

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 726
to the Official Plan of the Vaughan Planning Area


I, JEFFREY A. ABRAMS, of the City of Toronto, **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 726 was adopted by the Council of the Corporation of the City of Vaughan on the 8th day of May, 2012, and written notice was given on the 14th day of May, 2012 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 726 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 726 is deemed to have come into effect on the 5th day of June, 2012, 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)
6th day of June, 2012.)



A Commissioner, etc.



JEFFREY A. ABRAMS

*James Todd Coles,
a Commissioner, etc.,
Regional Municipality of York, for
The Corporation of the City of Vaughan.
Expires March 27, 2013.*

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 67-2012

A By-law to adopt Amendment Number 726 to the Official Plan of the Vaughan Planning Area.

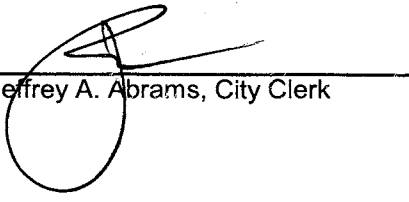
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 726 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.

Enacted by City of Vaughan Council this 8th day of May, 2012.



Hon. Maurizio Bevilacqua, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 726
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 726 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 726.

Also attached hereto but not constituting parts of the Amendment are Appendices "I" and "II".

Authorized by Item No. 15 of Report No. 8
of Committee of the Whole
Adopted by Vaughan City Council on
March 20, 2012

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. 240 (The Woodbridge Community Plan) as amended by Official Plan Amendments #542, #661 (Avenue Seven Land Use Futures Study) and #682 to increase the maximum permitted number of storeys on the subject lands from 6 storeys to 7 storeys to facilitate 2-storey apartment dwelling units that occupy the 6th and 7th floors of a proposed apartment building.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands") are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 726". The Subject Lands are located on the north side of Regional Road 7, between Wigwoss Drive and Pine Valley Drive, known municipally as 4700 Regional Road #7, City of Vaughan.

III BASIS

The decision to amend the Official Plan No. 240 (The Woodbridge Community Plan) as amended by Official Plan Amendments #542, #661 (Avenue Seven Land Use Futures Study) and #682 to increase the permitted number of storeys on the Subject Lands from 6 to 7 storeys is based on the following considerations:

1. The Amendment conforms to the permitted density within the "High Density Residential" land use designation approved by OPA #542 and #682, and the "Prestige Area – Centres Avenue Seven Corridor" land use designation approved by OPA #661. The additional storey conforms to the maximum building height of 24 m permitted on the Subject Lands.
2. The Amendment facilitates the development of the Subject Lands that conforms with the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and adds to the range of housing types available in the Community. The Amendment is consistent with Provincial initiatives supporting intensification that is planned and coordinated within built-up areas that have a compact form, and a density that allow for the efficient use of land and infrastructure.
3. The Amendment facilitates development that is consistent with the Growth Plan by directing and focusing growth to a Regional corridor.

4. The Region of York Official Plan designates the Subject Lands as "Urban Area". The Amendment facilitates development on the Subject Lands that is consistent with the Regional Official Plan policies that direct development to existing built-up portions of the urban area and provides for a range of housing options for future residents.
5. The Subject Lands are designated "Prestige Area-Centres Avenue Seven Corridor" by OPA #661, as amended by OPA #682 which was adopted by Council on September 11, 2008. This Amendment increases the permitted number of storeys on the Subject Lands from 6 storeys to 7 storeys. The maximum permitted building height (24 metres), density (150 units/ha), and unit count (122 units) will be maintained in accordance with OPA #682. The proposed 2-storey apartment units will occupy the 6th and 7th floors, and provide an alternative housing choice.

Having received a statutory Public Hearing held on October 25, 2011, Vaughan Council on March 20, 2012, approved Official Plan Amendment File OP.11.008 to amend OPA #240 (The Woodbridge Community Plan) as amended by Official Plan Amendments #542, #661 (Avenue Seven Land Use Futures Study), and #682, specifically to increase the number of permitted storeys on the Subject Lands from 6 storeys to 7 storeys.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 (The Woodbridge Community Plan), as amended by Amendments #542, #661 and #682 to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Deleting Subparagraph 1) ii) from Subsection q), Section 3.4, Residential Specific Policies, respecting the lands located on the north side of Regional Road 7, known municipally as 4700 Regional Road 7 (Phase 2) implemented by OPA #682 and substituting therefor the following:

"ii) Phase Two (2) – a maximum 4 to 7-storey residential building (with 2-storey dwelling units that occupy the 6th and 7th floors) with a maximum of 122 dwelling units. Notwithstanding, the maximum building height permitted within 30 metres of the residential designation shall be 4-storeys; and, the easterly portion of the building may exceed 7-storeys, to a maximum building height of 24 metres, due to the slope in the grade across the subject lands."
2. Deleting Schedule "A" to Amendment No. 240 and substituting therefor 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 Vaughan Zoning By-law, Site Plan Approval and Draft Plan of Condominium and Part-Lot Control, 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.

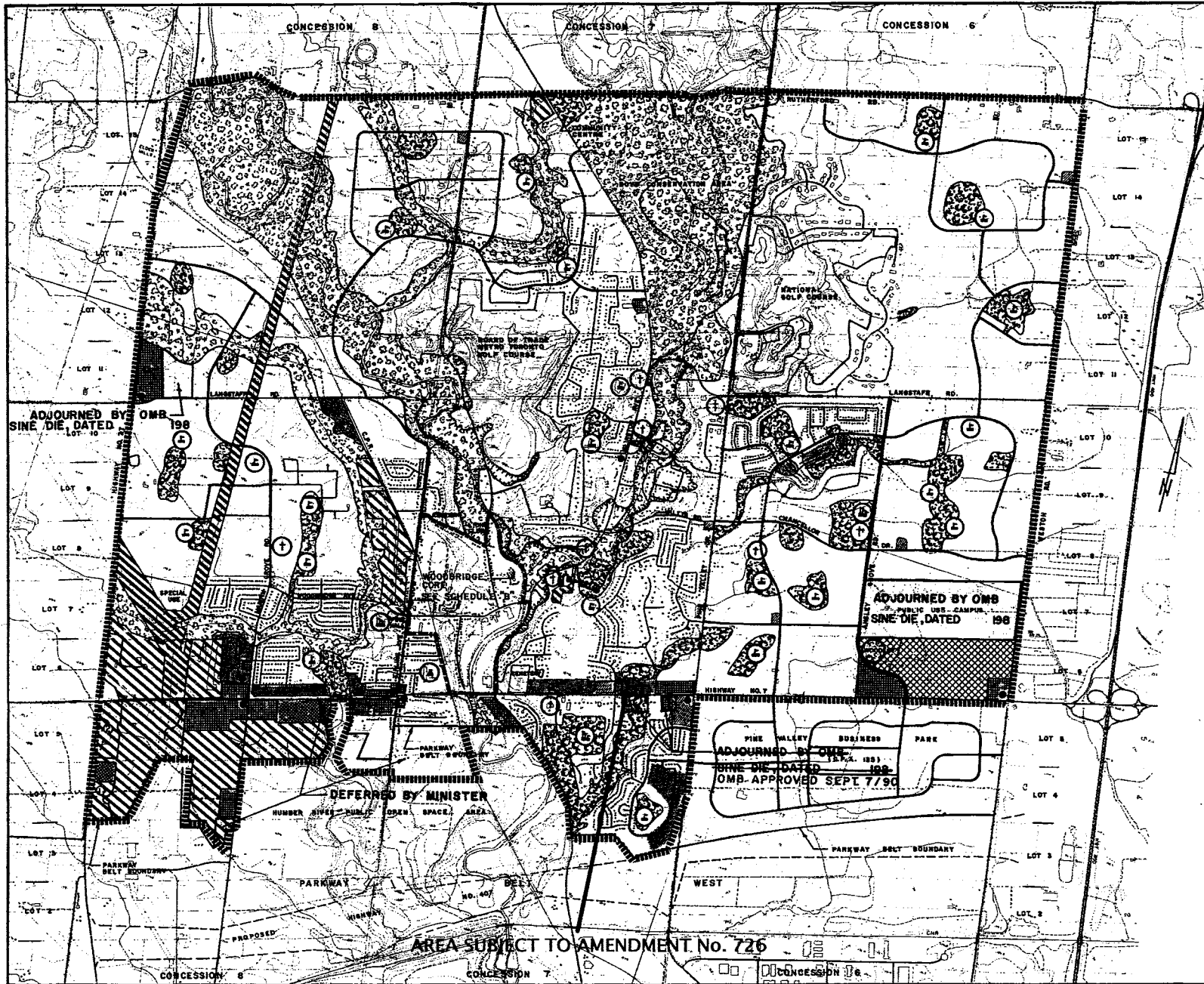
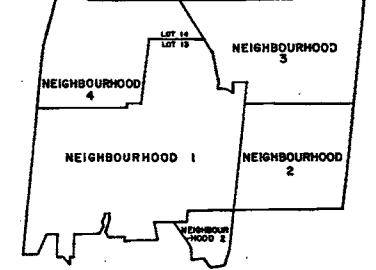
THIS IS SCHEDULE "A"
 TO AMENDMENT NO. 240
 ADOPTED THE ___ DAY OF _____, 2005

- MAYOR _____
 DEPUTY 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

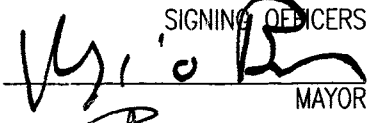
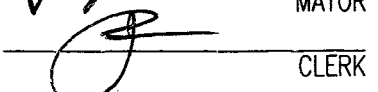
WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



FILE No's. OPA #726 & OP.11.008
 RELATED FILE No. Z.11.033
 LOCATION: Part of Lot 6, Concession 7
 APPLICANT: VISTA PARC LIMITED
 CITY OF VAUGHAN

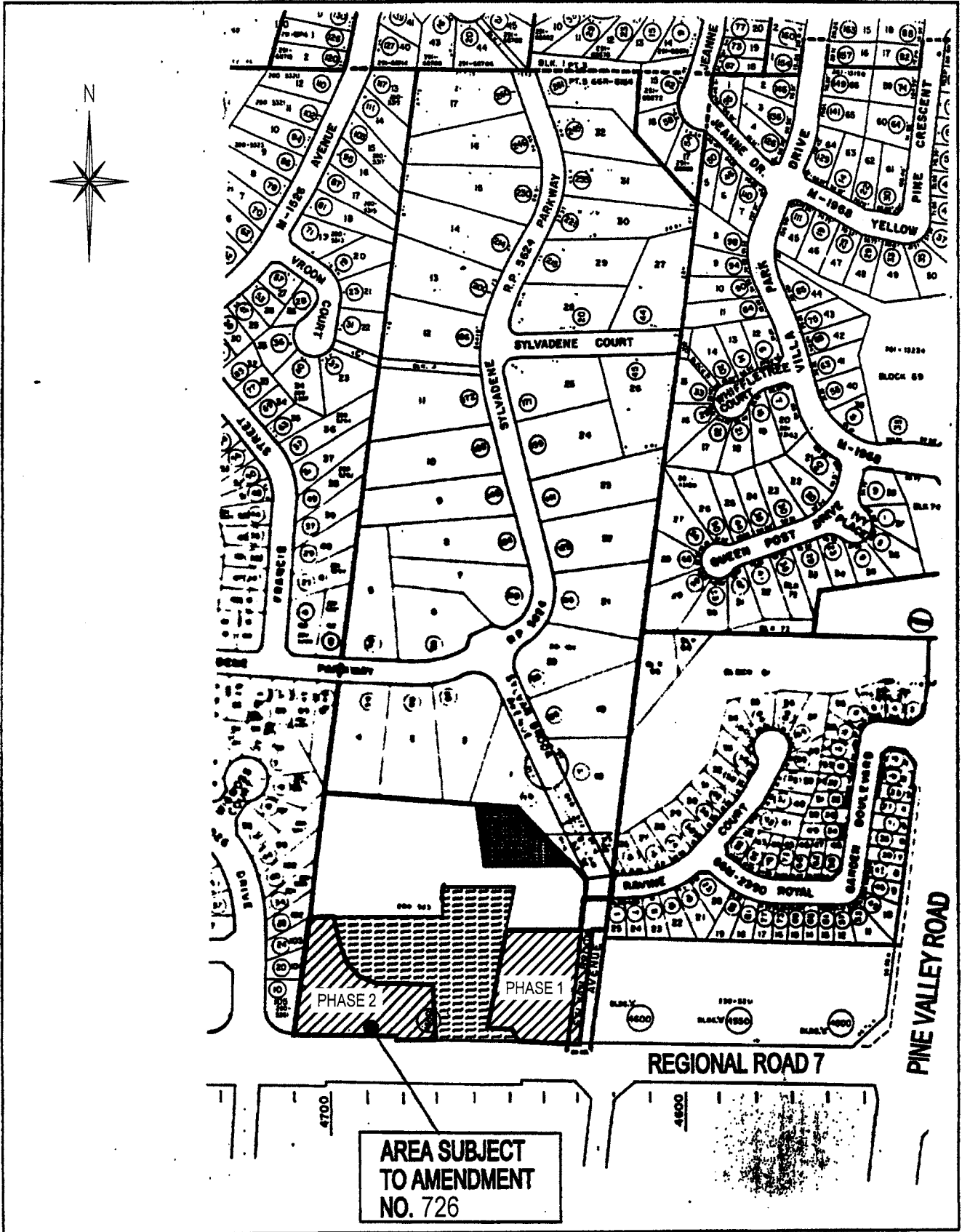
THIS IS SCHEDULE '1'
 TO AMENDMENT No. 726
 ADOPTED THE 8th DAY OF MAY, 2012

SIGNING OFFICERS

 MAYOR

 CLERK

LEGEND

-  LOW DENSITY RESIDENTIAL
-  OPEN SPACE
-  HIGH DENSITY RESIDENTIAL
-  DRAINAGE TRIBUTARY

THIS IS SCHEDULE '2'
TO AMENDMENT No. 726

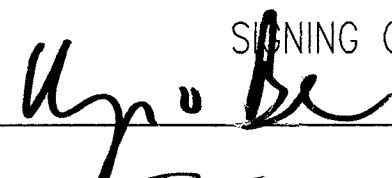



THIS IS SCHEDULE '2'
TO AMENDMENT No. 726

NOT TO SCALE

ADOPTED THE 8th DAY OF MAY, 2012

FILE No's. OPA #726 & OP.11.008
RELATED FILE No. Z.11.033
LOCATION: Part of Lot 6, Concession 7
APPLICANT: VISTA PARC LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

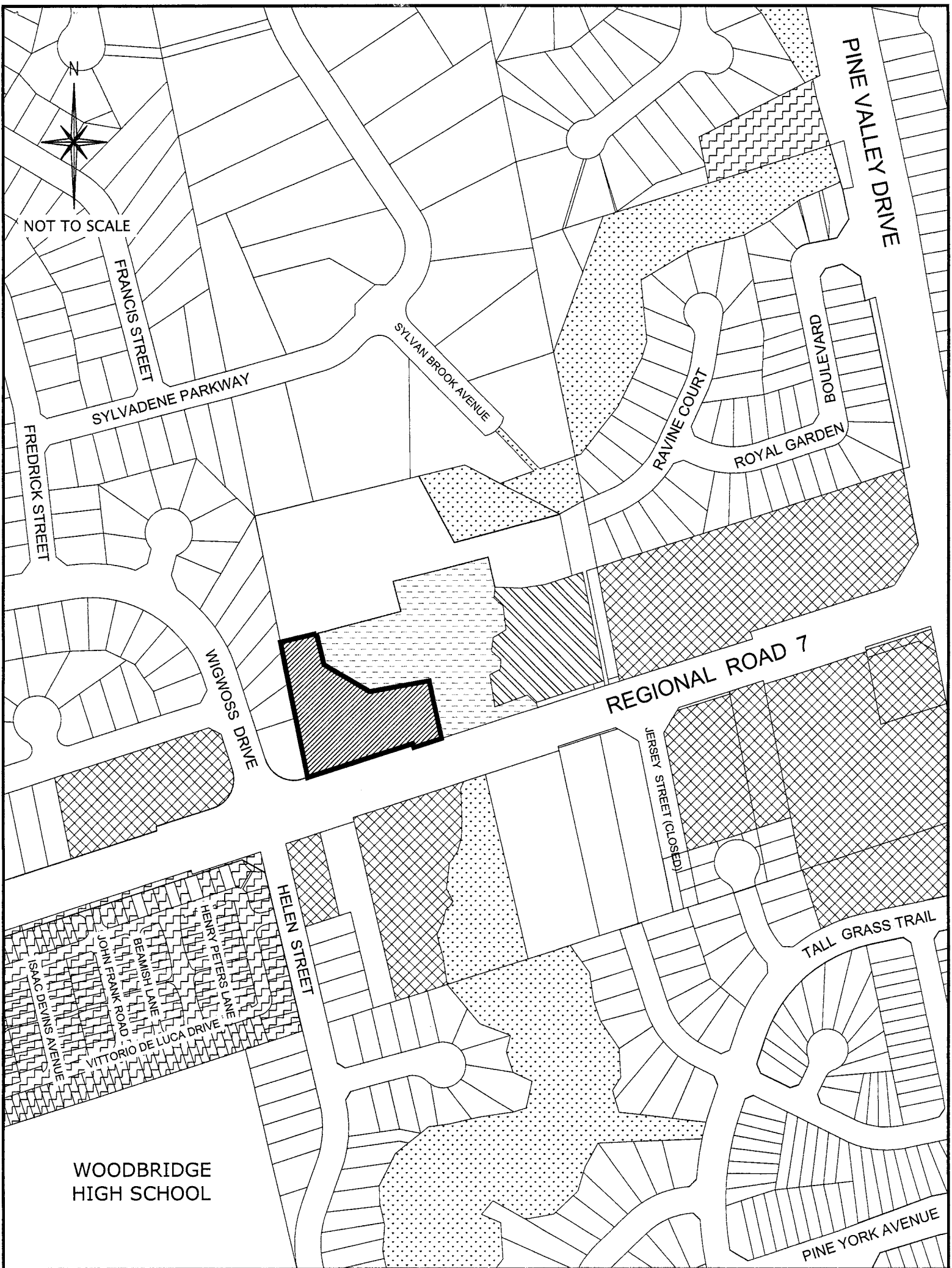
APPENDIX I

The subject lands are located on the north side of Regional Road 7, west of Pine Valley Drive, known municipally as 4700 Regional Road 7, in Part of Lot 6, Concession 7, City of Vaughan.

On March 20, 2012, Council considered Official Plan and Zoning By-law Amendments Files OP.11.008 and Z.11.033 and adopted the following resolution:

- “1. THAT Official Plan Amendment File OP.11.008 (Vista Parc Limited) BE APPROVED, to amend OPA #661, as amended by site-specific OPA #682, specifically to increase the maximum permitted building height on the subject lands from 6 storeys to 7 storeys to facilitate 2- storey apartment units between the 6th and 7th floors.







2. That Zoning By-law Amendment File Z.11.033 (Vista Parc Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically the RA2(H) Apartment Residential Zone subject to Exception 9(1131), to increase the maximum permitted building height on the subject lands from 6 storeys to 7 storeys together with site-specific zoning exceptions.”



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 726

FILE No's. OPA #726 & OP.11.008
 RELATED FILE No. Z.11.033
 LOCATION: Part of Lot 6, Concession 7
 APPLICANT: VISTA PARC LIMITED
 CITY OF VAUGHAN

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AREA SUBJECT TO AMENDMENT No. 726	
LOW DENSITY RESIDENTIAL	
MEDIUM DENSITY RESIDENTIAL	
HIGH DENSITY RESIDENTIAL	
COMMERCIAL	
OPEN SPACE	
DRAINAGE TRIBUTARY	