


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 616 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 7th day of January, 2005.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 8th day of February, 2005.

Certificate of Approval

AMENDMENT No. 616

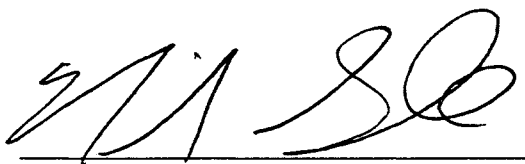
TO THE

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 **January 7th, 2005.**

Date: Jan. 28/05



Neil Garbe, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

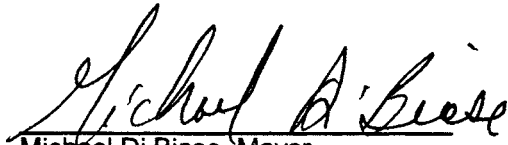
BY-LAW NUMBER 331-2004

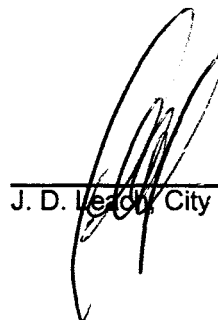
A By-law to adopt Amendment Number 616 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 616 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 Regional Municipality of York for approval of the aforementioned Amendment Number 616 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 8th day of November, 2004.


Michael Di Biase, Mayor


J. D. Leach, City Clerk

AMENDMENT NUMBER 616
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 616 of the Official Plan of the Vaughan Planning Area constitutes Amendment Number 616.

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

I PURPOSE

The purpose of the subject Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 240 (Woodbridge Community Plan). The subject Amendment will redesignate the lands shown as "Area Subject to Amendment No. 616" on Schedule "1" attached hereto from "Low Density Residential" to "Medium Density Residential", to permit residential townhouse use on the subject lands, and to provide development policies to ensure a quality development compatible with the surrounding neighbourhood.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands" and shown on Schedule "1", attached hereto as "Area Subject to Amendment No 616", are located on the southwest corner of Regional Road No. 7 and Helen Street, being Lots 2 and 3 on Registered Plan 4319, and Lots 34, 35 and 36 on Registrar's Compiled Plan 9831, known municipally as 4713, 4721, 4733, 4745 and 4751 Regional Road No. 7, in Lot 5, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" to permit residential townhouse dwelling units on a 1.95 ha site is based on the following reasons:

1. The subject lands are designated "Low Density Residential" by Amendment No. 240, which permits detached and semi-detached residential dwellings at a maximum net density of 22 units/ha (43 units). The redesignation of the subject lands to "Medium Density Residential" with a maximum net permissible density of 60 units ha, on the 1.95 ha site.
2. The Provincial Policy Statement promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residential intensification in parts of built up areas having sufficient infrastructure to create a potential supply of new housing units. The proposed redesignation to "Medium Density Residential" to permit townhouse dwelling units would meet the intent of the Provincial Policy Statement.
3. The Region of York Official Plan identifies the subject lands as an "Urban Area" served by major transportation corridors (Regional Road No. 7) and future transit systems. 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 broad range of housing types. The proposed

redesignation is consistent with the policies contained in the Regional Official Plan.

4. Official Plan Amendment No. 240 (Woodbridge Community Plan) provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs, provided adequate on-site parking, amenity area, setback, landscaping and internal road widths are provided. The proposed redesignation to permit townhouse dwelling units would provide an alternative housing form to address the needs of the community within this predominantly low density neighbourhood.
5. The proposal for 84 townhouse units and 1 semi-detached unit at a density of 44 units/ha is consistent with the recommended findings in the City's South Side of Highway No. 7 Land Use Study, which was endorsed by Council on May 1, 2000. The proposal to permit townhouse dwelling units on the subject land is similar to Option No. 3B of the study, to facilitate a "Medium Density Residential Transition" along Regional Road No. 7.
6. The Highway No. 7 Policy Review, which has a projected completion date of fall/winter 2004, encourages higher density development along Regional Road No. 7. The proposed redesignation is in keeping with the objectives of the Policy Review, and is proceeding ahead of the review/
7. The subject lands are located along Regional Road No. 7, a Regional Corridor that encourages new development or redevelopment provided there is an appropriate level of density and mix of housing forms to support existing and planned Regional transit and transportation initiative along Regional Road No.7.
8. Having received a statutory Public Hearing held on May 3, 2004, on October 12, 2004, Vaughan Council approved Official Plan Amendment Application OP.04.004 to redesignate the subject lands to a "Medium Density Residential" designation under Amendment No. 240. The Amendment will permit residential townhouse uses.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Amending Schedule "A" to Amendment No. 240 "Land Use" by redesignating the lands subject to this Amendment No. 616 from "Low Density Residential" to "Medium Density Residential" to permit a residential townhouse block comprising of 84 units on a common element road and one semi-detached dwelling on a public road at a maximum net density of 44 units/ha.

2. Deleting Schedule "A" to Amendment No. 240 and substituting therefore the Schedule "A" attached hereto as Schedule "1".
3. Adding the following subsection to Section 3.4 "Residential Specific Policies":

"3.4.18 The following policies shall apply to the subject lands designated "Medium Density Residential" at the southwest corner of Regional Road No. 7 and Helen Street, being Lots 2 and 3 on Registered Plan 4319, and Lots 34, 35 and 36 on Registrar's Compiled Plan 9831, in Lot 5, Concession 7, City of Vaughan, and identified as "Area Subject to Amendment No. 616" on Schedule "A" to Amendment No. 240:

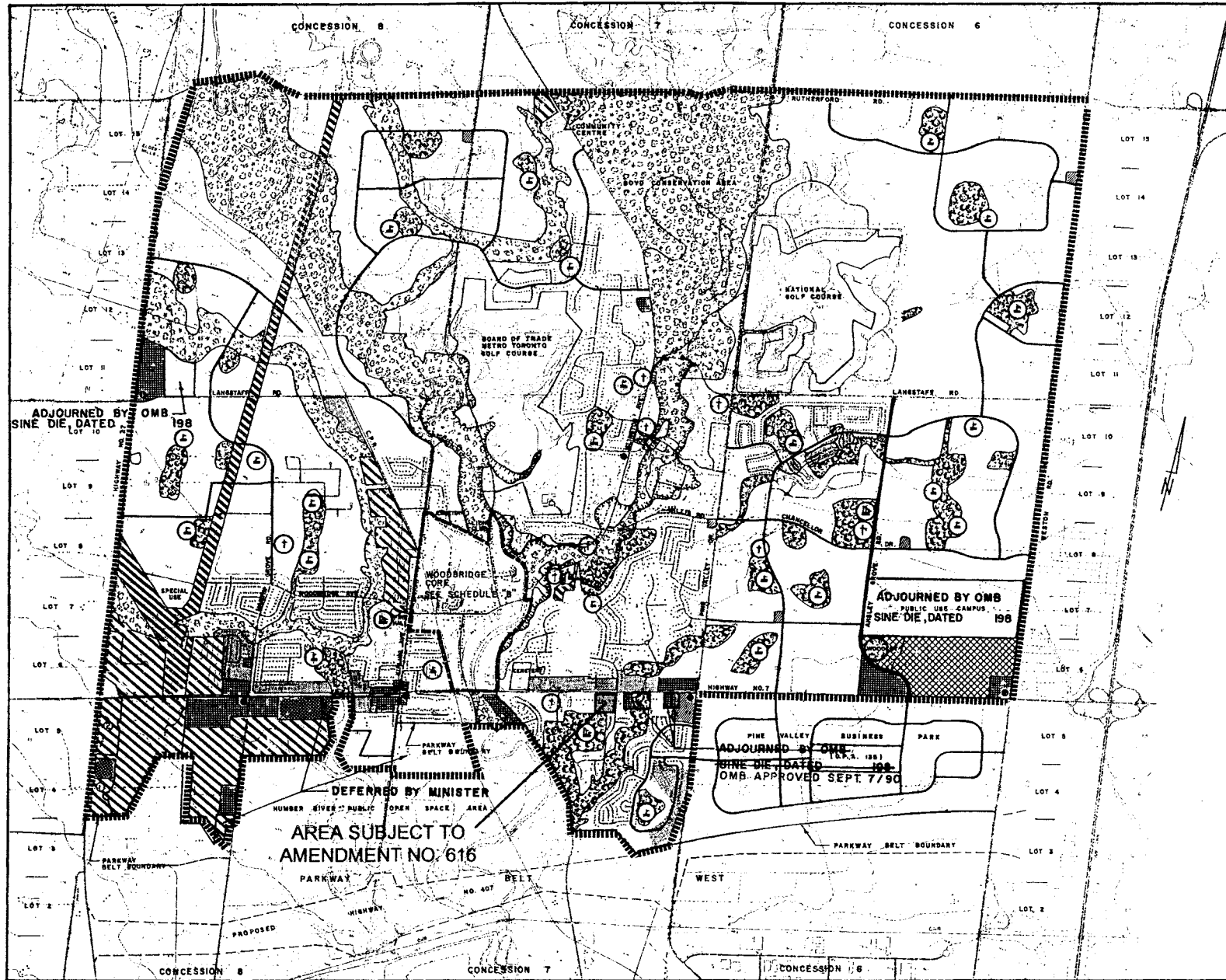
- a maximum of 86 units, comprised of 84 townhouse units on a private condominium road and 1 semi-detached dwelling with access to a public street shall be permitted on the subject lands, based on a maximum net density not to exceed 44 units/ha;
- the necessary studies/reports (ie. Including but not limited to noise, traffic, parking environmental, etc.) shall be submitted in support of a site development application;
- the co-ordination of land uses, servicing, access, and pedestrian and vehicular road connections with the adjacent lands, shall be addressed through the site development process;
- the applicant shall prepare and submit to the City for approval, a Master Landscape Plan and Architectural Design Guidelines to ensure a high quality and architecturally designed development."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an amendment to the Vaughan Zoning By-law, and approvals for Draft Plan of Subdivision, Part Lot Control, Site Development, and Draft Plan of Condominium, 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.



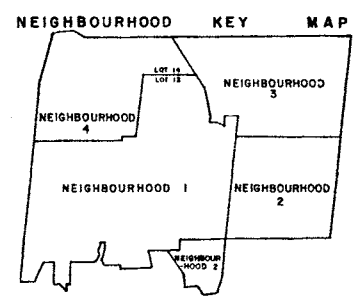
THIS IS SCHEDULE "A"
 TO AMENDMENT NO. 240
 ADOPTED THE 22 DAY OF JUNE, 1987

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

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

SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN



FILE No. OP.04.004
 RELATED FILE: Z.04.004
 LOCATION: Part of Lot 5, Concession 7
 APPLICANT: STONE MANOR DEVELOPMENTS LTD.
 CITY OF VAUGHAN
 N:\DFT\1-BY-LAWS\op\op.04.004

THIS IS SCHEDULE '1'
TO AMENDMENT No. 616
 ADOPTED THE 24th DAY OF NOV, 2004

SIGNING OFFICERS

[Signature]
 MAYOR

[Signature]
 CLERK

APPENDIX 1

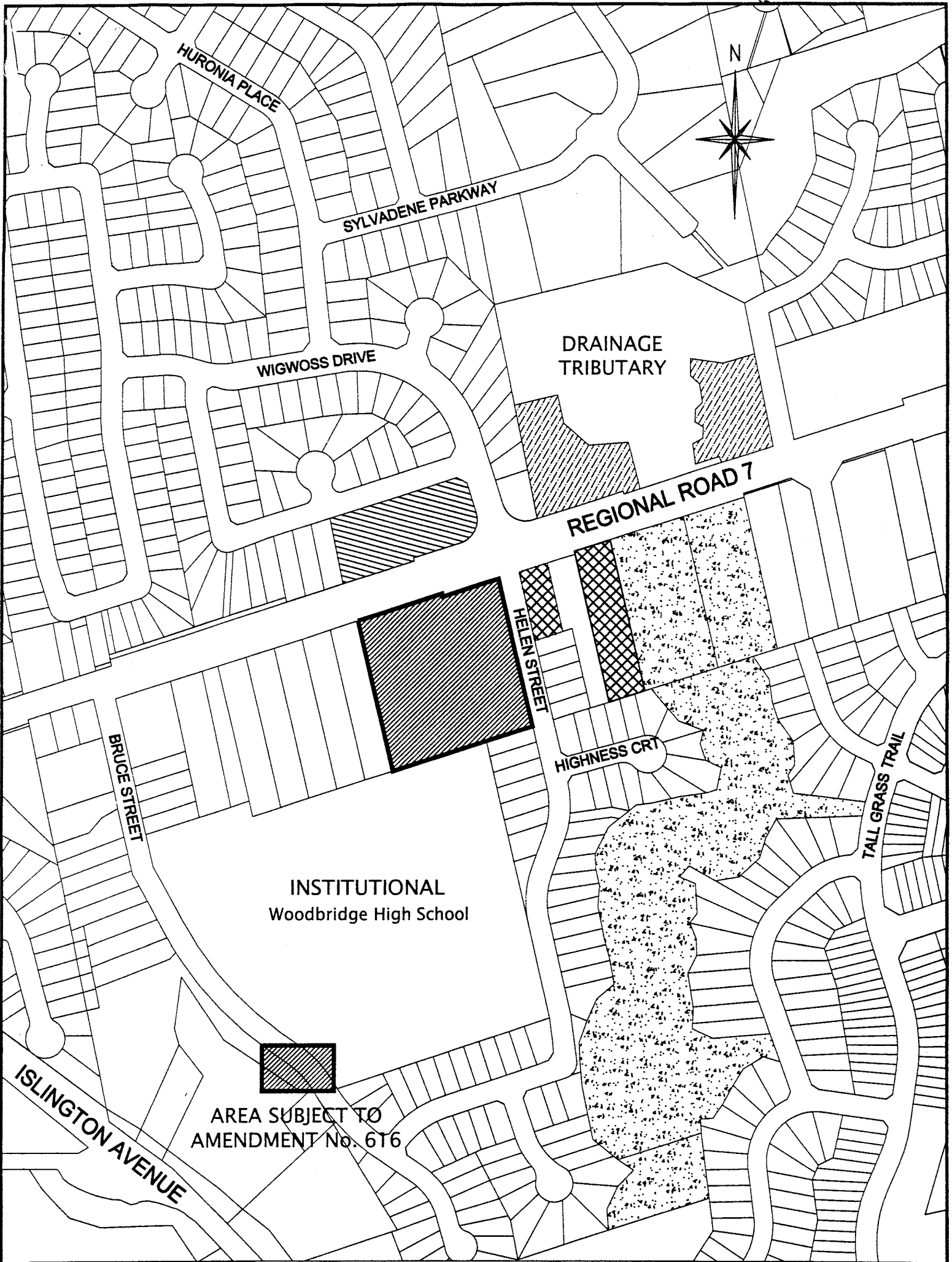
The subject lands are located on the southwest corner of Regional Road No. 7 and Helen Street, being Lots 2 and 3 Plan 4319, and Parts 34, 35 and 36 on Registrar's compiled Plan 9831, known municipally as 4713, 4721, 4733, 4745 and 4751 Regional Road No.7, City of Vaughan.

October 12, 2004, Council considered applications to amend the Official Plan and Zoning By-law (OP.04.004 and Z.04.004) and resolved the following:

1. THAT Official Plan Amendment File OP.04.004 (Stone Manor Developments (Woodbridge) Ltd.) Be APPROVED, to redesignate the subject lands to "Medium Density Residential" to facilitate residential townhouses, and that the Official Plan Amendment include the following development policies:
 - a) that the necessary studies (ie. noise, traffic, environmental, parking, etc.) be submitted in support of a site plan application;
 - b) policies ensuring the co-ordination of land uses, servicing, access and street connections with the adjacent lands; and
 - c) that a Master Landscape Plan and Architectural Design Guidelines, be prepared by the applicant and approved by the City, to ensure a high quality and architecturally designed development compatible with adjacent residential neighbourhoods.

2. That Zoning By-law Amendment File Z.04.004 (Stone Manor Developments (Woodbridge) Ltd) BE APPROVED, to rezone the subject lands to RM2 Multiple Residential Zone, with the following exceptions:
 - a maximum of 86 townhouse units;
 - a minimum exterior side yard of 3m; and
 - a landscape strip width less than 3m around the periphery of an outdoor parking area, with the provision for a mix of tree and shrub planting.

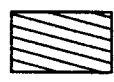




3. That the applicant be required to reserve land sufficient for an access corridor from the development into Woodbridge College's playing fields and that negotiations with the School Board with respect to the granting of the access be the responsibility of the City of Vaughan.



NOT TO SCALE

APPENDIX II EXISTING LAND USE

FILE No. OP.04.004
 RELATED FILE: Z.04.004
 LOCATION: Part of Lot 5, Concession 7
 APPLICANT: STONE MANOR DEVELOPMENTS LTD.
 CITY OF VAUGHAN

-  LOCAL CONVENIENCE COMMERCIAL
-  GENERAL COMMERCIAL
-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL