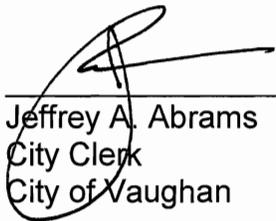


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 714 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 3rd day of November, 2010.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 8th day of November, 2010.
9th

Certificate of Approval

AMENDMENT No. 714

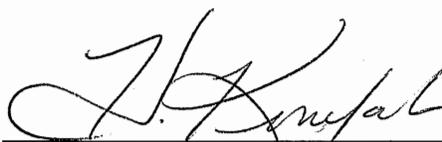
TO THE

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 November 3, 2010.

Date: November 3, 2010



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

THE CITY OF VAUGHAN

BY-LAW

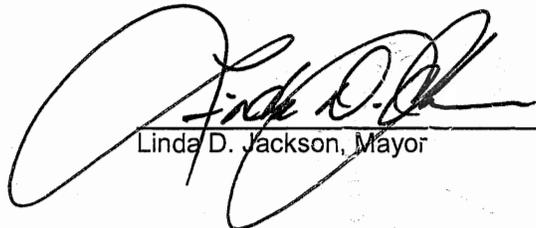
BY-LAW NUMBER 232-2010

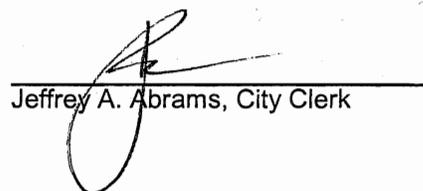
A By-law to adopt Amendment Number 714 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 714 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 714 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 7th day of September, 2010.


Linda D. Jackson, Mayor


Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 714
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 714 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 714.

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 amended by site-specific Amendment No. 656.

The subject Amendment redesignates the lands shown as "Area Subject to Amendment No. 714" on Schedule "2", attached hereto, from "High Density Residential/Commercial" to "High Density Residential/Commercial" and "Valley Lands", thereby including a 10 metre wide buffer area along the south edge of the property within the existing "Valley Lands" designation.

The site-specific amendment also: increases the maximum permitted density on the site from 150 units per hectare to 282 units per hectare; permits a Floor Space Index of 2.59; increases the total number of residential apartment buildings on the Subject Lands from 2 to 3; and, increases the maximum building height from 10-storeys to 14-storeys. This amendment would result in a maximum of 600 residential apartment units within three (3), 14-storey apartment buildings on the Subject Lands, as shown conceptually on Schedule "1".

II LOCATION

The lands subject to this Amendment hereinafter referred to as "Subject Lands", are shown on Schedules "1" and "2", and Appendix II attached hereto as "Area Subject to Amendment No. 714". The specific area of the Amendment pertains to the lands located on the south side of Major Mackenzie Drive between Dufferin Street and Bathurst Street (know municipally as 1331 and 1381 Major Mackenzie Drive) in Part of Lot 20, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the Subject Lands from "High Density Residential/Commercial" to "High Density Residential/Commercial" and "Valley Lands" and to provide site-specific policies to increase in the maximum number of residential units and the Floor Space Index, the maximum building height and number of buildings on the Subject Lands is based on the following considerations:

1. The redesignation of a 10 metre wide buffer area located along the southerly edge of the property from "High Density Residential/Commercial" to "Valley Lands" provides environmental protection to the adjacent valley feature. The redesignation is consistent with Section 5.9 Valley and Stream Corridor policies of OPA #600, which indicate that buffer lands be included within open space blocks and set aside for protection. This policy is reflective of the Toronto and Region Conservation

Authority's (TRCA) Valley and Stream Corridor Management Program which ensures the long term protection of the valley and stream functions, and buffer requirements inland from the stable top-of-bank or the regulatory floodplain. Through the implementing zoning by-law (File Z.09.003) the 10m wide buffer area will be zoned OS5 Open Space Protection Zone, with an exception that will allow this area to be used in the calculation of lot area, lot coverage and yard requirements. This buffer area will be dedicated by the Owner to the Toronto and Region Conservation Authority (TRCA) through the approval of a corresponding Site Plan Application.

2. The Subject Lands are designated "High Density Residential/Commercial" by Amendment #600, (Vaughan Official Plan), as amended by OPA #656, which currently permits a maximum total of 150 units per hectare within the amendment area (325 apartment units with limited ground floor commercial uses). The *Provincial Policy Statement* (PPS) promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residential intensification within built-up areas having sufficient infrastructure to create a potential supply of new housing units. The PPS also promotes land use patterns and densities that minimize land consumption and support public transit. The proposed increase in density on the Subject Lands which currently permits high density residential, minimizes land consumption and serving costs and is consistent with the existing land use context in the surrounding area and with the intent of the Provincial Policy Statement.
3. *Places to Grow* establishes principles for compact communities that provide a choice in housing and support transit. The proposed high density development addresses these principles and policies through its location, compact development form and supports existing public transit. The policies state that strong and healthy communities should have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all potential residents. The proposed density increase is consistent with these principles.
4. The Region of York Official Plan identifies the Subject Lands as an "Urban Area" serviced by major transportation corridors and future transit systems. The objectives of the Regional Plan are to target growth to existing built up portions of urban areas, to encourage carefully planned intensification, and to provide for a broad range of housing types consistent with the policies contained in the Regional Official Plan. The York Region Official Plan encourages opportunities for high density development in established areas where the development would be compatible with the existing area. The proposed density increase on the Subject Lands is consistent with the policies in the Regional Official Plan.

5. The Subject Lands are located on Major Mackenzie Drive, within an established area of the Carrville Urban Village, on lands currently designated for high density residential development. As there will be a minimal impact on soft and hard services in addition to the transit supportive nature of the proposed development, these factors establish the Subject Lands as a desirable location for an increase in density. The location of the Subject Lands as well as the compatibility of the proposed development with the existing residential and community uses is complementary and considered appropriate and represents good planning.
6. Having received a statutory Public Hearing held on April 20, 2009, on September 7, 2010, Vaughan Council approved Official Plan Amendment Application OP.09.001 (Tony and Germana Guglietti) to redesignate the lands from "High Density Residential/Commercial" to "High Density Residential/Commercial" and "Valley Lands" and to provide site-specific policies in the "High Density Residential/Commercial" designation to increase; the total number of units permitted on site to 600 units within 3 residential apartment buildings; the FSI to 2.59 ; and, the maximum building height to 14 storeys on the Subject Lands to facilitate a phased development under Amendment No. 714.
7. To address Region of York comments on the subject application, policies relating to traffic impact and the Major Mackenzie Drive right-of-way have been added into the amendment.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area, as amended by Amendment No. 656, is hereby amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 714" on Schedules "1" and "2", attached hereto from "High Density Residential/Commercial" to "High Density Residential/Commercial" and "Valley Lands".
2. Deleting from Section IV "DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO" in Subsection 4.2.1.4.2 Exceptions Sub-clause a), i. the words "150 units per hectare" and replacing them with the words "282 units per hectare (a Floor Space Index of 2.59), yielding a maximum of 600 apartment dwelling units on the Subject Lands".
3. Deleting from Section IV "DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO" in Subsection 4.2.1.4.2 Exceptions sub-clause a), ii. the words "10-storeys" and replacing them with the words "14-storeys or 43m whichever is lower".

4. Adding the following site-specific development policies to Section IV "DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO" in Subsection 4.2.1.4.2 Exceptions sub-clause a):
- "a. iv. a) Additional lands required to provide a right-of-way measured 22.5m from the centerline of construction (for a total 45m right-of-way) for the widening of Major Mackenzie Drive and any additional lands required for turn lanes at intersections, shall be dedicated to the Region of York for public highway purposes, free of all costs and encumbrances.
 - b) The site shall be designed to meet or exceed the Region of York's Transit-Oriented Design (TOD) Guidelines.
 - c) A comprehensive Transportation Demand Management (TDM) Program shall be implemented and monitored in a manner acceptable to the Region of York.
 - d) All Traffic Impact Study comments outlined in the Region's July 23, 2010 comment letter shall be addressed to the satisfaction of the Region of York.
 - e) The Major Mackenzie Drive dedication, in addition to any other transportation-related requirements of the City and/or the Region of York, shall be implemented to the satisfaction of the City and/or the Region of York through the Site Plan Approval process;
 - v) Cash-in-lieu of Parkland Dedication under Section 42 of the Planning Act, and in accordance with City policies shall be paid to the City, prior to the issuance of a building permit;
 - vi) a woodlot development charge shall be paid to the City for each dwelling unit. The woodlot development charge payment will be required as a condition of Site Plan Approval, to be paid prior to the issuance of a building permit;
 - vii) sustainable building and site features shall be incorporated into the development of the Subject Lands and shall be implemented through Site Plan Approval process; and,
 - viii) specific development standards shall be established in the implementing Zoning By-law (OPA #714)."
5. Deleting Schedule "C" to Amendment #600 and substituting therefor the Schedule "C" attached hereto as Schedule "2".

V IMPLEMENTATION

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

VI INTERPRETATION

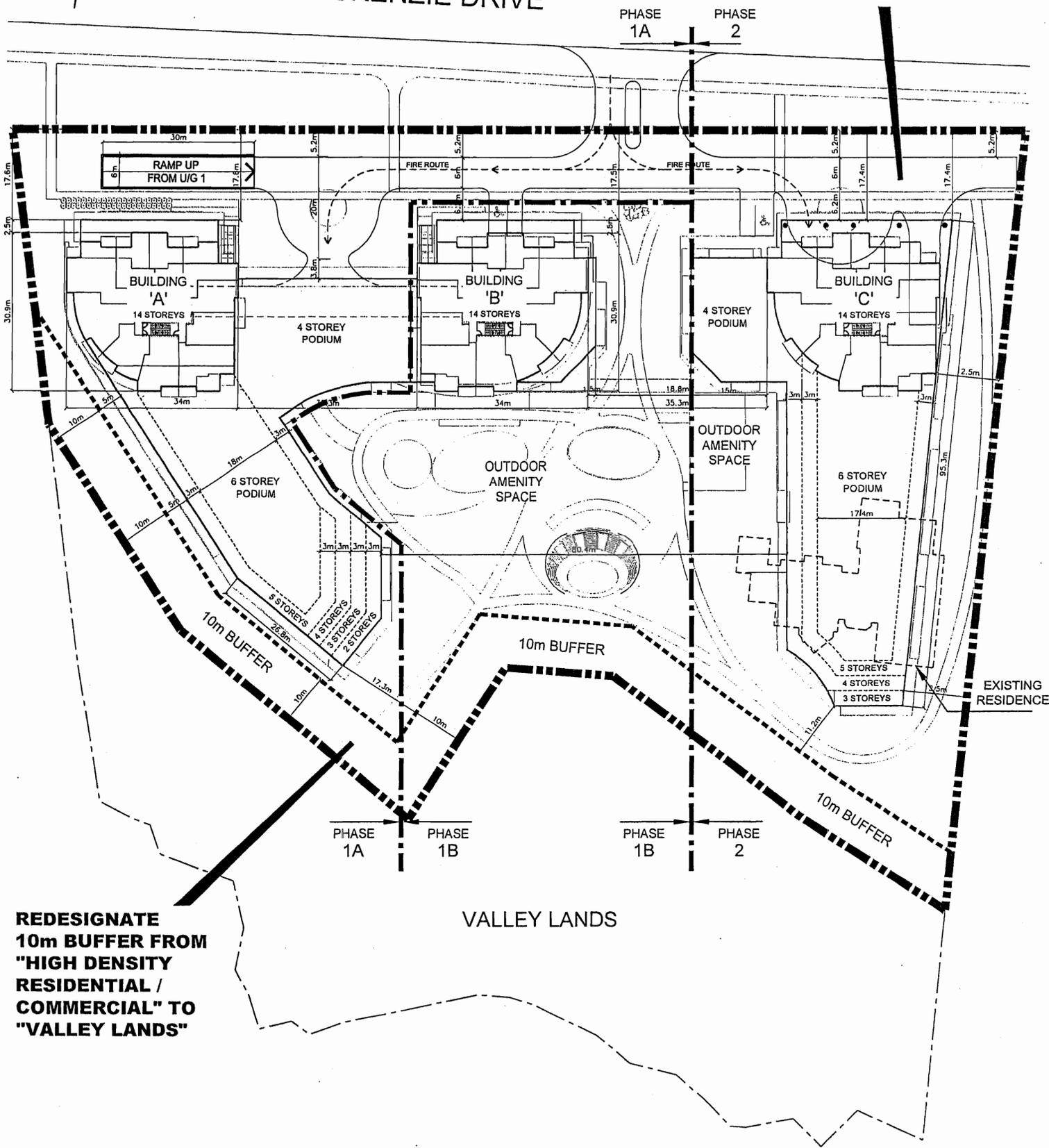
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



MAJOR MACKENZIE DRIVE

SIR BENSON DRIVE

EXISTING
HIGH DENSITY
RESIDENTIAL /
COMMERCIAL



REDESIGNATE
10m BUFFER FROM
"HIGH DENSITY
RESIDENTIAL /
COMMERCIAL" TO
"VALLEY LANDS"

VALLEY LANDS

THIS IS SCHEDULE '1'
TO AMENDMENT No. 714
ADOPTED THE 7th DAY OF SEPT., 2010

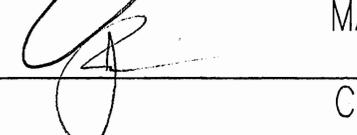
NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 714

FILE No's. OPA #714 & OP.09.001
LOCATION: Part of Lot 20, Concession 2
APPLICANT: TONY GUGLIETTI & GERMANA GUGLIETTI
CITY OF VAUGHAN

SIGNING OFFICERS

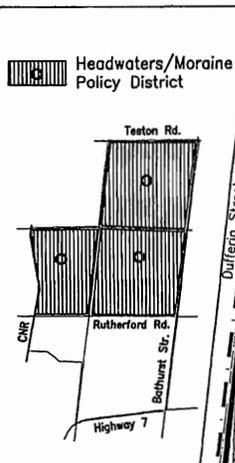

MAYOR


CLERK

CARRVILLE - URBAN VILLAGE 2

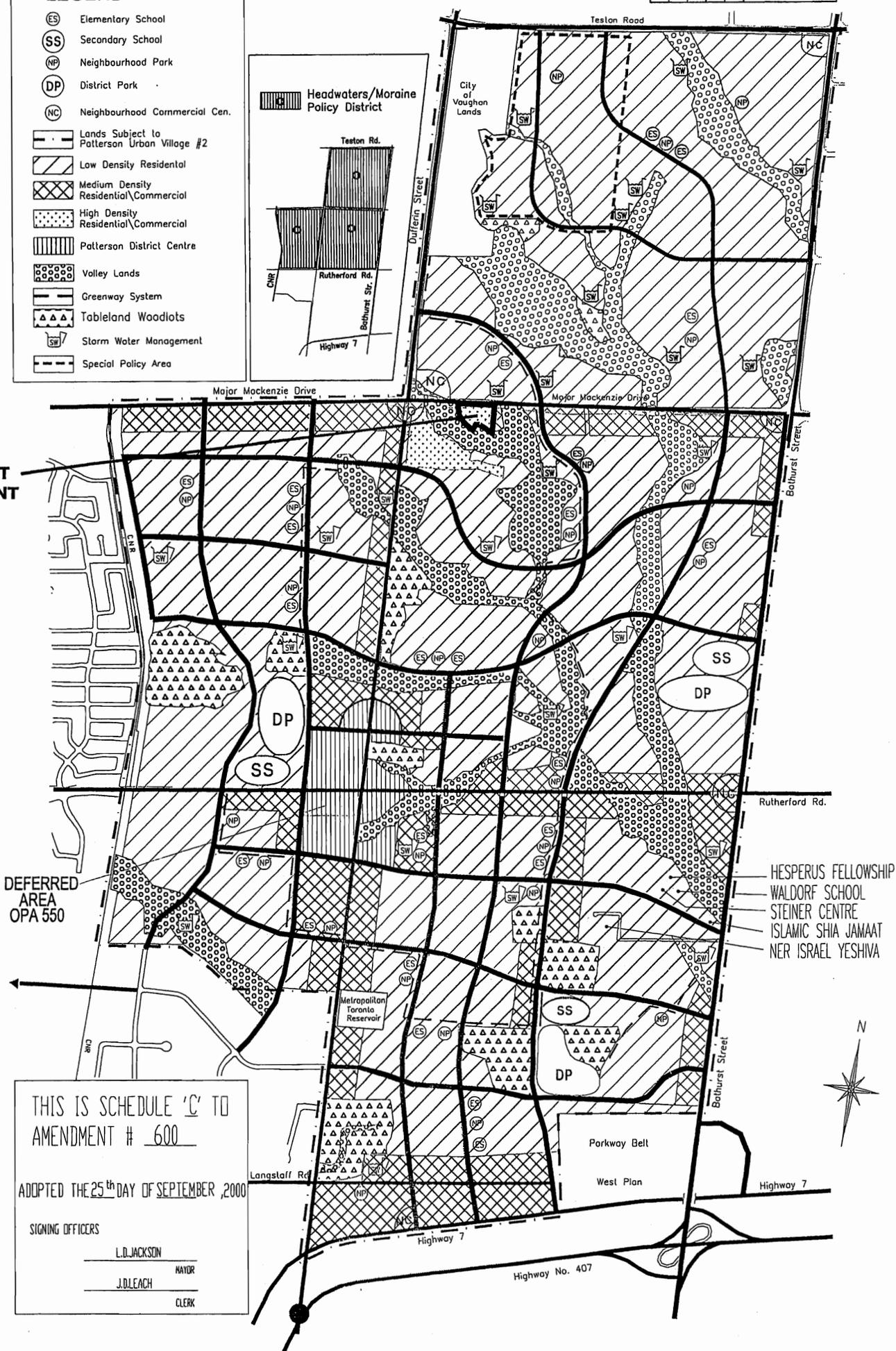
LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- Lands Subject to Patterson Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- High Density Residential/Commercial
- Patterson District Centre
- Volley Lands
- Greenway System
- Tableland Woodlots
- SW Storm Water Management
- Special Policy Area



0 500 1000

AREA SUBJECT TO AMENDMENT No. 714



THIS IS SCHEDULE 'C' TO AMENDMENT # 600
 ADOPTED THE 25th DAY OF SEPTEMBER, 2000
 SIGNING OFFICERS
 L.D. JACKSON MAYOR
 J.D. LEACH CLERK

THIS IS SCHEDULE '2' TO AMENDMENT No. 714
 ADOPTED THE 7th DAY OF SEPT., 2010

FILE No's. OPA #714 & OP.09.001
 LOCATION: Part of Lot 20, Concession 2
 APPLICANT: TONY GUGLIETTI & GERMANA GUGLIETTI
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

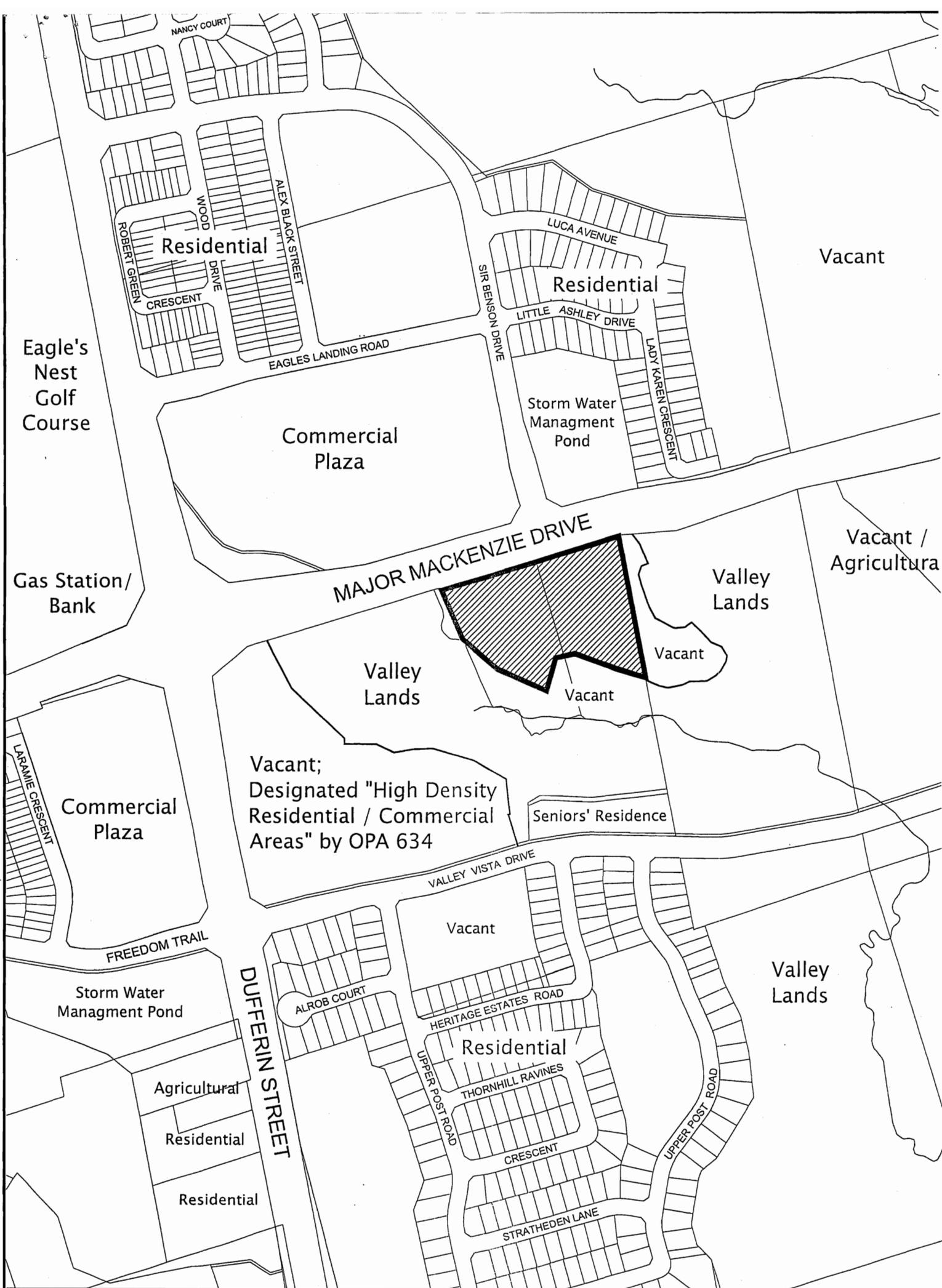
 CLERK

APPENDIX I

The subject lands are located on the south side of Major Mackenzie Drive, between Dufferin Street and Bathurst Street, in Part of Lot 20, Concession 2, City of Vaughan.

On August 31, 2010, Vaughan Council considered an application to amend the Official Plan and resolved the following:

1. "THAT Official Plan Amendment File OP.09.001 (Tony and Germana Guglietti) BE APPROVED, specifically to amend Amendment No.600, as amended by Amendment No. 656 to:
 - a) increase the maximum permitted density as shown on Attachment #714, from 150 upha (325 residential units) to 282 upha (600 residential units, ie. an additional 275 apartment units);
 - b) increase the maximum building height permitted on the subject lands from 10-storeys to 14-storeys;
 - c) A dedication to provide 22.5m from the centerline of construction (for a 45m right-of-way) for the widening of Major Mackenzie Drive and any additional lands required for turn lanes at intersections shall be dedicated to the Region of York for public highway purposes, free of all costs and encumbrances. This dedication, in addition to any other transportation-related requirements of the City and/or Region of York, including the requirement for a site design that meets or exceeds the Region's Transit-Oriented Design (TOD) Guidelines and the requirement for a comprehensive Transportation Demand Management (TDM) Program shall be implemented and monitored in a manner acceptable to the Region and all comments on the Traffic Impact Study, as outlined in the Region's July 23, 2010, shall be implemented to the satisfaction of the City and/or Region of York through the Site Plan Approval process;
 - d) Cash-in-lieu of Parkland Dedication under Section 42 of the Planning Act, shall be paid to the City, prior to the issuance of a building permit;
 - e) a woodlot fee shall be paid to the City for each dwelling unit. The woodlot fee will be required as a condition of Site Plan Approval;
 - f) sustainable building and site features shall be incorporated into the development of the Subject Lands and shall be implemented through Site Plan Approval process; and,
 - g) specific development standards shall be established in the implementing Zoning By-law (OPA #714)."



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 714**

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 714



FILE No's. OPA #714 & OP.09.001
LOCATION: Part of Lot 20, Concession 2
APPLICANT: TONY GUGLIETTI & GERMANA GUGLIETTI
CITY OF VAUGHAN

N:\DFT\1-BY-LAWS\op\opa714op.09.001

