


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 621 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 14th day of March, 2005.



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John D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 29th day of March, 2005.

**Certificate of Approval**

**AMENDMENT No. 621**

**TO THE**

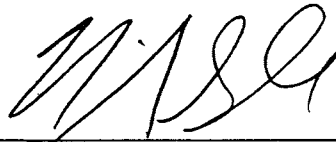
**OFFICIAL PLAN FOR THE**

**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 March 14, 2005.

Date:

Mar. 15/05



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

# *THE CITY OF VAUGHAN*

# *BY-LAW*

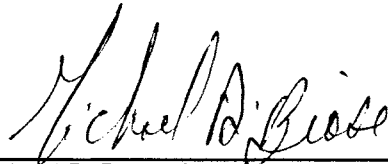
## BY-LAW NUMBER 5-2005

**A By-law to adopt Amendment Number 621 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 621 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 621 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 24<sup>th</sup> day of January, 2005.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 621  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 621 to the Official Plan of the Vaughan Planning Area, and Schedules "1" and "2", constitute Amendment Number 621.

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

## I PURPOSE

The purpose of this Amendment is to amend the Official Plan of the Vaughan Planning Area respecting Amendment No. 210 (Thornhill-Vaughan Community Plan). The subject Amendment will redesignate the lands shown as "Area Subject to Amendment No. 621" on Schedules "1" and "2" attached hereto from "Institutional (Church)", "Open Space (Park)", "Town Centre Commercial" and "High Density Residential" to "High Density Residential" and "Open Space (Park)", to permit residential apartment and townhouse dwelling units, and a park, and to provide policies that will ensure a quality development compatible with the surrounding neighbourhood.

The amendment to the Official Plan will permit in addition to the previously approved 614 apartment units, the following: 891 apartment units, 93 townhouse units, a 1.94 ha park, and an east/west local road from Bathurst Street to New Westminster Drive. The total approved and proposed apartment and townhouse unit count is 1,598, and includes 7 apartment buildings with building heights up to 22 storeys.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands", are shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 621", and are located west of Bathurst Street, through to New Westminster Drive, and south of Beverley Glen Boulevard, in Part of Lot 6, Concession 2, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "High Density Residential", "Open Space", "Town Centre Commercial" and "Institutional" to "High Density Residential" and "Open Space (Park)" to permit residential apartment and townhouse dwellings, and a park, on an 8.89 ha site is based on the following:

1. The subject lands are currently designated "High Density Residential" on either side of Disera Drive, "Open Space" and "Institutional" on the east side of New Westminster Drive, and "Town Centre Commercial" in the easterly portion of the property by Amendment No. 210 (Thornhill-Vaughan Community Plan). The redesignation of the subject lands to "High Density Residential" and "Open Space (Park)" would permit a combined residential total not to exceed 1,598 townhouse and apartment units, and a 1.94 ha park block, respectively.

The majority of the subject lands received draft plan of subdivision approval (19T-91018, Estate of Raffaele Disera) in 1999, which created two high density residential blocks totaling 4.1 ha, a

2.1 ha park block, a 0.4 ha institutional block to be developed in conjunction with the adjacent lands to the north, and a north/south road (Disera Drive) from Beverley Glen Boulevard to the south property line. The two high density blocks consisting of Blocks 1 and 2 in Registered Plan 65M-3709 are permitted 361 and 253 apartment units, respectively, totaling 614 units, in conformity with the current density provisions (148 units/ha) for the Thornhill Town Centre in Amendment No. 210.

On September 22, 2003, Council approved Site Plan File DA.03.014, to permit two 15-storey apartment buildings containing 354 of the permitted 361 units on the southerly portion of Block 1 of Plan 65M-3709. These buildings are currently under construction. On June 14, 2004, Council approved Site Plan File DA.03.053, to permit one 18-storey apartment building containing 253 units on the southerly portion of Block 2 of Plan 65M-3709. The construction of this building will commence in early 2005. To date, the site plan approvals account for 607 of the permitted 614 units under the current density provisions of Amendment No. 210.

On November 8, 2004, Council approved a conceptual Master Plan for the Amendment area (see Appendix III). The Master Plan shows street-related townhouse units fronting onto New Westminster Drive and Beverley Glen Boulevard, with the remaining interior townhouse units fronting onto a private landscaped amenity space area or internal private road, with resident and visitor parking accessed from private internal laneways. The concept plan also shows 7 apartment buildings (approved Buildings A and B under construction; approved Building C; and conceptual Buildings D and G) along the south lot line, ranging in height from 15 to 22 storeys. Two additional apartment buildings (conceptual Buildings E and F) are shown west of Disera Drive, on the north side of the proposed east/west local road, ranging in height from 6 to 18 storeys.

The Master Plan also shows a 1.94 ha park block in the northeast portion of the property. The park is generally intended to be passive and is to include landscaped gardens, pathways, a gazebo, amphitheatre, junior and senior play areas, and a 50 metre radius unstructured open space area that could provide future opportunities for the municipality to implement sports fields.

The Master Plan received extensive review by City Departments, in consultation with external public agencies, and the community. The original development contemplated for the Master Plan was scaled down with respect to the total number of residential units (from 1749 to 1598), number of apartment buildings (from 8 to 7), and height of apartment buildings (from 25 to 22 storeys), following Staff review and community consultation (public hearing, written correspondence, and two community meetings). The City is satisfied with the final Master Plan and the proposed layout of the streets, building placement for the townhouse and apartment buildings, building

heights, the location and size of the park block, and the pedestrian linkages that are planned to connect the development to the park, existing residential neighbourhoods, and to the future mixed use, commercial and institutional uses to the south and east.

The Master Plan together with the urban design guidelines (by Page + Steeles Architects, dated July 27, 2004) and landscape/streetscape and open space master plans that will be required to be approved through the review of the draft plan of subdivision process, will guide future development within this new community, and ensure the sensitive integration of the development into the planning framework envisioned for the overall Thornhill Town Centre.

2. The Provincial Policy Statement supports efficient land use, a range and mix of housing types and densities, and residential intensification, which encourages the use of public transit. The proposed redesignation to "High Density Residential" to permit townhouse and apartment units would meet the intent of the Provincial Policy Statement.
3. The Region of York Official Plan designates the subject lands as "Urban Area", to be served by major transportation corridors and future transit systems, including planned transit initiatives along Bathurst Street and Centre Street. 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 and higher density development. The proposed redesignation is consistent with the policies contained in the Regional Official Plan.
4. The subject lands are located within the Thornhill Town Centre, which is comprised of lands north and south of Centre Street, between New Westminster Drive and Bathurst Street, and Clark Avenue to the south. The planning goals within this area include a variety of housing, while protecting existing residential areas. The policies within Amendment No. 210 envision the Thornhill Town Centre to ultimately have 7,260 residents within 3300 residential units when fully developed. In order to achieve the increased density within the Town Centre, it is necessary to facilitate development within high-rise buildings. The increased density on the subject lands will reflect Vaughan's commitment to sustainable growth within the Thornhill area in order to ensure the viability of existing and future public amenities and public transit initiatives.
5. The applicant submitted a Shadow Study prepared by Page + Steeles Architects, dated June 23, 2004, to determine the impact of shadow on the surrounding area from the high-rise apartment buildings contemplated in the Master Plan. The study showed that the apartment buildings were strategically sited so that any shadows would generally remain on the subject lands, and in most cases, in the vicinity of the apartment buildings.

6. On October 12, 2004, Council resolved to reserve water and sewage capacity to 1541677 Ontario Limited for a total of 1,598 units (93 townhouses and 1,505 apartment units), of which 614 units were previously allocated on April 14, 2003. Accordingly, of the total 1,598 units, new capacity would be reserved for 984 units consisting of the 93 townhouse and 891 apartment units. Final allocation would be granted by Council as part of the draft plan of subdivision or site plan approvals process.
7. The applicant submitted a Traffic Impact/Phasing Report prepared by Cansult Limited, dated August 2004. In order facilitate the overall proposal, Cansult recommended that the development be initiated in phases as transportation improvements are undertaken in the area. The City and the Region of York are supportive of the recommendations in the Cansult report, and the final report is to be approved though the approval of the draft plan of subdivision. The implementing zoning by-law will include a Holding provision that will be lifted in part as individual site plans are approved in accordance with the phasing plan provided in the Traffic Impact/Phasing Report by Cansult.
8. Having received a statutory Public Hearing held on January 5, 2004, on November 8, 2004, Vaughan Council approved Official Plan Amendment Application OP.03.024 to redesignate the subject lands to "High Density Residential" and "Open Space (Park)" designations under Amendment No. 210. The subject Amendment will permit residential condominium apartment and townhouse uses, and a park.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Deleting Schedule "A" (Land Use) to Amendment No. 210 and substituting therefor the Schedule "A" attached hereto as Schedule "2", thereby redesignating the lands subject to Amendment No. 621 from "High Density Residential", "Open Space (Park)", "Institutional" and "Town Centre Commercial" to "High Density Residential" and "Open Space (Park)".
2. Adding the following site-specific policies to Section 2.2.2.3 "High Density Residential" in Amendment No.210:
  - "f) (OPA #621) Notwithstanding Sections 2.2.2.3 (a) and (b) respecting the permitted uses and density provisions, respectively, in the "High Density Residential" designation, the following policies shall apply to the subject lands located west of Bathurst Street, through to New Westminster Drive, and south of Beverley Glen Boulevard, in Part of Lot 6,



Concession 2, City of Vaughan, and identified as "Area Subject to Amendment No. 621" on Schedule "A":

- a maximum density of 1,598 units comprising 93 townhouse units and 1,505 apartment units, or a combination thereof not to exceed 1,598 units, shall be permitted, and the number of apartment buildings shall not exceed 7;
- a maximum building height of 3 storeys for the townhouse units, and 22 storeys for the apartment buildings shall be permitted;
- a convenience retail store and coffee shop/outdoor patio uses shall be permitted on the ground floor of one condominium apartment building, to be located at the northwest corner of Disera Drive and the planned east/west local road between Bathurst Street and New Westminster Drive; and,
- the overall development of the subject lands shall be in accordance with a master plan approved by Council, and intended to guide future development within the Amendment No. 621 area, together with the submission of the following reports to be approved through consideration of a draft plan of subdivision application: urban design guidelines, landscape/streetscape and open space master plans, shadow study, traffic impact/phasing report, and any other reports considered appropriate by the municipality."

## V IMPLEMENTATION

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

REDESIGNATE FROM  
"INSTITUTIONAL" (CHURCH)  
TO "HIGH DENSITY RESIDENTIAL"

REGISTERED  
"HIGH DENSITY RESIDENTIAL"  
DESIGNATION

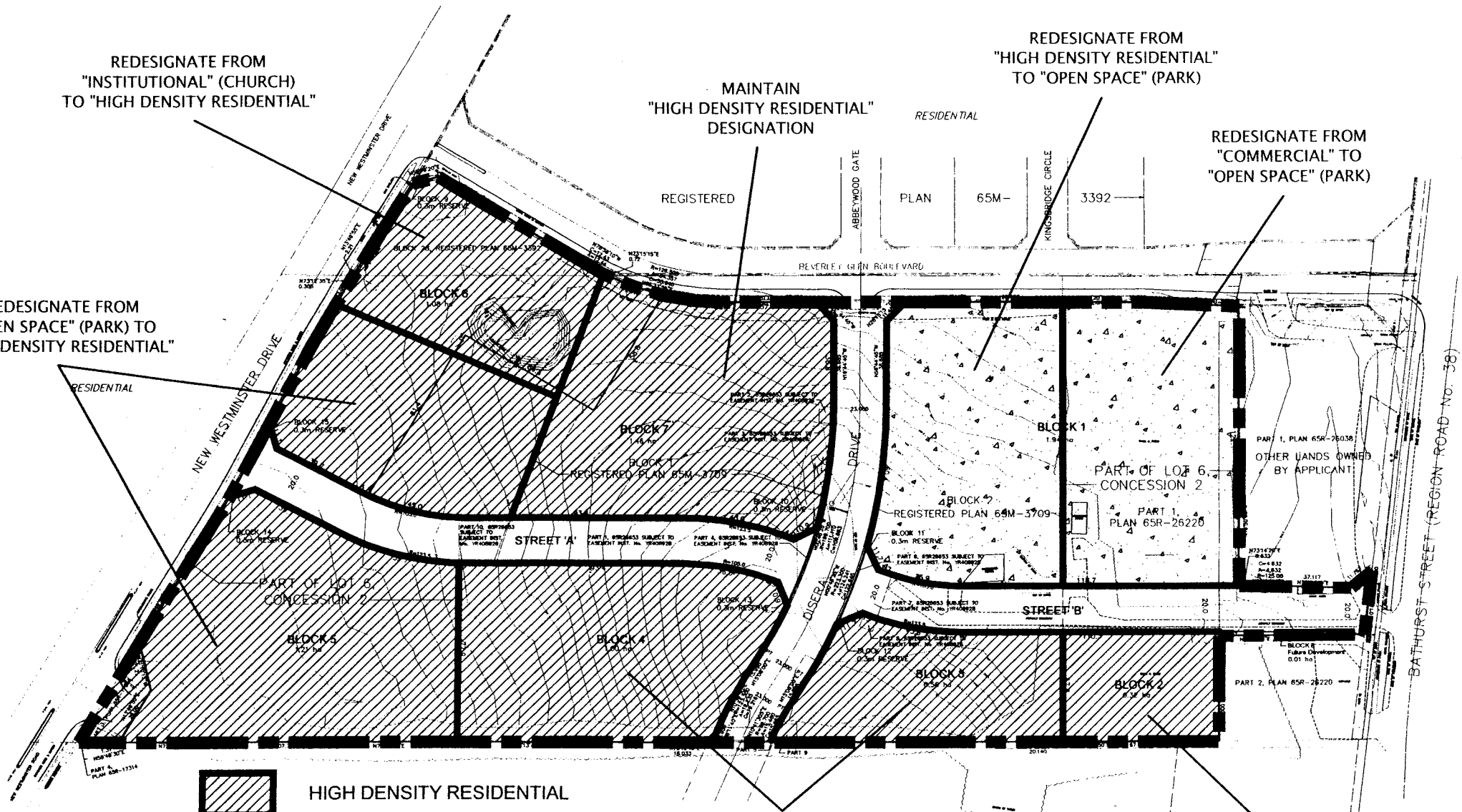
REDESIGNATE FROM  
"HIGH DENSITY RESIDENTIAL"  
TO "OPEN SPACE" (PARK)

REDESIGNATE FROM  
"COMMERCIAL" TO  
"OPEN SPACE" (PARK)

REDESIGNATE FROM  
"OPEN SPACE" (PARK) TO  
"HIGH DENSITY RESIDENTIAL"



REDESIGNATE FROM  
"OPEN SPACE" (PARK) TO  
"HIGH DENSITY RESIDENTIAL"



HIGH DENSITY RESIDENTIAL



OPEN SPACE (PARK)



AREA SUBJECT TO AMENDMENT No. 621

REGISTERED  
"HIGH DENSITY RESIDENTIAL"  
DESIGNATION

REDESIGNATE FROM  
"COMMERCIAL" TO  
"HIGH DENSITY RESIDENTIAL"

FILE No. OPA #621  
RELATED FILE No. OP.03.024  
LOCATION: Part Lot 6, Concession 2  
APPLICANT: 1541677 ONTARIO LIMITED  
(LIBERTY DEVELOPMENT CORPORATION)  
CITY OF VAUGHAN

THIS IS SCHEDULE '1' TO  
AMENDMENT No. 621  
ADOPTED THE 24 DAY OF JAN., 2005

SIGNING OFFICERS  
*[Signature]*  
MAYOR  
*[Signature]*  
CLERK

MODIFICATION #14

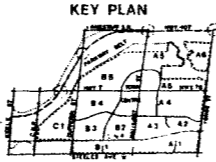
# LAND USE Thornhill-Vaughan Community Schedule A Updated March, 1997

## Legend

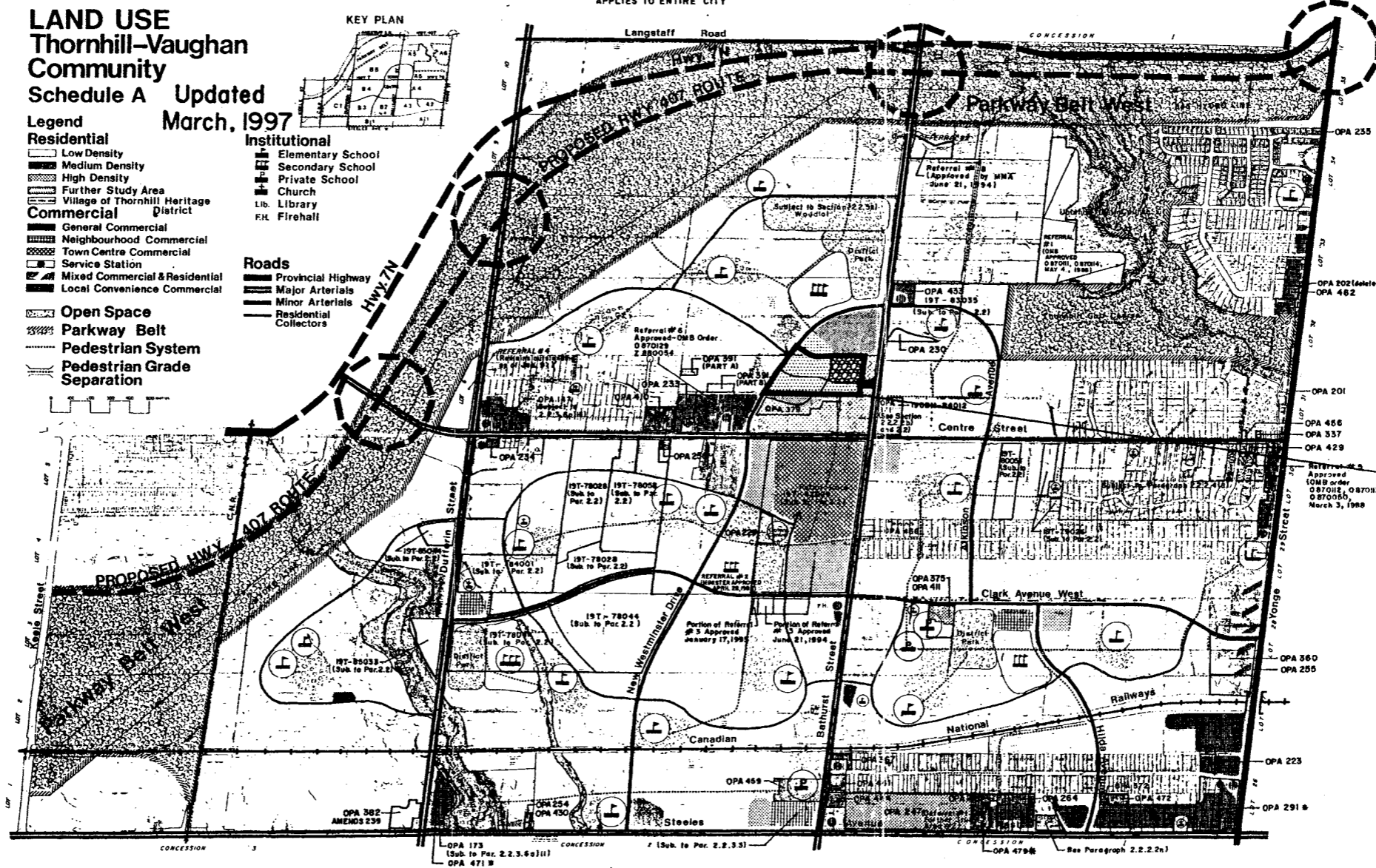
- Residential**
- Low Density
  - Medium Density
  - High Density
  - Further Study Area
  - Village of Thornhill Heritage District
- Commercial**
- General Commercial
  - Neighbourhood Commercial
  - Town Centre Commercial
  - Service Station
  - Mixed Commercial & Residential
  - Local Convenience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

- Institutional**
- Elementary School
  - Secondary School
  - Private School
  - Church
  - Library
  - F.H. Firehall

- Roads**
- Provincial Highway
  - Major Arterials
  - Minor Arterials
  - Residential Collectors



OPA 398 - ALTERNATIVE PARKLAND  
APPLIES TO ENTIRE CITY



NOT TO SCALE


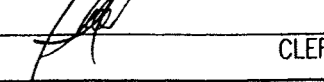
AREA SUBJECT TO  
AMENDMENT No. 621

\* 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 #621  
 RELATED FILE No. OP.03.024  
 LOCATION: Part Lot 6, Concession 2  
 APPLICANT: 1541677 ONTARIO LIMITED  
 (LIBERTY DEVELOPMENT CORPORATION)  
 CITY OF VAUGHAN

THIS IS SCHEDULE '2' TO  
 AMENDMENT No. 621  
 ADOPTED THE 24 DAY OF JAN., 2005

SIGNING OFFICERS  
  
 MAYOR  
  
 CLERK

## Appendix 1

The subject lands are located west of Bathurst Street, through to New Westminster Drive, and south of Beverley Glen Boulevard, in Part of Lot 6, Concession 2, City of Vaughan.

On November 8, 2004, Vaughan Council considered applications to amend the Official Plan and Zoning By-law (OP.03.024 and Z.03.084, respectively) based on the following proposal:

1. Amend the Official Plan to permit in addition to the previously approved 614 apartment units, the following: 891 apartment units, 93 townhouse units, 1.94 ha park, and an east/west local road from Bathurst Street to New Westminster Drive. The total approved and proposed apartment and townhouse unit count is 1,598, and includes 7 apartment buildings with building heights up to 22 storeys.
2. Amend the Zoning By-law to:
  - a) rezone the subject lands from A Agricultural Zone and RA3 Apartment Residential Zone subject to Exception 9(1153), to RM2 Multiple Residential Zone (townhouse blocks), RA3 Apartment Residential Zone (apartment blocks) and OS2 Open Space Park Zone (park block); and,
  - b) provide exceptions to the residential zone standards to implement the proposed condominium townhouse and apartment development.

At the meeting, Council resolved:

- "1. THAT the Master Plan (Attachment #7) BE APPROVED as a guide for future development of the Liberty community, with details being defined and implemented through site plan approval.
2. THAT Official Plan Amendment File OP.03.024 (1541677 Ontario Limited) BE APPROVED, subject to the following:

- a) That Official Plan Amendment #210 (Thornhill Community Plan) be amended as follows:

- i) redesignate the subject lands from:

- "Institutional (Church)" and "Open Space (Park)" to "High Density Residential";
- "Town Centre Commercial" to "High Density Residential" and "Open Space (Park)";
- maintain the "High Density Residential" designation on certain parcels;

all in the manner shown on Attachment #4, which will effectively redesignate the residential apartment and townhouse blocks to "High Density Residential", and the park block to "Open Space", as shown on Attachment #7;

- ii) incorporate development policies that will:

- permit condominium apartment and townhouse dwelling units; and a convenience retail store and coffee shop/outdoor patio uses on the ground floor of condominium apartment Building "E", as shown on Attachment #7;
- permit a maximum density of 1,598 units comprising 93 condominium townhouse units and 1,505 condominium apartment units, or a combination thereof not to exceed 1,598 units provided the number of condominium apartment buildings is 7; and
- permit a maximum building height of 3 storeys for the townhouse units, and 22 storeys for the condominium apartment buildings.

2. THAT Zoning By-law Amendment File Z.03.084 (1541677 Ontario Limited) BE APPROVED, subject to the following:

a) That By-law 1-88, be amended, as follows:

i. rezone the subject lands from:

- A Agricultural Zone to RM2 Multiple Residential Zone, RA3 Apartment Residential Zone, and OS2 Open Space Park Zone;
- RA3 Apartment Residential Zone to RM2 Multiple Residential Zone and OS2 Open Space Park Zone;
- maintain the RA3 Apartment Residential Zone on certain parcels;

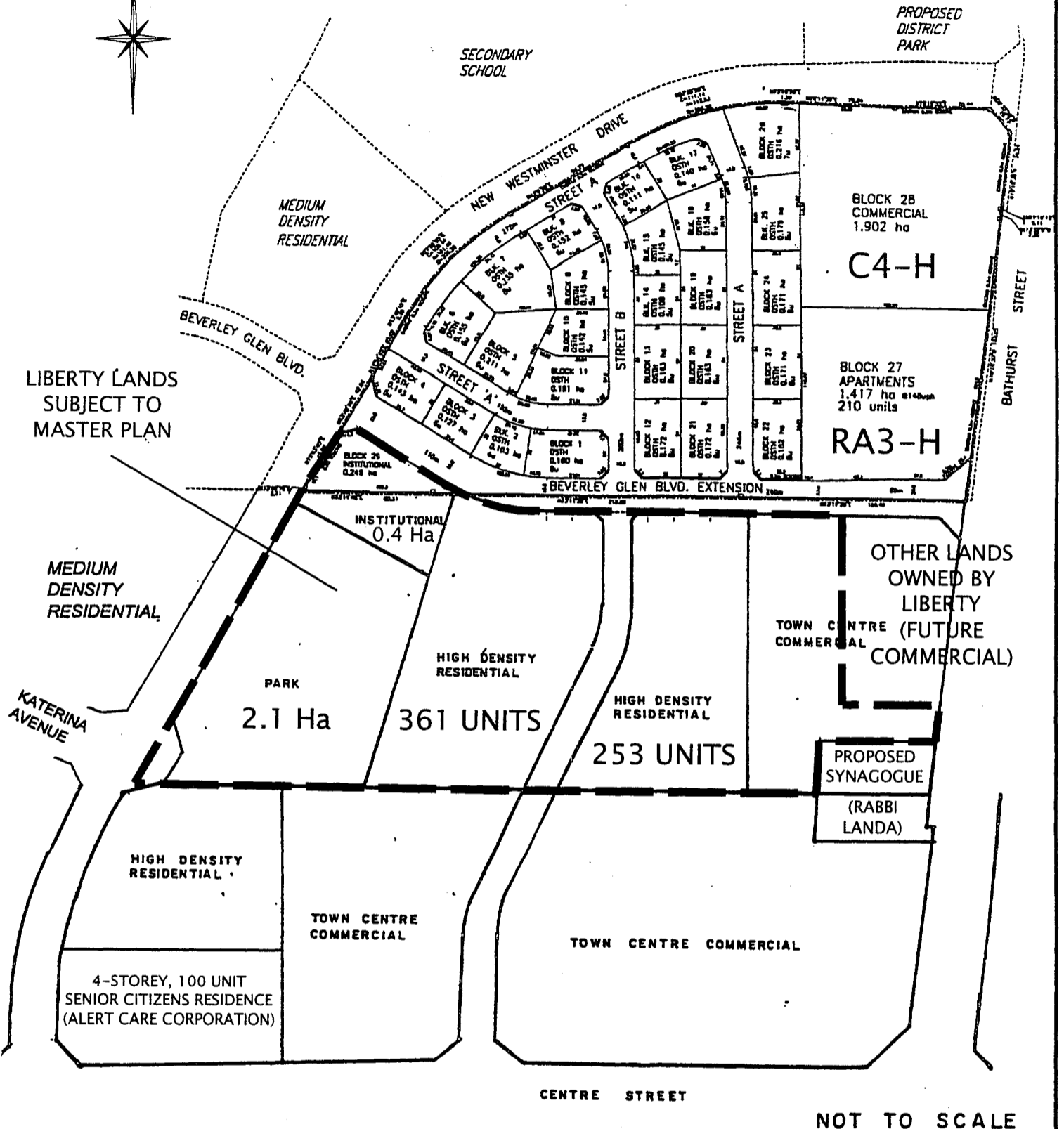
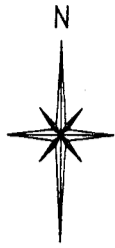
all in the manner shown on Attachment #6, which will effectively rezone the townhouse blocks to RM3 Multiple Residential Zone; the apartment blocks to RA3 Apartment Residential Zone, with exception to permit a convenience retail store and coffee shop/outdoor patio uses on the ground floor of condominium apartment Building "E"; and the park block to OS2 Open Space Park Zone, as shown on Attachment #7;

- ii. place the residential townhouse and apartment blocks in a Holding Zone, with the Holding "H" provision to be lifted in phases, as individual site plans are approved by Council in accordance with the phasing plan identified in the Traffic Impact/Phasing Report by Cansult;
- iii. permit a maximum of 1,598 units comprising 93 condominium townhouse units and 1,505 condominium apartment units, or a combination thereof not to exceed 1,598 units provided the number of condominium apartment buildings is 7;
- iv. permit a maximum building height of 3 storeys for the condominium townhouse units, and 22 storeys for the condominium apartment buildings in accordance with the individual heights shown on the Master Plan, on Attachment #7;
- v. require a minimum parking standard for the condominium apartment and townhouse units of 1.1 spaces/unit for residents, plus 0.2 spaces/unit for visitors, totalling 1.3 spaces/unit, and a parking stall depth of 5.8 m;
- vi. incorporate the existing permitted variances to the RA3 Zone for approved condominium apartment Buildings "A", "B" and "C", shown on Attachment #7;
- vii. require a minimum 6m wide landscape strip to protect the treed areas and provide a landscaped buffer adjacent to the south property line, except for Building "C" where a variance has been granted for a 2.8m wide strip, as shown on Attachment #7;
- viii. require a minimum 3m setback and landscape strip width to be provided between a public street and a townhouse unit, and a minimum 6m setback and landscape strip width between a public street and an apartment building;
- ix. require a minimum site amenity area requirement of 15 m<sup>2</sup>/dwelling unit in the RM2 and RA3 Zones;
- x. require an exterior stairway for an apartment building to not exceed 1-storey in height in any yard within the RA3 Zone;
- xi. permit a 0m setback from any lot line to the nearest part of an apartment building below finished grade to facilitate the underground parking garages;
- xii. require a minimum 1.2m wide landscape strip comprising a mix of trees and shrubs around the periphery of an outdoor parking area, except when directly abutting a street where 3m will be required; and
- xiii. include the site-specific exceptions to the RM2 (townhouse) and RA3 (apartment) Zones, as identified in the staff report.

4. That the regional Municipality of York be advised that the widening of Bathurst Street and Highway 407 be advanced to be included within the region's current 10 year Capital Works Program; and

That the Landowners (liberty Development Corporation) be contacted and discussions entered into with the Landowners regarding contributing towards the costs of advancing the widening of Bathurst Street along the frontage of the Liberty

5. that a by-law be enacted authorizing execution of an agreement between 1541677 Ontario Limited (Liberty Development Corporation) and the City for the conveyance of the woodlot and the additional park development costs.



APPENDIX II  
EXISTING LAND USES  
OFFICIAL PLAN AMENDMENT No. 621

NOT TO SCALE

FILE No. OPA #621

RELATED FILE No. OP.03.024

LOCATION: Part Lot 6, Concession 2

APPLICANT: 1541677 ONTARIO LIMITED (LIBERTY DEVELOPMENT CORPORATION)

CITY OF VAUGHAN

CONDOMINIUM TOWNHOUSES

BEVERLEY GLEN BOULEVARD

1.94 ha PARK

NEW WESTMINSTER ROAD

F 16 st. 6 st. 6 st. 18 st. E

G 18 st.

(NEW ROAD)

B 15 st.

A 15 st.

C 18 st.

D 22 st.

(NEW ROAD)

BATHURST STREET

BLOCK A

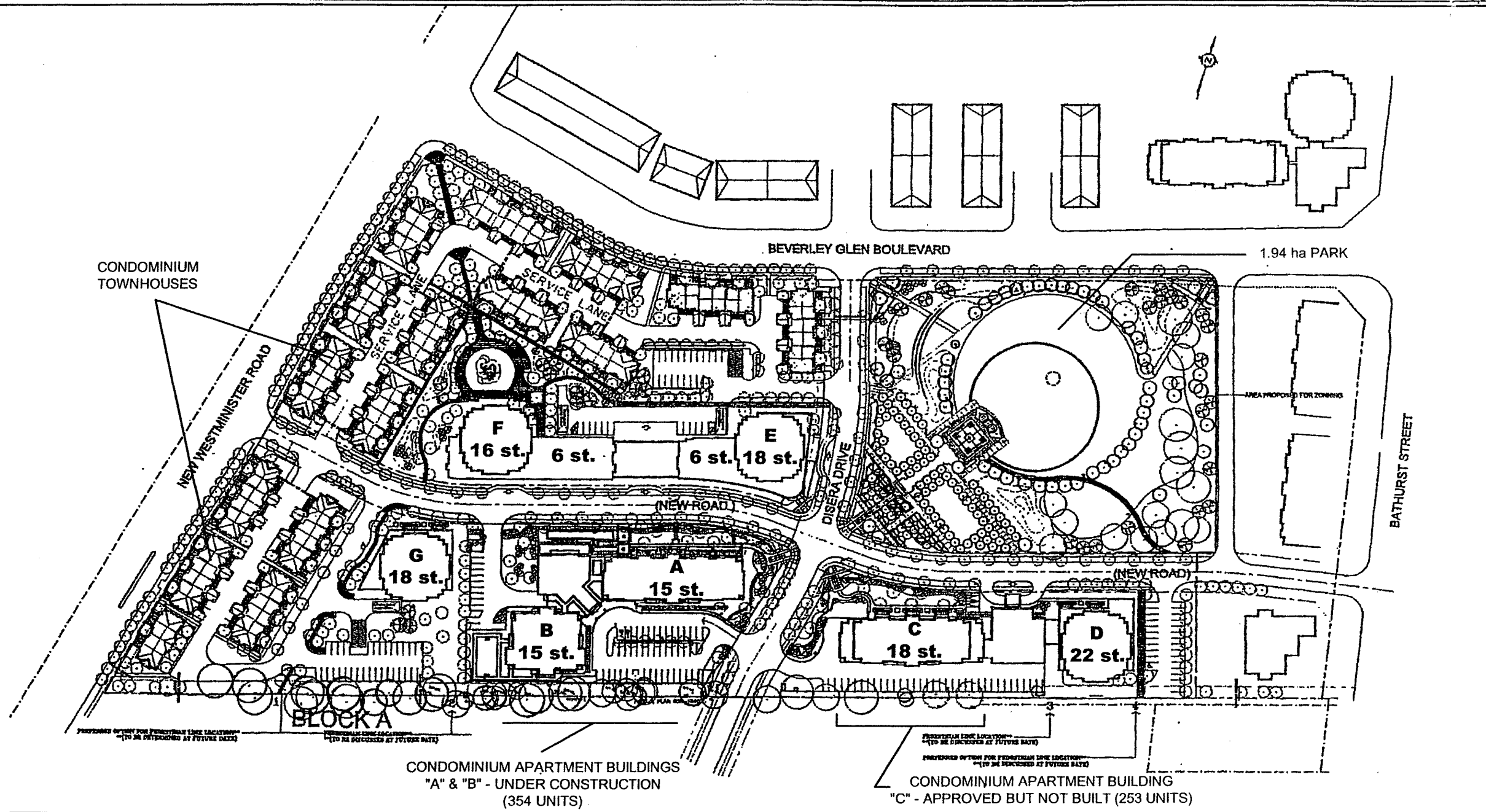
CONDOMINIUM APARTMENT BUILDINGS "A" & "B" - UNDER CONSTRUCTION (354 UNITS)

CONDOMINIUM APARTMENT BUILDING "C" - APPROVED BUT NOT BUILT (253 UNITS)

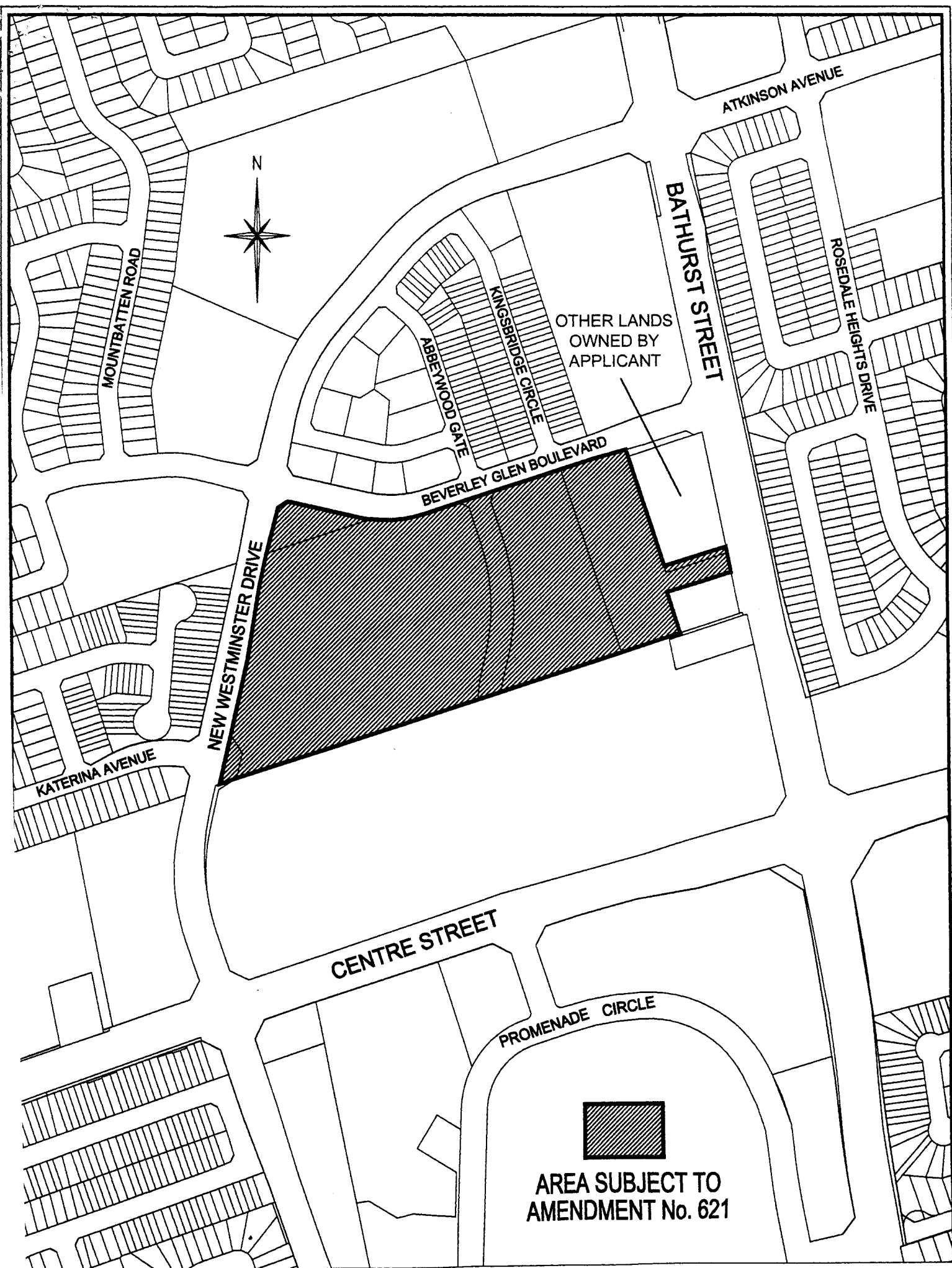
FILE No. OPA #621  
RELATED FILE No. OP.03.024  
LOCATION: Part Lot 6, Concession 2  
APPLICANT: 1541677 ONTARIO LIMITED  
(LIBERTY DEVELOPMENT CORPORATION)  
CITY OF VAUGHAN

# APPENDIX III MASTER PLAN OFFICIAL PLAN AMENDMENT No. 621

NOT TO SCALE







NOT TO SCALE

# APPENDIX IV LOCATION MAP

FILE No. OPA #621  
 RELATED FILE No. OP.03.024  
 LOCATION: Part Lot 6, Concession 2  
 APPLICANT: 1541677 ONTARIO LIMITED  
 (LIBERTY DEVELOPMENT CORPORATION)  
 CITY OF VAUGHAN