

THE CORPORATION OF THE CITY OF VAUGHAN

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

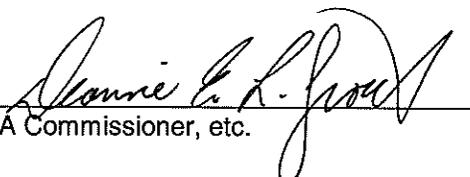
and

IN THE MATTER OF Amendment Number 556
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 556 was adopted by the Council of the Corporation of the City of Vaughan on the 25th day of June, 2001, and written notice was given on the 4th day of July, 2001 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 556 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 556 is deemed to have come into effect on the 25th day of July, 2001, 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)
26th day of July, 2001.)


A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT
a Commissioner, etc.
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2004



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 281-2001

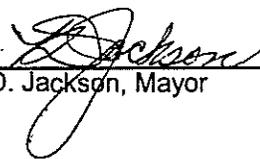
A By-law to adopt Amendment Number 556 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 556 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 25th day of June, 2001.



L. D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 556
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 556 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 556.

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

I . . . PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #350 (The Maple Community Plan) by redesignating the lands from "Low Density Residential" to "Maple Commercial Core Area".

II . . . LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 556". The lands are located on the south west quadrant of Keele Street and Major Mackenzie Drive and are comprised of the properties municipally known as: 9964 and 9980 Keele Street; 2269, 2273, 2279, 2285, and 2291 Major Mackenzie Drive; 8, 10 and 12 Church Street; and, 1 Jackson Street, being Part of Lot 20, Concession 4, City of Vaughan.

III . . . BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Low Density Residential" to "Maple Commercial Core Area" is based on the following:

1. The development represents a logical extension of the existing Maple Commercial Core Designation.
2. The applicable planning policies encourage the proposed land use and development form proposed.
3. The proposed redesignation is compatible with the surrounding land use.
4. The transportation and parking studies submitted support the proposed redesignation.
5. The street townhouse dwellings proposed for the lands subject to this amendment provide for an appropriate transition in land use between Major Mackenzie Drive and Keele Street and the existing low-density residential neighbourhood.
6. The Amendment facilitates the implementation of the concepts inherent in the Maple Streetscape and Urban Design Guidelines.
7. The amendment facilitates the redevelopment of a significant portion of the Maple Core Area on a comprehensive basis.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.350 (The Maple Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Lands Subject to Amendment No.556" on Schedules "1" and "2" attached hereto from "Low Density Residential" to "Maple Commercial Core Area".

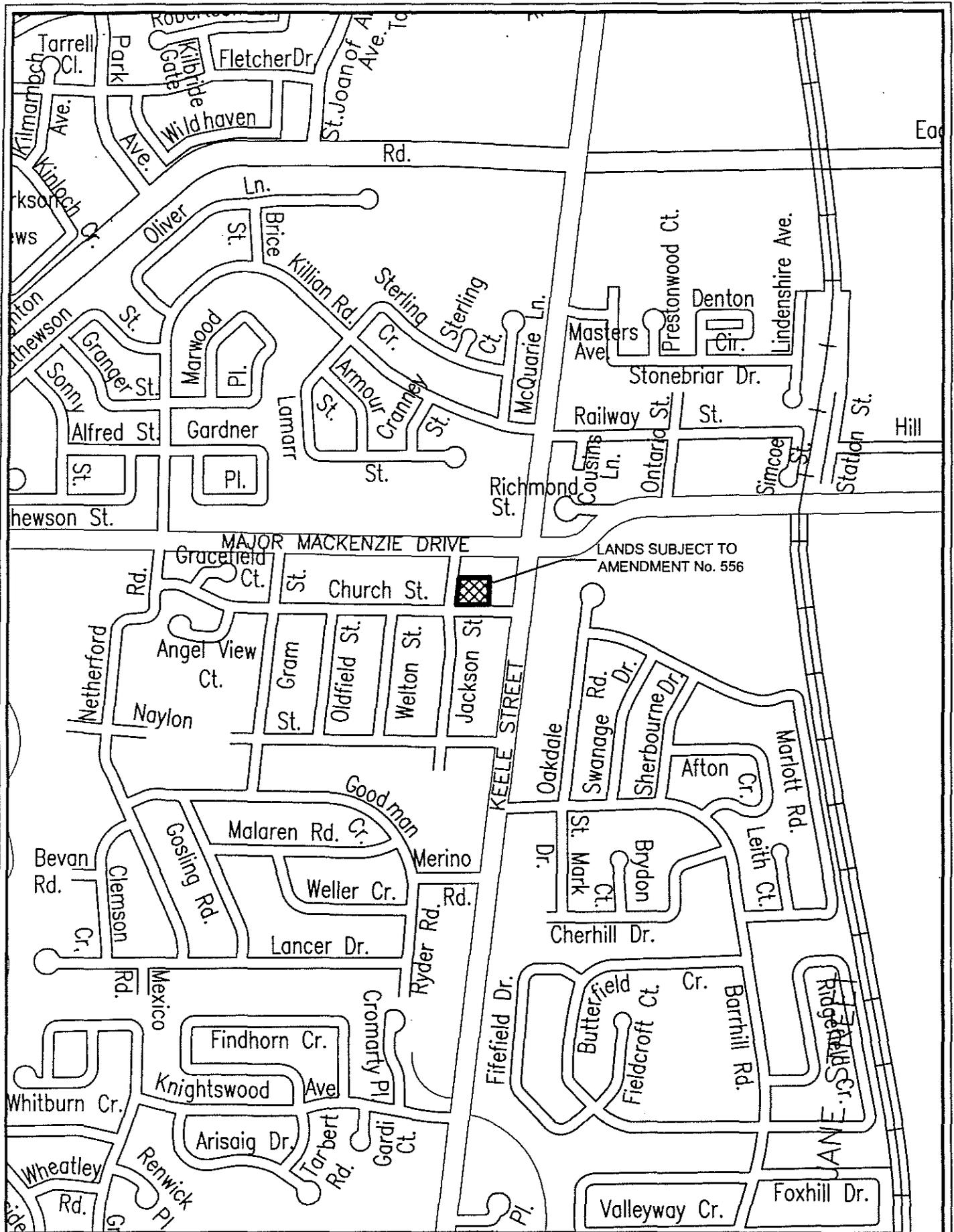
- b) Adding the following to Section 2.2, Subparagraph a), Maple Commercial Core Area:
 - "iii) Notwithstanding the uses permitted in the Maple Commercial Core Area, those lands subject to Amendment No. 556 and which front onto Church Street and Jackson Street, as shown on Schedules "1" and "2" shall be used only for street townhouse dwellings. Development standards shall be established in the implementing zoning by-law and detailed in a site plan agreement. The interior portion the lands subject to Amendment 556, not used for street townhouse dwellings, may be used for any use permitted by the Maple Commercial Core designation."

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 a Site Plan Agreement, 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 the Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE '1'
 TO OFFICIAL PLAN
 AMENDMENT NO. 556
 PASSED THE 25 DAY OF JUNE, 2001



SUBJECT LANDS
 FILE No. OP.01.001
 LOCATION: Part of Lot 20, Conc.4



NOT TO SCALE

CITY OF VAUGHAN

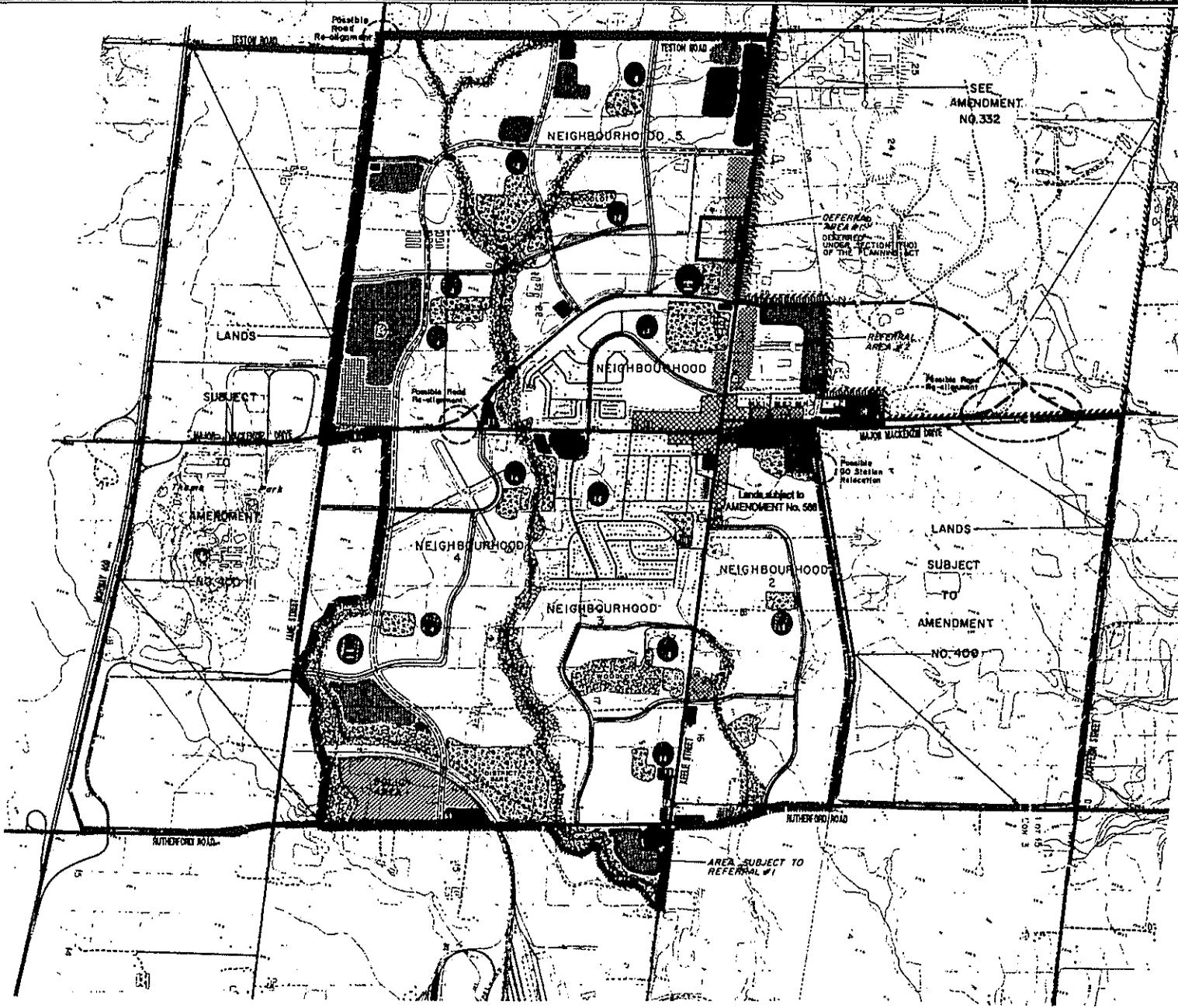
SIGNING OFFICERS

[Signature]
 MAYOR

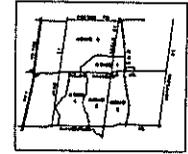
[Signature]
 CLERK

MODIFICATION
NO. 63
UNDER SECTION 17(9) OF
THE PLANNING ACT

MAPLE COMMUNITY PLAN
SCHEDULE 'A' TO
OFFICIAL PLAN AMENDMENT
NO. 350



- LEGEND**
- Low Density Residential
 - Medium Density Residential
 - Park
 - Open Space
 - Institutional
 - Elementary School
 - Secondary School
 - Firehall
 - Library
 - Community Centre
 - Church
 - Cemetery



- Commercial**
- Maple Commercial Core Area
 - Community Commercial Centre
 - Neighbourhood Commercial Area
 - Local Convenience Commercial
 - Office Commercial
 - Service Centre

- Prestige Industrial
- Policy Area 1
- Pedestrian and Bicycle Path System
- Existing Arterial
- Proposed Arterial
- Collector
- Feeder
- Community Boundary

Planning Area Boundary

SCALE: 1:10,000



APPENDIX I

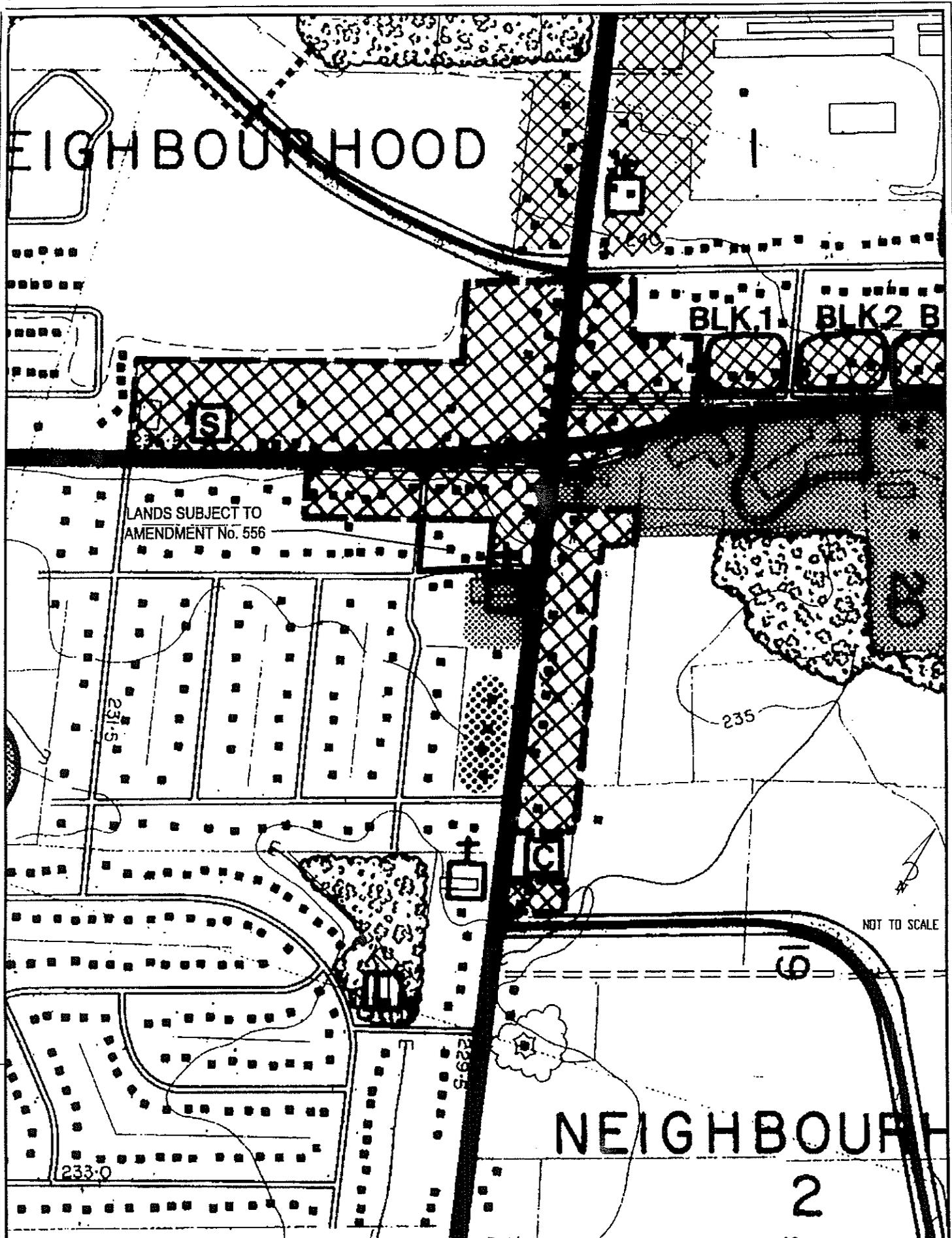
RECORD OF COUNCIL ACTION

The subject lands are located on the south west quadrant of Keele Street and Major Mackenzie Drive and are comprised of the properties municipally known as: 9964 and 9980 Keele Street; 2269, 2273, 2279, 2285, and 2291 Major Mackenzie Drive; 8, 10 and 12 Church Street and, 1 Jackson Street, being Part of Lot 20, Concession 4, City of Vaughan. On June 4, 2001, Committee of the Whole considered an application to amend the Official Plan and the following recommendation contained in the report of the Commissioner of Planning and Urban Design, dated June 4, 2001, as follows:

"The Commissioner of Planning & Urban Design recommends:

1. THAT Official Plan Application OP.01.001 (G. D'Orio et al) BE APPROVED.
2. THAT Zoning Amendment Application Z.01.004 (G. D'Orio et al) BE APPROVED subject to the implementing zoning by-law to rezone the subject lands RM2 Multiple Residential Zone with a Holding Symbol (H) be lifted when:
 - i) servicing capacity is allocated by Council;
 - ii) a site plan application has been approved by Council; and,
 - iii) the preservation of the heritage building is addressed to the satisfaction of Heritage Vaughan and the Community Planning Department.
3. THAT the implementing by-law:
 - i) limit the commercial uses to a bank or financial institution, business or professional office, personal service shop, photography studio, retail store and a service or repair shop;
 - ii) limit the maximum height of the townhouses to 7 metres; and,
 - iii) provide the necessary zoning exceptions required to implement the proposed site plan.
4. THAT the following information be provided in support of the site plan application:
 - i) sun/shade diagrams;
 - ii) an updated traffic study;
 - iii) an outline describing how the revised proposal complies with the Maple Streetscape Urban Design Guidelines and OPA No. 533;
 - iv) a plan identifying the location and size of all the proposed amenity areas in Buildings "A" and "B";
 - v) an updated tree preservation and assessment study prepared by a qualified arborist;
 - vi) a Phase I Environmental Assessment report and the appropriate funds required to conduct a peer review of the document;
 - vii) a parking plan which illustrates the distribution of parking spaces for each use; and,
 - viii) coloured elevations identifying all building materials, colours and other architectural details.
5. THAT any future site plan application preserve and incorporate the building located at 1 Jackson Street, and any other buildings as identified by Heritage Vaughan, into the development proposal.
6. THAT a clause be included in the site plan agreement requiring the Owner(s) to register the appropriate access easements on 9986 and 9994 Keele Street, and the Owner agrees to obtain any necessary approvals from the Committee of Adjustment and register the appropriate access easements, and that copies of the transfer documents be provided to the City, prior to the issuance of a building permit."

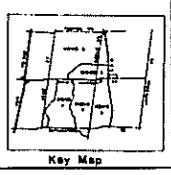
The Committee of the Whole adopted the recommendation of the Commissioner of Planning and Urban Design on June 4, 2001, which was subsequently ratified by Council on June 11, 2001.



EXISTING LANDUSE

LEGEND	
	Low Density Residential
	Medium Density Residential
	Park
	Open Space
	Institutional
	Elementary School
	Secondary School
	Firehall
	Library
	Community Centre
	Church
	Cemetery

Commercial	
	Maple Commercial Core Area
	Community Commercial Centre
	Neighbourhood Commercial Area
	Local Convenience Commercial
	Office Commercial
	Service Centre
	Prestige Industrial
	Policy Area 1
	Pedestrian and Bicycle Path System
	Roads
	Existing Arterial
	Proposed Arterial
	Collector
	Feeder
	Community Boundary



APPENDIX II
OFFICIAL PLAN AMENDMENT No. 556

SUBJECT LANDS

LOCATION: PART LOT 20 CONC. 4