

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 730
to the Official Plan of the Vaughan Planning Area

I, JEFFREY A. ABRAMS, of the City of Toronto, MAKE OATH AND SAY:

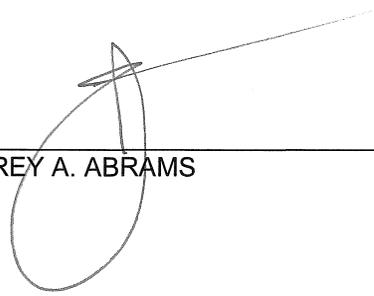
- 1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. **THAT** Official Plan Amendment Number 730 was adopted by the Council of the Corporation of the City of Vaughan on the 20th day of October, 2015, and written notice was given on the 23rd day of October, 2015 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 730 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 730 is deemed to have come into effect on the 13th day of November, 2015, 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)
 20th day of November, 2015.)
)



 A Commissioner, etc.

James Todd Coles,
 a Commissioner, etc.,
 Regional Municipality of York, for
 The Corporation of the City of Vaughan.
 Expires March 27, 2016.



 JEFFREY A. ABRAMS

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 161-2015

A By-law to adopt Amendment Number 730 to the Official Plan of the Vaughan Planning Area.

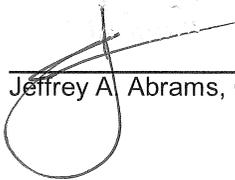
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 730 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 this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 20th day of October, 2015.



Hon. Maurizio Bevilacqua, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 730
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 730 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 730.

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 to provide a site-specific exception to the policies of Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan), as amended by Amendment No. 669.

The subject Amendment will increase the maximum permitted gross floor area devoted to a Business and Professional Office use on the subject lands from 167.2 m² to 279.2 m². The Subject Lands are shown as "Area Subject to Amendment No. 730" on Schedule "1" attached hereto.

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. 730. The Subject Lands are located on the west side of Yonge Street, north of Centre Street and are municipally known as 7822 Yonge Street being Part of Lot 31, Concession 1, City of Vaughan.

III BASIS

The decision to amend the Official Plan for the Subject Lands to increase the maximum gross floor area of the permitted Business and Professional Office use from 167.2 m² to 279.2 m² is based on the following considerations:

1. The Subject Lands are designated "Urban Area" by the Region of York Official Plan (RYOP) and are located on the Yonge Street corridor. Section 5.4 of the RYOP outlines policies for the development of Regional Corridors encouraging compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form. The RYOP establishes policies to revitalize and preserve cultural heritage resources within core historic areas. The proposal to increase the maximum permitted size of a permitted Business and Professional Office use within an existing heritage building, located in the Thornhill Heritage District, is consistent with the Regional Official Plan. Furthermore, the Region of York has advised that the Amendment is consistent with "Community Building" policies (Section 5.2) of the RYOP that directs development to existing built-up portions of urban areas and is intended to promote complete communities with opportunities for employment, recreation and housing.
2. The Subject Lands are designated under Part V of the Ontario Heritage Act and are subject to the policies of the Thornhill -Vaughan Heritage Conservation District Plan, which denotes the area as a collection of buildings, streets and open spaces that collectively are of special historical and/or architectural significance to the community. Specifically, the existing building

on the Subject Lands (7822 Yonge Street) is listed within the District signifying that it is a building of architectural and historic value. The building is also included in the Canadian Inventory of Historic Buildings (CIHB) and the Ontario Inventory of Buildings (OIB). The Owner is not proposing changes to the existing building. The exterior appearance and condition of the building will not be affected.

3. The Subject Lands are designated "Low Density Residential" by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #669. The proposal for a Business and Professional Office use greater than 167.2 m² does not conform to the Official Plan. In light of the Regional policies encouraging a mixed use built form within Regional Corridors, the Official Plan Amendment to permit an increase in the gross floor area devoted to a Business and Professional Office from 167.2 m² to 279.2 m² (entire existing building) can be supported.

OPA #669 implements the recommendations of The Thornhill Yonge Street Study, 2005. It is the intent of the study that the area become a mixed-use area, and be developed as part of a higher order transit corridor. Commercial and employment growth are encouraged through redevelopment. The streetscape policies require a minimum 7 m public realm between the curb edge (Yonge Street) and building front, whereas the existing building is setback 11.25 m. The proposal is consistent with the policies of OPA #669.

Having received a statutory Public Hearing held on January 17, 2012, on May 29, 2012, Vaughan Council approved Official Plan Amendment File OP.11.010 to amend OPA #210 (Thornhill Community Plan), specifically the "Low Density Residential" policies for properties located within the Thornhill Heritage District, to increase the maximum permitted gross floor area devoted to a Business and Professional Office use on the Subject Lands from 167.2 m² to 279.2 m².

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 (Thornhill Vaughan Community Plan) to the Official Plan of the Vaughan Planning Area, is hereby amended by adding the following subparagraph at the end of Section 2.2.2.5 b) ii):

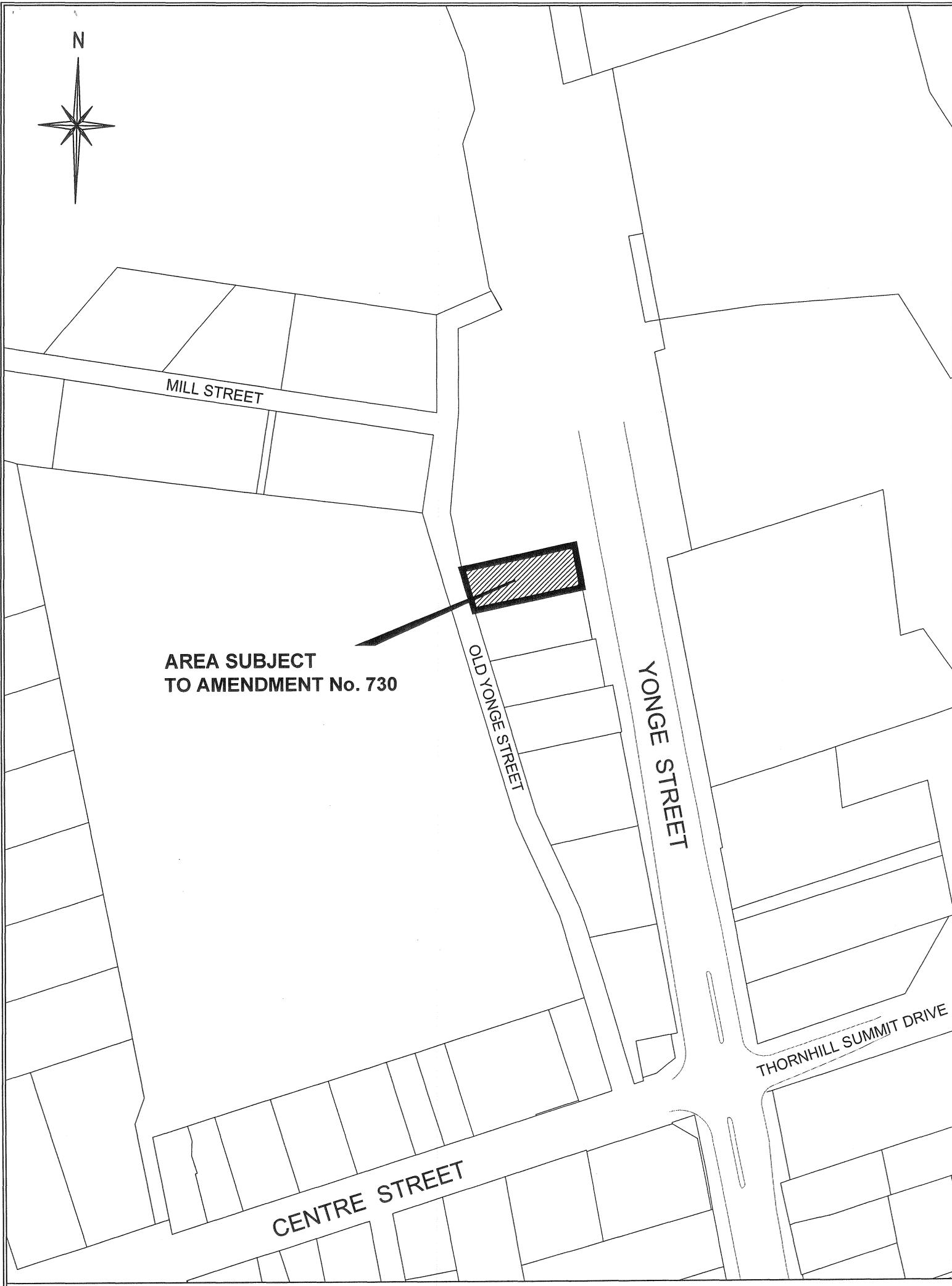
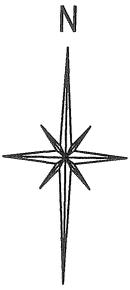
"(OPA #730) Notwithstanding the floor space restriction above, the lands known as 7822 Yonge Street, being Part of Lot 31, Concession 1, may be developed for a Business and Professional Office use up to a maximum gross floor area of 279.2 m². The implementing zoning by-law shall specify the exact amount of gross floor area, not to exceed 279.2 m², subsequent to Council's approval of a Site Development Application."

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.



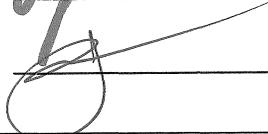
**AREA SUBJECT
TO AMENDMENT No. 730**

NOT TO SCALE

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 730**
ADOPTED THE 20th DAY OF Oct., 2015

FILE No's. OPA 730 & OP.11.010
LOCATION: Part of Lot 31, Concession 1
APPLICANT: ROY MURAD
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

MODIFICATION #14

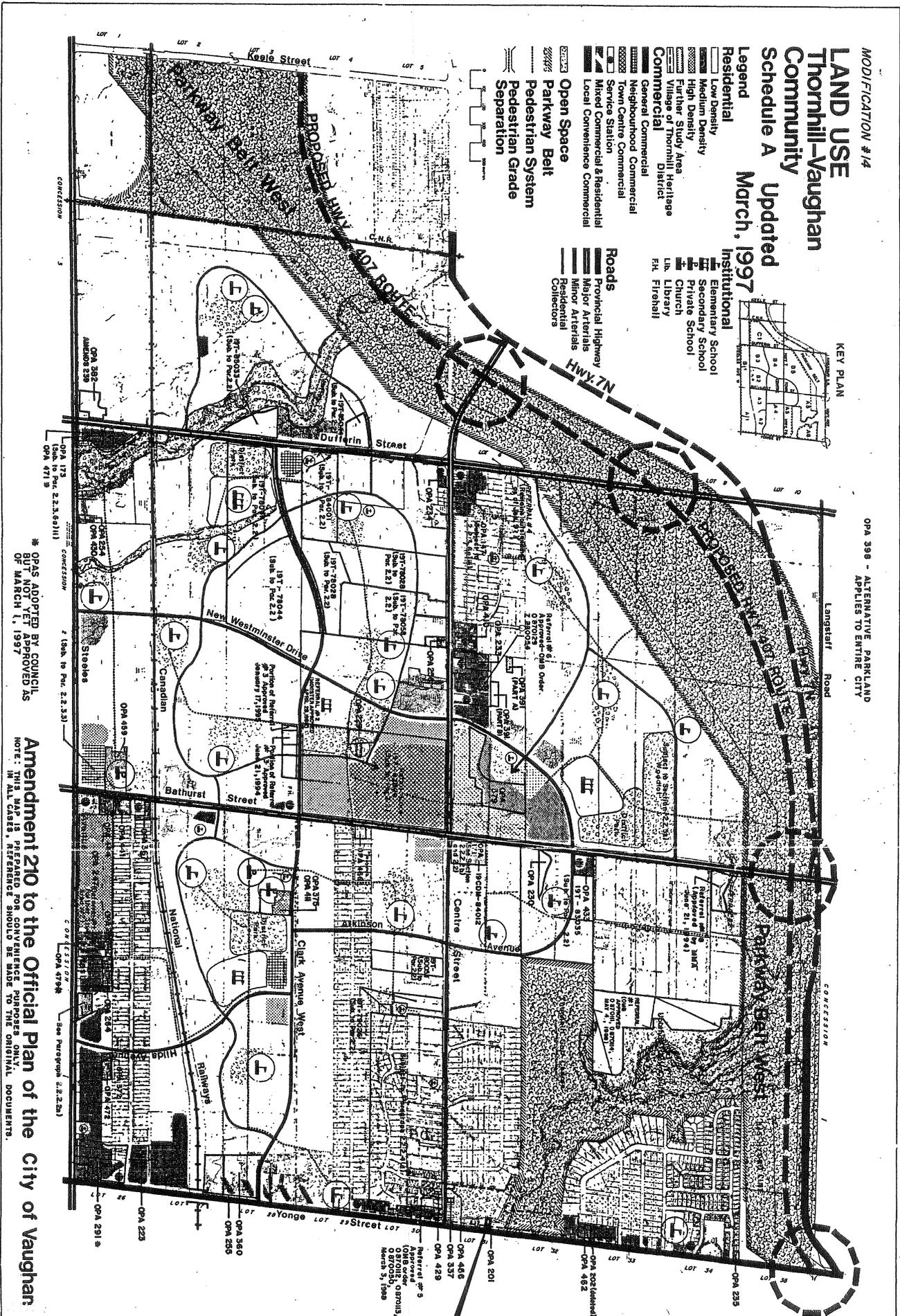
LAND USE Thornhill-Vaughan Community Schedule A Updated March, 1997

OPA 398 - ALTERNATIVE PARKLAND
APPLIES TO ENTIRE CITY

KEY PLAN



- Legend**
- Residential
 - Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
 - General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
 - Roads
 - Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors
 - Open Space
 - Parkway Belt
 - Pedestrian System
 - Pedestrian Grade Separation
 - Institutional
 - Elementary School
 - Secondary School
 - Private School
 - Church
 - Library
 - Lk. Firehall



* OPAs ADOPTED BY COUNCIL BUT NOT YET APPROVED AS OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan
NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY. IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

AREA SUBJECT
TO AMENDMENT NO. 730



NOT TO SCALE

FILE No's: OPA 730 & OP.11.010

LOCATION: Part of Lot 31, Concession 1

APPLICANT: ROY MURAD
CITY OF VAUGHAN

THIS IS SCHEDULE '2'

TO AMENDMENT NO. 730

ADOPTED THE 20th DAY OF Oct., 2015

SIGNING OFFICERS

MAYOR

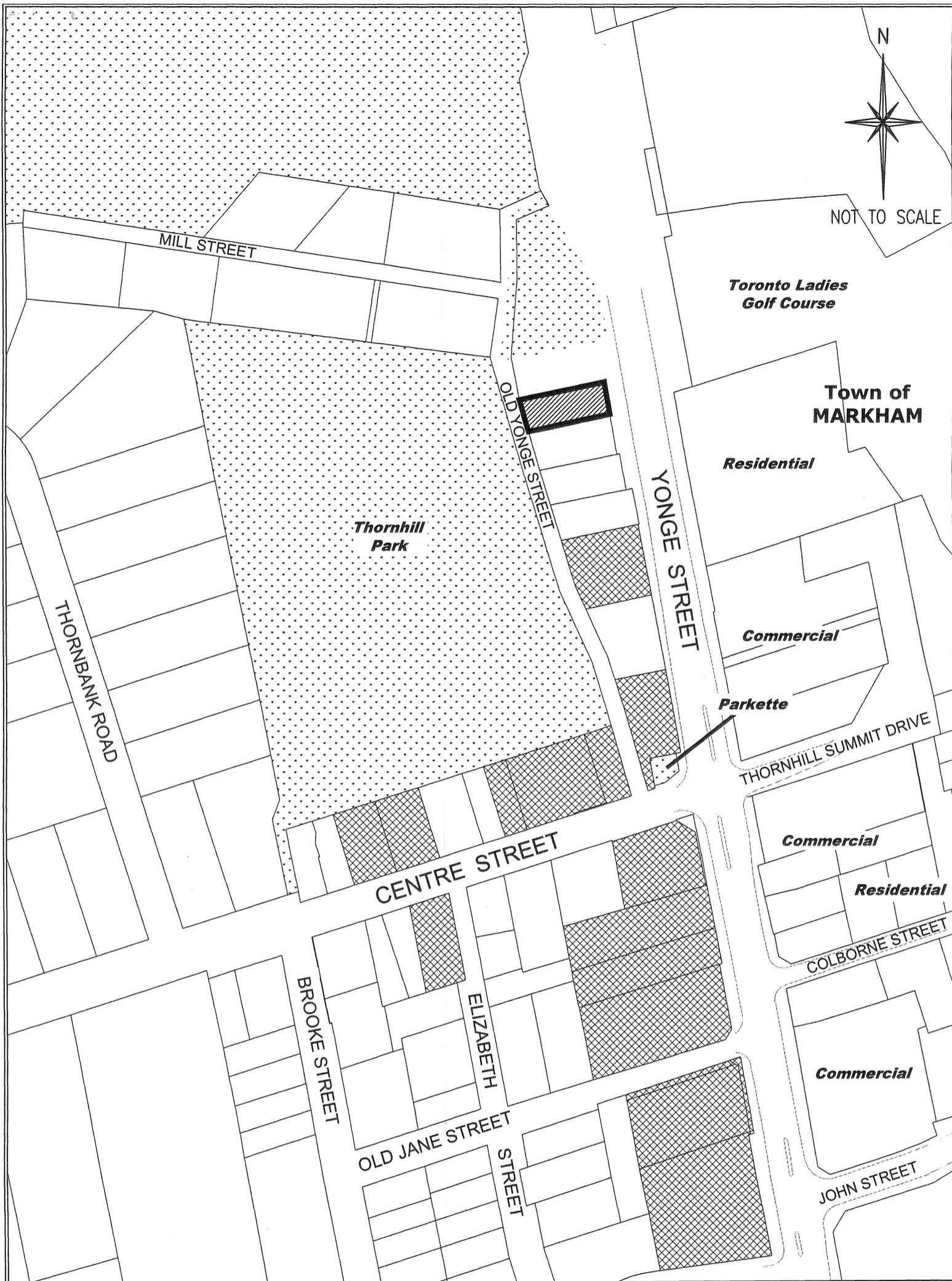
CLERK

APPENDIX I

The subject lands are located on the west side of Yonge Street, north of Centre Street (7822 Yonge Street), being Part of Lot 31, Concession 1, City of Vaughan.

On May 29, 2012, Vaughan Council considered an application to amend the Official Plan and resolved the following:

- “1. THAT Official Plan Amendment Application OP.11.010 (Roy Murad) BE APPROVED, to amend OPA #210 (Thornhill Community Plan), specifically the “Low Density Residential” policies for properties located within the Thornhill Heritage District, to increase the maximum permitted gross floor area devoted to a Business and Professional Office use, from 167.2 m² to 279.2 m² (entire existing building).”



APPENDIX II EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 730

FILE No's. OPA 730 & OP.11.010
 LOCATION: Part of Lot 31, Concession 1
 APPLICANT: ROY MURAD
 CITY OF VAUGHAN

AREA SUBJECT TO
 AMENDMENT No. 730



LOW DENSITY
 RESIDENTIAL



COMMERCIAL



OPEN SPACE

