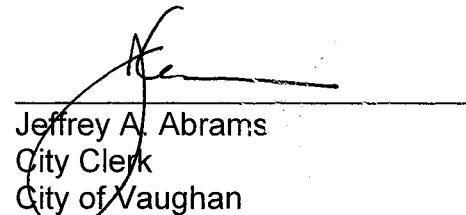


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 663 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 17th day of July, 2008.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 22nd day of July, 2008.

Certificate of Approval

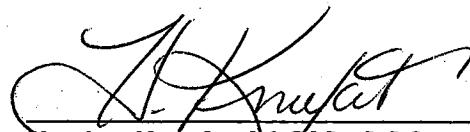
AMENDMENT No. 663

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 July 17, 2008.

Date: July 17, 2008



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York



THE CITY OF VAUGHAN

BY-LAW

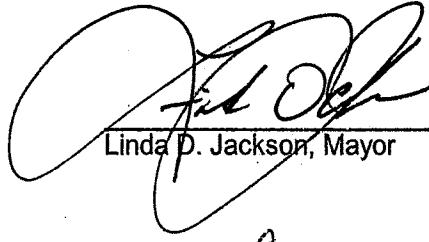
BY-LAW NUMBER 263-2007

A By-law to confirm the proceedings of Council at its meeting on June 25, 2007.

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

1. THAT the actions of the Council at its meeting held on June 25, 2007 with respect to each recommendation contained in the Meeting Agenda of that date and in respect to each motion, resolution and other action taken by the Council at the said meeting, subject to all approvals required by law, are hereby adopted, ratified and confirmed.
2. THAT the Head of the Council or the Acting Head of the Council and the proper officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said motions, resolutions and other actions and to obtain approvals where required, and, except where otherwise provided, the Head or Acting Head of the Council the Clerk and/or Treasurer are hereby authorized to execute all documents necessary in that behalf, and the said Clerk is hereby authorized and directed to affix the corporate seal of the Municipality to all such documents.

READ a FIRST, SECOND and THIRD time and finally passed this 25th day of June, 2007.



Linda D. Jackson, Mayor



J. D. Leach, City Clerk

AMENDMENT NUMBER 663

TO THE OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text, including Part 2, entitled *The Amendment and Policies Relative Thereto*, and Schedules "A", "B", "C", "D", "E" and "F", constitute Amendment Number 663 to the Official Plan of the Vaughan Planning Area.

Also attached hereto, but not constituting part of the Amendment are Part 1, entitled *The Basis of the Plan*, and Appendix "1".

LEGAL APPROVED	
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TABLE OF CONTENTS

PART 1: THE BASIS OF THE PLAN

- 1.0 **Introduction and the Avenue Seven Land Use Futures Study**
 - 1.1 Location
 - 1.2 Purpose
- 2.0 **Background and Context**
 - 2.1 GTA Urban Structure
 - 2.2 The Highway 7 Corridor Land Use and Transit Strategy
 - 2.3 The Provincial Policy Statement
 - 2.4 The York Region Official Plan
 - 2.5 York Region Transportation Master Plan-Planning 2031
 - 2.6 Making it Happen! The York Region Centres and Corridors Study
 - 2.7 York Region Official Plan Amendment No. 43
 - 2.8 Vaughan Vision 2007
 - 2.9 City of Vaughan Policies
 - 2.10 OPA 500- The Vaughan Corporate Centre Secondary Plan
 - 2.11 OPA 450- The Vaughan Employment Area Growth and Management Plan
 - 2.12 The Vaughan Enterprise Zone
 - 2.13 Jane/7 Employment Area Redevelopment Strategy
 - 2.14 Opportunities for New GO Rail Stations- A Potential Catalyst for New Development
- 3.0 Delivering the Rapid Transit System: Implementing The York Region Rapid Transit Plan (YRTP)
- 4.0 Avenue Seven Vision
- 5.0 The Policy Framework of OPA 663
- 6.0 Implementation

PART 2: THE AMENDMENT AND POLICIES RELEVANT THERETO

PART 1: THE BASIS OF THE PLAN

1.0 Introduction and the Avenue Seven Land Use Futures Study

For at least the past 10 years, planning documents in York Region and in the City of Vaughan have been promoting a more sustainable and more urban structure, based on intensified development that is focused on a hierarchy of centres, and connected by transit supportive corridors. Avenue Seven is the key east/west corridor, linking the planned Regional Centres of Vaughan, Richmond Hill and Markham in York Region with Brampton in Peel Region to the West and with Oshawa in Durham Region to the east.

Unfortunately, and notwithstanding a widespread understanding that a new urban structure is required, the challenges for actual implementation remain. In general, the planned change in the urban structure has not materialized in Vaughan as quickly as anticipated. Issues of location, accessibility, timing, economics, aesthetics and market acceptance of higher density development are difficult to overcome, especially when substantial, lower intensity greenfield opportunities continue to compete for developer and consumer attention.

Furthermore, many studies (Slack, 2002 and Blais, 1995) indicate that the playing field between low intensity greenfield development and intensified, mixed use development in centres and along corridors is not level – to the substantial benefit of greenfield development. In fact, some have suggested that:

- higher density development subsidizes low density development;
- the ‘public interest’ benefits of transit supportive, higher density development are simply ignored by current fiscal policy; and,
- suburban development does not pay its fair share of the social and environmental costs of sprawl.

Evidence of the challenges faced by higher density “urban” forms of development in the Vaughan context is illustrated by the experience of the Vaughan Corporate Centre Secondary Plan (Official Plan Amendment 500). The intent of OPA 500 was to promote the establishment of a Regional Centre at Highway 7 and Jane Street. The Regional Centre is to become a mixed use, high-density centre supported by high order transit facilities along Highway 7, with a north south transit connection to York University and the Spadina Subway. Many of the traditional planning policy impediments (height and density limits) were removed, yet this action alone has not proven enough to achieve the planned vision for the Corporate Centre Node.

Recent studies (Making it Happen! The York Region Centres and Corridors Study) have concluded that all levels of government not only have a key role in facilitating the evolution of our cities: they must lead the change. The public sector must create the conditions which make it advantageous for businesses and residents to locate in a more urban environment, within a primarily suburban context. This fundamental requirement is strongly influenced by a combination of political will to achieve stated planning objectives, public sector investment in infrastructure, transit and buildings.

The Avenue Seven Land Use Futures Study was undertaken by the City in 2001, and constitutes the planning analysis on which this Amendment is based. The Study developed a new vision for future development across the Highway 7 corridor, together with planning goals and a policy framework to guide and facilitate achievement of the vision in the long term. The Study, together with five draft amendments to the Official Plan, were the subject of a statutory Public Hearing on December 5, 2005.

Throughout the preparation of The Avenue Seven Land Use Futures Study, the concept of high order transit along the entire Avenue Seven Corridor has been a fundamental precept of change. It is understood that the land use structure articulated in the Avenue Seven Study, and implemented through this Amendment, is based on a firm commitment to building the transit system in the short term. The development of transit is seen as a stimulus of transit-supportive development. Without the transit in place, the envisioned higher density, more "urban" forms of development will not occur. In addition, the public sector must seek to level the playing field between "urban" development in the Avenue Seven Corridor and greenfield development opportunities. This will require an ongoing commitment to assist the private sector by:

- reducing the costs of development (reduced development charges, reduced parking, parkland and engineering standards, and financial relief); and,
- reducing the risks inherent in the planning approval process (clear expectations, flexible planning policy, as-of-right zoning permissions).

1.1 Location

This document is Official Plan Amendment 663. It amends, and builds upon the policies found in Official Plan Amendment 500, the Vaughan Corporate Centre, as amended by OPA 528 and OPA 529. OPA 663 is one of five amendments to the City of Vaughan Official Plan which implement the recommendations of the Avenue Seven Land Use Futures Study. These amendments are OPA 660, 661, 662, 663 and 664.

Generally, OPA 663 applies to the lands located adjacent to the former Highway 7 (now Regional Road 7), as follows:

- west of Highway 400, lands located north and south of the Highway 7 right-of-way, from the Highway 400 right-of-way westward to Whitmore Road/Ansley Grove Road;
- east of Highway 400, lands located north and south of the Highway 7 right-of-way, from the west side of Creditstone Road eastward to the CN railyards;
- south of Highway 7, lands located east and west of Jane Street, from the planned Corporate Centre ring road southward to the Highway 407 right-of-way;
- other properties within the Jane/7 Employment Area; and
- some areas are specifically omitted from this Amendment, including those areas identified for environmental protection; or areas not likely to redevelop in the long-term such as stable employment uses, or stable low density residential uses with a reverse frontage condition adjacent to Highway 7.

1.2 Purpose

The purpose of this Amendment (and the four similar amendments applying to other lands within the Highway 7 corridor in Vaughan) is to establish within the Official Plan of the City of Vaughan:

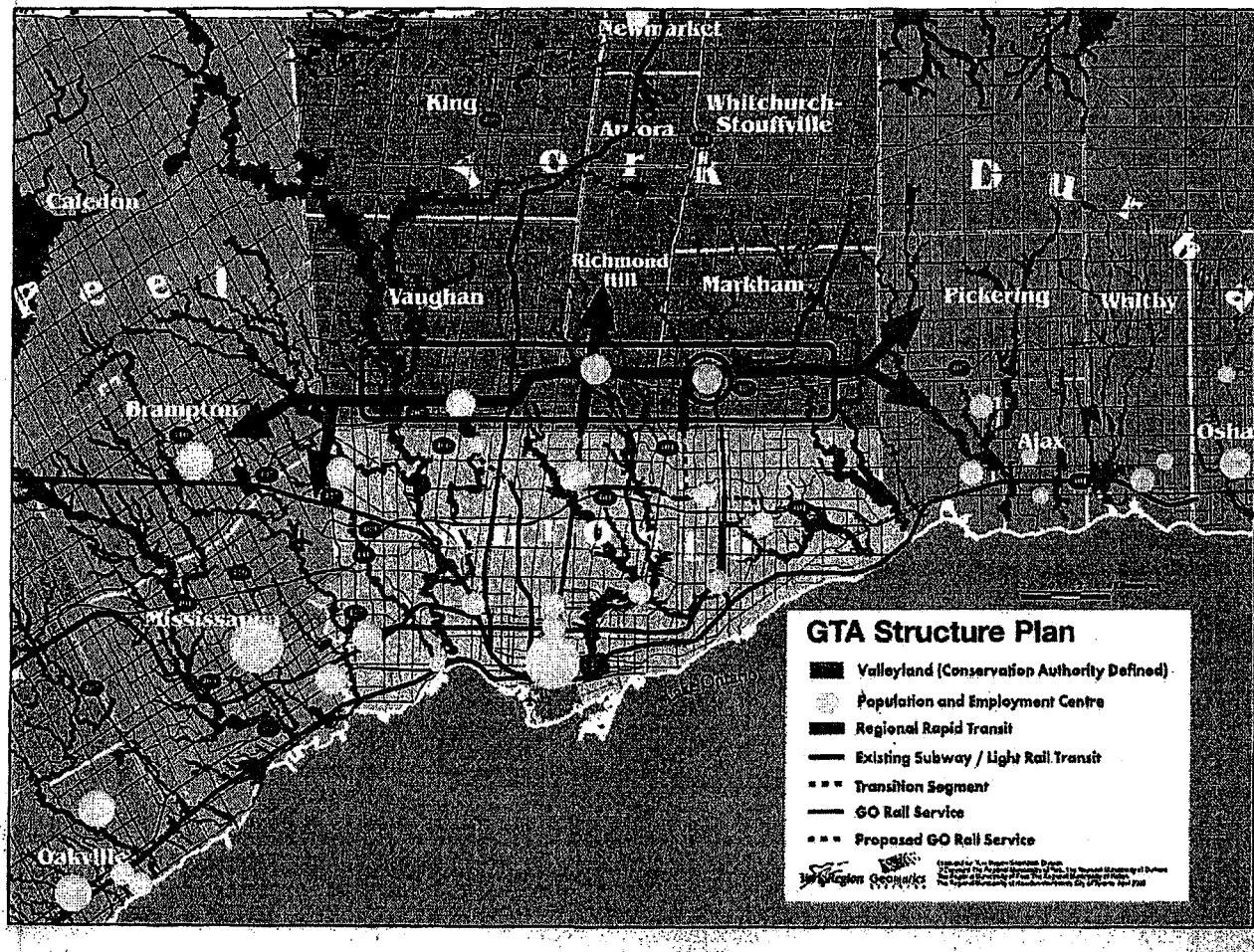
- A clear vision of the intended long-term urban structure within the Avenue Seven Corridor.
- A transit-supportive land use plan that includes a series of urban centres and that provide broad direction to the public and private sectors with respect to street and block patterns, land use, building height and density, and urban design.
- A framework for implementation that includes clear expectations, and flexible planning policy that facilitates change and provides the potential for the establishment of an incentives-based development program, through the Community Improvement legislation of the Planning Act.
- A strategy to guide decisions regarding public investment, including support for introducing a substantial civic/public use or precinct presence in the Corporate Centre Node, reinforcing the importance of the Corporate Centre in establishing a new, and more sustainable urban structure in the City of Vaughan.
- A monitoring program to ensure the achievement of the City's objectives with respect to height, density, mix of uses and support for transit over the long term evolution of the Avenue Seven Corridor.

2.0 Background and Context

The Highway 7 Amendments are intended to facilitate the change in urban structure that has been anticipated and promoted by all levels of government over the past ten years. The Amendments conform to the intent of the Region of York Official Plan and are supported by the York Region Transportation Master Plan. The Province, the Region and the City of Vaughan have all carefully considered the issues of suburban sprawl. Current legislation and planning policy promotes a new vision for a sustainable urban structure. The studies and policies referenced below set the stage for change in Vaughan, York Region and across the GTA.

2.1 GTA Urban Structure

During the early 1990's, the Greater Toronto Area Urban Structure Concepts Study (IBI) began promoting re-organization of the GTA's development pattern to achieve an urban structure comprised of higher intensity centres and corridors complemented by lower intensity employment districts and residential neighbourhoods. The planned structure would provide an improved transportation network and support an increased reliance on transit. This new development structure is recognized as beneficial and has been adopted by both the Region of York and City of Vaughan as a new development direction (see Map 1).



Map 1: The Planned GTA Structure

2.2 The Highway 7 Corridor Land Use and Transit Strategy

This study (produced by the Provincial Office For the GTA) concluded that Highway 7 should function both as a transportation corridor and a diverse urban place. The study also provided many comparable examples of great streets with wide roads, carrying high traffic volumes, that are the spines of vibrant urban districts, that could act as models for the future Highway 7.

2.3 The Provincial Policy Statement (PPS)

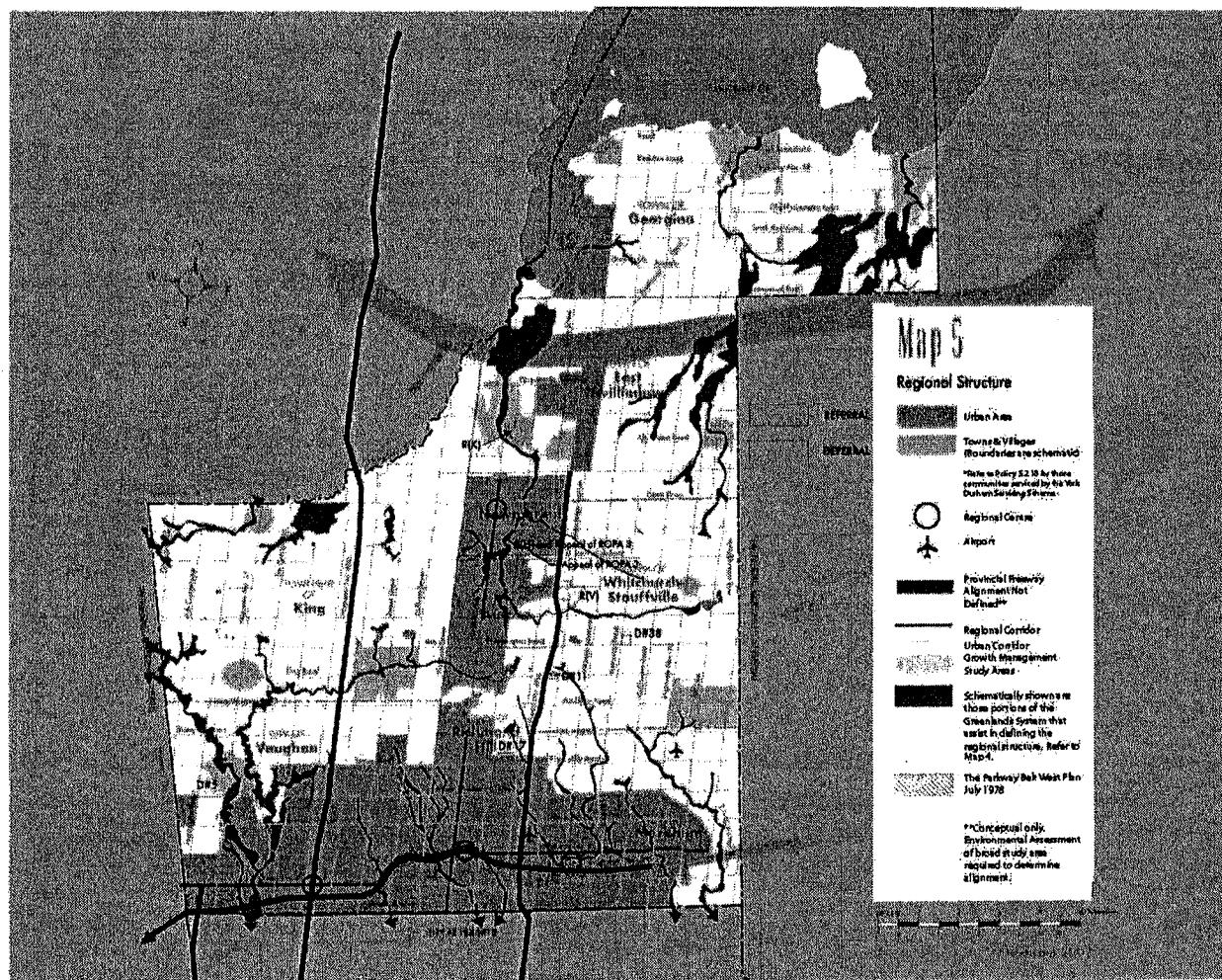
The new Provincial Policy Statement was approved in 2005. In planning for future development within the Highway 7 Corridor, a number of its policies are highly relevant, including those which support efficient land use, a range and mix of housing densities, residential intensification, and public transit. The PPS recognizes that the official plan is the most important vehicle for the implementation of the Policy Statement.' 'Comprehensive, integrated and long term planning is best achieved through municipal official plans. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies.' The PPS also requires that 'a decision of the Council of a municipality...in respect of the exercise of any authority that affects a planning matter shall be consistent with this Provincial Policy Statement'.

2.4 The York Region Official Plan

The Region of York Official Plan identifies (see Map 2) four "Regional Centres", that are intended to become the focus for business, government, entertainment and culture within the Region with complementary medium and high density residential development. They include:

- Vaughan Corporate Centre in Vaughan at Highway 7 and Highway 400;
- Langstaff Gateway in Richmond Hill at Highway 7 and Yonge Street;
- Markham Centre at Highway 7 and Warden Avenue; and,
- Newmarket Centre at Yonge Street and Davis Drive.

The York Official Plan also identifies two "Regional Corridors" - Highway 7 and Yonge Street - which are expected to develop with higher density land uses that will support the planned transit routes. Highway 7 is considered a high capacity arterial that has great potential for intensive mixed-use development supported by a frequent and efficient rapid transit service. The Official Plan suggests that over the next 25 to 50 years, the Plan's vision for Highway 7 will direct its transition from a provincial highway to a multi-purpose transit supportive urban street that is both a corridor and an urban place. It will link three regional centres that serve as compact mixed-use areas that are intended to function as focal points for business, government, higher-density residential uses and culture.



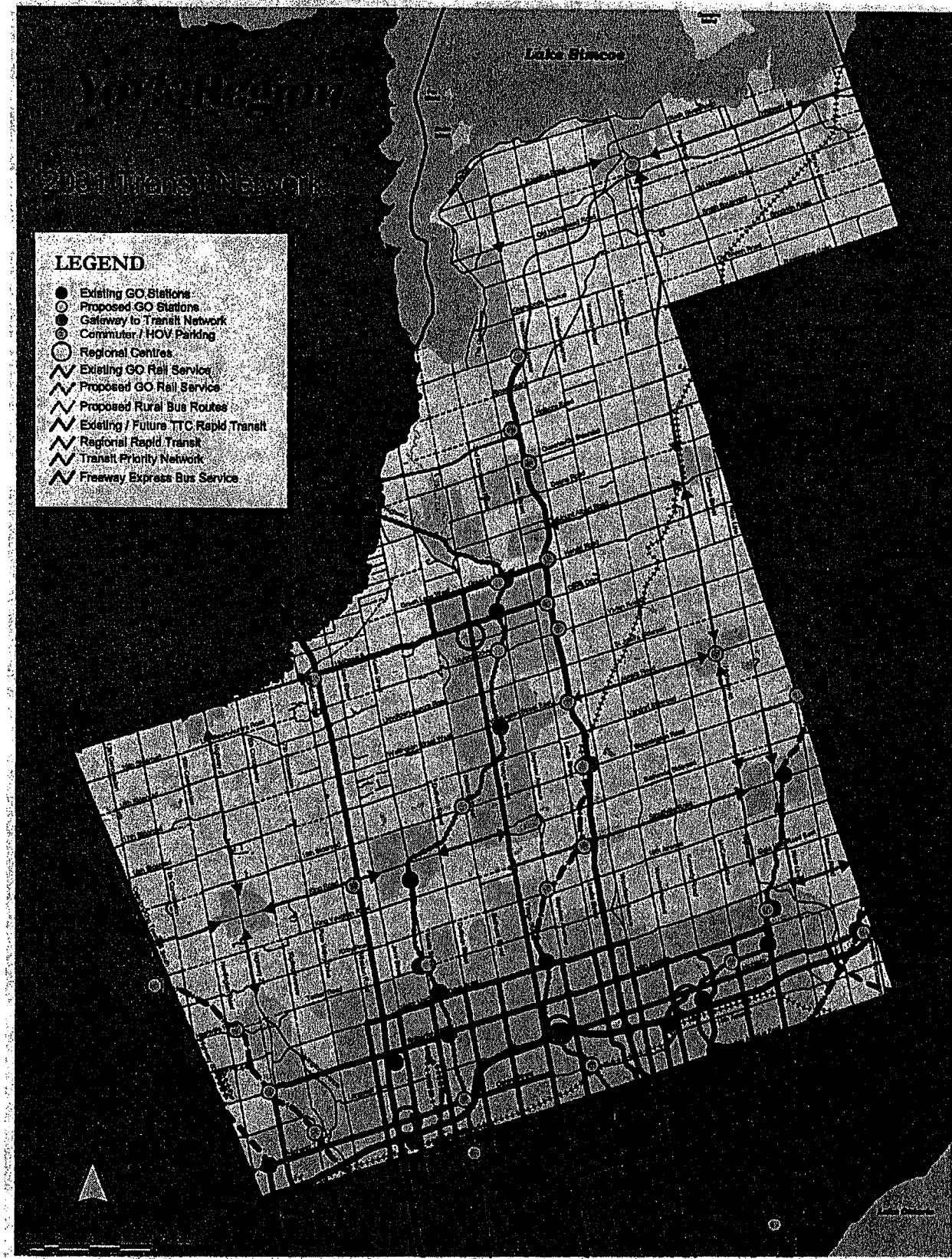
Map 2: York Region Official Plan – Regional Structure

2.5 York Region Transportation Master Plan - Planning 2031

The Transportation Master Plan identifies the ultimate transit network for the Region (Map 3). The backbone of this network is the introduction of rapid transit services in four key corridors. These key corridors are, in effect, the most important linkages in the Region since they bisect the areas planned for urban development. They also are the routes that provide the direct connections to Toronto, Peel and Durham Regions. The corridors, therefore, not only serve trip making within the Region, but also accommodate the very high travel demands between adjacent urban centres. The four key corridors are:

- Yonge Street from Newmarket to the Yonge subway at Finch Avenue;
- A corridor linking Vaughan Corporate Centre to York University and the Spadina subway;
- A corridor linking Markham Centre at Highway 7 to the Sheppard Subway; and,
- Highway 7 across the entire Region.

These initiatives will significantly improve transit service in the corridors and support the further development of the four identified regional centres.



Map 3: York Region Transportation Master Plan 2031. Transit Network Improvements

2.6 Making it Happen! The York Region Centres and Corridors Study

York Region recently completed a study on implementing the planning structure of centres and corridors. It concluded that a significant amount of investment will be required to facilitate this transformation process and the benefits of the change can be justified. The primary direction is that the public sector must lead the change by creating and enhancing the reasons for businesses and residents to locate in a centre or corridor. This requirement can be influenced by a combination of political will to achieve stated planning objectives, public sector investment in infrastructure, transit and buildings, and a desire to assist the private sector by reducing the costs (or reflecting the true costs) of development and the risks inherent in the planning approval process.

2.7 York Region Official Plan Amendment No. 43

York Region recently approved an amendment to the Regional Official Plan (ROPA 43) that will implement the findings of the Centres and Corridors Study. ROPA 43 is the land use policy component of the Regional Centres and Corridors Strategy. This overall strategy also includes financial policies and tools, infrastructure investment programs, and other programs to promote the intended vision. The new land use policies provide stronger support and direction for municipal policy formation. Notably, the amendment:

- provides clear policies to distinguish between areas (Centres and Corridors) serving a regional function and scale, from those of a local function and scale;
- provides the ability for municipalities to identify appropriate areas along Regional Corridors for higher density development;
- recognizes the importance of compatible building design and massing where infill and redevelopment is proposed adjacent to existing communities;
- provides support to accommodate an increase in the population of Vaughan; and,
- promotes an overall target of 2.5 FSI as supportive of higher order transit service.

Overall, the Region's amendment assists the City of Vaughan by providing a clearer policy framework and support for higher-order transit and land use in Regional Centres and in "Key Development Areas" of Regional Corridors.

2.8 Vaughan Vision 2007

In May 2003, Vaughan Council released its now strategic plan: Vaughan Vision 2007. The Vision identifies important transportation and planning-related goals. The Vision encourages development of transportation infrastructure and higher order transit such as the TTC subway extension projects, and transit-supportive development.

2.9 City of Vaughan Policies

The challenge of this Official Plan Amendment is to encourage the evolution of the corridor through the provision of higher-order transit and supporting land use and development policies – clearly in conformity with the intent of the policies of the Regional Official Plan. Much of the corridor is already developed, and the current built form is reflective of the earlier policies and conditions. Access controlled, low density forms of development predominate. To achieve the objective of higher density, transit-supportive development, a new or additional layer of planning policy needs to be established and implemented. Key to this strategy will be a clear understanding of the changing and future role of Highway 7 as a crucial component of the planned urban structure.

2.10 OPA 500 – The Vaughan Corporate Centre Secondary Plan

The City of Vaughan's Official Plan, as amended by OPA 500, builds upon the regional importance of the Vaughan Corporate Centre and recognizes it as the primary focus for higher intensity employment, entertainment, cultural, municipal and residential land uses. The Corporate Centre Plan is based on a grid of roads and urban sized blocks, an urban form that creates a pedestrian friendly environment, and promotes a mix of land uses that can evolve over time, as the market dictates.

Overall, OPA 500 is intended to remove major policy impediments to redevelopment within the Corporate Centre, while, at the same time, establishing a framework that ensures compatible development and the achievement of an attractive City Centre in the long-term.

2.11 OPA 450 – The Vaughan Employment Area Growth and Management Plan

There are two sections of the Highway 7 Corridor which are subject to the policies of OPA 450. Two land use designations- "Prestige Area" and "Employment Area General"- apply in these areas.

The "Prestige Area" designation permits a wide range of industrial, office, business and civic uses. Policies require development to contribute to a "prestige" image for the district, as well as employment-intensive uses that support the transit system. Such areas are located adjacent to arterial roads, like Highway 7.

The "Employment Area General" designation permits a wide range of industrial, office, business and civic uses, including uses that require outside storage. Policies are also included that are intended to control the visual impact of outside storage.

2.12 The Vaughan Enterprise Zone

The area located west of Highway 27 and flanking Highway 7 north to Langstaff Road has been identified as the "Vaughan Enterprise Zone". This area is subject to OPA 450 and is considered a key location for future major employment generating land uses. The area north of Langstaff Road will ultimately be added to the employment area in the City's Official Plan to create a large complex of employment lands.

2.13 Jane/7 Employment Area Redevelopment Strategy

The intent of this study was to find ways to stimulate comprehensive redevelopment east of Jane Street in the Jane/7 Employment Area. The area is part of the planned Vaughan Corporate Centre, and is subject to both OPA 500 and OPA 450. As a result, it has been planned to evolve into an attractive "urban place". A mix of commercial and employment-generating land uses are permitted, with high density residential uses also permitted adjacent to the intersection of Jane Street and Highway 7.

It is the primary purpose of the Jane/7 Employment Area Redevelopment Strategy to identify any impediments that delay or discourage the planned evolution of the study area, and to recommend a

strategy to overcome those impediments. This was done through the preparation of 'Demonstration Plans' that identified how particular representative sites could be redeveloped to meet the objectives of the Vaughan Corporate Centre.

2.14 Opportunities for New GO Rail Stations - A Potential Catalyst for New Development

GO Transit has already identified the potential to expand services on the two GO Rail lines that service the City of Vaughan. These commuter rail lines include the Bradford GO Rail line and the CP Rail line (Bolton Subdivision). In all, thirteen new GO Rail stations have been proven feasible by the Region as a means of directly serving the planned growth areas of the Region.

Two of the proposed GO Rail stations are located within the Highway 7 Corridor. The most westerly one would be located on the CP Rail line in Woodbridge (lands which are currently subject to OPA 240 – see draft OPA 661). Although it would not be directly located on Highway 7 (owing to topographical constraints where the rail line crosses the highway), this location has the opportunity to serve the Woodbridge community. The York Region Transportation Master Plan places its implementation at 2021 or beyond.

The most easterly station location is located on the Bradford GO Rail line near its crossing of the Highway 7 Corridor in Concord (lands currently subject to OPA 450). Direct and convenient connections can be made between the east-west rapid transit service on Highway 7 and the commuter GO Rail services. The York Region Transportation Master Plan recommends that this station be built within the next ten years. Commuter services would provide a direct connection to Union Station. With the implementation of these key transit components, the surrounding area therefore achieves an exceptionally high degree of accessibility and becomes a prime location for intensified employment and residential development.

3.0 Delivering the Rapid Transit System: Implementing The York Region Rapid Transit Plan (YRTP)

The Region of York and its private-sector partner York Consortium 2002 are presently in the process of implementing 'The York Region Rapid Transit Plan'. The York Region Rapid Transit Plan is focused on achieving the Region's rapid transit strategy that will link the Regional Centres and provide the critical connections to the transit systems in the City of Toronto and the Regions of Durham and Peel. YRTP will focus on providing rapid transit in the following priority corridors:

- extension of the Spadina subway northward connecting to York University and the Vaughan Corporate Centre;
- Yonge Street from the Finch Subway Station to the Newmarket Centre, including a future extension of the Yonge Street subway;
- the Highway 7 Corridor with links into Peel and Durham Regions; and,
- north-south transit connection from Markham Centre to the TTC's new Sheppard subway line.

The delivery of improved transit service in the Highway 7 corridor will, like the land uses, evolve over time. Initially service improvements are to be provided through a 'Quick Start' program that, for example, will

give signalized priority to enhanced bus services. This will then evolve and increase ridership through the provision of dedicated bus lanes, and possibly through a light rail transit system.

In order to begin the approval process, the Region of York initiated the preparation of the Terms of Reference for an Individual Environmental Assessment under the Environmental Assessment Act. Terms of Reference included the studies required to demonstrate need and justification, and to identify alternatives that will be evaluated by the Environmental Assessment. Several alternative transportation strategies have been examined for the transit network. The preferred transit network includes both north-south and east-west rapid transit services.

Within the City of Vaughan, two alternative east/west segments are being considered. The first segment known as "Segment A" would traverse the City in the Highway 7 corridor. The second segment known as "Segment B" would proceed south from Highway 7 along the Jane Street corridor, across Steeles Avenue, easterly through York University, north on Keele Street to Highway 7, easterly to Centre Street, along Centre Street to the Bathurst Street corridor, and then northerly back to Highway 7. These Amendments support the preferred routes for the Highway 7 corridor and the Vaughan Corporate Centre - York University subway line. In March, 2006, the Province of Ontario announced its commitment to extending the Spadina subway line northward through York University to the Vaughan Corporate Centre at Highway 7.

4.0 The Avenue Seven Vision

Highway 7 is a critical spine in the City of Vaughan's planned urban structure. It is the central artery for the transit strategy. As well, the corridor has been targeted for substantial growth. The public sector has already demonstrated its commitment to improving the infrastructure as an essential first step in realizing the transit and land use vision.

Higher order transit on Highway 7 provides one very important part of the necessary impetus to encourage redevelopment. The Corridor's future calls for it to become a broad urban avenue that is capable of embracing the vitality that will come with intensification.

To be consistent with the image of an urban avenue, Highway 7 should be renamed "Avenue Seven". It is envisioned as a multi-purpose urban avenue that is both a corridor and a series of centres. Avenue Seven will become a beautiful street that evolves into the focus of activity for the entire City. It is the "necklace" on which are a series of "pearls" – centres developed around major transit connections.

In the centres, Avenue Seven will be lined with buildings that create mixed use districts, with a mix of densities. The spine will be the focus for the residential neighbourhoods that support each centre. By providing a range of housing types at a variety of densities, the centres will be healthy, vital and dynamic districts that will be successful and sustainable over time. Avenue Seven will be an appealing route of travel for pedestrians and cyclists, transit riders, as well as motorists.

As this Vision is realized over the next 50 years, the Corridor will be transformed from its current condition

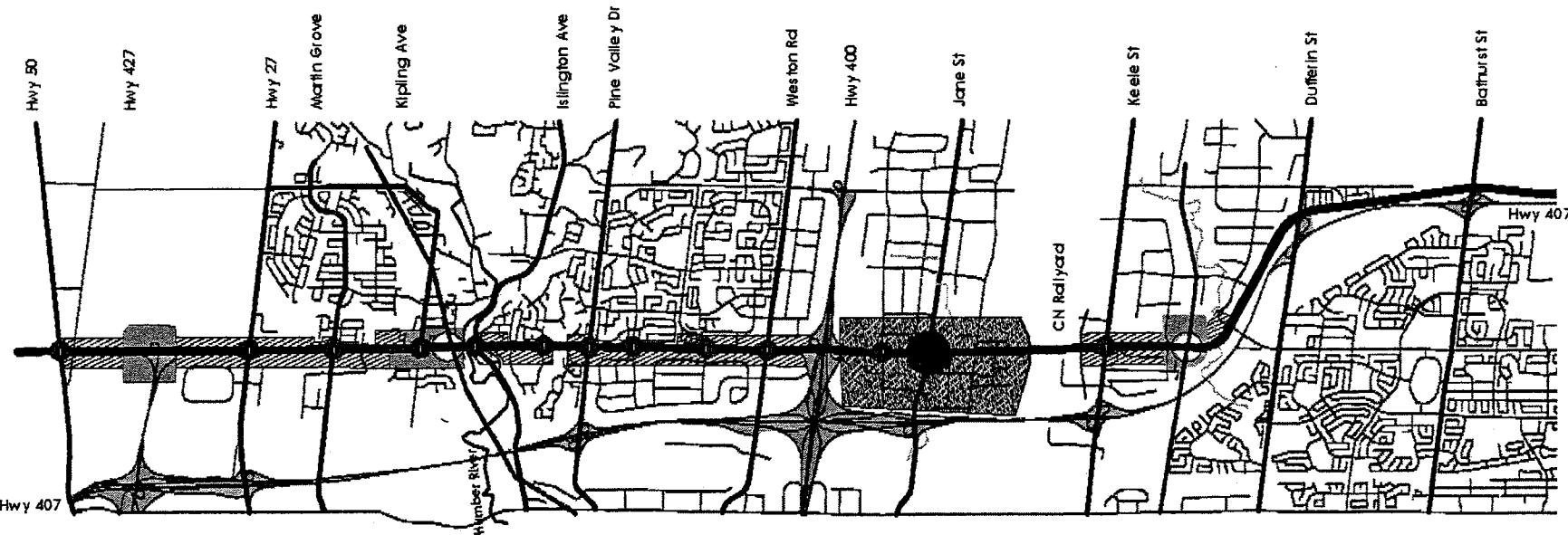
- an automobile-dominated landscape running through a collection of unconnected land use monocultures
- into a series of urban districts characterized by a network of pedestrian-friendly streets, parks and public open spaces that offer a diverse choice of lifestyles and support services to the residents.

This Vision for Avenue Seven (see attached Map 4 and Table 1) will develop incrementally and in stages over a long period of time. The Vision must, however, be broadly shared and supported to withstand the pressures for interim development in critical areas that may not be consistent with the City's ambition to support high order transit with intensified mixed use development.

The City of Vaughan has already done substantial work in understanding and in preparing a long-range vision for the future. Official Plan Amendments 500 and 600, as well as the recently adopted Vaughan Vision 2007, set the stage. In addition, the Regional and Provincial governments have been working toward broad visions for land use and transit facilities across the GTA. The Vision for Avenue Seven promoted by these Amendments provides the details that are based on:

- establishing density targets and built form performance standards that articulate the foundations for change;
- the provision of higher order transit facilities that connect all the components on Avenue Seven in Vaughan together, and across jurisdictional boundaries;
- an understanding that strong planning policies that support higher intensity development in the Avenue Seven Corridor are required, including the explicit ability to allow an array of financial tools to be implemented in designated centres and corridors; and,
- an understanding that the implications of development staging and phasing over time must be considered. The focus must be on establishing the Corporate Centre first, followed by the development in the lower level centres, and that interim forms of development must not preclude the achievement of the ultimate Vision.

Another key concept in establishing the Vision for the Avenue Seven Corridor is to promote a finer-grained road and development block pattern within 200 metres on either side of Avenue Seven. Part of this objective is to establish parallel east-west collector roads, both north and south of Avenue Seven as alternate routes for vehicles, as traffic demands within the Corridor increase over time. The intent of this concept is to improve the over-all connectivity among land uses and districts within the Avenue Seven Corridor (north-south and east-west), as well as to enhance the vehicular and pedestrian permeability to Avenue Seven (primarily north-south).



LEGEND

- Corridor
- Centres
- Vaughan Corporate Centre
- Avenue Seven
- GO Train Line
- Main Bus Routes
- Humber River
- GO Transit Node
- Main Transit Node
- Transit Stop Centres

Map 4: Highway 7 Concept; Subject Lands

Hierarchy of Centres

	Size	Transit	Land Use	Density	Incentives Trigger	Height	Planning Program
Corporate Centre Node	Based on 400m walking distance from transit stop (about 50 ha)	LRT in HWY 7 High order transit south to York University and Spadina subway	Mix of uses, focus on commercial, residential encouraged	Target 5.0 X -no upper limit	Min. density of 3.5 X	25m except in gateway sites (no height limit)	<ul style="list-style-type: none"> • Conformity to OPA 500/UDG • Prepare community improvement plan • Establish incentive program • Establish public parking
GO Centres	Based on 400m walking distance (about 50 ha)	LRT in HWY 7 GO Transit north/south to Union Station	Mix of uses, focus on residential	Target 3.5 X	Min. density of 2.5 X	Up to 10 storeys or 32 m -appropriate transition from low density residential Can be higher subject to tertiary plan	<ul style="list-style-type: none"> • Prepare Tertiary Plan for GO Centres • Prepare CIP/incentives
7/427 Centre	Based on 400m walking distance (about 50 ha)	LRT in HWY 7	Mix of uses, focus on office / employment	Target 3.5 X	Min. density of 2.5 X	Up to 10 storeys (32m)	<ul style="list-style-type: none"> • Draft plans and site plans process
Transit Node	Based on 200m walking distance from transit stop (about 15 ha)	LRT in HWY 7 Regional / Local Transit stop	Mix of uses, focus depends on adjacent land uses	Target 3.0 X	Min. density of 2.0 X	Up to 10 storeys or 32 m -appropriate transition from low density residential	<ul style="list-style-type: none"> • Prepare new Secondary Plans for Nodes • Prepare CIP/ Incentives
Corridor	Based on 200m walking distance either side of HWY 7	LRT in HWY 7	Mix of uses, focus depends on adjacent land uses	Average 1.5 X 2.5 X max	Min. density of 1.0 X	Max. 26.0 m or 8 storeys abutting non-residential max. 12.0 m or 4 storeys abutting low density residential	<ul style="list-style-type: none"> • Prepare CIP/ Incentives • Amend OP

Table 1

5.0 The Policy Framework of OPA 663

The Avenue Seven Vision is reflected in the policy framework established in OPA 663, together with four other amendments applicable to other portions of the Highway 7 corridor. These documents amend the following amendments currently in force (see Map 5):

- OPA 660 amends Official Plan Amendment 450 - Employment Area Growth and Management Plan;
- OPA 661 amends Official Plan Amendment 240 - The Woodbridge Community Plan;
- OPA 662 amends Official Plan Amendment 345;
- OPA 663 amends Official Plan Amendment 500 - The Vaughan Corporate Centre Secondary Plan; and,
- OPA 664 amends Official Plan Amendment 467 and Official Plan Amendment 4.

Map 5 identifies the areas where each of the existing amendments apply within the City of Vaughan. All of the new amendments are substantially similar in that they establish a new land use designation entitled "Prestige Areas - Centres and Avenue Seven Corridor". Within that designation there are policies that deal with the hierarchy of centres and the interstitial areas, as well as the nature and form of development anticipated throughout the Avenue Seven Corridor.

The Vaughan Corporate Centre is the highest order of urban centre in Vaughan. Its policy framework is articulated in OPA 500, as amended by OPA 528 and OPA 529. OPA 663 amends OPA 500 with the following modifications:

- Redesignation of lands from 'Corporate Centre District' to a new designation, 'Corporate Centre Corridor', on both sides of Highway 7 east and west of the Corporate Centre Node, and on both sides of Jane Street south of the Corporate Centre Node;
- Redesignation of lands from 'Corporate Centre District' to 'Valley lands' and 'Public Open Space' within the Jane/7 Employment Area; and
- Deletion of lands designated 'Prestige Area' and 'Employment Area General' from OPA 450, and their incorporation into OPA 500 and redesignation as 'Corporate Centre District'.

The lands subject to OPA 663 include properties which are subject to site-specific amendments, as identified on the Figures in Appendix "1". The effect of OPA 663 is to expand upon the range of development opportunities available within each of these properties, without removing the existing permissions associated with the site-specific amendments.

OPA 663 introduces the following policy changes to the policy framework of OPA 500:

- Adds to the road network to improve its porosity and connectivity;
- Provides for an increase in the potential number of housing units in the Corporate Centre;
- Increases the potential amount of permitted commercial floor space to 600,000 sq. m.;
- Establishes an overall density objective of 5.0 fsi within the Node;

- Increases maximum permitted densities and heights within the Corporate Centre District to 1.5 FSI (or 2.0 FSI with density bonusing) and 16.5 metres, respectively;
- Requires noise studies for residential and other sensitive land use within 300 and 100 metres of the CN railyards; and
- Introduces a 'Corporate Centre Corridor' designation, generally within 200 metres of the Highway 7 right-of-way, to the east, west and south of the Corporate Centre Node, to encourage more intensive development in a mixed use, transit-supportive, pedestrian-friendly form, and permitting a wide range of commercial, institutional, medium and high density residential and community uses; an average density of 1.5 is the target, with a maximum of 2.5 FSI and a maximum height of 26 metres permitted.

The policy framework also provides for urban design policies that require street-related development to create an attractive and comfortable environment for pedestrians. The transit supportive street network and pedestrian realm are expected to be fully connected system with a high level of pedestrian amenity. To provide an appropriate context for coordinated development, development applications are required to be consistent with the design policies outlined in the York Region Transit-Oriented Development (TOD) Guidelines. The Plan also aims to establish a parallel east/west collector road network north and south of Avenue Seven, to complement and support it and facilitate traffic circulation in its vicinity. To accomplish this objective, development within OPA 663 is required to proceed via draft plan of subdivision, in order to ensure that these essential roads will be constructed and conveyed to the City. Avenue Seven will become a multi-purpose urban street with a wide range of uses and users, and the focus will be on public transit service.

OPA 663 also includes "Community Improvement" policies to enable the City to implement a financial incentives package pursuant to the provisions of Section 28 of the Planning Act. The Vaughan Corporate Centre includes lands which are already developed at densities too low to support public transit, and lands developed in a manner inconsistent with the planned function and image of the Corporate Centre as the prime urban centre within Vaughan. OPA 663 identifies all of the Vaughan Corporate Centre, with the exception of the Corporate Centre District, as a Community Improvement Area.



Map 5: Illustration of Amendment Areas within the City of Vaughan

6.0 Implementation

The Vision for Avenue Seven will take a long time to achieve. It will require a complex combination of actions and activities by the public and private sectors. Most importantly, it will require a long term municipal commitment to facilitate the anticipated and required shift in urban structure.

The level of success in achieving these municipal objectives can be measured incrementally over time. One aspect of the exercise will be to determine when government can stop providing the incentives required to stimulate private sector activity. In other words, once the market for the desired types, forms and densities of development is established, and the necessary critical mass has been achieved, the incentive program should be concluded.

More quantitative measures of success within the Corridor will include population and employment growth, the absolute amount of new development (Gross Floor Area and/or new dwelling units), and increases in tax assessment. These will be important to track over time. However, in the early stages of this evolution it will be important to establish a regular monitoring program that will assist the City and the Region in understanding:

- the suitability and level of success of the planning tools (Official Plan policies and zoning regulations) that have been put in place to facilitate the desired change; and,
- the suitability and level of impact of the implemented "incentives" programs that have been put in place to stimulate private sector investment.

Of crucial importance is the need for the City and the Region to ensure that the amount and form of new development is supportive of the investment in transit and, on the other hand, does not outpace the development of other types of supporting infrastructure and facilities.

It is anticipated that the City will work with the Region of York in establishing a "report card" that will measure both the qualitative and quantitative levels of success. The "report card" can then be utilized in decision making about future planning policy and decisions about investment in infrastructure.

PART 2

THE AMENDMENT AND POLICES RELATIVE THERETO

Amendment No. 500 (The Vaughan Corporate Centre Secondary Plan) to the Official Pan of Vaughan Planning Area is hereby amended by:

1. Deleting Schedule "A" attached thereto and substituting therefor Schedule "A" attached hereto as Schedule 'A", redesignating the lands from "Corporate Centre District" to "Corporate Centre Corridor", "Valley Lands" and "Public Open Space"; and, deleting lands from OPA 450 and redesignating same from "Prestige Area" and "Employment Area" to "Corporate Centre District".
2. Deleting Schedule "B" attached thereto and substituting therefor Schedule "B" attached hereto as Schedule 'B", adding lands subject to Official Plan Amendment No. 500.
3. Deleting Schedule "C" attached thereto and substituting therefor Schedule "C" attached hereto as Schedule 'C", adding lands subject to Official Plan Amendment No. 500.
4. Deleting Schedule "D1" attached thereto and substituting therefor Schedule "D1" attached hereto as Schedule 'D", adding lands subject to Official Plan Amendment No. 500.
5. Deleting Schedule "D3" attached thereto and substituting therefor Schedule "D3" attached hereto as Schedule 'E", adding lands subject to Official Plan Amendment No. 500.
6. Adding a new Schedule "A1" to Amendment No. 500 identifying the lands designated as 'Community Improvement Area' attached hereto as Schedule "F".
7. Adding Appendix "1" to Amendment No. 500 listing and identifying the location of the site-specific Official Plan Amendments within the lands subject to this Amendment.
8. Amending subsection "2.2.4 Housing" by adding the following part d):
"d) To implement the housing objectives within the Vaughan Corporate Centre as defined in Official Plan Amendment No. 600, and to recognize the potential for additional housing units as the Corporate Centre matures in response to the market place."
9. Amending Section "3.1 General", as follows:
 - a) Adding the following part c) to the end of the section:

"Net developable lands – For the purposes of calculating Floor Space Index (FSI), net developable lands shall not include major distributor roads, City streets, valleys, woodlots, parks, open spaces (including stormwater management ponds), hydro easements, existing development, parks or schools."
10. Amending Section "3.2 Corporate Centre Node", as follows:

- a) Deleting the first sentence in subsection "3.2.1 Intent", part d) and replacing with the following:

"The area designated 'Corporate Centre Node' can accommodate well in excess of 600,000 square metres of Gross Floor Area."
- b) Adding the following sentence to the beginning of subsection "3.2.3 Policies", part d):

"It is the intent of the City to achieve an average Floor Space Index of 5.0 throughout the Corporate Centre Node, although there is no Floor Space Index limit on any individual site."
- c) Adding the following part j) to subsection "3.2.3 Policies":

"Automobile gas bar and service station sites shall be limited to no more than one (1) automobile gas bar/service station per arterial road intersection."
- d) Adding the following part k) to subsection "3.2.3 Policies":

"Drive through uses within the "Corporate Centre Node" shall be prohibited.
- e) Adding the following part l) to subsection "3.2.3 Policies":

"An interim form of development within the "Corporate Centre Node" designation is a development that does not achieve a minimum of 3.5 Floor Space Index and/or covers less than 50 percent of the site with buildings. The City of Vaughan may consider these forms of development for approval if it is demonstrated, to its satisfaction, that the proposed development:

 - i) is supported by a phasing plan that clearly identifies how future, higher intensity development and the provision of parking can be accommodated on the site at a later date;
 - ii) otherwise achieves all of the other applicable policies of this Plan, including the urban design objectives as articulated in Section 3.2.4; and,
 - iii) is consistent with the Vaughan Corporate Centre Urban Design Guidelines."
- f) Deleting subsection 3.2.4, part f) in its entirety, and replacing with the following:

"At grade retail uses will be required in all developments fronting onto Avenue Seven, and will be encouraged in all developments within the Corporate Centre Node. At grade retail uses shall have their primary entrances oriented to the street, and connected to the public sidewalk."

11. Amending Section 3.3 "Corporate Centre District", subsection "3.3.3 Policies", as follows:

- a) Deleting the "0.60 Floor Space Index" in part e) and replacing with "1.5 Floor Space Index"
- b) Deleting the "0.75 Floor Space Index" in part f) and replacing with "2.0 Floor Space Index".

- c) Deleting "15 metres" under part g), in i), ii) and iii) and replacing with "16.5 metres".
- d) Adding the following part j) to subsection 3.3.3, as follows:
 - "j) Automobile gas bar and service station sites shall be limited to no more than one (1) automobile gas bar/service station per arterial road intersection."
- e) Adding the following part k) to subsection 3.3.3, as follows:
 - "k) Existing land uses throughout the Highway 7 Study Area are expected to continue to exist in the short to mid-term. Therefore, existing uses approved under previously approved amendments are deemed to comply with the Plan. A list of site-specific amendments and a map showing their locations is included in Appendix 1."
- f) Adding the following part l) to subsection 3.3.3, as follows:
 - "l) The long-term protection of the CN Rail Yard function is important to the employment land base and economy of Vaughan and should be protected from incompatible land uses. Accordingly, new residential development and other sensitive land uses between 300 metres and 1000 metres of the CN Rail Yard will be required to undertake noise studies, to the satisfaction of the City, in consultation with CN Rail, to identify any appropriate measures necessary to mitigate any adverse effects from noise impacts identified. All proposed development adjacent to the railway right-of-way shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the City and CN Rail."

12. Adding the following new Section "3.4 Corporate Centre Corridor":

"3.4 Corporate Centre Corridor

3.4.1. Intent

- a) Lands designated "Corporate Centre Corridor" are expected to accommodate an array of land uses at densities and in building forms that will support transit in the Jane Street and Avenue Seven Corridors.
- b) The achievement of the "vision" of this Secondary Plan requires a major transformation of the image and function of Avenue Seven from that of an exclusively high-speed vehicle route to a multi-purpose urban street which is both a corridor for traffic and transit and a place comfortable for pedestrians.
- c) This Secondary Plan allows the lands designated "Corporate Centre Corridor" to evolve as market forces dictate over a long period of time, including provision for interim development that is not prejudicial to the long-term goals and built-form objectives intended by this Plan.
- d) Development within the area designated "Corporate Centre

Corridor" must be compatible with development in the adjacent areas designated "Corporate Centre Node" and "Corporate Centre District"."

3.4.2 Permitted Uses

- a) Permitted uses within the "Corporate Centre Corridor" designation include:
 - i) office commercial and other compatible and complementary employment uses;
 - ii) hotels, which may include ancillary convention centres and banquet halls;
 - iii) institutional, civic and cultural uses including libraries, theatres, government offices, research and training facilities and public or private schools;
 - iv) sports, health and fitness and recreational uses;
 - v) retail uses of all types, excluding those retail uses and retail warehouses with Gross Floor Areas exceeding 9,290 square metres (100,000 square feet) in a single unit or building;
 - vi) banks and financial institutions;
 - vii) service uses, restaurants, night clubs and entertainment uses;
 - viii) medium and high density residential uses including townhouse complexes, stacked townhouses and dwelling units in apartment buildings; and,
 - ix) community facilities such as parks, urban squares, open space and pedestrian linkages, day care centres and places of worship."

3.4.3 Policies

- a) The "Corporate Centre Corridor" designation applies to lands intended for single use and mixed-use developments characterized by high design standards. The visual attractiveness and image of the area is of prime importance. Development related and scaled to the pedestrian is encouraged on all lands designated "Corporate Centre Corridor".
- b) Urban Design Guidelines have been developed for this Plan. All of the Guidelines that apply to those lands designated "Corporate Centre Node" shall also apply to those lands designated "Corporate Centre Corridor". In implementing the policies of this Secondary Plan through the zoning by-law and site plan control, the City of Vaughan shall ensure consistency with the Vaughan Corporate Centre Urban Design Guidelines and is consistent with the design policies outlined in the York Region Transit-Oriented Development (TOD) Guidelines.
- c) The road and block pattern within the "Corporate Centre Corridor" designation is important to maintain the long-term flexibility of the Plan as it evolves. Appropriate provision for

- same shall be a key component of any interim development proposed. The City of Vaughan's objective is to establish a development block pattern based on a 100 metres by 100 metres grid. The City of Vaughan may, however, consider variations of this pattern subject to any specific development proposal's ability to satisfy the design objectives and policies of this Secondary Plan. New development in the Corporate Centre shall, as part of its' initial development application process, proceed by way of draft plan of subdivision/condominium approval in accordance with the Planning Act, or alternatively, to Council's satisfaction, via a development agreement providing for the construction and conveyance of the road allowance to the City.
- d) It is the intent of the City to achieve an average Floor Space Index of 1.5 on all lands designated "Corporate Centre Corridor", although it is anticipated that development density may range from a minimum of .75 to a maximum of 2.5 Floor Space Index.
 - e) Development adjacent to Jane Street and/or Avenue Seven and all other roads within the "Corporate Centre Corridor" designation shall address the street such that a continuous street frontage is created. The City of Vaughan may consider variations to this pattern subject to any specific development proposal's ability to satisfy the design objectives and policies of the Plan. The zoning by-law will establish an appropriate set back, or build-to line, for development on lands adjacent to Jane Street and/or Avenue Seven.
 - f) At grade retail uses will be encouraged within all developments on lands designated "Corporate Centre Corridor". At grade retail uses shall have their primary entrances oriented to the street, and connected to the public sidewalk.
 - g) In instances where through lots are provided, buildings shall be designed so that all elevations facing a street present a "front" elevation. Loading areas are not permitted in any yard facing a street, unless they can be adequately screened from view, to the satisfaction of the City of Vaughan. The location of loading areas will be controlled in the zoning by-law.
 - h) In order to encourage an urban form consistent with the objectives of this Plan, the City of Vaughan may consider increased lot coverage provisions, reduced parking standards, shared parking for mixed uses, on-street parking, cash-in-lieu of parking and other such incentives that may contribute to the achievement of the goals of this Plan within the "Corporate Centre Corridor" designation.
 - i) No outdoor storage is permitted.
 - j) Automobile gas bar and service station sites shall be limited to no more than one (1) automobile gas bar/service station per arterial road intersection.

- k) An interim form of development within the "Corporate Centre Corridor" designation is a development that does not achieve a minimum of 1.0 Floor Space Index and/or covers less than 50 percent of the site with buildings. The City of Vaughan may consider these forms of development for approval if it is demonstrated, to its satisfaction, that the proposed development:
 - i) is supported by a phasing plan that clearly identifies how future, higher intensity development and the provision of parking can be accommodated on the site at a later date;
 - ii) otherwise achieves all of the other applicable policies of this Plan, including the urban design objectives as articulated in Section 3.4.4; and,
 - iii) is consistent with the Vaughan Corporate Centre Urban Design Guidelines."
- l) The long-term protection of the CN Rail Yard function is important to the employment land base and economy of Vaughan and should be protected from incompatible land uses. Accordingly, new residential development and other sensitive land uses between 300 metres and 1000 metres of the CN Rail Yard will be required to undertake noise studies, to the satisfaction of the City, in consultation with CN Rail, to identify any appropriate measures necessary to mitigate any adverse effects from noise impacts identified. All proposed development adjacent to the railway right-of-way shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the City and CN Rail."

3.4.4 Urban Design

- a) The City of Vaughan shall ensure that all development within the "Corporate Centre Corridor" designation is consistent with the design guidelines identified within the Vaughan Corporate Centre Urban Design Guidelines for application to the lands designated "Corporate Centre Node".
- b) Built Form:
 - i) The proportion of the ground floor coverage of buildings should be maximized and building height should create a street space scaled to the pedestrian;
 - ii) Buildings should be designed to front all adjacent streets to provide interest and comfort at ground level for pedestrians; and,
 - iii) Street related development and continuous frontages should be provided along Avenue Seven and the arterial, collector and local roads.
- c) Avenue Seven:

- i) Within the "Corporate Centre Corridor" designation, Avenue Seven should be transformed to reflect its new role as a multi-purpose urban street, which is both a transportation corridor and a pedestrian oriented place; and,
 - ii) Avenue Seven should be designed to accommodate a wide range of uses and users.
- d) Other Roads:
- i) The streets should form a connected system to serve all parts of the Vaughan Corporate Centre and allow for multiple choices of routes for both pedestrians and motorists;
 - ii) Local streets in the "Corporate Centre Corridor" designation should be designed to provide high levels of pedestrian amenity while providing adequate accommodation for cars and service vehicles; and,
 - iii) Every street should be designed to accommodate street trees to give streets a unity of form.
- e) Transit:
- i) Improvements to the public transit network, based on the existing system of roads, should be initiated immediately and continue as necessary to meet the needs of development as it proceeds;
 - ii) The Avenue Seven transitway should be fully integrated with the design of the streets and the service infrastructure of the "Corporate Centre Corridor" designation; and,
 - iii) The Avenue Seven transitway should be designed and located to ensure high operating speeds, to the greatest degree possible.
- f) Pedestrian Realm:
- i) The pedestrian sidewalks should form a connected system of optional routes to, from and within the Vaughan Corporate Centre;
 - ii) Linked sequences of streets and associated public open spaces should be the organizing framework for new development;
 - iii) Local parks should be distributed throughout the "Corporate Centre Corridor" designation and integrated into the open space system -they should provide for a variety of recreational activities; and,
 - iv) Parks should be established to protect natural features and to provide locations for recreation."

13. Renumbering Section "3.4 Valley Lands" and all references to Section 3.4, to Section "3.5 Valley Lands"
14. Amending subsection "3.4 Valley Lands" as follows:

- a) Adding the following part b) to subsection "3.4.1 Intent":
- b) Notwithstanding the "Valley Lands" policies referenced above, a 10m ecological buffer shall be provided adjacent to valley and stream corridors. This buffer shall be located outside of the development block or lot; it shall be zoned an appropriate open space zone to prohibit the placement of buildings or structures; and shall form part of the public open space system, and shall be conveyed to the City or the TRCA with the adjoining valley and stream corridor. Where ecological buffers are conveyed to the City or the TRCA, the buffer area may be included in the calculation of permitted development density. The zoning by-law shall establish the required building setbacks from the 10m ecological buffer.

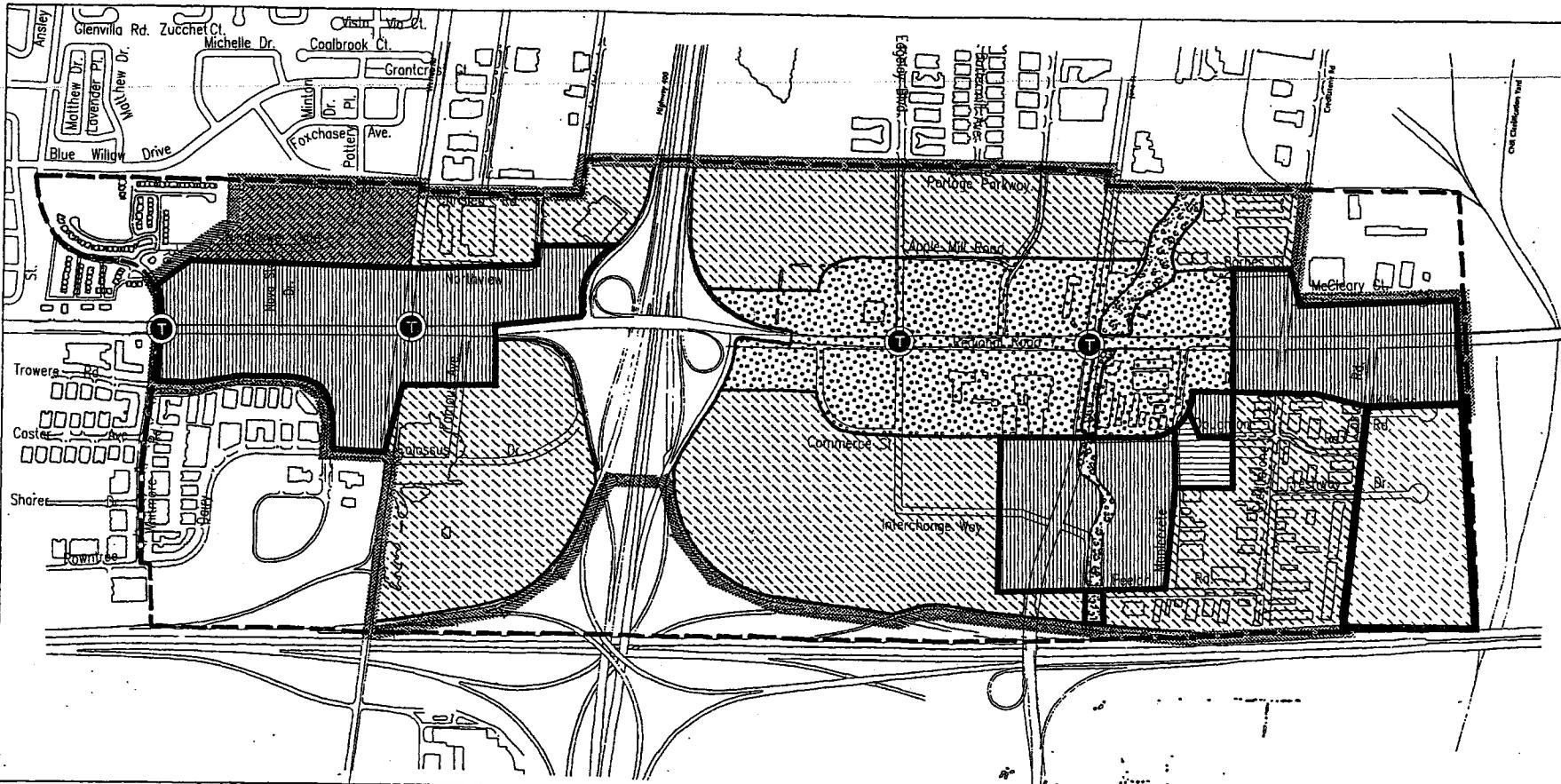
The buffer shall be 10m inland from the greater of the physical top of bank; the predicted long term stable slope line; the regulatory floodplain or the meander belt of the watercourse where there is no floodplain; or the drip line of significant vegetation contiguous to a valley and stream corridor."

15. Amending subsection 4.2.2, part c), in its entirety and replacing with the following:
- c) Development shall proceed by way of draft plan of subdivision/condominium approval in accordance with the Planning Act, or alternatively, to Council's satisfaction, via a development agreement providing for the construction and conveyance of the road allowance to the City. Development approvals within all designations shall be contingent upon an agreement to dedicate the planned road network, as identified through the subdivision planning and/or Block Plan processes. The network of local and primary road rights-of-way shall be conveyed to the municipality as a condition of approval of draft plan of subdivision, and at the time of plan registration."
16. Amending Section "5.0 Phasing Policies" as follows:
- a) Adding the following part e) to the end of the subsection:
- e) The opportunity to establish a substantial residential community within the Vaughan Corporate Centre has been identified. The actual amount of residential development will evolve over time in response to the market place. To coordinate the development of the residential community with the provision of adequate and appropriate park facilities, the City shall undertake an Streetscape and Open Space Master Plan to identify the location, design and layout of public and quasi-public spaces within the Corporate Centre. Such spaces may include neighbourhood parks, public civic squares, boulevards associated with the pedestrian system, urban courtyards associated with adjacent buildings, and/or open space areas to protect natural features."
17. Amending Section "6.4 Implementation" as follows:
- a) Adding the following to subsection "6.4.5 Site Plan Control"
- "Additional items to be addressed at site plan control shall include:
- i. matters relating to exterior design, including without

- limitation the character, scale, appearance and design features of buildings, and their sustainable design, and
- ii. sustainable design elements on any adjoining highway under the City's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle facilities.
- iii. Facilities design to have regard for accessibility for persons with disabilities."
- b) Adding the following section e) to the end of subsection "6.4.6 Subdivision Control"
- "Pursuant to Section 51 of the Planning Act, matters which may be considered in a plan of subdivision include:
- v. the extent to which the plan's design optimizes the available supply of energy, means of supplying energy, and the efficient use and conservation of energy; and
- vi. the interrelationship between the design of the proposed plan of subdivision and site plan control matters related to any development on the land, if the land is also located within a site plan control area designated under subsection 41 of the Planning Act
- Additionally, the list of applicable subdivision approval conditions shall include:
- v. highways, including pedestrian pathways, bicycle pathways and public transit rights-of-way, which may be required to be dedicated as the approval authority considers necessary; and
- vi. that the approval authority shall impose as a condition to the approval of a plan of subdivision, that land that is planned as a school site, for any Board that has jurisdiction in the area in which the land is situated, be offered to the School Board at a price that does not exceed the value of the land determined as of the day before the day of the approval of the draft plan of subdivision."
- c) Adding the following new Section "6.4.9 Community Improvement":
- "6.4.9 Community Improvement
- a) The Vaughan Corporate Centre Secondary Plan Area includes lands that remain undeveloped and/or have been developed with land uses and buildings that do not positively contribute to the planned function and intended image of the area as the primary urban centre of the City. Furthermore, much of the already developed areas of the Vaughan Corporate Centre are not built at the intensity that is required to support the planned transit facilities. It is, therefore, the intent of the City of Vaughan to facilitate the redevelopment of the Vaughan Corporate Centre in conformity with the policies of this Plan. It has been determined that to facilitate appropriate development and redevelopment within some portions of the Vaughan Corporate Centre financial and other incentives may be required.

- b) The legislative framework that permits the City to offer incentive programs is provided under Section 28 of the Planning Act. Within the identified areas of the Vaughan Corporate Centre, the City may engage in the following activities:
- i) acquire, hold, clear, grade or otherwise prepare land for community improvement activities;
 - ii) construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the Community Improvement Plan;
 - iii) sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the Community Improvement Plan; and,
 - iv) make grants or loans to the registered owners or the assessed owners to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan, the policies of this Plan and the Vaughan Corporate Centre Urban Design Guidelines.
- c) The strategy for the application of any financial or other incentives provided by the municipality shall be tied to conformity with the policies of this Plan, the Vaughan Corporate Centre Urban Design Guidelines and the following densities of development being achieved on individual properties:
- i) on lands designated 'Corporate Centre Node', the minimum net density required to qualify for the City's incentive program shall be 3.5 Floor Space Index;
 - ii) on lands designated 'Corporate Centre District', the minimum net density required to qualify for the City's incentive program shall be 0.5 Floor Space Index; and,
 - iii) on lands designated 'Corporate Centre Corridor' the minimum net density required to qualify for the City's incentive program shall be 1.0 Floor Space Index.
- d) It is the intent of the City that the area identified as a 'Community Improvement Area', as shown on Schedule "A1", may be further designated in whole or in part, by bylaw, as a 'Community Improvement Project Area', for which a detailed Community Improvement Plan will be prepared. The City will identify and delineate a 'Community Improvement Project Area' in areas that display any or all of the following criteria:
- i) inadequate municipal infrastructure, including piped services, roads and streetscapes, public parking facilities and/or storm water management facilities;
 - ii) inadequate community services such as public recreational/cultural facilities, public open space and/or social services;
 - iii) building and/or property deterioration to the extent

- that it negatively affects the over all image of the Vaughan Corporate Centre;
- iv) development at densities that are too low to support planned transit facilities; and/ or
 - v) site contamination levels that require environmental site remediation prior to redevelopment.
- e) In the preparation of a Community Improvement Plan, the City will solicit the input of affected residents, property owners and other interested stakeholders. Community Improvement Plans, and subsequent amendments thereto, will be adopted by Council.
 - f) When the City is satisfied that the intent of a Community Improvement Plan has been carried out, Council may, by by-law, dissolve the Community Improvement Project Area."
- b) Adding the following new Section "6.4.10 Increased Height and Density By-law":
- "6.4.10 Increased Height and Density By-law
- a) The City shall establish appropriate height and density limits for individual development sites in accordance with the provisions of the Corporate Centre Node, Corporate Centre District and Corporate Centre Corridor designations of this plan. These height and density limits shall be established in the implementing zoning by-laws.
 - b) Further, and in accordance with Section 37 of the Planning Act, the City may, in a zoning by-law passed under Section 34 of the Planning Act, authorize increases in height and/or density otherwise permitted by the implementing by-law that will be permitted in return for the provision of such services or matters as are set out in the by-law."



Vaughan Corporate Centre Secondary Plan
Amendment No.500

Schedule A - Land Use Plan

- [Dotted Pattern] Corporate Centre Node
- [Solid Grey] Corporate Centre District
- [Horizontal Stripes] Corporate Centre Corridor

- [Cross-hatch] Valley Lands
- [Solid Dark Grey] Lands identified as the major commercial centre of the Woodbridge Community within the Corporate Centre District

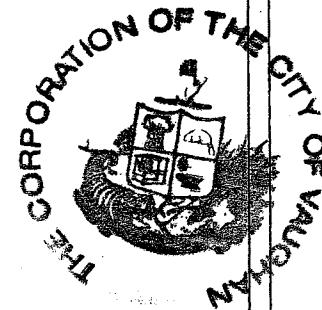
■ Vaughan Corporate Centre Secondary Plan Area Boundary

— Study Area Boundary

— Lands redesigned by this amendment (See Map _____)

- [Horizontal Stripes] Public Open Space
- [Circle with T] Transit Stop Centres

The Planning Partnership • duToit Alsopp Hillier • McCormick Rankin • Arthur Andersen • CH2M Gore & Storie



SIGNING OFFICERS

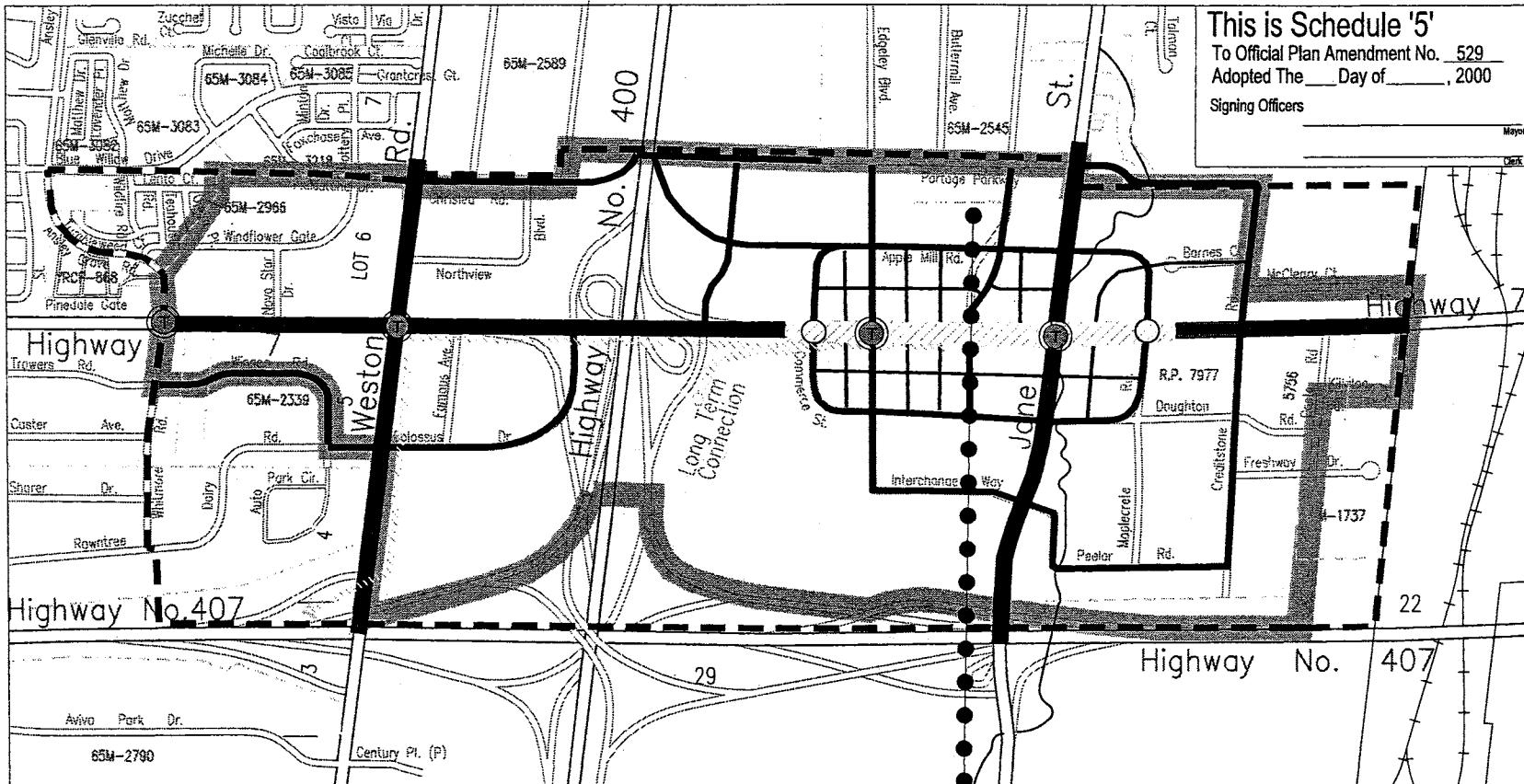
"Linda D. Jackson"

MAYOR

"J.D. Leach"

CLERK

THIS IS SCHEDULE 'A'
TO AMENDMENT No. 663
ADOPTED THE 25 DAY OF JUNE, 2007

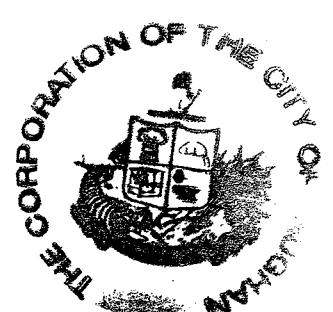


Vaughan Corporate Centre Secondary Plan Amendment No. 500

- Local Road
- Highway 7 / 'Avenue 7'
- Arterial Road
- Collector Road
- 23m Higher Order Transit Right of Way
- Inter-Regional Transitway (Potential)
- Transit Stop Centres
- Traffic Control / Design Feature
- Vaughan Corporate Centre Secondary Plan Area Boundary
- Study Area Boundary

Schedule 'B' - Transportation Plan

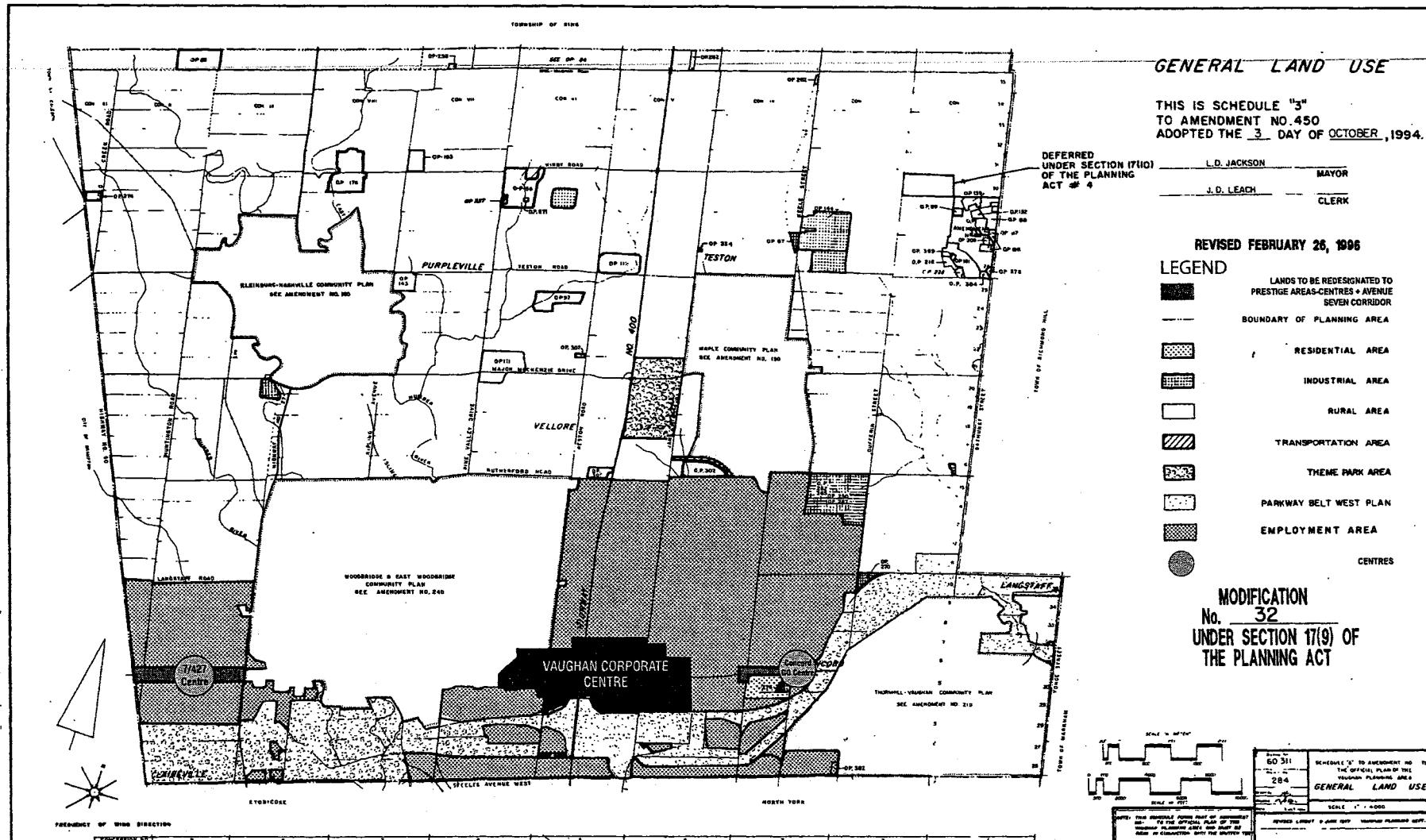
See Schedule 'B1' For Implementing Road Width Plan



FILE No. 15.87
CITY OF VAUGHAN

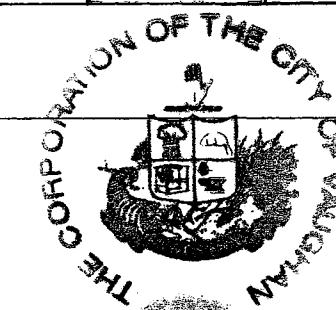
THIS IS SCHEDULE 'B'
TO AMENDMENT No. 663
ADOPTED THE 25 DAY OF JUNE, 2007

SIGNING OFFICERS
"Linda D. Jackson" MAYOR
"J.D. Leach" CLERK



THIS IS SCHEDULE 'C'
TO AMENDMENT No. 663
ADOPTED THE 25 DAY OF JUNE, 2007

File No. 15.87
CITY OF VAUGHAN



SIGNING OFFICERS

"Linda D. Jackson"

MAYOR

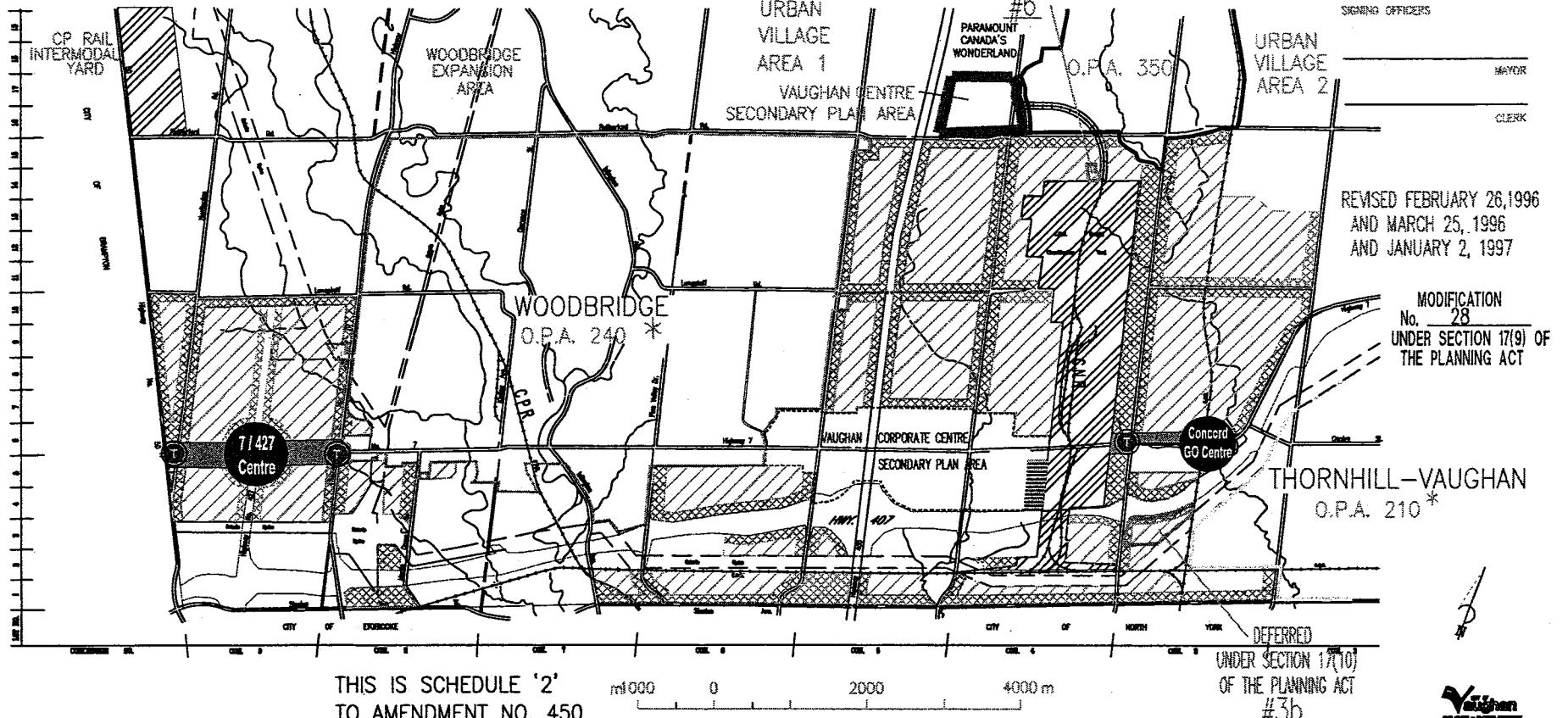
"J.D. Leach"

CLERK

LEGEND

■ PRESTIGE AREA
■ EMPLOYMENT AREA GENERAL
■ RAILWAY FACILITIES
— VAUGHAN CORPORATE CENTRE
SECONDARY PLAN AREA
* AS AMENDED

- Lands to be redesignated to Prestige Areas-Centres + Avenue Seven Corridor
- Lands subject to Official Plan Amendment 500, to be deleted from OPA 450 and added to OPA 500
- Lands to be identified as Transit Stop Centres
- Lands to be identified as 7/427 Centre & Concord GO Centre



FILE No. 15.87
CITY OF VAUGHAN

THIS IS SCHEDULE 'D'
TO AMENDMENT No. 663
ADOPTED THE 25 DAY OF JUNE, 2007

SIGNING OFFICERS
"Linda D. Jackson"
MAYOR
"J.D. Leach"
CLERK

EMPLOYMENT AREA (EAST) STRUCTURAL PLAN

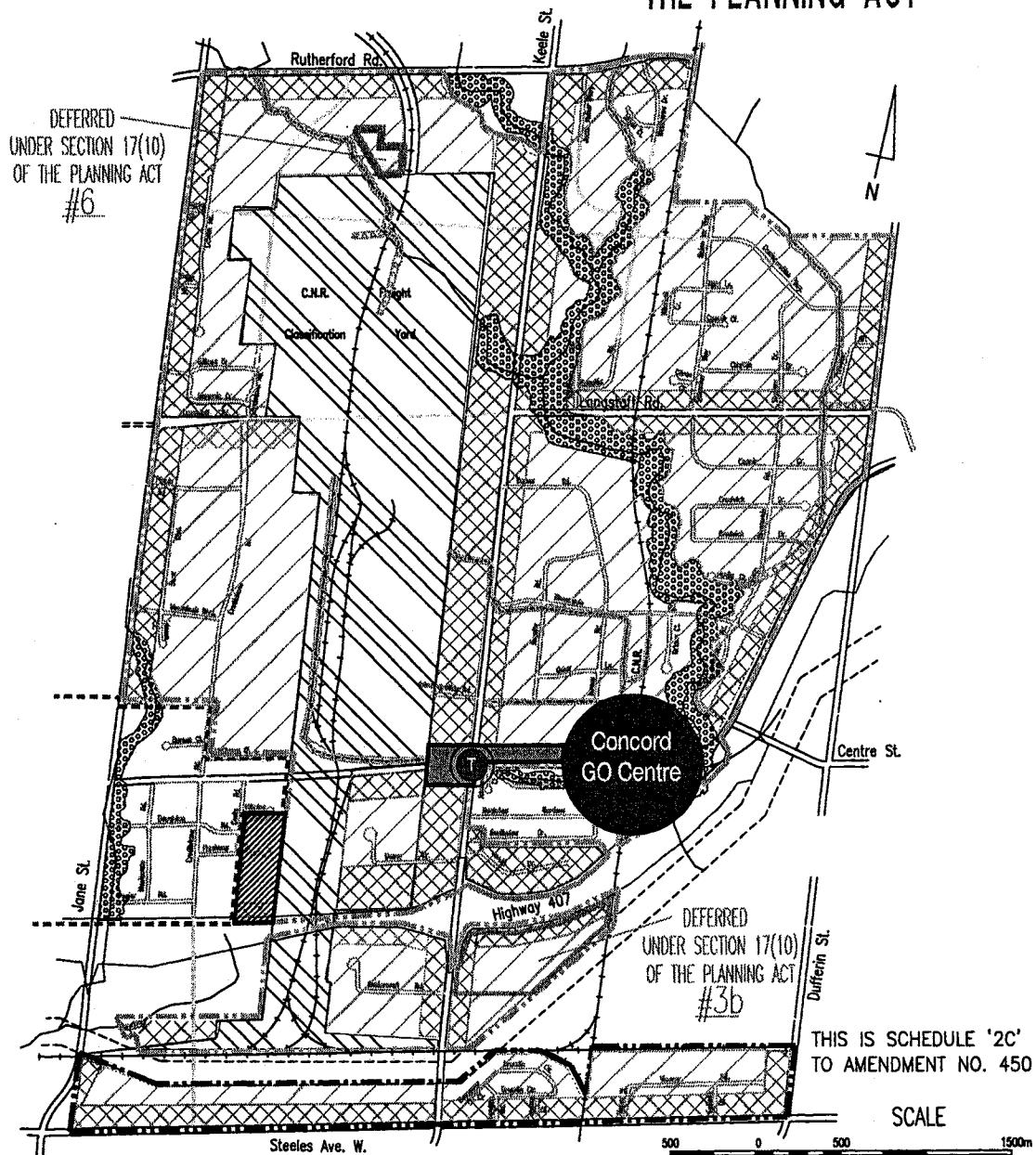
THIS IS SCHEDULE 'D3'
TO AMENDMENT NO. 500
ADOPTED THE DAY OF , 1997

- Amendment Area
- Prestige Area
- Employment Area General
- ▨ Rail Facilities
- ▨ Valley Lands (Valley Corridors)
- Stream Corridors
- Vaughan Corporate Centre Secondary Plan Area
- ▨ Lands to be deleted from OPA 450 and added to OPA 500
- ▨ Lands to be redesignated to Prestige Areas
— Centres + Avenue Seven Corridor

MAYOR
CLERK

REVISED FEBRUARY 26, 1996
AND MARCH 25, 1996

MODIFICATION No. 31 UNDER SECTION 17(9) OF THE PLANNING ACT



THIS IS SCHEDULE 'E'
TO AMENDMENT No. 663
ADOPTED THE 25 DAY OF JUNE, 2007

SIGNING OFFICERS

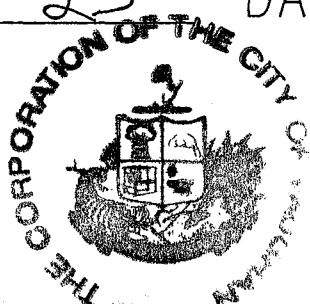
"Linda D. Jackson"

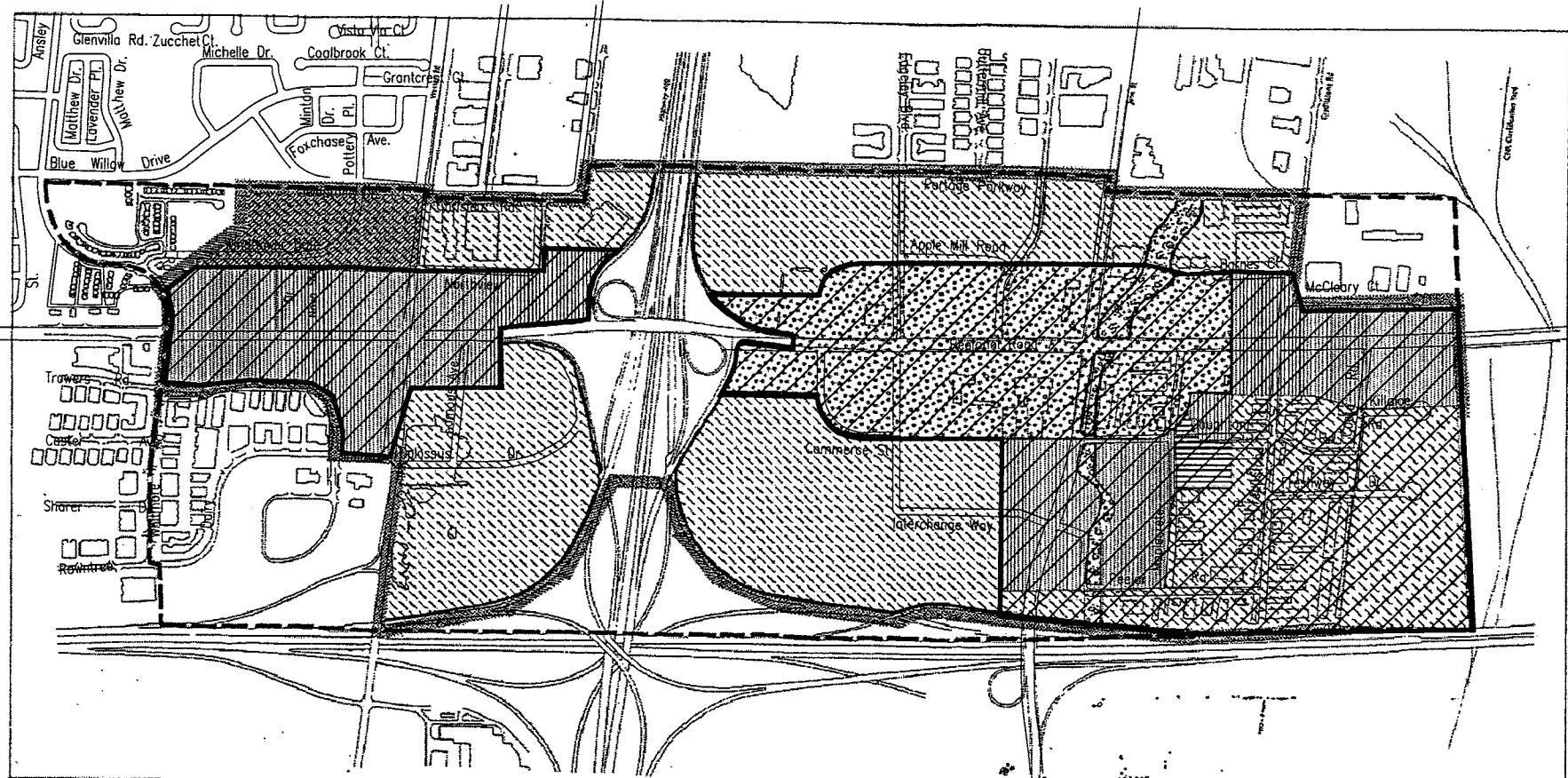
MAYOR

"J.D. Leach"

CLERK

FILE No. 15.87
CITY OF VAUGHAN





Vaughan Corporate Centre Secondary Plan
Amendment No.500

- Corporate Centre Node
- Corporate Centre District
- Corporate Centre Corridor

Valley Lands

Lands identified as the major commercial centre of the Woodbridge Community within the Corporate Centre-District

The Planning Partnership • duToit Alsopp Hillier • McCormick Rankin • Arthur Andersen • CH2M Gore & Storrie

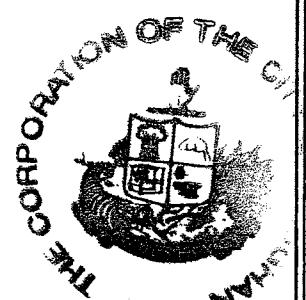
Schedule 'A1' - Community Improvement Area

Vaughan Corporate Centre Secondary Plan Area Boundary

Study Area Boundary

Public Open Space

Land to be identified as Community Improvement Area



SIGNING OFFICER

"Linda D. Jackson"

MAYOR

"J.D. Leach"

CLERK

AMENDMENT NUMBER 663 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

APPENDIX 1



FIGURE 1

LEGEND

Not to Scale

Vaughan Corporate Centre

Approximate 200m Limit
of Avenue Seven Corridor



Transit Stop
Centre



Site-Specific OPA #



FIGURE 2

LEGEND

- Vaughan Corporate Centre
- - - Approximate 200m Limit of Avenue Seven Corridor
- Site-Specific OPA #
- (T) Transit Stop Centre

Site Specific Amendments within the OPA 663 Amendment Area

Amendment Number	Purpose	Location	Approved
275	To amend OPA #107, being the Vaughan 400 Industrial Park Plan, by redesignating certain lands from "Prestige Industrial" to "Service Commercial" to permit restaurants, banks, business and professional offices, personal service shops, medical and veterinary practitioner's office, with a predominant component being devoted to office space uses. In addition, the Amendment provides for site specific policies to be applied to the Subject lands.	Located on the northeast corner of Highway #7 and Jane Street, being part of Lot 6, Concession 4, in the Town of Vaughan. The subject lands are known municipally as 2986, 2966 and 2938 Highway #7	May 4, 1989
313	The purpose of this Amendment is to amend Official Plan Amendment Number 107 to the Official Plan of Vaughan Planning Area (Vaughn-400 Industrial Estates) in order to allow for an eating establishment in a multi-unit industrial building. Particularly, an exception to the subject lands from policies, which prohibit commercial uses in areas, designated "Industrial".	The land subject to this Amendment is part of Lot 6, Concession 4, described as Part of Part 1 on Reference Plan 65R-7985, on the west side of Creditstone Road, being part of Unit #9 and part of Unit #10 at 400 Creditstone Road, in the Vaughan-400 Industrial Estates.	October 18, 1989
318	The purpose of this Amendment is to amend Amendment Number 107 to the Official Plan of the Vaughan Planning Area (Vaughn-400 Industrial Estates) in order to provide an exception to the general industrial policies to exempt the subject lands from policies which restrict commercial developments in Industrial Areas.	The lands subject to this Amendment are Blocks 30 and 31, Plan 65M-2545, at the northwest corner of Applewood Crescent and Edgeley Boulevard, being Unit #20 within the existing multi-unit industrial building at 200 Edgeley Boulevard, in the Vaughan-400 Industrial Estates.	November 18 th , 1989
336	The purpose of this Amendment is to amend Official Plan Amendment Number 107 to the Official Plan of the Vaughan Planning Area (Vaughn-400 Industrial Estates) in order to allow for a restaurant use on lands designated "Industrial".	The lands subject to this Amendment are comprised of Block 14, Plan 65M-2532, and are municipally known as 7941 Jane Street. The lands are located on the east side of Jane Street, north of Highway #7, in Lot 7, Concession 4, Town of Vaughan. The lands, hereinafter referred to as the "Subject Lands", are shown as "Area Subject to Amendment No. 336: on Schedule "1" attached hereto.	July 18, 1990

394	To provide for a site specific amendment to Amendment Number 265 to the Official Plan of the Vaughan Planning Area, in order to permit an "adult entertainment parlour" having a maximum GFA of 764 sq.m.	Northwest corner of Doughton Road and Maplecrete Road, being Lot 2 on Registered Plan 7977 and municipally known as 170 Doughton Road, in Lot 5, Concession 4, City of Vaughan.	August 20, 1994
404	To provide for a site specific amendment to Amendment No. 330 to the Official Plan of Vaughan Planning Area, in order to permit an eating establishment having a gross floor area of 132 sq.m.	East of Jane Street, on the north side of Highway No. 7, municipally known as 35 McCleary Court, Units 1-4, York Region Condominium No. 727, in Lot 6, Concession 4, City of Vaughan.	April 30, 1993
420	To provide for a site specific amendment to OPA #107 in order to allow retail stores on the property.	Northeast corner of Highway No. 7 and Creditstone Road, being Part of Reference Plan 65R-8935, municipally known as 2780 Highway No. 7, in Lot 6, Concession 4, City of Vaughan.	May 6, 1994