

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 682 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 11th day of September, 2008.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 30th day of September, 2008.

Certificate of Approval

AMENDMENT No. 682

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 September 11, 2008.

Date: September 11, 2008



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

THE CITY OF VAUGHAN

BY-LAW

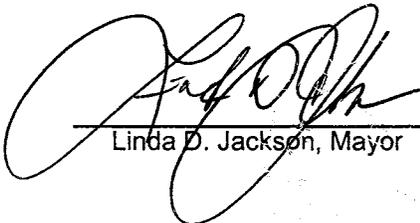
BY-LAW NUMBER 164-2008

A By-law to adopt Amendment Number 682 the Official Plan of the Vaughan Planning Area.

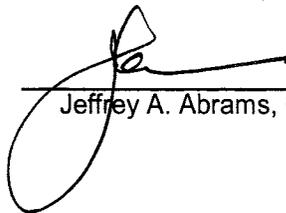
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 682 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 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 June, 2008.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 682
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 682 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 682.

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 the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment #240 (Woodbridge Community Plan) as amended by Official Plan Amendment #542 to permit an increase to the maximum permitted residential density for the subject lands from 85 units/ha (uph) to 150 uph, thereby increasing the total number of residential units permitted on the Subject Lands (Phase 1 and 2) from 115 units to 203 units, and more specifically from 34 units to 122 units for Phase 2 of the development, to facilitate a residential condominium building. The Amendment will also provide for a reduced minimum vegetated buffer, increased building height development policies to facilitate the proposed development on Phase 2 of the Subject Lands.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 682". The Subject Lands are located on the north side of Regional Road 7, between Wigwoss Drive and Pine Valley Drive and are comprised of two irregular shaped Blocks (Phases 1 and 2) as shown on Schedule "2", hereto, and municipally known as 4620 and 4700 Regional Road #7 in Lot 6, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit an increase in the maximum permitted density on the Subject Lands from 85 uph to 150 uph, thereby increasing the number of residential units from 115 to 203 units, and more specifically the number of residential units in Phase 2 from 34 units to 122 units, being an increase of 88 units; increased building height; and, to provide a landscape vegetated buffer having a minimum average width of 3 m for Phase 2, is based on the following considerations:

1. The Amendment maintains the "High Density Residential" land use designation approved by OPA #542, however, amends the site-specific development policies to facilitate the development of Phase 2, to be comprised of a 4 to 6 storey building, with 122 residential units, thereby increasing the density for the Subject Lands (Phase 1 and 2) from 85 uph to 150 uph. This level of intensification is consistent with OPA #661 (Avenue Seven Land Use Futures Plan), which was adopted by Vaughan Council in June 2007, and is awaiting final approval from the Region of York.
2. The Provincial Policy Statement (PPS) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to

urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:

- i) efficiently use land, resources, infrastructure and public service facilities;
- ii) avoid the need for unnecessary and/or uneconomical expansion of infrastructure; and,
- iii) support the use of public transit in areas where it exists or is to be developed.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units. The proposed development meets the intent of the Provincial Policy Statement.

3. The Province approved the "Places to Grow Plan" in 2006, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The "Places to Grow Plan" promotes increased intensification of the existing built-up areas, with a focus on urban growth centres, corridors and major transit stations. Concentrating intensification in these areas provides a focus for transit and infrastructure investment to support growth and for building compact, transit-supportive communities. The "Places to Grow Plan" requires that by 2015, a minimum of 40% of all residential development is to occur within the defined built-up area. The proposed development is consistent with the Provincial "Places to Grow Plan" by directing growth to a built-up area where the capacity exists to best accommodate the expected population, household and employment growth, and by promoting transit-supportive densities.
4. The Region of York Official Plan (YROP) identifies Vaughan and specifically the Subject Lands, as an "Urban Area". The objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The proposed development is consistent with these Regional Official Plan policies.
5. The Subject Lands are located within the Woodbridge Community Plan (OPA #240) and "The Avenue Seven Land Use Futures Plan" (OPA #661). OPA #661 redesignates the Subject Lands as "Prestige Area-Centres Avenue Seven Corridor", which would permit intensification on the subject lands to a maximum building height of 6-storeys. The proposed development is consistent with the policy permissions granted by OPA #661. OPA #661 has been adopted by Council, and is awaiting final approval from the Region of York.

6. A general goal of OPA #240 (Woodbridge Community Plan) is to create a distinct residential community of scale and character that relates well to the existing village quality of Woodbridge, and possess a strong sense of community identity. With respect to housing, OPA #240 provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs. This Amendment is consistent with the goals of OPA #240.
7. Having received a statutory Public Hearing held on June 19, 2006, on May 12, 2008, Vaughan Council approved Official Plan Amendment File OP.06.013 to permit an increase in the maximum density for the Subject Lands, and to permit a maximum 4 to 6 storey tiered building with a maximum of 122 units for Phase 2 of the development. Phase One is built and occupied.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment #240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area, as amended is hereby further amended by:

1. Deleting from Subsection 3.4, "Residential Specific Policies", all policies respecting the lands located on the north side of Regional Road 7, including half of the Sylvan Brook Avenue road allowance implemented by OPA #542, and substituting therefor the following:
 - "q. Lands designated "High Density Residential" located on the north side of Regional Road 7, shown as "Area Subject to OPA #682 on Schedule "1" attached hereto, and municipally known as 4620 and 4700 Regional Road 7, shall be subject to the following policies:
 1. The Subject Lands shall be developed in two phases, as shown on Schedule "2" attached hereto as follows:
 - i) Phase One (1) - a maximum 4-storey residential building with a maximum of 81 dwelling units.
 - ii) Phase Two (2) - a maximum 4 to 6 storey residential building with a maximum of 122 dwelling units. Notwithstanding, the maximum building height permitted within 30 metres of a residential designation shall be 4 storeys; and, the easterly portion of the building may exceed 6 storeys, to a maximum building height of 24 metres, due to the slope in the grade across the Subject Lands.

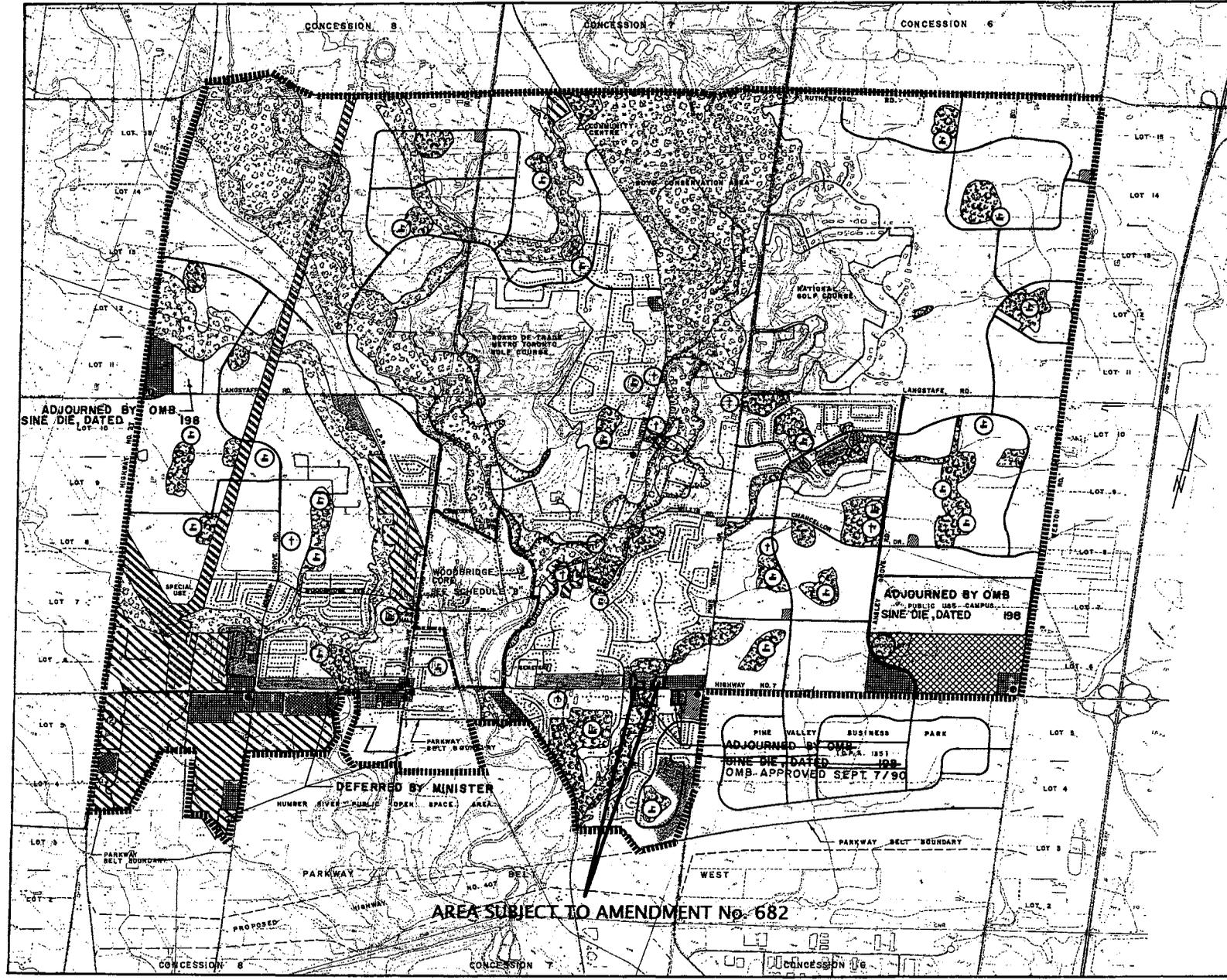
2. The following policies shall apply to the development of Phase Two (2) and any future development on Phase One (1):
- i) The maximum density calculated across both Phase 1 and Phase 2 shall be 150 units/ha and the maximum number of dwelling units shall not exceed a total of 203 units;
 - ii) A minimum 1 m wide ecological vegetated buffer shall be maintained along the east property line of Phase 2. A minimum 3 m wide ecological buffer shall be maintained along the north property line of Phase 2. The area of the ecological buffer may be included in the calculation of the permitted residential density over Phases 1 and 2.
 - iii) Any studies required by the City or applicable approval agency (i.e. The Toronto and Region Conservation Authority, the Regional Municipality of York, etc) shall be submitted in support of the Site Development Application, including but not limited to a Traffic Study, Noise Study, Hydraulic Cut and Fill Report, Sediment and Erosion Control Plans, Edge Management Plan, etc.
 - iv) That development shall incorporate sustainable building and site design features to be reviewed at the Site Development Approval stage.
 - v) Development shall be constructed in a manner that is compatible with the surrounding area and with the Regional Road 7 streetscape with respect to overall height, mass, scale and architectural design of the buildings, landscaping and buffering; any building shall incorporate a design which is complementary to the adjacent development and sensitive to the neighbouring residential subdivision.
 - vi) The appropriate development standards will be included 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, and Site Plan and Draft Plan of Condominium approvals, 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.



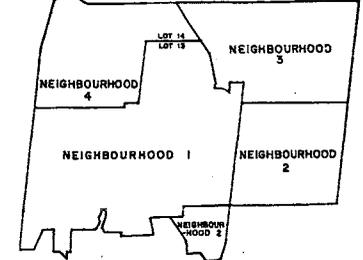
THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240
ADOPTED THE ___ DAY OF _____, 2005

- 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. 682

FILE No's. OPA #682 & OP.06.013
RELATED FILE No. Z.06.035
LOCATION: Part of Lot 6, Concession 7
APPLICANT: 1643750 ONTARIO LIMITED (RICE DEVELOPMENTS)
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO AMENDMENT No. 682
ADOPTED THE 23 DAY OF JUNE, 2008

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

The subject lands are located on the north side of Regional Road 7, west of Pine Valley Drive, known municipally as 4620 and 4700, in Lot 6, Concession 6, City of Vaughan.

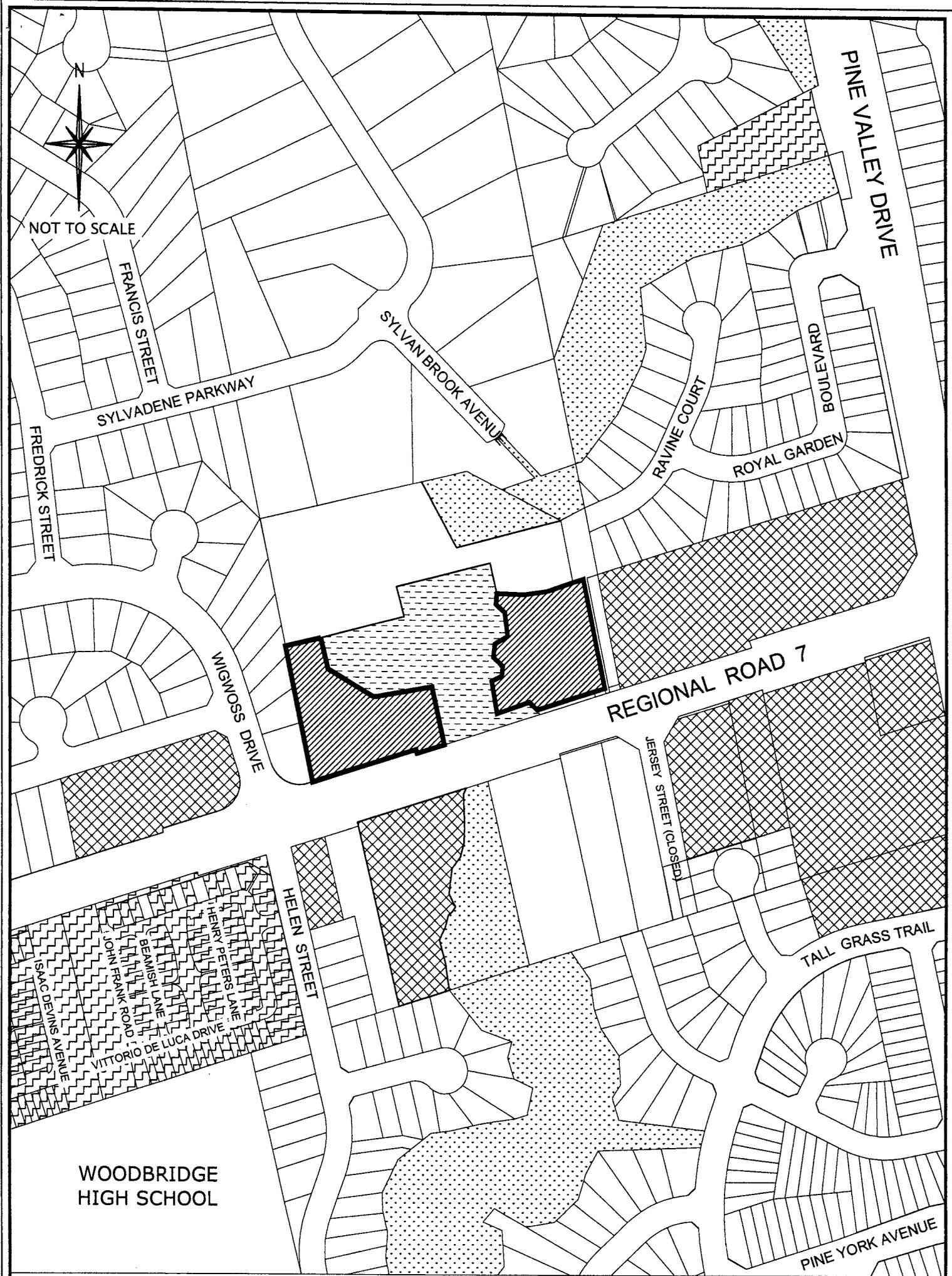
On May 12, 2008 Vaughan Council considered applications to amend the Official Plan and Zoning By-law (Files OP.06.013 and Z.06.035) and resolved the following:

1. THAT Official Plan Amendment File OP.06.013 (1643750 Ontario Limited, c/o Rice Developments) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #542, specifically the "High Density Residential" policies (Phases 1 and 2), to:
 - i) permit an increase in the maximum density from 85 units/ha to 150 units/ha, thereby increasing the number of units from 115 to 203 (increase of 88 units) within the "High Density Residential" designation (Phases 1 and 2) of OPA #542, or specifically, an 88 unit increase on the subject lands (Phase 2), as shown on Attachment #1, from 34 to 122 units;
 - ii) permit an increase in the maximum permitted building height from 4 storeys to 6 storeys for Phase 2 of the development only, being the subject lands shown on Attachment #2; however, a maximum 4 storey building height shall be required within 30m of an R2 Residential Zone; and
 - iii) permit a minimum 1 m wide ecological vegetated buffer along a portion of the east property line as shown on Attachment #2, in addition to maintaining the minimum 3 m wide buffer requirement adjacent to the balance of the easterly valleylands.
2. THAT the implementing Official Plan Amendment include the following development policies:
 - i) permit a maximum density of 150 units/ha in the "High Density Residential" designation;
 - ii) permit a maximum of 122 units for Phase 2 of the development only, being the subject lands shown on Attachment #2;
 - iii) permit a maximum building height of 6 storeys for Phase 2 of the development only, being the subject lands shown on Attachment #2; however, a maximum 4 storey building height shall be required within 30 m of an R2 Residential Zone;
 - iv) require ecological buffers as shown on Attachment #2, to the satisfaction of the Toronto and Region Conservation Authority, and that the said ecological buffers may be included in the calculation of the permitted residential development density; and,
 - v) include a clause requiring that sustainable building and site design features be reviewed through the Site Development Application process.
3. THAT Zoning By-law Amendment File Z.06.035 (1643750 Ontario Limited, c/o Rice Developments) BE APPROVED, to amend the RA2 Apartment Residential Zone standards within Exception 9(1131) of By-law 1-88, as follows:
 - i) permit a minimum lot area of 7134 m², whereas 9760 m² is required;
 - ii) permit a maximum of 203 units in the RA2 Apartment Residential Zone (Phases 1 and 2), and specifically a maximum of 122 units in Phase 2, being the subject lands shown on Attachment #2, whereas a maximum of 115 units is permitted in Phases 1 and 2 of the RA2 Apartment Residential Zone;
 - iii) permit a minimum front yard setback of 5.0 m for the proposed building, and 0 m for the stairs (abutting Regional Road #7) and portion of the underground garage, whereas 7.5 m, and 5.7 m and 0.8 m are required, respectively;
 - iv) permit a maximum building height of 6 storeys and 24 m (for the 6 storey portion of the building), whereas a maximum of 4 storeys is permitted;
 - v) permit a minimum amenity area of 4200 m², whereas 6150 m² is required;
 - vi) permit a minimum 1.5 m wide strip of land around the periphery of the outdoor parking area, whereas 3.0 m is required;
 - vii) that minimum 1 m, 3 m, 5 m, and 6 m ecological buffer lands, to be used solely for landscaping, be provided along the east and north property lines in the manner shown on Attachment #2;
 - viii) permit a minimum of 183 parking spaces (including visitors), whereas 214 spaces (including visitors) is required;

- ix) amend Building Envelope "A" as shown on Schedule "E-1249" of By-law 1-88, to facilitate the proposed development as shown on Attachment #2; and,
- x) include any other zoning exceptions that are required to implement the final site plan, as may be approved by Council.

4. That the implementing Zoning By-law shall:

- i) zone the subject lands (Phase 2) with the addition of the Holding Symbol "(H)", and that the Holding Symbol "(H)" shall not be removed until Council:
 - a) approves a Site Development Application for the subject lands; and,
 - b) allocates water and sewage capacity for the proposed development;
- ii) include any required exceptions for the northerly Cosmetic Surgery Hospital to facilitate vehicular access through the subject lands to Regional Road 7."



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 682

FILE No's. OPA #682 & OP.06.013
 RELATED FILE No. Z.06.035
 LOCATION: Part of Lot 6, Concession 7
 APPLICANT: 1643750 ONTARIO LIMITED
 (RICE DEVELOPMENTS)
 CITY OF VAUGHAN

AREA SUBJECT TO AMENDMENT No. 682	
LOW DENSITY RESIDENTIAL	
MEDIUM DENSITY RESIDENTIAL	
COMMERCIAL	
OPEN SPACE	
DRAINAGE TRIBUTARY	