

# 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 685  
to the Official Plan of the Vaughan Planning Area

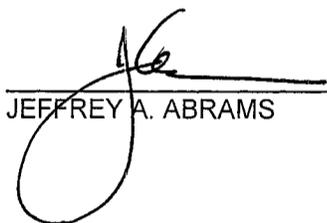
I, **JEFFREY A. ABRAMS**, of the City of Toronto, **MAKE OATH AND SAY:**

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 685 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of May, 2008, and written notice was given on the 3rd day of June, 2008 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 685 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 685 is deemed to have come into effect on the 24th day of June, 2008, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

**SWORN BEFORE ME** in the City )  
 of Vaughan, in the Regional )  
 Municipality of York, this )  
 26th day of June, 2008. )

  
 \_\_\_\_\_  
 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.

  
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 JEFFREY A. ABRAMS

# *THE CITY OF VAUGHAN*

# *BY-LAW*

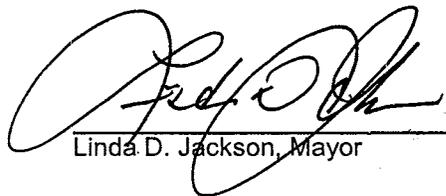
## BY-LAW NUMBER 125-2008

**A By-law to adopt Amendment Number 685 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 685 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 26th day of May, 2008.

  
Linda D. Jackson, Mayor

  
Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 685  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 685 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 685.

Also attached hereto, but not constituting part of the Amendment, is 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. 350 (Maple Community Plan), as amended by Amendment No. 629, herein referred to as OPA #350 and OPA #629, respectively.

The subject Amendment will amend OPA #350, as amended by OPA #629 to increase the maximum number of permitted residential units from 35 to 95 and decrease the gross floor area dedicated to commercial/retail uses from 1,375 m<sup>2</sup> to 1,073 m<sup>2</sup> on the lands shown as "Area Subject to Amendment No. 685" on Schedule "1" attached hereto.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1", attached hereto as "Area Subject to Amendment No. 685". The Subject Lands are located on the southeast corner of Keele Street and McNaughton Road, being Block 96 on Plan 65M-3784, in Part of Lot 22, Concession 3, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to increase the maximum permitted number of residential units from 35 to 95 and to decrease the gross floor area dedicated to commercial/retail uses from 1,375 m<sup>2</sup> to 1,073 m<sup>2</sup> on the Subject Lands is based on the following considerations:

1. The Provincial Policy Statement (PPS) includes policies that encourage residential intensification and densities that make more efficient use of land and public infrastructure and public transit, and that provide for a full range of housing types. The proposed amendments are consistent with the goals and objectives of the PPS.
2. The Places to Grow Plan for the Greater Golden Horseshoe (2006), promotes and facilitates intensification throughout built-up areas. It plans for a range and mix of housing that attracts a diverse and compatible mix of land uses to support vibrant neighbourhoods. The Plan encourages intensification to provide a high quality site design and urban design standards that create attractive and vibrant places, support transit, walking, cycling for everyday activities, achieves higher densities than the surrounding areas, and achieves an appropriate transition of built form to adjacent areas.

The Amendment, which reduces of the Previously approved gross floor area dedicated to commercial/retail uses in OPA #629, from 1,375m<sup>2</sup> to 1,073 m<sup>2</sup>, and increases the maximum

number of residential units permitted from 35 to 93, is consistent with the principles of the Growth Plan.

3. The Region of York Official Plan establishes various objectives, including the need to promote a transit supportive urban structure that includes compact development, and a broad mix and range of housing including different housing forms, types and tenures to satisfy the needs of the Region's residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different kinds of households. The proposed development provides intensification on Keele Street. The proposal is consistent with the goals and objectives of the Regional Plan.

The Region has exempted the proposed amendment to the Official Plan from Regional approval as the amendment is considered to be a matter of local significance.

4. OPA #350 (Maple Community Plan) contemplates the form of residential housing types proposed on the subject lands and includes the following policy:

"To provide for a full range of housing types and density targets in accordance with need. Opportunities should be created for a broad mix and range of housing types which are suitable for different incomes, age levels, lifestyles, and a broader housing market as it relates to the Maple Community."

5. The Amendment facilitates a proposed mixed use development on an arterial road in close proximity to the Maple Commercial Core Area that is appropriate and can result in many positive contributions to the area including increased pedestrian traffic and vitality, a population to support viable commercial uses and public transit initiatives, and a reduced dependency on the automobile resulting from the close proximity of commercial and residential uses. The mass, scale and height of the proposed development, comprised of a three-storey building with commercial uses on the ground floor fronting into Keele Street and 95 residential units above situated close to the streetlines with direct pedestrian access to Keele Street and McNaughton Road, is typical of new development and mixed uses that are being cited along arterial roads.
6. Having received a statutory Public Hearing held on May 5, 2008, on May 26, 2008, Vaughan Council approved Official Plan Amendment Application File OP.08.004 (1556615 Ontario Ltd.) to increase the number of residential units from 35 to 95, and decrease the area dedicated to commercial/retail uses from 1,375 m<sup>2</sup> to 1,073 m<sup>2</sup> on the Subject Lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 350 (Maple Community Plan) as amended Amendment No. 629, to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Deleting paragraph (p) to the land use policies in Subjection 2.4 Neighbourhood Commercial Area and substituting with the following paragraph (p):

"p) (OPA No. 685): The lands located on the southeast corner of Keele Street and McNaughton Road may be developed as a mixed use commercial / residential development within the "Neighbourhood Commercial" designation consisting of a maximum of 95 residential units and 1,073 m<sup>2</sup> of ground floor commercial / retail uses. The specific development standards to implement the mixed use development on the Subject Lands shall be set out in the amending implementing zoning by-law."

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 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.

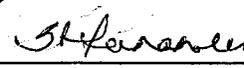


AREA SUBJECT TO  
AMENDMENT No. 685



**THIS IS SCHEDULE '1'**  
**TO AMENDMENT No. 685**  
ADOPTED THE 26th DAY OF MAY, 2008

FILE No. OP.08.004  
RELATED FILES: Z.07.011 & DA.07.046  
LOCATION: Part of Lot 22, Concession 3  
APPLICANT: 1556615 ONTARIO LTD.  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
MAYOR  
  
CLERK

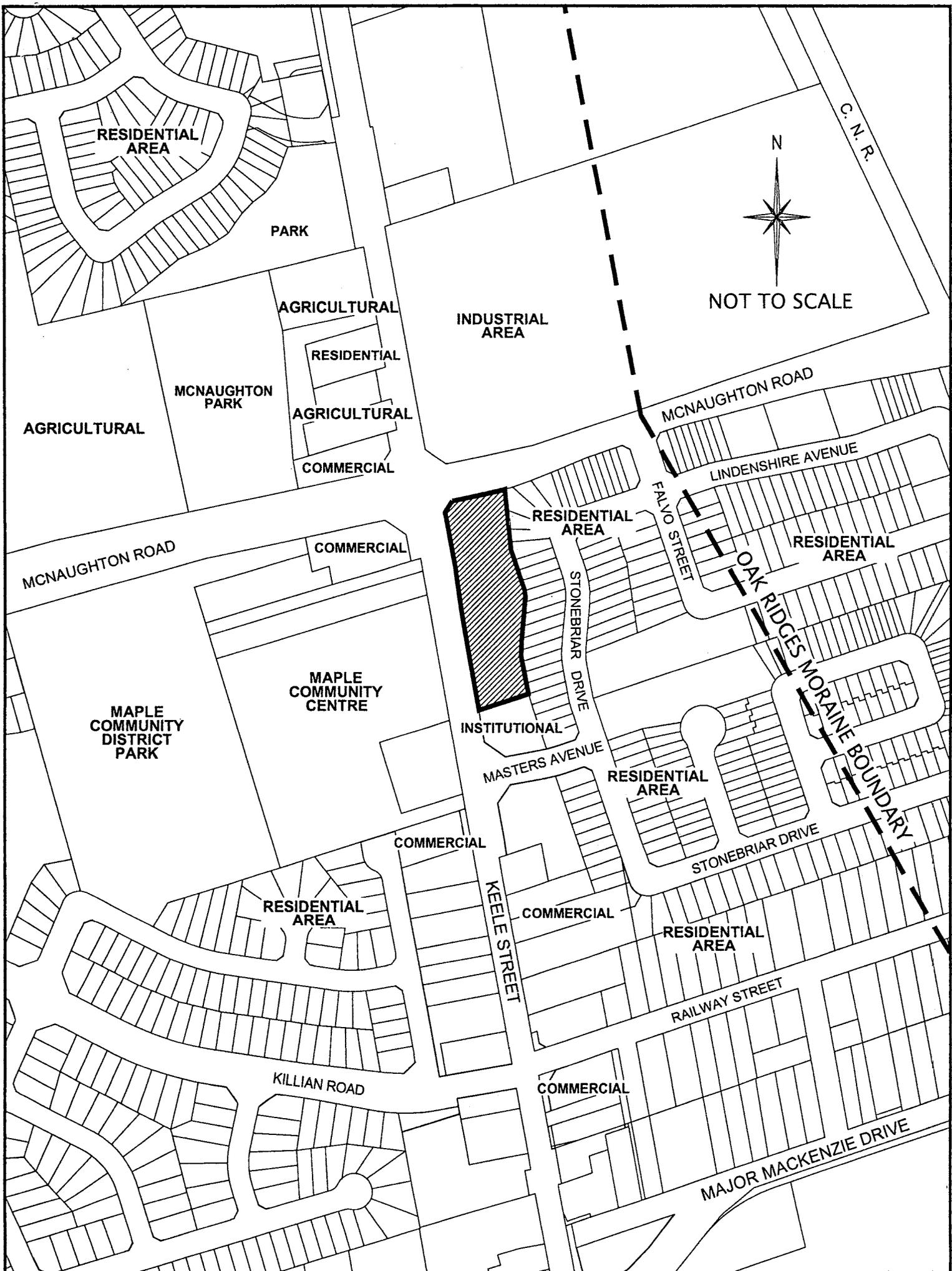
## APPENDIX I

The 0.83 ha subject lands are located on the southeast corner of Keele Street and McNaughton Road, being Block 96 on Registered Plan 65M-3784, in Part of Lot 22, Concession 3, City of Vaughan. The subject lands have frontage of approximately 55 m on McNaughton Road and 150 m of flankage along Keele Street.

On May 20, 2008, the Committee of the Whole considered an application to amend the Official Plan, in addition to the related Zoning By-law Amendment and Site Development Applications, and resolved the following:

1. THAT Official Plan Amendment File OP.08.004 (1556615 Ontario Ltd.) BE APPROVED, to amend OPA #350 (Maple Community Plan), as amended by OPA #629, to increase the number of residential units permitted on the subject lands shown on Attachment #1, from 35 to 95, and to decrease the ground floor area dedicated to commercial/retail uses from 1,375 m<sup>2</sup> to 1,073 m<sup>2</sup>, to facilitate a proposed 3-storey mixed use building, as shown on Attachment #3.
2. THAT the Ontario Municipal Board be advised that Council endorses the approval of Zoning By-law Amendment File Z.07.011 (1556615 Ontario Ltd.), to amend the C4 Neighbourhood Commercial Zone standards in site-specific Exception 9(1171) of By-law 1-88, to facilitate the development of the subject lands shown on Attachment #1, for a 3-storey, 10,892 m<sup>2</sup> mixed use commercial and residential building, as shown on Attachment #3, as follows:
  - a) increase the maximum permitted number of residential units from 35 to 95 units;
  - b) reduce the minimum required number of parking spaces from 222 to 174 spaces;
  - c) reduce the minimum required amenity area from 4,840 m<sup>2</sup> to 3,270 m<sup>2</sup>;
  - d) reduce the minimum required driveway access width (Keele Street entrance) from 7.5 m to 6.9 m;
  - e) reduce the minimum required interior side yard setback (east property line) to the proposed gazebo structure from 11.0 m to 3.1 m;
  - f) amend the building envelopes for the proposed building with the following exceptions:
    - i) an increase to the minimum required front yard setback (McNaughton Road) from 0.8 m to 2.5 m;
    - ii) an increase to the minimum required exterior side yard setback (Keele Street) from 1.0m to 1.5 m;
    - iii) a reduction to the minimum required yard setback (south property line) from 10.0 m to 8.5 m;
    - iv) a reduction to the minimum required interior side yard setback (to east property line) from 18 m to 14.9 m; and,
    - v) an increase to the minimum setback to a sight triangle (McNaughton Road and Keele Street) from 0.0 m to 0.6 m.
3. THAT the Ontario Municipal Board be advised that Council endorses the approval of Site Development File DA.07.046 (1556615 Ontario Ltd.), subject to the following conditions:
  - a) that prior to the execution of the site plan agreement or letter of undertaking, whichever is in effect:
    - i) the final site plan, landscaping plan and cost estimate, building elevations, and the brick and colour samples shall be to the satisfaction of the Development Planning Department;
    - ii) the final building floor plans with the details of the tri-sort waste and recycling collection system be to the satisfaction of the Development Planning Department and Public Works Department;
    - iii) the final site servicing and grading plan, stormwater management report, external lighting plan and noise report shall be to the satisfaction of the Engineering Department;
    - iv) the Owner shall submit a detailed parking plan identifying on-site demarcation of tenant, visitor and commercial parking spaces and the proposed method of controlling access to each, to the satisfaction of the Development Planning Department and Engineering Department;
    - v) the Owner shall satisfy all hydro requirements of PowerStream Inc;
    - vi) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;

- vii) the Owner shall obtain a Heritage Permit from Heritage Vaughan through the Cultural Services Division, and shall continue to work with Cultural Services Staff to resolve any other issues; and,
  - viii) the implementing Zoning By-law shall be in full force and effect;
- b) that the site plan agreement or letter of undertaking, whichever is in effect, include the following provisions:
- i) "For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed rate prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-lieu Policy, and 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands, for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment";
  - ii) a clause requiring the Owner to pay a one time dollar amount, to be determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department, respecting the maintenance of any enhanced landscaping or features other than tree planting on the Regional Road right-of-way; and,
  - iii) the appropriate clause(s) requiring the Owner to implement all recommendations of the approved noise study.
4. THAT City Staff and Solicitor attend the Ontario Municipal Board (OMB) Pre-Hearing and/or full Hearing in support of the approval of Zoning By-law Amendment File Z.07.011 and Site Development File DA.07.046, and if required, Official Plan Amendment File OP.08.004.
5. THAT the following resolution be adopted allocating sewage and water servicing capacity to the subject lands:
- "IT IS HEREBY RESOLVED THAT Site Development File DA.07.046 (Related Files OP.08.004 and Z.07.011) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 60 units; this is in addition to the 35 units previously allocated to the property (Site Development File DA.05.004) on June 27, 2005, subject to the execution of a site plan agreement or letter of undertaking, whichever is in effect, to the satisfaction of the City."



AREA SUBJECT TO  
AMENDMENT No. 685



## APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 685

FILE No.: OP.08.004  
 RELATED FILES: Z.07.011 & DA.07.046  
 LOCATION: Part of Lot 22, Concession 3  
 APPLICANT: 1556615 ONTARIO LTD.  
 CITY OF VAUGHAN