

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 665
to the Official Plan of the Vaughan Planning Area

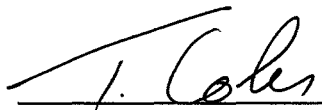
I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

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 665 was adopted by the Council of the Corporation of the City of Vaughan on the 23rd day of April, 2007, and written notice was given on the 27th day of April, 2007 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 665 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 665 is deemed to have come into effect on the 18th day of May, 2007, 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 May, 2007.)



JOHN D. LEACH



A Commissioner, etc.
James Todd Coles
a Commissioner, etc.,
Regional Municipality of York, For
The Corporation of the City of Vaughan.
Expires March 27, 2010.

THE CITY OF VAUGHAN

BY-LAW

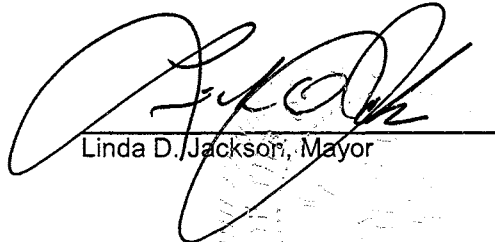
BY-LAW NUMBER 116-2007

A By-law to adopt Amendment Number 665 to the Official Plan of the Vaughan Planning Area.

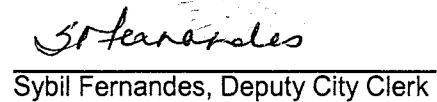
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 665 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 23rd day of April, 2007.



Linda D. Jackson, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 665
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 665 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 665.

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. 210 (Thornhill-Vaughan Community Plan), as amended by site-specific Amendment No. 590. The subject Amendment is site-specific and will permit an increase in the net residential density from a maximum of 283 units per hectare (as permitted by Amendment No. 590) to a maximum of 312 units per hectare, which will yield a total maximum of 373 units, within two buildings having a maximum height of 16-storeys for Building "A" located at 100 Promenade Circle, and 19-storeys for Building "B" located at 88 Promenade Circle, as shown on Schedule "2".

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" and Appendix II as "Area Subject to Amendment No.665". The Subject Lands are located on the northwest corner of West Promenade and Promenade Circle (100 and 88 Promenade Circle), being Part of Block 7 on Registered Plan 65M-2325, in Part of Lot 5, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit an increase to the maximum net residential density from 283 units per hectare to 312 units per hectare, is based on the following considerations:

1. The location of the Subject Lands and the proposed increased density were taken into consideration. The proposed increase in density to permit an additional 33 residential apartment units is complementary and compatible with the surrounding land uses, and would have little impact on the surrounding area.
2. A review of existing provincial, regional and local policies indicates that the increase in density proposed is in keeping with the policies established for intensification and is appropriate development for the community.
3. The York Region Official Plan encourages opportunities for high density development in established areas and where the development would be compatible with the area. Furthermore, the York Regional Planning Department has no concerns respecting the proposed additional 33 units, and has delegated final approval of the Official Plan Amendment to Vaughan Council, as the Region considers the proposal to be a matter of local significance.

4. The Provincial Policy Statement (PPS) includes policies requiring a mix of residential uses that promote cost-effective development standards and minimize land consumption. The proposed development satisfies these policies.
5. The Growth Plan for the Greater Golden Horseshoe further establishes principles which encourage compact communities and providing a choice in housing types and transportation.
6. Given the location of the Subject Lands in an established area, within the heart of the Thornhill Community, and on lands currently designated for high density residential development, and in consideration of the minimal impact, if any, on hard and soft services, the introduction of 33 additional residential units is considered by the City to be appropriate and represent good planning.

Having received a statutory Public Hearing held on February 20, 2006, on February 27, 2006 Vaughan Council approved Official Plan Amendment Application OP.05.027 to increase the maximum net residential density from 283 units per hectare to 312 units per hectare (from a total of 340 units to a total of 373 units).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 (Thornhill-Vaughan Community Plan) to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Deleting the first paragraph and clause (i) in Subsection (e) to the "High Density Residential" policies in Section 2.2.2.3, and substituting the following:
 - "e) (OPA #665, as amended by OPA #590) Notwithstanding Section 2.2.2.3 (b), the lands located on the northwest corner of West Promenade and Promenade Circle (88 and 100 Promenade Circle), being Part of Block 7 on Registered Plan 65M-2325, in Part of Lot 5, Concession 2, City of Vaughan, shall be subject to the following provisions:
 - i) The Subject Lands shall be developed in accordance with the "High Density Residential" policies of Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan), as amended by Amendments No. 590 and No. 665, subject to a maximum net residential density of 312 units per hectare, which will yield a maximum of 373 units on the Subject Lands, and application of the following design criteria."

2. Deleting Schedule "A" in Amendment No. 210 (Thornhill-Vaughan Community Plan) and substituting therefor the Schedule "A" attached hereto as Schedule "1".

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 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 that Plan shall apply with respect to this Amendment.

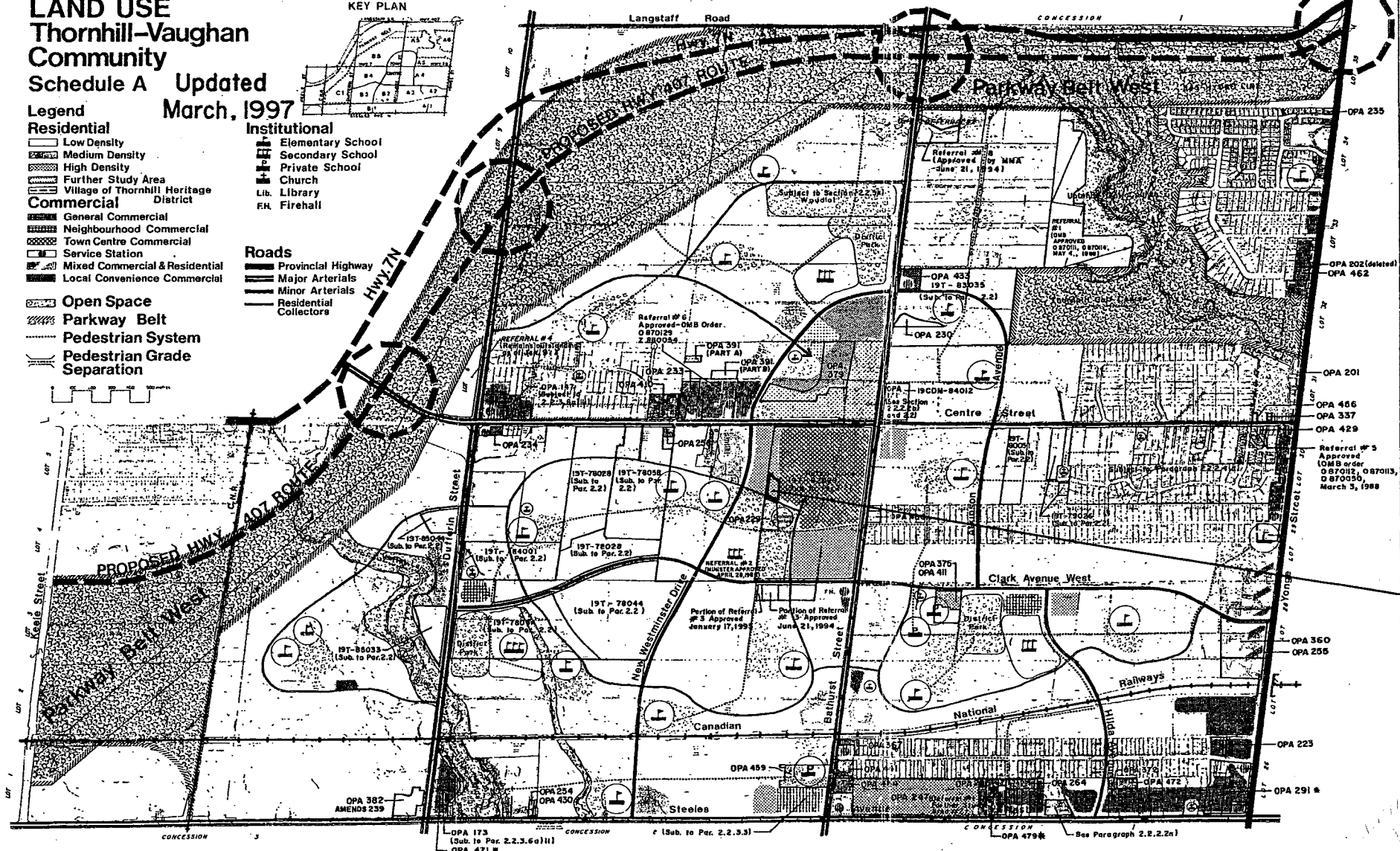
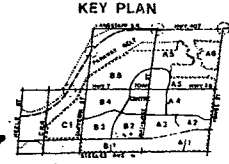
MODIFICATION #14

OPA 398 - ALTERNATIVE PARKLAND APPLIES TO ENTIRE CITY

LAND USE Thornhill-Vaughan Community Schedule A Updated March, 1997

- 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
 - FM. Firehall
- Roads**
- Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors



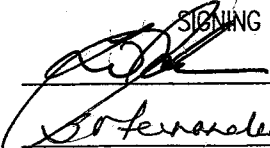
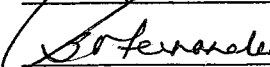
AREA SUBJECT TO AMENDMENT No. 665

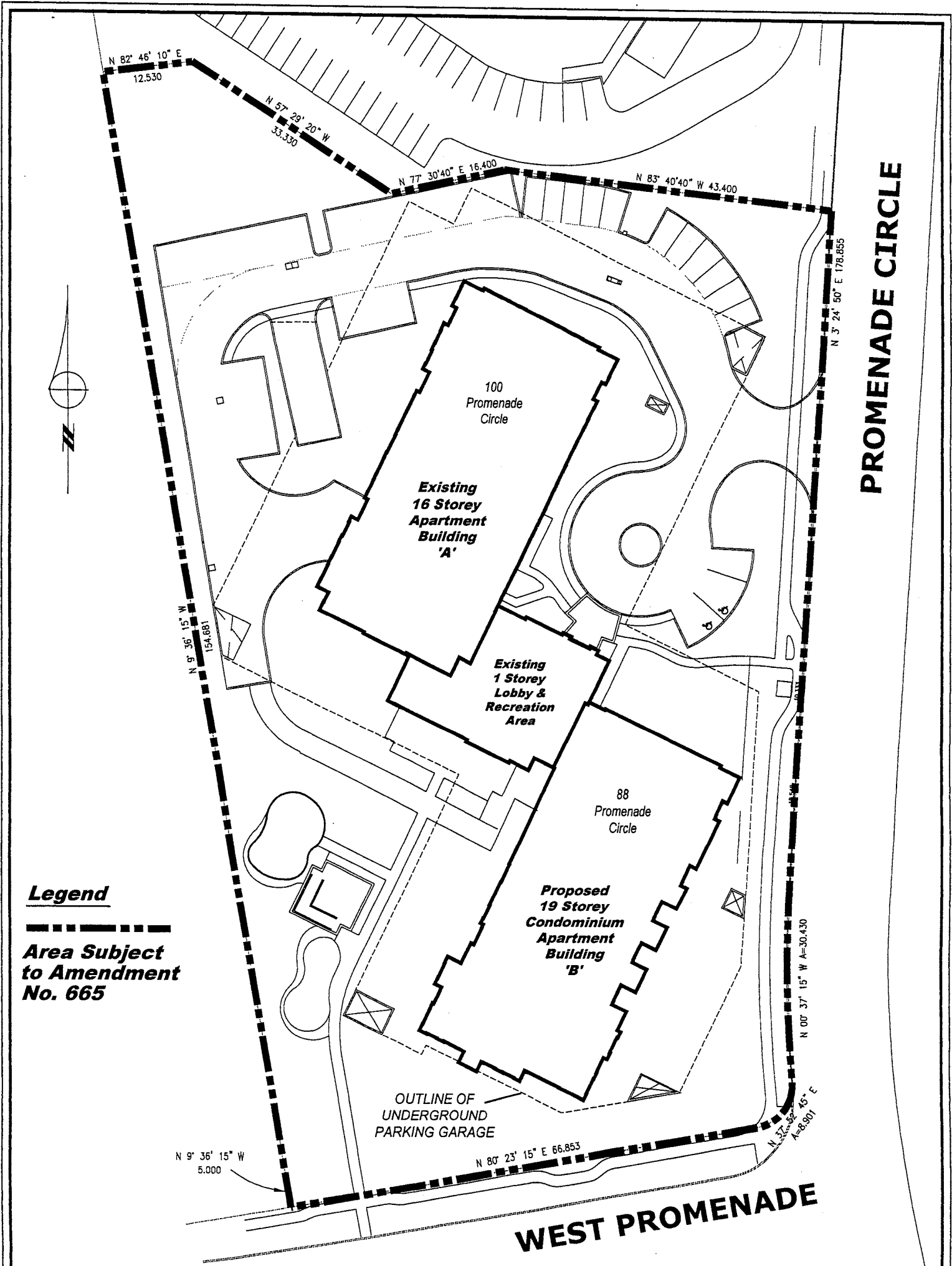
* OPAS ADOPTED BY COUNCIL BUT NOT YET APPROVED AS OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan
NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY. IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

FILE No. OPA 665
RELATED FILE No. OP.05.027 & Z.05.059
LOCATION: Part of Lot 5, Concession 2
APPLICANT: PROMENADE PARK LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '1' TO AMENDMENT No. 665 ADOPTED THE 23RD DAY OF APR., 2007

SIGNING OFFICERS
 MAYOR
 CLERK



**THIS IS SCHEDULE '2'
 TO AMENDMENT No. 665**
 ADOPTED THE 23RD DAY OF APRIL, 2007

NOT TO SCALE

FILE No. OPA 665
 RELATED FILE No. OP.05.027 & Z.05.059
 LOCATION: Part of Lot 5, Concession 2
 APPLICANT: PROMENADE PARK LIMITED
 CITY OF VAUGHAN

SIGNING OFFICERS

[Signature]

 MAYOR

[Signature]

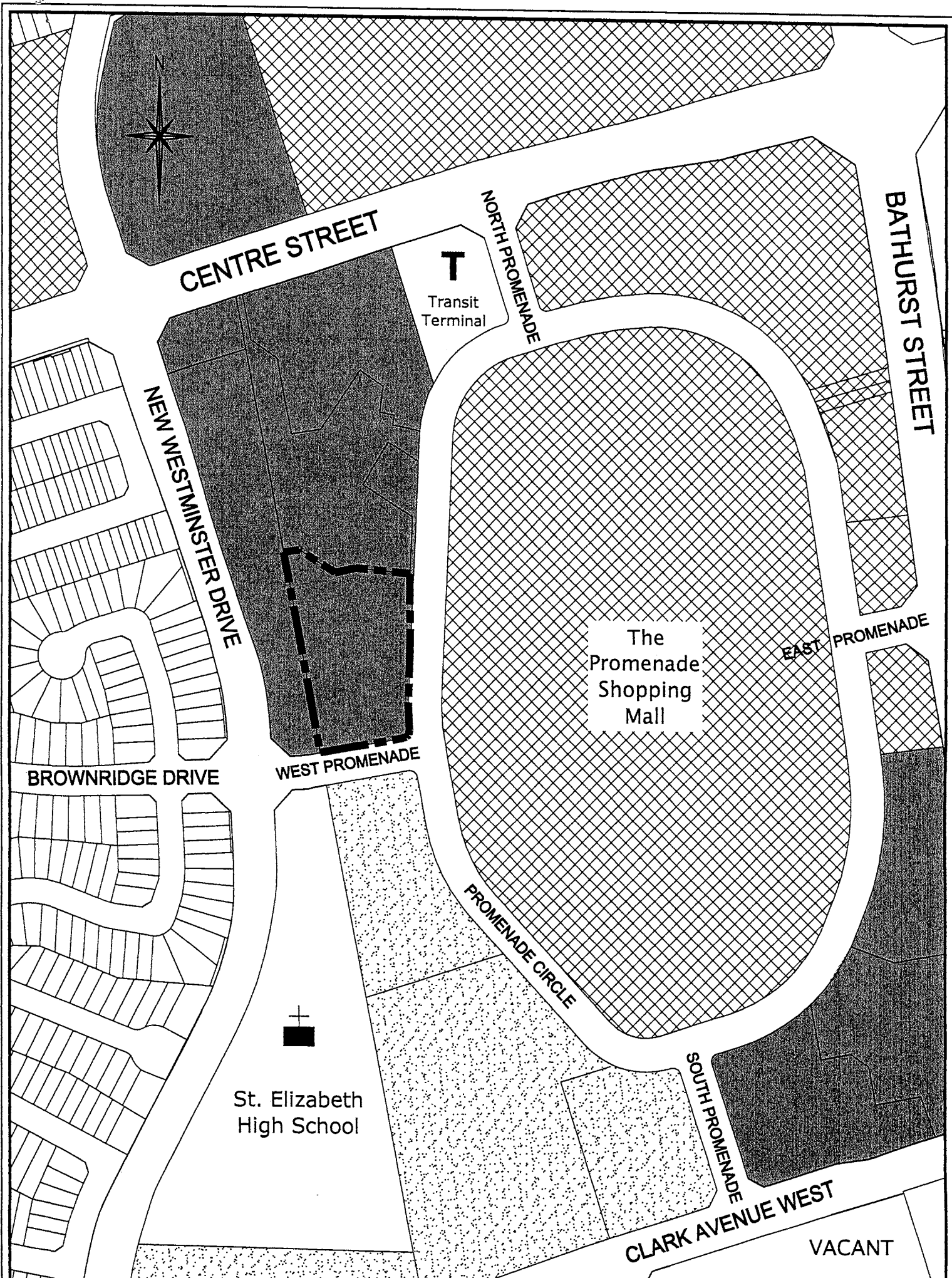
 CLERK

APPENDIX I

The subject lands are located at the northwest corner of West Promenade and Promenade Circle, municipally known as 100 and 88 Promenade Circle, being Part of Block 7, Registered Plan 65M-2325, in Part of Lot 5, Concession 2, City of Vaughan.

On January 29, 2007, Council considered an application to amend the Official Plan and resolved the following:

- "1. THAT Official Plan Amendment File OP.05.027 (Promenade Park Limited) BE APPROVED, to amend OPA #210 as amended by site-specific OPA #590, to permit an increase in the maximum net residential density on the subject lands shown on Attachment #1, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units permitted by the Official Plan for combined Phases 1 and 2 (Building "A" - constructed and Building "B" - proposed, respectively) from 340 units to 373 units, representing an increase of 33 units overall, to be situated in Building "B" (from 172 to 205 units) of the development as shown on Attachment #2."



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 665

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 665



OPEN SPACE



RESIDENTIAL



HIGH DENSITY
RESIDENTIAL



COMMERCIAL



FILE No. OPA 665
RELATED FILE No. OP.05.027 & Z.05.059
LOCATION: Part of Lot 5, Concession 2
APPLICANT: PROMENADE PARK LIMITED
CITY OF VAUGHAN