

THE CITY OF VAUGHAN

BY-LAW

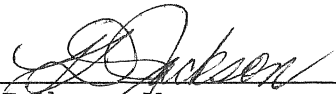
BY-LAW NUMBER 66-92

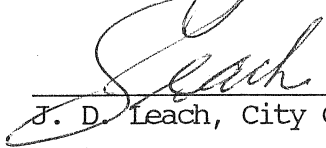
A By-law to adopt Amendment Number 384 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 384 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 384 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 2nd day of March 1992.


L. D. Jackson, Mayor


J. D. Leach, City Clerk

REFUSED - DEC. 8/95
MINISTRY OF MUNICIPAL AFFAIRS & HOUSING

AMENDMENT NUMBER 384
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" constitute Amendment Number 384 to the Official Plan of the Vaughan Planning Area.

Also attached hereto, but not constituting part of the Amendment is Appendix I.

Feb 26/92

LEGAL APPROVED
CONTENTS <input checked="" type="checkbox"/>
FORM <input checked="" type="checkbox"/>

PL

I PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment #240 (Woodbridge Community Plan) of the Vaughan Planning area, by redesignating the lands from "Low Density Residential" and "Medium Density Residential" to "Medium Density Residential", "Highway #7 Commercial Corridor" and "Open Space" to permit the construction of a mixed use project, having a maximum 178 unit apartment building predominantly for seniors and retail buildings having a maximum total gross floor area of 2,275 sq.m.

II LOCATION

The lands subject to this amendment are located on the north side of Highway #7, approximately 300 metres east of Martin Grove Road, being part of Lot 6, Concession 8, and known municipally as 5480 and 5500 Highway #7, in the City of Vaughan. The lands are shown as "Area Subject to Amendment No. 384" on Schedule "1" attached hereto and are hereinafter referred to as the "Subject Lands".

BASIS

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

1. The Subject Lands are currently designated "Low Density Residential" and "Medium Density Residential" by OPA #240, as amended. The density of the proposed seniors' apartment dwelling and the retail uses would not be permitted in the aforementioned designations. Therefore, an amendment to the Official Plan is required.
2. The proposed development will fill a need in the Woodbridge Community for senior citizens' housing. Amendment #240 (Woodbridge Community Plan) recognizes the principle of providing seniors' housing throughout the community. Paragraph 3.2 (e) states that housing suitable for senior citizens will be encouraged to locate in Woodbridge using any housing form acceptable to the City, preferably in close proximity to commercial uses and public facilities.

3. The proposed development recognizes the general intent of OPA #240 (Woodbridge Community Plan) which is to encourage senior citizens' housing in Woodbridge. The housing form chosen must be to the satisfaction of the City and be in an appropriate location. A mixed use development including a senior citizens' building and retail uses is considered to be appropriate in this location given its close proximity to the transportation transit network (Highway #7), public parks and open space facilities. The on-site retail uses will serve the seniors as well as the residential dwellings (single and semi-detached) in the immediate neighbourhood, to the north and west of the site.
4. Under Amendment #240, the maximum permitted density in a "Low Density Residential" designation in this neighbourhood (Neighbourhood #1) is 8.6 units per hectare and the "Medium Density Residential" designation in this neighbourhood provides for 35 units per hectare. The development form proposed for the senior citizens dwelling is a low rise, 178 unit apartment building. The provision of 178 units on the Subject Lands results in the maximum density allowed by the official plan being exceeded. However, the housing form is satisfactory to the City particularly given its orientation to senior citizens. Prior to approving the Official Plan amendment application, Vaughan Council reviewed and was satisfied with the conclusions of studies submitted in support of the application. These included a parking and traffic study, a noise study and a shadow and massing study. They demonstrated that the development would be compatible with the adjacent residential area.
5. The official plan will limit the total retail gross floor area of the retail component to a maximum of 2,275 sq.m to ensure that the retail component remains of a size which primarily serves the local residents and seniors. Safe pedestrian links from the seniors' building to the retail buildings will be provided. A number of the above grade parking spaces at the rear of the retail buildings will be available to be shared with visitors to the seniors' building.

6. The official plan will limit the total number of residential units on the Subject Lands to 178. The implementing zoning by-law will provide that a minimum of 133 of these units will be allocated to senior citizens.

IV DETAILS OF THE ACTUAL AMENDMENT AND
POLICIES RELATIVE THERETO

1. Schedule "A" of OPA #240 to the Official Plan of the City of Vaughan Planning Area is hereby amended by redesignating the lands subject to this Amendment, as shown on Schedule "1" General Land Use Plan attached hereto, from "Low Density Residential" and "Medium Density Residential" to "Highway #7 Commercial Corridor", "Medium Density Residential" and "Open Space" as shown on Schedule "2" attached hereto.
2. Amendment #240 to the Official Plan of The Vaughan Planning Area (Woodbridge Community Plan) is hereby amended by adding the following subsection to Section 4.0 Commercial Areas:

"4.11 Mixed Commercial Residential

(a) Lands designated "Medium Density Residential", "Highway #7 Commercial Corridor" and "Open Space", on the north side of Highway #7, approximately 300 metres east of Martin Grove Road, known municipally as 5480 and 5500 Highway #7 and shown as "Area Subject to Amendment No. 384" on Schedule "2" may be developed as a mixed commercial, residential development as follows:

- i) a maximum of one hundred and seventy-eight (178) residential units shall be provided on the subject lands of which a minimum of 75% of the units shall be for seniors, being persons 65 years of age or older;
- ii) the residential component shall be developed in a low rise building form; the height of the building will be stated in the implementing zoning by-law;

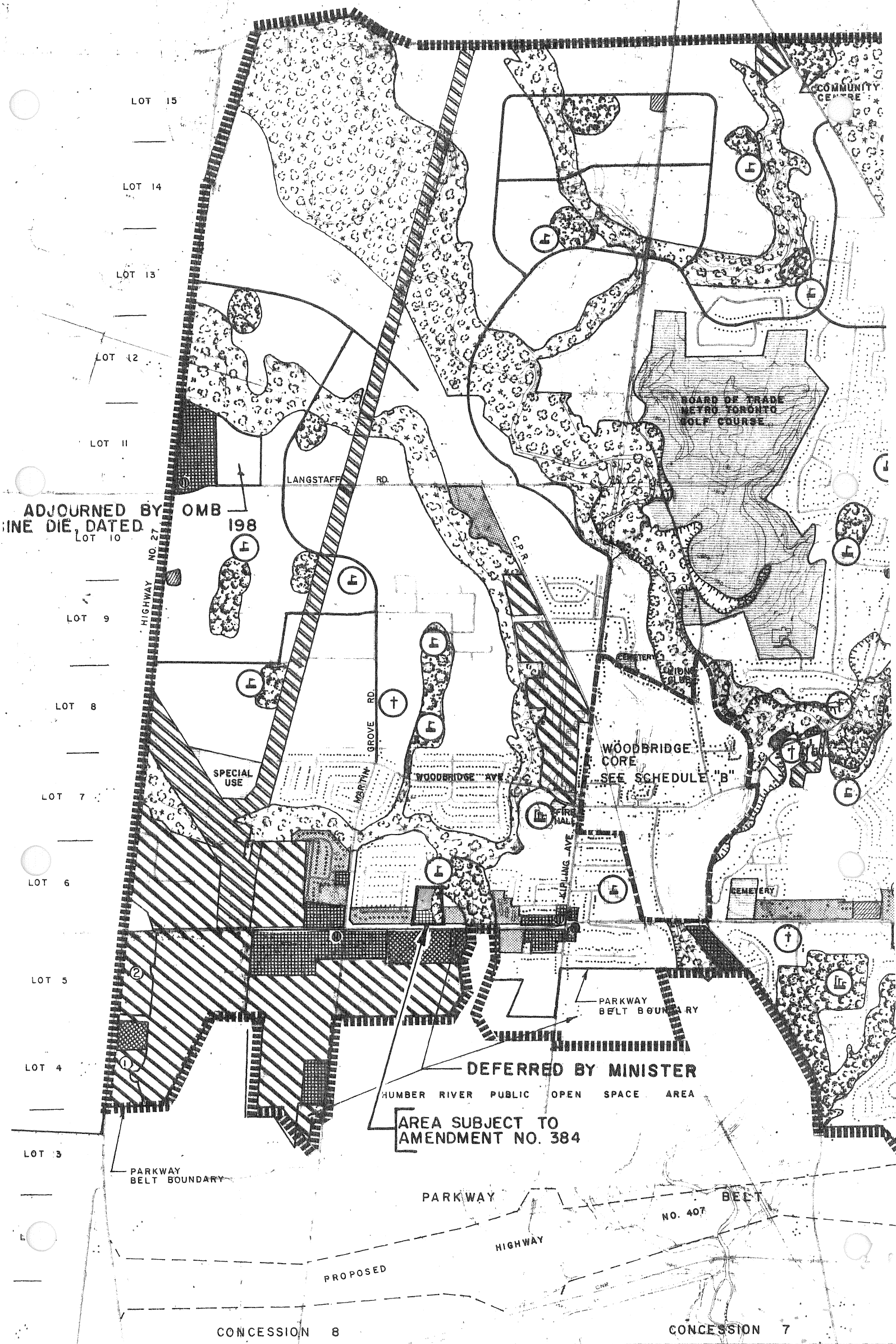
- iii) the retail building(s) shall have a maximum height of a single storey and shall have a residential design;
- iv) the maximum gross floor area of the retail buildings shall be 2,275 sq.m;
- v) the site shall be developed in accordance with the following design policies:
 - a) the existing mature vegetation on the site be preserved where ever possible particularly along the top-of-banks;
 - b) all buildings be set back from the top-of-bank to the satisfaction of the Vaughan Planning and Recreation Departments;
 - c) adequate buffering and setbacks be provided between adjacent uses;
 - d) appropriate indoor and outdoor amenity areas be provided;
 - e) a signalized intersection onto Highway #7 shall be provided.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through an amendment to the Vaughan Zoning By-law, and a site development agreement pursuant to the Planning Act.

VI INTERPRETATION

The provisions of 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.



ADJOURNED BY OMB
 LINE DIED DATED 198
 LOT 10

HIGHWAY NO. 27

LANGSTAFF RD.

MARTIN GROVE RD.

WOODBIDGE AVE.

CLIPPING AVE.

PARKWAY BELT BOUNDARY

DEFERRED BY MINISTER

HUMBER RIVER PUBLIC OPEN SPACE AREA

AREA SUBJECT TO AMENDMENT NO. 384

PARKWAY

BELT

NO. 407

HIGHWAY

PROPOSED



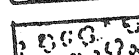
THIS IS SCHEDULE '2'
TO AMENDMENT NO. 384
ADOPTED THE 2ND DAY OF MARCH, 1992.

D. Jackson MAYOR
[Signature] CLERK

LOCATION: PART OF LOT 6, CONCESSION 8

SCALE: 

LEGEND

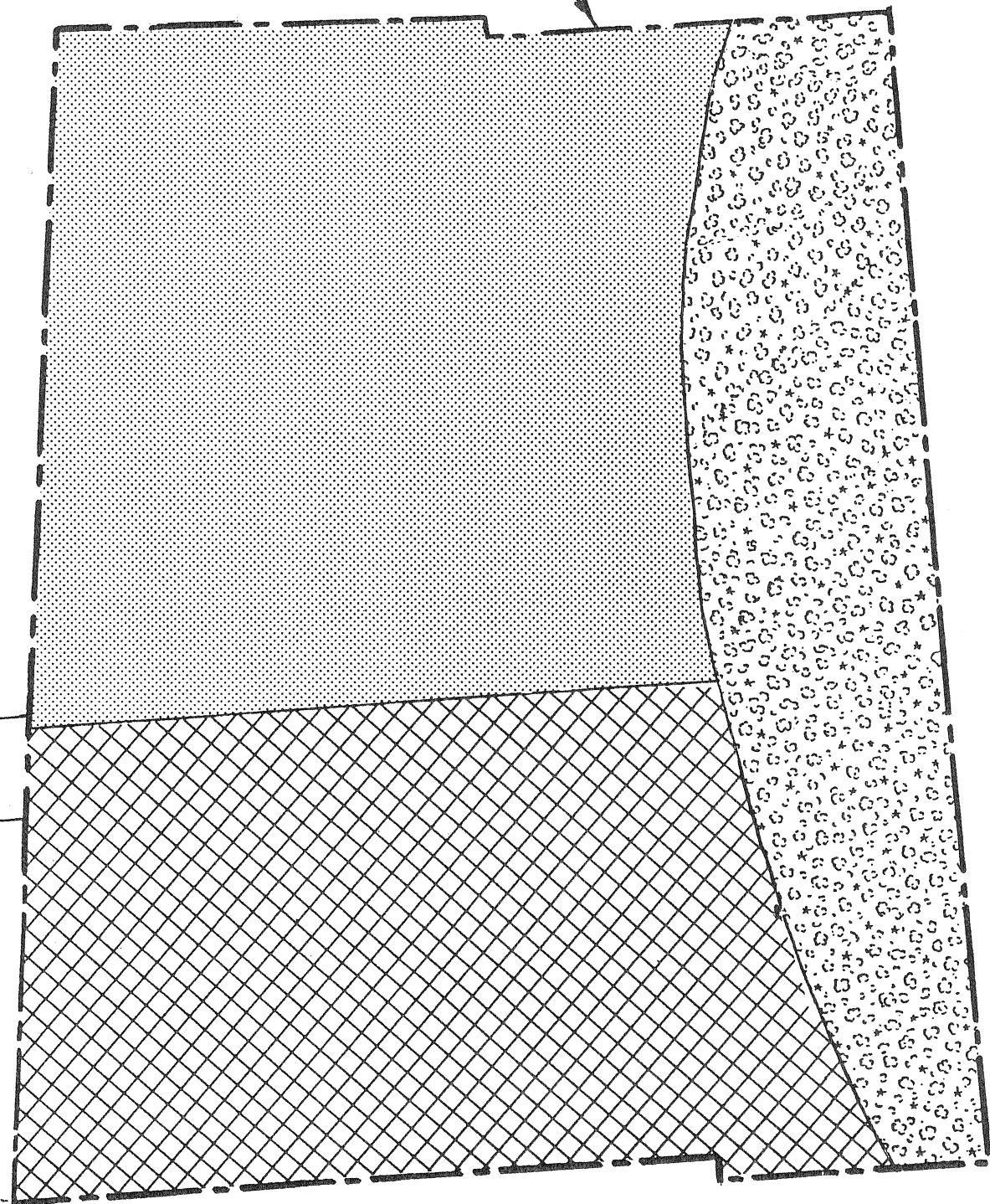
-  MEDIUM DENSITY RESIDENTIAL
-  HIGHWAY NO. 7 COMMERCIAL CORRIDOR
-  OPEN SPACE



AREA SUBJECT TO
AMENDMENT NO. 384

BUTTON
ROAD

HIGHWAY NO. 7



APPENDIX I

The subject lands are located on the north side of Highway #7, approximately 300 metres east of Martin Grove Road, being part of Lot 6, Concession 8, in the City of Vaughan. The subject lands are known municipally as 5480 and 5500 Highway #7.

The purpose of this amendment is to permit the construction of a mixed commercial-seniors residential complex consisting of a 3 1/2 storey, 178 unit, predominantly seniors apartment building and a maximum retail gross floor area of 2,275 sq.m. The amendment will provide a site specific exception to the policies of OPA #240 (Woodbridge Community Plan) by redesignating the lands "Medium Density Residential Seniors", "Highway #7 Commercial Corridor", and "Open Space".

On October 7, 1991, Vaughan Council held a Public Hearing on the official plan and zoning amendment applications (Files OP.1.91 and Z.4.91 - 847220 Ontario Limited). The following is a record of the public hearing and Council's subsequent actions:

On October 7, 1991 Council resolved:

"THAT Zoning Amendment Application Z.4.91 and Official Plan Amendment Application OP.1.91 (847220 Ontario Limited), BE RECEIVED and referred to a future Council Committee meeting."

At the December 10, 1991 Council Committee meeting:

"Mr. John Dawson appeared before Council Committee on behalf of the applicant. Mr. Dawson requested that Council Committee adopt Staff's amended recommendation as it appears in the memorandum of December 6, 1991, from the Director of Planning and forward this matter to the next Council meeting."

Council, at it's December 17, 1991 meeting ratified the minutes of Council Committee (December 10, 1991 meeting) where it was resolved:

"THAT the Staff recommendations of the October 7, 1991, Public Hearing Agenda BE APPROVED, subject to the following revisions:

"A.1. That an exception to the policies of OPA #240 (Woodbridge Community Plan) be granted to redesignate the lands "Medium Density Residential Seniors", "Highway #7 Commercial Corridor", and "Open Space" to permit a maximum retail gross floor area of 2,275 sq.m and a 3 1/2 storey apartment building, predominantly for senior citizens;" and

"B. That prior to the enactment of the implementing zoning by-law, Council shall have approved the required site plan application and that the implementing zoning by-law provide for a maximum of 178 residential units, of which a minimum of 133 units shall be for seniors, being persons 65 years of age or over.

2. That the official plan amendment ensure policies satisfactory to the Legal Department to provide for the implementation of a seniors housing development with a commercial component through a zoning by-law and other agreements, as deemed necessary.
3. That the official plan amendment provide:
 - a) That the seniors housing is developed in a low rise building form within the current by-law height requirements of a multiple family dwelling;
 - b) That the following site design policies and objectives be included:
 - i) The existing mature vegetation on the site be preserved where ever possible;
 - ii) All buildings be set back from the top-of-bank;
 - iii) Adequate buffering and setbacks be provided between adjacent uses;
 - iv) Appropriate indoor and outdoor amenity areas be provided;
 - v) A signalized intersection onto Highway #7 shall be provided.
- B. That prior to the enactment of the implementing zoning by-law, Council shall have approved the required site plan application."