


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 533 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 18th day of May, 2005.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 6th day of June, 2005.

THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 251-2000

A By-law to adopt Amendment Number 533 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 533 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Appendix 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 533 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 10th day of July, 2000.



L. D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 533
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 533 to the Official Plan of the Vaughan Planning Area.

Attached hereto but not constituting part of the Amendment is Appendix I.

LEGAL APPROVED	
Contents	<input checked="" type="checkbox"/>
Form	<input checked="" type="checkbox"/>

*July 5/00
NB*

I PURPOSE

The purpose of this amendment is to amend the existing land use policies in the plan respecting housing suitable for senior citizens, nursing homes and homes for the aged to provide detailed locational and development criteria in assessing proposals for seniors housing.

The amendment also amends the Land Use policies of Sections 2.2 the Maple Commercial Core Area and 2.6 the Office Commercial Area to incorporate policies recognizing mixed use (residential and commercial) development forms as the principal building form within the Commercial Core and also adds design objectives and criteria reflective of the Maple Streetscape and Urban Design Guidelines adopted by Vaughan Council on December 9, 1996.

This amendment also adds a policy to the Transportation Section of the Plan respecting the provision of traffic calming measures, on street parking and boulevard landscaping, having regard to the Maple Streetscape and Urban Design Guidelines.

This amendment also adds to the list of Goals in OPA No. 350 respecting revitalization of the Commercial Core and the provision of traffic calming measures particularly within the Core and Office Commercial Areas.

II LOCATION

This is a general amendment to the Maple Community Plan OPA No. 350 of the Vaughan Planning Area.

III BASIS

The amendment to the Official Plan is based upon the following:

1. The City of Vaughan on December 9, 1996 adopted the Maple Streetscape and Urban Design Guidelines to provide guidance to residents, landowners, the development community and the municipality in the undertaking of improvements and in the preparation and review of development applications.
2. The Maple Streetscape and Urban Design Guidelines provide recommendations and guidance to assist in achieving an integrated pedestrian friendly streetscape along Keele Street and Major Mackenzie Drive in Maple. Particular emphasis is placed on improving the visual amenity of both the public and private realms along Keele Street and Major

Mackenzie Drive in Commercial Core and Office Commercial areas. The Guidelines address matters such as building form, parking, integration of heritage structures into the redevelopment of sites, traffic calming.

3. On October 12, 1999, Vaughan Council adopted a resolution directing staff to hold a public hearing to consider specific amendments to the Maple Community Plan (OPA No. 350) with respect to:
 - i) incorporating relevant goals, objectives and policies of the Maple Streetscape and Urban Design Guidelines;
 - ii) reviewing policies respecting housing for seniors; and
 - iii) including density provisions for mixed use developments.
4. The Region of York endorsed the Maple Streetscape and Urban Design Guidelines on June 26, 1997.
5. The Maple Commercial Core Area is in need of reinvestment and revitalization in order to encourage, focus and stimulate redevelopment in keeping with the historical character of the Maple Community.
6. The Region of York Official Plan is supportive of the revitalization of centres within the Region, including the Maple Core. The objectives of the Region of York Official Plan state that “centres (such as the Maple Core), should permit the greatest mix of uses within the municipality, including residential, community, institutional, retail, office and human services.” In particular the Region of York Official Plan requires the identification of the urban centre in the Maple Community and requires that plans for this centre address the mixture of land uses outlined above.
7. Mixed use development with a significant residential component is an essential element for revitalizing the Maple Core to achieve a thriving and active focus for the community. Mixed use development is ideally suited to commercial core areas, particularly in areas with transit, pedestrian amenities, community services and facilities as is the case with the Maple Core.

8. The predominant building form within the Commercial Core is one and two-storey buildings, with one three-storey building presently located in the Core. The amendment will limit buildings in the Commercial Core to three storeys, to be terraced and buffered from adjacent low density residential areas.
9. The current policies respecting housing suitable for senior citizens, and nursing homes, date back more than 26 years.
10. The need for housing suitable for seniors will continue to grow within Vaughan and the Maple Community as the population continues to grow and age.
11. The housing policies of the Region of York Official Plan are supportive of providing a broad variety of housing forms to meet the needs of different kinds of households which would allow residents to remain in their community as they move through various stages of their lives, including when they become elderly. The Region of York Official Plan provides that it is the policy of Regional Council "to locate housing specifically geared to senior citizens in close proximity to human services, as well as other community services and facilities."
12. Housing suitable for seniors, and other similar uses, should be located in areas that are easily accessible, and offer a wide range of services and community facilities, including places of worship, cultural and entertainment opportunities.
13. This amendment provides policies which support and encourage housing suitable for seniors, nursing homes and homes for the aged, based on locational and development criteria.

IV DETAILS OF THE ACTUAL AMENDMENT

Amendment No. 350 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Adding to Part B Background, II Goals, paragraph d) Land Use, the following:

"To revitalize and provide for the improvement and redevelopment of the Maple Commercial Core Area for commercial/residential purposes at a scale and character that:

- (i) reinforces street-related retail and services uses;
- (ii) is complementary, consistent and compatible with adjacent land uses; and,
- (iii) recognizes, as deemed appropriate, the heritage characteristics of the area.”

2. Adding to Part B Background, II Goals, paragraph m) Transportation, the following:

“To provide for appropriate traffic calming measures, particularly within the Maple Commercial Core Area and Office Commercial Areas, in order to promote the development and redevelopment of these areas as street-related retail, service and office destinations of a scale and character consistent with the historical development pattern.”

3. Deleting in Part C, Land Use Policies, Section 1.5 General Residential Policies paragraph (g) and replacing it with the following:

“(g) Housing suitable for senior citizens, and similar uses such as nursing homes and homes for the aged, are encouraged to locate within the residential, commercial and institutional areas in a variety of housing forms acceptable to the City of Vaughan. The introduction of housing suitable for senior citizens shall not require amendment to this Plan.

In assessing proposals for seniors housing, Council shall be satisfied that the proponent has demonstrated that the proposal is to serve the intended use and that the following development criteria are addressed:

- i) built form, massing, scale and the building envelope(s) shall be compatible and harmonious with the surrounding area;
- ii) grade-related retail and service uses shall be encouraged where housing suitable for seniors and the elderly are proposed within commercial areas;
- iii) convenient proximity to public transit;
- iv) traffic impacts, particularly on local streets, shall be kept to a minimum;
- v) convenient proximity to community services and facilities, local health care facilities, local and regional institutions, local retail and entertainment uses, places of worship and other complementary uses;

- vi) sufficient parking and adequate site circulation should be provided;
- vii) significant reductions of sunlight and privacy should be minimized, where housing suitable for seniors is proposed adjacent to low density housing;
- viii) a safe and efficient pedestrian environment which connects to the surrounding area should be provided;
- ix) dwelling unit sizes will be elaborated in the implementing zoning by-law in order to ensure that such units are appropriately sized for the intended use;
- x) facilities and amenities which cater to and support the needs of the intended use should be provided; and,
- xi) the proposed development should be appropriately buffered from adjacent uses.”

4. Deleting in Part C Land Use Policies, Section 2.2 Maple Commercial Core Area, and replacing it with the following:

“2.2 a) The Maple Commercial Core Area shall be regarded as consisting of street-related retail, office and service uses that serve both a local and broader community market, and residential uses in mixed-use buildings. The principal building form within the Maple Commercial Core Area shall be commercial and residential uses in mixed-use buildings which are of a low scale and which have a character harmonious and compatible with adjacent Low Density Residential Areas.

Commercial and Mixed Use development within the Maple Commercial Core Area shall be undertaken on a comprehensive basis and shall provide an overall design to achieve proper access, internal traffic circulation, adequate parking, substantial landscaped areas and appropriate urban design characteristics of the built form. In areas of fragmented land ownership, it shall be the policy of the City to require assembly of adjoining properties in order to achieve a comprehensive development.

In the Maple Commercial Core Area, Council may pass by-laws to permit buildings containing commercial and/or institutional uses or a mix of commercial, institutional and residential uses, up to a maximum height of three storeys, provided that:

- (i) a minimum of 70% of the frontage at grade level is used for street-related retail, office and services uses; and
 - (ii) the objectives and development criteria outlined in Sections 2.2 b) and 2.2 c) of this Plan have been satisfactorily addressed.
- b) The design of development within the Maple Commercial Core Area, shown on Schedule "A", shall be based on the following objectives:
- i) To ensure the preservation of buildings and streetscapes of historic and architectural merit and to require redevelopment to occur in a functionally integrated manner, having regard to Section 5.5 of the Maple Streetscape and Urban Design Guidelines, as adopted by Vaughan Council on December 9, 1996.
 - ii) To develop a vehicular circulation system in a manner designed to minimize traffic impact on both Major Mackenzie Drive and Keele Street and ensure that development within the Maple Commercial Core Area does not negatively impact surrounding Low Density Residential Areas. In addition to the above, it shall be the policy of Council to ensure a level of transit service to the Maple Commercial Core Area consistent with the City's public transit objectives.
 - iii) To redevelop existing, and provide new pedestrian linkages which are to be finished with landscaping and amenities for pedestrian traffic and avoid conflicts with vehicular traffic. In assessing the design of development within the Maple Commercial Core Area, particular regard shall be had to Sections 2.4, 2.6 and 2.7 of the Maple Streetscape and Urban Design Guidelines, as adopted by Vaughan Council on December 9, 1996.
 - iv) To provide adequate and conveniently located off-street parking facilities at locations accessible to the vehicular system and pedestrian traffic flows, and satisfy needs for the present and anticipated future urban growth. Site access and parking within the Maple Commercial Core Area shall have regard to Sections 5.2 and 5.3 of the Maple Streetscape and Urban Design Guidelines, as adopted by Vaughan Council on December 9, 1996.

- v) To ensure harmonious interface between the commercial core area and the adjacent land uses, development within the Maple Commercial Core Area shall be of a scale and form which is complementary and compatible with adjacent low density residential development. Buildings directly fronting on Keele Street and Major Mackenzie Drive shall not exceed three storeys in height above grade and shall be appropriately terraced and buffered from adjacent low density residential areas. One storey buildings shall be discouraged within the Maple Commercial Core Area immediately adjacent to Keele Street and Major Mackenzie Drive. In assessing development applications within the Maple Commercial Core Area, in respect of building scale and massing, regard shall be had to Section 6.4 of the Maple Streetscape and Urban Design Guidelines, as adopted by Vaughan Council on December 9, 1996.”

- c) The following development criteria and standards shall apply in the Maple Commercial Core Area:
 - i) Buildings and structures having architectural/historic merit as identified by Heritage Vaughan, shall be retained and incorporated into the development scheme. New development shall be compatible with buildings and structures identified by Heritage Vaughan and shall achieve an integrated streetscape. Council shall have regard to Section 5.5 of the Maple Streetscape and Urban Design Guidelines, as adopted by Vaughan Council on December 9, 1996 in establishing criteria and standards in site-specific by-laws involving redevelopment of lands comprising buildings and structures having architectural/historic merit as identified by Heritage Vaughan. In particular, the following shall be addressed:
 - a) Additions that conceal all or part of the front of a heritage building shall not be allowed;
 - b) Additions to heritage buildings shall not cover more than two building facades, leaving the front and part of one side free of structures and in open view; and,

- c) Where the planned road allowances will permit, new development shall maintain the same front yard setback as the adjacent heritage building.

- ii) Individual developments in the Core Area shall be subject to the approval of site plans through agreements under the Development Control provisions of the Planning Act.

- iii) Servicing and vehicular access shall be minimized as much as possible on Keele Street and Major Mackenzie Drive, and are encouraged to use mutual driveways to serve adjacent developments. Council shall have regard to Sections 5.2 and 5.4 of the Maple Streetscape and Urban Design Guidelines, as adopted by Vaughan Council on December 9, 1996 in establishing criteria and standards in site-specific by-laws respecting site access and service areas. In addition, Council shall ensure that impacts, including traffic infiltration through established neighbourhoods, are minimized. In particular, the following shall be addressed:
 - a) the need for rights-of-way shall be evaluated at the time of development approval;

 - b) properties abutting both an arterial road and a local street should have vehicular access onto the local street;

 - c) driveways shall be designed in a manner that minimizes the interference with main pedestrian sidewalks; and

 - d) garbage and loading areas shall be located at the rear or side of structures, properly screened from public view.

- iv) Satisfactory parking and loading facilities shall be provided at the rear of the development. Council shall have regard to Sections 5.3 of the Maple Streetscape and Urban Design Guidelines, as adopted by Vaughan Council on December 9, 1996 in establishing criteria and standards in site specific by-laws respecting the provision of parking. Parking on-site in front of buildings within the Maple Commercial Core Area shall not be permitted.

Council may consider appropriate reductions in existing parking requirements in order to encourage redevelopment and reinvestment in the Maple Commercial Core Area. In addressing the satisfactory provision of parking and loading facilities, particular regard shall be had to the following:

- a) Parking located at the side of buildings shall be screened with decorative walls, vegetation, raised planters or other landscape treatments. No on-site parking shall be permitted in front of the main building wall facing the street;
 - b) Integration of adjacent parking lots and connections for common rear lot laneways are encouraged;
 - c) Generous landscaped buffers shall be provided between parking lots and adjacent residential uses;
 - d) Ramps to underground parking facilities shall not interfere with pedestrian courts and walkways; and
 - e) Above ground parking decks shall be properly screened from vehicular and pedestrian areas and adjacent low density residence areas.
- v) Commercial development or redevelopment within the Maple Commercial Core Area will be permitted only where adequate sewer and water services are available. In order to encourage the redevelopment of the Maple Commercial Core Area, consistent with the Goals and Objectives of this Plan, Council shall consider a servicing allocation for the Maple Commercial Core Area. Notwithstanding the foregoing, Council may consider and approve development applications in the Maple Commercial Core Area provided, in Council's opinion, the application meets the policies of this Plan and may, in such cases, zone the lands with a Holding provision pending a servicing allocation.
- vi) No new development or redevelopment shall occur until storm water drainage plans for the drainage area in which the proposed development

is located have been prepared, satisfactory to the City of Vaughan and other appropriate authorities.

vii) In approving applications to permit development within the Maple Commercial Core Area, Council shall, in addition to the provisions of subsection i) through vi), inclusive, have regard to the following:

- 1) the impact on adjacent Low Density Residential Areas with respect to shadowing and privacy;
- 2) the consolidation of driveways in order to reduce disruption to pedestrian movements;
- 3) the provision of on-street parking, where feasible, in consultation with the Regional Municipality of York;
- 4) the provision of underground utility wires;
- 5) the provision of at-grade pedestrian weather protection systems, where appropriate;
- 6) the need for comprehensive land assembly;
- 7) the provision of appropriate measures respecting traffic noise;
- 8) the provision of appropriate access for persons with physical disabilities; and,
- 9) the preservation of trees and other existing vegetation, where appropriate.

5. Deleting in Part C Land Use Policies, 2.6 Office Commercial Areas, the first sentence reading:

“Development in Office Commercial areas shall be subject to the following policies and criteria:”

and replacing it with the following:

“Development in Office Commercial areas shall be subject to the matters outlined in Section 2.2 c) of this Plan and the following matters and criteria:

6. Deleting in Part C Land Use Policies, Section 5.4 paragraph (f) and replacing it with the following:

“(f) Nursing Homes and Homes for the Aged may be located in all residential, commercial and institutional designations, without amendment to this Plan, subject to the development criteria outlined in Section 1.5(g) of this Plan.”

7. Adding to Part C Land Use Policies, Section 6.2 Arterial Roads, the following:

“k Traffic calming measures, on-street parking and boulevard landscaping shall be considered and designed with regard to the Maple Streetscape and Urban Design Guidelines as adopted by Vaughan Council on December 9, 1996 and endorsed by the Regional Municipality of York on June 26, 1997.”

V IMPLEMENTATION

The policies of this amendment shall be subject to the implementation policies set out in Section 11.0 of Official Plan Amendment No. 350.

VI INTERPRETATION

The provisions of Amendment No. 350 to the Official Plan of the Vaughan Planning Area, as amended from time to time regarding the interpretation of that Amendment, shall apply with respect to this amendment.

APPENDIX I

RECORD OF COUNCIL ACTION

On October 12, 1999, Vaughan Council adopted the following motion:

"Councillor Ferri recommends that Planning Staff be directed to hold a public hearing to consider specific amendments to the Maple Community Plan (OPA #350) with respect to:

- i) incorporating relevant goals, objectives and policies of the Maple Streetscape and Urban Design Guidelines;
- ii) reviewing policies respecting housing for seniors; and,
- iii) including density provisions for mixed use developments.

On May 1, 2000 a statutory public meeting pursuant to the Planning Act was held. Vaughan Council on May 8, 2000 adopted the following resolution of the May 1, 2000 Committee of the Whole Public Hearing:

"That the Public Hearing for file 15.83 Maple Community Plan review, (OPA #350), BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole."

On June 26, 2000, Vaughan Council adopted the following recommendation adopted by the Vaughan Committee of the Whole on June 19, 2000:

- "1. That the report "City of Vaughan: Maple Community Plan Review" by Ted Davidson (Consultants) Inc., June 2000, BE RECEIVED.
2. That the recommended amendments to the Maple Community Plan as set out in the June 19, 2000 staff report be approved.
3. That the recommended amendments be subject to a final staff review including any direction which may be provided by Council, to be incorporated into an amendment to the Maple Community Plan OPA #350.
4. That Staff prepare a report to a future Committee of the Whole meeting considering the development of a zoning category(s) in By-law 1-88, permitting mixed use (residential and commercial uses) and zone standards which implement the amended policies in the Commercial Core and Office Commercial Areas of the Maple Community Plan and also consider other similar mixed use core areas in Vaughan."