

# THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13

and

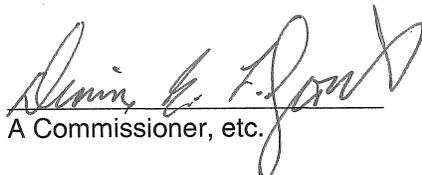
IN THE MATTER OF Amendment Number 536  
to the Official Plan of the Vaughan Planning Area

**I, JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 536 was adopted by the Council of the Corporation of the City of Vaughan on the 25th day of September, 2000, and written notice was given on the 29th day of September, 2000 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 536 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 536 is deemed to have come into effect on the 20th day of October, 2000, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City )  
of Vaughan, in the Regional )  
Municipality of York, this )  
23rd day of October, 2000. )

  
\_\_\_\_\_  
JOHN D. LEACH

  
A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT,  
a Commissioner, etc.,  
Regional Municipality of York, for  
The Corporation of The City of Vaughan  
on April 24, 2001.

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 368-2000

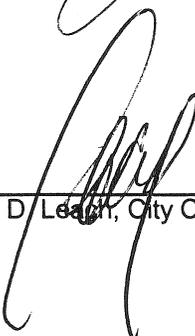
**A By-law to adopt Amendment Number 536 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 536 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 this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 25<sup>th</sup> day of September, 2000.

  
\_\_\_\_\_  
L. D. Jackson, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 536  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 536 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 536.

Also attached hereto, but not constituting part of the Amendment, are Appendices I and II.

I PURPOSE

The purpose of this Amendment to Official Plan Amendment (OPA) No. 350 (Maple Community Plan) of the Vaughan Planning Area is to provide for an exception to the "Maple Commercial Core Area" designation to allow up to a maximum of 6 units within the existing multi-unit residential building with a gross floor area of 195.75 m<sup>2</sup> on the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands", are comprised of 863.96 m<sup>2</sup>, and are located on the south side of Major Mackenzie Drive, west of Jackson Street, being Part of Lot 20, Concession 4, designated as Part 1 on Plan 64R-2827, City of Vaughan. The lands are shown as "Area Subject to Amendment No. 536" on Schedules "1" and "2" attached hereto.

III BASIS

The decision to amend Official Plan Amendment No. 350 is based on the following considerations:

1. The subject lands are designated "Maple Commercial Core Area" by OPA #350, which permits primarily retail, office, financial institution and restaurant uses. Residential uses appropriately integrated within commercial developments may also be permitted. The application to amend OPA #350 proposed only residential use for the subject lands, and therefore, an amendment to OPA #350 is required.
2. The subject lands were considered within the context of the Provincial Policy Statement which includes policies to encourage development to provide a range of housing forms and densities designed to be affordable and to support public transit. The proposal is providing a range of unit sizes and is located in a transit supportive area, and therefore, the proposal is consistent with the policies of the Provincial Policy Statement.
3. The subject lands are identified as "Urban Area" on Map 5 - Regional Structure by the Official Plan of York Region. The Regional Official Plan incorporates housing policies for providing a broad range of housing forms, types, sizes and tenures, and has identified that the housing stock within York Region consists primarily of detached dwelling units. Map 5 - Regional Structure identifies the Major Mackenzie Drive corridor as an "Urban Corridor", and includes criteria for development/redevelopment that provides a range of residential types and tenures, and higher densities that can support public transit. The proposal provides for a housing tenure and type, being rental apartment

units, that is not commonly provided for as part of the housing stock in York Region, and therefore, is in conformity with the Official Plan of York Region.

4. The Region, in a letter dated February 22, 2000, advised that there are no objections to the proposal, and exempted the proposal for the subject lands from Regional Official Plan approval as the proposal is of local significance.
5. The subject lands, which are within the "Maple Commercial Core Area", are subject to the development/redevelopment policies of OPA #350. Criteria to evaluate development/redevelopment within the "Maple Commercial Core Area" includes as follows:
  - all buildings and structures having architectural/historic merit, as identified by Heritage Vaughan, shall be retained and incorporated into the development scheme;
  - the development be subject to a site plan agreement; and,
  - the development is of a scale and form which is complimentary and consistent with the adjacent low density residential development.

The building on the site is recognized as a heritage structure in the "Maple Inventory, 1987". The brick dwelling is 1-1/2 storeys at the front, and 2 storeys at the rear. The rear addition was approved under a site plan agreement, which ensured a sensitive incorporation of the heritage features of the front structure into the addition. The 2 storey height and massing, and the urban design features have been reviewed within the context of the maintaining an attractive streetscape and being compatible with the low density residential area. The multiple unit residential building for 6 units is a complementary use to the commercial uses allowing residential activity to support the commercial area within the Maple Core Area. The proposed land use is considered appropriate, as it provides an alternative housing form and unit type, is complementary to the commercial area, and is compatible with the surrounding residential area.

6. On July 10, 2000, Council adopted OPA #533, which amends the existing land use policies in OPA #350 respecting housing suitable for senior citizens, density provisions for mixed use developments, and the Maple Streetscape and Urban Design Guidelines. The proposal for the subject lands, within the context of OPA #350 and OPA #533, maintains the heritage integrity of the existing building, enhances the streetscape, and provides a building form and land use that is complementary to and compatible with the surrounding land uses.
7. On July 10, 2000, Council ratified the July 4, 2000 Committee of the Whole recommendation to approve Official Plan Amendment Application OP.00.002 (Manfred Haas), and approve the Zoning

By-law Amendment Application Z.00.007 (Manfred Haas) subject to Council approving an amended Site Plan application for the subject lands.

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

Official Plan Amendment No. 350 of the Vaughan Planning Area, as amended, is hereby further amended by adding the following paragraph to the end of Section 2.2 MAPLE COMMERCIAL CORE AREA POLICIES:

- “d) Up to a maximum of 6 residential units within the existing multi-unit residential building with a gross floor area of 195.75 m<sup>2</sup> shall be permitted for the "Area Subject to Amendment No. 536" on Schedules "1" and "2".”

#### V IMPLEMENTATION

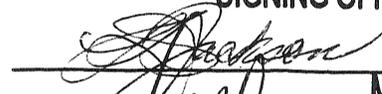
The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law 1-88, and Site Plan Approval, pursuant to the Planning Act.

#### VI INTERPRETATION

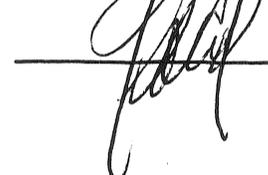
The provisions of the Official Plan of the City of Vaughan Planning Area, as amended, from time to time regarding the interpretation of the Plan, shall apply with respect to this Amendment.

# THIS IS SCHEDULE '1' TO OFFICIAL PLAN AMENDMENT NO. 536 ADOPTED THE 25 DAY OF SEPT., 2000

SIGNING OFFICERS



MAYOR



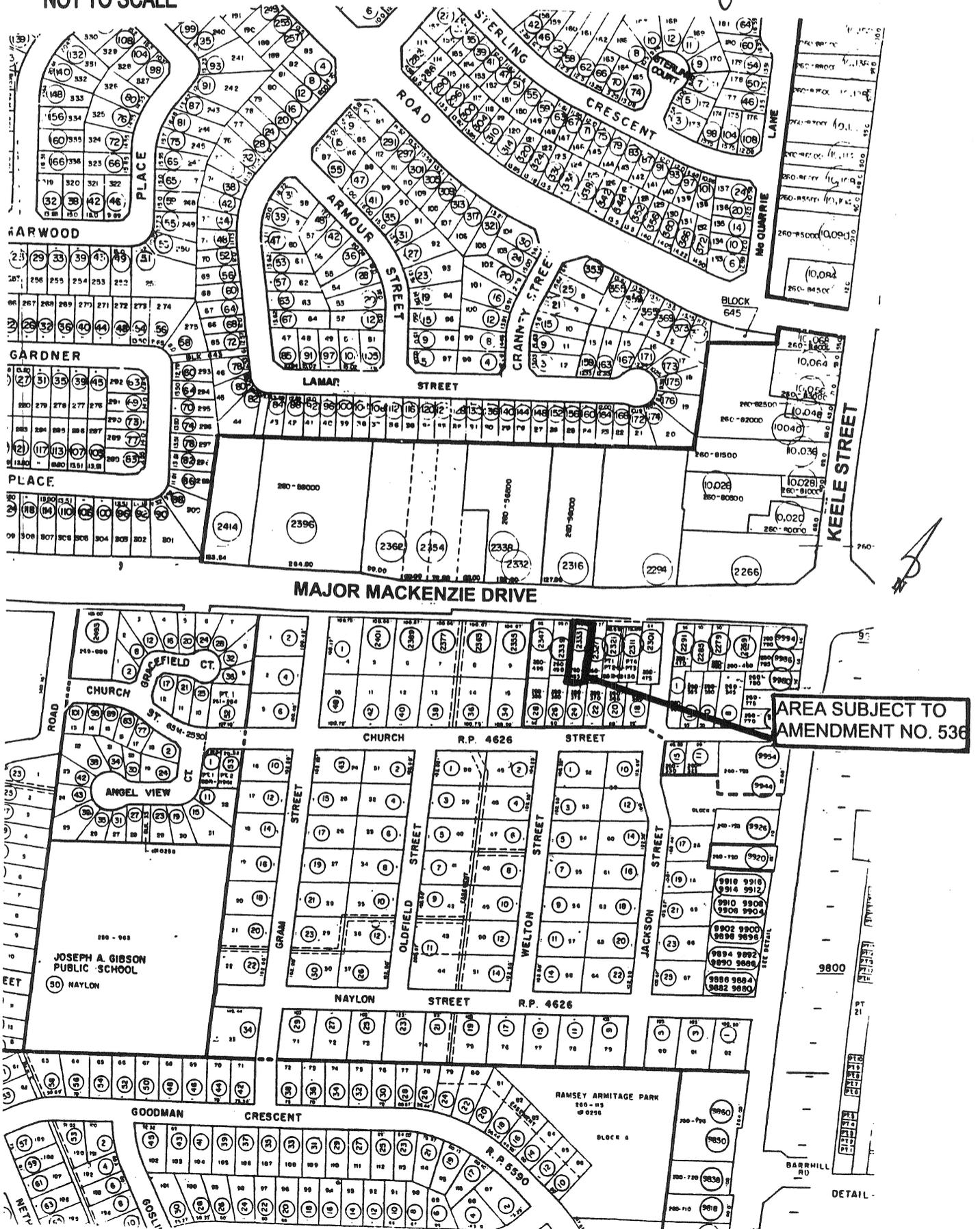
CLERK

## LEGEND

— SUBJECT LANDS

LOCATION: LOT 20, CON 4

NOT TO SCALE





## APPENDIX I

### Record of Council Action

The lands subject to this Amendment, hereinafter referred to as the "subject lands", are comprised of 863.96 m<sup>2</sup>, and are located on the south side of Major Mackenzie Drive, west of Jackson Street, being Part of Lot 20, Concession 4, designated Part 1 on Plan 64R-2827, City of Vaughan and municipally known as 2333 Major Mackenzie Drive.

The purpose of this Amendment to Official Plan Amendment (OPA) No. 350 (Maple Community Plan) of the Vaughan Planning Area is to provide for an exception to the "Maple Commercial Core Area" designation to allow up to a maximum of 6 residential units within the existing multi-unit residential building with a gross floor area of 195.75 m<sup>2</sup> on the subject lands.

On July 4, 2000, the Committee of the Whole considered Official Plan Amendment Application OP.00.002 (Manfred Haas) and Zoning By-law Amendment Application Z.00.007 (Manfred Haas), for which the following recommendation was ratified by Council on July 10, 2000:

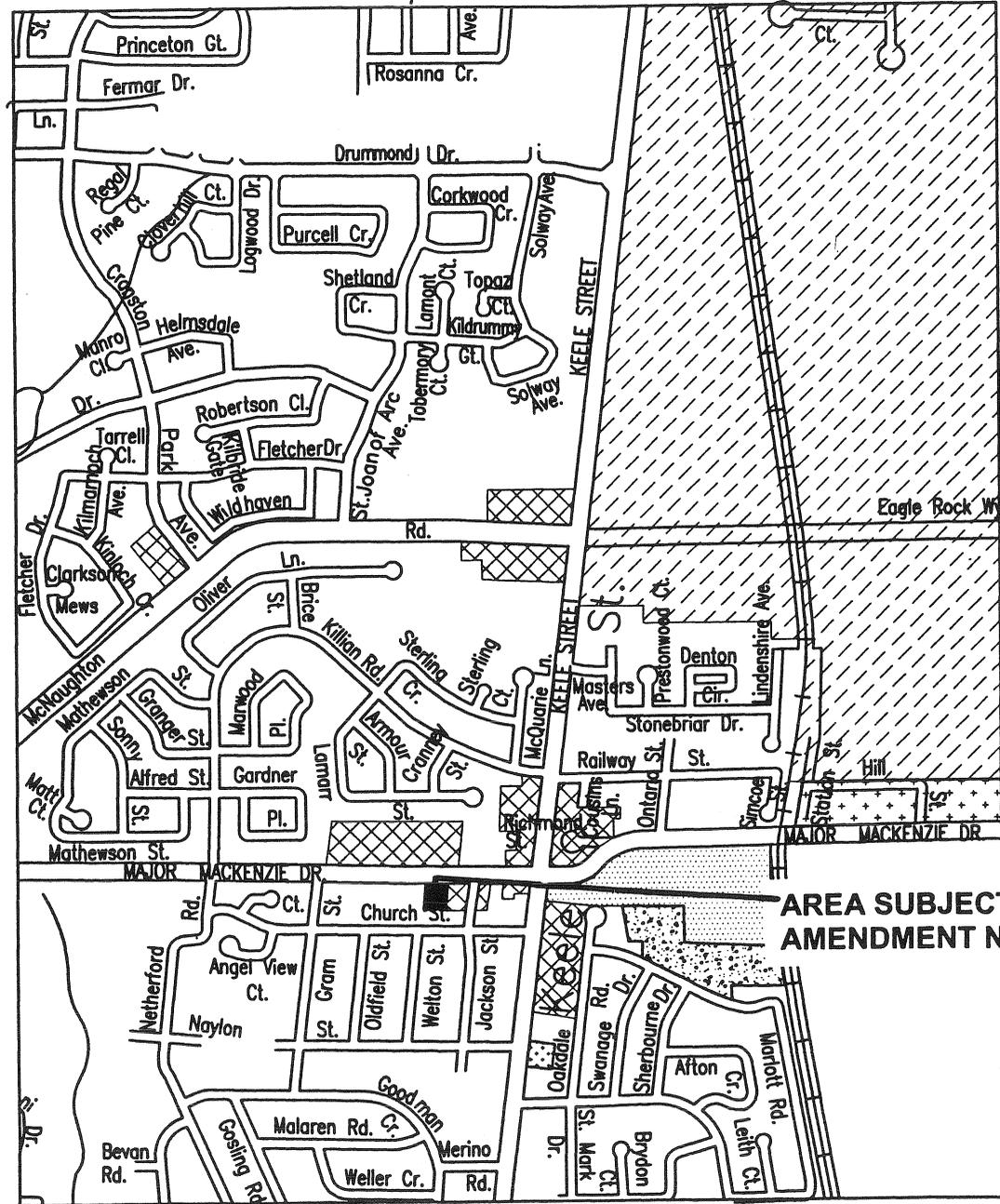
- "1. THAT Official Plan Amendment Application OP.00.002 (Manfred Haas) BE APPROVED, to permit a maximum of 6 units within a multi-unit residential building.
2. THAT Zoning By-law Amendment Application Z.00.007 (Manfred Haas) BE APPROVED, subject to the following:
  - i) That prior to the enactment of the Zoning By-law, an amending site plan application shall be approved by Council, supported by a parking study; and,
  - ii) That the implementing Zoning By-law provide for the necessary zoning exceptions required to implement the approved site plan."

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 536

CITY OF VAUGHAN

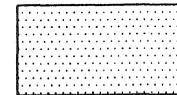


AREA SUBJECT TO AMENDMENT No. 536

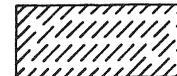
LEGEND



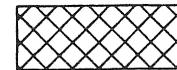
AREA SUBJECT TO AMENDMENT No. 536  
LOCATION: LOT 20, CONC. 4



INSTITUTIONAL



INDUSTRIAL



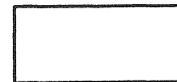
COMMERCIAL



CEMETARY



PARK



RESIDENTIAL

NOT TO SCALE