

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 571
to the Official Plan of the Vaughan Planning Area

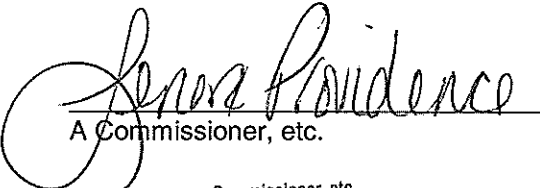
I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

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 571 was adopted by the Council of the Corporation of the City of Vaughan on the 24th day of June, 2002, and written notice was given on the 4th day of July, 2002 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 571 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 571 is deemed to have come into effect on the 25th day of July, 2002, 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 July, 2002.)



JOHN D. LEACH


A Commissioner, etc.
Lenore Providence, a Commissioner, etc,
Regional Municipality for York. For
The Corporation of The City of Vaughan
Expires February 10, 2004

THE CITY OF VAUGHAN

BY-LAW

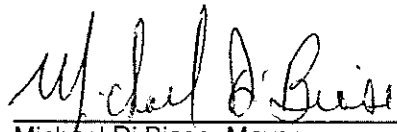
BY-LAW NUMBER 206-2002

A By-law to adopt Amendment Number 571 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 571 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 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 24th day of June, 2002.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

AMENDMENT NUMBER 571
TO OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 571 of the Official Plan of the Planning Area constitutes Amendment Number 571.

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

I PURPOSE

The purpose of this amendment is to further amend the provisions of the Official Plan of the Vaughan Planning Area as amended by Official Plan Amendment No.260 and Official Plan Amendment #449 by adding an additional use to the land use designation within the amendment area to permit a long term care facility use on the subject lands as a complimentary use to the existing on site uses and to provide policies to guide development for a seniors complex.

II LOCATION

The lands subject to this amendment, herein referred to as the "Subject Lands" are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No.571". The lands are located at the northeast corner of Islington Avenue and Friuli Court, being part of Lots 9 and 8, Registrars Compiled Plan 9691 and Blocks 6, 7 and 8 Plan 65M-2166, in Lot 1 Concession 7, known municipally as 7055 and 7065 Islington Avenue and 60 Friuli Court, in the City of Vaughan.

III BASIS

A portion of the subject lands, 7065 Islington Avenue is presently being used for a social club and for a 9-storey seniors apartment building to meet the needs of the aging population. The lands to the south, being 7055 Islington Avenue permits a long term care facility provided it could be successfully integrated with the seniors' apartment and social club on the lands to the immediate north. The decision to amend the Official Plans to permit the development of the a 168 bed long term care facility on the lands to the north, 7065 Islington Avenue was based on the following considerations:

1. The lands known municipally as 7065 Islington Avenue currently house a social club/banquet hall facility and a 9-storey senior's apartment building sharing parking and access. The introduction of a long term care facility would provide a compatible land use to those uses already existing on site and a use that is much needed in the Region of York.
2. The proposal will situate the long term care facility between the existing social club and seniors building and provide an effortless integration between all buildings so that the lands function as one large parcel.
3. The relocation of the long term care facility between the existing uses would allow the lands to the south, being 7055 Islington Avenue to be used for much needed parking and allows the opportunity to provide a special entry feature to identify the Friuli Centre complex.

4. Two separate Official Plan Amendments, OPA #260 and OPA #449 govern the subject lands. The proposed development would in the delete the existing official plan amendments, and replace them with a one new official plan. The new plan would provide development standards and guidelines to ensure that the lands function as one large parcel, and in an integrated manner that facilitates the different on site land uses.
5. The proposed seniors development complex is in relative proximity to public transit and everyday services of Islington Avenue and Steeles Avenue.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan Amendment #4 of the Vaughan Planning Area as amended by Official Plan Amendmenst #260 and #449 is further amended as follows:

1. Deleting in their entirety Official Plan Amendment No. 260 and Official Plan Amendment No. 449 and replacing them with Official Plan Amendment No. 571 and associated policies and Land Use Schedule.
2. The lands subject to this Amendment No.571 of the Vaughan Planning Area, being part of Lots 8 and 9, Registrars Compiled Plan 9691 and Blocks 6, 7 and 8 Plan 65M-2166, at the northeast corner of Islington Avenue and Friuli Court in Lot 1 Concession 7, known municipally 7055 and 7065 Islington Avenue and 60 Friuli Court, in the City Of Vaughan, may be used for the purpose of a 9-storey 113 unit seniors apartment building with ancillary recreational facilities, a social club and a 7-storey 168 bed long term care facility subject to the following specific development and implementation policies:
 - The subject lands shall be developed as one large campus in a functionally integrated manner with existing uses and the new proposed long term care facility sharing landscaping, parking and traffic circulation movements; these matters shall be addressed through the implementing zoning by-law and site development plan.
 - Prior to issuance of a building permit for the proposed long term care facility, the City of Vaughan shall be satisfied that noise study undertaken for the seniors building may require to be revised and updated to the satisfaction of the City of Vaughan.

- Prior to the issuance of a building permit for the long term care facility, the City of Vaughan shall be satisfied that the subject lands are free from contamination and suitable for residential development in accordance to the Ministry of the Environment's Guidelines.

- The subject lands shall function as one large campus designed primarily for seniors and special needs/disabled persons, providing support services and facilities from within the buildings on site.

- That prior to the enactment of the implementing by-law, Council shall have approved a set of design criteria for the development, which compliments the existing structures on the site and provides efficient and effortless vehicle and pedestrian integration.


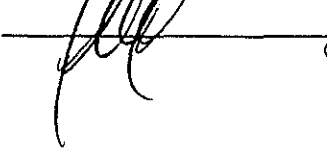
V IMPLEMENTATION

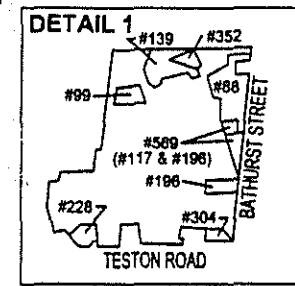
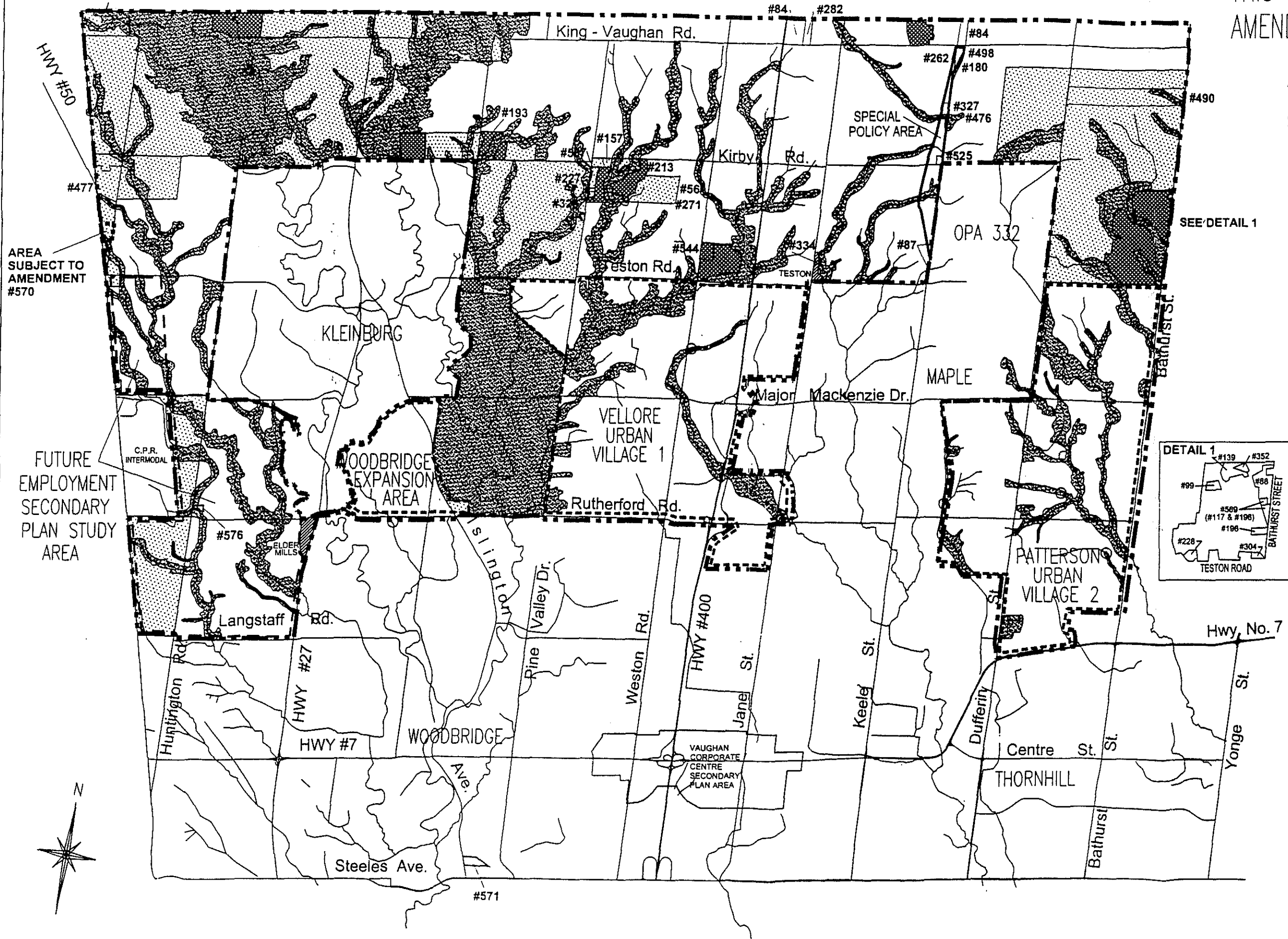
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an amendment to the Vaughan Zoning By-law and Site Development Agreement, pursuant to the Planning Act.

VI INTERPRETATION







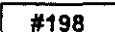


The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan shall apply with respect to this amendment.

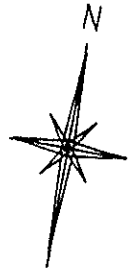
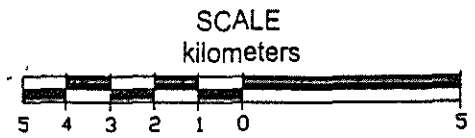
ADOPTED THE 24th DAY OF JUNE, 2002

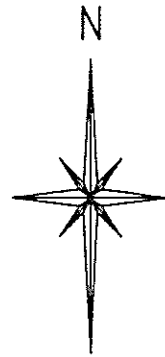
SIGNING OFFICERS





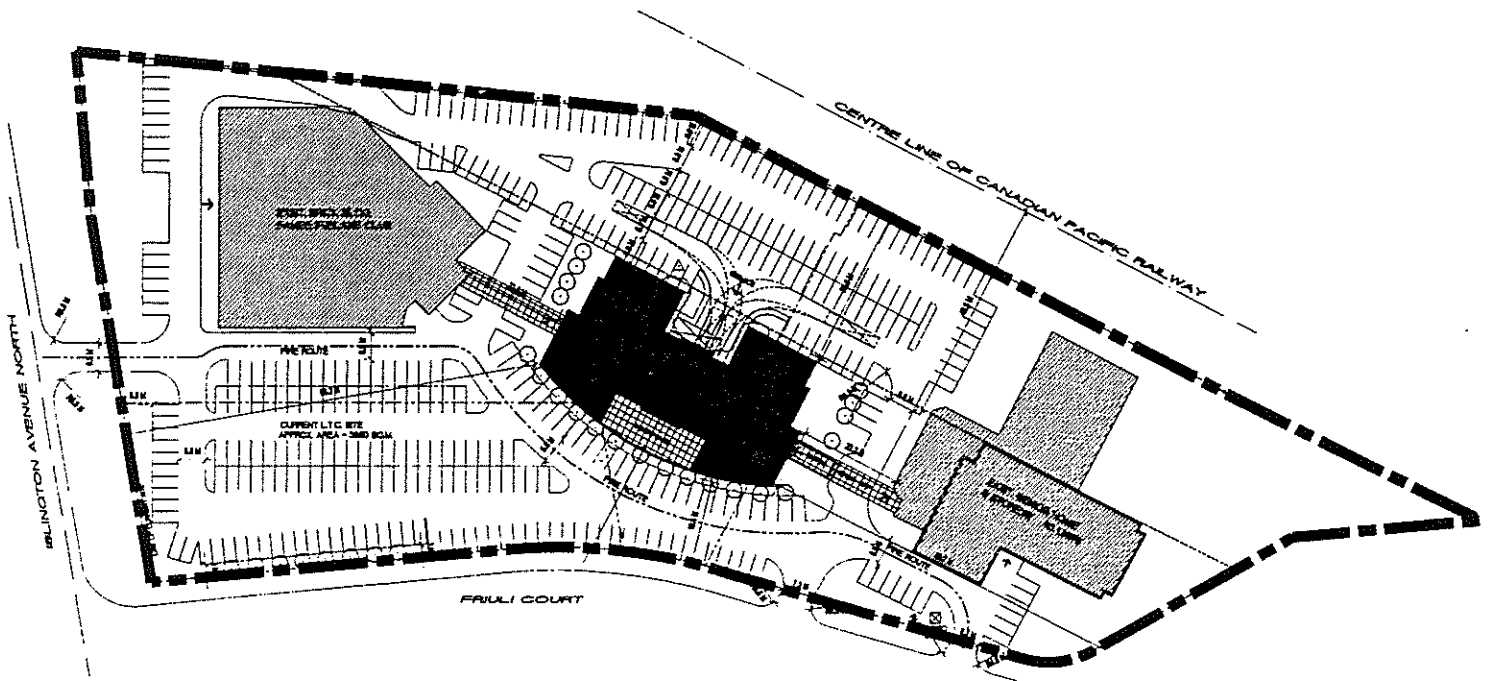
GENERAL LAND USE

- LEGEND**
-  LANDS SUBJECT TO RURAL AREA GENERAL
 -  ESTATE RESIDENTIAL
 -  AGRICULTURAL AREA
 -  VALLEY & STREAM CORRIDOR
 -  RURAL USE AREA
 -  HAMLET
 -  #198 SITE SPECIFIC POLICIES OF APPLICABLE OFFICIAL PLAN AMENDMENT
 -  125 Ha DRAINAGE LIMIT
 -  #571 SUBJECT LANDS PART OF LOT 1, CONCESSION 7





NOT TO SCALE



— — — — — SUBJECT LANDS

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 571
ADOPTED THE 24th DAY OF June, 2002**

FILE No. OPA 571 DA.01.079
 OP.01.014 Z.01.069

LOCATION: Part of Lot 1, Con. 7
CITY OF VAUGHAN

SIGNING OFFICERS
Michael A. Buis MAYOR
[Signature] CLERK

APPENDIX I

The lands subject to this amendment are located at the northeast corner of Islington Avenue and Friuli Court, being part of Lots 9 and 8, Registrars Compiled Plan 9691 and Blocks 6, 7 and 8 Plan 65M-2166, in Lot 1 Concession 7, known municipally as 7055 and 7065 Islington Avenue and 60 Friuli Court, in the City of Vaughan.

In 2001, the Region of York awarded 168 long term care bed units to the Famee Furlane Benefit Society. Famee Furlane currently provides a banquet hall facility and a 9-storey seniors' apartment building on the subject lands. A previous Official Plan Amendment (OPA #449) was approved for a long term care facility at 7055 Islington Avenue. The applicant is proposing to relocate the long term care facility between the banquet hall and the seniors building, with a connection to both, therefore an official plan amendment is required.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area and Growth Management Plan) and are subject to site specific OPA #260 and OPA# 449 which permit a banquet hall facility, a 9-storey seniors apartment building (OPA #260) and a long term care facility (OPA #449). The subject lands 7055 and 7065 Islington Avenue and 60 Friuli Court has a combined lot area of approximately 2.6ha.

The lands are zoned EM1Prestige Employment Area Zone by By-law 1-88 subject to exception paragraph 9(78) and C2 Commercial Zone subject to Exception Paragraph 9(165). The implementing zoning by-law will amend the existing zoning on site and establish new definition of lot, and provide site specific exceptions to facilitate the development.

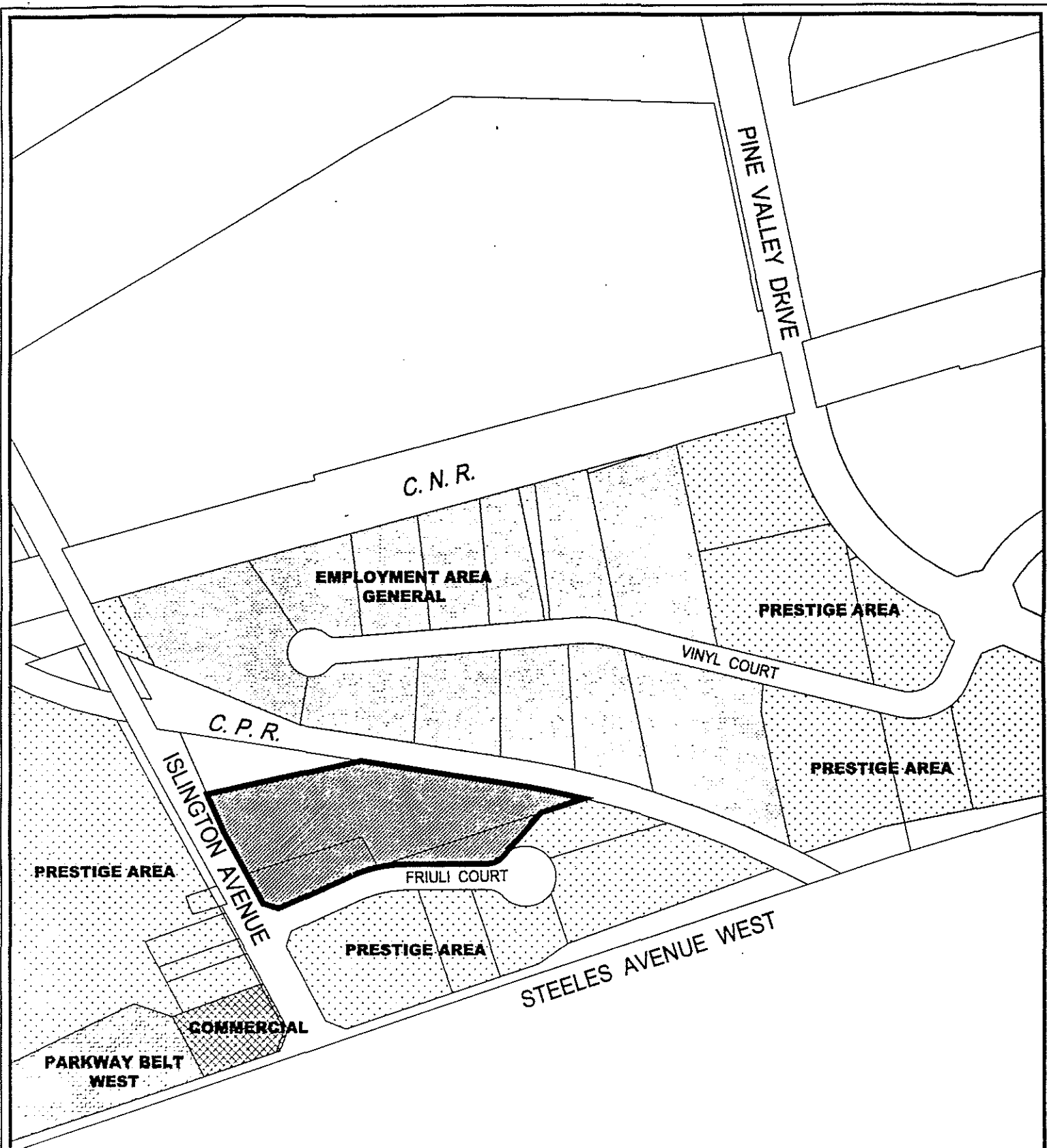
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On December 18, 2001 the Vaughan Committee of the Whole Council meeting Council recommended;

"That Official Plan Amendment Application OP.01.014 (Famee Furlane Mutual Benefit Society) BE APPROVED, to permit a long term care facility for the subject lands, and set out design criteria for the development.

That Zoning Amendment Application Z.01.069 (Famee Furlane Mutual Benefit Society) Be Approved, subject to the following:

- a) that a 7-storey, 168 bed long term care facility with ancillary uses be permitted as an additional use on the subject lands and that the implementing by-law provide the necessary exceptions be provided to implement the approved site development application; and
- b) that the implementing by-law not be enacted until the related site plan application (DA.01.079) has been approved."



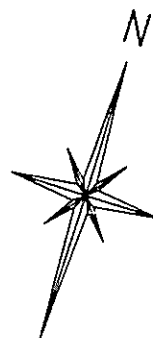
AREA SUBJECT TO
AMENDMENT No. 571

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 571

FILE No. OPA 571 DA.01.079
 OP.01.014 Z.01.069

LOCATION: Part of Lot 1, Con. 7

CITY OF VAUGHAN



NOT TO SCALE