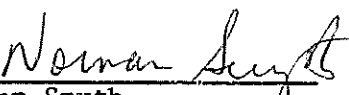
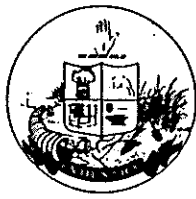


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 363 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 4th day of October, 1991.


Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 10th day of October, 1991.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 38-91

A By-law to adopt Amendment Number 363 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 363 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 Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 363 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.

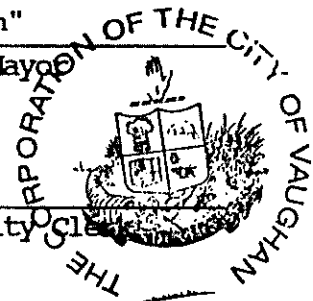
READ a FIRST, SECOND and THIRD time and finally passed this 5th day of February 1991.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



**AMENDMENT NUMBER 363
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 363 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 363.

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



I PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment Number 240 (Woodbridge Community Plan) of the Vaughan Planning Area, by providing a site specific amendment to permit the construction of a three storey, thirty unit senior citizens apartment dwelling.

II LOCATION

The lands subject to this Amendment are located north of Highway #7, on the east side of Islington Avenue, being part of Lot 7, Concession 7, and part of Block 73, Plan 65M-2182, and part of Block E, Registered Plan 5081, designated as Parts 1, 2, 4, 5, 6, 8 and 9 on Reference Plan 65R-14189 and Part 1 on Plan 65R-14835, and known municipally as 8095 Islington Avenue, in the City of Vaughan. The lands are shown as "Area subject to Amendment No. 363" on Schedule "1" attached hereto and are hereinafter referred to as "Subject Lands".

III BASIS

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

1. The Subject Lands are currently designated "Utility", "Open Space" and "Low Density Residential" by OPA Number 240, as amended. The proposed seniors' apartment dwelling would not be permitted in the aforementioned designations. Therefore, an amendment to the Official Plan is required.
2. The proposed development will fill a need in the Woodbridge Community for senior citizens' housing. Amendment Number 240 (Woodbridge Community Plan)

recognizes the principle of providing seniors' housing throughout the community. Paragraph 3.2(e) states that housing suitable for senior citizens will be encouraged to locate in Woodbridge using any housing form acceptable to the Town, preferably in close proximity to commercial uses and public facilities.

3. The proposed development recognizes the general intent of OPA Number 240 (Woodbridge Community Plan) which is to encourage senior citizens' housing in Woodbridge. The housing form chosen must be to the satisfaction of the City and be in an appropriate location. A senior citizens' apartment dwelling is considered to be appropriate in this area given its close proximity to a medical building, institutional uses (churches), public parks and open space facilities. The apartment dwelling is located close to the Woodbridge Core area and has access to public transit along Islington Avenue.
4. Under Amendment Number 240, the maximum permitted density in the "Low Density Residential" designation in this neighbourhood (Neighbourhood 1) is 8.6 units per hectare. The development form proposed for the senior citizens' dwelling is a three storey, 30 unit apartment building. The provision of 30 units on the Subject Lands results in the maximum density requirement of the official plan being exceeded. However, the housing form is satisfactory to the City.

Additionally, the amendment will provide that Council shall have approved the site development application, prior to the enactment of the implementing zoning by-law.

5. On October 15, 1990, the Council of the Town of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Council Public Meeting. At the meeting, Council approved the Official Plan Amendment application.

IV DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATIVE THERETO

Amendment Number 240 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following paragraph to Section 3.4 Residential Specific Policies:

3.4() "Lands designated "Low Density Residential", "Open Space" and "Utility", north of Highway #7 on the east side of Islington Avenue and shown as Area subject to Amendment No. 363 may be developed for a senior citizens' apartment dwelling subject to the following:

- i) a maximum of thirty (30) residential units shall be provided on the subject lands;
- ii) the apartment dwelling shall have a maximum height of three stories;
- iii) prior to the enactment of the implementing zoning by-law, Vaughan Council shall have approved the site development application;
- iv) the implementing zoning by-law shall be in a form which reflects the approved site plan.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an Amendment to the Vaughan Zoning By-law, and a site development agreement pursuant to the Planning Act.

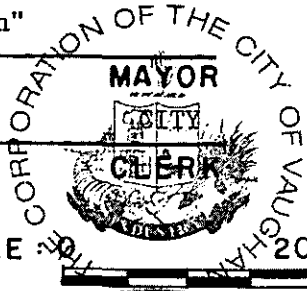
VI INTERPRETATION

The provisions of 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.

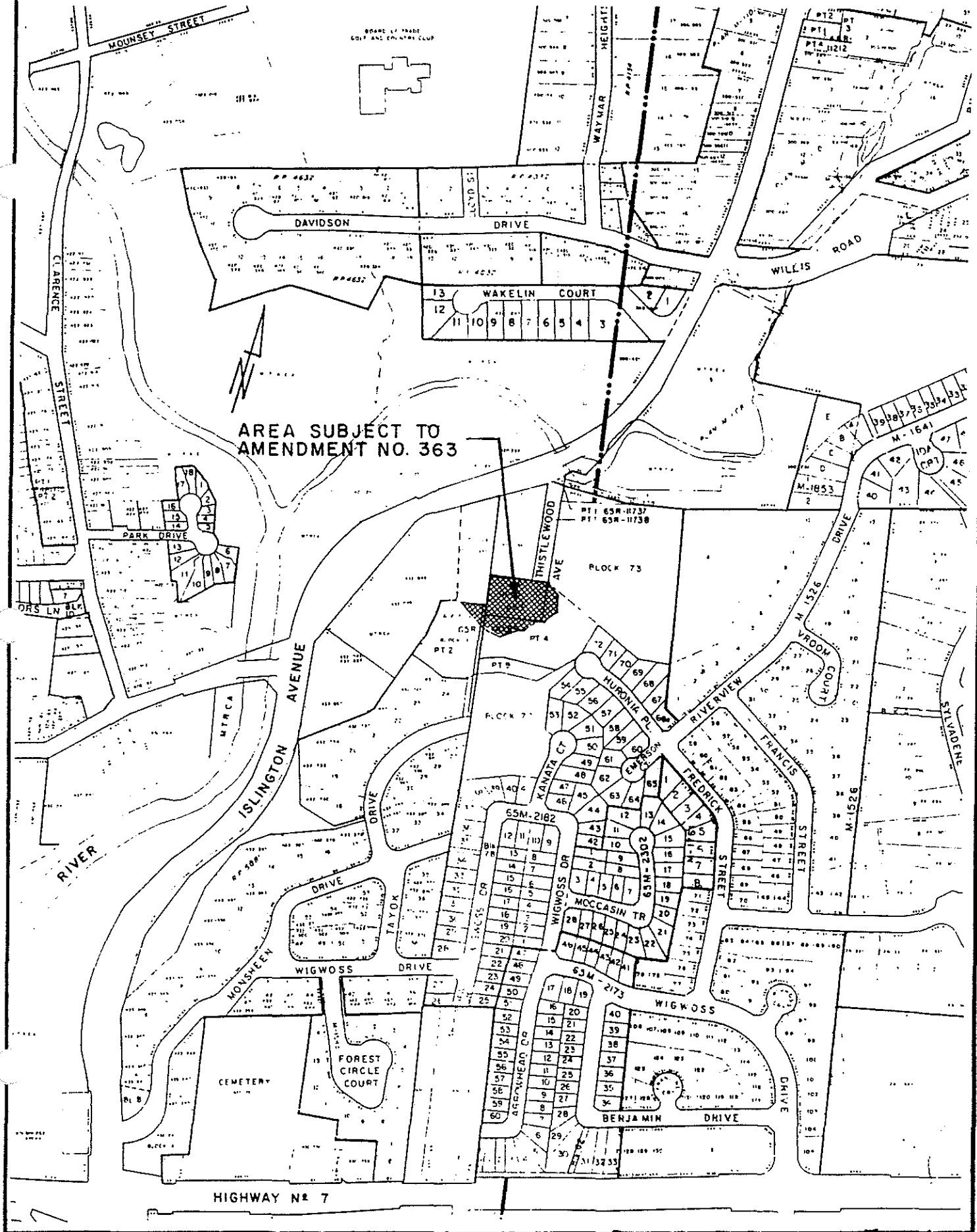
THIS IS SCHEDULE '1'
 TO AMENDMENT NO. 363
 ADOPTED THE 5th DAY OF Feb., 1991.

"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF LOT 7, CONCESSION 7 AND
 PART OF BLOCK 73, PLAN 65M-2182 AND SCALE 1:200 m
 PART OF BLOCK E, R.P. 5081,
 DESIGNATED AS PARTS 1, 2, 4, 5, 6, 8 AND
 9, PLAN 65R-14189 AND PART 1, PLAN
 65R-14835



APPENDIX I

The subject lands are located at 8095 Islington Avenue north of Highway #7 on the east side of Islington Avenue, being part of Lot 7, Concession 7 and part of Block 73, Plan 65M-2182, and part of Block E, Registered Plan 5081, designated as Parts 1, 2, 4, 5, 6, 8 and 9 on Plan 65R-14189, and Part 1 on Plan 65R-14835, City of Vaughan.

The Official Plan policies in OPA #240 (Woodbridge Community Plan), do not permit the senior citizens apartment building at the density proposed. This amendment provides an exception to the policies of OPA #240 (Woodbridge Community Plan) to permit the senior citizens' apartment dwelling.

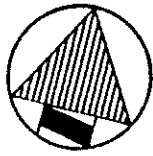
Vaughan Council at its October 15, 1990, Public Hearing resolved:

"THAT an exception be provided to the policies of OPA #240 (Woodbridge Community Plan) to permit a senior citizens' apartment building with a maximum of 30 units and that the amendment provide that prior to the enactment of the implementing zoning by-law, Council shall have approved the required site plan application."

EXISTING LAND USE

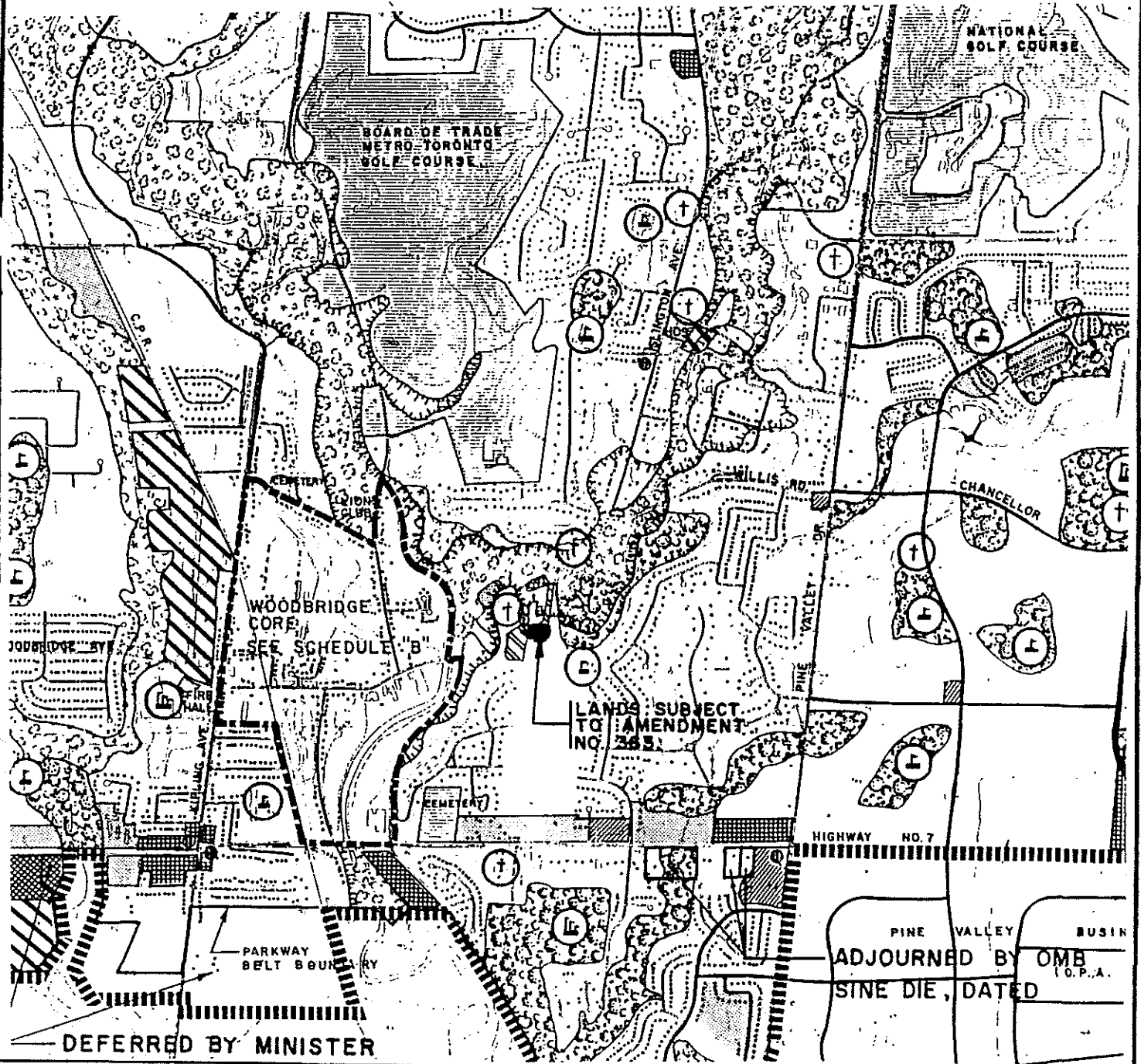
OFFICIAL PLAN AMENDMENT NO. 363

TOWN OF VAUGHAN



DATE:

SCALE: 0 500 m



LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- LOCAL CONVENIENCE COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE

- DRAINAGE TRIBUTARY
- CHURCH
- SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY

PINE VALLEY BUSIN
 ADJOURNED BY OMB
 SINE DIE, DATED