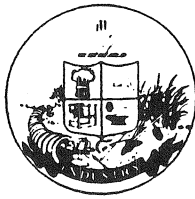


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 398 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs without modifications on the 30th day of October, 1992.



V. Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 2nd day of August, 1995.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 211-92

A By-law to adopt Amendment Number 398 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 398 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 Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 398 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.

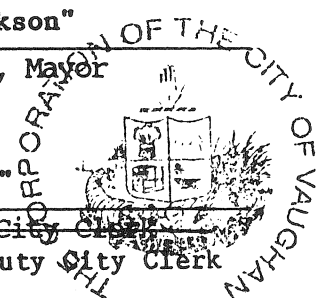
READ a FIRST, SECOND and THIRD time and finally passed this 6th day of July 1992.

"L.D. Jackson"

L. D. Jackson, Mayor

"N. Smyth"

J. D. Leach, City Clerk
N. Smyth, Deputy City Clerk



AMENDMENT NUMBER 398
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 398 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 398.

June 30/92
APPROVED
R

I. PURPOSE

The purpose of this Amendment is to incorporate policies into the Vaughan Official Plan to permit the application of the alternative requirement for parkland dedication provided for by Subsections 42(3), 42(4) and 51(7) of the Planning Act.

II. LOCATION

This Amendment applies to all of the lands within the corporate boundaries of the City of Vaughan, constituting a general amendment to the Official Plan of the Vaughan Planning Area.

III. BASIS

Sections 42 and 51 of the Planning Act allow municipalities to require the dedication of parkland or cash-in-lieu of parkland in an amount of up to 5% of the area of the lands, or 5% of the value of the land, when developed for residential purposes by a plan of subdivision or by site plan approval.

Sections 42(3), 42(4) and 51(7) of the Planning Act allow for the application of an alternative requirement. These sections of the Planning Act provide that parkland or cash-in-lieu of parkland may be required at a rate of up to 1 hectare/300 residential dwelling units provided that the official plan contains specific policies allowing the application of the alternative requirement. The purpose of this amendment is to satisfy this requirement so that the alternate requirement may be imposed.

Currently, with the exception of several developments where site specific official plan amendments have incorporated the alternative requirement, the conveyance of parkland may only be required on the basis of 5% of the total area of the subdivision for residential uses or the cash-in-lieu equivalent. This City-wide amendment is desirable to clearly establish the City's intentions and eliminate the need for site specific amendments.

The requirement for 1 hectare of parkland per 300 residential dwelling units is necessary to maximize the acquired parkland or cash-in-lieu benefit to the City and ultimately its residents. By using the alternative

requirement for parkland under the Planning Act, a better level of service can be provided, especially in instances of higher density development. It is recognized that on lower density sites, the conveyance of 5% of the lands may yield a greater amount of parkland. Therefore, this official plan amendment provides for the alternative which will result in the greater yield for the benefit of the City and its residents.

The Vaughan Recreation Department and its consultant, The Rethink Group, have undertaken a detailed review of the City's facilities and parkland requirements. The study prepared by the consultant, dated October, 1991, concluded that:

"Each community has about the same ratio of Neighbourhood parkland within the built-up areas (2.9 acres/1,000 residents). That represents a generally acceptable level of provision for that type of parkland even though some of the acreage incorporates water courses, drainage areas, wooded lands and other areas that cannot accommodate built facilities.

However, as each of the four urban communities expand to its planned ultimate population, this acceptable ratio will be undermined in Thornhill, Kleinburg and Maple unless more Neighbourhood parkland is acquired in the developing areas."

The section of the report entitled "Planning Guidelines" suggested that:

"It is recommended that the following open space standards be accepted for all residential communities or planning districts (existing or future), and that the policies in the Official Plan be revised accordingly. For the Neighbourhood and District levels, these standards refer almost exclusively to municipal parkland, although at the district level some smaller scale valley parkland may be provided through the Conservation Authority.

City-wide/Regional	15.0 hectares
Parkland and Open Space	(37.0 acres)/1,000 residents
District Parkland	1.5 hectares
	(3.7 acres)/1,000 residents

Neighbourhood	1.0 hectare
Parkland	(2.5 acres)/1,000 residents
Total	17.5 hectares
	(43.2 acres)/1,000 residents"

To maximize the acquired parkland or cash-in-lieu benefit to the City and ultimately its residents, the parkland analysis by Rethink substantiates the requirement for the 1 ha/300 units alternative parkland dedication. It is recognized that the standards recommended by Rethink may not be universally achievable, without the purchase of parkland by the municipality. In "Section 7.4.6.3 Development Contributions", The Rethink Groups concludes:

"It is strongly recommended that the City not miss any opportunities to acquire the maximum allowable land for park purposes or cash-in-lieu of parkland from commercial and industrial development and redevelopment projects pursuant to the Planning Act."

By using the alternative requirement for parkland under the Planning Act, a better level of service can be provided, especially in instances of higher density development. As such, the adoption of this official plan amendment will help to provide for the appropriate parkland requirements for future development in the City.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area is hereby amended by adding the following policy:

"Lands for park and other public recreational purposes shall be provided in an amount not exceeding 5% of the gross land area of the subject plan, or one hectare for each 300 dwelling units whichever yields the greater area provided for in Subsections 42(3), 42(4) and 51(7) of the Planning Act or the cash of the cash-in-lieu equivalent."

V. IMPLEMENTATION

It is intended that the policies in the Official Plan of the Vaughan Planning Area shall be implemented through

amendments to the City of Vaughan Zoning By-law pursuant to the appropriate sections of the Planning Act, as amended.

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 '1'
TO AMENDMENT NO. 398
ADOPTED THE 6TH DAY OF JULY, 1992

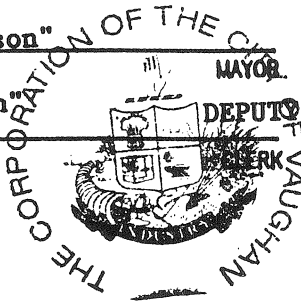
"L.D. Jackson"

MAYOR

"N. Smyth"

DEPUTY

CLERK



LOCATION: ENTIRE CITY OF VAUGHAN
NOT TO SCALE

LANDS SUBJECT TO
AMENDMENT NO. 398

