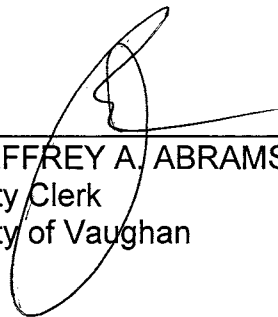


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 700 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board as per Order issued on the 29th day of July, 2010.



JEFFREY A. ABRAMS
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 6th day of October, 2010.

ISSUE DATE:

July 29, 2010



Ontario

Ontario Municipal Board

Commission des affaires municipales de l'Ontario

PL070942

Thornhill Village Plaza Inc. and M4 Developments Inc. have appealed to the Ontario Municipal Board under subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from a decision of the Regional Municipality of York to approve the previously deferred portion of Proposed Amendment No. 669 to the Official Plan for the City of Vaughan for the purpose of amending the Thornhill-Vaughan Community Plan (OPA 210) by re-designating the subject lands, located at 7584 and 7610 to 7616 Yonge Street from "General Commercial" to "Mixed-Use/Mid Rise" and "Heritage Main Street" which limit building heights to a maximum of 5 and 3 storeys respectively

Approval Authority File No. Vaughan OPA 669

O.M.B. Case No. PL070942

O.M.B. File No. O070170

Thornhill Village Plaza Inc. and M4 Developments Inc. have appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan to redesignate lands located on 14 Arnold Avenue and 7584 to 7616 Yonge Street from "Low Density Residential" under OPA 210 to "Mixed Residential/Commercial" on Arnold Avenue and from "General Commercial" under OPA 210 to "Mixed Residential/Commercial" on Yonge Street for the purpose of permitting the development of 9 townhouse units on Arnold Avenue and a 15-storey, 309 unit residential apartment (senior retirement residence) with a ground floor retail component

Approval Authority File No. OP.05.004 - (OPA 700)

O.M.B. Case No. PL080013

O.M.B. File No. PL080013

Thornhill Village Plaza Inc. and M4 Developments Inc. have appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands located on 14 Arnold Avenue from "R1V Single Family Detached Dwelling" to "RM2 Block Townhouse Dwelling, Apartment Dwelling, Multiple Family Dwelling" and on lands located on 7584 to 7616 Yonge Street from "C1 Restricted Commercial" to "RA2 Apartment Dwelling" for the purpose of permitting the development of 9 townhouse units on Arnold Avenue and a 15-storey, 309 unit residential apartment (senior retirement residence) with a ground floor retail component

O.M.B. Case No. PL071208

O.M.B. File No. PL071208

Thornhill Village Plaza Inc. and M4 Developments Inc. has referred to the Ontario Municipal Board under subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, determination and settlement of details of a site plan for lands composed of Lot 66 & 67, Registrar's Compiled Plan 9834 and Lot 4, Registered Plan 2132, municipally known as 7584 to 7616 Yonge Street and 14 Arnold Avenue in the City of Vaughan

O.M.B. Case No. PL080739

O.M.B. File No. PL080739

RECEIVED

AUG 3 2010

CITY OF VAUGHAN
CLERKS DEPARTMENT

Thornhill Village Plaza Inc. and M4 Developments Inc. have appealed to the Ontario Municipal Board under subsection 41(4) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, against By-law No. 323-2007 of the City of Vaughan, which is a By-law to adopt a revised Heritage Conservation District Plan for the Thornhill Heritage Conservation District
O.M.B. Case No. PL080017
O.M.B. File No. PL080017

Thornhill Village Plaza Inc. and M4 Developments Inc. have appealed to the Ontario Municipal Board under subsection 42(7) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, from Council's refusal or neglect to make a decision for a permit to demolish or remove any building or structure, or alter the external portions respecting lands municipally known as 7584 to 7616 Yonge Street and 14 Arnold Avenue, which are located within the Thornhill Heritage Conservation District
O.M.B. Case No. MM080041
O.M.B. File No. MM080041

APPEARANCES:

Parties

Thornhill Village Plaza Inc.
M4 Developments Inc

City of Vaughan

Town of Markham

Counsel

J. Dawson
D. Artenosi

Q. Annibale
B. Duguid
C. Storto

B. Duxbury

AMENDING DECISION DELIVERED BY J. CHEE-HING AND ORDER OF THE BOARD

The Ontario Municipal Board (the "Board") amends its decision issued on June 19, 2009 (the "Decision") to make the following changes:

- Page 5 of the decision is to be amended to delete references made to Member M. Denhez;
- First paragraph on page 5 of the decision be amended to read as follows:

"The Board was advised by the Applicant that the Applicant was withdrawing their appeal of By-law 323-2007 save and except as it affects the subject site upon the Board's approval of the settlement. Accordingly, upon the issuance of the Order in this matter as contemplated herein, the Board will allow the withdrawal of the Applicant's appeal of By-law 323-2007, save and except as such applies to the subject site. As a result, the Board finds that the Thornhill Vaughan Heritage Conservation District Plan (2007), as amended, will come into effect except insofar as it applies to the subject site, upon the issuance of the said Order.";

- The first paragraph of page 2 of the decision is to be amended to correctly state the address of the subject site as follows:

14 Arnold Avenue, 7584, 7586, 7588, 7590, 7592, 7594, 7596, 7598, 7600, 7602, 7604, 7610 and 7616 Yonge Street, City of Vaughan.

In all other respects, the Board's decision remains the same.

Attached hereto is the Board's Interim Order as contemplated in the Decision.

So Orders the Board.

"Jason Chee-Hing"

J. CHEE-HING
MEMBER

ISSUE DATE:

July 29, 2010



PL070942

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

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Approval Authority File No. Vaughan OPA 669

O.M.B. Case No. PL070942

O.M.B. File No. O070170

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Approval Authority File No. OP.05.004

O.M.B. Case No. PL080013

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O.M.B. File No. PL071208

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O.M.B. Case No. PL080739

O.M.B. File No. PL080739

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O.M.B. Case No. PL080017
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O.M.B. Case No. MM080041
O.M.B. File No. MM080041


BEFORE:

J. CHEE-HING
MEMBER

) Monday, the 19th day of
)
) July, 2010

THIS MATTER having come on for public hearing and the Board pursuant to its Decision issued on June 19, 2009 having withheld its Order pending receipt of the final form of the planning documents noted in the said Decision;

THE BOARD ORDERS that the appeal pursuant to subsection 17(36) of the *Planning Act* pertaining to the decision of the Regional Municipality of York to approve the previously deferred portion of the Proposed Official Plan Amendment No. 669 to the Official Plan of the City of Vaughan identified as OMB Case No. PL070942/OMB File No. O070170 is allowed in part and Official Plan Amendment No. 669 is amended in the manner set out in Attachment "1" to this Order and as amended is approved;

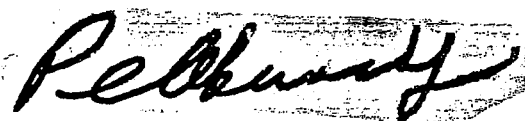
 **THE BOARD ORDERS** that the appeal pursuant to subsection 22(7) of the *Planning Act* pertaining to the City of Vaughan's refusal or neglect to enact a proposed

amendment to the Official Plan of the City of Vaughan identified as OMB Case & File No. PL080013 is allowed in part and the Official Plan for the City of Vaughan is amended in the manner set out in Attachment "2" to this Order and as amended is approved;

THE BOARD ORDERS that the appeal pursuant to subsection 34(11) of the *Planning Act* pertaining to the City of Vaughan's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88, as amended, identified as OMB Case No. PL071208, be allowed in part and By-law 1-88, as amended, is hereby amended in the manner set out in Attachment "3" to this Order. The City of Vaughan is authorized to assign a number to this by-law for record keeping purposes;

THE BOARD ORDERS that the appeal pursuant to subsection 41(4) of the *Ontario Heritage Act* pertaining to the City of Vaughan By-law No. 323-2007, identified as OMB Case No. PL080017, is allowed in part and By-law 323-2007 is hereby amended in the form set out in the "Thornhill Vaughan Heritage Conservation District Plan 2007" prepared by Phillip H. Carter Architect and Planner in Association with Paul Oberst Architect, dated October 2007, except that Section 6.1.3(b) therein is amended on an interim basis and the Board reserves further directions on this provision pursuant to subsection 87(2) of the *Ontario Municipal Board Act* pending the disposition of the other matters in this proceeding of which the Board remains seized, being that the Appendices "C" and "D" referred to therein shall be the site plan drawings in this matter as finally approved; and,

THE BOARD ORDERS that the hearing of the matters identified by the Board as OMB Case Nos. PL080739 and MM080041 is adjourned sine die, and this panel shall remain seized thereof and of all further direction in respect of OMB Case No. PL080017.

A handwritten signature in black ink, appearing to read 'P. Oberst', is written over a rectangular stamp or seal that is mostly illegible.

SECRETARY

AMENDMENT NUMBER 700

TO THE OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 700 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 700.

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. The Amendment will redesignate certain lands from "General Commercial Areas" and "Low Density Residential Area" to a site-specific "Mixed Commercial & Residential Area" and provide exceptions to the "Low Density Residential Area" designation.

The subject Amendment will permit site-specific use of the lands as a mixed-use development consisting of ground floor commercial, residence suites, dwelling units, and an existing heritage structure, and identify the maximum number of storeys, building height standards, maximum density, and the maximum F.S.I. (Floor Space Index) for the portion of the lands to be designated "Mixed Commercial & Residential Area". The subject Amendment will also permit site-specific standards for the lands to remain designated "Low Density Residential Area" by Official Plan Amendment No. 210, as amended.

II. LOCATION

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No.700". The lands are located on the north side of Arnold Avenue, south of Centre Street and on the west side of Yonge Street, known municipally as 14 Arnold Avenue, 7584, 7586, 7588, 7590, 7592, 7594, 7596, 7598, 7600, 7602, 7604, 7610 and 7616 Yonge Street, City of Vaughan.

III. BASIS

The decision to amend the Official Plan to redesignate the Subject Lands from "General Commercial Areas" and "Low Density Residential Area" to "Mixed Commercial & Residential Area" and provide exceptions to the "Low Density Residential Area" designation is based on the following considerations:

1. The Subject Lands are currently designated "General Commercial Areas" and "Low Density Residential Area" by Official Plan Amendment No. 210 (Thornhill Vaughan Community Plan), as amended. An amendment to the Official Plan is required in order to redesignate the Subject Lands "Mixed Commercial & Residential Area" and provide site-specific exceptions to the development standards permitted in the "Low Density Residential Area" designation, in order to facilitate the development of an Apartment Dwelling with at-grade commercial, the retention of a historically significant building, being the Robert Cox House, and a reduced lot size for a single detached residential dwelling.
2. The Provincial Policy Statement provides policies requiring a mix of residential uses that promote cost-effective development standards to minimize consumption. Infill development is also encouraged in order to promote land use patterns and densities that support public transit. Redesignation of the Subject Lands, specifically from "General Commercial Areas" to "Mixed Commercial & Residential Area" will broaden the mix of residential types in the area. The introduction of increased density minimizes land consumption by introducing a greater number of potential residents into the area. The proposed redesignation meets these principles.
3. The Provincial policies outlined in The Growth Plan (Places to Grow) for the Greater Golden Horseshoe establish principles for compact communities that provide a choice in housing and support transit. The proposed development addresses these principles by introducing a higher density onto the Subject Lands, thereby promoting intensification, and by introducing a variation of housing types to that which is already existing in the community while maintaining the integrity of the Thornhill Heritage Conservation District.
4. The Region of York Official Plan (ROP) includes goals and policies that promote a mix of housing types, support compact communities and establish corridors to link urban centres. The proposed redesignation will contribute to the mix of housing and assist in establishing a compact and efficient community. The ROP designates the Subject Lands as "Urban Area" and also identifies Yonge Street as a "Regional

Corridor". The ROP encourages opportunities for higher densities, recognizing the functions of the corridors in linking centres and providing transit routes. According to the ROP, corridors should provide for a range of housing types, employment and services in a mixed use form that is transit supportive. The proposed redesignation meets these principles as commercial uses are provided for in the Heritage Building and at-grade within the Apartment Dwelling.

IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area, as amended, is hereby amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 700" on Schedule "1" attached hereto from "General Commercial Areas" and "Low Density Residential Area" to "Mixed Commercial & Residential Area" with site-specific policies for the remaining lands designated "Low Density Residential Area," collectively the "Subject Lands."
2. Adding to Section 2.2.3.7, "Mixed Commercial & Residential Area" of Amendment No. 210 (Thornhill Vaughan Community Plan), as amended:
 - "e) (OPA # 700) The portion of the Subject Lands located north of Arnold Avenue, south of Centre Street on the west side of Yonge Street being 7584, 7586, 7588, 7590, 7592, 7594, 7596, 7598, 7600, 7602, 7604, 7610 and 7616 Yonge Street, City of Vaughan, being the lands shown as designated "Mixed Commercial & Residential Area" on Schedule "2" of this Amendment, shall be restricted to an apartment building which may include seniors uses with at-grade commercial uses; and, the existing heritage structure known as the Robert Cox House with commercial uses only.
 - i) New development proposed for the lands designated "Mixed Commercial & Residential Area" having frontage on Yonge Street is required to include ground floor at-grade commercial uses. Residential dwelling units, residence suites and uses accessory thereto (except for a lobby) at-grade are not permitted along the Yonge Street frontage.
 - ii) The primary intent for the use of the lands shown on Schedule "1" containing the existing heritage building known as the Robert Cox House is the protection and adaptive re-use of the existing heritage building.
 - iii) The following uses are permitted for the lands designated "Mixed Commercial & Residential Area" as shown on Schedule "2" unless otherwise stated:
 - a. Apartment Dwelling: a maximum of 225 residence suites; or, a maximum of 150 dwelling units; or, a combination thereof not to exceed a total of 225 residence suites/dwelling units (subject to a maximum of 150 dwelling units).
 - b. Retail Commercial Uses;
 - c. Service Uses;
 - d. Business or Professional Office;
 - e. Banking or Financial Institution;
 - f. Club or Health Centre;
 - g. Day Nursery; and,
 - h. Eating Establishment Uses.

- iv) The following uses shall be permitted at-grade along the Yonge Street frontage for the lands designated "Mixed Commercial & Residential Area" as shown on Schedule "2":
 - a. Retail Commercial Uses;
 - b. Service Uses;
 - c. Eating Establishment Uses;
 - d. Business or Professional Office;
 - e. Banking or Financial Institution; and
 - f. Club or Health Centre, subject to a maximum of 25% of the building frontage along Yonge Street and a maximum of 250 sq. m. of gross floor area to be allocated to such use.

- v) The following uses are not permitted for the lands designated "Mixed Commercial & Residential Area" as shown on Schedule "2":
 - a. Retail Stores, Service Uses, Club or Health Centre Uses and Eating Establishment Uses requiring individual premises in excess of 1,000m²;
 - b. Free standing, single storey buildings containing retail uses, restaurants, banking and financial institutions, club or health centres and or commercial schools. This shall not prevent the use of the Robert Cox house for Retail or Service Commercial uses
 - c. Drive-Through facilities of any kind;
 - d. Gas Bars / Service Stations, Public Garage or associated uses, either stand alone or associated with any permitted uses;
 - e. Any use that requires outdoor storage, excluding small scale sidewalk display areas; and,
 - f. Residential uses referenced in iii(a) to be located within the Robert Cox House.

- vi) The building height for new development, not including the Robert Cox House, within the "Mixed Commercial & Residential Area" designation shall be a maximum of 5-storeys and to a maximum height of 17m, subject to the following additional policies:
 - a. With respect to new development having frontage on Yonge Street for the lands designated "Mixed Commercial & Residential Area" as shown on Schedule "2", the building height can be increased by one-storey to a maximum of 6-storeys and a maximum of 20.6m, provided the 6th storey is stepped-back a minimum of 1.5m from the building frontage along Yonge Street for at least 75% of that frontage and stepped back a minimum of 3.5m from the Robert Cox House.
 - b. With respect to new development on the lands designated "Mixed Commercial & Residential Area" as shown on Schedule "2" to the west of the existing Robert Cox House the building height shall be a maximum of 4-storeys and a maximum of 13.5m;

- c. In all new development, the ground floor height shall be a minimum of 4.0m as measured from the average finished grade along Yonge Street from top of floor slab to top of floor slab;
 - d. Appropriate building heights and height transition regulations will be established by the implementing zoning by-law;
 - e. A minimum building height of 2.5 storeys or 8m is required for all new development; and,
 - f. All new development within the "Mixed Commercial & Residential Area" designation shall be subject to site plan control, and shall conform to the Urban Design policies of this subsection 2.2.3.7(e).
- vii) The maximum net site density on the Subject Lands shall not exceed 2.0 Floor Space Index (F.S.I).
 - viii) Buildings shall be oriented toward public streets in order to clearly define the public realm, to create a consistent street wall and to create attractive retail and commercial environments for pedestrians. Buildings and their primary entrances and elevations shall be sited to address public streets and sidewalks along Yonge Street.
 - ix) Any new building construction within the "Mixed Commercial & Residential Area" as shown on Schedule "2" shall occupy a minimum of 70 percent of the buildable street frontage.

Buildable street frontage shall mean the horizontal distance measured from side lot line to side lot line that is not encumbered by any required interior or exterior side yard, or any natural or cultural feature that would otherwise preclude urban development.

- x) When buildings are related to and located at the street, they shall not be separated from the street by either parking areas or driveway aisles.
- xi) All commercial uses located on the ground floor occupying the Yonge Street frontage shall have windows and primary commercial entrances fronting onto the public street system. In recognition of the role that windows play in providing a visual connection between the building and the outside environment, it is important that appropriate glazing materials be used. Glazing materials shall generally allow for the transmission of light and views between the inside and outside, and opaque (i.e. spandrel glass) shall not comprise more than 25% of the total window area.
- xii) Notwithstanding viii) above, an additional 1.5 metre setback to create a recessed building frontage segment of approximately 6-12 metres is permitted.
- xiii) Building mass should reflect a linked series of pavilion type buildings defined by recessed connector building segments. Where any development exceeds 50m of continuous building frontage, a pedestrian connection to the rear lot commercial parking area shall be required. Each pedestrian connection may be privately owned, but must be accessible to the public at all times. For development along the Yonge Street primary commercial frontage a maximum of 65m of continuous building frontage is permitted.
- xiv) The City shall require an enhanced Streetscape Zone to be provided by the proponent along Yonge Street as follows:

- a. A minimum building setback of 1.8 m is required from the right-of-way of Yonge Street. The required 1.8m building setback and any building setback in excess of 1.8m adjacent to the Yonge Street right-of-way shall be considered an enhanced Streetscape Zone and shall be developed in a manner consistent with the Streetscape Improvement Program identified within the Council adopted Thornhill Yonge Street Study (2005); and
 - b. Setbacks from Arnold Avenue right-of-way shall be generally consistent with existing development setbacks and shall be determined by the City through the zoning of the property.
- xv) The provisions of private landscaping and pedestrian-scaled lighting, when not provided in the public right-of-way, is required at the interface between new development and the Streetscape Zone and between buildings and any parking areas.
- xvi) Landscape requirements for new development shall be determined at the site plan approval stage.
- xvii) Commercial and residential parking shall be provided at the rates specified in the implementing zoning by-law. Above grade, structured parking is not permitted. Residential parking, except for visitors and handicapped spaces, shall not be permitted at or above grade. Commercial parking is permitted in underground parking structures and in surface parking lots, subject to the following policies:
 - a. Surface parking areas shall be permitted provided said areas are located to the rear of the lot.
 - b. Parking is not permitted between a public right-of-way and the building face on any public street;
 - c. Trees and other landscape features shall be employed to visually break up large expanses of surface parking and to screen the view of parking lots from public streets; and,
 - d. Parking facilities for bicycles should be provided in residential and commercial developments.
- xviii) Direct vehicular access onto Yonge Street shall be limited to two one-way driveways for access and egress respectively.
- xix) Private lanes and internal driveways are important components of the overall circulation system. Connectivity of the rear driving laneways facilitates traffic movement and shall be encouraged. High quality design, material and execution should be employed in these areas.
- xx) The visibility of any loading, garbage storage and other service areas from any public street or abutting residential community shall be effectively screened. Garbage receptacles/storage shall be provided within the building. Loading and other service areas located outside of the building shall be determined by the City at the time of consideration of the Site Development Application.
- xxi) Signage shall be incorporated into the building, and consistent in design with the village character and the specific guidelines provided in the Thornhill Vaughan Heritage Conservation District Plan (2007), subject to section xxvi) below.
- xxii) Street and pathway lighting shall be consistent in design with the village character and the specific guidelines provided in the Thornhill

Vaughan Heritage Conservation District Plan (2007), subject to section xxvi) below.

- xxiii) None of the provisions of Section 2.2 of this Secondary Plan except for this subsection 2.2.3.7(e) shall apply to the lands designated "Mixed Commercial & Residential Area" as shown on Schedule "2" of this OPA 700.
- xxiv) Sustainable community objectives shall be implemented through building design that: supports cycling and walking; ensures the connectivity of the lands designated "Mixed Commercial & Residential Area" as shown on Schedule "2" to the broader neighbourhood and community; promotes transit opportunities, water/energy efficiencies, energy alternatives, and "green" building design (LEED standards) and site development.
- xxv) Deleting Schedule "A" of Official Plan Amendment No. 210, as amended, and substituting therefore the Schedule "A" attached hereto as Schedule "2."
- xxvi) The Thornhill Vaughan Heritage Conservation District Plan (2007) is currently under appeal. Any new development on the Subject Lands that is within the Thornhill Vaughan Heritage Conservation District shall be consistent with the Thornhill Vaughan Heritage Conservation District Plan (2007) as finally approved by the Ontario Municipal Board.

3. Adding to Section 2.2.2.1 Low Density Residential

"(e) (OPA 700) Notwithstanding anything in this section 2.2 to the contrary, the minimum lot dimensions for the lands designated "Low Density Residential Area" as shown on Schedule "1" shall be 18.2 m (x) 54.0 m."

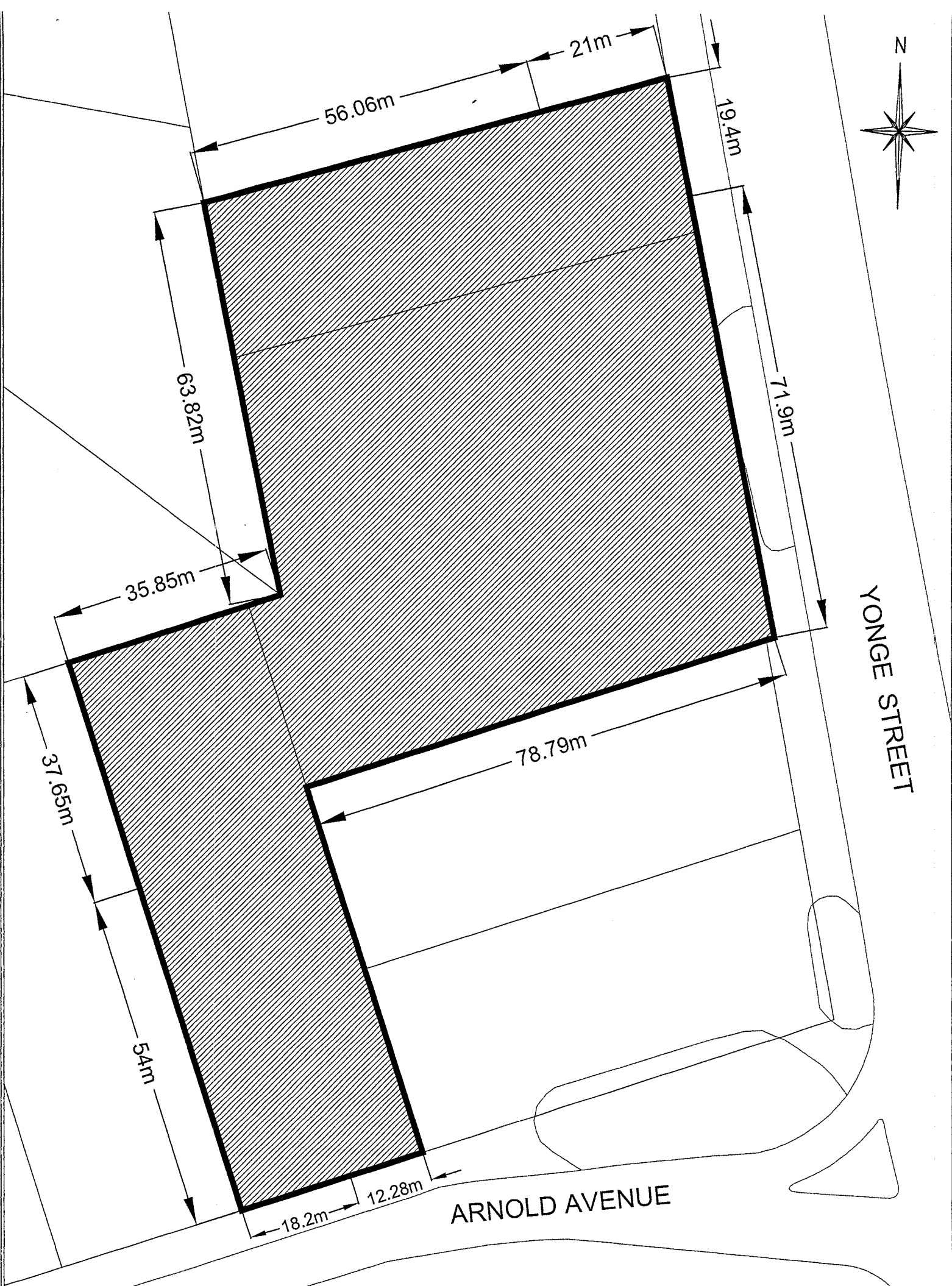
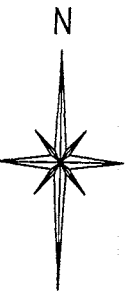
V. IMPLEMENTATION

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 City of Vaughan Comprehensive Zoning By-law 1-88, Thornhill Heritage Conservation District Plan 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.

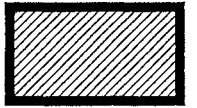
- Schedule "1" Area subject to Amendment No. 700
- Schedule "2" Amendment to Land Use Map (Thornhill Vaughan Community) Schedule "A" of OPA No. 210 (Thornhill Vaughan Community Plan)
- Appendix I Council Action
- Appendix II Existing Land Use



NOT TO SCALE

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 700**

ADOPTED THE _____ DAY OF _____, 2010



AREA SUBJECT TO
AMENDMENT 700

FILE No. OPA 700 & OP.05.004
LOCATION: Part of Lot 30, Concession 1
APPLICANT: THORNHILL VILLAGE PLAZA &
M4 DEVELOPMENTS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER
dated July 29, 2010

MAYOR

CLERK

MODIFICATION #14

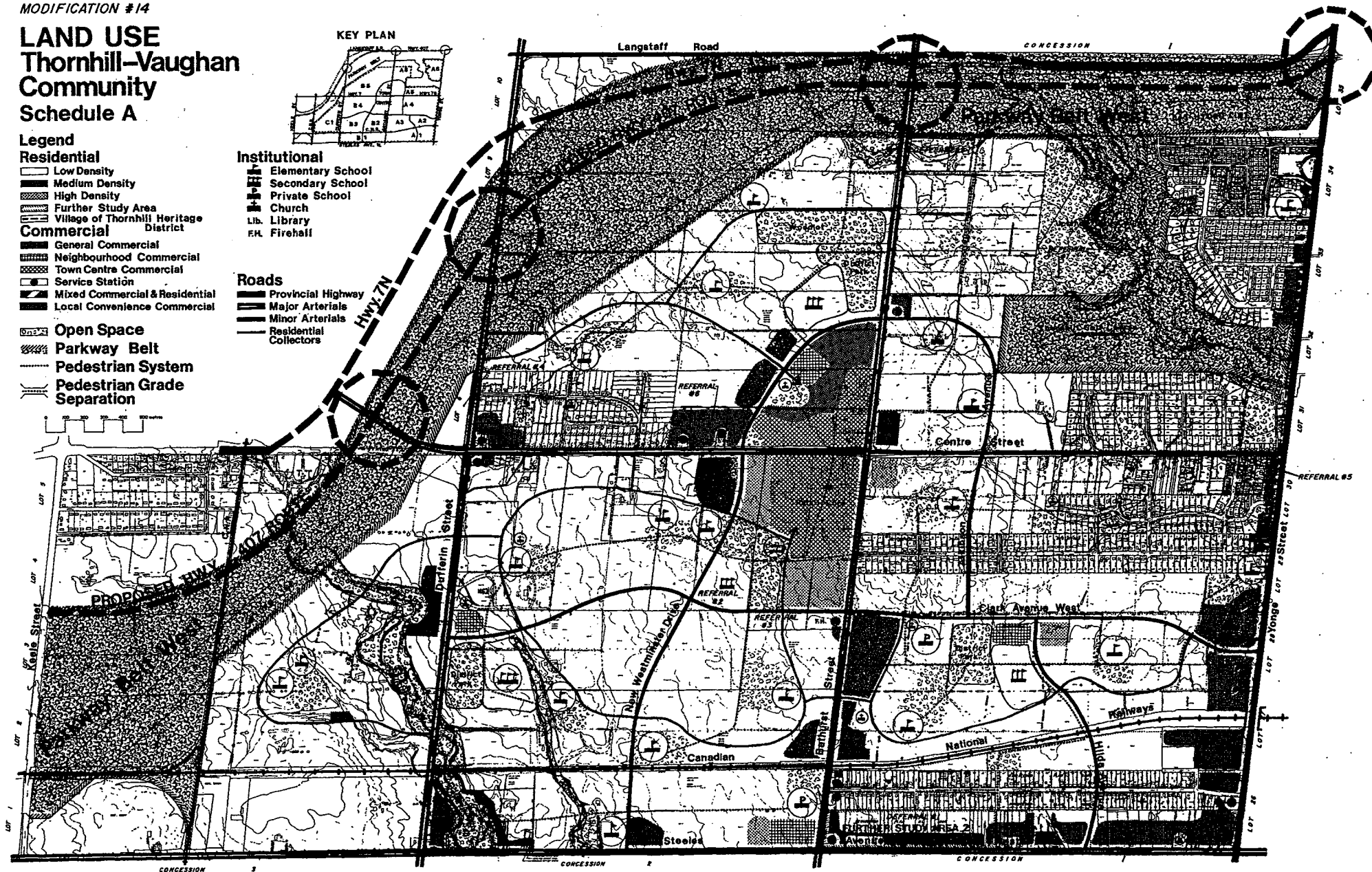
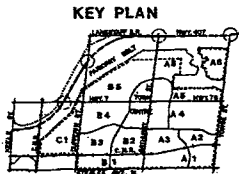
LAND USE Thornhill-Vaughan Community Schedule A

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
 - Library
 - Firehall

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



Amendment 210 to the Official Plan of the Town of Vaughan

NOT TO SCALE

THIS IS SCHEDULE '2' TO AMENDMENT No. 700

ADOPTED THE ____ DAY OF ____, 2010

SIGNING OFFICERS

BOARD ORDER
dated July 29, 2010

MAYOR

CLERK

FILE No. OPA 700 & OP.05.004

LOCATION: Part of Lot 30, Concession 1

APPLICANT: THORNHILL VILLAGE PLAZA &

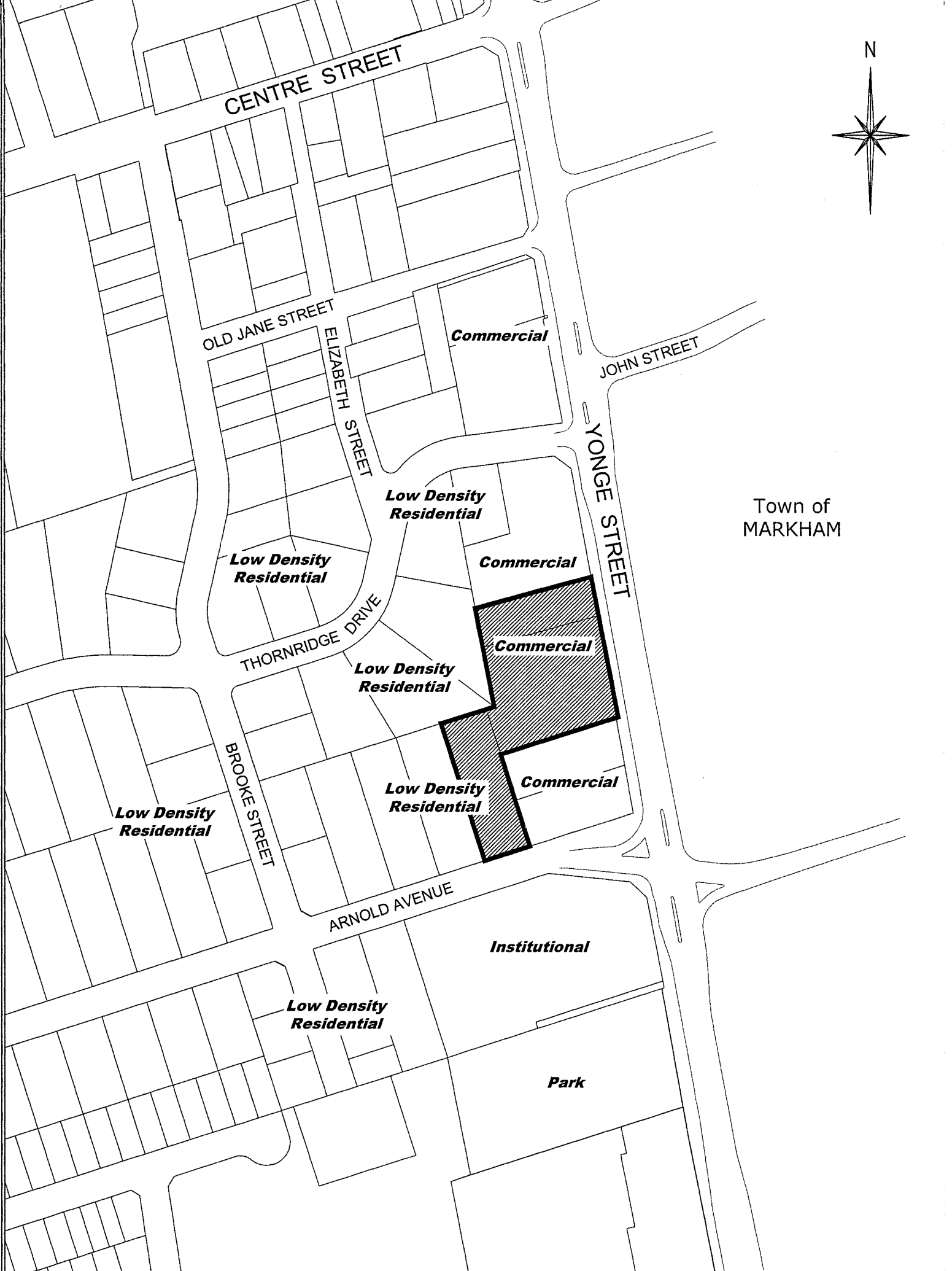
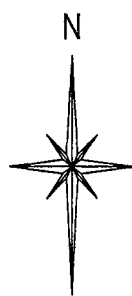
M4 DEVELOPMENTS INC.

CITY OF VAUGHAN

APPENDIX I

The Subject Lands are located on the north side of Arnold Avenue, south of Centre Street and on the west side of Yonge Street, known municipally as 14 Arnold Avenue, 7584, 7586, 7588, 7590, 7592, 7594, 7596, 7598, 7600, 7602, 7604, 7610 and 7616 Yonge Street, City of Vaughan.

On April 14, 2009, Council considered and endorsed a settlement of the OMB appeals related to the Subject Lands. This amendment to the Official Plan reflects the settlement as set out in the planning instruments approved by the OMB.



Town of
MARKHAM


NOT TO SCALE

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 700

FILE No. OPA 700 & OP.05.004
LOCATION: Part of Lot 30, Concession 1
APPLICANT: THORNHILL VILLAGE PLAZA &
M4 DEVELOPMENTS INC.
CITY OF VAUGHAN


SUBJECT LANDS