


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 588 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 24th day of April, 2003.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 5th day of May, 2003.

Certificate of Approval

AMENDMENT No. 588

TO THE

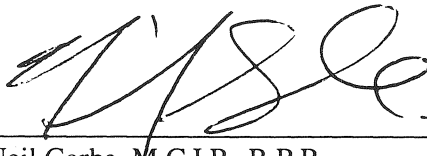
OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on **April 24th, 2003**.

Date:

Apr. 25/03



Neil Garbe, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

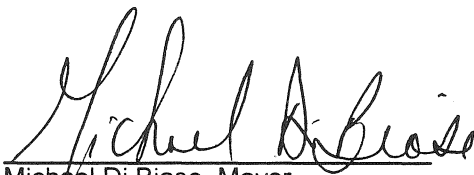
BY-LAW NUMBER 51-2003

A By-law to adopt Amendment Number 588 to the Official Plan of the Vaughan Planning Area.

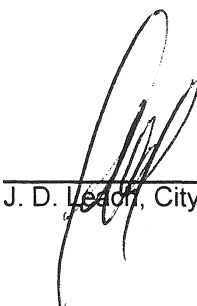
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 588 to the Official Plan of the Vaughan Planning Area, consisting of the attached text Appendices "I" and "II" 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 588 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 24th day of February, 2003.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 588
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 588 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 588.

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 of the Vaughan Planning Area is to amend Amendment Number 350 (Maple Community Plan). The subject Amendment will modify the "General Residential Policies" in Section 1.5 (b)(ii), which will have the effect of recognizing and protecting the historical pattern of large residential lot sizes in the Maple Core.

II LOCATION

The lands subject to this Amendment apply to the older established core residential area within the Maple Community, as shown on Appendix 'II'. These areas are characterized by original large lots that are designated "Low Density Residential" and zoned R1V Zone, and are located southwest of Keele Street and Major Mackenzie Drive.

III BASIS

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

1. The low density residential neighbourhoods within the Maple Community are gradually undergoing redevelopment of the original housing stock by large homes on the whole lots.
2. Section 1.5(b)(ii) of Amendment Number 350, "General Residential Policies", gives some protection to existing large lot development, however this section does not specifically address the purpose or intended future for this portion of the Maple Community.
3. There are no specific policies that address the potential for redevelopment of these large lots in the R1V Zone neighbourhoods, putting the existing character of these areas at risk.
4. There is merit in adding policies that would protect and recognize these areas as an important historical component and as unique enclaves within their broader communities.
5. The minor modification to the existing policy framework will more adequately serve to maintain the integrity of the streetscapes and character of these areas, and provide guidance for the review of any future applications to ensure sensitivity to the existing development.

6. Having received a statutory Public Hearing on May 7, 2001, on December 16, 2002, Vaughan Council approved Official Plan Amendment Application OP.01.003 (City of Vaughan – R1V Zones), to amend Amendment Number 350 (Maple Community Plan) to recognize and protect the historical pattern of large lot sizes in the residential Maple Core.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.350 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Deleting Section 1.5(b)(ii) and replacing therefor with the following:
 - “ii) Older established core residential areas characterized by original large lots, or having historical, architectural or landscape value, shall be recognized as unique enclaves to be protected within the broader community, and any development shall protect the integrity of the area and be consistent with its overall character.”

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall reinforce the provisions contained in the 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.

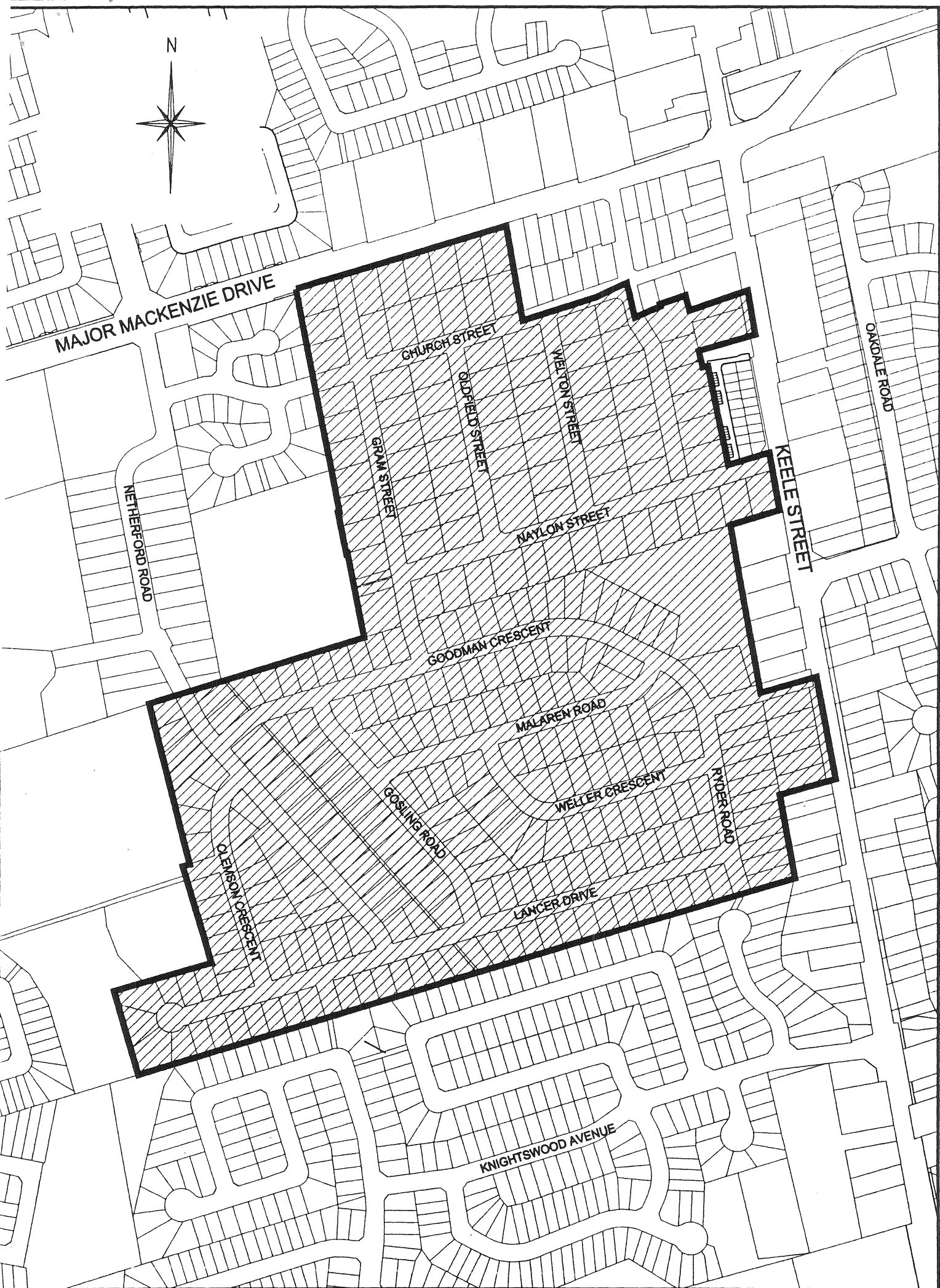
APPENDIX I

The lands subject to Amendment Number 588 affect only the Maple Community, as shown on Appendix "II".

On December 16, 2002, Vaughan Council considered Official Plan Amendment Application OP.01.003 (City of Vaughan – R1V Zones), and resolved:

"That Official Plan Amendment Application OP.01.003 (City Initiated – R1V Old Village Residential Zone Area) BE APPROVED, as follows:

- a) amending OPA #210 (Thornhill-Vaughan Community Plan) and OPA #350 (Maple Community Plan) by including the policies recommended in this report to recognize and protect the historical pattern of lot sizes in these neighbourhoods; and,
- b) removing the Concord residential neighbourhood from OPA #4 and placing it within the boundaries of OPA 210 (Thornhill-Vaughan Community Plan), thereby providing a framework of residential policies for the Concord community that are not presently available."



NOT TO SCALE

APPENDIX II

LANDS SUBJECT TO AMENDMENT No. 588

FILE: OPA 588 (OP.01.003)
 LOCATION: Part Lots 19, 20, Concession 4
 APPLICANT: CITY OF VAUGHAN – R1V ZONES
 CITY OF VAUGHAN

R1V ZONED AREAS

