

# THE CORPORATION OF THE CITY OF VAUGHAN

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

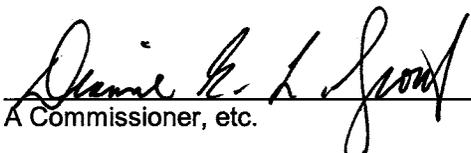
and

IN THE MATTER OF Amendment Number 636  
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 636 was adopted by the Council of the Corporation of the City of Vaughan on the 8th day of May, 2006, and written notice was given on the 19th day of May, 2006 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 636 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 636 is deemed to have come into effect on the 9th day of June, 2006, 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 )  
9th day of June, 2006. )

  
A Commissioner, etc.

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

**DIANNE ELIZABETH LILY GROUT**  
a Commissioner, etc.  
Regional Municipality of York, for  
The Corporation of The City of Vaughan.  
Expires April 24, 2007



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 151-2006**

**A By-law to adopt Amendment Number 636 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 636 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 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 8<sup>th</sup> day of May, 2006.

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

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

**AMENDMENT NUMBER 636  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 636 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 636.

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 No.240 (Woodbridge Community Plan), as amended by OPA No. 356 (Kipling Avenue Corridor Plan). The subject Amendment will increase the maximum permitted density from 8.6 units/ha to 20 units/ha to facilitate the development of two single-detached and six semi-detached dwellings on the lands, and to exempt the lands from Subsection 3.4(n) of Amendment No. 356 to permit semi-detached dwellings to front onto Kipling Avenue, whereas the Official Plan policies permit only single-detached dwellings to front onto this road.

## II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 636". The Subject Lands are located on the northeast corner of Kipling Avenue and Chavender Place, in Part of Lot 9, Concession 7, City of Vaughan (8281 and 8291 Kipling Avenue).

## III BASIS

The decision to amend the Official Plan to amend the "Low Density Residential" policies in Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 356 (Kipling Avenue Corridor Plan), to increase the maximum permitted density on the Subject Lands from 8.6 units/ha to 20 units/ha, to facilitate the development of two single-detached and six semi-detached dwellings, and to exempt the Subject Lands from Subsection 3.4(n) to permit semi-detached dwellings to front onto Kipling Avenue, although the Official Plan currently permits only single-detached dwellings to front onto this road, is based on the following considerations:

1. The proposed development of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and to provide a range of housing types.
2. The Region of York Official Plan identifies the Subject Lands as "Urban Area". The proposed development of the Subject Lands is consistent with the Regional Official Plan policies that direct development to existing built-up portions of urban areas (Section 5.2.4), provides for a wide range of housing options for residents (Section 4.3.10), and provides accessibility to existing and planned transit services (Section 6.2.3).
3. The proposed built form (i.e. single-detached and semi-detached dwellings) is permitted by the "Low Density Residential" policies of Amendment No. 240, but a site-specific policy is required to

accommodate the proposed increase in density. The "Medium Density" designation permits townhouse uses at a maximum density of 35 units/ha. Therefore, the proposed 20 units/ha would fall in between the maximum permitted densities for the "Low" (i.e. 8.6 units/ha) and "Medium" (i.e. 35 units/ha) designations. As there are townhouse dwelling forms on the west side of Kipling Avenue, the proposed density increase can be supported on the Subject Lands.

4. The semi-detached dwellings that are to directly front onto Kipling Avenue, are supportable in the context of Amendment No. 356, which contemplates higher densities for lands within the Kipling Avenue Corridor, including existing townhouse dwellings on the west side of Kipling Avenue, and the provision of "Medium Density Residential" designations also on the west side, but further south of the Subject Lands. In recent years, Vaughan Council has approved development applications with higher densities along Kipling Avenue and in the surrounding area. The built form being proposed is in keeping with the low density character, although at a slightly higher density. The proposal is also consistent with recent Provincial initiatives to accommodate higher densities in established urban areas.

Having received a statutory Public Hearing held on June 20, 2005, Vaughan Council on April 10, 2006 approved Official Plan Amendment Application OP.05.015 to amend the "Low Density Residential" policies in Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 356 (Kipling Avenue Corridor Plan), to increase the maximum permitted density on the Subject Lands from 8.6 units/ha to 20 units/ha, to facilitate the development of two single-detached and six semi-detached dwellings, and to exempt the Subject Lands from Subsection 3.4(n) to permit semi-detached dwellings to front onto Kipling Avenue, whereas the Official Plan policies permit only single-detached dwellings to front onto this road under Amendment No. 356.

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

Amendment No.240 (Woodbridge Community Plan), as amended by Amendment No. 356 (Kipling Avenue Corridor Plan), to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Adding the following Paragraph to Section 3.4 Residential Specific Policies:  
"3.4.21 Notwithstanding the above, the lands designated "Low Density Residential" and subject to Amendment No.636 as shown on Schedule "A", comprising lands located on the northeast corner of Kipling Avenue and Chavender Place, in Part of Lot 9, Concession 7, may be subdivided into a maximum of eight lots, thereby increasing the maximum permitted density on the Subject Lands from 8.6 units/ha to 20 units/ha. The additional residential lots shall only be developed on the basis of full municipal water and sanitary services. The

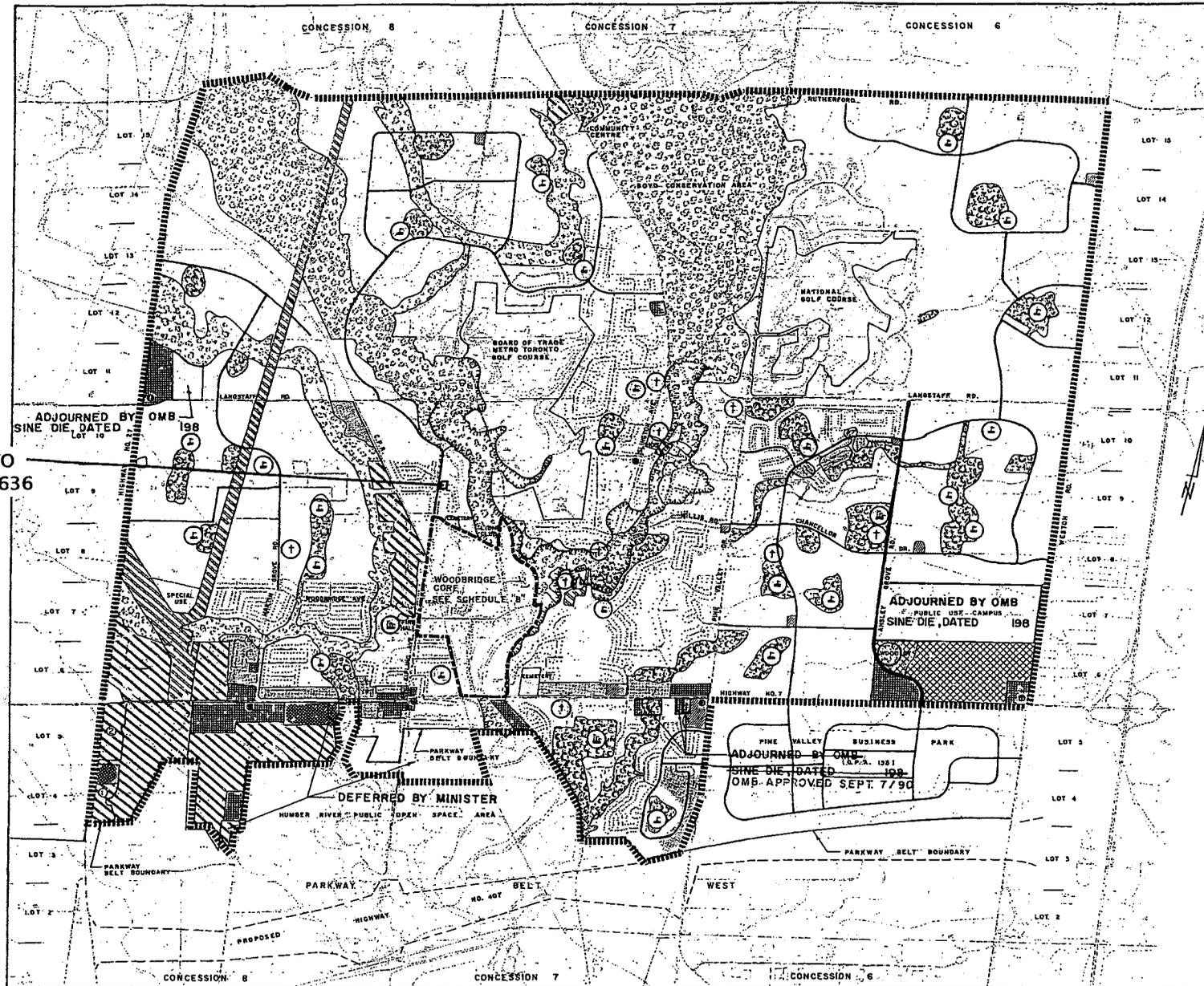
specific development standards to implement the development of the Subject Lands shall be as set out in the implementing zoning by-law.”

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented by way of an amendment to the Vaughan 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.



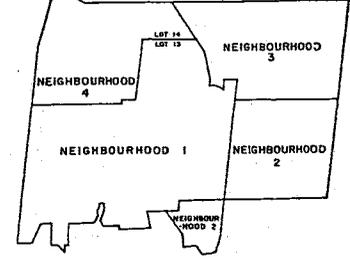
THIS IS SCHEDULE "A"  
TO AMENDMENT NO. 240  
ADOPTED THE 22 DAY OF JUNE, 1987

- MAYOR  
DEPUTY CLERK
- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
  - [Symbol] MEDIUM DENSITY RESIDENTIAL
  - [Symbol] HIGH DENSITY RESIDENTIAL
  - [Symbol] COMMUNITY COMMERCIAL
  - [Symbol] LOCAL CONVENIENCE COMMERCIAL
  - [Symbol] GENERAL COMMERCIAL
  - [Symbol] SERVICE STATION
  - [Symbol] SERVICE COMMERCIAL
  - [Symbol] INDUSTRIAL
  - [Symbol] UTILITY
  - [Symbol] OPEN SPACE
  - [Symbol] DRAINAGE TRIBUTARY
  - [Symbol] CHURCH
  - [Symbol] SPECIAL USE
  - [Symbol] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL
- [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
  - [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
  - [Symbol] PARKWAY BELT BOUNDARY

SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



AREA SUBJECT TO  
AMENDMENT No. 636

ADJOURNED BY OMB  
SINE DIE, DATED  
LOT 10 198

ADJOURNED BY OMB  
SINE DIE, DATED  
198

PINE VALLEY BUSINESS PARK  
ADJOURNED BY OMB  
SINE DIE, DATED  
OMB APPROVED SEPT 7 90

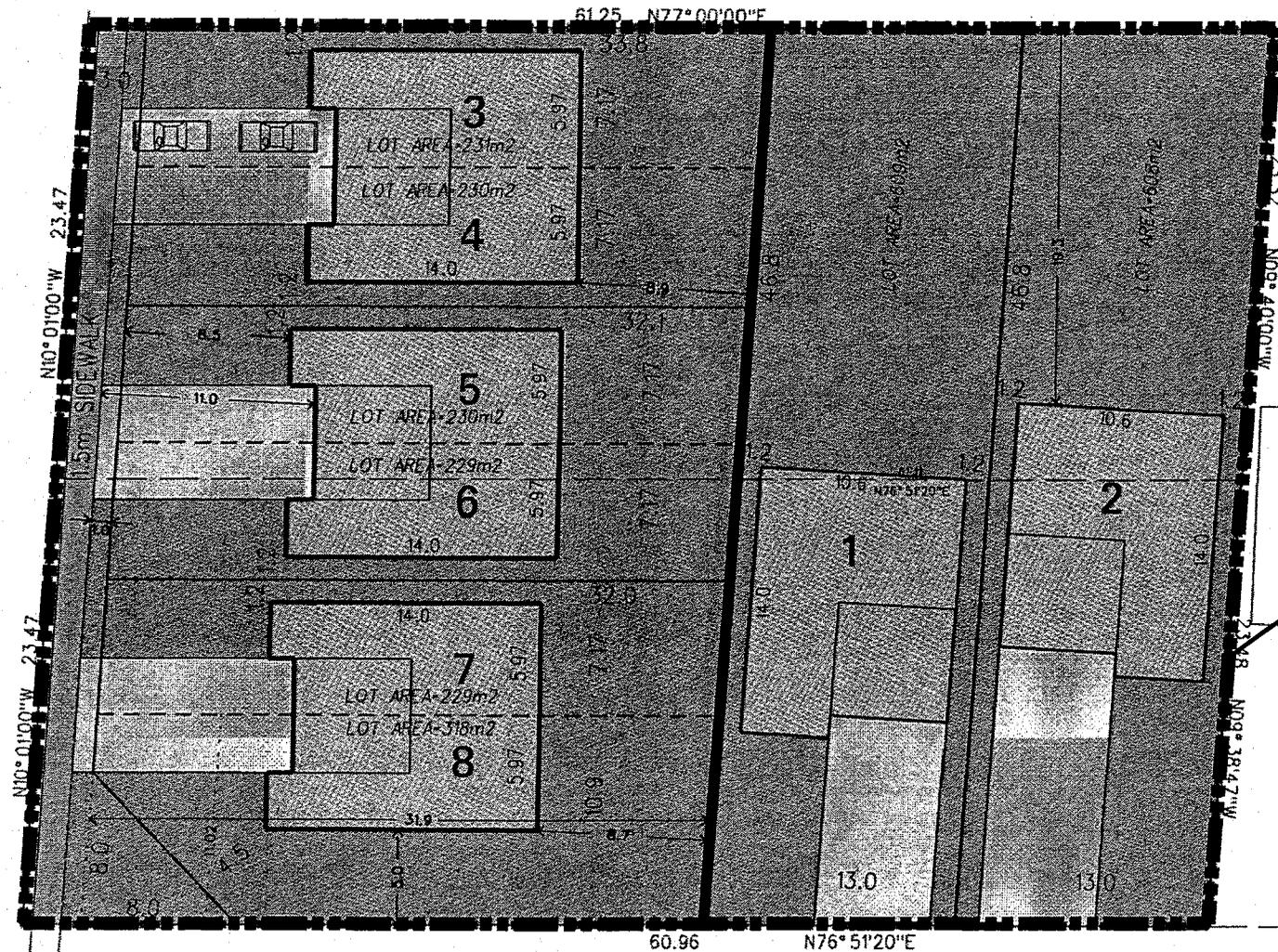
DEFERRED BY MINISTER

FILE No. OP.05.015  
RELATED FILE No. Z.05.028  
LOCATION: Part of Lot 9, Concession 7  
APPLICANT: 2055065 ONTARIO INC.  
CITY OF VAUGHAN

THIS IS SCHEDULE "1"  
TO AMENDMENT No. 636  
ADOPTED THE 8th DAY OF MAY, 2006

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

KIPLING AVENUE



LANDS TO REMAIN DESIGNATED  
 "LOW DENSITY RESIDENTIAL" WITH  
 A SITE-SPECIFIC POLICY TO INCREASE  
 THE MAXIMUM PERMITTED DENSITY  
 FROM 8.6 UNITS/HA TO 20 UNITS/HA

AREA SUBJECT TO  
 AMENDMENT No. 636

CHAVENDER PLACE

FILE No. OP.05.015  
 RELATED FILE No. Z.05.028  
 LOCATION: Part of Lot 9, Concession 7  
 APPLICANT: 2055065 ONTARIO INC.  
 CITY OF VAUGHAN

**THIS IS SCHEDULE '2'**  
**TO AMENDMENT No. 636**  
 ADOPTED THE 8th DAY OF MAY, 2006

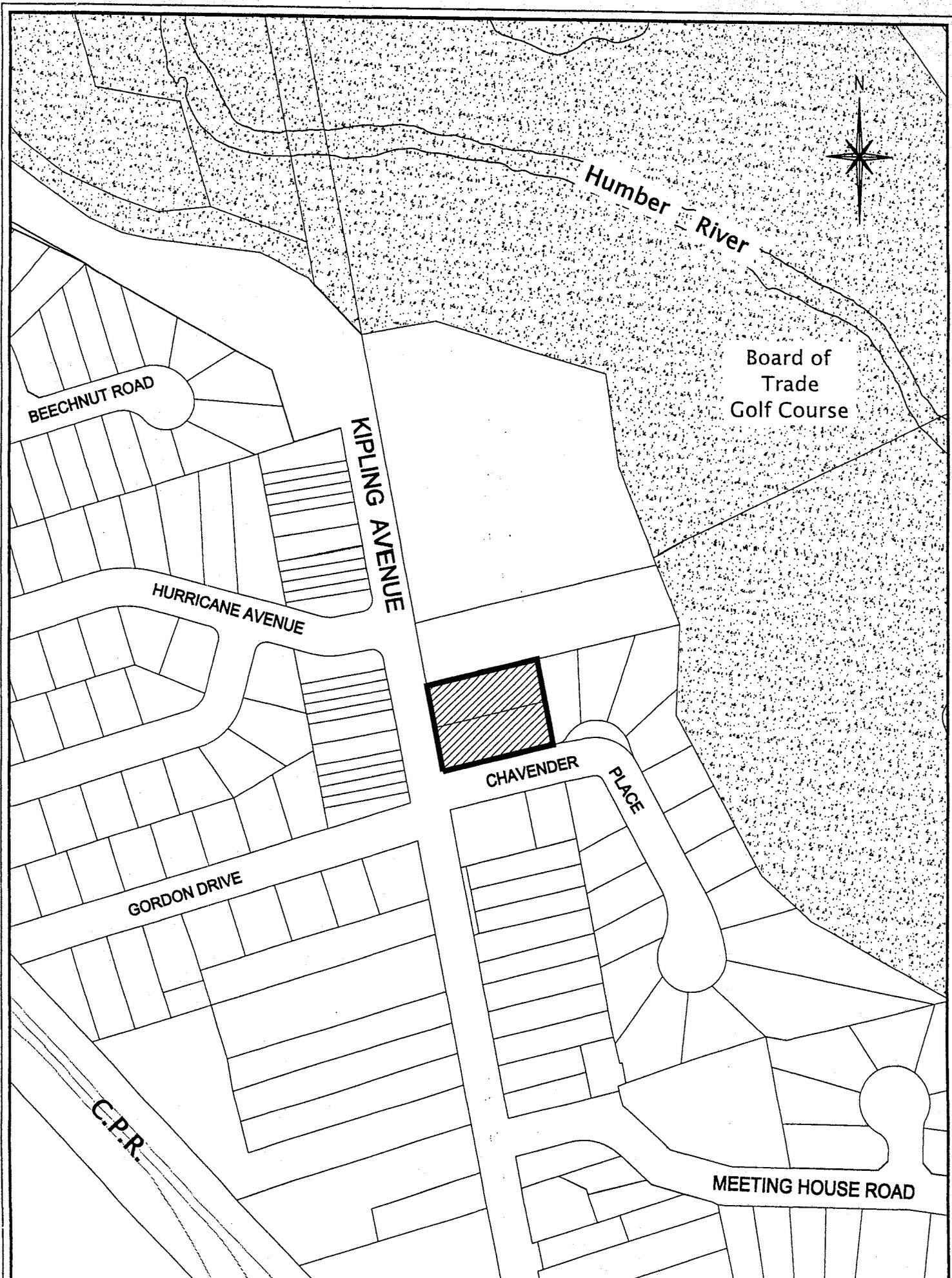
SIGNING OFFICERS  
 \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ CLERK

## APPENDIX I

The lands subject to this By-law are located on the northeast corner of Kipling Avenue and Chavender Place, in Part of Lot 9, Concession 7, City of Vaughan (8281 and 8291 Kipling Avenue).

On April 10, 2006, Council considered an application to amend the Official Plan and resolved the following:

1. THAT Official Plan Amendment File OP.05.015 (2055065 Ontario Inc.) BE APPROVED, to amend the "Low Density Residential" policies in OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor Plan), specifically:
  - a) to increase the maximum permitted density on the subject lands shown on Attachment #1 from 8.6 units/ha to 20 units/ha, to facilitate the development of two single-detached and six semi-detached dwellings, as shown on Attachment #2; and,
  - b) to exempt the subject lands from Section 3.4(n) to permit semi-detached dwellings to front onto Kipling Avenue, whereas the Official Plan permits only single-detached dwellings to front onto this road.
  
2. THAT Zoning By-law Amendment File Z.05.028 (2055065 Ontario Inc.) BE APPROVED, to amend By-law 1-88, specifically, to rezone the subject lands from R1 Residential Zone to R3 Residential Zone (single-detached) and R5(H) Residential Zone (semi-detached) with the Holding Symbol (H), as shown on Attachment #2, subject to the following exceptions:
  - a) for the lands to be zoned R3 Residential Zone:
    - i) require a minimum front yard of 10m for Lot 1, whereas 4.5m is required; and,
    - ii) require a minimum front yard of 12m for Lot 2, whereas 4.5m is required; and,
  
  - b) for the lands to be zoned R5(H) Residential Zone with the Holding Symbol (H):
    - i) require a minimum lot frontage of 7m, whereas 7.5m is required;
    - ii) require a minimum interior side yard of 1.2m, whereas 1.5m is required; and,
  
  - c) that the Holding Symbol "(H)" shall be removed on the subject lands zoned R5(H) Residential Zone upon servicing capacity being allocated by Council.



**APPENDIX II  
EXISTING LAND USE  
OFFICIAL PLAN AMENDMENT No. 636**

NOT TO SCALE

AREA SUBJECT TO  
AMENDMENT No. 636



RESIDENTIAL



OPEN SPACE



FILE No. OP.05.015

RELATED FILE No. Z.05.028

LOCATION: Part of Lot 9, Concession 7

APPLICANT: 2055065 ONTARIO INC.

CITY OF VAUGHAN

