

THE CITY OF VAUGHAN

BY-LAW

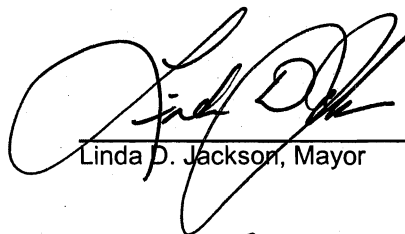
BY-LAW NUMBER 230-2007

A By-law to adopt Amendment Number 676 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 676 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "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 25th day of June, 2007.



Linda D. Jackson, Mayor



J. D. Leaph, City Clerk

AMENDMENT NUMBER 676
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 676 of the Official Plan of the Planning Area constitutes Amendment Number 676.

Also attached hereto but not constituting parts of the Amendment are Appendices 1 and 2.

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 Amendment No. 240 (Woodbridge Community Plan), to redesignate the subject lands from "Low Density Residential" to "Open Space" (buffer) and "Medium Density Residential" (tableland) to permit a 116 unit residential townhouse block served by a common element road system, and a buffer area block. The Official Plan Amendment will also include appropriate policies and standards to ensure a high quality built form.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 676". The Subject lands are located on the east side of Kipling Avenue, south of Langstaff Road (8299 and 8355 Kipling Avenue), in Lots 9 and 10, Concession 7, City of Vaughan.

III BASIS

The decision to amend Official Plan Amendment #240 (the Woodbridge Community Plan) to redesignate the Subject Lands to "Medium Density Residential" and "Open Space" to permit a 116 town house unit complex served by a common element road system, private amenity space area, and an open space buffer area is based on the following considerations:

1. The proposal is consistent with the Provincial Policy Statement (PPS) which encourages the focus of new growth to urban areas and promotes efficient, cost effective development and land use patterns that are based on the densities which efficiently use land resources, infrastructure and public service facilities and support the use of transit.
2. The proposed development conforms to Bill 136 The Places to Grow Act as it is located in a settlement area encouraging intensification, and makes efficient use of existing infrastructure.
3. The proposal is consistent with the Region of York's Official Plan, which designates the Subject Lands as "Urban Area". The proposed development of the subject lands is consistent with the Regional Official Plan polices that target development to existing built-up portions of urban areas (Section 5.2.4), provides for a wide range of housing options for residents (Section 4.3.10), and provides accessibility to existing and planned transit services (Section 6.2.3).

4. The Subject Lands are presently designated "Low Density Residential" by Amendment No. 240 (Woodbridge Community Plan) subject to Section 3.4 "Residential Site Specific Policies" a) and n) which permit single detached residential lots along Kipling Avenue and larger detached lots abutting the Board of Trade Golf Course. A general goal of OPA #240 is to create a distinct residential community of scale and character which relates well to the existing village quality of Woodbridge, and towards a strong community identity. With respect to housing, OPA #240 provides for predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs. The proposed development provides a housing form that is consistent with existing and recently approved development and a density that is consistent with OPA #240 as amended (OPA #356) which permits higher densities for the lands within the Kipling Avenue Corridor.
5. Having received a statutory Public Hearing held on August 25, 2006, Vaughan Council on June 25, 2007, approved Official Plan Amendment Application OP.06.008 (1463291 Ontario Inc., c/o Dunpar Homes), to redesignate the Subject Lands from "Low Density Residential" to "Medium Density Residential" and "Open Space".

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area as amended by Official Plan Amendment No. 240, is further amended as follows:

1. Deleting Schedule "A" to Amendment #240 and substituting therefor the Schedule "A" attached hereto as Schedule "1".
2. Adding the following policies to Section 3.4 "Residential Site Specific" in Amendment No. 240:
"3.4.22) The Subject Lands shown as "Lands Subject to Amendment No. 676" located on the east side of Kipling Avenue, south of Langstaff Road, in Lots 9 and 10, Concession 7, City of Vaughan, shall be subject to the following development policies:
 - i) studies, including but not limited to noise, environmental, etc. shall be submitted, if required, in support of the draft plan of subdivision, and site plan applications, and approved by the City;
 - ii) a maximum of 116 residential freehold block townhouse units served by a common element road system, including visitor parking and landscaped areas shall be permitted;
 - iii) an open space buffer area adjacent to the valley system shall be identified, and provided for and dedicated to the Toronto and Region Conservation Authority, respectively;

- iv) the 18 metre wide open space buffer including the 10m ecological buffer area designated "Open Space" be included for the purpose of calculating the permitted density for the lands designated "Medium Density Residential";
 - v) to ensure a high quality built-form, the Owner shall be required to submit Architectural/Urban Design Guidelines to be reviewed and approved by the City Development Planning Department; and,
 - vi) the appropriate development standards shall be established in the implementing zoning by-law."
3. Prior to approval of the draft plan of subdivision and/or site development application, the City shall confirm that water and sanitary sewage capacity is available for the Subject Lands.

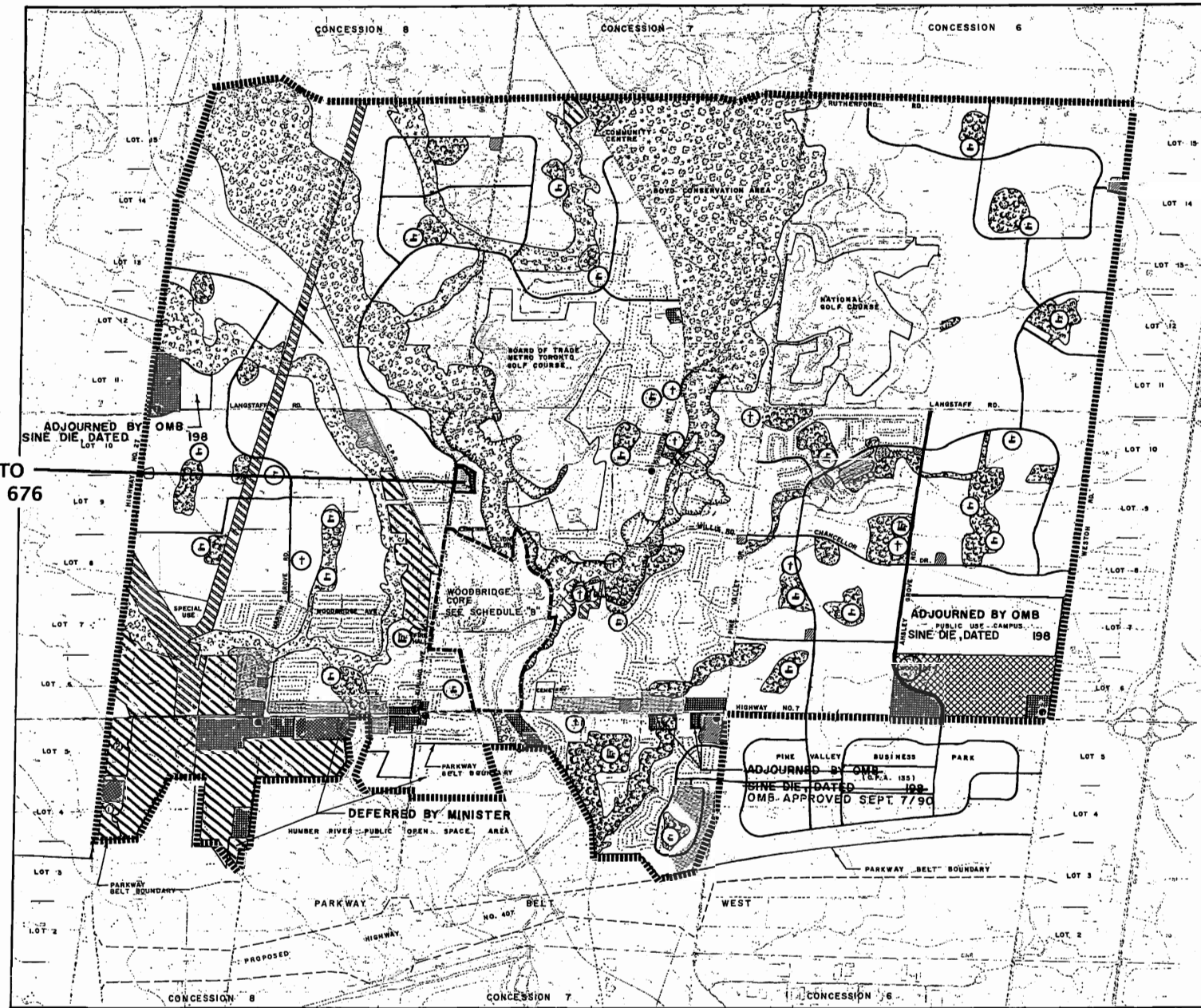
V IMPLEMENTATION

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 Zoning By-law, Draft Plan of Subdivision, Site Development and Draft Plan of Condominium approvals, 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.

AREA SUBJECT TO
AMENDMENT No. 676



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240
ADOPTED THE 22 DAY OF JUNE, 1987

MAYOR

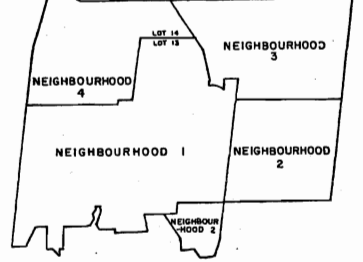
DEDUTY CLERK

- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
 - [Symbol] MEDIUM DENSITY RESIDENTIAL
 - [Symbol] HIGH DENSITY RESIDENTIAL
 - [Symbol] COMMUNITY COMMERCIAL
 - [Symbol] LOCAL CONVENIENCE COMMERCIAL
 - [Symbol] GENERAL COMMERCIAL
 - [Symbol] SERVICE STATION
 - [Symbol] SERVICE COMMERCIAL
 - [Symbol] INDUSTRIAL
 - [Symbol] UTILITY
 - [Symbol] OPEN SPACE
 - [Symbol] DRAINAGE TRIBUTARY
 - [Symbol] CHURCH
 - [Symbol] SPECIAL USE
 - [Symbol] CONSERVATION AUTHORITY FLOODLINE
 - [Symbol] ELEMENTARY SCHOOL
 - [Symbol] SECONDARY SCHOOL
 - [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
 - [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
 - [Symbol] PARKWAY BELT BOUNDARY

SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



FILE No. OP.06.008
RELATED FILE No. Z.06.022
LOCATION: Part of Lots 9 & 10, Concession 7
APPLICANT: 1463291 ONTARIO INC. C/O DUNPAR HOMES
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO AMENDMENT No. 676
ADOPTED THE 25 DAY OF JUNE, 2007

SIGNING OFFICERS

MAYOR

CLERK

BLOCK 3
(ROAD
WIDENING)

KIPLING AVENUE
(Road Allowance Between Concessions 7' and 8')

BLOCK 3
(ROAD
WIDENING)

CHAVENDER PLACE

BLOCK 1
(CONDOMINIUM
DEVELOPMENT)

BLOCK 2
(BUFFER AREA)

BLOCK 1
(CONDOMINIUM
DEVELOPMENT)

**BLOCK 1 TO BE REDESIGNATED
TO MEDIUM DENSITY RESIDENTIAL
TO PERMIT 116 FREE HOLD
TOWNHOUSES**

Redesignate Subject Lands from
"Low Density Residential" to
"Medium Density Residential" and "Open
Space". Rezone from R1 Residential Zone
to RM2 Multiple Residential Zone and
OS1 Open Space Conservation Zone.

BLOCK 2
(BUFFER AREA)


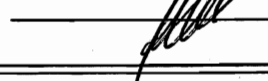
**LANDS SUBJECT TO
AMENDMENT No. 676**

**BLOCK 2 TO
BE DESIGNATED
OPEN SPACE**



FILE No. OP.06.008
RELATED FILE No. Z.06.022
LOCATION: Part of Lots 9 & 10, Concession 7
APPLICANT: 1463291 ONTARIO INC. C/O DUNPAR HOMES
CITY OF VAUGHAN

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 676
ADOPTED THE 25 DAY OF JUNE, 2007**

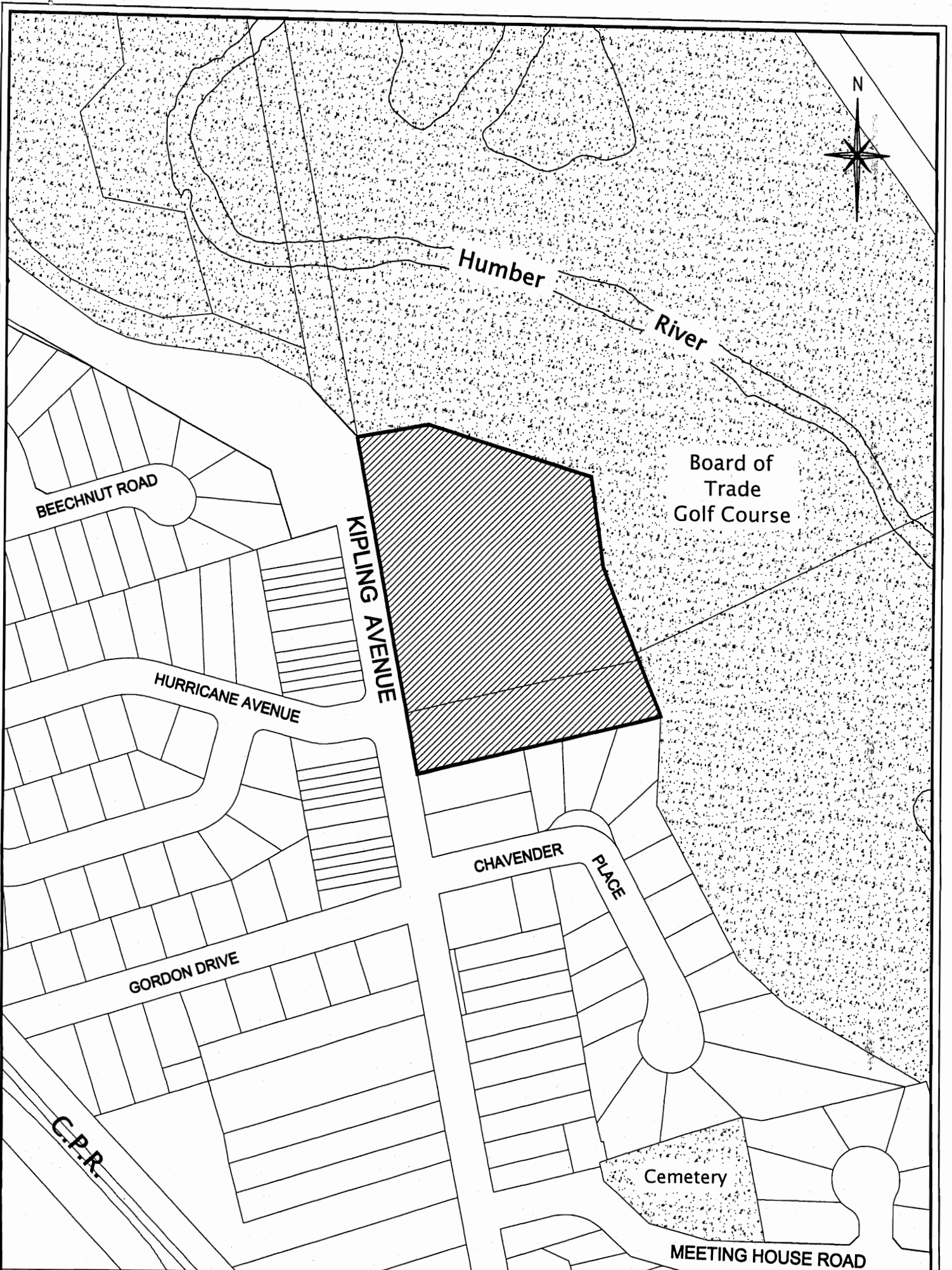
SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

The subject lands are located on the east side of Kipling Avenue, south of Langstaff Road (8299 and 8355 Kipling Avenue), in Lots 9 and 10, Concession 7, City of Vaughan.




On June 25, 2007, Vaughan Council approved an application to amend the Official Plan and resolved the following:

1. "THAT Official Plan Amendment File OP.006.008 (1463291 Ontario Inc., c/o Dunpar Homes) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), to redesignate the subject lands shown on Attachment #2 from "Low Density Residential" to Open Space" (buffer) and "Medium Density Residential" (tableland), and that the implementing Official Plan Amendment include the following development policies:
 - a) permit a maximum net density of 55 units per hectare (116 residential townhouse units);
 - b) that the necessary studies (ie. noise, traffic, environmental, parking, etc) be submitted, if required, in support of a draft plan of subdivision and/or site plan applications;
 - c) that the Owner be required to dedicate the valley lands and the associated ecological buffer (Block 2) as shown on Attachment #3 to the Toronto and Region Conservation Authority, and that the said lands shall be included in the calculation of permitted development density; and,
 - d) that a 10m wide ecological buffer area be included within the 18 m stable slope limit taken from the natural top-of-bank.



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 676**

NOT TO SCALE

- AREA SUBJECT TO AMENDMENT No. 676 
- RESIDENTIAL 
- OPEN SPACE 

FILE No. OP.06.008
 RELATED FILE No. Z.06.022
 LOCATION: Part of Lots 9 & 10, Concession 7
 APPLICANT: 1463291 ONTARIO INC. C/O DUNPAR HOMES
 CITY OF VAUGHAN