

# 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 580  
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:**

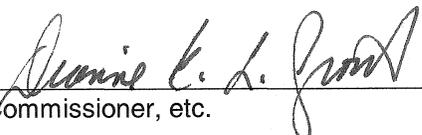
1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 580 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of August, 2002, and written notice was given on the 30th day of August, 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 580 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 580 is deemed to have come into effect on the 20th day of September, 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 )  
23rd day of September, 2002. )




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JOHN D. LEACH




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A Commissioner, etc.

**DIANNE ELIZABETH LILY GROUT**  
a Commissioner, etc.  
Regional Municipality of York, for  
The Corporation of The City of Vaughan.  
Expires April 24, 2004

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

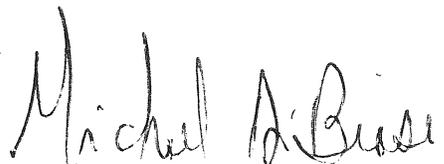
## **BY-LAW NUMBER 264-2002**

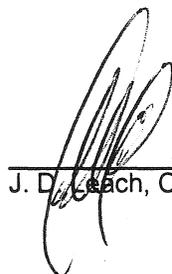
**A By-law to adopt Amendment Number 580 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 580 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) " 1 ", " 2 ", " 3 " and " 4 " 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 26<sup>th</sup> day of August, 2002.

  
\_\_\_\_\_  
Michael Di Biase, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 580  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1", "2", "3", and "4" to Amendment Number 580 constitutes Amendment Number 580 to the Official Plan of the Vaughan Planning Area.

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 Official Plan Amendment No. 450, as amended by Official Plan Amendment No. 503, by redesignating the subject lands from "Prestige Area" to "High Density Residential" to permit the subject lands to be developed with a four-storey, long term care facility use, having a gross floor area of approximately 11,500m<sup>2</sup>, with a total of 224 beds.

II LOCATION

The lands subject to this Amendment, herein after referred to as "Subject Lands, are shown on Schedule "1" as "Area Subject to Amendment No. 580". The lands are located on the north side of Steeles Avenue West, between Martin Grove Road and Kipling Avenue, in Lot 1, Concession 8, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Prestige Area" to "High Density Residential" to permit a long term care facility with a total of 224 beds is based on the following:

1. The proposed development is considered compatible with the residential community to the south in the City of Toronto.
2. Long term care facilities are increasingly in demand to serve a social need.
3. The site specific Official Plan Amendment would restrict development only to a long term care facility.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450, as amended by Official Plan Amendment No. 503, to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 580" on Schedule "1" attached hereto from "Prestige Area" under Official Plan Amendment No. 450, as amended, to "High Density Residential" within site specific Official Plan Amendment No. 580.

2. Deleting Schedules "1", "2" and "2A" in Official Plan Amendment No. 450, and as amended by Official Plan Amendment No. 503, substituting Schedules "1", "2" and "2A" attached hereto as Schedules "2", "3" and "4" into Official Plan Amendment No. 450.
3. The following site specific policies shall apply to the "Area Subject to Official Plan Amendment No. 580" as shown on Schedule "1" attached hereto:
  - i) The subject lands shall only be utilized for the purposes of a four storey, 224-bed long-term care facility, having a gross floor area of approximately 11,500 m<sup>2</sup>.
  - ii) To ensure that existing concentrations of methane gas discovered within the subject lands are safely and appropriately vented from under constructed buildings, all recommendations outlined by the City's Peer Review consultant, Terrapex Environmental Ltd. (Terrapex), in its letters dated June 4, 2002, and August 20, 2002, shall be implemented through the site plan agreement. These letters generally concluded that:
    - a) The fill at the site meets MOEE Table B criteria for residential/parkland use;
    - b) The site is suitable for the proposed development provided that the recommended methane mitigation measures are installed and maintained in accordance with a Certificate of Approval (C of A) from the Ministry of Environment and Energy (MOEE);
    - c) The methane gas monitoring program be undertaken continuously in accordance with the MOEE Guidelines for Assessing Methane Hazards from Landfill Site, November 1997, and should be continued until gas concentrations outside the venting system have been less than 20% of the Lower Explosive Limit for two years; and
    - d) A Certificate of Approval (C of A) for an air discharge will be required from the MOEE for the methane venting system. This C of A will address monitoring and reporting requirements, which the MOE will be responsible for enforcing.
  - iii) The subject lands are in close proximity to the CN Rail right-of-way. Residential uses adjacent to the rail right-of-way need to incorporate impact mitigation

measures to reduce incompatibility. The design of the proposed residential development must address CN Rail's "Principle Main Line Requirements", which deals with, such-matters as minimum setback from railway right-of-way, safety berms, noise mitigation measures, ground bore vibration transmission and isolation measures, fencing and warning clauses.

- iv) The City of Toronto, City of Vaughan and the Region of York shall be satisfied that the subject lands can be adequately serviced with municipal sewer and water prior to issuance of a building permit.
- v) Ample parking shall be provided on the subject lands. Any proposed deficiency in parking may require either a parking study to substantiate the reduced parking or redesign of the plan, to the satisfaction of the City of Vaughan.
- vi) Prior to the enactment of a zoning by-law, Council shall be satisfied that noise attenuation measures adequately address the presence of existing noise sources. In this regard, noise impact study shall be undertaken and the recommendations of such study shall be incorporated into the building and site design, to the satisfaction of the City of Vaughan.
- vii) The subject lands shall be developed in a functionally integrated and pedestrian-friendly manner in respect of landscaping, parking, traffic circulation and access point.
- viii) The implementing zoning by-law for the subject lands shall restrict the proposed development to a four storey, long term care facility, having a gross floor area of approximately 11,500 m<sup>2</sup>, containing a total of 224 beds. The site specific by-law shall also require a minimum yard setback adjacent to the CN Rail Line and a defined amount of parking spaces and landscape buffers.

## 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 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 the Plan shall apply with respect to this Amendment.

## APPENDIX I

The subject lands are located on the north side of Steeles Avenue West, between Martin Grove Road and Kipling Avenue, in Part of Lot 1, Concession 8, City of Vaughan. At the Council Meeting of June 24, 2002, Item 55, Report No.50 of the Committee of the Whole was adopted without amendment.

"The Committee of the Whole recommends:

1. That the recommendation contained in the following report of the Commissioner of Planning, dated June 17, 2002, be approved; and
2. That the deputation and written submissions, dated May27, 2002, of Mr. Brendan O'Callaghan, City of Toronto, 55 John Street, Toronto, M5V 3C6, be received.

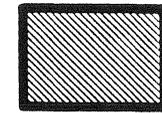
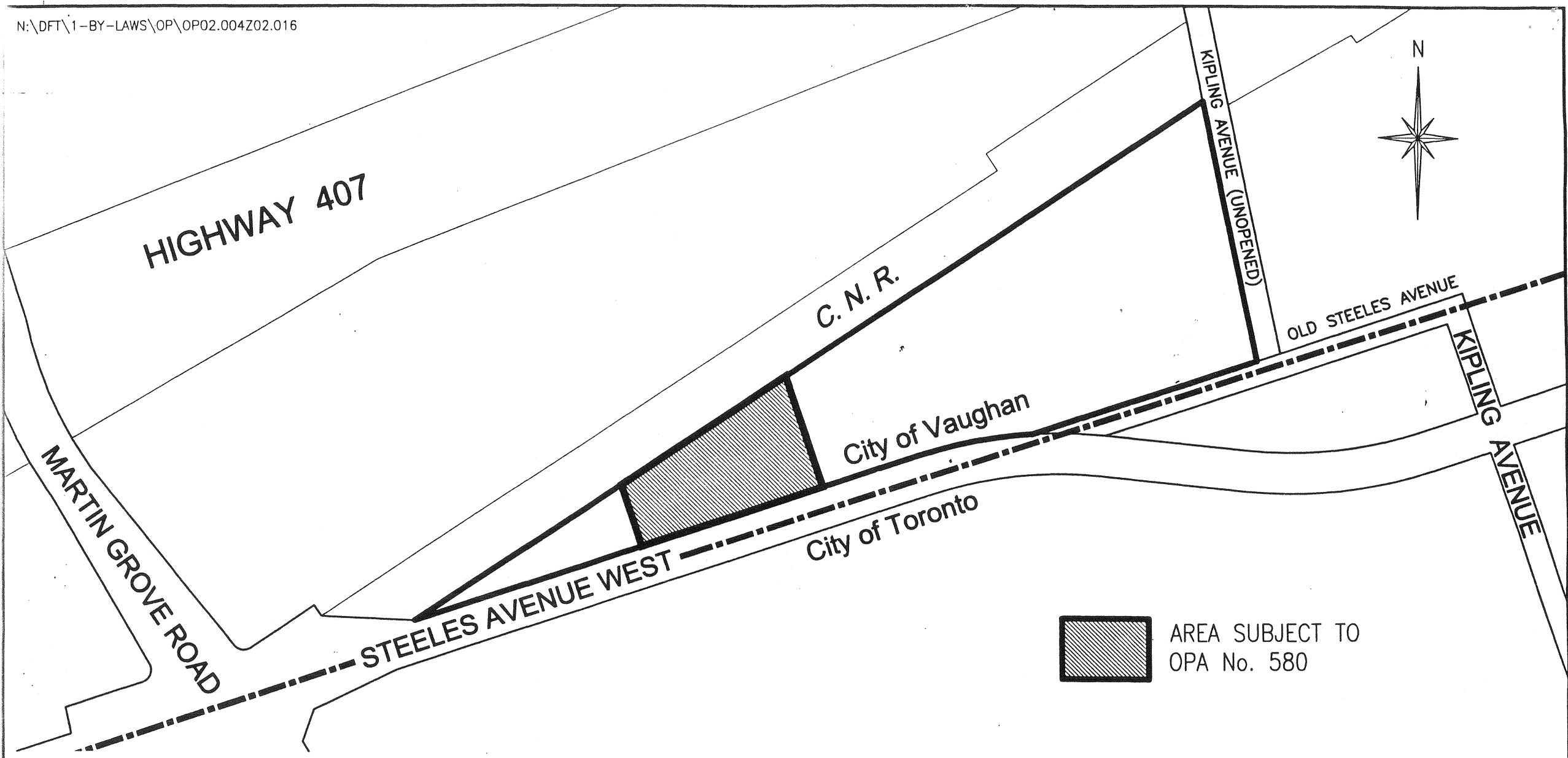
### Recommendation

The Commissioner of Planning recommends:

THAT part of the subject lands of Official Plan Amendment Application File OP.02.004 (Minglehaze Investors Inc.) relating to the Leisureworld Caregiving Centre BE APPROVED by redesignating the subject lands to "High Density Residential" to permit a long term care facility use only.

THAT the Official Plan Amendment shall include policies regarding the implementation of methane gas mitigation measures as recommended in the supporting geotechnical and geoenvironmental reports, and all necessary approvals by the Ministry of the Environment and Energy, together with policies respecting noise abatement, site servicing and development form.

THAT Zoning By-law Amendment File Z.02.016 (Minglehaze Investors Inc.) BE APPROVED, subject to the implementing by-law not being enacted until such time as the required site plan application has been approved by Council.



AREA SUBJECT TO  
OPA No. 580

FILE No. OPA 580  
LOCATION: Part of Lot 1, Con. 8  
CITY OF VAUGHAN

**THIS IS SCHEDULE '1'  
TO AMENDMENT No. 580**  
ADOPTED THE 26 DAY OF AUG., 2002

SIGNING OFFICERS  
*Richard A. Bussi*  
MAYOR  
*[Signature]*  
CLERK

# EMPLOYMENT AREA CONTEXT PLAN

**THIS IS SCHEDULE '2'  
TO AMENDMENT No. 580**

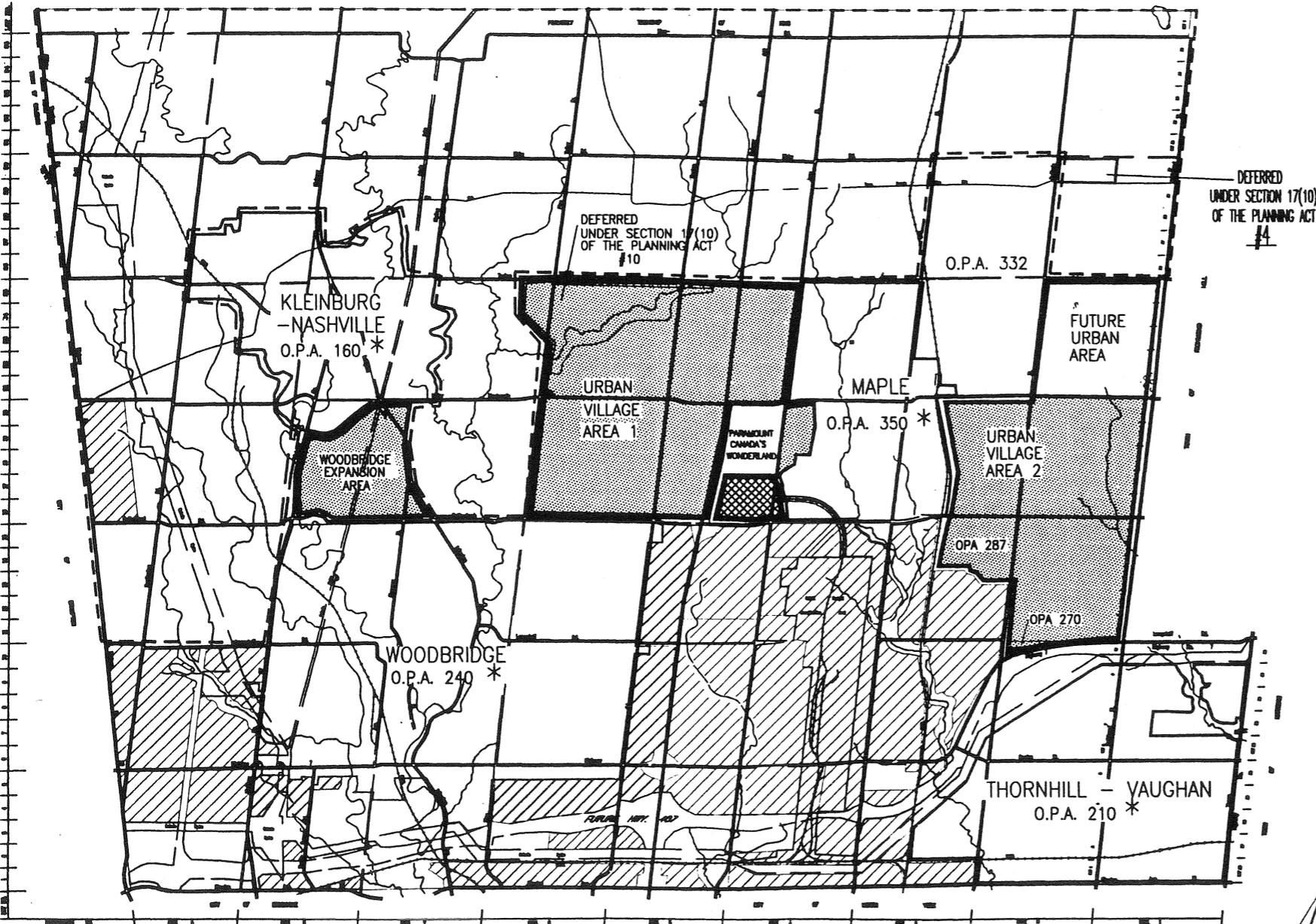
ADOPTED THE 26 DAY OF AUG., 2002

THIS IS SCHEDULE '1'  
TO AMENDMENT NO. 450

THIS IS SCHEDULE 'A'  
TO AMENDMENT NO. 480  
ADOPTED THE     DAY OF    , 1997

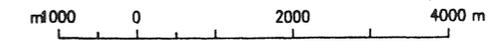
*Michael DeBrose*  
MAYOR

*[Signature]*  
CLERK



### LEGEND

-  URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
-  VAUGHAN CENTRE SECONDARY PLAN AREA
-  RURAL AREA - GENERAL
-  EMPLOYMENT AREA
- \* AS AMENDED



REVISED FEBRUARY 26, 1996 AND  
JANUARY 2, 1997

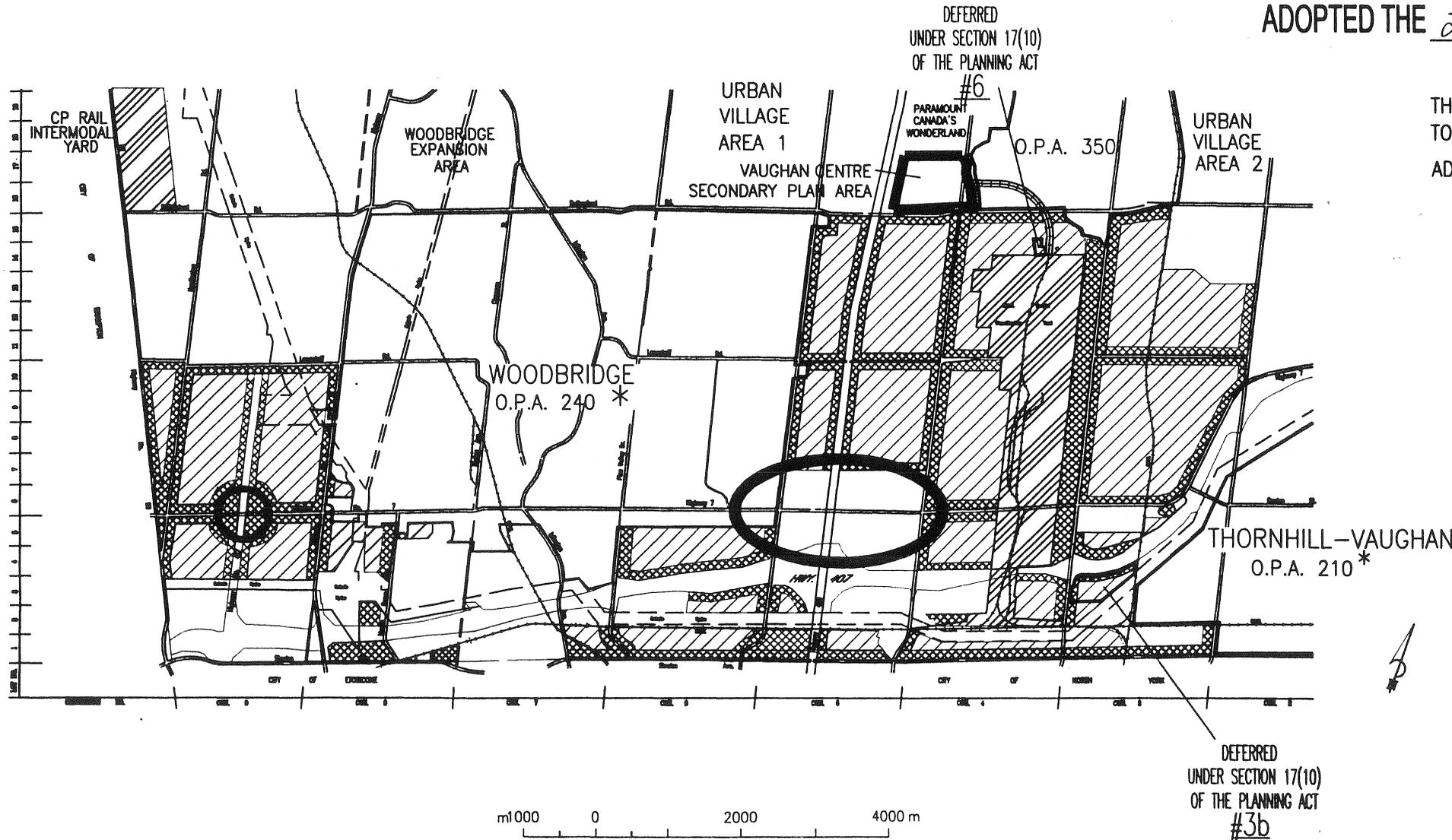
MODIFICATION  
No. 27  
UNDER SECTION 17(9) OF  
THE PLANNING ACT



# EMPLOYMENT AREA STRUCTURAL PLAN

## THIS IS SCHEDULE '3' TO AMENDMENT No. 580

ADOPTED THE 26 DAY OF AUG., 2002



THIS IS SCHEDULE '2'  
TO AMENDMENT NO. 450  
ADOPTED THE 3RD DAY OF OCTOBER, 1994

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

- LEGEND**
- PRESTIGE AREA
  - EMPLOYMENT AREA GENERAL
  - CENTRE
  - RAILWAY FACILITIES
  - VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
  - AS AMENDED

REVISED FEBRUARY 26, 1996  
AND MARCH 25, 1996  
AND JANUARY 2, 1997

MODIFICATION  
No. 28  
UNDER SECTION 17(9) OF  
THE PLANNING ACT



# THIS IS SCHEDULE '4' TO AMENDMENT No. 580

ADOPTED THE 26 DAY OF AUG., 2002

L.D.JACKSON

MAYOR

J.D.LEACH

CLERK

THIS IS SCHEDULE '2A'  
TO AMENDMENT NO. 450

ADOPTED THE 3RD DAY OF OCTOBER, 1995

L.D.JACKSON

MAYOR

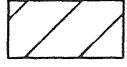
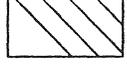
J.D.LEACH

CLERK

## SCHEDULE '2A' EMPLOYMENT AREA (WEST)

### STRUCTURAL PLAN

REVISED FEBRUARY 26, 1996

-  Amendment Area
-  Prestige Area
-  Employment Area General
-  Rail Facilities
-  Valley Lands (Valley Corridors)
-  Stream Corridors
-  Centre

SCALE

500 0 500 1500m

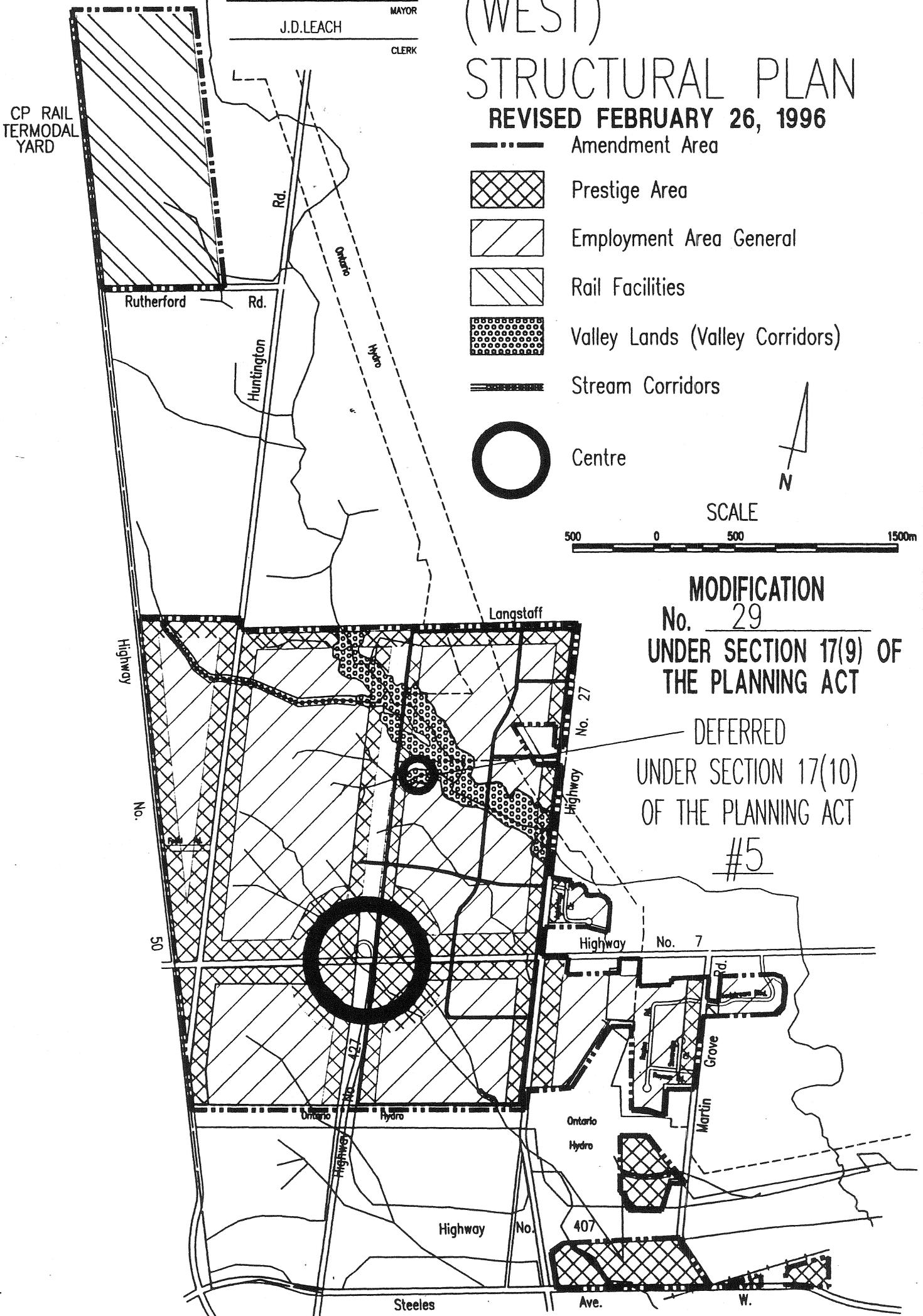
MODIFICATION

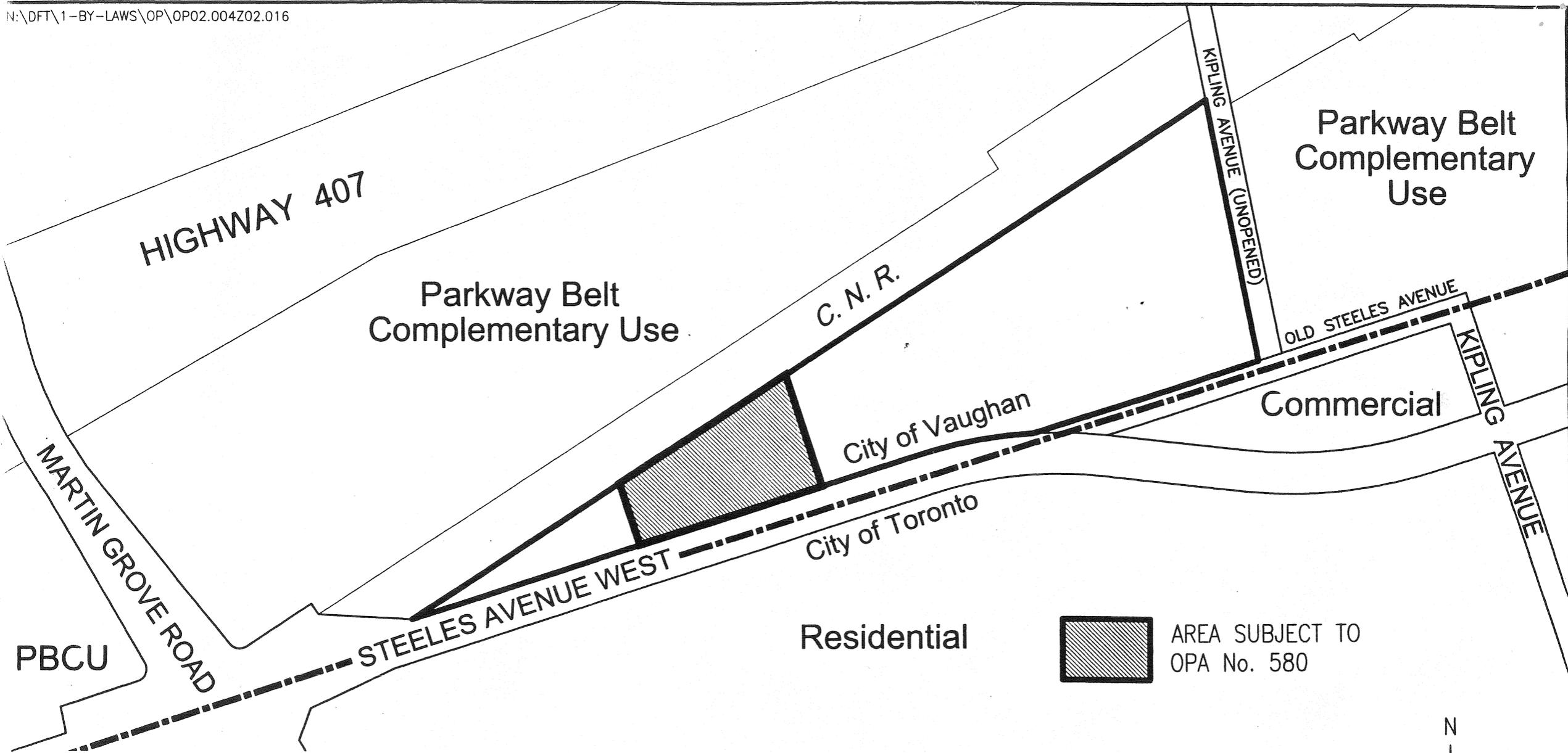
No. 29

UNDER SECTION 17(9) OF  
THE PLANNING ACT

DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT

#5



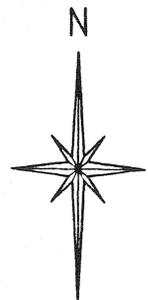


PBCU

Residential



AREA SUBJECT TO  
OPA No. 580



FILE No. OPA 580  
 LOCATION: Part of Lot 1, Con. 8  
 CITY OF VAUGHAN

**APPENDIX II**  
**EXISTING LAND USE**  
**OFFICIAL PLAN AMENDMENT No. 579**