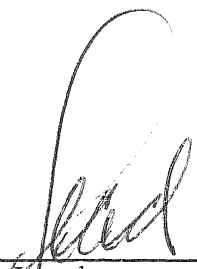


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 462 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board, with modifications, on the 4th day of September, 1996. The attached text incorporates said modifications which are typed in script.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 20th day of September, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 255-95

A By-Law to adopt Amendment Number 462 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 462 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "A" 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 462 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.

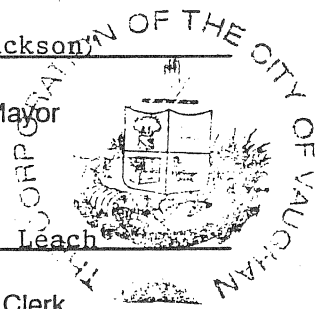
READ a FIRST, SECOND and THIRD time and finally passed this 11th day of October, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



96-4 FOLIO # 222
ORDER ISSUE DATE
SEP 16 1996
96-5 FOLIO # 159



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

O950210
O950211
Z950125
M960028

At the request of Haulover Investments Ltd. the Honourable Minister of Municipal Affairs and Housing has referred to the Ontario Municipal Board under subsection 22(1) of the Planning Act, R.S.O. 1990, c. P. 13 Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate the land located on the west side of Yonge Street, north of Centre Street, known municipally as 8038 and 8048 Yonge Street, to provide a site specific exemption to permit "Medium Density Residential" use.
Ministry File No. 19-OP-1500-A57
O.M.B. File No. O950210

At the request of Haulover Investments Ltd. the Honourable Minister of Municipal Affairs and Housing has referred to the Ontario Municipal Board under subsection 17(11) of the Planning Act, R.S.O. 1990, c. P. 13 proposed amendment No. 462 to the Official Plan of the City of Vaughan
Ministry File NO. 19-OP-1500-462
O.M.B. File No. O950211

Haulover Investments Ltd. has appealed to the Ontario Municipal Board under subsection 34(11) of the Planning Act, R.S.O. 1990, c. P. 13 against Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, for the City of Vaughan, to rezone lands known municipally as 8038 and 8048 Yonge Street from Restricted Commercial (C1) to Multiple Residential Two Special (RM2) Zone, subject to a site specific exemption to permit a 27-unit residential development, consisting primarily of townhouses
O.M.B. File No. Z950125

Haulover Investments Ltd. has referred to the Ontario Municipal Board under subsection 41(12) of the Planning Act, R.S.O. 1990, c. P. 13 determination and settlement details of a site plan for lands comprising Part Lot 32, Concession 1,

RECEIVED
SEP 16 1996
CITY OF VAUGHAN
CLERKS DEPARTMENT

The Board will withhold its order respecting the proposed Zoning By-law amendment and site plan until the parties file a consent agreement as to their wording and contents.

Proposed OPA A57 was withdrawn by the referrer, and is not approved.

So orders the Board.

"W. E. King"

W. E. KING
MEMBER

AMENDMENT NUMBER 462
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" constitute Amendment Number 462 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is appendix I.

Aug 31/95

LEGAL
APPROVED

DATE

✓

I PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment No. 210, by redesignating certain lands shown as "Area Subject to Amendment No. 462" on Schedule "A" attached hereto, hereinafter called the "Subject Lands", from "General Commercial" to "Medium Density Residential". The amendment also allows the existing historical building on site to be refurbished for residential use within the *medium density residential* category.

II LOCATION

The Subject Lands are located on the west side of Yonge Street, north of Centre Street, known municipally as 8038 and 8048 Yonge Street, in Lot 32, Concession 1, City of Vaughan. They comprise approximately .74 ha (1.8 acres).

III BASIS

On June 26, 1995, the Council of the City of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At the meeting, Council approved an Official Plan Amendment application for "*Low Density Residential*" use only.

On the basis of new information brought to Council regarding neighbourhood concerns that were satisfied through negotiations with the applicant, Council reviewed the Official Plan Amendment. On Sept. 3, 1996 Council resolved to request the OMB to modify OPA #462 to allow a primarily medium density development. The applicant has satisfied the Vaughan Engineering Department that the residual capacity in the receiving sanitary system can accommodate the proposed residential development.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

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

- a) *Deleting paragraph b(iv) (OPA #202) of Section 2.2.2.5 Village of Thornhill Heritage District;*
- b) *Redesignating the lands shown as "Area Subject to Amendment No. 462" on Schedule "A" attached hereto, from "General Commercial" to "Medium Density Residential";*
- c) *Adding the following to Subsection 2.2.2.2 Medium Density Residential:*
 - d) *(OPA #462) Notwithstanding the definition a) above, detached units, semi-detached units, and units within the converted heritage building will also be permitted on the lands known as 8038 and 8048 Yonge Street, in Lot 32, Concession 1, City of Vaughan.*

This amendment seeks to achieve compatibility with the "Low Density Residential" area existing to the west. In this regard, the permitted detached and/or semi-detached units shall be directed to the west portion of the site, directly abutting the existing residential uses to the west. Appropriate zoning standards shall be established to achieve the compatibility objective.

As this property falls within the Village of Thornhill Heritage District, the policies of Official Plan No. 210 as noted in paragraph (ii) of Section 2.2.2.5 Village of Thornhill Heritage District shall apply to the development of the site.

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.

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.

MODIFICATION #14

LAND USE Thornhill-Vaughan Community Schedule A

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

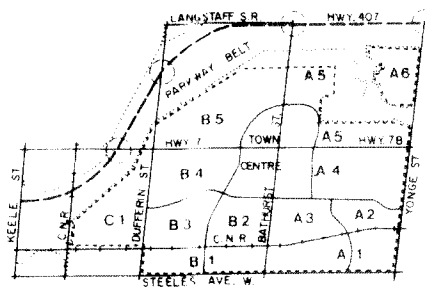
Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Lib. Library
- F.H. Firehall

Roads

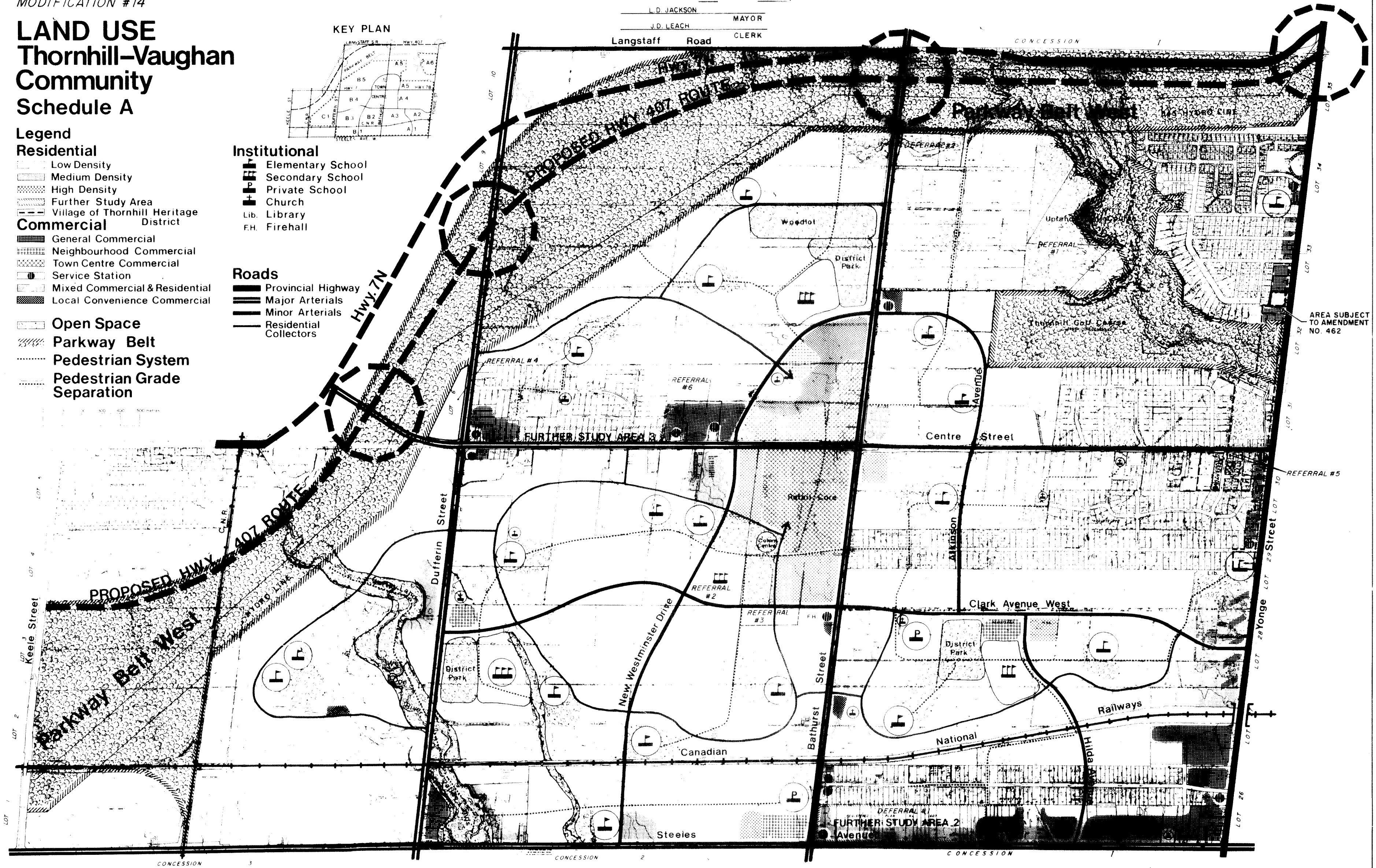
- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors

KEY PLAN



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 462
ADOPTED THE 11TH DAY OF OCT., 1995

L.D. JACKSON MAYOR
J.D. LEACH CLERK



Amendment 210 to the Official Plan of the Town of Vaughan

APPENDIX I

The subject lands are located on the west side of Yonge Street, north of Centre Street, known municipally as 8038 and 8048 Yonge Street, in Lot 32, Concession 1, City of Vaughan.

Vaughan Council at its June 26, 1995 Public Hearing resolved:

- "1. THAT Official Plan Amendment OP.95.002 (Haulover Investments Limited), BE APPROVED, to redesignate the lands from "General Commercial" to "Low Density Residential". The official plan amendment shall provide:
 - a) For the historical house to be converted into an appropriate number of low density units.
2. Prior to Council's adoption of the official plan, the applicant shall confirm to the satisfaction of the Vaughan Engineering Department the residual capacity in the receiving sanitary system that would accommodate the proposed development.
3. THAT Zoning By-law Amendment Z.95.002 (Haulover Investments Limited), BE RECEIVED, and referred to a future Committee of the Whole meeting to be considered in conjunction with the site plan application."

Vaughan Council at its July 8, 1996 meeting resolved:

- "1. That should the Ontario Municipal Board approve site plan application DA.96.002 (Haulover Investments Ltd.), the following conditions of site plan approval are requested:
 - a) that the final site plan be to the satisfaction of the City of Vaughan Planning Department and the Region of York Transportation and Works Department;
 - b) the final elevations, in particular that historical elements be incorporated into the design of the new buildings, be to the satisfaction of the Planning Department;
 - c) that the final noise report, servicing, grading plans and stormwater management report be to the satisfaction of the Vaughan Engineering Department and the Region of York Engineering Department;
 - d) that the final landscaping plan and cost estimate be to the satisfaction of the Parks Planning Department;
 - e) that Heritage Vaughan Staff be satisfied with the site plan and elevations.
2. That Council direct the Solicitor to attend at the OMB hearing to support Council's amendment and to request that the above conditions be imposed should the applicant's site plan application be approved by the Board."

Vaughan Council at its September 3, 1996 meeting resolved:

- "1. THAT the Ontario Municipal Board be requested to modify OPA #462 as follows:
 - i) delete section IV a) and b) and substitute the following:
 - a) Redesignating the lands shown as "Area Subject to Amendment No. 462" on Schedule "A", attached hereto, from "General Commercial" to "Medium Density Residential";
 - b) Adding the following to Subsection 2.2.2.2. Medium Density Residential:
 - d) (OPA #462) Notwithstanding the definition a) above, detached units, semi-detached units, and units within the converted heritage building

will also be permitted on the lands known as 8038 and 8048 Yonge Street, in Lot 32, Concession 1, City of Vaughan.

This amendment seeks to achieve compatibility with the "Low Density Residential" area existing to the west. In this regard, the permitted detached and/or semi-detached units shall be directed to the west portion of the site, directly abutting the existing residential uses to the west. Appropriate zoning standards shall be established to achieve the compatibility objective."

2. THAT the conditions of site plan approval of the July 8, 1996 Council meeting continue to apply and, in addition, the modifications agreed to on August 28, 1996 be incorporated in the final site plan.
3. THAT the Solicitor be directed to attend at the OMB hearing to support Council's conditions of site plan approval be approved by the Board."