

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 668
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 668 was adopted by the Council of the Corporation of the City of Vaughan on the 25th day of June, 2007, and written notice was given on the 6th day of July, 2007 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** notices of appeal setting out objections to Official Plan Amendment Number 668 and the reasons in support of the said objections were filed with me within twenty (20) days from the date of circulation of the Official Plan Amendment.
- 4. **THAT** the said Official Plan Amendment and supporting documentation were forwarded to the Ontario Municipal Board on August 10, 2007.
- 5. **THAT** the Ontario Municipal Board advised by letter dated September 26, 2007, that the appeals have been withdrawn per the appellant's letter dated September 25, 2007.
- 6. **THAT** Official Plan Amendment Number 668 is deemed to have come into effect on the 25th day of September, 2007, in accordance with Subsection 17(30) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
31st day of October, 2007.)



A Commissioner, etc.

James Todd Coles
a Commissioner, etc.,
Regional Municipality of York, For
The Corporation of the City of Vaughan.
Expires March 27, 2010.



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

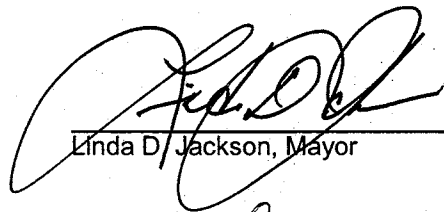
BY-LAW NUMBER 245-2007

A By-law to adopt Amendment Number 668 to the Official Plan of the Vaughan Planning Area.

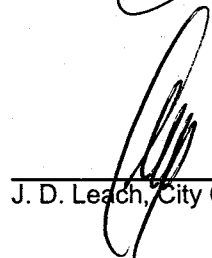
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 668 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "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 25th day of June, 2007.



Linda D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 668
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 668 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 668.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend the "Mixed Commercial/Residential Area" policies in Amendment No. 210 (Thornhill Community Plan) as amended by site-specific Amendment No. 471, to amend the maximum net residential density permitted for that portion of the subject lands shown as "Area Subject to Amendment No.668" on Schedule "1", attached hereto, from 148 units per hectare (ie. units/ha) to 189 units per hectare (a total increase in the overall number of units on the entire site from 227 units to 309 units; or an increase from 78 units to 160 units on the portion of the lands identified as "Seniors Building" on Schedule "1").

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands", are shown on Schedule "1" and Appendix II, attached hereto, as "Area Subject to Amendment No. 668". The subject lands are located on the north east corner of Dufferin Street and Steeles Avenue West, being Part of Lot 1, Concession 2, City of Vaughan.

III BASIS

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

1. The subject lands are located within the Thornhill-Vaughan Community Plan and designated "Mixed Commercial/Residential" by Amendment No. 471, which provides for a mix of higher density residential uses and commercial uses in an area well serviced by public transit. The maximum density permitted by Amendment No. 471 for the entire site is 148 units per hectare, which applies to the two properties comprising the Amendment No. 471 lands hereinafter referred to as "Diversicare" for the southerly parcel and "York Region Condominium Corporation No. 1045" or "YRCC No. 1045" for the northerly parcel.
2. The northern portion of the property was developed in accordance with the density provisions of Amendment No. 471, and is developed with a 149 unit, 8-storey condominium apartment building. The remaining density available to be built on the southern portion of the subject lands amounts to 78 units.

On June 27, 2005, Council approved Official Plan and Zoning Amendment Applications (Files OP.06.023 and Z.06.052) for the redevelopment of the southern portion of the subject lands, to increase the density from 148 units/ha to 170 units/ha, thereby increasing the unit count on the subject lands from 78 units to 129 units (an increase of 51 units), to facilitate the

development a 6-storey, 129 unit residential condominium with limited commercial GFA. However, the property was sold prior to adoption and enactment of the implementing Official Plan and Zoning By-law Amendments. The proposed subject additional increase in density from 148 units/ha to 189 units/ha, thereby increasing the unit count on the subject lands from 78 units to 160 units (an increase of 82 units) to facilitate the development of 6-storey, 160 unit building for a seniors retirement residence can be supported.

3. The subject lands have access to full municipal services, public amenity space, public transit and commercial/retail uses. The supporting consultant studies (planning, traffic, parking and servicing) conclude that the development will not adversely impact the adjacent community, and that the existing road network will not adversely be impacted by the development.
4. The subject proposal is consistent with the policies of the Provincial Policy Statement (PPS) and Places to Grow. The site is located within a settlement area at the intersection of a "Local Corridor" and a "Regional Corridor" providing opportunities for intensification and making efficient use of land through an increase in density and by providing easy access to existing public transit for future residents. The form of development further supports the PPS and Provincial Places to Grow policies by providing an additional housing type to meet the current and future needs of an aging population within the community. In view of the above, the applications are consistent with Provincial policy objectives.
5. The application is consistent with the objectives of the Regional Official Plan regarding targeting growth in built up areas, encouraging intensification of development along major transportation corridors and transit systems, providing for a range of housing types and higher densities to satisfy the needs of the Region's residents. The site is located at the intersection of a Regional Corridor and a Local Corridor with existing transit routes. The form of development is transit supportive and provides a form of residential housing to meet the needs of an aging population within the community.
6. Having received a statutory Public Hearing held on December 11, 2006, on June 25, 2007, Vaughan Council approved Official Plan Amendment Application OP.06.023 to increase the maximum density permitted on the site under Amendment No. 471 from 148 units per net hectare to 189 units per net hectare (from 227 to 309 total units on the overall site).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.210, to the Official Plan of the Vaughan Planning Area as amended by Amendment No. 471, is hereby further amended by:

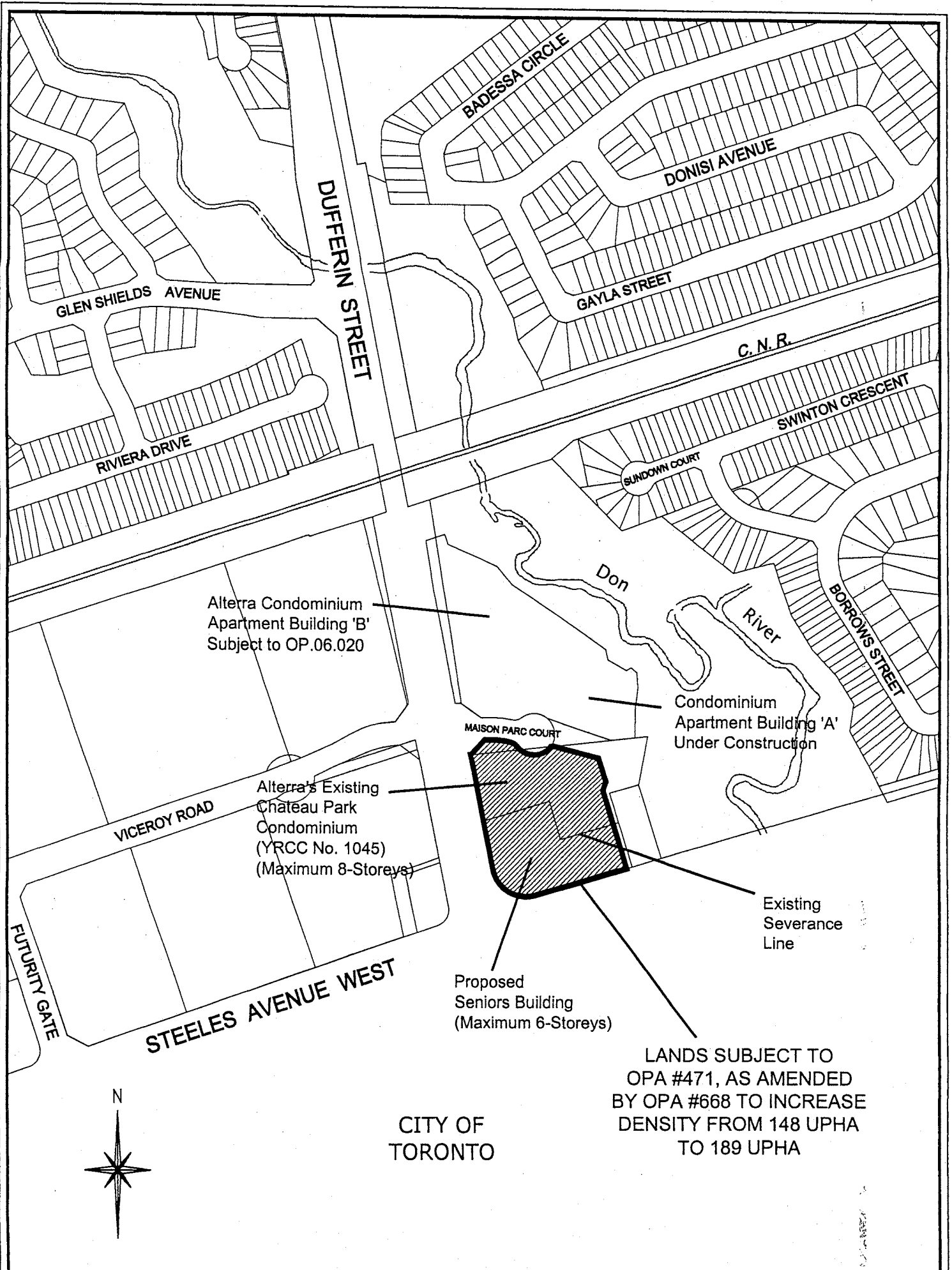
1. Deleting the density number "148" Section IV "Details of the Actual Amendment and Policies Relative Thereto", in Subsection 2, subclause c) ii), paragraph 1 and replacing it with the number "189" and adding the following words to the end of the first sentence after the word hectare, "such that aggregate number of units on the overall property does not exceed 309 units", thereby increasing the maximum density on the lands shown as "Area Subject to Amendment No. 668" on Schedules "1" and "2", attached hereto.
2. Deleting Schedule "A" in Amendment No. 210, as amended by Amendment No. 471 and substituting therefor the Schedule "A" 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 By-law 1-88, 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.



**THIS IS SCHEDULE '1'
TO AMENDMENT No. 668**

ADOPTED THE 25 DAY OF JUNE, 2007

FILE No. OPA 668
 RELATED FILE No. Z.06.052 & DA.06.069
 LOCATION: Part of Lot 1, Concession 2
 APPLICANT: DCMS GP (DUFFERIN STEELES) INC.
 CITY OF VAUGHAN

NOT TO SCALE

AREA SUBJECT TO
 AMENDMENT No. 668

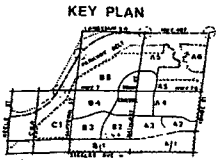


SIGNING OFFICERS
 _____ MAYOR
 _____ CLERK

MODIFICATION #14

OPA 398 - ALTERNATIVE PARKLAND APPLIES TO ENTIRE CITY

LAND USE Thornhill-Vaughan Community Schedule A Updated March, 1997

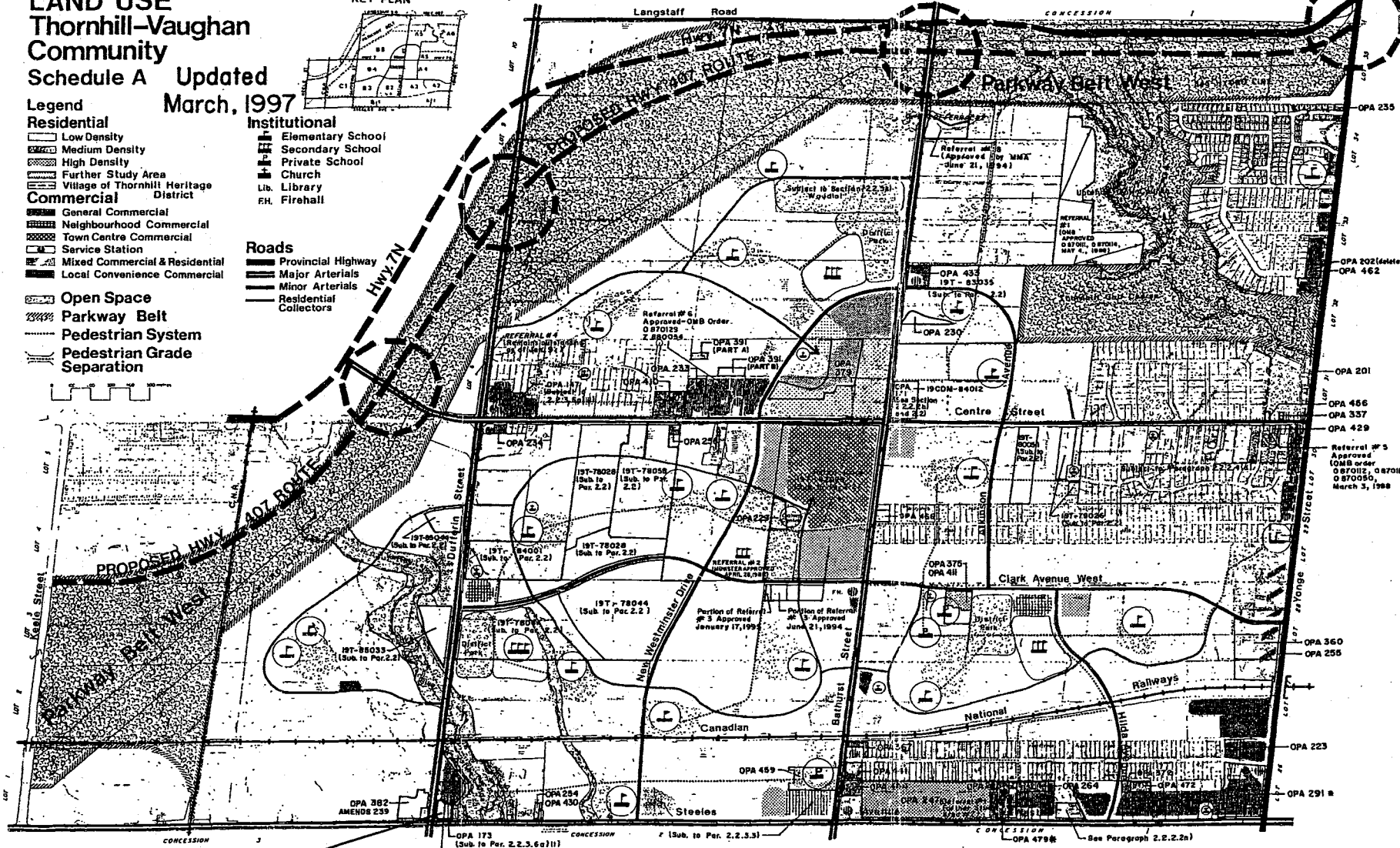


Legend

- Residential**
- Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
- Commercial**
- General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
- Open Space**
- Parkway Belt
 - Pedestrian System
 - Pedestrian Grade Separation

- Institutional**
- Elementary School
 - Secondary School
 - Private School
 - Church
 - Library
 - Firehall

- Roads**
- Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors



AREA SUBJECT TO AMENDMENT No. 471, AS AMENDED BY AMENDMENT No. 668 (DESIGNATED MIXED COMMERCIAL & RESIDENTIAL)

* OPAS ADOPTED BY COUNCIL BUT NOT YET APPROVED AS OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan
NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY. IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

FILE No. OPA 668
RELATED FILE No. Z.06.052 & DA.06.069
LOCATION: Part of Lot 1, Concession 2
APPLICANT: DCMS GP (DUFFERIN STEELES) INC.
CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 668
ADOPTED THE 25 DAY OF JUNE, 2007**

SIGNING OFFICERS

MAYOR

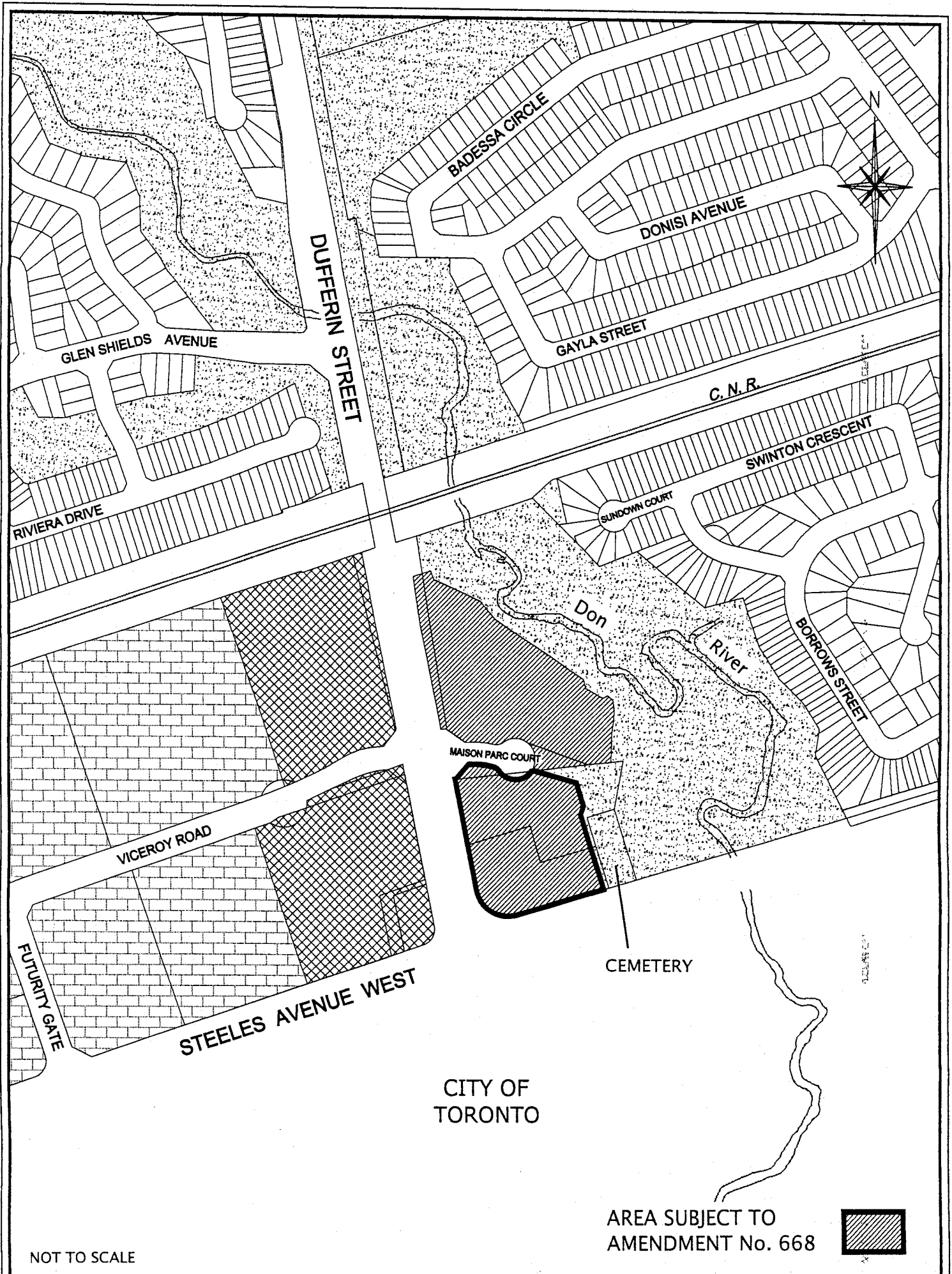
CLERK

APPENDIX I

The subject lands are located at the northeast corner of Dufferin Street and Steeles Avenue West, being in Lot 1, Concession 2, City of Vaughan.

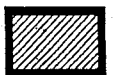
On June 18, 2007, Council considered an application to amend the Official Plan and resolved the following:

"THAT Official Plan Amendment File OP.06.023 (DCMS GP (Dufferin Steeles) Inc.) BE APPROVED, to amend the "Mixed Commercial/Residential" designation of OPA No. 471 to permit an increase in density from 148 units/ha to 189 units/ha, which is an increase in the aggregate number of units from 227 to 309 (increase of 82 units) on the combined subject and northerly (Alterra) lands, or specifically, an 82 unit increase on the subject Diversicare site from 78 to 160 units, as shown on Attachment #1."



NOT TO SCALE

AREA SUBJECT TO AMENDMENT No. 668



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 668

FILE No. OPA 668
RELATED FILE No. Z.06.052 & DA.06.069
LOCATION: Part of Lot 1, Concession 2
APPLICANT: DCMS GP (DUFFERIN STEELES) INC.
CITY OF VAUGHAN

OPEN SPACE	
EMPLOYMENT AREA	
LOW DENISTY RESIDENTIAL	
COMMERCIAL	
MIXED COMMERCIAL/ RESIDENTIAL	