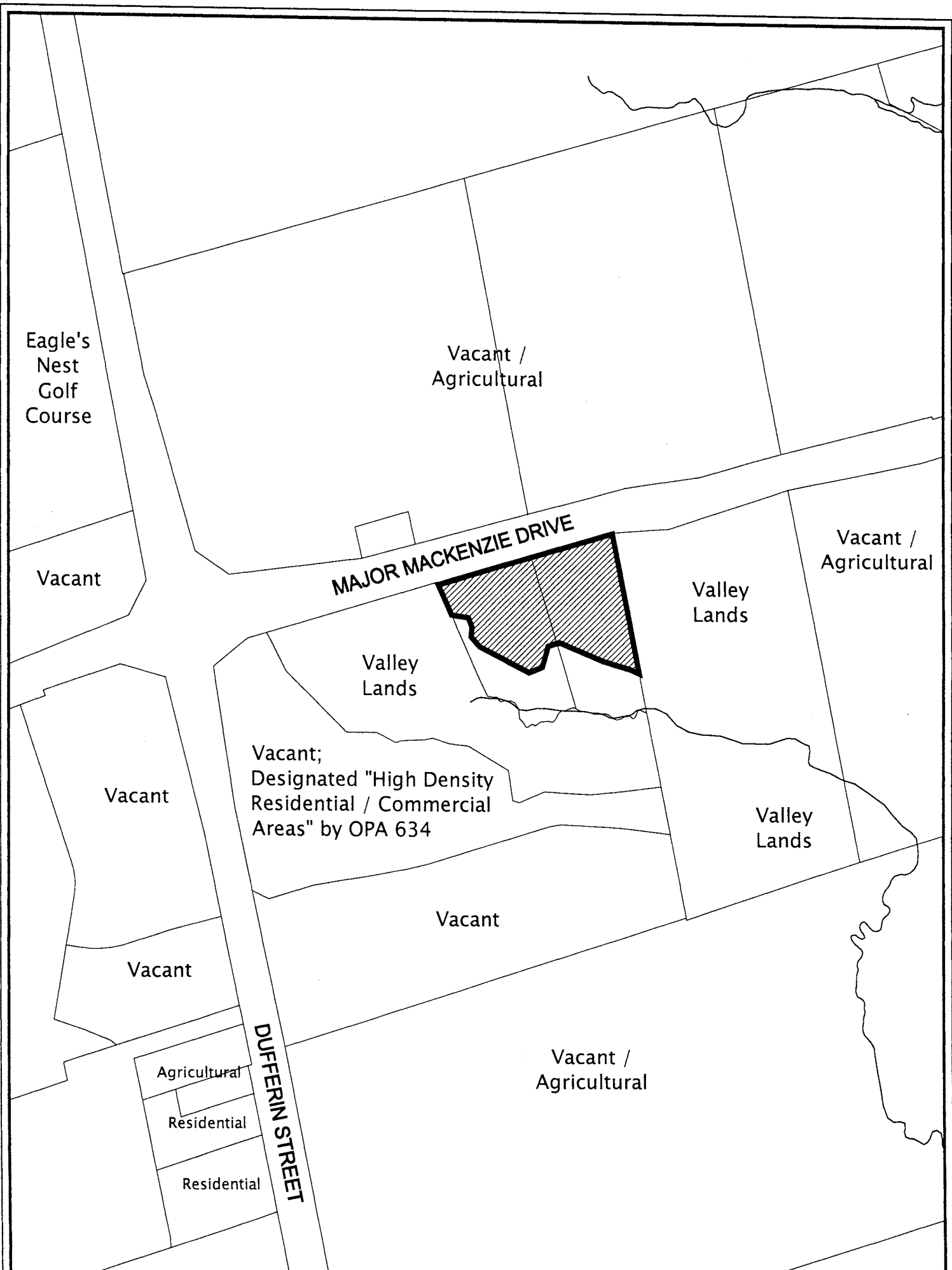
CLERK

APPENDIX I

The subject lands are located on the south side of Major Mackenzie Drive, between Dufferin Street and Bathurst Street, in Part of Lot 20, Concession 2, City of Vaughan.

On September 25, 2006, Council resolved the following with respect to Official Plan Amendment Application OP.05.019 and Zoning By-law Amendment Application Z.05.040 (Tony Guglietti and Germana Guglietti):

- “1. THAT Official Plan Amendment File OP.05.019 (Tony Guglietti and Germana Guglietti) BE APPROVED, to redesignate the subject tablelands shown on Attachment #4, from “Medium Density Residential/Commercial Area” to “High Density Residential/Commercial Area” to permit a maximum residential density of 150 units/ha with a maximum building height of 10 storeys and ancillary commercial uses.
2. THAT Zoning By-law Amendment File Z.05.040 (Tony Guglietti and Germana Guglietti) BE APPROVED, to rezone the subject lands shown on Attachment #4, from A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone subject to site-specific Exception 9(779) to RA2(H) Apartment Residential Zone with the addition of an “H” Holding Provision on the tableland portion of the property, and OS5 Open Space Environmental Protection Zone for the valleylands and 10m buffer area.
3. THAT prior to the enactment of the implementing zoning by-law, Council shall have approved a site development application for the subject lands.”



NOT TO SCALE

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 656

AREA SUBJECT TO
AMENDMENT No. 656



FILE No's. OPA #656 & OP.05.019
 LOCATION: Part of Lot 20, Concession 2
 APPLICANT: TONY GUGLIETTI & GERMANA GUGLIETTI
 CITY OF VAUGHAN

