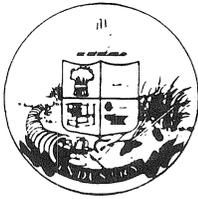


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 425 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modifications, on the 18th day of August, 1993.



J.D. Leach
Clerk
City of Vaughan

DATED at the City of Vaughan
this 30th day of August, 1993.



THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 116-93

A By-law to adopt Amendment Number 425 to the Official Plan of the Vaughan Planning Area.

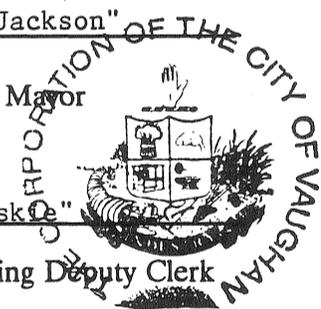
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 425 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "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 425 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 19th day of April 1993.

_____"L.D. Jackson"
 L. D. Jackson, Mayor

_____"V. Leskie"
 V. Leskie, Acting Deputy Clerk



**AMENDMENT NUMBER 425
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 425 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 425.

Also attached hereto but not constituting part of this Amendment are Appendices I, II, III and IV.

Apr. 16/93

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

RZ

I PURPOSE

The purpose to this Amendment is to amend Amendment No. 240 (Woodbridge Community Plan) to the Official Plan of the Vaughan Planning Area by providing a site specific amendment to redesignate the lands from "Community Commercial" on the north side of Ansley Grove Road and "General Commercial" on the south side of Ansley Grove Road, to "Medium Density Residential" to permit the following:

North side of Ansley Grove Road (Draft Plan of Subdivision)

Number of Units	177
Type of Units	On-Street Town Houses
Site Area	7.264 ha (17.94 ac)
Estimated Population	3.4 persons/unit
Density	9.86 units/acre

South side of Ansley Grove Road (Site Development Application)

Number of Units	109
Type of Units	Condominium Townhouse Blocks
Site Area	3.305 ha (8.166 ac)
Estimated Population	3.4 persons/unit
Density	13.35 units/acre

II. LOCATION

The lands subject to this amendment are located northwest of Weston Road and Highway #7, on the north and south side of Ansley Grove Road, in Lot 6, Concession 6, City of Vaughan. The lands are shown as "AREA SUBJECT TO AMENDMENT NO. 425" on Schedule "1" attached hereto and are hereinafter referred to as the "Subject Lands".

III. BASIS

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

1. The Subject Lands are well located for a medium density form of development, given their location adjacent to a major shopping centre, access to Highway #7 and Ansley Grove Road and ultimate integration with the Canada Mortgage and Housing Corporation (CMHC) lands to the north.

2. On January 18, 1993, Council of the City of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Council Public Hearing meeting. At the meeting, Council resolved the following:

"THAT the Public Hearing for the applications for Official Plan Amendment OP.8.92 and Zoning By-law Amendment Z.35.92 (East Woodbridge Developments Limited and Dittimite Holding Limited), BE RECEIVED;

AND THAT the applications for Official Plan Amendment OP.8.92 and Zoning By-law Amendment Z.35.92 (East Woodbridge Developments Limited and Dittimite Holdings Limited), BE REFERRED to a Committee of the Whole Meeting in February addressing issues raised in this report, including:

- relationship with surrounding land uses;
- required park area;
- access to commercial development;
- future land uses along Highway #7;
- location of ambulatory care centre;
- buffering along the commercial development."

3. On March 29, 1993 a Committee of the Whole Meeting considered and approved the revised plans that reflected the comments for the January 18, 1993, Council Public Hearing meeting and report.

On April 19, 1993, Council ratified the Committee of the Whole's recommendation and adopted the following resolution:

"THAT Official Plan Amendment Application OP.8.92 (East Woodbridge Developments Limited and Dittimite Holdings Limited), BE APPROVED, subject to the following conditions:

- a) THAT the Official Plan Amendment include policies to ensure the orderly development of the subject lands, including, but not limited to:
- maximum density of 10 u/ac (north) and 13.5 u/ac (south);
 - buffering from adjacent residential and commercial properties;
 - integration with evolving land uses to the north and east;
 - access to community commercial;
 - parkland;
 - affordable housing;

- transportation and traffic matters;
 - servicing provisions.
- b) THAT prior to the enactment of an implementing by-law, Council shall have approved a site plan application for the southerly block townhouse development and a draft plan of subdivision for the northerly area to determine the exact zoning standards."

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Official Plan Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) be and it is hereby amended by redesignating the lands shown as "Area Subject to Amendment No. 425" on Schedule "1" and "2" hereto from "Community Commercial", on the north side of Ansley Grove Road, and "General Commercial" on the south side of Ansley Grove Road, to "Medium Density Residential".
2. Adding the following paragraphs to Subsection 3.4 "Residential Specific Policies":
 - (v) The following policies shall apply to the lands designated Medium Density Residential on the north side and south side of Ansley Grove Road, north of Highway No. 7 in Lot 6, Concession 6, being the land subject to Amendment No. 425 to the Vaughan Official Plan.
 - a)i The maximum residential density for the lands located on the north side of Ansley Grove Road shall be 10 units/acre.
 - ii) The maximum residential density for the lands located on the south side of Ansley Grove Road shall be 13.5 units/acre.
 - b) Prior to final approval of any plans, a Noise Impact Study shall be prepared to the satisfaction of the City recommending noise control features required to meet Ministry of the Environment criteria. Noise attenuation may affect the siting of the buildings within proposed development.
 - c) Development will take place recognizing the value of the fisheries resources of the Humber River and in such a manner as to minimize negative impacts that can result from development including the use of proper storm water management/water quality control and erosion and sedimentation control measures both during and after the development of the site.

- d) Part of the proposal includes lands on which no previous parkland dedication has been made (Dittimite lands). Therefore, a parkland dedication of 1 hectare per 300 residential dwelling units will be required to be dedicated to the City of Vaughan in accordance with the Planning Act.
- e) In addition to the above, the applicant has indicated it wishes to dedicate lands for the future development of the Dittimite Commercial lands and this would yield a 2% parkland dedication. This dedication would be added to the area noted above once a surveyed confirmation of the total land area is provided. A parkland block of sufficient size and configuration will be provided within the plan through dedication or other means, to the satisfaction of the Commissioner of Recreation and Culture. Alternatively, the designated park block shall be lotted and cash-in-lieu of the parkland dedication shall be paid pursuant to the Planning Act.
- f) The Owner shall submit a Woodlot Inventory and Impact Assessment for Ansley Grove Woodlot and environs, to the satisfaction for the Commissioner of Recreation and Culture. Said study shall make recommendations to mitigate the impact of this development, short and long term, on the woodlot. The Owner shall implement these measures including, but not limited to, the establishment of a buffer zone around the western and southern extends of the woodlots which may result in a reduction in the number of proposed lots.
- g) Prior to final approval of any plans, the Owner shall provide to the satisfaction of the Commissioner of Recreation and Culture, a Master Landscape Plan for Ansley Grove Road which addresses issues, including, but not limited to, the following:
- i) Street lighting (within the site to be designed to City of Vaughan standards);
 - ii) Boulevard trees and landscaping;
 - iii) Provision of landscaped buffer zones along Ansley Grove Road;

- iv) Provision of landscaped buffer zones between the On-street Townhouse roadways and the remaining commercial lands;
 - v) Landscaped buffer zones adjacent to all proposed and existing residential or commercial lands including along the proposed roadway between the condominium plan and the commercial land;
 - vi) Detailed design for the private tot lot/amenity space to be provided on the condominium lands;
 - vii) Storm water management facility screening.
- h) Vaughan Council shall have approved the site development application prior to the enactment of the implementing zoning by-law, which shall be in a form which reflects the approved site plan.
- i) 25% of the units within the residential component of the proposal shall be affordable units, as defined by the "Provincial Policy Statement on Land Use Planning for Housing".

V. IMPLEMENTATION

It is intended that the policies of this amendment shall be implemented by way of an amendment to the Vaughan Zoning By-law, draft plans of subdivision and/or site development agreements pursuant to the Planning Act.

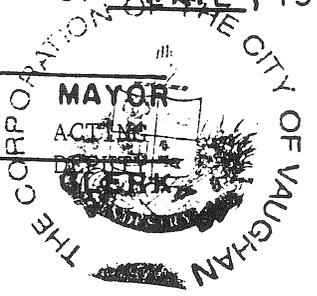
VI INTERPRETATION

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 'I'
TO AMENDMENT NO. 425
ADOPTED THE 19 DAY OF APRIL, 1993.

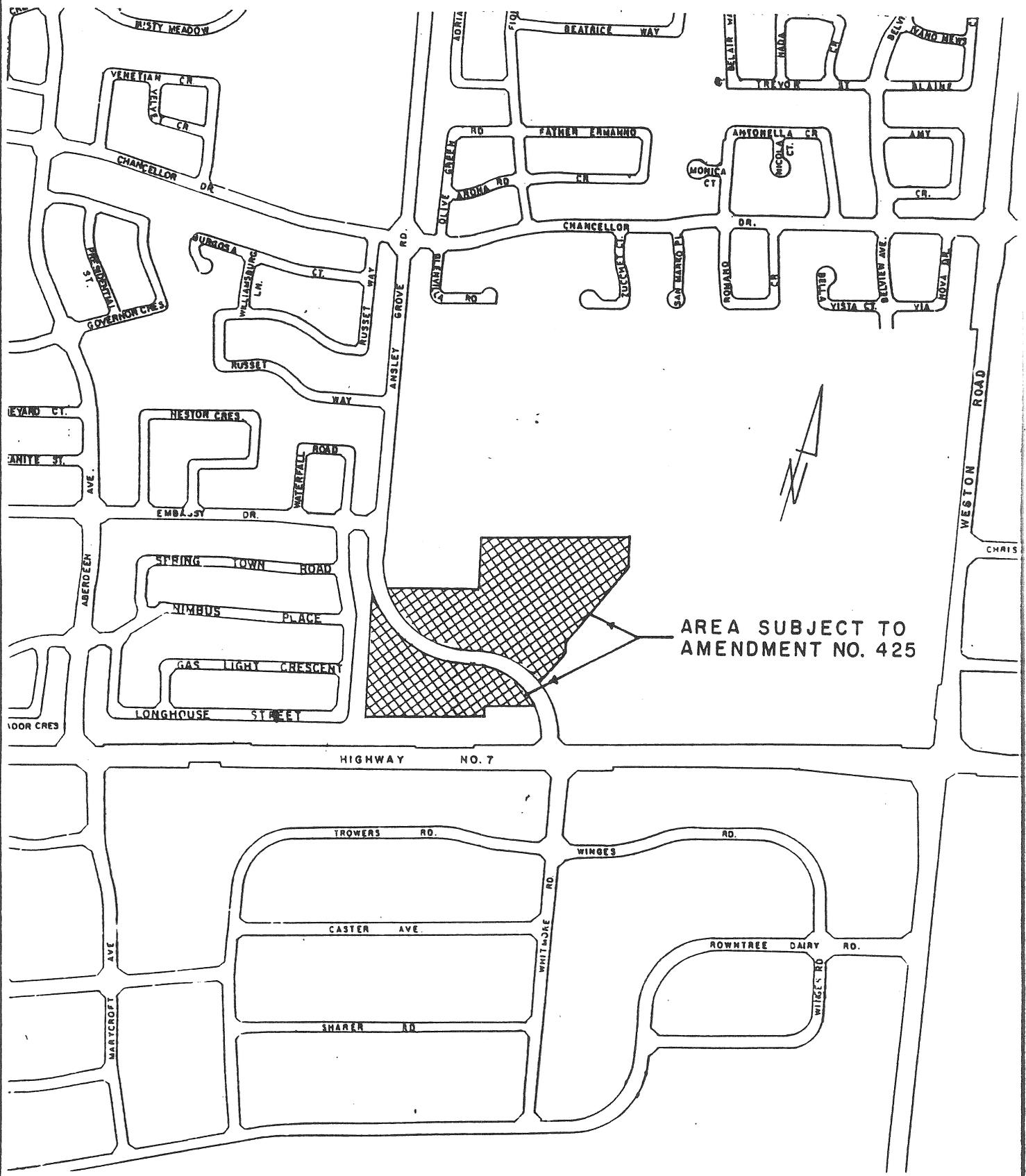
"L.D. Jackson"

"V. Leskie"



LOCATION: PART OF LOT 6, CONCESSION 6

SCALE: 0 500 m



APPENDIX "A"
 REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE

5

AMENDMENT TO THE ZONING BY-LAW
 AMENDMENT TO THE OFFICIAL PLAN
 DRAFT PLAN OF SUBDIVISION
 EAST WOODBRIDGE DEVELOPMENTS LIMITED AND
 DITTIMITE HOLDINGS LIMITED
 FILES: OP.8.92 (Z.35.92, 19T-92018)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Planning:

1.0 RECOMMENDATION

That Official Plan Amendment Application OP.8.92 (East Woodbridge Developments Limited and Dittimite Holdings Limited), be approved, subject to the following conditions:

- a) That the Official Plan Amendment include policies to ensure the orderly development of the subject lands, including, but not limited to:
 - maximum density of 10 u/ac (north) and 13.5 u/ac (south);
 - buffering from adjacent residential and commercial properties;
 - integration with evolving land uses to the north and east;
 - access to community commercial;
 - parkland;
 - affordable housing;
 - transportation and traffic matters;
 - servicing provisions.
- b) That prior to the enactment of an implementing by-law, Council shall have approved a site plan application for the southerly block townhouse development and a draft plan of subdivision for the northerly area to determine the exact zoning standards.

2.0 LOCATION

Northwest of Weston Road and Highway #7, on the north and south side of Ansley Grove Road, in Lot 6, Concession 6, City of Vaughan.

3.0 PROPOSAL

To amend the Official Plan and Zoning By-law, as well as a draft plan of subdivision, to permit the following:

- a) North side of Ansley Grove Road (Draft Plan of Subdivision)

Number of Units	177
Type of Units	On-Street Town Houses
Site Area	7.264 ha (17.94 ac.)
Estimated Population	(3.4 p.p.u)
Density	9.86 u/ac

- b) South side Ansley Grove Road (Development Application)

Number of Units	109
Type of Units	Condominium Town House Blocks
Site Area	3.305 ha (8.166 ac)
Estimated Population	(3.4 p.p.u)
Density	13.35 u/ac

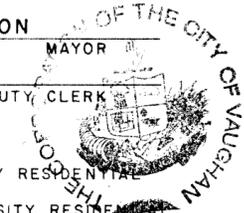
4.0 BACKGROUND

On April 3, 1992, applications for an Official Plan Amendment and Zoning By-law Amendment were received. On December 16, 1992, revised plans were re-circulated to all concerned agencies and departments for comments.

On January 18, 1993, a Council Public Hearing was held for 198 units on the north side of Ansley Grove Road and 111 units on the south side. At that meeting, Council resolved:

THIS IS SCHEDULE "2"
TO AMENDMENT NO. 425
ADOPTED THE 19th DAY OF APRIL, 1993.

L. D. JACKSON
MAYOR
V. LESKIE
ACTING DEPUTY CLERK



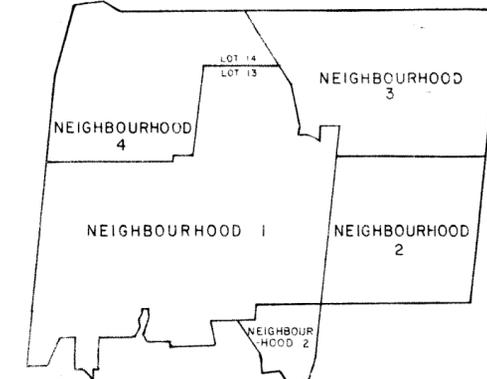
LEGEND

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- [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

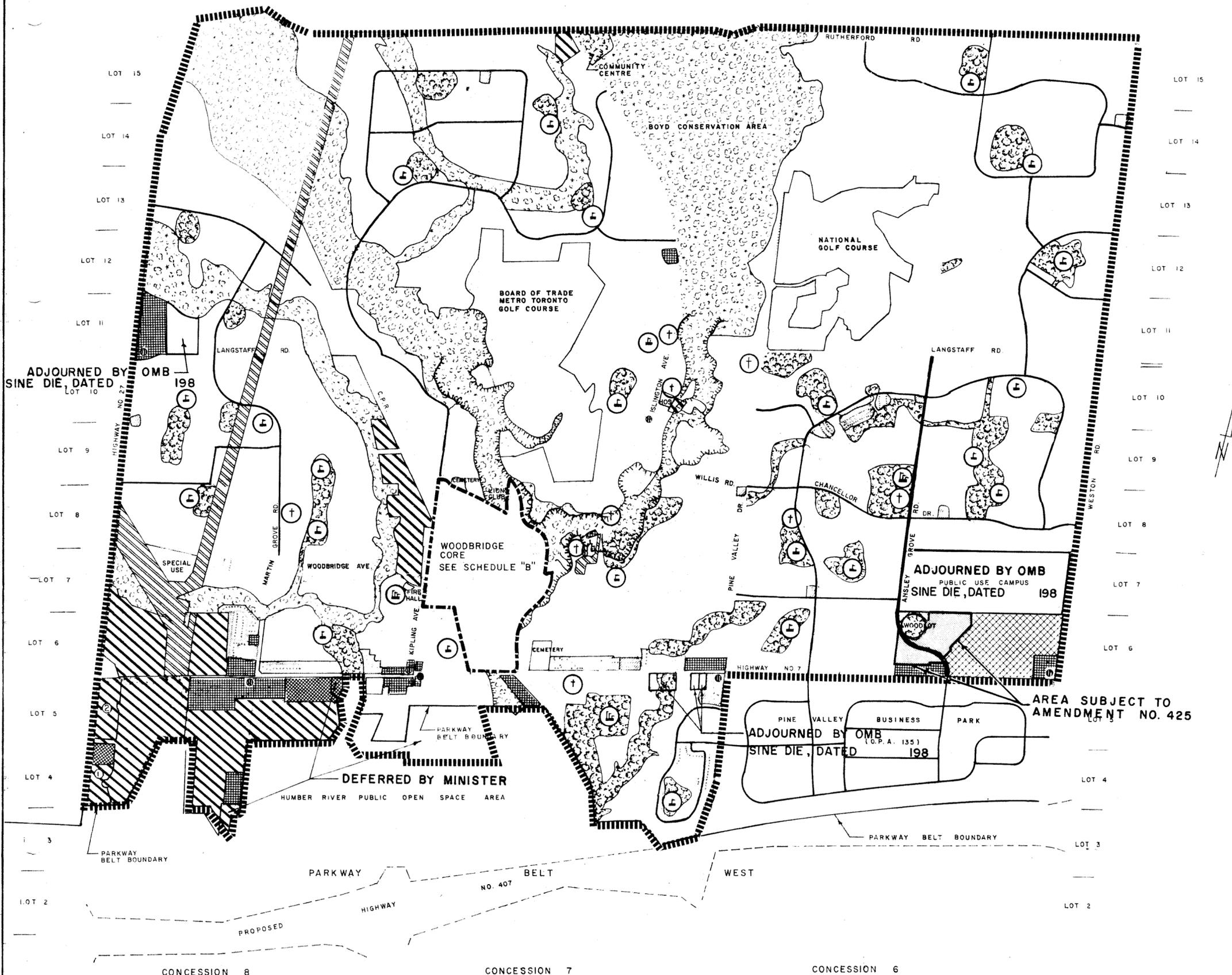
SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240



AREA SUBJECT TO
AMENDMENT NO. 425

APPENDIX "A"
REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE

"THAT the Public Hearing for the applications for Official Plan Amendment OP.8.92 and Zoning By-law Amendment Z.35.92 (East Woodbridge Developments limited and Dittimite Holding Limited), BE RECEIVED.

AND THAT the applications for Official Plan Amendment OP.8.92 and Zoning By-law Amendment Z.35.92 (East Woodbridge Developments Limited and Dittimite Holdings Limited), BE REFERRED to a Committee of the Whole Meeting in February addressing issues raised in the report, including:

- relationship with surrounding land uses;
- required park area;
- access to commercial development;
- future land uses along Highway #7;
- location of ambulatory care centre;
- buffering along the commercial development."

On March 15, 1993, further revised plans were received and circulated to internal departments for comments.

5.0 PROPOSED DEVELOPMENT

5.1 ANALYSIS

5.1.1 Storm Water

The site is located within the drainage shed of the Emery Creek Storm Water management pond. All post-development flows are to be controlled to the pre-development rates as detailed in the Andrew Brodie Report (1981), since downstream sewers and facilities have been sized to accommodate these flows. A detailed Storm Water Management Report will be required should the development proceed.

5.1.2 Water Supply

The proposed development would be serviced by pressure district #5 and should not encounter any pressure or supply problems due to the close proximity of the East Woodbridge Water Tower and the trunk watermain located on Ansley Grove.

The proposed booster pumping station on Weston Road should be operating to ensure that the tower is full at all times.

A detailed report will be required should the development proceed.

5.1.3 Sanitary

This site would generate the following flows (excluding infiltration) under current City criteria.

General Commercial (OPA #240)

10.58 ha * .41/sha	=	4.23 1/s
Peaking factor	=	*3.86
Total flow		16.32 1/s

Proposed Development

286 Townhouses * 3.4 p.p.u	=	972 people
972 people * .005 1/s/person	=	4.86 1/s
Peaking factor	=	*3.81
Total flow	=	18.51 1/s

The projected flow of 18.51 1/s is greater than the 16.32 1/s that would be generated from the site under current zoning, (General Commercial - OPA #240).

Under OPA #240/and OPA #250, theoretical surcharging exists within the Pine Valley and Woodbridge trunk sewers west of Pine Valley Drive as well as a requirement to improve the storage capacity of the Humber Pumping station.

APPENDIX "A"
REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE

The increase in densities will further aggravate the theoretical surcharging within the trunk sewers west of Pine Valley Drive. The proposed Pine Valley Relief sewer will eliminate the surcharging within the existing trunk sewers. This relief sewer has been included in the Development Charges. Since the sewer drainage shed has not fully developed, this development may proceed without the construction of the relief sewer. However, should other development within the shed proceed (eg. CMHC Lands) construction of the Pine Valley Relief Sewer may be necessary.

Planning Staff also note that prior to further development approval, the Region of York should confirm the availability of servicing capacity.

5.2 Noise Attenuation

Prior to final approval of the Plans, a Noise impact shall be prepared to the satisfaction of the City recommending noise control features required to meet MOE criteria. Noise attenuation may affect the siting of the building within the proposed development.

5.3 Road and Access

5.3.1 The Engineering Department has provided the following comments:

- i) Centre line the proposed entrance is to intersect Ansley Grove Road at 90 degrees.
- ii) The 35 metre horizontal curve does not meet the City's Design Standard of 115 metres.
- iii) Street lighting within the site shall be designed to City of Vaughan Standards.

5.3.2 The Transportation Division has provided the following comments:

The revised applications impact transportation issues as a result of the revised location of the Ansley Grove access, the revised internal road pattern including a road connection to a future major commercial block and the possible signalization of the Ansley Grove Road at site access intersection.

Although the recent application has addressed some of our previous comments, there are some issues which require further investigation as noted below:

- i) The proposed road access on the site to the north is envisioned to be a major access to the proposed commercial area east of Ansley Grove Road. This will significantly increase the traffic activity at the proposed intersection. The location, design (including lane and storage requirements), sight distance and traffic operation of the Ansley Grove Road at main site access road intersection should be reassessed. This can be achieved through an update to the existing traffic impact study supplied by the applicant.

Since the proposed road access onto Ansley Grove is shown to be closer to the existing signalized intersection at Highway #7, the traffic study should also review the queue storage requirements on Ansley Grove Road between Highway #7 and the proposed site access. In addition, the applicant has indicated that they would like to signalize this intersection when warranted. The Ontario Ministry of Transportation's legal requirement with respect to traffic signal visibility would have to be satisfied given the horizontal curve on Ansley Grove Road. An alternative site access point on Ansley Grove Road should be investigated if these issues cannot be satisfactorily addressed.

- ii) The radii of the roadway on the site to the north of Ansley Grove Road is below standard which impacts the design speed of the roadway.
- iii) As commented on the previous applications, eastbound and westbound left turn lanes are warranted on Ansley Grove Road at the main site access as well as the need to widen the road allowance to maintain standard boulevard widths. With the revised application, further improvements may be warranted. As such, comments on these details cannot be provided until the traffic study is satisfactorily updated.
- iv) In order to review the proposed road design and site access location in detail, it is requested that the applicant submit engineering drawings detailing the proposed road improvements

APPENDIX "A"
REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE

on Ansley Grove Road for review by Engineering and Transportation Staff. The drawings should include pavement marking design, sight distance measurements from the accesses and schematic of the traffic signal pole and head location at the intersection of Ansley Grove road and the main site access.

5.4 Ministry of Transportation

The following comments are in response to the letter of February 10, 1993 in which MTO was asked to confirm the acceptance of the proposed access point on Ansley Grove Road, north of Highway #7. Given that the proposed signalized intersection on Ansley Grove Road is outside MTO's area of jurisdiction, we are not in a position to provide any sort of approval or disapproval. We would, however, like to take this opportunity to outline our concerns regarding the potential impact that the subject intersection may have on Highway #7.

- i) The trip generation/trip distribution rates were not provided and, as such, it was not possible to confirm the projected turning movement volumes at the proposed access on Ansley Grove Road.
- ii) The projected traffic volumes at Highway #7 and Ansley Grove Road show that the peak southbound to eastbound left turn demand is 343 vph, occurring in the a.m. peak hour. Given that MTO's 1992 turning movement count for this intersection gives a southbound left turning volume of 346 vehicles, it would appear that the projected left turning volume has been grossly underestimated.
- iii) The northbound traffic movement should operate at a good level of service through the proposed intersection without adversely impacting the operation of Highway #7/Ansley Grove Road.
- iv) Given the relatively high projected volume of northbound right turning vehicles at the proposed intersection (293 vph during the p.m. peak hour), we recommend that a separate northbound right turn lane be constructed to improve the future operation of this intersection.
- v) The existing storage in the southbound left turn lane at Highway #7/Ansley Grove Road is insufficient to accommodate the projected traffic volumes at this intersection. During the a.m. peak hour, we expect the southbound left turn queue will sufficiently back up to cause a breakdown in the operation of the proposed intersection, located approximately 185 metres north of Highway #7. We therefore, recommend that the existing southbound left turn lane be extended northward as much as possible.
- vi) We further recommend that a raised centre median be constructed on Ansley Grove Road between the proposed intersection and the existing intersection of Highway #7/Ansley Grove Road. This median would serve to improve the safety and operation of Ansley Grove Road through this section and would also act to enforce the existing right-in/right-out access to the proposed shopping centre on the east side of Ansley Grove Road.
- vii) Due to the high projected southbound left turn movement at Highway #7/ Ansley Grove Road, we expect that there may will be a problem with illegal double left turning movements once development in this area proceeds. We wish to reaffirm MTO's position at this time, in that current ministry practice prevents the implementation of double left turning movements at municipal roads.

6.0 PARKS AND OPEN SPACE

The Parks and Planning and Development Division have reviewed the revised plans and have provided the following comments:

6.1 Parkland Requirements

- i) In 1991 the City completed a Recreation Master Plan which did not include provision for a residential component on these lands (currently designated commercial). This development could accommodate a population of 900+ persons (286 units) placing a burden on planned and existing parkland recreation facilities.

The provision of a park block is therefore, acceptable to the Division however, the size and configuration is satisfactory.

APPENDIX "A"
REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE

- ii) The proposal is made up of 9.222 ha of land designated as commercial under By-law 93-84. A 5% dedication was accepted in 1984 on these lands (Ansley Grove Woodlot) therefore, no further dedication can be applied due to an agreement made at that time.

Part of the proposal includes lands on which no previous dedication has been made (Dittimate lands). Therefore a dedication of 1 hectare per 300 units is required.

- iii) In addition to the above, the applicant has indicated they wish to dedicate lands for the future development of the Dittimate Commercial lands. There is no objection to this and it is understood that this would yield a 2% dedication. This dedication would be added to the area noted above once a surveyed confirmation of the total land area is provided.

- iv) The following policy shall be included in the Official Plan Amendment:

"A parkland block of sufficient size and configuration be provided within the plan through dedication or other means, to the satisfaction of the Commissioner of Recreation and Culture. Alternatively, the designated park block shall be lotted and cash-in-lieu of the parkland dedication shall be provided pursuant to the Planning Act."

- v) The following condition of Draft Plan Approval is to be included:

"That parkland block of a sufficient size (not less than 0.32 ha) and configuration be provided within the plan through dedication or other means, to the satisfaction of the Commissioner of Recreation and Culture. Alternatively, the designated park block shall be lotted and cash-in-lieu of the parkland dedication shall be provided pursuant to the Planning Act."

6.2 Ansley Grove Woodlot

In our original comments, we required a Vegetation Inventory and Assessment to City Standards be provided prior to the adoption of the Official Plan Amendment. This report is to establish what impact the development could have on the woodlot, identify protective buffer zones and other mitigation measures:

The applicant has proposed that the report, and any required changes to the plan, be completed prior to Draft Plan approval.

We have no objection to this, provided the following requirement is included as a condition, within the Official Plan, to be satisfied prior to Draft Plan Approval.

"The Owner shall submit a Woodlot Inventory and Impact Assessment for Ansley Grove Woodlot and environs, to the satisfaction for the Commissioner of Recreation and Culture. Said study shall make recommendations to mitigate the impact of this development, short and long term, on the woodlot. The Owner shall implement these measures including, but not limited to, the establishment of a buffer zone around the western and southern extends of the woodlot which may result in a reduction in the number of proposed lots."

6.3 Streetscape/Landscape Plan

Prior to final approval of these plans, the Owner shall provide to the satisfaction of the Commissioner of Recreation and Culture, a Master Landscape Plan for Ansley Grove Road which addresses issues, including:

- i) Street lighting (within the site to be designed to City of Vaughan standards);
- ii) Boulevard trees and condominium landscaping;
- iii) Landscaped buffer zones along Ansley Grove Road; minimum 3 metres wide;
- iv) Landscaped buffer zones of a minimum of six metres between the On street Townhouse roadways and the remaining commercial lands;
- v) Landscaped buffer zones adjacent to all proposed and existing residential or commercial lands including along the proposed roadway between the condominium plan and the commercial land;
- vi) Detailed design for the private tot lot/amenity space to be provided on the condominium lands;

APPENDIX "A"
REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE

vii) Storm water management facility screening.

The proponent has not indicated how this development connects to the existing and proposed developments surrounding it; please identify pedestrian links, overall vehicular routes, etc.

7.0 PLANNING CONSIDERATIONS

7.1 Highway #7 Land Use

Currently the area south of Ansley Grove Road forms a large Commercial Block which could develop in the form of a commercial campus. The redesignation of the subject lands to Medium Density Residential is appropriate however, it will result in a remaining commercial strip along Highway #7. In order to mitigate the adverse affects of this form of development an Urban Design Plan for the area prior to consideration of individual rezoning applications. The owners have been advised of this requirement and it is Staff's understanding that this is to be provided. On this basis, Staff's concerns in this regard are resolved.

7.2 Ambulatory Care Centre

The applicants are partners with the land owners of the large Community Commercial Block to the east. These owners have agreed to accommodate an Ambulatory Care Centre on their lands, if required.

7.3 Commercial Access

The applicants revised plans provide an access to the commercial shopping centre to the east.

The Ministry of Transportation have no jurisdiction to approve or disapprove the signalized intersection on Ansley Grove Road but have advised of a number of concerns to be satisfied on Ansley Grove Road.

7.4 Co-ordination with Adjacent Land Uses

Block Townhouses development on the south side of Ansley Grove Road have been redesigned with a single loaded road to act as a buffer to the Commercial to the south. Further, detailed buffering shall be addressed at the site plan approval stage.

Buffering of the proposed residential uses from the future Community Commercial use to the east will also be addressed at the draft plan of subdivision or site plan approval stage.

7.5 Affordable Housing

Policies will be included in the Official Plan Amendment to provide for Affordable Housing in accordance with the Provincial Housing Policy Statement. Given the form and density of the proposed development, achieving the Provincial Policy objectives of a minimum 25% affordable (ie. \$168,000) is considered feasible.

8.0 CONCLUSION

Generally the subject lands are well located for a medium density form of development, given their location adjacent to a major shopping centre, access to Highway #7 and Ansley Grove Road and the ultimate development of the CMHC lands. While this land use context supports a medium density form of development, it is important that the design and layout of the development is integrated with the evolving land use planning of the area.

Attachments 4 and 5 show how the proposed Townhouse development integrates with the two plans for the CMHC lands immediately north of the subject lands, that will be dealt with by the Ontario Municipal Board.

Approval of the Official Plan Amendment to provide for Medium density development of the form proposed is considered appropriate. Implementing subdivision, site plan and zoning by-law(s) proposals are under review for a subsequent report to Committee of the Whole and Council. It will be important to ensure that the final design integrates a co-ordinated plan with both the ultimate CMHC development and the community commercial centre. The revised detailed development plans which have been submitted are a significant improvement in this regard over previous submissions.

APPENDIX "A"
REPORT NO. 6 OF THE COMMITTEE OF THE WHOLE

ATTACHMENTS

1. Location Map
2. Draft and Plan of Subdivision - North side of Ansley Grove Road
3. Site Plan - South side of Ansley Grove Road
4. Composite of East Woodbridge Development with City's Plan for the CMHC lands
5. Composite of East Woodbridge Development with the CMHC plan
6. January 18, 1993 Public Hearing Report

fp/dk/JHS

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

6

PROPOSED MODIFICATIONS
OFFICIAL PLAN AMENDMENT #350
MAPLE COMMUNITY PLAN

The Committee of the Whole recommends that the recommendation contained in the following report of the Director of Planning be approved, subject to a further Staff report amending Clauses 4.g) and 5.h) to reflect that all traffic-related improvements should address a pedestrian-oriented roadway.

Recommendation

That the Ministry of Municipal Affairs be advised that the City of Vaughan supports the following modifications to Official Plan Amendment #350:

1. Page 34, Part C - Transportation Policies, Section 7.1, Definition, clause a) be modified by deleting the words "...with a northeasterly loop to Keele Street." and replace with "to ultimately intersect with Teston Road".
2. Page 34, Part C - Transportation Policies, Section 7.2, Arterial Roads, be modified by adding the following new clause e):

"e) The reconstruction and widening of Jane Street (Y.R. 55) between Rutherford Road (Y.R. 73) and Major Mackenzie Drive (Y.R. 25)."
3. Page 34, Part C - Transportation Policies, Section 7.2, Arterial Roads, be modified by adding the following new clause f):

"f) The reconstruction and widening of Jane Street (Y.R. 55) between Major Mackenzie Drive and Teston Road."
4. Page 34, Part C - Transportation Policies, Section 7.2, Arterial Roads, be modified by adding the following new clause g):

"g) The reconstruction and widening of Major Mackenzie Drive between McNaughton Road and Highway #400."
5. Page 34, Part C - Transportation Policies, Section 7.2, Arterial Roads, be modified by adding the following new clause h):

"h) Various intersection improvements will be required along Keele Street (Y.R. 6) between Rutherford Road and Teston Road and along Major Mackenzie Drive between Keele Street and Highway #400."
6. Page 34, Part C - Transportation Policies, Section 7.2, Arterial Roads, be modified by adding the following new clause i):

"i) Teston Road may ultimately develop as a major arterial road from Bathurst Street (Y.R. 38) to Highway #400. Prior to any development abutting Teston Road within the Amendment Area, the City of Vaughan shall protect the necessary lands for the

APPENDIX II

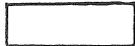
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 425

CITY OF VAUGHAN

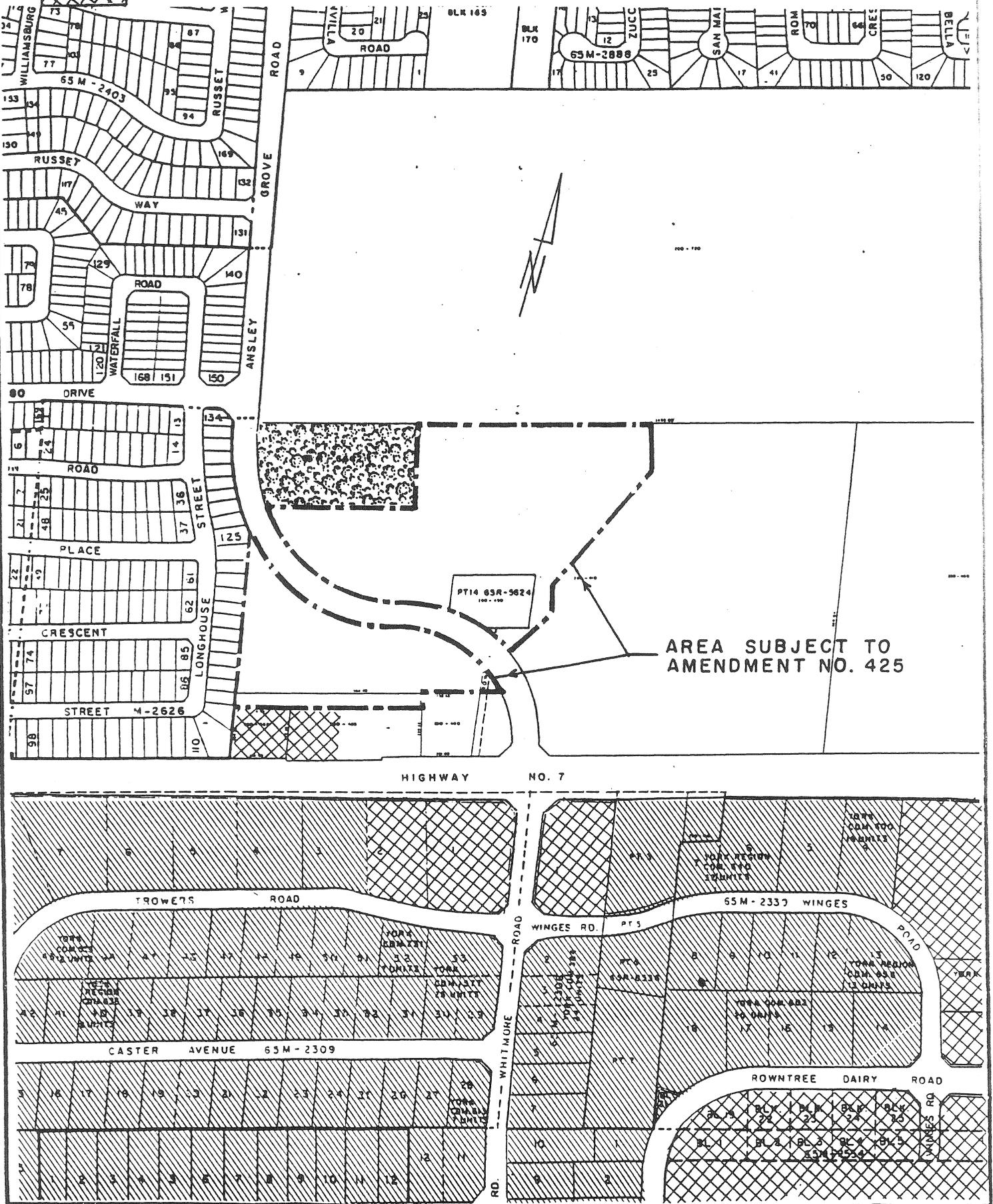
LOCATION: PART OF LOT 6, CONCESSION 6

LEGEND

-  RESIDENTIAL
-  WOODLOT
-  INDUSTRIAL
-  COMMERCIAL

DATE: 07/04/93

SCALE: 0  200m



APPENDIX III

DRAFT PLAN OF SUBDIVISION

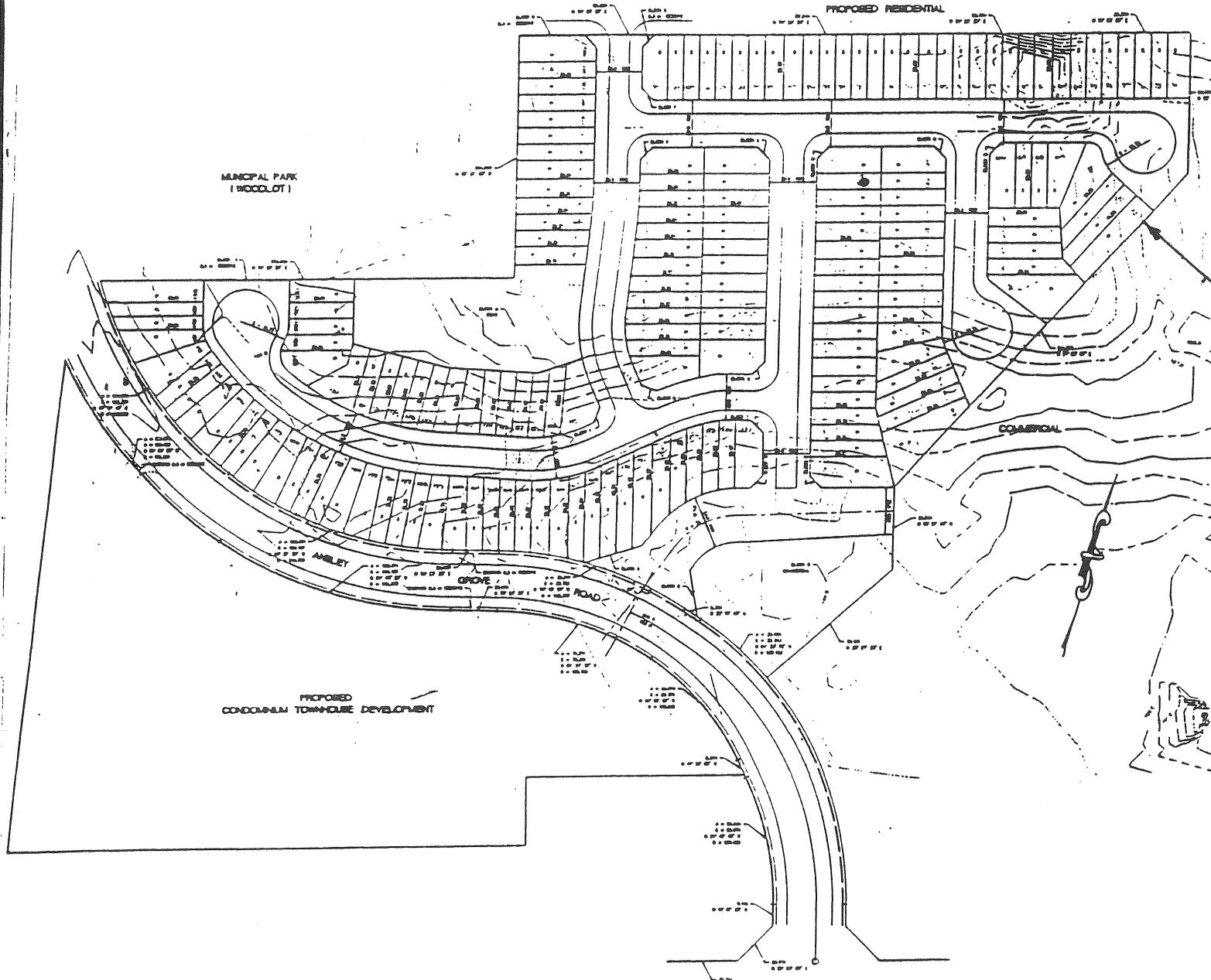
OFFICIAL PLAN AMENDMENT NO.
CITY OF VAUGHAN

SCALE: 0 50m



LOCATION: PART OF LOT 6, CONCESSION 6

AREA SUBJECT TO
AMENDMENT NO.



APPENDIX IV

DRAFT SITE DEVELOPMENT PLAN

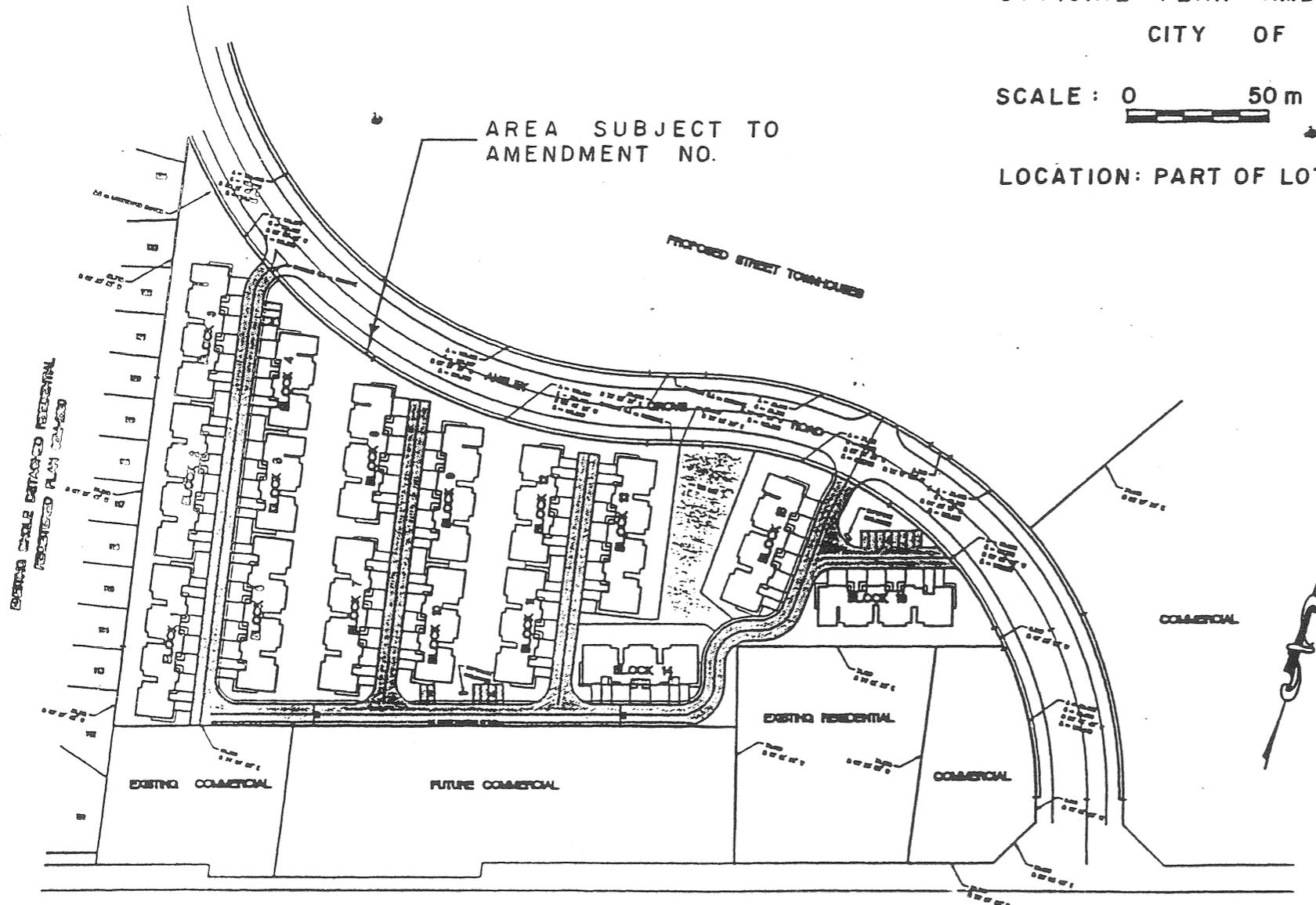
OFFICIAL PLAN AMENDMENT NO.

CITY OF VAUGHAN

SCALE: 0 50 m



LOCATION: PART OF LOT 6, CONCESSION 6



EXISTING CURB DETACHED RESIDENTIAL
PROPOSED PLAN 2020

AREA SUBJECT TO
AMENDMENT NO.

PROPOSED STREET TOWNHOUSES

COMMERCIAL

EXISTING RESIDENTIAL

EXISTING COMMERCIAL

FUTURE COMMERCIAL

COMMERCIAL