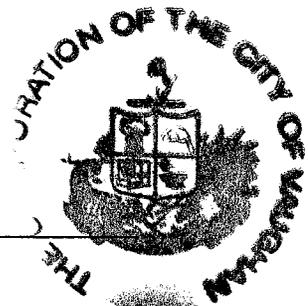


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 605 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, on the 18th day of November, 2005.



John D. Leach
City Clerk
City of Vaughan



DATED at the City of Vaughan
this 28th day of November, 2005.

Certificate of Approval

AMENDMENT No. 605

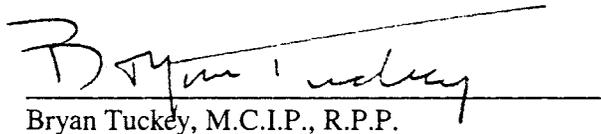
TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the City of Vaughan is approved, subject to the attached Schedule of Modifications, pursuant to Sections 17 and 21 of the Planning Act and came into force on November 18, 2005.

Date: Nov 22/05



Bryan Tuckey, M.C.I.P., R.P.P.
Commissioner of Planning and Development Services
The Regional Municipality of York

VAUGHAN OFFICIAL PLAN AMENDMENT NO. 605

SCHEDULE OF MODIFICATIONS

The amendment is hereby modified by:

1. Adding the following paragraph to the end of Section IV c:
“In calculating the maximum permitted density, the gross site area shall include the immediately adjacent 7 metre wide buffer associated with the Humber River Valleyand.”
2. Replacing “Schedule 2 – Area Subject to Amendment No. 605” with a new version of the same, attached.

THE CITY OF VAUGHAN

BY-LAW

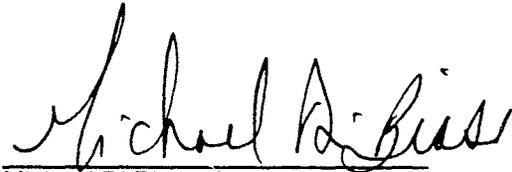
BY-LAW NUMBER 340-2003

A By-law to adopt Amendment Number 605 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 605 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedules "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 605 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 22nd day of September, 2003.


Michael Di Biase, Mayor


J. D. Leach, City Clerk

**AMENDMENT NUMBER 605
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 605 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 605.

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 further amend the provisions of the Vaughan Official Plan of the Vaughan Planning Area, as amended by Official Plan Amendment No. 480 and Official Plan Amendment #450, by redesignating the 5.65 ha tableland portion of the subject lands as shown as Schedules "1" and "2" from "Prestige Employment Area" to "Mixed High Density Residential/Commercial Use", and provide policies which adequately guide and control new development for these lands. The valleyland portion of the subject lands are to be designated "Valley Land/Open Space", with additional policies to provide for the restoration of the former golf course use.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2", attached hereto, as "Area Subject to Amendment No. 605". The lands are located on the west side of Islington Avenue, being Lot 26, Registered Compiled Plan 9691, and Part 1 Plan 65R-24006 (7082 Islington Avenue), in Lot 1, Concession 7, known municipally as 7082 Islington Avenue, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the tableland portion of the subject lands from "Prestige Area" to "Mixed High Density Residential/Commercial Use", and the valleyland portion to "Valley Land/Open Space," is based on the following:

1. The subject lands are surrounded by residential, institutional and commercial type uses. The proposed residential/commercial development would be compatible with the existing built form to the immediate east, which includes a 9-storey seniors' apartment building and a 7-storey longterm care facility. South of the subject lands is commercial/employment uses along Steeles Avenue, and beyond that a sizeable residential community.
2. The tableland portion of the subject lands abuts the Humber River Valley, which offers many amenities suited for residential development, in terms of expansive views, mature trees and pedestrian access to the valley space system.
3. Both the Provincial Policy Statement and York Region Official Plan encourage intensification along arterial corridors and in areas that have sufficient or planned infrastructure. The proposed mixed high density residential/commercial development will benefit from the existing urban and transit infrastructure.

4. The increased interest in commercial, residential and institutional development within this area suggests that the current designation for prestige employment land use may not be the most appropriate. The City of Vaughan is undertaking Employment Area Land Use studies for the area around Highway #50 Huntington Road, which would open up additional employment area with better exposure and location to main arterials.
5. Proximity to commercial development along Steeles Avenue and within walking distance to a transit loop on Steeles Avenue, provide an excellent service level for future residents of the site.
6. The valleyland portion of the subject land shall be maintained as such and provide recreational uses, which encourage naturalization and ensure the existence of expansive views and mature trees.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan Amendment of the Planning Area, as amended by Official Plan Amendment #450 and #480, is further amended as follows:

- a) Deleting the tableland portion of the subject lands from Official Plan Amendment #480 and from the provisions and policies of Official Plan Amendment #450.
- b) Redesignating the tableland portion of the lands shown as "Area Subject to Amendment No. 605" on Schedules "1" and "2" attached hereto, from "Prestige Area" to "Mixed High Density Residential/Commercial", and designating the valleyland portion of the subject lands as shown as area subject to Amendment No. 605 to "Valleyland/Open Space", to permit recreational uses, subject to approval of the Toronto Region and Conservation Authority.
- c) The tableland portion of the lands subject to this Amendment No. 605, being Lot 26, Registered Compiled Plan 9691, and Part 1 Plan 65R-24006 (7082 Islington Avenue), in Lot 1, Concession 7, City of Vaughan, may be developed for mixed high density and commercial use and associated amenity uses, subject to the following specific development and implementation policies:
 - The subject lands shall be developed as a large campus complex and should be functionally integrated with future development of the properties immediately to the south, to provide a comprehensive development, including shared access points and amenity areas. Comprehensive development shall be addressed through the implementing by-law and site development plan.

- The maximum permitted density for lands designated "Mixed High Density Residential/Commercial" shall be 2.0 FSI. The Floor Space Index (FSI) means the ratio of gross floor area to the gross site area, where the gross floor area means the total of all floors in a building above or below grade.
- The maximum building height for lands designated shall be 12-storeys on the westerly portion of the tablelands, and 9-storeys adjacent to Islington Avenue.
- The development limit for the tableland portion of the property, and the required setbacks, shall be delineated to the satisfaction of the Toronto and Conservation Authority.
- Through implementation of the Remedial Action Plan (RAP), the subject lands shall be free from contamination and suitable for residential use, prior to any development of the lands, to the satisfaction of the Ministry of the Environment and the City of Vaughan.
- Development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided; all residential development is expected to comply with the principle main line requirements.
- The following Studies will be required in support of a site plan application, and shall be implemented through conditions of Site Plan approval:
 - i) a final Remedial Action Plan report to the satisfaction of the City of Vaughan
 - ii) a Noise Study to the satisfaction of the appropriate Railway Companies, Region of York and City of Vaughan
 - iii) a Traffic Study to the satisfaction of the City of Vaughan and the Region of York
 - iv) Urban Design Guidelines, including criteria for setbacks, building location, siting and height, to the satisfaction of the City of Vaughan
 - v) a Tree Preservation Plan and Slope Stability report to the satisfaction of the City and the Toronto and Region Conservation Authority

- Prior to the approval of a Zoning Amendment or Site Plan application, Council and Region of York shall confirm that adequate sewer and water allocation are available to service the proposed development.

 - *In calculating the maximum permitted density, the gross site area shall include the immediately adjacent 7 metre wide buffer associated with the Humber River Valleyland.*
- d) The valleyland portion of the subject lands (OPA No. 605) shall be developed for recreational uses, which will not adversely impact the existing trees, view and open space area. Any development within this land use shall require submission of the necessary applications and shall be to the satisfaction of the Toronto and Region Conservation Authority.

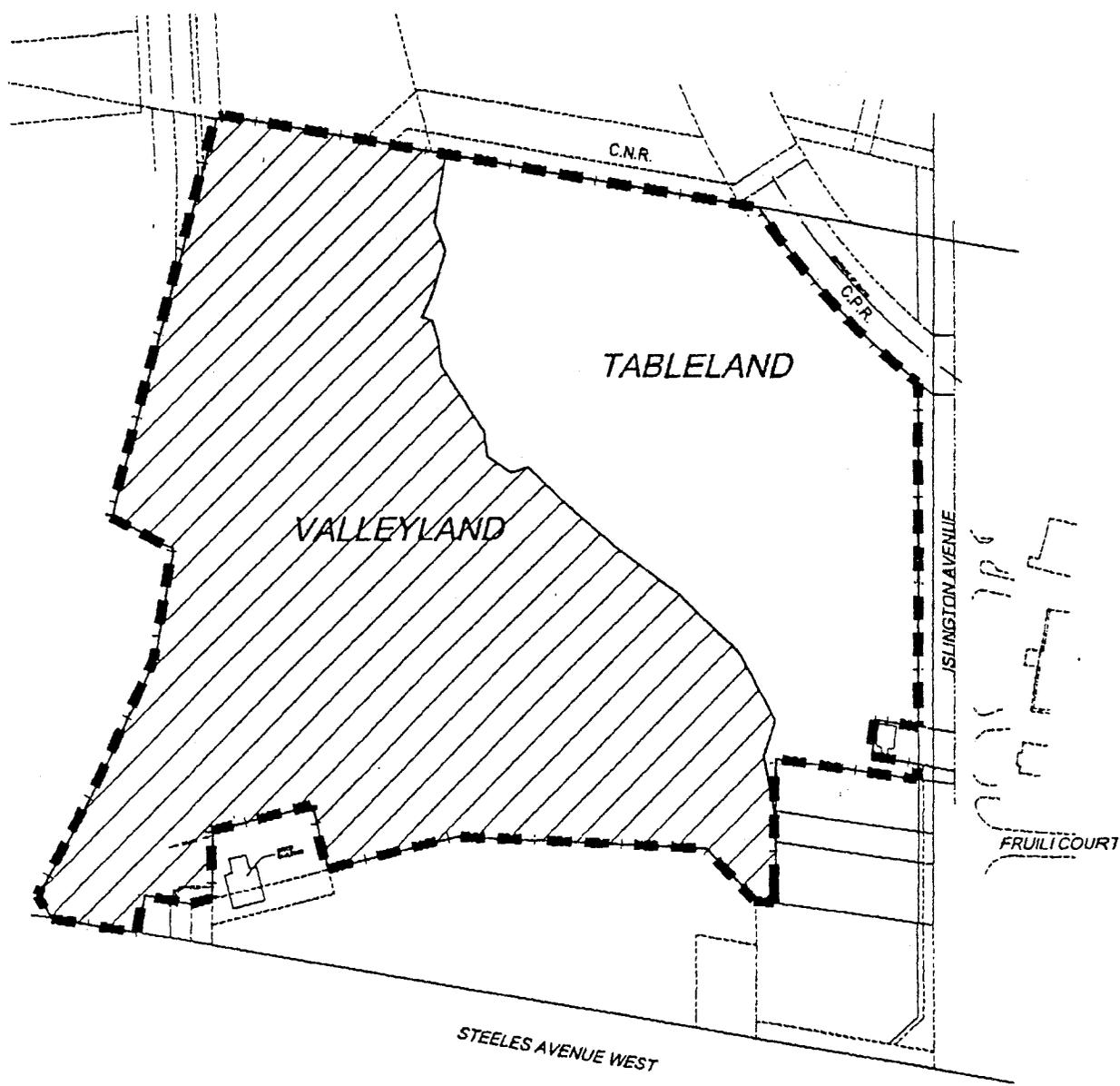
V IMPLEMENTATION

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 Site Plan Development approval, 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.

Schedule '2'
Area Subject to Amendment No. 605



AREA SUBJECT TO
AMENDMENT No. 605

APPENDIX I

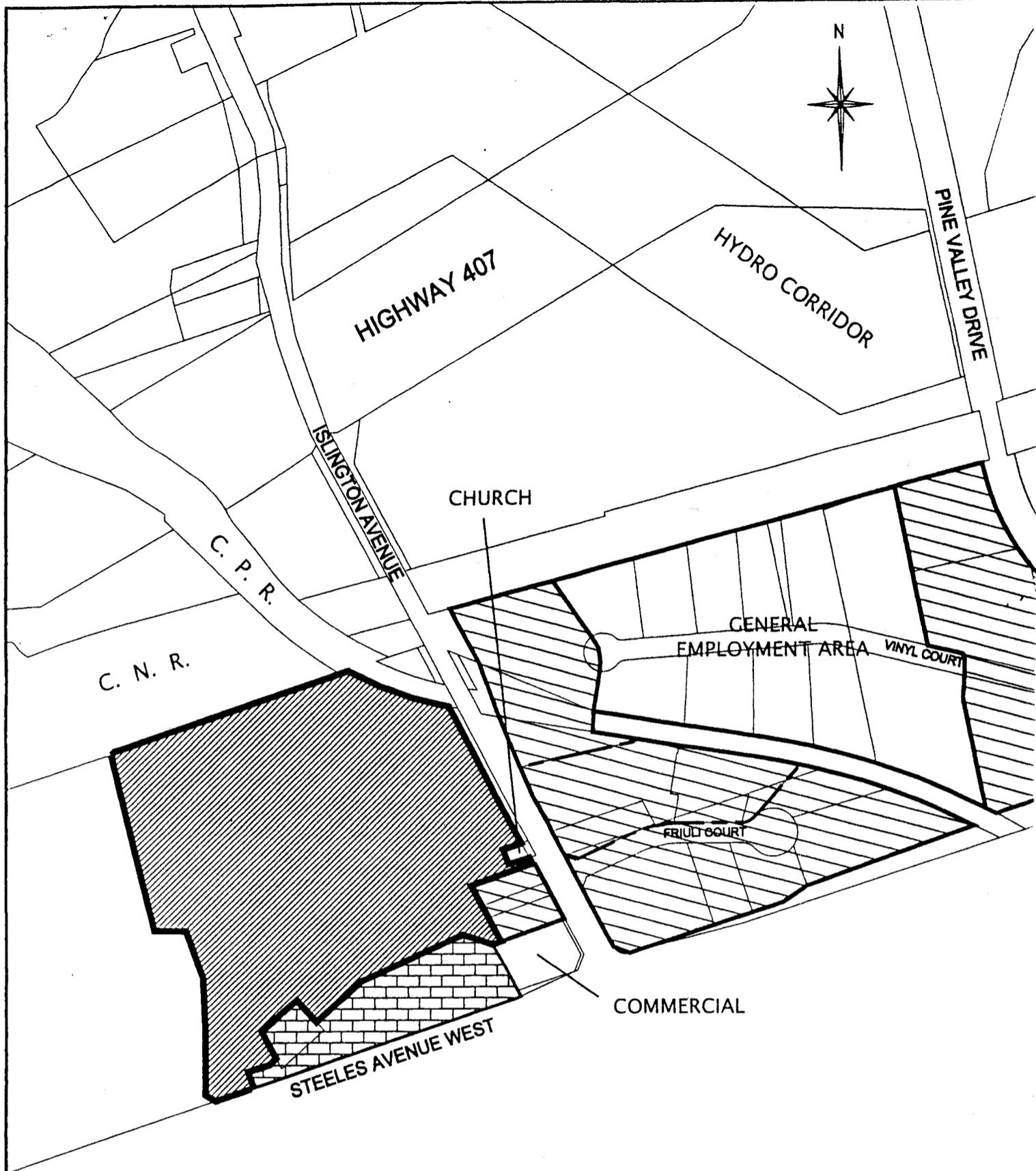
The subject lands are located northwest of Islington Avenue and Steeles Avenue, being Lot 26, Registered Compiled Plan 9691, and Part 1 Plan 65R-24006 (7082 Islington Avenue), in Lot 1, Concession 7, City of Vaughan. Specifically, redesignation applies to the table land portion of the property approximately 5.65 ha. At the Council meeting of September 15, 2003, Council considered applications to amend the Official Plan and resolved:

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and Urban Design, dated September 15, 2003:

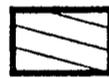
Recommendation

The Commissioner of Planning & Urban Design recommends:

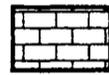
1. THAT Official Plan Amendment Application OP.02.008 (Franco Ferragine in Trust, c/o Ferma Property Limited) BE APPROVED, to redesignate the subject lands for "Mixed High Density Residential/Commercial" use, together with policies which address the following:
 - a) design criteria limiting building heights (12-storeys) and density (FSI of 2.0) on the tableland portion, subject to confirmation that the density can be supported based on the required environmental report;
 - b) the completion and approval of the required studies (eg. noise, rail line impacts, sanitary, water and stormwater management, geotechnical and remediation plan, parking etc.) in support of the development application, and the results being implemented in the development plan;
 - c) the submission and approval of Urban Design Guidelines that address built form, streetscape, and buffering from surrounding land uses to provide a basis for the review of the site plan application;
 - d) prior to approval of a site plan application, confirmation by the City and the Region that adequate sanitary and water services are available to service the development and have been allocated by Council;
 - e) should the proposed access to the site be approved in a temporary location, provision made for its relocation opposite Fruili Court upon construction of a grade separation of Islington Avenue and Highway 407;
 - f) the establishment of the top-of-bank, slope-stability measures and appropriate setbacks, and valleyland restoration to the satisfaction of the TRCA; and
 - g) the appropriate measures to mitigate any adverse effect from rail noise and vibration, including safety setback, berms and security fencing."



AREA SUBJECT TO
AMENDMENT No. 605



PRESTIGE AREA



PARKWAY BELT



INSTITUTIONAL USE
(CHURCH, LONG-TERM
CARE FACILITY)

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 605

NOT TO SCALE

FILE No. OP.02.008

LOCATION: Part of Lot 1, Concession 7

APPLICANT: FRANCO FERRAGINE IN TRUST C/O FERMA PROPERTIES LTD.

CITY OF VAUGHAN