

THE CORPORATION OF THE CITY OF VAUGHAN

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

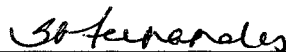
and

IN THE MATTER OF Amendment Number 687
to the Official Plan of the Vaughan Planning Area


I, **SYBIL FERNANDES**, of the Town of Newmarket, in the Regional Municipality of York,
MAKE OATH AND SAY:

1. **THAT** I am the Deputy City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 687 was adopted by the Council of the Corporation of the City of Vaughan on the 23rd day of June, 2008, and written notice was given on the 4th day of July, 2008 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 Official Plan Amendment Number 687 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 687 is deemed to have come into effect on the 25th day of July, 2008, 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)
25th day of July, 2008.)



SYBIL FERNANDES



A Commissioner, etc.
LARRY FRANK GLASS
a Commissioner, etc.,
Regional Municipality of York,
for the Corporation of the City of Vaughan.
Expires June 30, 2010.

THE CITY OF VAUGHAN

BY-LAW

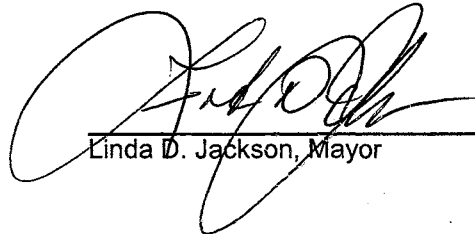
BY-LAW NUMBER 161-2008

A By-law to adopt Amendment Number 687 to the Official Plan of the Vaughan Planning Area.

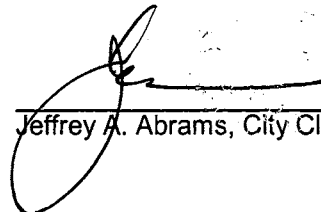
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 687 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 this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 23rd day of June, 2008.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 687
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 687 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 687.

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

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan) as amended by Official Plan Amendments Nos. 247 and 572 to permit a residential project including a mix of apartments and townhouses, totaling 238 units (currently a maximum of 223 units per permitted) on the lands shown as "Area Subject to Amendment No. 687" on Schedule "1" attached hereto.

II LOCATION

The lands subject to this Amendment hereinafter referred to as "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 687", and are located on the north side of Steeles Avenue West through to the south side of Townsgate Drive, and known municipally as 520 Steeles Avenue West. The subject lands comprise an area of 1.22 ha, being Part of Lots 11 and 12, on Registered Plan 1607, and described as Parts 1 and 2, on Reference Plan 65R-30803, Part of Lot 26, Concession 1, City of Vaughan.

III BASIS

An amendment to the Official Plan is required to permit a total of 238 units (54 townhouses and 184 apartment units) on the subject lands.

1. The Provincial Policy Statement includes policies which encourage residential intensification, densities which make more efficient use of land, public infrastructure, public transit, and provide a full range of housing types. The proposed Amendment is consistent with the goals and objectives of the Provincial Policy Statement.
2. The Region of York has reviewed the Official Plan Amendment Application (File:OP.08.003, 1720447 Ontario Limited) and has exempted the application from Regional approval. The Region has indicated that they have no objection to the proposal and is supportive of the increase in the number of units on underutilized single use development sites with full municipal services. The Region of York Official Plan identifies the subject lands as an "Urban Area" serviced by a transportation corridor (Steeles Avenue West). 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 range of housing types consistent with the policies contained in the Regional Official Plan. This Amendment is consistent with the Region of York Official Plan.

3. Official Plan Amendment No. 247 amended the policies of the Thornhill-Vaughan Community Plan to redesignate a large area of land along Steeles Avenue West from "Low and Medium Density Residential" to "High Density Residential" and also included measures to protect the existing Crestwood residential neighbourhood to the north from adverse impacts arising from the development of the Steeles Avenue Corridor for high density residential purposes. These measures included incentives to place parking underground, to provide for enhanced landscaping and to provide for a distinctive design and massing. A maximum building height and a setback defined by an angular plane were also established in the Amendment. Official Plan Amendment No. 572 further amended Official Plan Amendment No. 247 to permit single-detached units to be located along the south side of Townsgate Boulevard.

The subject lands are currently designated "High Density Residential" within Official Plan Amendment No. 210, as amended by Official Plan Amendment Nos. 247 and 572. The current "High Density Residential" designation on these lands permits apartments and other residential forms of housing, including single detached and townhouse dwellings. The Ontario Municipal Board issued an Order on May 13, 2008 approving the zoning for the single detached lots along the south side of Townsgate Drive. The current Official Plan Amendment approvals for these lands, through Official Plan Amendment Nos. 247 and 572, permit a maximum of 223 dwelling units, assuming compliance with the density policies of Official Plan Amendment 247, which shall be confirmed through the processing of a site plan application.

The Subject Amendment would increase the number of units permitted on the subject lands (shown on Schedule "1"), from 223 to 238 units (ie. an additional 15 units to the overall site).

4. Having received a statutory Public Hearing held on April 7, 2008, on June 23, 2008, Vaughan Council approved Official Plan Amendment Application OP.08.003 (1720447 Ontario Limited) to permit a maximum of 238 dwelling units on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area, as amended by Official Plan Amendment Nos 247 and 572 is hereby further amended by Official Plan Amendment 687, as follows:

1. Adding the following policy to Section 2.2.1 "High Density Residential" in Amendment No. 247:
 - "d) (OPA #687): Notwithstanding Section 2.2.1(a) "High Density Residential", the maximum permitted residential density within Planning Block "4" shall not exceed 238 dwelling units, on

the lands shown as "Area Subject to Amendment No. 687" on Schedule "A" to OPA #210 described as Parts 1 and 2 on Reference Plan 65R-30803, being Part of Lots 10 and 11 on Plan 1607, in Lot 26, Concession 1, City of Vaughan."

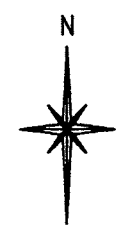
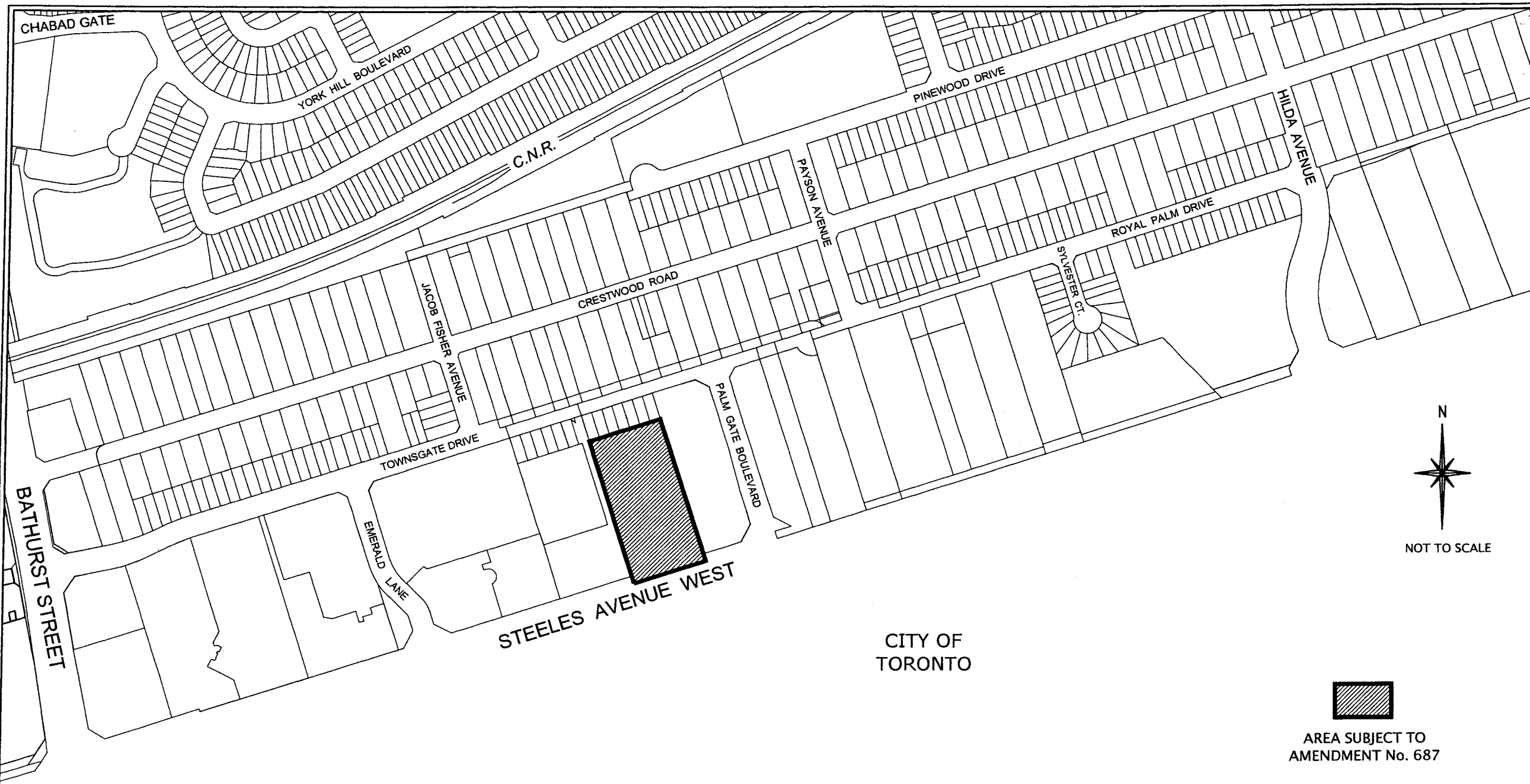
2. Deleting Schedule "A" "Land Use" to OPA #210 and substituting therefore Schedule "A" attached hereto as Schedule 2.

V IMPLEMENTATION

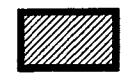
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented by way of an amendment to the Vaughan Zoning By-law and Site Plan approval, pursuant to the Planning Act.

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.



NOT TO SCALE

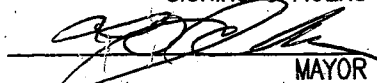



AREA SUBJECT TO
AMENDMENT No. 687

CITY OF
TORONTO

FILE No. OPA 687
RELATED FILE No. OP.08.003 & Z.08.016
LOCATION: Part of Lot 26, Concession 1
APPLICANT: 1720447 ONTARIO LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO AMENDMENT No. 687
ADOPTED THE 23RD DAY OF JUNE, 2008

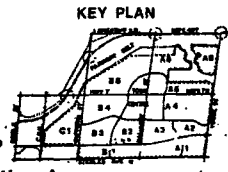
SIGNING OFFICERS

MAYOR

CLERK

MODIFICATION #14

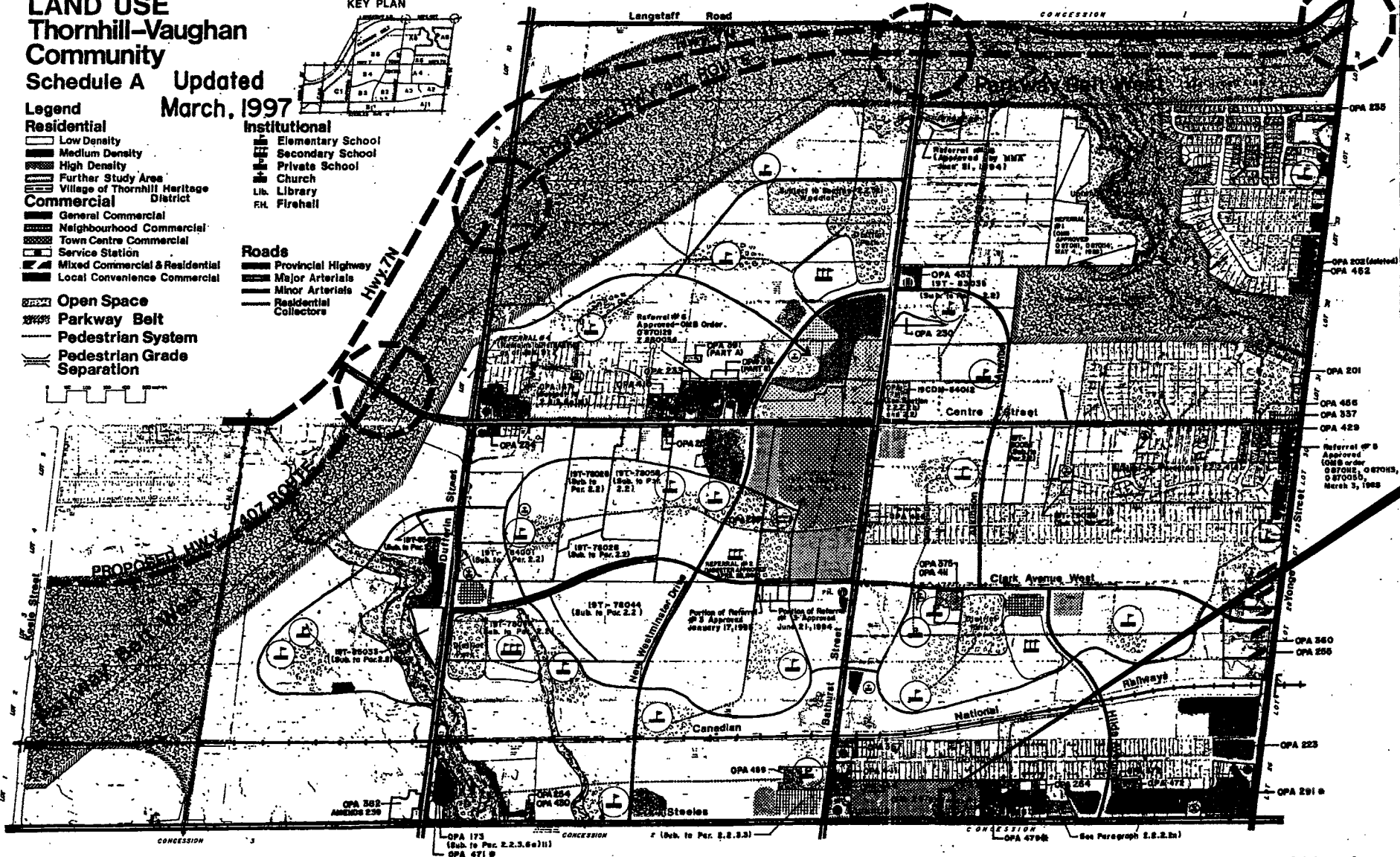
LAND USE Thornhill-Vaughan Community Schedule A Updated March, 1997

- Legend**
- Residential**
- Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
- Commercial**
- General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
- Open Space**
- Parkway Belt
 - Pedestrian System
 - Pedestrian Grade Separation

- Institutional**
- Elementary School
 - Secondary School
 - Private School
 - Church
 - Library
 - Firehall
- Roads**
- Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors



OPA 398 - ALTERNATIVE PARKLAND APPLIES TO ENTIRE CITY



AREA SUBJECT TO AMENDMENT No. 687 (DESIGNATED HIGH DENSITY RESIDENTIAL)

* OPAS ADOPTED BY COUNCIL BUT NOT YET APPROVED AS OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan
NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY. IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

FILE No. OPA 687
RELATED FILE No. OP.08.003 & Z.08.016
LOCATION: Part of Lot 26, Concession 1
APPLICANT: 1720447 ONTARIO LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 687
ADOPTED THE 23 DAY OF JUNE, 2008

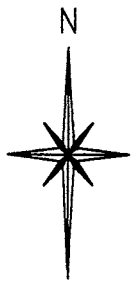
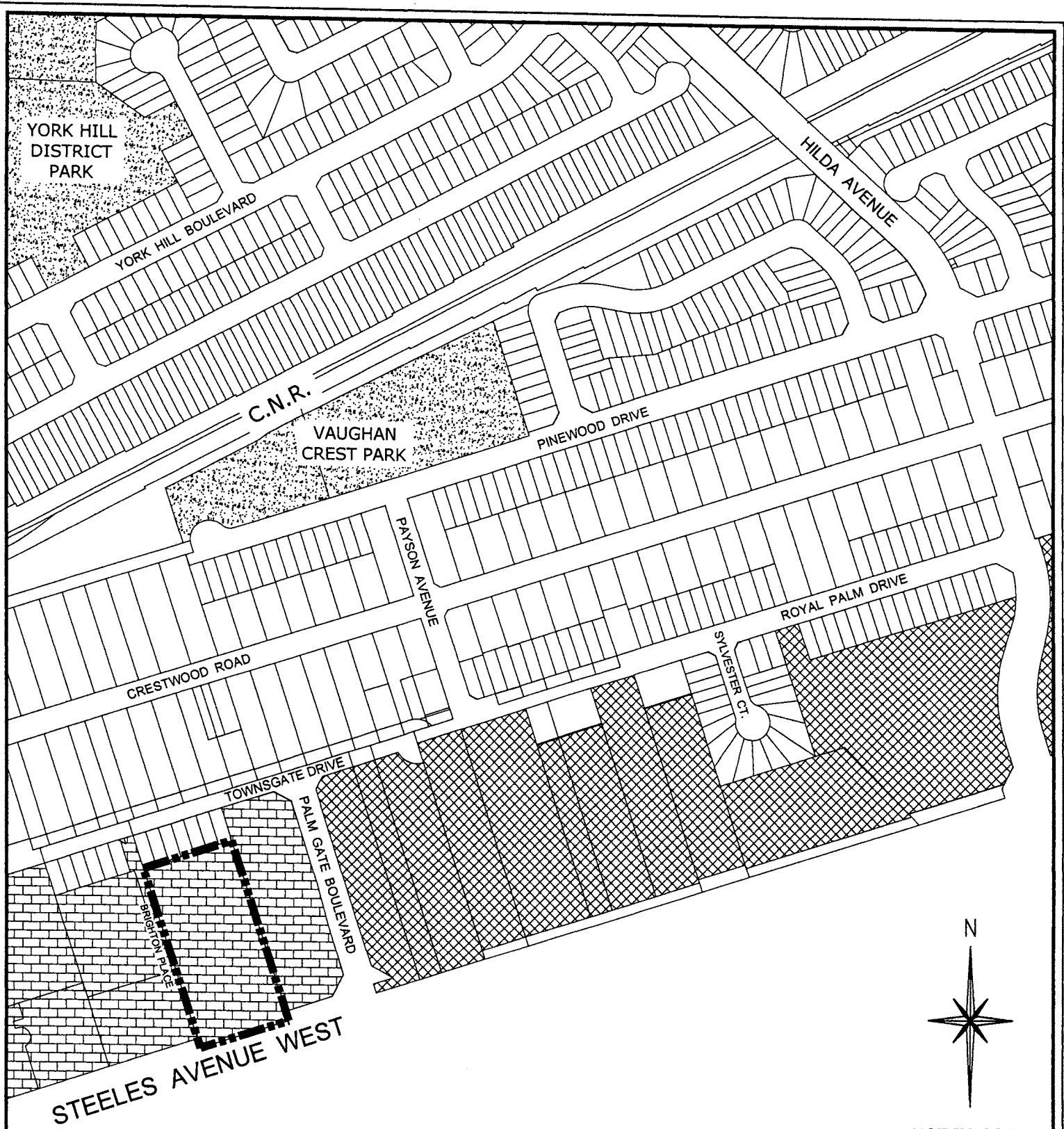
SIGNING OFFICERS
[Signature] MAYOR
[Signature] CLERK

APPENDIX I

The subject lands are located at 520 Steeles Avenue West, described as Parts 1 and 2, Registered Plan 65R-30805 being Part of Lots 11 and 12, Plan 1607, in Part of Lot 26, Concession 1, City of Vaughan.

On June 23, 2008, Council considered an application to amend the Official Plan and resolved the following:

"THAT Official Plan Amendment File OP.08.003 (1720447 Ontario Limited) BE APPROVED, to amend OPA #210 (Thornhill-Vaughan Community Plan), as amended, to permit a total of 238 units within the "High Density Residential" designation on the subject lands shown on Attachment #1."







NOT TO SCALE

CITY OF TORONTO

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 687

FILE No. OPA 687
 RELATED FILE No. OP.08.003 & Z.08.016
 LOCATION: Part of Lot 26, Concession 1
 APPLICANT: 1720447 ONTARIO LIMITED
 CITY OF VAUGHAN

LOW DENSITY RESIDENTIAL	
HIGH DENSITY RESIDENTIAL	
COMMERCIAL	
OPEN SPACE	
AREA SUBJECT TO AMENDMENT No. 687 (HIGH DENSITY RESIDENTIAL)	