

**Certificate of Approval**

**AMENDMENT No. 589**

**TO THE**

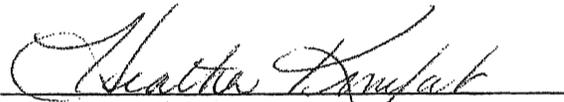
**OFFICIAL PLAN FOR THE**

**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 July 13, 2006.

Date:

Oct. 25/06.



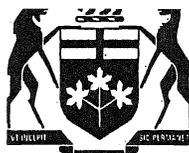
Heather Konefat, M.C.I.P., R.P.P.  
Director of Community Planning  
The Regional Municipality of York

ISSUE DATE:

July 12, 2006

DECISION/ORDER NO:

1979



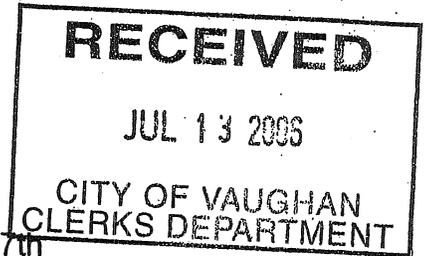
Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL030408

Tang Wong has appealed to the Ontario Municipal Board under subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from a decision of the Regional Municipality of York to approve Proposed Amendment No. 589 to the Official Plan for the City of Vaughan to redesignate the Concord residential neighbourhood southeast of Keele Street and Regional Road No. 7 to Low Density Residential in the Thornhill-Vaughan Community Plan and to include a new policy that will recognize and protect the historical pattern of large residential lot sizes on all lands included in the Thornhill-Vaughan Community Plan  
O.M.B. File No. O030073



BEFORE:

	)	Friday, the 7 <sup>th</sup>
S. B. CAMPBELL	)	
VICE CHAIR	)	day of July, 2006

**UPON APPEAL** to this Board by Tang Wong for adoption of Official Plan Amendment No. 589 to the Official Plan for the City of Vaughan;

**AND UPON** the motion of the Ontario Municipal Board for an Order dismissing the appeal without holding a public hearing under subsection 37.1(1) of the *Ontario Municipal Board Act* and the Board having provided the appellant with the opportunity to make representations in accordance with subsection 37.2 of the *Ontario Municipal Board Act*, the appellant not having responded within the time frame specified by the Board;

THE BOARD ORDERS that the appeal by Tang Wong is dismissed.

A handwritten signature in black ink, appearing to be 'J. Henry', written in a cursive style.

SECRETARY

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 52-2003**

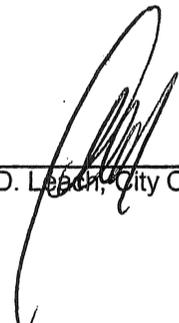
### **A By-law to adopt Amendment Number 589 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 589 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 589 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 February, 2003.

  
\_\_\_\_\_  
Michael Di Biase, Mayor

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

**AMENDMENT NUMBER 589  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 589 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 589.

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 of the Vaughan Planning Area is to amend Amendment Number 210 (Thornhill-Vaughan Community Plan), to:

- i) add a new Subsection (q) to Section 2.2.2.4, "General Residential Policies", which will have the effect of recognizing and protecting the historical pattern of large residential lot sizes in Thornhill and in the newly included area of Concord; and,
- ii) include the Concord residential neighbourhood, southeast of Keele Street and Regional Road #7, and formerly subject to the provisions of Amendment Number 4, within the boundaries of Amendment Number 210 (Thornhill-Vaughan Community Plan), under a "Low Density Residential" designation.

## II LOCATION

The lands subject to this Amendment apply to the older established residential areas within the Thornhill-Vaughan Community, and include the Concord residential neighbourhood, located southeast of Keele Street and Regional Road #7, as shown on Appendix "II".

## III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. There are established pockets of low density residential neighbourhoods in the Concord and Thornhill communities that have successfully maintained a historical pattern of large-lot residential development (30m/100ft frontages), notwithstanding that there is no specific protection by Amendment Number 4 and Amendment Number 210, respectively.
2. There are no specific policies that address the potential for redevelopment of these large lots in the R1V Zone neighbourhoods, putting the existing character of these areas at risk.
3. There is merit in adding policies that would protect and recognize these areas as an important historical component and as unique enclaves within their broader communities.
4. The minor modification to the existing policy framework will more adequately serve to maintain the integrity of the streetscapes and character of these areas, and provide guidance for the review of any future applications to ensure sensitivity to the existing development.

5. Currently, the residential community in Concord is subject to the policies of Amendment Number 4, which came into effect on October 10, 1961, as the City's base Official Plan. Amendment Number 4 includes very limited, general residential policies. Over time, as the various residential communities and employment areas evolved, each received its own specific Official Plan. However, the residential area in Concord is the last area in Vaughan still remaining under Amendment Number 4.
6. Amendment Number 4 contains little or no policy framework to guide any new development within the Concord residential neighbourhood, nor does it recognize the historical large lot development in this area. The Concord area is similar in nature to the older established areas of Thornhill, and as such, the policies contained in Amendment Number 210, including the amending policies within the subject Amendment to protect the R1V zoned areas, are appropriate and can be applied to the Concord area.
7. Having received a statutory Public Hearing on May 7, 2001, on December 16, 2002, Vaughan Council approved Official Plan Amendment Application OP.01.003 (City of Vaughan – R1V Zones), to amend Amendment Number 210 (Thornhill-Vaughan Community Plan) to recognize and protect the historical pattern of large lot sizes in the Thornhill neighbourhoods; and, to remove the Concord residential neighbourhood from Amendment Number 4 and place it within the boundaries of Amendment Number 210 (Thornhill-Vaughan Community Plan), under a "Low Density Residential" designation, thereby providing a framework of residential policies for the Concord community that are not presently available.

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

Amendment Number 210 (Thornhill-Vaughan Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Adding the following Subsection (q) to Section 2.2.2.4:

“q) All development in older established residential areas characterized by large lots or by historical, architectural or landscape value, shall be consistent with the overall character of the area.”
2. Deleting Schedule “A” in Amendment Number 210 and replacing therefor with the Schedule “A” attached hereto as Schedule “1”, thereby placing the Concord residential neighbourhood,

located southeast of Keele Street and Regional Road #7, and formerly subject to the provisions of Amendment Number 4, within the boundaries of Amendment Number 210, under a "Low Density Residential" designation.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall reinforce the provisions contained in the Zoning By-law, 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.

MODIFICATION #14

# LAND USE Thornhill-Vaughan Community

## Schedule A Updated March, 1997

### Legend

- 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
- Lib.
- Library
- F.H. Firehall

### Roads

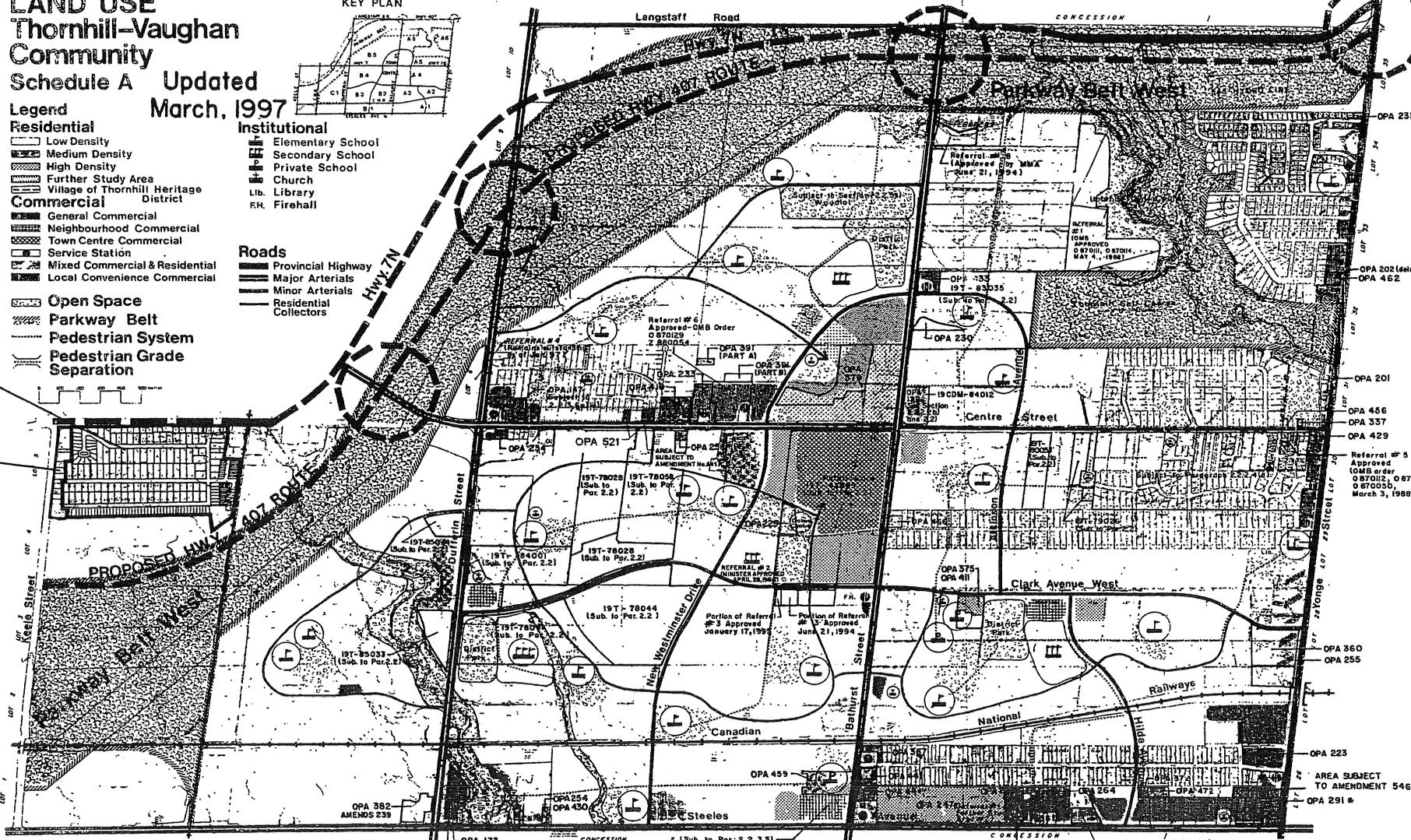
- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors



OPA 398 - ALTERNATIVE PARKLAND  
APPLIES TO ENTIRE CITY

MAYOR

CLERK



LANDS TO BE INCLUDED IN  
OPA 210 BY OPA 589

OPA 467  
(LANDS NOT SUBJECT  
TO OPA 210)



NOT TO SCALE

\* 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: OPA No. 589 (OP.01.003)  
LOCATION: Thornhill - Vaughan Community  
CITY OF VAUGHAN

# THIS IS SCHEDULE '1' TO AMENDMENT No. 589 ADOPTED THE 24th DAY OF Feb., 2003

SIGNING OFFICE

*M. D. O'Neil*  
MAY  
CLE

## APPENDIX I

The lands subject to Amendment Number 589 affect only the Thornhill-Vaughan Community, and the Concord residential neighbourhood, located southeast of Keele Street and Regional Road #7.

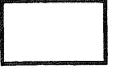
On December 16, 2002, Vaughan Council considered Official Plan Amendment Application OP.01.003 (City of Vaughan – R1V Zones), and resolved:

“That Official Plan Amendment Application OP.01.003 (City Initiated – R1V Old Village Residential Zone Area) BE APPROVED, as follows:

- a) amending OPA #210 (Thornhill-Vaughan Community Plan) and OPA #350 (Maple Community Plan) by including the policies recommended in this report to recognize and protect the historical pattern of lot sizes in these neighbourhoods; and,
- b) removing the Concord residential neighbourhood from OPA #4 and placing it within the boundaries of OPA #210 (Thornhill-Vaughan Community Plan), thereby providing a framework of residential policies for the Concord community that are not presently available.”



R1V ZONED AREA



FILE: OPA No. 589 (OP.01.003)  
LOCATION: Thornhill - Vaughan Community  
CITY OF VAUGHAN

# APPENDIX II LOCATION MAP



NOT TO SCAL