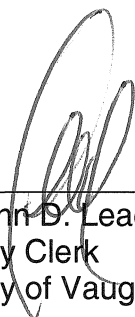


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 538 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 23rd day of October, 2001.



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John D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 26th day of October, 2001.

**Certificate of Approval**  
**AMENDMENT NO. 538**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**CITY OF VAUGHAN**

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved as pursuant to Sections 17 and 21 of the Planning Act, and came into force on the date indicated on this certificate.

*October 23, 2001*  
Date



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Neil Garbe, M.C.I.P., R.P.P.  
Director of Development Services  
The Regional Municipality of York

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 478-2000**

**A By-law to adopt Amendment Number 538 to the Official Plan of the Vaughan Planning Area.**

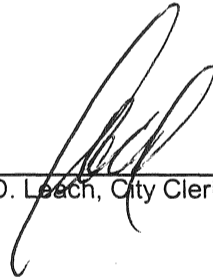
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 538 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" 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 538 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 18<sup>th</sup> day of December, 2000.



M. Di Biase, Acting Mayor



J. D. Leech, City Clerk

**AMENDMENT NUMBER 538  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 538 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 538.

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 OPA #240 by redesignating the lands from "Mixed Use Commercial" and "Low Density Residential" to "High Density Residential" and providing development policies.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 538". The lands are located on the south side of Woodbridge Avenue, east of Kipling Avenue, being Lot 2 of Registered Plan 546, in Lot 7, Concession 7, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Mixed Use Commercial" and "Low Density Residential" to "High Density Residential" is based on the following:

1. An Official Plan Amendment is required to permit the development of a high density residential building.
2. On May 23, 2000, Vaughan Council approved Official Plan Amendment application OP.98.022 (1245519 Ontario Limited).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.240, as amended by OPA No.440, to the Official Plan of the Vaughan Planning Area is hereby further amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No.538" on Schedule "1" attached hereto from "Mixed Use Commercial" and "Low Density Residential" to "High Density Residential".
- b) Deleting Schedule "B" attached thereto and substituting therefore Schedule "B" attached hereto as Schedule "1".
- c) Adding the following to Section 4.2.7 Site Specific Policies:
  - m) The lands designated "High Density Residential" on the south side of Woodbridge Avenue, east of Kipling Avenue, being Lot 2 of Registered Plan 546, in Lot 7, Concession 7, City of Vaughan, shall be developed in accordance with the following:
    - i) A maximum of 19 residential units shall be permitted.
    - ii) Maximum building height shall not exceed 3 stories.
    - iii) Ground floor commercial uses shall not be permitted.

V IMPLEMENTATION

V IMPLEMENTATION

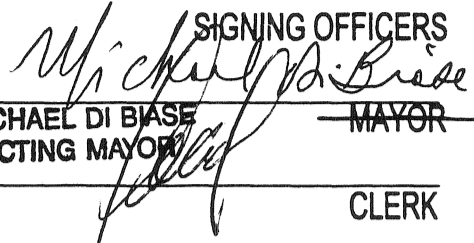
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law and site plan approval, pursuant to the Planning Act.

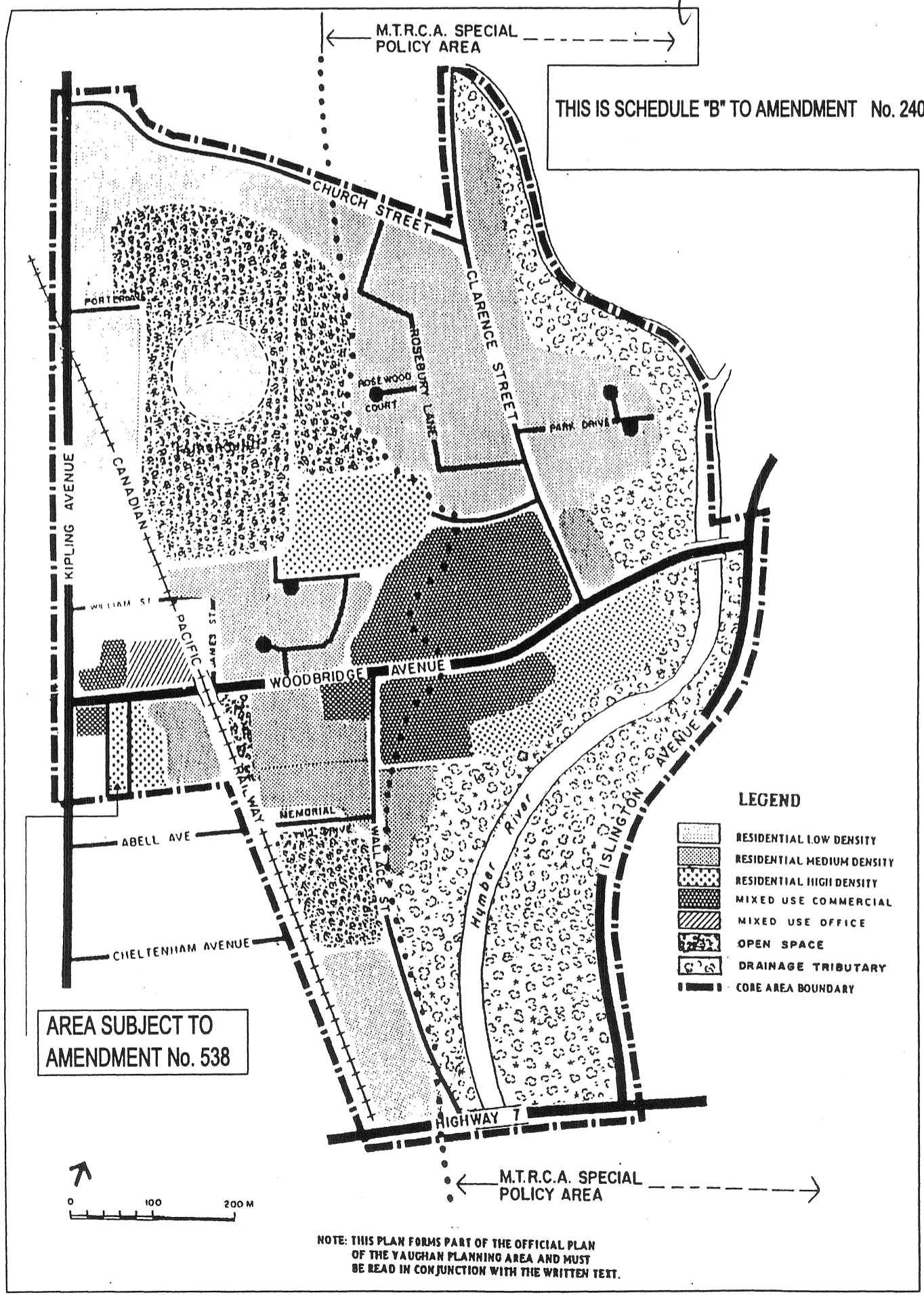
VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of the Plan shall apply with respect to this Amendment.

# THIS IS SCHEDULE '1' TO OFFICIAL PLAN AMENDMENT NO. 538

ADOPTED THE 18 DAY OF DEC., 2000

SIGNING OFFICERS  
  
**MICHAEL DI BIASE** — MAYOR  
**ACTING MAYOR**  
 \_\_\_\_\_  
 CLERK



## APPENDIX I

The subject lands are located on the south side of Woodbridge Avenue, east of Kipling Avenue, being Lot 2 of Registered Plan 546, in Lot 7, Concession 7, City of Vaughan. At the Council Meeting of May 23, 2000, Council considered applications to amend the Official Plan and resolved:

“The Committee of the Whole recommends:

- 1) That the following report of the Director of Community Planning, dated May 15, 2000, be received;
- 2) That the applications by 1245519 Ontario Limited for Official Plan Amendment (File OP.98.022) and Zoning Amendment (File Z.98.084) be approved as amended for a maximum of 19 residential units, no ground floor commercial area and a maximum height of 3-storeys;
- 3) That the respective by-law not be passed until the Site Plan is finalized; and
- 4) That the following deputations and written submissions be received:
  - a) Mr. Ron Mauti, Architect, 128 Wallace Street, Woodbridge, L4L 2P4, on behalf of the applicant;
  - b) Ms. Barbara Bonkowsky, President, Kipling Ratepayers Association, 7837 Kipling Avenue, Woodbridge, L4L 1Z4, written submission from Bruce and Rosi Gould, 28 Abell Avenue, Woodbridge, L4L 1B8, and petition from area residents; and
  - c) Ms. Maria Kuin, Property Manager, York Region Housing Authority, Suite 3A, 15150 Yonge Street, Aurora, L4G 1M2.

### Recommendation

The Director of Community Planning recommends:

1. THAT the applications by 1245519 Ontario Limited for Official Plan Amendment (File OP.98.022), Zoning Amendment (File Z.98.084) and Site Development (File DA.98.058) BE REFUSED.”

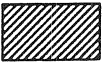

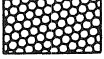



# THIS IS APPENDIX II

## EXISTING LAND USE

### OFFICIAL PLAN AMENDMENT NO. 538

PART LOTS 6,7 CONC. 7

- |                                                                                   |                             |                                                                                   |                          |
|-----------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------|--------------------------|
|  | Single Detached Residential |  | High Density Residential |
|  | Medium Density Residential  |  | Commercial               |

Area Subject to  
Amendment No. 538

