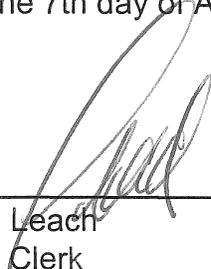


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 491 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 7th day of April, 1998.



---

J.D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 15th day of April, 1998.

# THE CITY OF VAUGHAN

# BY-LAW

Working Copy For  
Carrying Business

## BY-LAW NUMBER 341-97

A By-Law to adopt Amendment Number 491 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 491 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" are hereby adopted. Also attached hereto, but not constituting part of the Amendment is Appendix "1".
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 491 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.

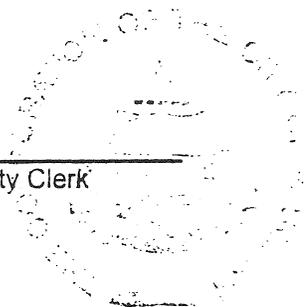
READ a FIRST, SECOND and THIRD time and finally passed this 20th day of October, 1997.

"L. D. Jackson"

\_\_\_\_\_  
L.D. Jackson, Mayor

"V. Leskie"

\_\_\_\_\_  
V. Leskie, Deputy City Clerk



**AMENDMENT NUMBER 491  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 491 to the Official Plan of the Vaughan Planning Area.

~~MAN~~  
MAN  
MAN  
MAN  
MAN  
Oct 22/17

I PURPOSE

The purpose of this amendment is to provide a site specific amendment to the High Density Residential-Commercial policies contained in Section 4.2.1.4 of Official Plan Amendment No. 400. The amendment adds street townhouse units as a permitted use and deletes the subject site from the policy respecting that the average density taken across all high density areas in a Block Plan shall not be less than 115 units per hectare and provides that residential development be required to achieve a minimum density of 50 units per hectare.

II LOCATION

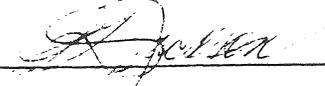
The lands subject to this amendment are located south of Rutherford Road and west of Dufferin Street in Lot 15, Concession 3 in the City of Vaughan as shown on Schedule "1".

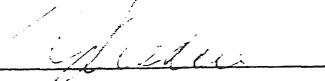
III BASIS

The amendment to the Official Plan is based upon the following:

1. Vaughan Council on May 12, 1997 adopted a motion respecting residential densities in OPA No. 400 which included that staff be directed to further review high density policies in OPA No. 400 in the context of the discussion held at the Working Session and that staff be directed to review density policies in OPA No. 400 to reflect maximum rather than minimum densities.
2. Vaughan Council approved the Block 17 Block Plan on August 25, 1997 which included the subject lands within a mixed use residential commercial block. The number of residential units and density in the mixed use block were to be determined through a subsequent review and approval of a Comprehensive Site Plan for the District Centre as set out in Section 4.2.2.3 of OPA No. 400, and the subsequent consideration and approval of individual development applications.
3. The subject lands are to remain designated High Density Residential-Commercial with residential development to occur within a density range of 50 units per hectare to 150 units per hectare.
4. The deletion of the subject lands from the minimum average density requirement of 115 units per hectare for High Density Residential-Commercial areas in the block plan is not considered to unduly compromise the objective of providing higher residential densities in the High Density Residential Commercial Areas.

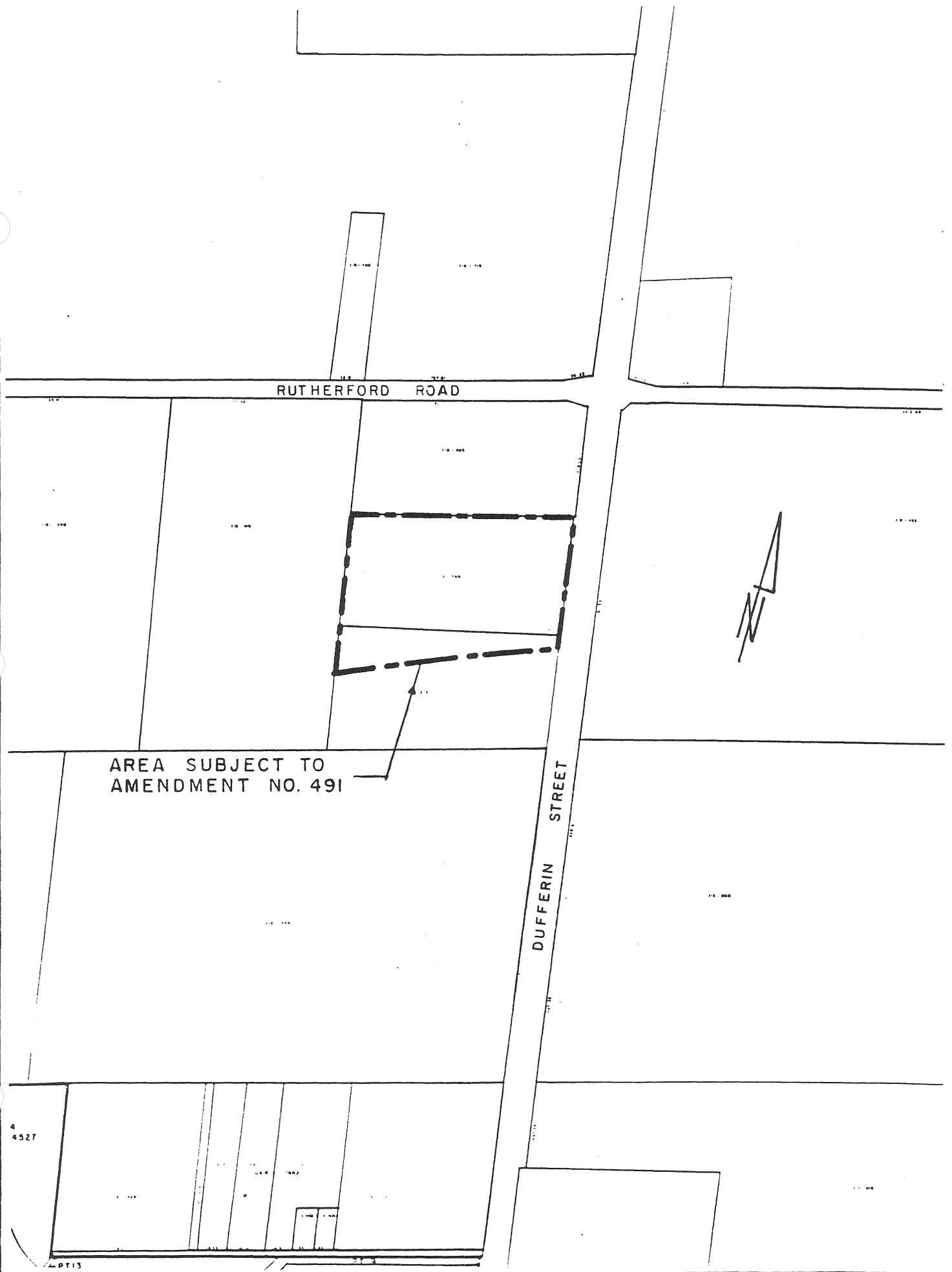
THIS IS SCHEDULE '1'  
TO AMENDMENT NO. 491  
ADOPTED THE 20<sup>th</sup> DAY OF OCTOBER, 1997.

  
MAYOR

  
CLERK

LOCATION: PART OF LOT 15, CONCESSION 3

SCALE: 0 200m



APPENDIX I

RECORD OF COUNCIL ACTION

A public hearing was held on August 18, 1997 concerning Official Plan Amendment Application File No. OP.97.013 National Homes (Dufferin Hills ) Inc.. Vaughan Council adopted on August 25, 1997, the following:

- "1) That the recommendation contained in the following report of the Director of Development Planning, dated August 18, 1997, be approved; and
- 2) That the deputation of Mr. Yarranton be received; and
- 3) That this matter be brought forward to Committee of the Whole on October 6, 1997."

The following recommendation was included in the report of the Director of Development Planning:

"That the Public Hearing for file OP.97.013 (National Homes (Dufferin Hills)Inc. BE RECEIVED, and;

That the issues identified by the public and Council, together with those contained in this report be addressed by Staff in a comprehensive report to a future Committee of the Whole meeting."

On October 14, 1997 Vaughan Council adopted the following:

"That the recommendation contained in the following report of the Commissioner of Planning and Development, dated October 6, 1997, be approved."

The following was the recommendation contained in the report from the Commissioner of Planning and Development:

- "1. That Official Plan Amendment Application OP.97.013 National Homes (Dufferin Hills ) Inc. BE APPROVED, and Official Plan Amendment 400 be amended to provide the following:
  - a) The minimum average density requirement in OPA 400 of 115 units/ha in the High Density Residential Commercial designation be deleted for the subject lands; and
  - b) Street townhouses be added as a permitted use in the High Density Residential Commercial designation for the subject lands.
2. That Staff be directed to consult with the landowner to the north with respect to initiating a comparable amendment for the balance of the Block 17 District Centre and that Staff report back to Council following such consultation."

On October 20, 1997 Vaughan Council in giving First, Second and Third readings to the enacting by-law adopted the following:

"That the following resolution be adopted with respect to By-law 341-97 in accordance with the memorandum of the Commissioner of Planning and Development, dated October 20, 1997:

1. That the text of OPA 491 be modified to delete paragraph b) under Section IV Details of the Amendment and Policies Relative Thereto and that it be replaced with the following paragraph b):
  - b) Adding a new paragraph to the end of Section 4.2.1.4, High Density Residential-Commercial areas, subsection iii):

"Notwithstanding the above, the lands subject to OPA 491 shall not be included in the calculation of the average density in the Block Plan; also, these lands shall be required to achieve density of 50 units per hectare."
2. Staff make the appropriate modifications to the Basis section of OPA 491 resulting from the revisions to the text in item 1.
3. That Council deems that no further public notice is required."