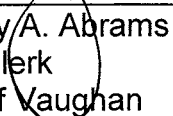


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 721 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 26th day of April, 2012.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 11th day of May, 2012.

Certificate of Approval

AMENDMENT No. 721

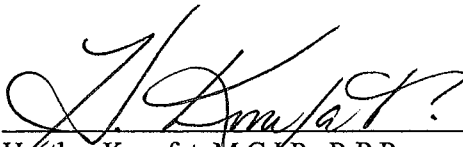
TO THE

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 April 26, 2012.

Date: April 27, 2012



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

THE CITY OF VAUGHAN

BY-LAW

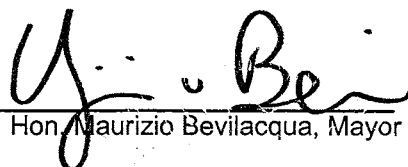
BY-LAW NUMBER 23-2012

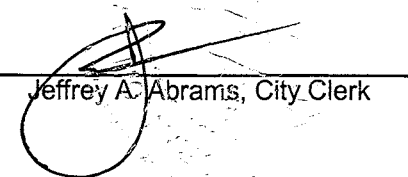
A By-law to adopt Amendment Number 721 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 721 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 721 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.

Enacted by City of Vaughan Council this 21st day of February, 2012.


Hon. Maurizio Bevilacqua, Mayor


Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 721
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 721 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 721.

Also attached hereto but not constituting parts 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 Amendment No. 240 (The Woodbridge Community Plan) as amended by Official Plan Amendment #597 (Islington Avenue Corridor Plan). This Amendment will redesignate the Subject Lands from "Low Density Residential" and "Environmental Protection Area" to "Medium Density Residential and "Environmental Protection Area" with site-specific exceptions to permit a townhouse development with a maximum of 13 units, a density of 42 uph and a building height of 3-storeys served by a private road.

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. 721". The Subject Lands are located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113, known municipally as 8469 Islington Avenue, City of Vaughan.

III BASIS

The decision to amend the Official Plan No. 240 (The Woodbridge Community Plan) as amended by Official Plan Amendment #597 (Islington Avenue Corridor Plan), to redesignate the Subject Lands from "Low Density Residential" and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area" with site-specific exceptions to increase the maximum permitted density from 35 units per hectare (uph) to 42 uph and the building height from 2 storeys to 3 storeys to facilitate the development of 13 townhouse dwelling units on a private road is based on the following considerations:

1. The proposed development of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and adds to the range of housing types available in the Community. The proposal is also consistent with Provincial initiatives supporting intensification that is planned and coordinated within built-up areas that have a compact form, and a density that allow for the efficient use of land, infrastructure and public safety.
2. The proposed development is consistent with the Growth Plan by directing and focusing growth to a local corridor.
3. The Region of York Official Plan designates the Subject Lands as "Urban Area". The proposed development of the Subject Lands is consistent with the Regional Official Plan Policies that direct development to existing built-up portions of the urban area and provides for a wide range of housing options for future residents.

4. The proposed 13 unit townhouse development is located within a land use context comprised of single detached, multiple residential and institutional uses. The proposed development would provide a built form that is compatible with the existing development in the area. In addition, a Conceptual Context Plan was developed to demonstrate how the lands in the vicinity of the Subject Lands could be developed in a orderly and co-ordinated manner and thereby achieve a reduced number of driveways on Islington Avenue and the protection of the Humber River Valley corridor.

5. On September 7, 2010, Vaughan Council adopted the City of Vaughan Official Plan 2010 (VOP 2010), (modified on September 27, 2011), which is pending approval from the Region of York. VOP 2010 designates the Subject Lands "Low Rise Residential" and permits 2 storey townhouse units with an FSI of 0.3. The proposed development provides a built form that is consistent with policies of the City of Vaughan Official Plan 2010.

Having received a statutory Public Hearing held on June 14, 2011, on November 29, 2011, Vaughan Council approved Official Plan Amendment File OP.11.004 to amend OPA #240 (The Woodbridge Community Plan) as amended by OPA# 597 (Islington Avenue Corridor Plan), specifically to redesignate the Subject Lands from "Low Density Residential" and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area" to facilitate the development of 11 townhouse dwelling units on a private common element road.

On December 13, 2011, Vaughan Council considered a letter from the agent for the applicant dated December 12, 2011 to defer the adoption of Official Plan Amendment #721 and the enactment of the implementing Zoning By-law (226-2011) to facilitate an increase in the number of townhouse units permitted on the Subject Lands from 11 to 13 units.

On December 13, 2011 Council adopted the following resolution:

"THAT the adoption of By-laws 225-2011 and 226-2011, regarding 8469 Islington Avenue be deferred pending a report from Staff in January dealing with matters raised in Communication C4, from Mr. Claudio P. Brutto Consulting, 999 Edgeley Blvd., Unit #6, Vaughan, L4K 5Z4, dated December 12, 2011."

On January 17, 2012 Council adopted the following resolution:

"The Committee of the Whole recommends:

1. That in accordance with the Planning Act, Section 34(17), the revisions be deemed minor, and that, accordingly, a further public hearing is not required, as per Paragraph c of the policies adopted in respect of these matters by Council on February 3, 2009;
2. That the following report of the Commissioner of Planning, dated January 17, 2012, be received;
3. That the deputation of Mr. Gerard Borean, Parente Borean LLP, 3883 Highway 7, Suite 207, Vaughan L4L 6C1 and Communication C5, dated January 16, 2012, on behalf of the applicant, be received; and,
4. That Communication C9, Confidential memorandum from Legal Counsel, dated January 16, 2012, be received.”

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 (The Woodbridge Community Plan), as amended by Amendment No. 597 (Islington Avenue Corridor Plan), to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Redesignating the Subject Lands from “Low Density Residential” and “Environmental Protection Area” in OPA #597 to “Medium Density Residential” and “Environmental Protection Area.
2. Adding the following Paragraph to Section 2.2 “Residential Policies” of OPA #597:

“(OPA #721) Notwithstanding the above, the lands designated “Medium Density Residential” and “Environmental Protection Area” and subject to Amendment No. 721 located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M- 1113, known municipally as 8469 Islington Avenue, City of Vaughan, may be developed with a maximum of 13 townhouse dwelling units, a density of 42 uph and a building height of 3 storeys served by a private road. All residential development shall be on full municipal water and sanitary services. The specific development standards shall be set out in the implementing zoning by-law (OPA #721).”

3. Deleting Schedule "A" to Amendment No. 597 and substituting therefor Schedule "A" attached hereto as Schedule "1".

4. Deleting Schedule "A" to Amendment No. 240 and substituting therefor Schedule "A" attached hereto as Schedule "2".

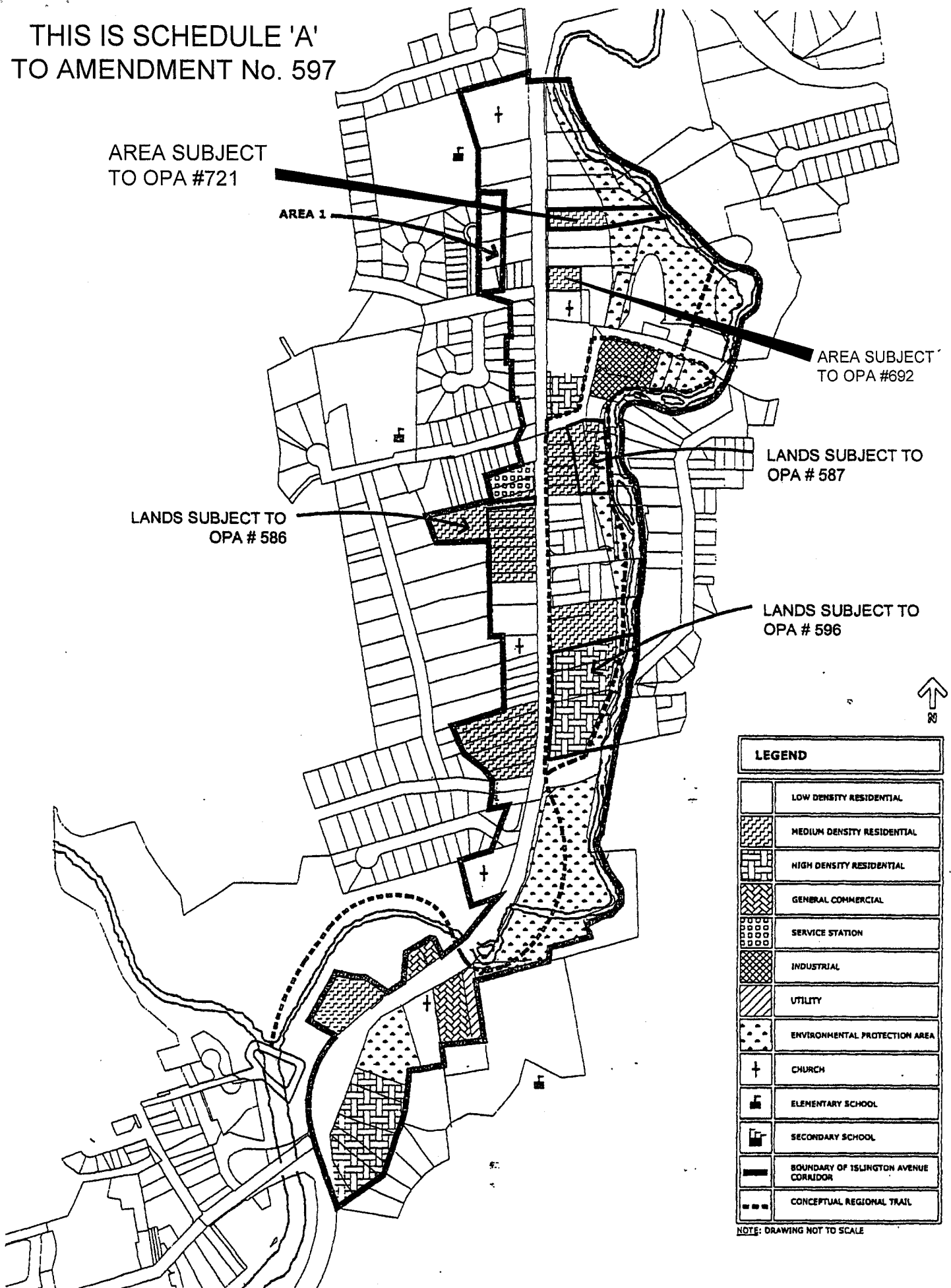
V IMPLEMENTATION

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, Site Plan Approval and Draft Plan of Condominium and Part-Lot Control, 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. 597



LAND USE SCHEDULE

THIS IS SCHEDULE '1'
TO AMENDMENT No. 721

NOT TO SCALE

ADOPTED THE 21ST DAY OF FEB., 2012

FILE No's. OPA #721 & OP.11.004
RELATED FILE No. Z.11.014
LOCATION: Part of Lot 10, Concession 7
APPLICANT: RAVINES OF ISLINGTON HOLDINGS LTD.
CITY OF VAUGHAN

SIGNING OFFICERS

[Signature]
MAYOR

[Signature]
CLERK

AREA SUBJECT
TO OPA #721

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

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

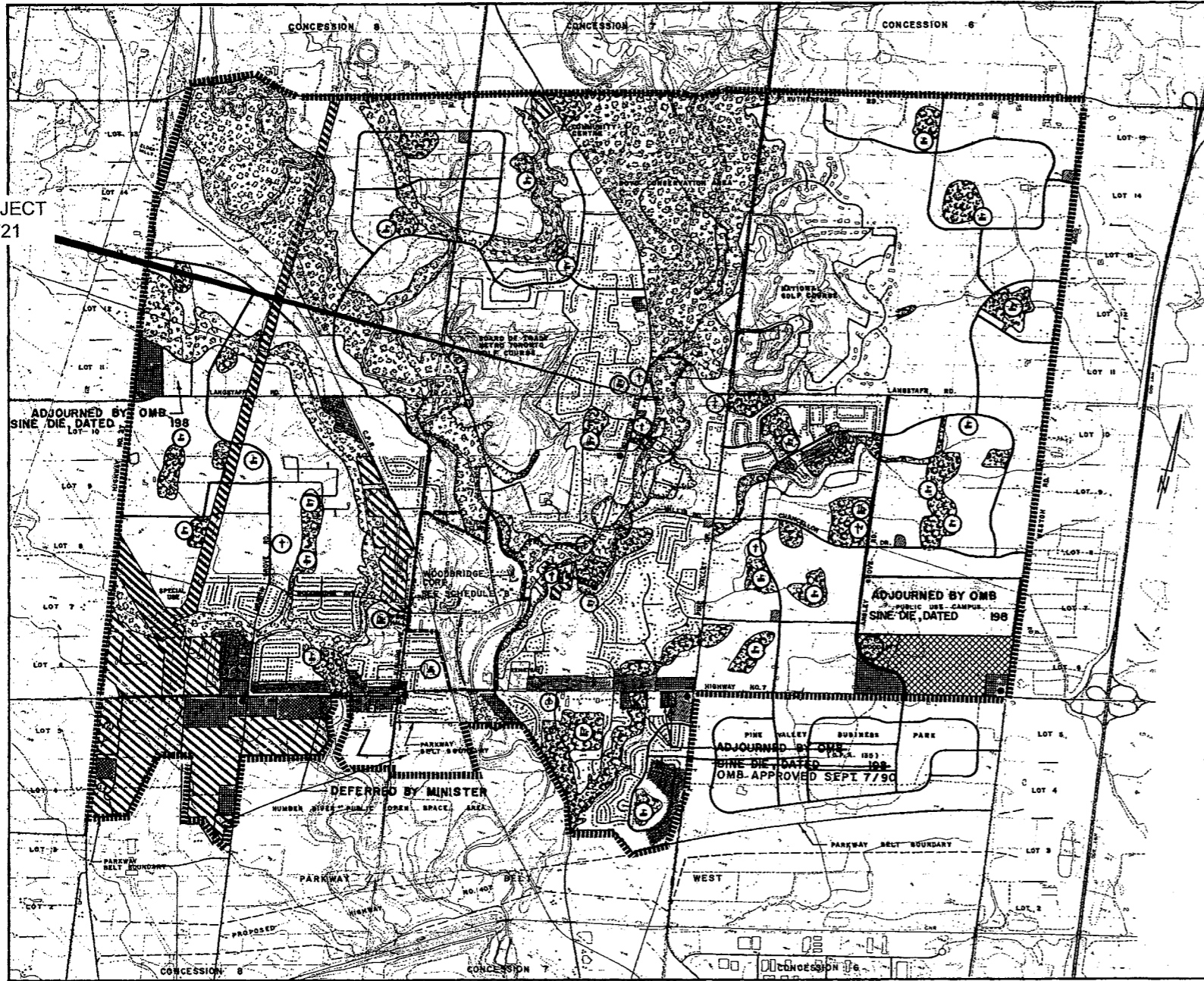
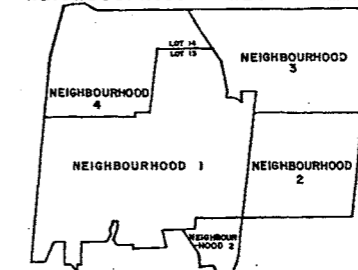
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- LOCAL CONVENIENCE COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CHURCH
- SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY

SCALE: 0 300 1000m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



FILE No's. OPA #721 & OP.11.004
RELATED FILE No. Z.11.014
LOCATION: Part of Lot 10, Concession 7
APPLICANT: RAVINES OF ISLINGTON HOLDINGS LTD.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 721
ADOPTED THE 21st DAY OF FEB., 2012

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

The subject lands are located on the east side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113, known municipally as 8469 Islington Avenue, City of Vaughan.

On November 29, 2011, Council considered an application to amend the Official Plan and adopted the following resolution:

"THAT Official Plan Amendment File OP.11.004 (Ravines of Islington Ltd.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Study) to redesigned the subject lands from "Low Density Residential" and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area" to permit a maximum 11 unit common element condominium townhouse development (freehold units with access to a private condominium road and visitor parking) with a maximum building height of 3 storeys."

At the December 13, 2011 Council meeting, the agent for the applicant wrote a letter dated December 12, 2011 requesting Council to defer the adoption of site-specific Official Plan Amendment #721 (By-law 225-2011) and the enactment of the implementing Zoning By-law (226-2011) to facilitate an increase in residential units from 11 to 13 units.

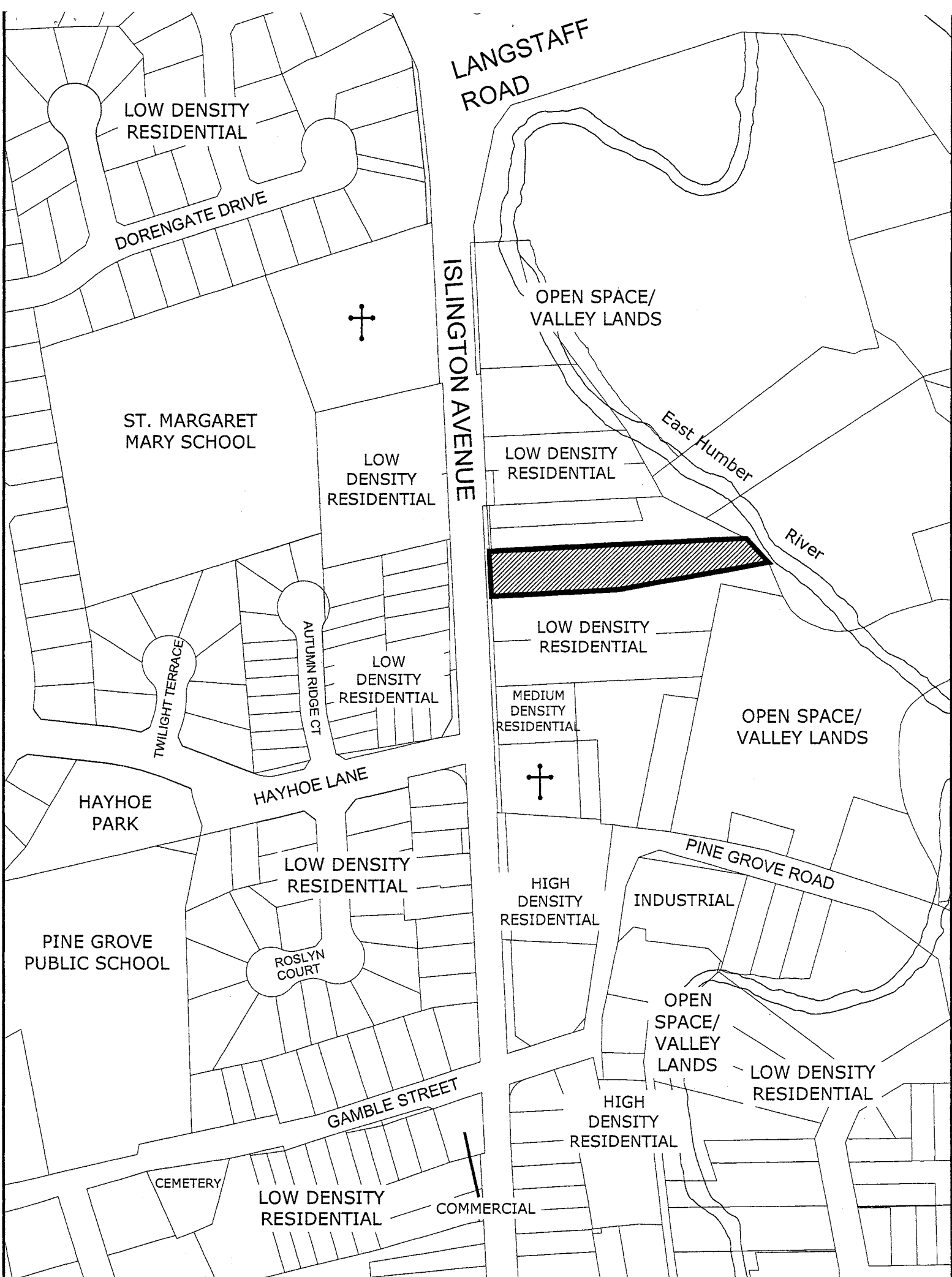
On December 13, 2011 Council passed the following resolution:

"THAT the adoption of By-laws 225-2011 and 226-2011, regarding 8469 Islington Avenue be deferred pending a report from Staff in January dealing with matters raised in Communication C4, from Mr. Claudio P. Brutto Consulting, 999 Edgeley Blvd., Unit #6, Vaughan, L4K 5Z4, dated December 12, 2011."

On January 17, 2012 Council passed the following resolution:

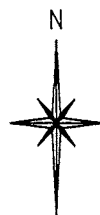
The Committee of the Whole recommends:

5. That in accordance with the Planning Act, Section 34(17), the revisions be deemed minor, and that, accordingly, a further public hearing is not required, as per paragraph c of the policies adopted in respect of these matters by Council on February 3, 2009;
6. That the following report of the Commissioner of Planning, dated January 17, 2012, be received;
7. That the deputation of Mr. Gerard Borean, Parente Borean LLP, 3883 Highway 7, Suite 207, Vaughan L4L 6C1 and Communication C5, dated January 16, 2012, on behalf of the applicant, be received; and
8. That Communication C9, Confidential memorandum from Legal Counsel, dated January 16, 2012, be received."



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 721

FILE No's. OPA #721 & OP.11.004
 RELATED FILE No. Z.11.014
 LOCATION: Part of Lot 10, Concession 7
 APPLICANT: RAVINES OF ISLINGTON HOLDINGS LTD.
 CITY OF VAUGHAN



NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 721



CHURCH

