

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13


and

IN THE MATTER OF Amendment Number 643
to the Official Plan of the Vaughan Planning Area

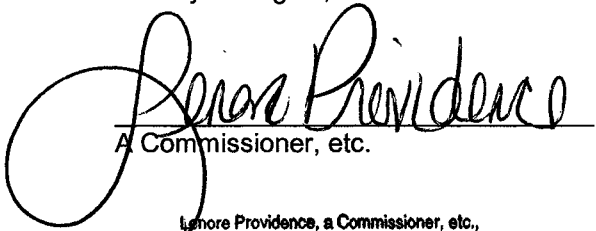
I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 643 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of June, 2006, and written notice was given on the 10th day of July, 2006 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 643 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 643 is deemed to have come into effect on the 1st day of August, 2006, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
1st day of August, 2006.)



JOHN D. LEACH



A Commissioner, etc.

Ignore Providence, a Commissioner, etc.,
Regional Municipality for York, For
The Corporation of the City of Vaughan
Expires February 10, 2007

THE CITY OF VAUGHAN

BY-LAW

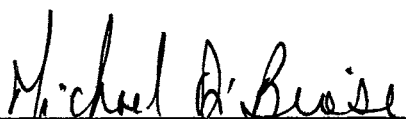
BY-LAW NUMBER 243-2006

A By-law to adopt Amendment Number 643 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 642 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 26th day of June, 2006.


Michael Di Biase, Mayor


Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 643
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 643 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 643.

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 the provisions of Amendment No. 600 to the Official Plan of the Vaughan Planning Area by redesignating certain lands from "Low Density Residential" and "Planned Road Re-alignment" to "Medium Density Residential/Commercial".

The Amendment also includes site-specific development policies respecting the lands identified as "Area Subject to Amendment No. 643" on Schedule "1" hereto.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 643". The Subject Lands comprise of 2.26ha and are located at the southwest corner of Jane Street and the realigned Teston Road, in Part of Lot 26, Concession 5, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the Subject Lands from "Low Density Residential" and "Planned Road Re-alignment" to "Medium Density Residential/Commercial" with site-specific policies to facilitate a development consisting of residential uses and the following commercial uses: an automobile gas bar/service station, an eating establishment, a convenience eating establishment with or without a drive-through facility, and a take-out eating establishment, provided such uses are operated in conjunction with an automobile gas bar/service station, is based on the following considerations:

1. The Provincial Policy Statement includes policies requiring a mix of residential uses that promote cost-effective development and development standards to minimize land consumption. Development is also to be directed to settlement areas and promote land use patterns and densities that support public transit. The proposed redesignation of the Subject Lands from "Low Density Residential Area" and "Planned Road Re-alignment" to "Medium Density Residential/Commercial" will broaden the mix of residential/development forms. The residential uses will also minimize land consumption and servicing costs, by introducing a greater number of potential residents into the area. The proposed redesignation meets these Provincial Policy Statement policies.
2. The Growth Plan (Places to Grow) for the Greater Golden Horseshoe establishes principles of compact communities that provide a choice in housing and support transit. The Growth Plan states that strong and healthy communities should have a broad mix of housing types, tenure opportunities

and price ranges available to meet the needs of all potential residents. The proposed medium density residential development addresses these principles and policies through its location, compact development form and support of a viable transit network.

3. The Region of York Official Plan includes goals and policies that promote a mix of housing types, support compact communities and establish corridors to link urban centres. The proposed redesignation to "Medium Density Residential/Commercial" will contribute to the mix of housing types and assist in establishing a compact and efficient community. The Regional Official Plan designates the Subject Lands as an "Urban Area" and also identifies Teston Road and Jane Street as "Urban Corridors". The plan encourages and promotes higher densities, recognizing the function of Teston Road and Jane Street as corridors that link centres and transit routes. The proposed redesignation meets these policies.
4. The site's orientation to Teston Road and Jane Street, the minimal impact on soft and hard services, and the positive transportation impact, establishes the Subject Lands as a desirable location for the proposed designation to "Medium Density Residential/Commercial".
5. The location of the Subject Lands at the intersection of two arterial roads (Jane Street and Teston Road), provides locational opportunities for commercial businesses to prosper. In addition, the proposed commercial uses will complement and serve the proposed medium density residential development and the existing and future development in the surrounding area. On this basis, the proposed redesignation of the Subject Lands from "Low Density Residential" and "Planned Road Realignment" to "Medium Density Residential/Commercial" is considered to be appropriate.

Having received a statutory Public Hearing held on October 11, 2005, Vaughan Council on June 26, 2006 approved Official Plan Amendment Application OP.05.021 (Pianora Holdings Corp., c/o Solmar Development Corporation) under Amendment No. 643 to redesignate the subject lands from "Low Density Residential" and "Planned Road Re-alignment" to "Medium Density Residential/Commercial" with site specific policies to permit a maximum residential density of 29.5 units per hectare and the following commercial uses: an automobile gas bar/ service station, an eating establishment, a convenience eating establishment with or without a drive-through facility, and a take-out eating establishment, provided such uses are operated in conjunction with an automobile gas bar/service station.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 600 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 643" on Schedules "1" and "2" attached hereto from "Low Density Residential" and "Planned Road Re-alignment" to "Medium Density Residential/Commercial", in the manner shown on the said Schedules.

2. Adding the following site-specific development policies to Section 4.2.1.3 "Medium Density Residential/Commercial", Subsection 4.2.1.3.1 "Exceptions" in Amendment No. 600:
 - "d. Notwithstanding the above, the lands identified as "Area Subject to Amendment No. 643," and designated "Medium Density Residential/Commercial", at the southwest corner of Teston Road and Jane Street, are hereby subject to the following policies:
 - i. a maximum residential density of 29.5 units per hectare shall be permitted;
 - ii. commercial uses will be limited to the following uses:
 - a. an automobile gas bar/service station;
 - b. an eating establishment;
 - c. a convenience eating establishment with or without a drive-through facility, and a take-out eating establishment, provided such uses are operated in conjunction with an automobile gas bar/ service station; and
 - iii. site specific development and zone standards shall be set out in the implementing zoning by-law."

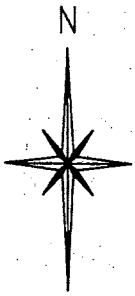
3. Deleting Schedule "C" in Official Plan Amendment No. 600 and substituting therefor the Schedule "C", attached hereto as Schedule "2".

V IMPLEMENTATION

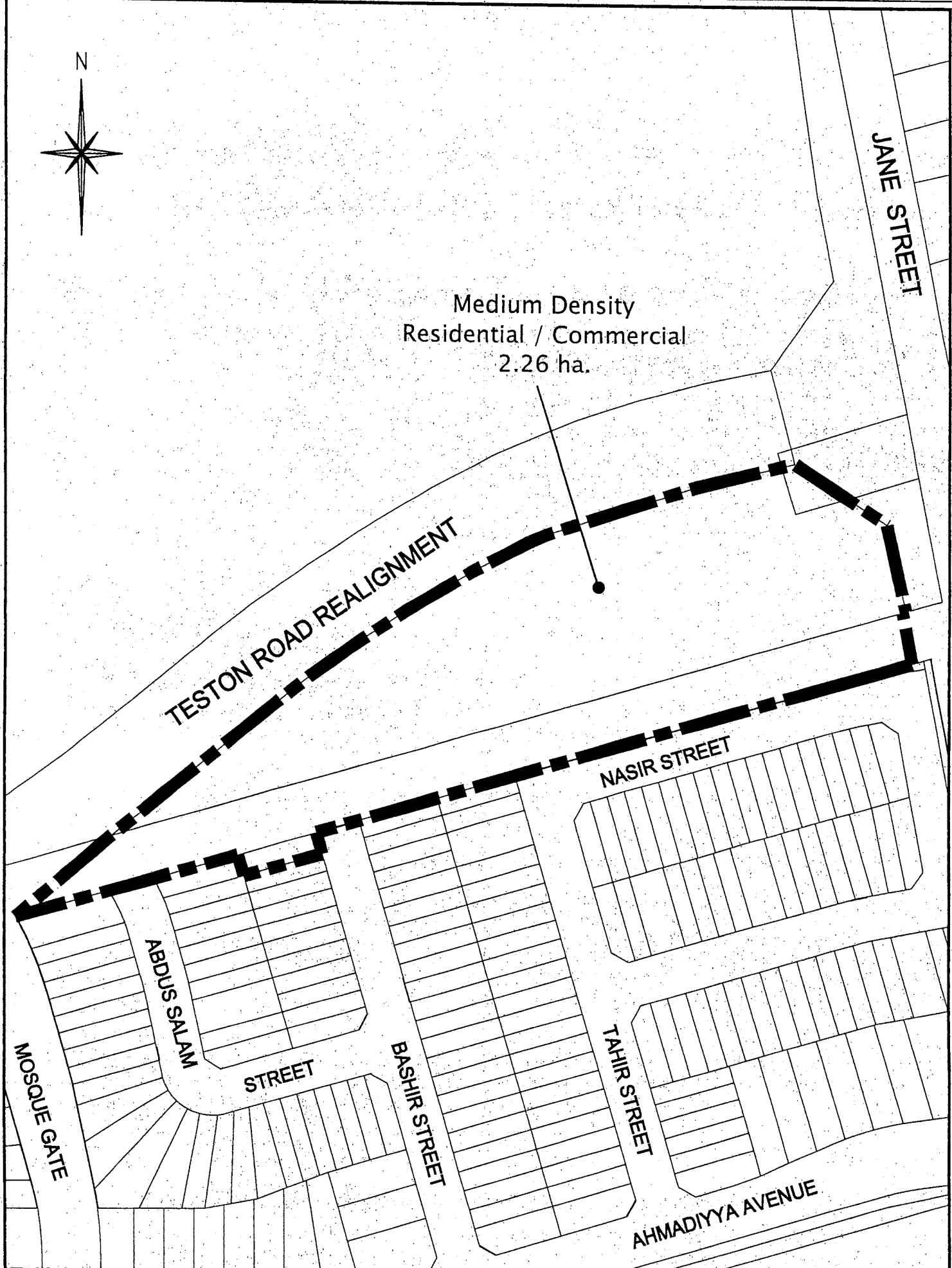
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, Draft Plan of Subdivision approval, and Site Plan approval, pursuant to the Planning Act.

VI INTERPRETATION

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



Medium Density
Residential / Commercial
2.26 ha.



**THIS IS SCHEDULE '1'
TO AMENDMENT No. 643
ADOPTED THE 26 DAY OF JUNE 2006**

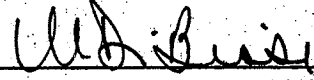
NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 643



FILE No. OP.05.021
RELATED FILE No. Z.05.043 & 19T-05V08
LOCATION: Part of Lot 26, Concession 5
APPLICANT: PIANORA HOLDINGS CORP.,
C/O SOLMAR DEVELOPMENT CORPORATION
CITY OF VAUGHAN

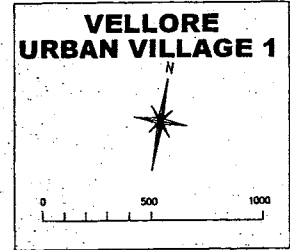
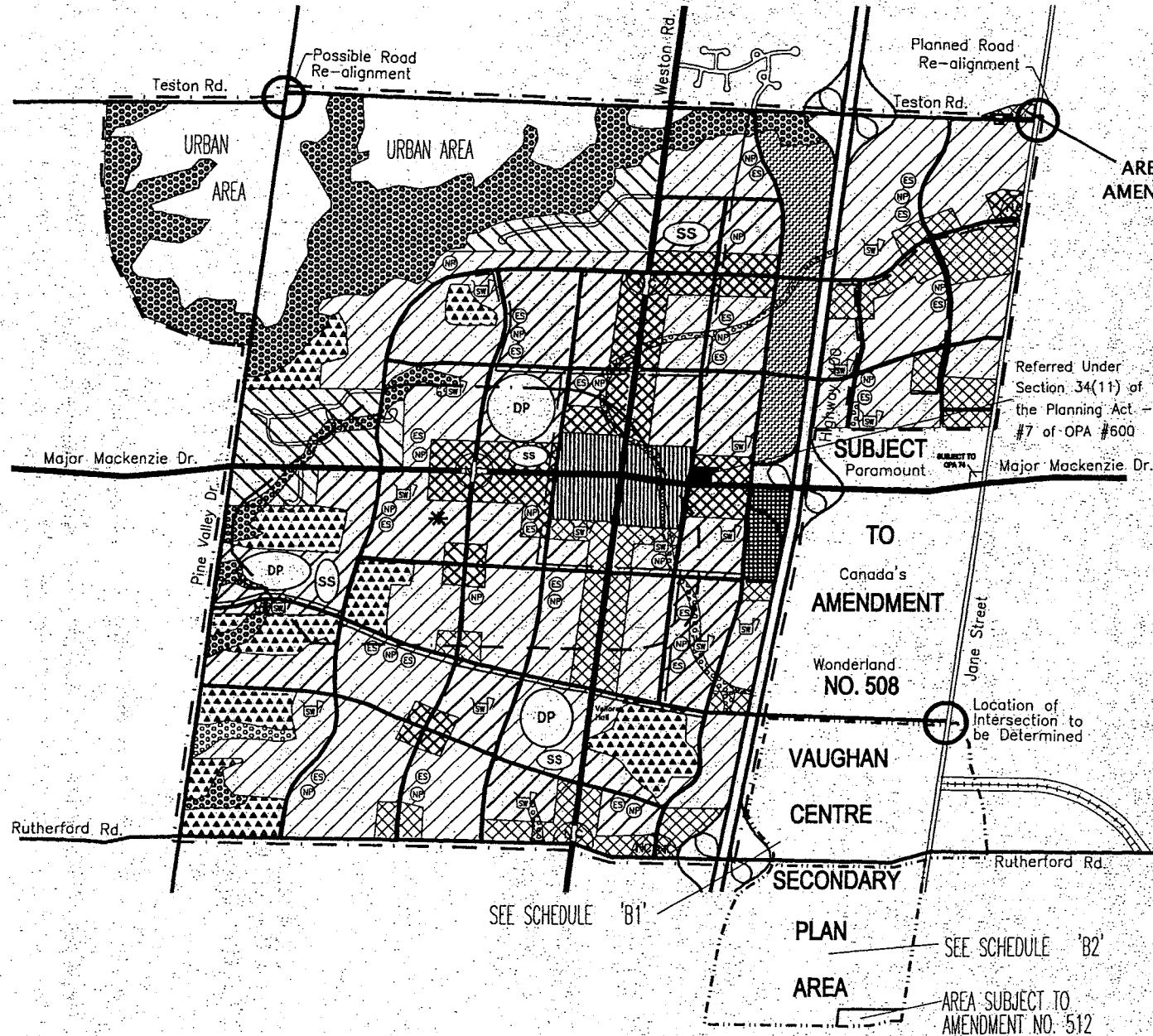
SIGNING OFFICERS



MAYOR



CLERK



LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cen.
- Lands Subject to Vellore - Urban Village Area #1
- Low Density Residential
- Medium Density Residential/Commercial
- Vellore Village Centre
- Estate Residential
- Urban Area
- High Performance Employment Area
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Vaughan Centre
- Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO
 AMENDMENT # 600
 ADOPTED THE ____ DAY OF _____, 2000
 SIGNING OFFICERS
 _____ MAYOR
 _____ CLERK

FILE No. OP.05.021
 RELATED FILE No. Z.05.043 & 19T-05V08
 LOCATION: Part of Lot 26, Concession 5
 APPLICANT: PIANORA HOLDINGS CORP.,
 C/O SOLMAR DEVELOPMENT CORPORATION
 CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 643
 ADOPTED THE 26 DAY OF JUNE, 2006

SIGNING OFFICERS
Albi Biasi
 MAYOR
Sofia Santos
 CLERK

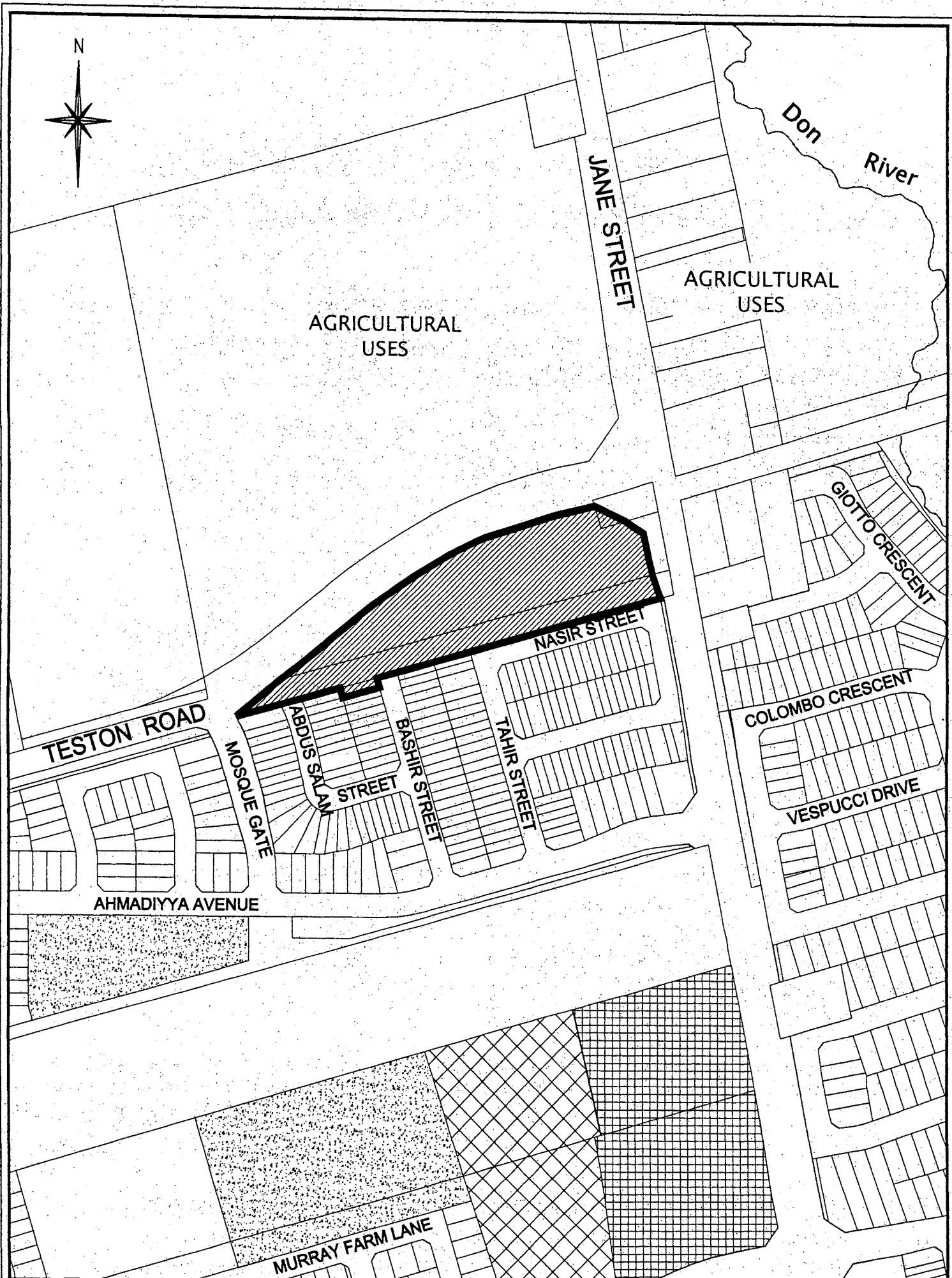
APPENDIX I

The subject lands are located on the southwest corner of Jane Street and the realigned Teston Road, in Part of Lot 26, Concession 5, City of Vaughan.

The Committee of the Whole on June 19, 2006 considered and approved a report and the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment Application OP.05.021; Zoning By-law Application Z.05.043 and Draft Plan of Subdivision 19T-05V08 (Pianora Holdings Corp., c/o Solmar Development Corporation).

1. THAT Official Plan Amendment File OP.05.021 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE APPROVED, to redesignate the subject lands, as shown on Attachment #3 from "Planned Road Re-Alignment" and "Low Density Residential" to "Medium Density Residential/Commercial" with site-specific policies to permit a maximum residential density of 29.5 units per hectare and the following commercial uses: an automobile gas bar/service station, an eating establishment, a convenience eating establishment with or without a drive-through facility, and a take-out eating establishment, provided such uses are operated in conjunction with an automobile gas bar/service station;
2. THAT Zoning By-law Amendment File Z.05.043 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE APPROVED, to rezone the subject lands shown on Attachment #4, as follows:
 - i) rezone Block 1 from A Agricultural Zone to RVM1(B)(H) Residential Urban Village Multiple Dwelling Zone One with the Holding Symbol "(H)", to permit 1 semi-detached dwelling, and require that prior to the removal of the Holding Symbol "(H)":
 - a) that water and sewage servicing capacity shall be allocated by the City; and
 - b) non-participating land owners in the Bathurst/Langstaff Servicing Area are subject to a future report to Council regarding a cost sharing agreement for contribution towards the construction of the Bathurst/Langstaff Trunk Sewer Works.
 - ii) rezone Blocks 2-11 from A Agricultural Zone to RVM1(A)(H) Residential Urban Village Multiple Dwelling Zone One with the Holding Symbol "(H)", with site-specific zoning exceptions to permit 50 street townhouse dwelling units, and require that prior to the removal of the Holding Symbol "(H)":
 - a) that water and sewage servicing capacity shall be allocated by the City; and
 - b) non-participating land owners in the Bathurst/Langstaff Servicing Area are subject to a future report to Council regarding a cost sharing agreement for contribution towards the construction of the Bathurst/Langstaff Trunk Sewer Works.
 - iii) rezone Block 12 from A Agricultural Zone to OS1 Open Space Conservation Zone for buffer purposes;
 - iv) rezone Block 13 from A Agricultural Zone to C3(H) Local Commercial Zone with the Holding Symbol "(H)" with a site-specific exception to permit the following commercial uses: an automobile gas bar/service station and eating establishment, convenience eating establishment with or without a drive-through facility, and a take-out eating establishment, provided such uses are operated in conjunction with an automobile gas bar/service station. The Holding Symbol "(H)" shall be lifted when a site plan is approved by Council;
 - v) rezone Block 43 on Plan 65M-3333 from RVM1(B) Residential Urban Village Multiple Zone One to RVM1(A) Residential Urban Village Multiple Zone One to be combined with part of Block 2 of the proposed draft plan of subdivision to facilitate the development of a townhouse block.
3. THAT Draft Plan of Subdivision File 19T-05V08 (Pianora Holdings Corp., c/o Solmar Development Corporation) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report;
4. For the purposes of notice, the Subdivision Agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved "Cash-In-Lieu of Parkland Policy".

Council on June 26, 2006, ratified the above-noted recommendation.



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 643

FILE No. OP.05.021
 RELATED FILE No. Z.05.043 & 19T-05V08
 LOCATION: Part of Lot 26, Concession 5
 APPLICANT: PIANORA HOLDINGS CORP.,
 C/O SOLMAR DEVELOPMENT CORPORATION
 CITY OF VAUGHAN

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 643



LOW DENSITY
RESIDENTIAL



PARK



MEDIUM DENSITY
RESIDENTIAL COMMERCIAL



NEIGHBOURHOOD
COMMERCIAL CENTRE

