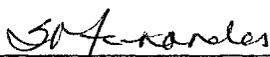


I, SYBIL FERNANDES, Deputy City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 717 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 20th day of October, 2011.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 31st day of October, 2011.

**Environment and Land Tribunals
Ontario**

Ontario Municipal Board

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Fax: (416) 326-5370
Website: www.elto.gov.on.ca

**Tribunaux de l'environnement et de
l'aménagement du territoire Ontario**

Commission des affaires municipales
de l'Ontario

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Télécopieur: (416) 326-5370
Site Web: www.elto.gov.on.ca



VIA EMAIL

October 26, 2011

Mr. Denis Kelly, Clerk
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear Mr. Kelly:

**RE: OMB Case & File No. PL101265
Official Plan Amendment No. 717 (OPA No. 717) of the City of Vaughan
Appeals under Subsection 17(36) of the Planning Act by Woodvalley
Developments Inc., Ankara Realty, Nine-Ten West Limited and Block 11
Properties Inc. (Trustee on Behalf of the Block 11 Landowners Group)
City of Vaughan**

Subsection 17(39) of the *Planning Act* provides;

(39) If all appeals made under subsection (36) in respect of all or part of the decision of the approval authority are withdrawn and if the time for filing notice of appeal has expired, the secretary of the Municipal Board shall notify the approval authority that made the decision and,

*(a) the decision or that part of the decision that was the subject of the appeal is final;
and*

(b) the plan or part of the plan that was approved and in respect of which all the appeals have been withdrawn comes into effect as an official plan or part of an official plan on the day the last outstanding appeal has been withdrawn.

I am writing to advise that the appeals by Woodvalley Developments Inc., Ankara Realty and Nine-Ten West Limited were withdrawn by letter dated September 20, 2011. I am also writing to advise that the appeal by the Block 11 Properties Inc., Trustee on behalf of the Block 11 Landowners Group, was withdrawn by letter dated October 20, 2011.

There are no outstanding appeals in this matter and the above noted OMB case and file is now closed.

Yours truly,

Joanne Hays
for

JOANNE HAYES
SECRETARY

c: Mr. Jeffrey Abrams, Clerk, City of Vaughan
Ms. Claudia Storto, Solicitor, City of Vaughan
Mr. Gabe Szobel, Associate Counsel, Regional Municipality of York
Ms. Maria Leonis, Planner, Regional Municipality of York
Mr. Grant Uyeyama, Director of Development Planning, City of Vaughan
Mr. Arthur Shapero, Owens Wright, LLP
Mr. Chris Barnett, Davis, LLP
Mr. Barry Horosko, Bratty & Partners, LLP
Ms. Caterina Facciolo, Bratty & Partners, LLP
Mr. Michael Durisin, Trustee, Block 11 Properties Inc.
Mr. Scott Morrison, OMB Coordinator, Municipal Programs & Education Branch,
Ministry of Municipal Affairs & Housing

THE CITY OF VAUGHAN

BY-LAW

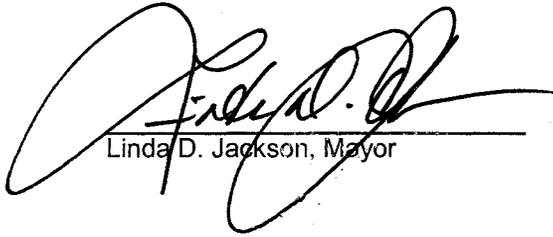
BY-LAW NUMBER 236-2010

A By-law to adopt Amendment Number 717 to the Official Plan of the Vaughan Planning Area.

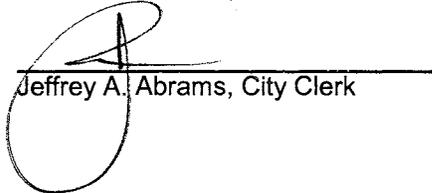
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 717 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2" and "3" 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 717 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 7th day of September, 2010.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 717
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 717 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2" and "3" constitute Amendment Number 717.

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 No. 600 by redesignating the "Subject Lands" shown on Schedule "2", attached hereto, from "Low Density Residential" to "High Density Residential/Commercial" (tableland) and "Valley Lands", to permit the development of the following on the tableland:

- Two 8-storey residential buildings having a total of 481 residential units.
- Two 6-storey residential buildings having a total of 374 residential units.

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. 717". The lands are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lot 17, Concession 2, City of Vaughan.

III BASIS

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

1. The Subject Lands are designated "Low Density Residential" by Amendment #600, which is low rise residential in character. Uses permitted in this designation include: detached houses; semi-detached houses; schools; parks and open space; small scale community facilities; small scale places of worship; institutional uses, private home daycare; home occupations; other accessory uses; and, local convenience commercial uses. Within the "Low Density Residential" areas, the maximum permitted net density is 22 units/ha. The proposed development would not conform to the "Low Density Residential" designation and therefore an Official Plan Amendment is required.
2. The proposed development would result in an overall FSI (Floor Space Index) of 1.355. FSI is an alternative, more current way of calculating density than using a units/ha measurement. Density based on FSI takes into consideration the mass and scale of the building. The FSI has been calculated based on a total site area of 57,352m², and a proposed GFA for all four buildings of 77,736m².
3. A review of the existing Provincial, Regional and local policies indicated that the proposed redesignation from "Low Density Residential" to "High Density Residential/Commercial" and "Valley

Land” is consistent with the policies established for intensification. The Provincial Policy Statement (PPS) promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residential intensification in parts of built-up areas having sufficient infrastructure to create a potential supply of new housing units. The PPS also promotes land use patterns and densities that minimize land consumption and support public transit. The proposed redesignation to permit the proposed development is consistent with the intent of the Provincial Policy Statement.

4. The Provincial Places to Grow (Growth Plan) establishes principles for compact communities that provide a choice in housing and support transit. The proposed high density development addresses these principles and policies through its location, compact development form and supports existing public transit. The 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 redesignation is consistent with these principles.
5. The Region of York Official Plan identifies the Subject Lands as an “Urban Area” serviced by major transportation corridors and future transit systems. Objectives of the Regional Plan are to target growth to existing built up portions of urban areas; to encourage carefully planned intensification; and, to provide for a broad range of housing types consistent with the policies contained in the Regional Official Plan. The York Region Official Plan encourages opportunities for high density development in established areas where the development would be compatible with the area. The proposed redesignation is consistent with the policies in the Regional Official Plan. The Region of York Planning Department has not identified any concerns respecting the proposed redesignation of the Subject Lands. The Region of York is the final approval Authority for this Amendment.
6. Official Plan Amendment #600 (Vaughan Official Plan) provides for a predominately low density community with some higher densities to accommodate other housing needs in the new urban villages. The proposed redesignation to permit apartment dwelling units and retirement residence suites would provide alternative housing forms to address the needs of the community within this predominately low density neighbourhood.

Having received a statutory Public Hearing held on September 24, 2007, Vaughan Council approved Official Plan Amendment Application OP.07.003 (Joseph and Wolf Lebovic Jewish Community Campus) to redesignate the subject lands from “Low Density Residential” to “High Density Residential/Commercial” and “Valley Land” in order to facilitate a total of 855 residential units, consisting of apartment dwelling units or retirement residence suites or a combination thereof, within a maximum of 4 residential buildings ranging in height from 6 to 8-storeys under Amendment No. 717.

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 lands shown as "Area Subject to Amendment No. 717" on Schedules "1", "2" and "3" attached hereto from "Low Density Residential" to "High Density Residential/Commercial".
2. Adding the following site-specific development policies to the end of Section 4.2.1.4 "High Density Residential/Commercial" of Amendment #600:

"4.2.1.4.2 (OPA #717) Notwithstanding the above, the lands identified as "Area Subject to Amendment No. 717", located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lot 17, Concession 2, in the City of Vaughan, are subject to the following policies:

- i) the maximum Floor Space Index (FSI) shall be 1.355, yielding a maximum of 855 residential units consisting of apartment dwelling units or residence suites or a combination thereof (geared towards seniors lifestyles) on the Subject Lands;
- ii) the following uses shall be permitted in the "High Density Residential/Commercial" designation:
 - a) apartment dwelling units; residence suites; or a combination thereof not to exceed the total number of 855 dwelling units/residence suites; and,
 - b) accessory ground floor uses geared towards seniors such as personal services, dining facilities and amenity areas for the use of the residents residing within the residential units, the residents suites and/or the long term care facility.
- iii) the maximum permitted building height for the apartment dwelling geared towards seniors lifestyles is as follows:
 - a) North Building in Quadrant "C" – maximum 8-storeys
 - b) South Building in Quadrant "C" - maximum 6-storeys

- c) North Building in Quadrant "D" – maximum 8-storeys
- d) South Building in Quadrant "D" – maximum 6-storeys

iv) sustainable building and site features shall be incorporated into the development of the Subject Lands and shall be implemented through Site Plan Approval process; and,

v) specific development standards shall be established in the implementing Zoning By-law (OPA #717)."

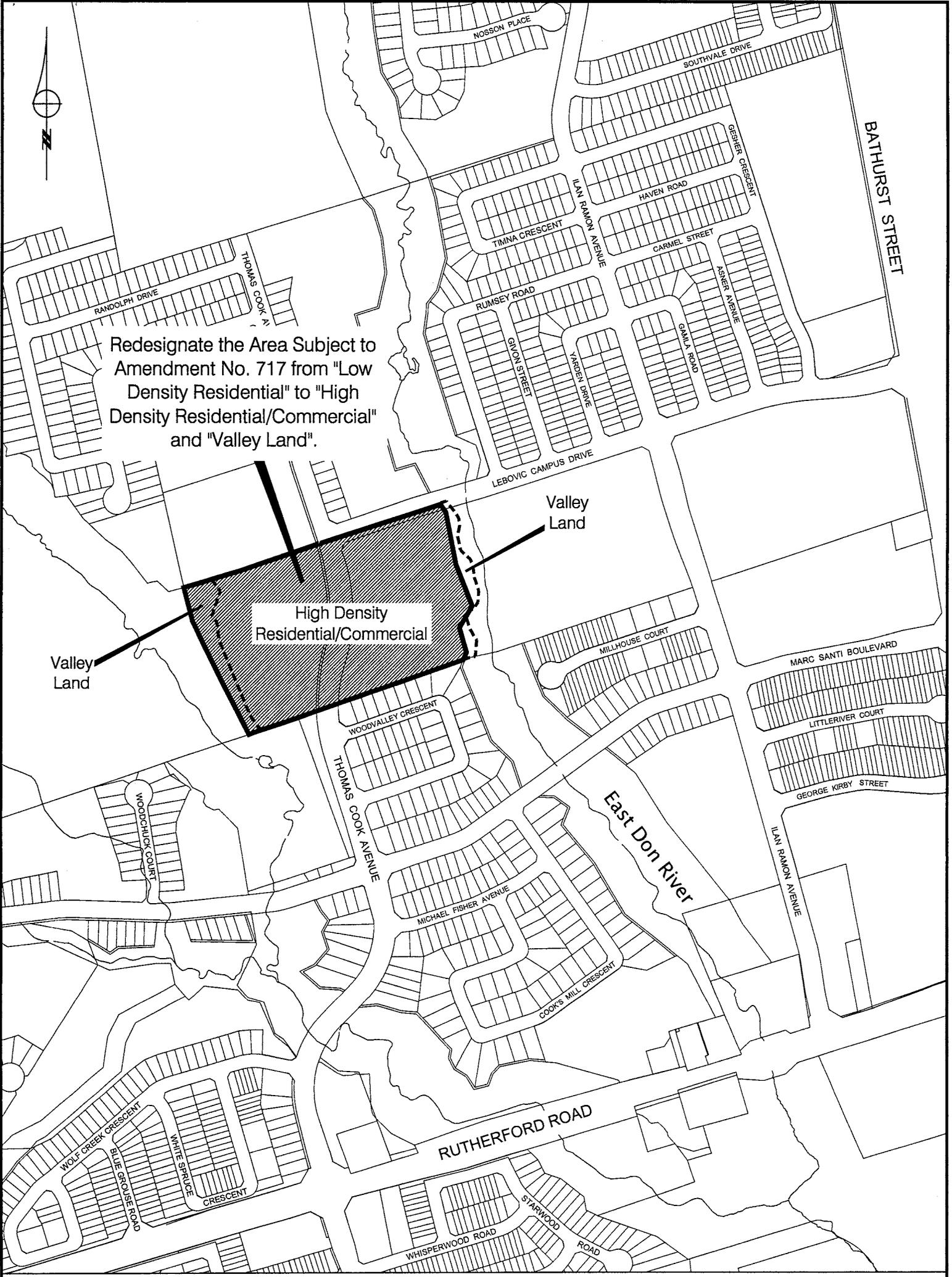
3. Deleting Schedule "C" in Amendment #600 and substituting therefore the Schedule "C" attached hereto as Schedule "3". :

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, 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.



NOT TO SCALE

THIS IS SCHEDULE '1' TO AMENDMENT No. 717



AREA SUBJECT TO
AMENDMENT No. 717

ADOPTED THE 7th DAY OF SEPT., 2010

FILE No.: OPA 717
 RELATED FILE No.: OP.07.003, Z.07.032
 LOCATION: Part of Lot 17, Concession 2
 APPLICANT: JOSEPH & WOLF LEBOVIC JEWISH COMMUNITY CAMPUS
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR
 CLERK



NOT TO SCALE

REDESIGNATE 2.5m
BUFFER FROM "LOW
DENSITY RESIDENTIAL
AREA" TO "VALLEY
LANDS"

LEBOVIC CAMPUS DRIVE

PROPERTY
LINE

REDESIGNATE SUBJECT LANDS FROM
"LOW DENSITY RESIDENTIAL" TO
"HIGH DENSITY RESIDENTIAL /
COMMERCIAL"

PROPERTY
LINE

REDESIGNATE FROM
"LOW DENSITY
RESIDENTIAL"
TO "VALLEY LANDS"

THOMAS COOK AVENUE

WOODVALLEY CRESCENT

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 717**

ADOPTED THE 7th DAY OF SEPT., 2010

AREA SUBJECT TO
AMENDMENT No. 717

FILE No.: OPA 717
RELATED FILE No.: OP.07.003, Z.07.032
LOCATION: Part of Lot 17, Concession 2
APPLICANT: MADISON BATHURST HOLDINGS LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

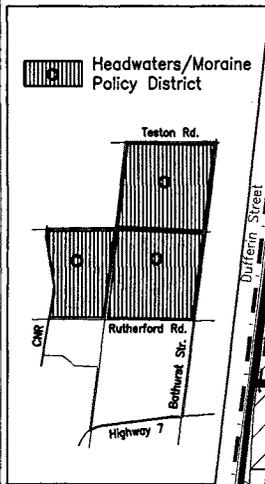
CLERK

CARRVILLE - URBAN VILLAGE 2

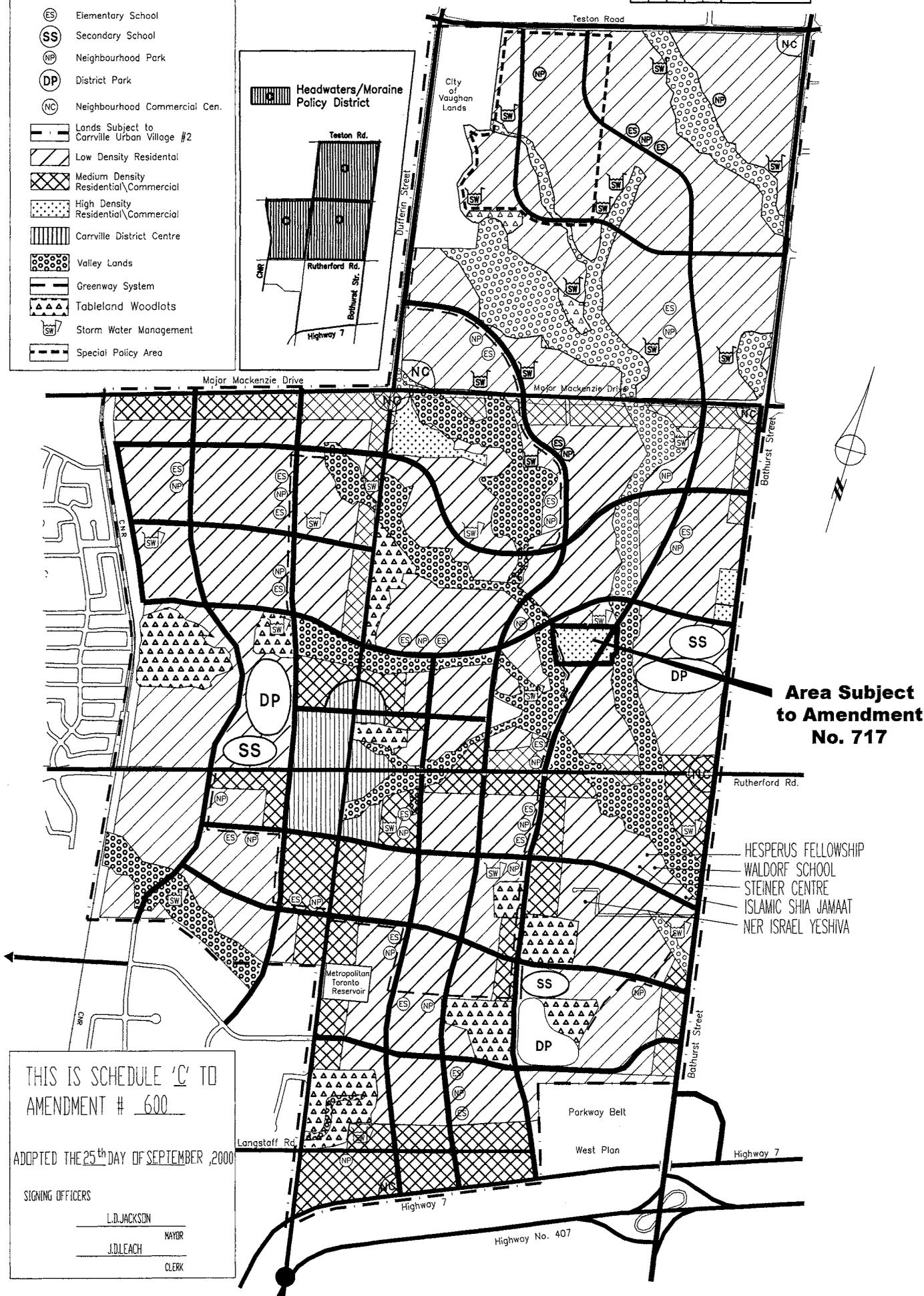
LEGEND

- ⓔ 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

Headwaters/Moraine Policy District



0 500 1000



Area Subject to Amendment No. 717

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

THIS IS SCHEDULE 'C' TO AMENDMENT # 600
 ADOPTED THE 25th DAY OF SEPTEMBER, 2000
 SIGNING OFFICERS
 L.D. JACKSON
 _____ MAYOR
 J.D. LEACH
 _____ CLERK

NOT TO SCALE

**THIS IS SCHEDULE '3'
 TO AMENDMENT No. 717
 ADOPTED THE 7th DAY OF SEPT., 2010**

FILE No.: OPA 717
 RELATED FILE No.: OP.07.003, Z.07.032
 LOCATION: Part of Lot 17, Concession 2
 APPLICANT: JOSEPH & WOLF LEBOVIC JEWISH COMMUNITY CAMPUS
 CITY OF VAUGHAN

SIGNING OFFICERS

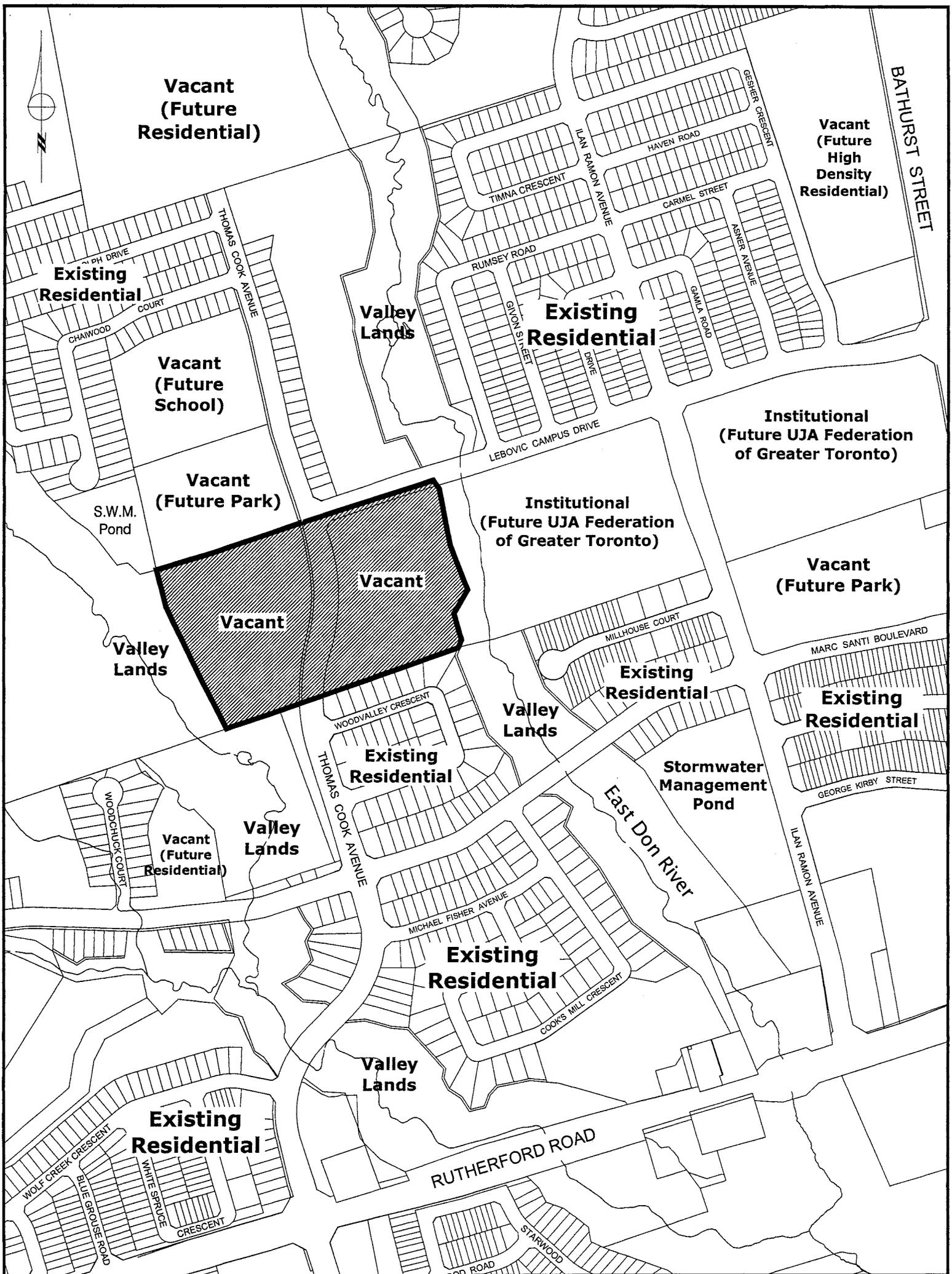
 _____ MAYOR
 _____ CLERK

APPENDIX I

The subject lands are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lot 17, Concession 2, City of Vaughan.

On August 31, 2010, Vaughan Council considered an application to amend the Official Plan and resolved the following:

- "1. THAT Official Plan Amendment File OP.07.003 (Joseph and Wolf Lebovic Jewish Community Campus) BE APPROVED, specifically to amend OPA #600 to redesignate the subject lands shown on Attachments #1 and #2 from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands" as shown on Attachment #4, and include the following high density residential policies:
 - a) permit a maximum of 855 residential units, consisting of apartment units or retirement residence suites or a combination thereof, within a maximum of 4 residential buildings ranging in height from 6 to 8-storeys;
 - b) permit a maximum density of 1.355 Floor Space Index (FSI) on the subject lands;
 - c) permit institutional uses including; private schools and long term care facilities;
 - d) permit accessory ground floor uses geared towards seniors such as personal services, dining facilities and amenity areas for the use of residents residing within the residential units, the residence suites and long term care facility; and,
 - e) include policies to promote sustainable site and building development features."



APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 717

NOT TO SCALE

FILE No.: OPA 717
 RELATED FILE No.: OP.07.003, Z.07.032
 LOCATION: Part of Lot 17, Concession 2
 APPLICANT: JOSEPH & WOLF LEBOVIC JEWISH COMMUNITY CAMPUS
 CITY OF VAUGHAN

 AREA SUBJECT TO AMENDMENT No. 717