


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 673 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 14th day of June, 2006.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 22nd day of June, 2006.

Certificate of Approval

AMENDMENT No. 673

TO THE

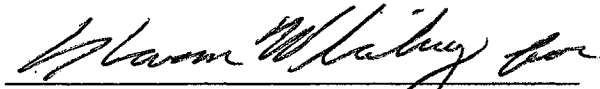
OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan approved pursuant to Sections 17 and 21 of the Planning Act and came into force on June 14, 2006.

Date:

June 9/06



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

THE CITY OF VAUGHAN

BY-LAW

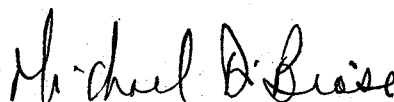
BY-LAW NUMBER 124-2006

A By-law to adopt Amendment Number 673 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 673 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 673 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 24th day of April, 2006.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 673
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 673 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 673.

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

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 600, as they apply to certain lands, specifically Section 4.2.2.2, Vaughan Centre Secondary Plan Area & Vaughan Corporate Centre, Paragraph ix), subparagraph f) to permit an additional 29,535m² of commercial floor area for all commercial uses which is to be located on a portion of the lands within the Vaughan Centre Secondary Plan area south of Rutherford Road.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 673". The Subject Lands are bounded by Jane Street to the east, Bass Pro Mills Drive to the south, and Vaughan Mills Circle to the west and north, being Part of Lots 13, 14, and 15, Concession 5, City of Vaughan.

III BASIS

The decision to amend the Official Plan, specifically Section 4.2.2.2 of the Vaughan Centre Secondary Plan Area & Vaughan Corporate Centre, Paragraph ix), subparagraph f) to permit an additional 29,535m² of commercial floor area for all commercial uses, located on a portion of the lands within the Vaughan Centre Secondary Plan area located south of Rutherford Road, is based on the following considerations:

1. The Ontario Municipal Board approved Amendment No. 505 and Zoning By-law 374-98 in June of 1999 following applications that were originally filed with the City in December 1997. These applications comprised approximately 73 ha (180 ac) of land. During the approval process, an additional 8.1ha (20ac) was acquired and the total landholdings of 81.1ha (200ac) formed the basis for Amendment No. 505 and By-law 374-98. The commercial floor area, however, was not adjusted from the original application to reflect the increased land holdings.
2. The proposed increase in commercial floor area would result in an intensification of the Subject Lands, a more efficient use of the infrastructure, including the public transit facility and, therefore, would be consistent with the general principles and policies of the Provincial Policy Statement (PPS). The PPS includes policies respecting the protection of employment areas to support economic activity and the long-term needs of the community. The Intensification of the commercial uses on the Subject Lands is consistent with the PPS.
3. The Region of York Official Plan (RYOP) includes policies respecting development and identifies matters of Regional concern. Section 3.3 (6) of the RYOP requires that retail facilities in excess of 30,000m² gross leasable floor area meet specified study requirements to examine region-wide impact related matters. The proposed additional 29,525m² of commercial development does not meet the Regional criteria for additional study work and, therefore, further study in this respect is

not required. Accordingly, only the potential traffic impacts resulting from the additional commercial area might be matters of Regional concern. A traffic study has been submitted in support of the applications and is discussed below. The RYOP designates the Subject Lands as "Urban Area", which permits the proposed commercial uses.

4. Amendment No. 600 designates the Subject Lands "Vaughan Centre Shopping Centre District" and "General Commercial (Special Policy)", which permits a full range of commercial/retail uses at a maximum permissible commercial floor area of 160,000m². This Amendment proposes only to increase the commercial floor area cap. The balance of the commercial/retail policies would remain unchanged. The Official Plan does not require that a market study be submitted to support the applications. However, a traffic study has been submitted in support of the applications to address the potential traffic impacts of the development. From a land use perspective, the increase in commercial floor area is consistent with Amendment No. 600.
5. The Ministry of Transportation (MTO) has advised that they have no objections to the official plan amendment application.
6. The Owner on February 17, 2005, submitted a Traffic Impact Study prepared by BA Group Transportation Consultants, dated February 2005 in support of the increased commercial development. The MTO on February 6, 2006, advised that they found the Traffic Impact Study to be acceptable and had no further concerns with respect to traffic related issues. The Region of York Transportation and Works Department also reviewed the Traffic Impact Study and advised that the report was acceptable.
7. The appropriateness of commercial/retail land uses on the Vaughan Mills lands is established. This Amendment proposes only to increase the amount of commercial floor area for these uses. The balance of the applicable Official Plan policies will remain unchanged. As noted above, the increased commercial floor area is consistent with the general principles and policies respecting intensification in the Provincial Policy Statement. Commercial development is compatible with the existing and permitted surrounding land uses and since all other Official Plan policies, zoning requirements and design guidelines will remain unchanged, the additional commercial floor area will implement development in a manner consistent with adjacent development from a built form perspective.
8. Having received a statutory Public Hearing held on February 21, 2005, Vaughan Council on March 20, 2006 approved Official Plan Amendment Application OP.04.020 (Ivanhoe Cambridge II Inc. & Vaughan Mills Advisory Services Inc.) to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 600, as they apply to the Subject Lands to permit an increase in the maximum permissible commercial floor area on the Subject Lands shown on Schedule "1", from 160,000m² to 189,535m², which amounts to an increase of 29,535m².

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Adding Schedule "B4" attached hereto as Schedule "1".
2. Adding the following to Section 4.2.2.2, Vaughan Centre Secondary Plan Area & Vaughan Corporate Centre, Paragraph ix), Subparagraph f):

"Notwithstanding the above, an additional 29,535m² of Commercial Floor Area, with the exception of offices, hotels and convention centres, shall be permitted on the lands shown as "Area Subject to Amendment No. 673" on Schedule "1"."

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 Vaughan Zoning By-law and by 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 'B4' TO AMENDMENT NO. 600

LEGEND

----- SUBJECT LANDS
LOCATION: PART LOTS 13, 14, 15, CON. 5

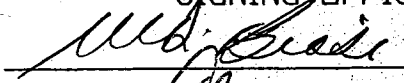
 AREA SUBJECT TO
AMENDMENT NO. 673

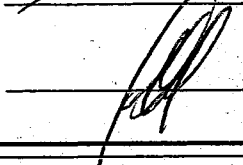
NOT TO SCALE

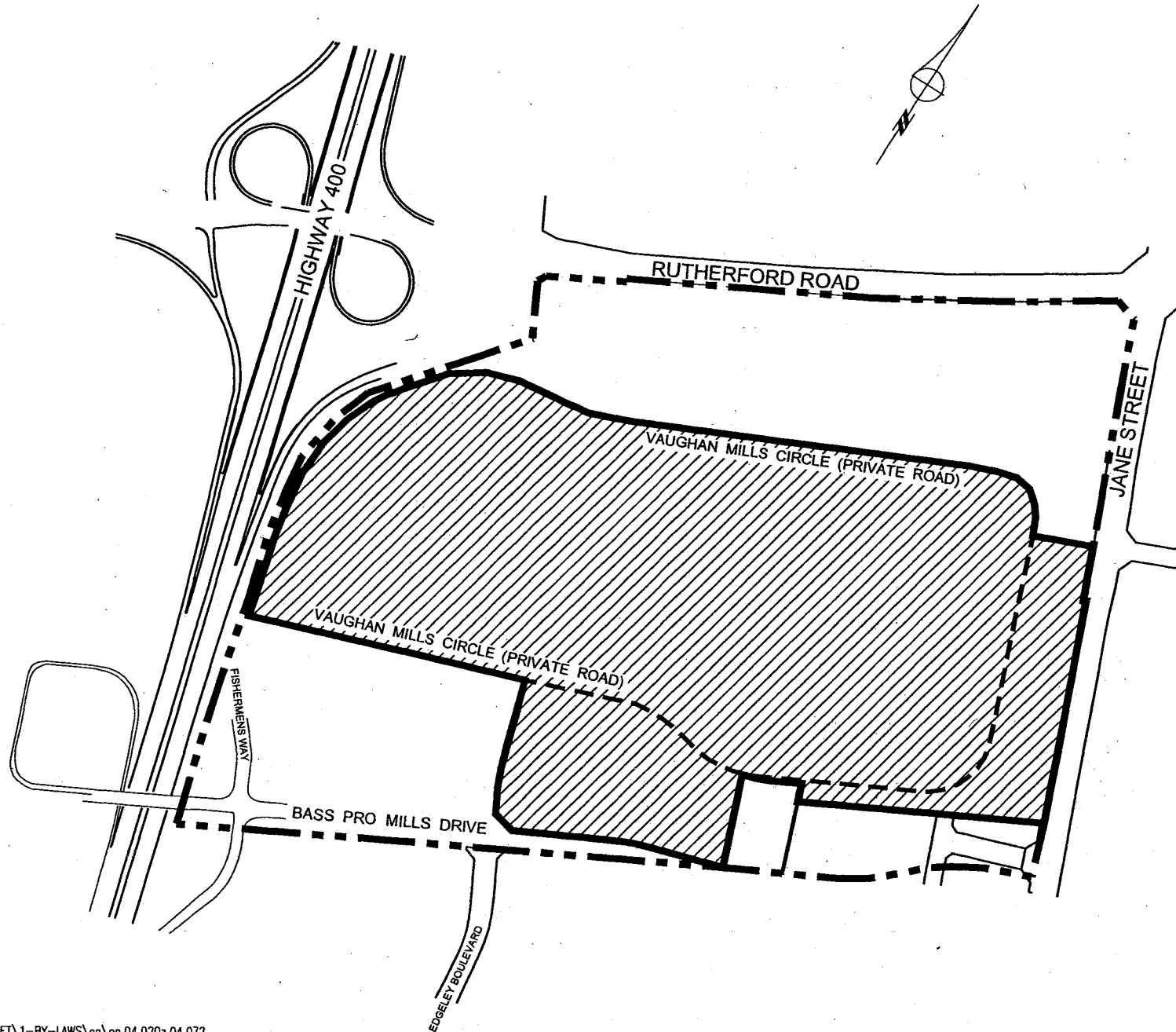
THIS IS SCHEDULE '1' TO AMENDMENT NO. 673

ADOPTED THE 24th DAY OF APRIL, 2006

SIGNING OFFICERS


MAYOR


CLERK



APPENDIX I

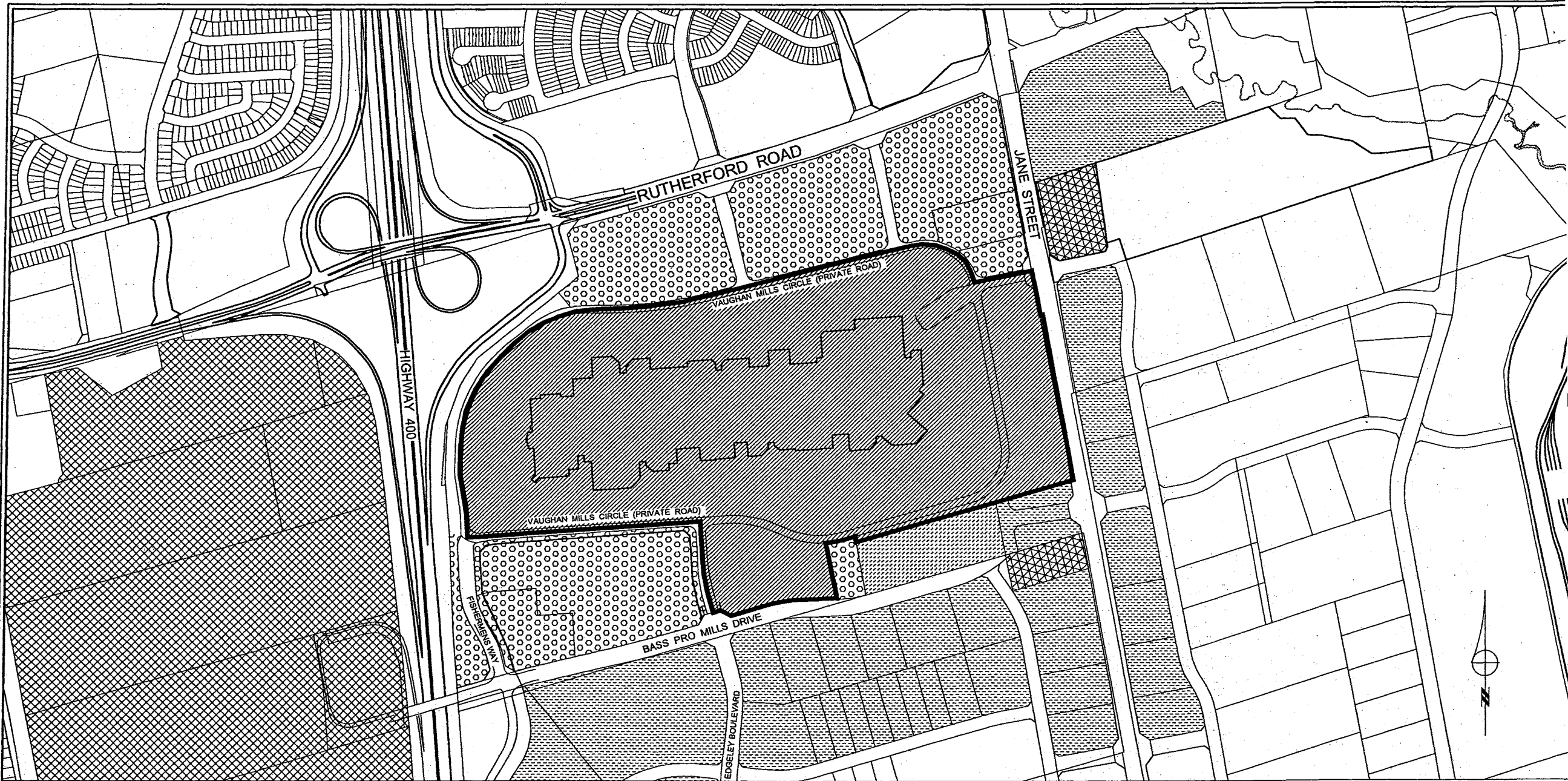
The lands subject to this Amendment are bounded by Rutherford Road to the north, Jane Street to the east, the boundary between Lots 13 and 14, Concession 5 to the south, and Highway #400 to the west, being Part of Lots 14 and 15, Concession 5, City of Vaughan.

On March 20, 2006, Council considered applications to amend the Official Plan (File OP.04.020) and Zoning By-law (File Z.04.072) and resolved the following (in part):

"THAT Official Plan Amendment File OP.04.020 (Ivanhoe Cambridge II Inc. & Vaughan Mills Advisory Services Inc.) BE APPROVED IN PART, to amend OPA #600 to permit an increase in the maximum permissible commercial floor area on the subject lands shown on Attachment #1, from 160,000m² to 189,535m², which amounts to an increase of 29,535m².

THAT Zoning By-law Amendment File Z.04.072 (Ivanhoe Cambridge II Inc. & Vaughan Mills Advisory Services Inc.) BE APPROVED IN PART, to amend Zoning By-law 1-88, specifically Exception 9(1030) to permit an increase in the maximum permissible commercial floor area on the subject lands shown on Attachment #1, from 160,000m² to 189,535m², which amounts to an increase of 29,535m².

THAT the implementing amendment to the Official Plan and Zoning By-law to permit the increased commercial floor area not be adopted and enacted, respectively, until the final traffic impact study has been approved by the Region of York Transportation and Works Department."



FILE: OP.04.020 RELATED FILE: Z.04.072
 LOCATION: Part Lots 13, 14, 15, Concession 5
 APPLICANT: IVANHOE CAMBRIDGE II INC. &
 THE VAUGHAN MILLS ADVISORY SERVICES INC.
 CITY OF VAUGHAN

APPENDIX II EXISTING LAND USE


 AGRICULTURAL

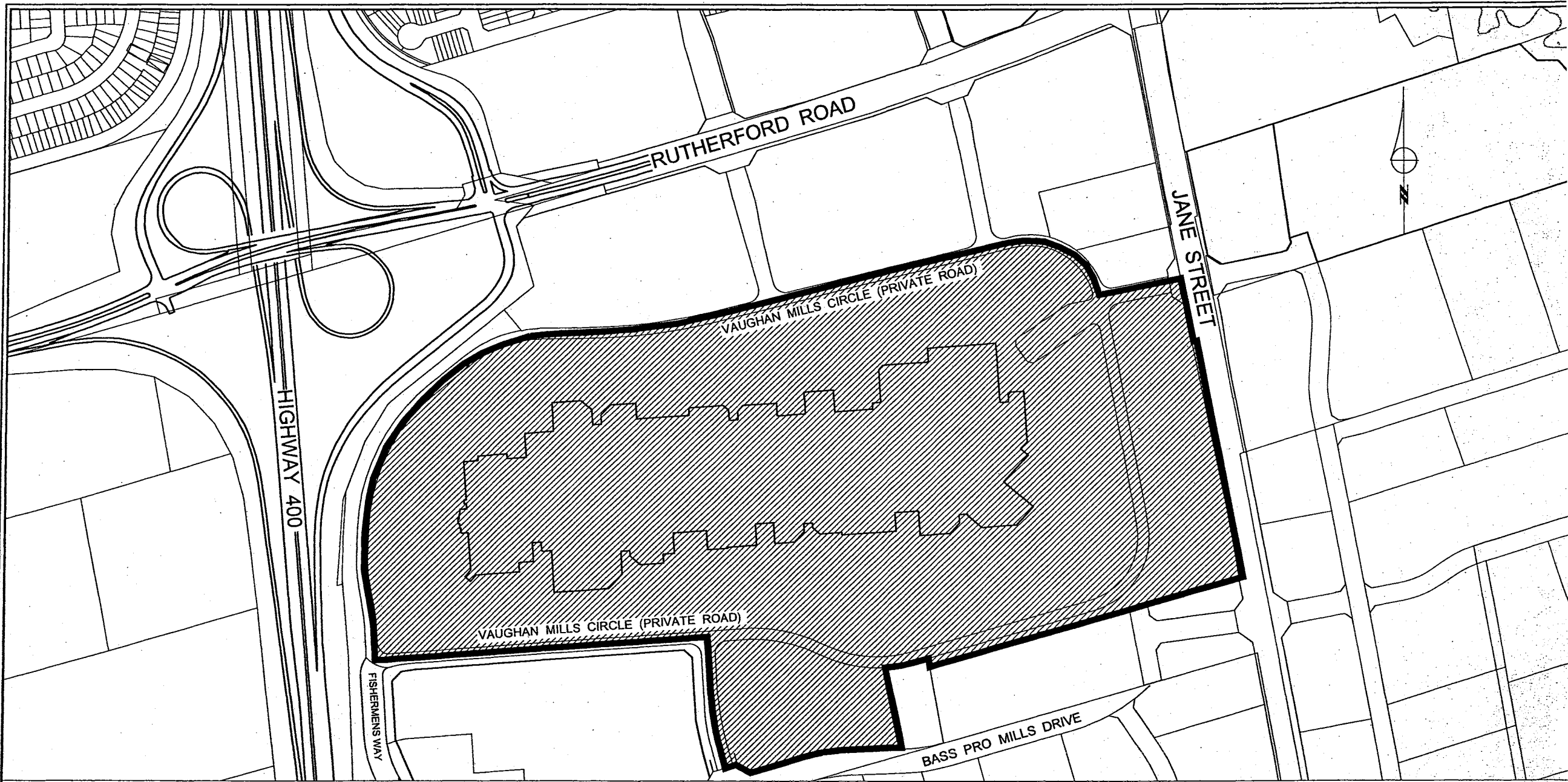
 RESTRICTED COMMERCIAL

 SERVICE COMMERCIAL

 GENERAL EMPLOYMENT

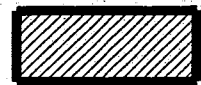
 PRESTIGE EMPLOYMENT


 AREA SUBJECT TO
 AMENDMENT No. 673



FILE: OP.04.020 RELATED FILE: Z.04.072
LOCATION: Part Lots 13, 14, 15, Concession 5
APPLICANT: IVANHOE CAMBRIDGE II INC. &
THE VAUGHAN MILLS ADVISORY SERVICES INC.
CITY OF VAUGHAN

LOCATION MAP



SUBJECT LANDS