

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 678
to the Official Plan of the Vaughan Planning Area

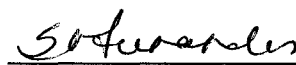
I, **SYBIL FERNANDES**, of the Town of Newmarket, in the Regional Municipality of York,
MAKE OATH AND SAY:

1. **THAT** I am the Deputy 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 678 was adopted by the Council of the Corporation of the City of Vaughan on the 25th day of June, 2007, and written notice was given on the 6th day of July, 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 678 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 678 is deemed to have come into effect on the 27th day of July, 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)
27th day of July, 2007.)
)


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.



SYBIL FERNANDES

SYBIL FERNANDES
DEPUTY CITY CLERK
CITY OF VAUGHAN

THE CITY OF VAUGHAN

BY-LAW

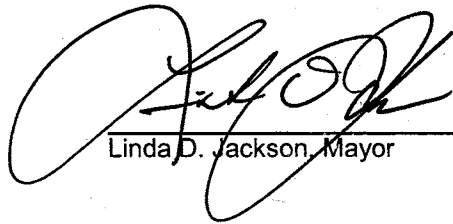
BY-LAW NUMBER 238-2007

A By-law to adopt Amendment Number 678 to the Official Plan of the Vaughan Planning Area.

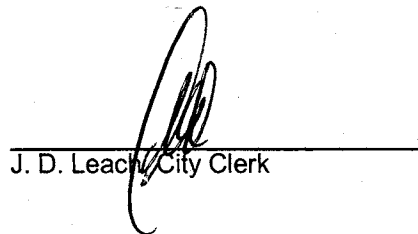
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 678 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. Leach, City Clerk

**AMENDMENT NUMBER 678
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 678 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 678.

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. 471. The subject Amendment is site-specific and will permit an increase in the net residential density from a maximum of 148 units per hectare (as permitted by Amendment No. 471) to a maximum of 203 units per hectare, which will yield a total maximum of 362 units, within two buildings having a maximum height of 8-storeys for Building "A" located at 2 Maison Parc Court, and 8-storeys for Building "B" located at 8 Maison Parc Court, on the subject lands 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.678". The Subject Lands are located at the northeast corner of Maison Parc Court and Dufferin Street (2 and 8 Maison Parc Court), in Part of Lot 1, 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 148 units per hectare to 203 units per hectare, is based on the following considerations:

1. The location of the site, as well as, compatibility with the surrounding land uses were taken into consideration, and indicate that the proposed increase in density and variances to the zoning to permit an additional 93 units are complementary and would have little impact on the surrounding area. Review of existing Provincial, Regional and Local policies indicate that the additional density proposed is in keeping with the policies established for intensification to achieve an appropriate development.
2. The York Region Official Plan encourages opportunities for high density development in compatible and established areas. Furthermore, the Regional Planning Department has no concerns respecting the proposed increase of 93 units, and has delegated final approval of the Official Plan Amendment, if approved and adopted by Vaughan Council, to Vaughan, as they consider the proposal to be a matter of local significance.
3. The Provincial Policy Statement has policies similar to that of the Regional Official Plan. The PPS includes policies requiring a mix of residential uses that promote cost-effective development standards and which minimize land consumption. The proposed development satisfies these policies.

4. The Growth Plan for the Greater Golden Horseshoe further establishes the principles of compact communities that provide a choice in housing and transportation.
5. Given the location of the site in an established area, within the Thornhill Community, and on lands currently designated for higher density residential development, and in consideration of the minimal impact if any on hard and soft services, the introduction of 93 additional residential units is considered by the City to be appropriate and represent good planning.

Having received a statutory Public Hearing held on September 18, 2006, on June 25, 2007, Vaughan Council approved Official Plan Amendment Application OP.06.020 to increase the maximum net residential density from 148 units per hectare to 203 units per hectare (from a total of 269 units to a total of 362 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 as amended by Amendment No. 471, is hereby further amended by Amendment No. 678, as follows:

1. Increasing the maximum density on the subject lands shown as "Area Subject to Amendment No. 471 as amended by Amendment No. 678" on Schedules "1" and "2", attached hereto, by adding the following to Section IV "DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO" in Subsection 2, Subclause c)ii):

"The maximum residential density shall not exceed 203 units per hectare on the lands shown on Schedule "A" as "Area Subject to Amendment No. 471 as amended by Amendment No. 678" and designated "Mixed Commercial/Residential". For the purposes of calculating net residential density, a net residential hectare shall include local and residential collector streets, public parks as well as land for the dwelling units, but shall exclude open space areas, road widenings and all other uses, subject to paragraph #2 of this section."

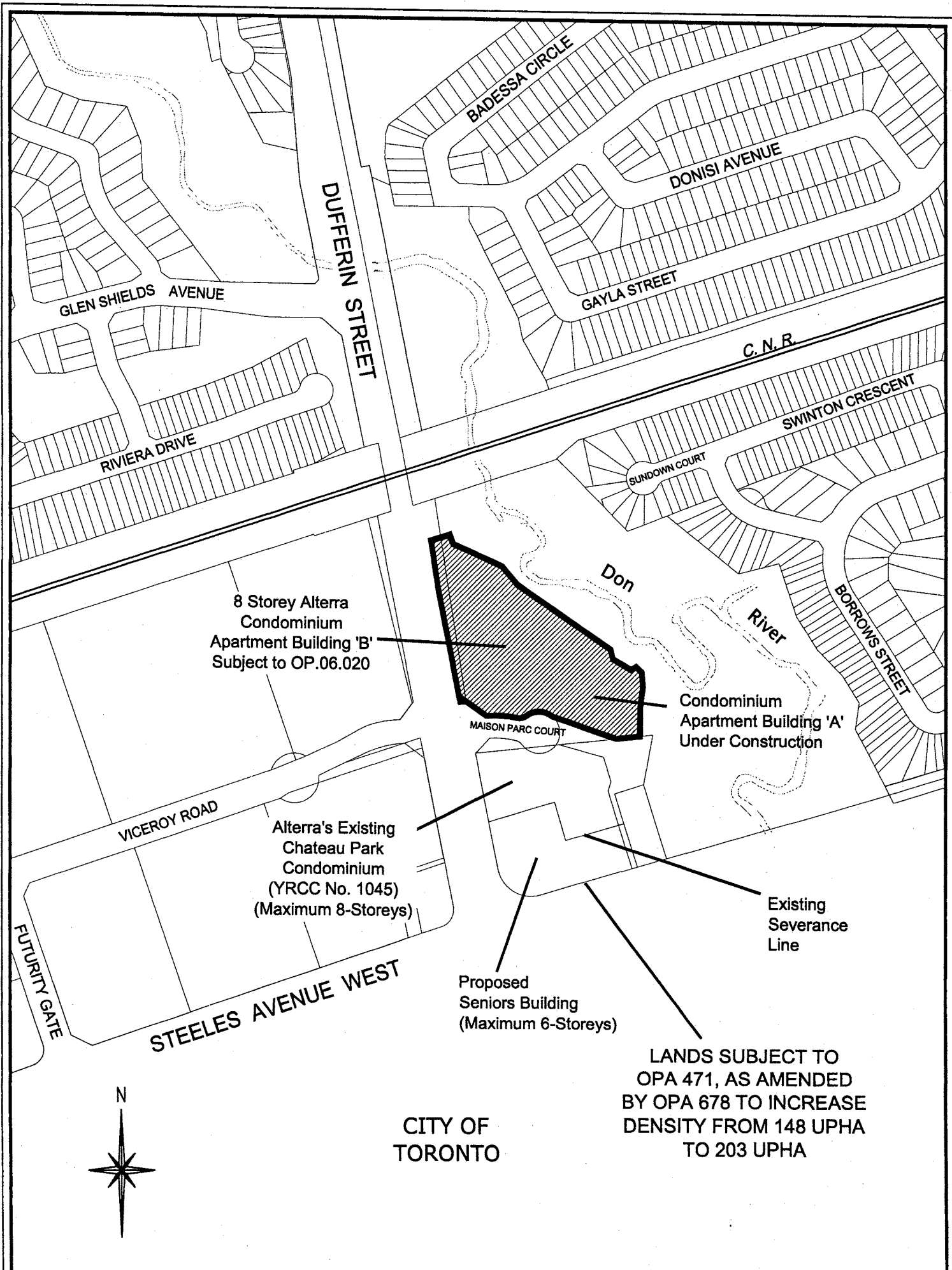
2. Deleting Schedule "A" in Amendment No. 210 (Thornhill-Vaughan Community Plan) and substituting therefor the Schedule "A" attached hereto as Schedule "2".

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 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.



**THIS IS SCHEDULE '1'
TO AMENDMENT No. 678**
ADOPTED THE 25 DAY OF JUNE, 2007

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 678



FILE No. OPA 678
RELATED FILE No. DA.03.076
LOCATION: Part of Lot 1, Concession 2
APPLICANT: ALTERRA CUSTOM BUILDERS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

MODIFICATION #14

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

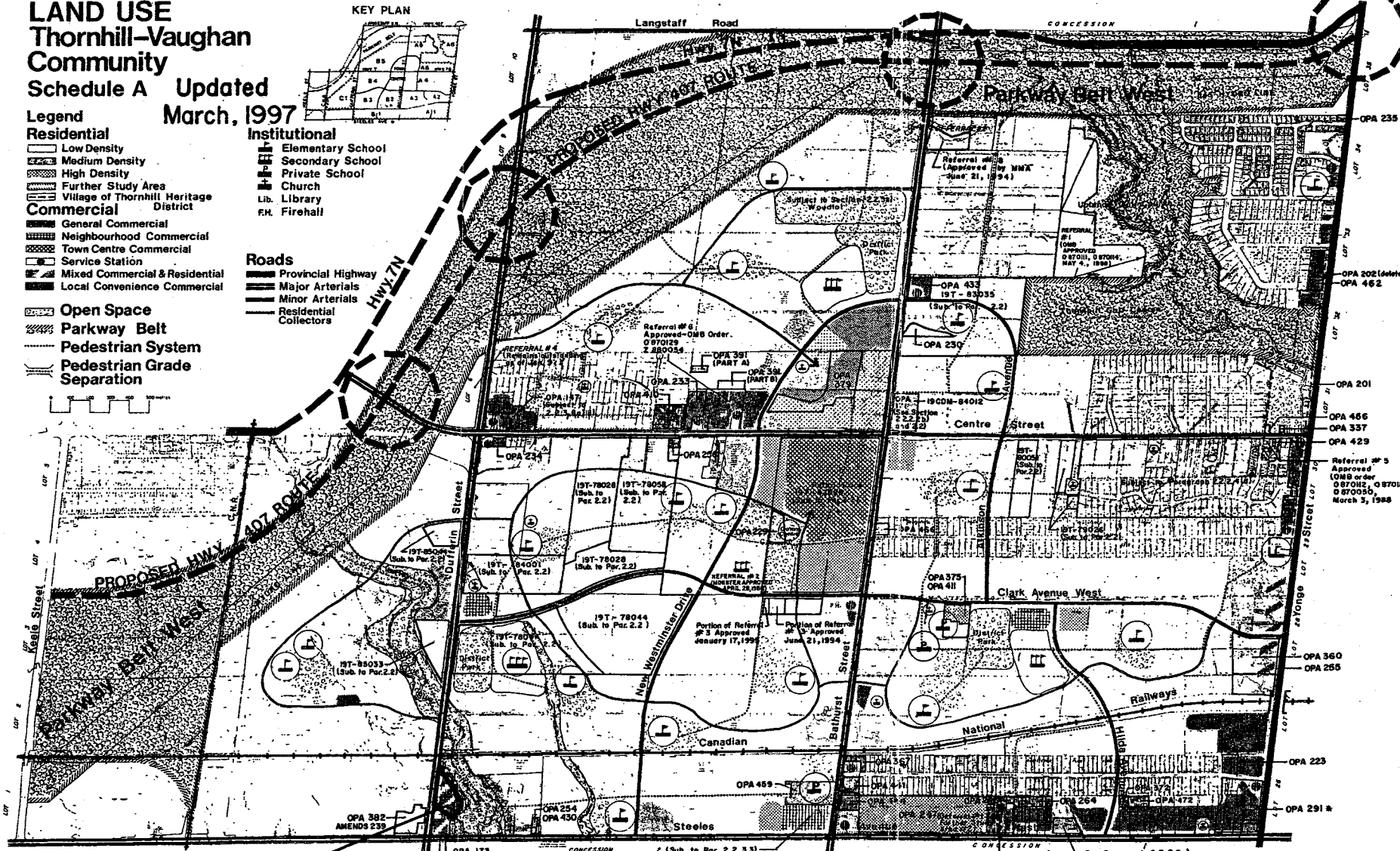
- Elementary School
- Secondary School
- Private School
- Church
- Lib. Library
- FH. Firehall

Roads

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



OPA 398 - ALTERNATIVE PARKLAND
APPLIES TO ENTIRE CITY



AREA SUBJECT TO AMENDMENT No. 471, AS AMENDED BY
AMENDMENT No. 678 (DESIGNATED MIXED COMMERCIAL & RESIDENTIAL)

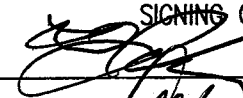

* OPAS ADOPTED BY COUNCIL
BUT NOT YET APPROVED AS
OF MARCH 1, 1997

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 678
 RELATED FILE No. DA.03.076
 LOCATION: Part of Lot 1, Concession 2
 APPLICANT: ALTERRA CUSTOM BUILDERS INC.
 CITY OF VAUGHAN

THIS IS SCHEDULE '2'
 TO AMENDMENT No. 678
 ADOPTED THE 25 DAY OF JUNE, 2007

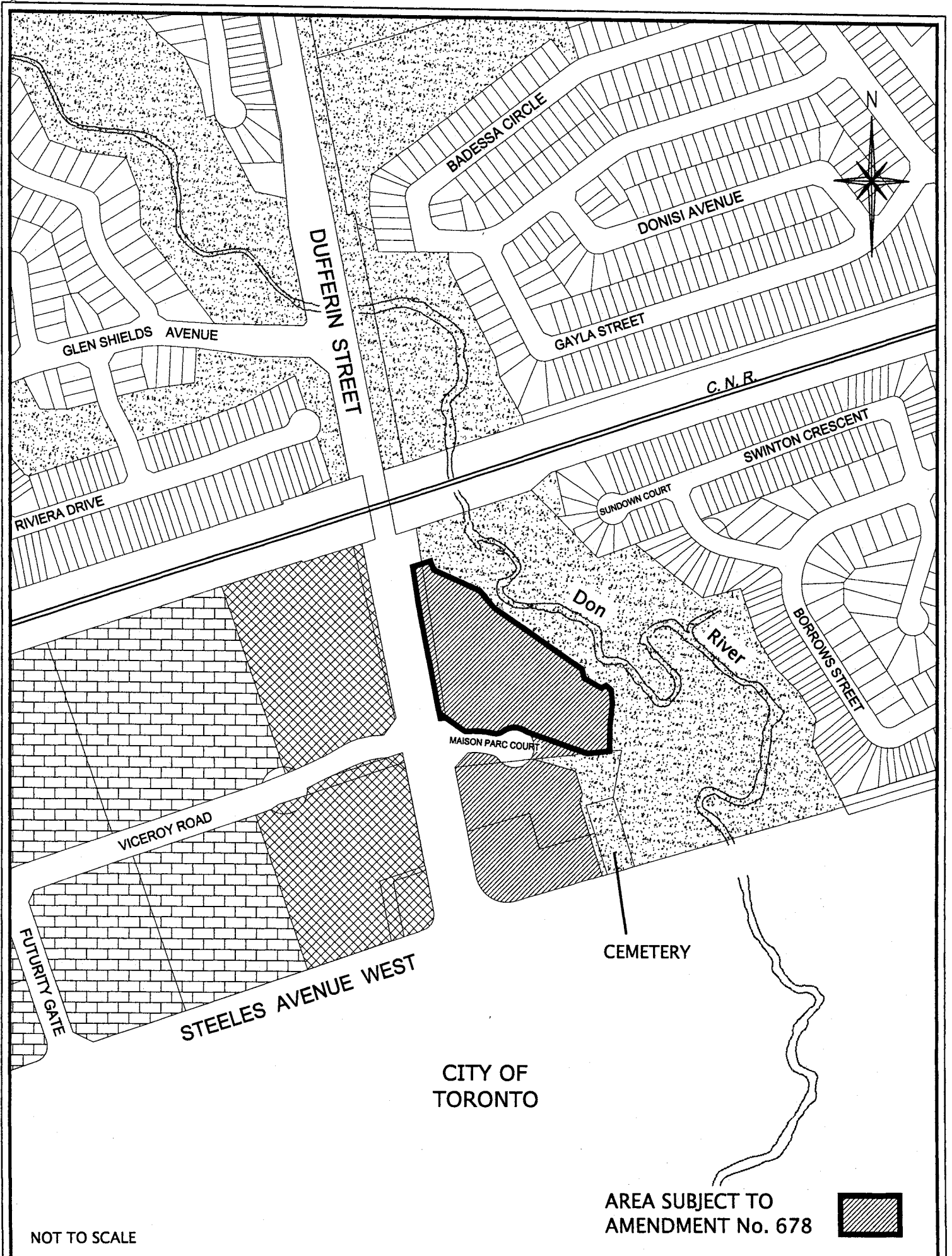
SIGNING OFFICERS

 MAYOR

 CLERK

APPENDIX I

The subject lands are located at the northeast corner of Maison Parc Court and Dufferin Street (2 and 8 Maison Parc Court), in Part of Lot 1, Concession 2, City of Vaughan.





On June 18, 2007, Council considered an application to amend the Official Plan and resolved the following:

1. "THAT Official Plan Amendment File OP.06.020 (Alterra Custom Builders Inc.) BE APPROVED, to amend OPA #210 as amended by site-specific OPA #471, to permit an increase to the maximum net residential density on the subject lands designated "Mixed Commercial/Residential" and shown on Attachment #1 from 148 units/ha to 203 units/ha, thereby increasing the total number of residential apartment units for Buildings "A" and "B" (Building "A" – constructed and Building "B" – proposed) from 269 to 362, thereby representing an increase of 93 units overall, to be situated in Building "B" (from the approved 87 to 180 units) as shown on Attachment #2, on the 1.787 ha site."



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 678

FILE No. OPA 678
 RELATED FILE No. DA.03.076
 LOCATION: Part of Lot 1, Concession 2
 APPLICANT: ALTERRA CUSTOM BUILDERS INC.
 CITY OF VAUGHAN

- OPEN SPACE 
- EMPLOYMENT AREA 
- LOW DENSITY RESIDENTIAL 
- COMMERCIAL 
- MIXED COMMERCIAL/ RESIDENTIAL 