

I, SYBIL FERNANDES, Deputy 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 638 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 18th day of July, 2006.

Sybil Fernandes

Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 27th day of July, 2006.

Certificate of Approval

AMENDMENT No. 638

TO THE

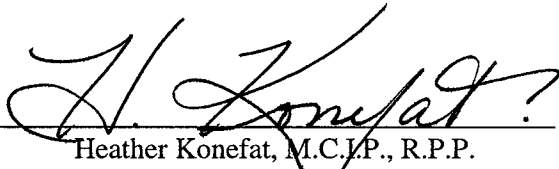
OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan approved pursuant to Sections 17 and 21 of the Planning Act and came into force on July 18, 2006.

Date:

July 18, 2006.



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

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 175-2006

A By-law to adopt Amendment Number 638 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 638 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 the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 638 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 23rd day of May, 2006.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 638
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 638 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 638.

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. 600 by redesignating certain lands from "Neighbourhood Commercial Centre" and "Low Density Residential" to site-specific "High Density Residential/Commercial" and "Neighbourhood Commercial Centre" designations.

The subject Amendment will also include site-specific high density residential policies, and identify the maximum density, floor space index (FSI), and building height standards for the portion of the lands to be designated "High Density Residential/Commercial".

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. 638". The Subject Lands comprise 3.81 ha and are located at the southwest corner of Teston Road and Bathurst Street, known as Block 1158 on approved Draft Plan of Subdivision 19T-99V08, in Planning Block 12, being Part of Lot 25, Concession 2, City of Vaughan. The northerly 0.98ha of the Subject Lands abutting Teston Road is to be designated "Neighbourhood Commercial Centre", and the remaining southerly 2.83ha is to be designated "High Density Residential/Commercial".

III BASIS

The decision to amend the Official Plan to redesignate a portion of the Subject Lands to "High Density Residential/Commercial" and include site-specific policies for the proposed high density residential development with a maximum density of 250 units/ha, a maximum building height of 12 storeys, and a maximum Floor Space Index (F.S.I) of 2.95; and further to redesignate a portion of the Subject Lands to "Neighbourhood Commercial Centre" to permit neighbourhood commercial uses at the southwest corner of Bathurst Street and Teston Road, is based on the following considerations:

1. The Provincial Policy Statement includes policies requiring a mix of residential uses that promote cost-effective development and development standards to minimize land consumption. Development is also to be directed to settlement areas and promote land use patterns and densities that support public transit. The proposed redesignation of the Subject Lands from "Low Density Residential Area" and "Neighbourhood Commercial Centre" in part to "High Density Residential/Commercial" will broaden the mix of residential forms. The high density residential uses will also minimize land consumption and servicing costs, by introducing a greater number of potential residents into the area. The proposed redesignation meets these Provincial Policy Statement policies.

2. The Draft Growth Plan (Places to Grow) for the Greater Golden Horseshoe establishes principles of compact communities that provide a choice in housing and support transit. The Draft Growth Plan states that strong and healthy communities should have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all potential residents. The proposed high density residential development addresses these principles and policies through its proposed location, compact development form and support of a viable transit network. It also will meet these principles in that a higher density promotes intensification and a mix of housing types.
3. The Region of York Official Plan includes goals and policies that promote a mix of housing types, support compact communities and establish corridors to link urban centres. The proposed redesignation to "High Density Residential/Commercial" will contribute to the mix of housing types and assist in establishing a compact and efficient community. The Regional Official Plan designates the Subject Lands as an "Urban Area" and also identifies Teston Road and Bathurst Street as "Urban Corridors". The plan encourages and promotes higher densities, recognizing the function of Teston Road and Bathurst Street as corridors that link centres and transit routes. The proposed redesignation meets these policies
4. The site's orientation to Teston Road and Bathurst Street, the minimal impact on soft and hard services, and the positive transportation impact, establishes the Subject Lands as a desirable location for the proposed redesignation in part to "High Density Residential/Commercial".
5. The location of the Subject Lands at the intersection of two arterial roads (Bathurst Street and Teston Road), provides locational opportunities for commercial businesses to thrive and prosper. In addition, the proposed "Neighbourhood Commercial Centre" uses will complement and serve the proposed high density residential development and the existing and future development in the surrounding area. On this basis, the proposed redesignation of a portion of the Subject Lands to "Neighbourhood Commercial Centre" is considered to be appropriate.

Having received a statutory Public Hearing held on September 19, 2005, Vaughan Council on May 8, 2006 approved Official Plan Amendment Application OP.05.018 (Andridge Homes Five Limited) under Amendment No. 638 to redesignate the Subject Lands from "Low Density Residential" and "Neighbourhood Commercial Centre" to "High Density Residential/Commercial" and "Neighbourhood Commercial Centre" with site specific policies to permit high density residential at a maximum density of 250 units/ha, a maximum Floor Space Index (F.S.I.) of 2.95, and a maximum building height of 12-storeys; and neighbourhood commercial uses.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the subject lands shown as "Area Subject to Amendment No. 638" on Schedules "1" and "2" attached hereto from "Low Density Residential Area" and "Neighbourhood Commercial Centre" to "High Density Residential/Commercial" and "Neighbourhood Commercial Centre", respectively, in the manner shown on the said Schedules.
2. Adding the following site-specific development policies to Section 4.2.1.4 "High Density Residential/Commercial" in Amendment No. 600:

"4.2.1.4.1 Exceptions

- b. Notwithstanding the above, the Subject Lands identified as "Area Subject to Amendment No.638," and designated "High Density Residential/Commercial", at the southwest corner of Teston Road and Bathurst Street, is hereby subject to the following policies:
 - i. The maximum residential density shall be 250 units per hectare.
 - ii. The maximum permitted building height shall be restricted to 12-storeys, with the specific details to be set out in the implementing zoning by-law.
 - iii. The maximum Floor Space Index (F.S.I.) shall be 2.95.
 - iv. Site specific development standards shall be set out in the implementing zoning by-law.
 - v. Prior to final Site Plan approval, the Owner shall prepare for review and approval the Urban Design Guidelines (U.D.G) and Landscape Master Plan for the southwest corner of Teston Road and Bathurst Street to the satisfaction of the City.
3. Deleting Schedule "C" in Official Plan Amendment No. 600 and substituting therefor the Schedule "C", attached hereto as Schedule "2".

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 City of Vaughan Comprehensive Zoning By-law 1-88, Draft Plan of Subdivision approval, and Site Plan 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 that Plan shall apply with respect to this Amendment.

TESTON ROAD

TORAH GATE

NEIGHBOURHOOD
COMMERCIAL CENTRE
(0.98 ha.)

HIGH DENSITY
RESIDENTIAL/COMMERCIAL
(2.83 ha.)

BATHURST STREET

LADY DOLORES AVENUE


34.348
N58°57'00"W

163.972

N11°05'30"W





Not to Scale


AREA SUBJECT TO
AMENDMENT No. 638

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 638**

ADOPTED THE 23 DAY OF MAY, 2006

FILE: OP.05.018 & Z.05.039
LOCATION: Part Lot 25, Concession 2
APPLICANT: ANDRIDGE HOMES FIVE LIMITED
CITY OF VAUGHAN

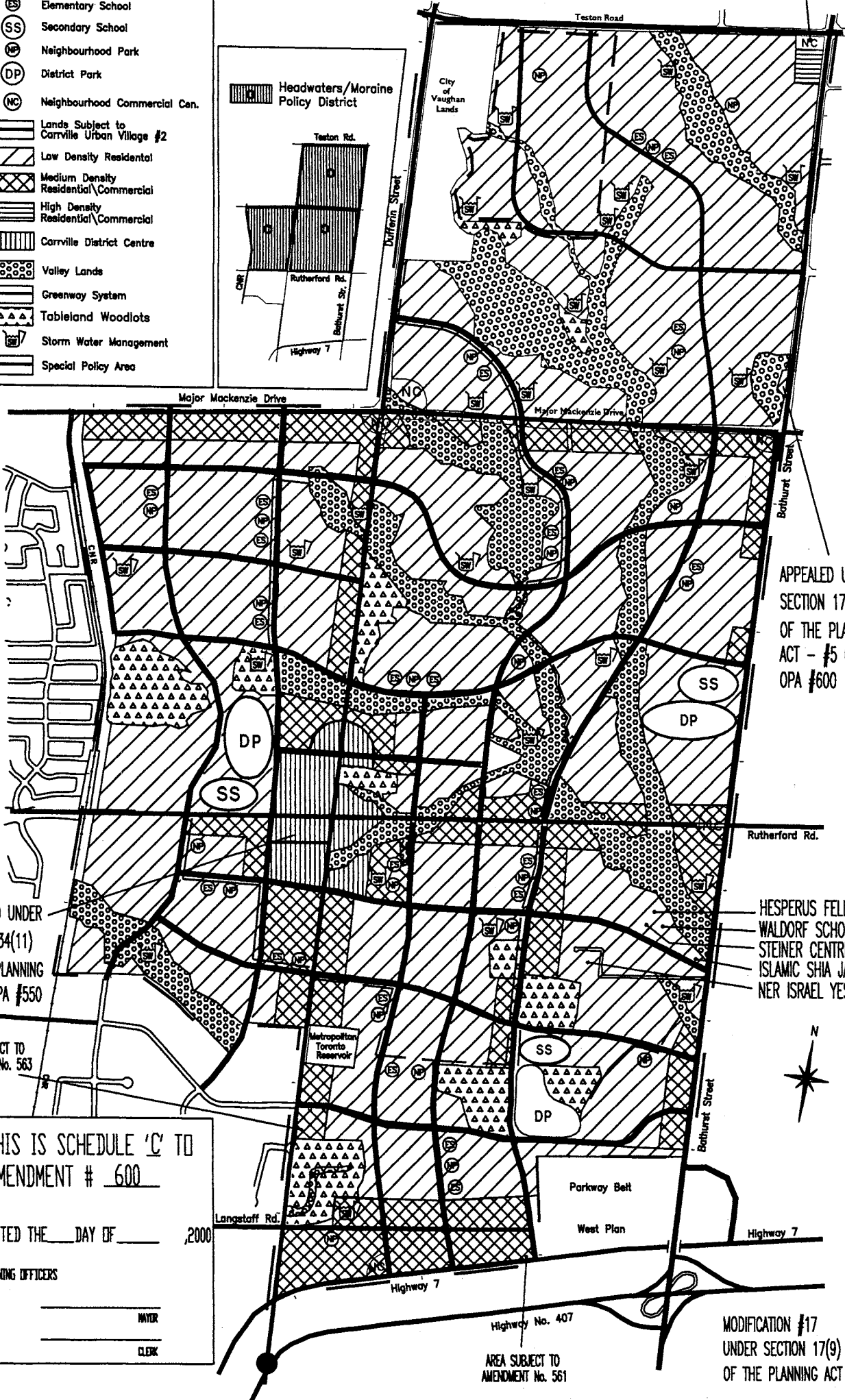
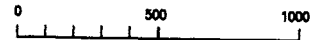
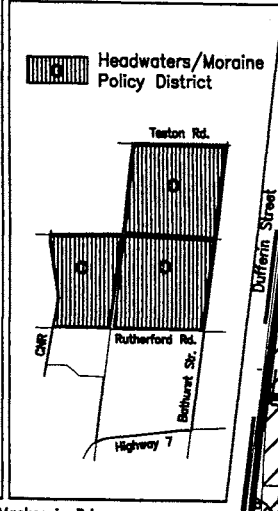
SIGNING OFFICERS

MAYOR

CLERK

CARRVILLE - URBAN VILLAGE 2

AREA SUBJECT TO AMENDMENT No. 638

LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cen.
- Lands Subject to Carrville Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- High Density Residential/Commercial
- Carrville District Centre
- Valley Lands
- Greenway System
- Tableland Woodlots
- Storm Water Management
- Special Policy Area



APPEALED UNDER SECTION 17(36) OF THE PLANNING ACT - #5 OF OPA #600

DEFERRED UNDER SECTION 34(11) OF THE PLANNING ACT - OPA #550

AREA SUBJECT TO AMENDMENT No. 563

HESPERUS FELLOWSHIP
WALDORF SCHOOL
STEINER CENTRE
ISLAMIC SHIA JAMAAT
NER ISRAEL YESHIVA

THIS IS SCHEDULE 'C' TO AMENDMENT # 600

ADOPTED THE _____ DAY OF _____, 2000

SIGNING OFFICERS

MAYOR

CLERK

AREA SUBJECT TO AMENDMENT No. 561

MODIFICATION #17 UNDER SECTION 17(9) OF THE PLANNING ACT

THIS IS SCHEDULE '2' TO AMENDMENT No. 638

ADOPTED THE 23 DAY OF MAY, 2006

FILE: OP.05.018 & Z.05.039
LOCATION: Part Lot 25, Concession 2
APPLICANT: ANDRIDGE HOMES FIVE LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

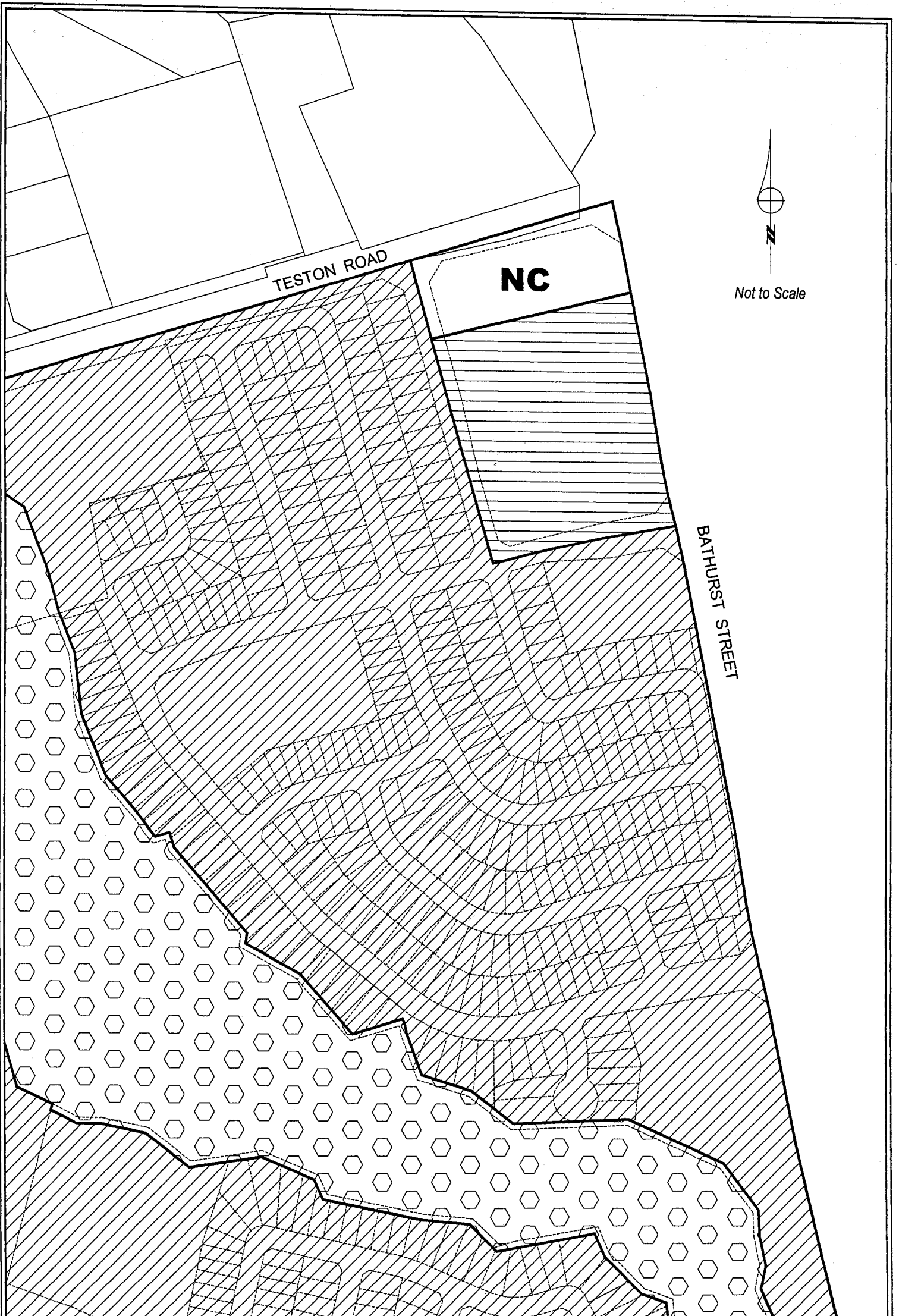
The Subject Lands are located at the southwest corner of Teston Road and Bathurst Street, being in Part of Lot 25, Concession 2, City of Vaughan.

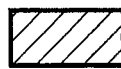



On May 8, 2006, Council considered a report and the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment Application OP.05.018 and Zoning By-law Amendment Application Z.05.039 (Andridge Homes Five Limited).

- “1. THAT Official Plan Amendment File OP.05.018 (Andridge Homes Five Limited) BE APPROVED, to redesignate the Subject Lands from “Neighbourhood Commercial Centre” and “Low Density Residential” to “High Density Residential” and “Neighbourhood Commercial Centre” as shown on Attachment #2, and to permit a maximum residential density of 250 units/ha; a maximum building height of 12-storeys and a maximum Floor Space Index (F.S.I.) of 2.95.

2. THAT Zoning By-law Amendment File Z.05.039 (Andridge Homes Five Limited) BE APPROVED, to rezone the Subject Lands from C4(H) Neighbourhood Commercial Zone with the Holding Symbol (H) to RA3(H) Apartment Residential Zone and C4(H) Neighbourhood Commercial Zone each with the Holding Symbol (H) as shown on Attachment #3. The C4(H) Neighbourhood Commercial Zone shall in addition, permit a drive-thru associated with a bank or financial institution, automobile gas bar and car wash. The Holding Symbol “H” shall be lifted upon the availability of servicing allocation and the approval of a Site Plan Amendment Application.”

At the May 8, 2006, Council Meeting, Council approved the above-noted recommendation.



- | | | | |
|---|-------------------------|---|-------------------------------------|
|  | LOW DENSITY RESIDENTIAL |  | HIGH DENSITY RESIDENTIAL/COMMERCIAL |
|  | VALLEY LANDS |  | NEIGHBOURHOOD COMMERCIAL |

**APPENDIX II
TO AMENDMENT No. 638
EXISTING LAND USE**

FILE: OP.05.018 & Z.05.039
 LOCATION: Part Lot 25, Concession 2
 APPLICANT: ANDRIDGE HOMES FIVE LIMITED
 CITY OF VAUGHAN

SIGNING OFFICERS



 MAYOR

 CLERK