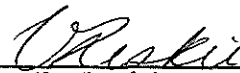


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 290 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 20th day of December, 1989. The attached text incorporates said modifications which are typed in script.



V. Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 4th day of November, 1994.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 293-88

A By-law to adopt Amendment Number 290 to the Official Plan of the Vaughan Planning Area

NOW THEREFORE The Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 290 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 290 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST and SECOND time this 20th day June, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

R.A. Panizza, Town Clerk

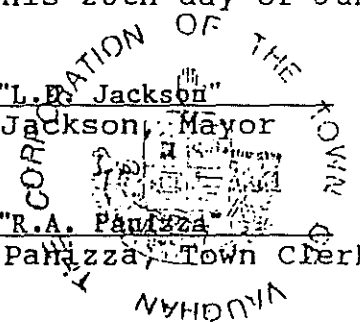
READ a THIRD time and finally passed this 20th day of June, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

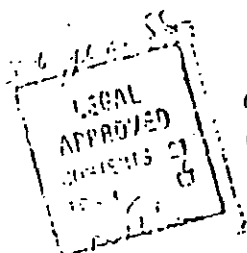
R.A. Panizza, Town Clerk



AMENDMENT NUMBER 290
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 290 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 290.

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



A PURPOSE AND LOCATION

A.1 PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment No. 150 (Maple Community Plan) to incorporate an additional residential neighbourhood comprising approximately 6,500 persons and related commercial and institutional uses into the community plan. Accordingly, this Amendment redesignates lands from "Rural Area" to "Residential Area" (Low and Medium Density), "Open Space Area", "Neighbourhood Commercial Area", "Local Convenience Commercial Area", "Office Commercial Area" and "Further Study Area" in a manner as outlined on Schedule "1" attached hereto.

It is intended that the present policies contained within the Maple Community Plan shall apply except as they may be amended or expanded upon by the further specific policies contained herein.

A.2 LOCATION

The subject lands are outlined on Schedule "1" Land Use Plan attached hereto and are located in Parts of Lots 21 to 25, Concession 4, in the Town of Vaughan. They comprise approximately 210 hectares (520 acres) and are situated immediately northeast of the intersection of Jane Street and Major Mackenzie Drive, and northwest of the existing Maple Community (Neighbourhood 1). The site forms over half of the original Concession block bounded by Major Mackenzie Drive, Jane Street, Teston Road and Keele Street.

B BASIS

The plan was prepared based on the following precepts:

B.1

Since the approval of the Maple Community Plan (OPA #150) by Council in May, 1983, development of the area has proceeded very rapidly. Virtually all areas designated for residential development have proceeded to subdivision approval, the majority of plans of subdivision are now registered and many are occupied. The population for Maple in 1988 is estimated to be approximately 9,000 persons in contrast to approximately 1,775 persons in 1983. It is expected that this rate of development will likely continue until the present neighbourhoods are fully developed. This could likely occur by 1992. Consequently, it is clear that expansion of the community can be warranted. The subject amendment area is considered to be a logical extension to this rapidly urbanizing community.

This development is intended to meet the needs of the provincial policy statement on Land Use Planning for Housing by providing a variety and range of housing forms within the municipally defined planning area. To provide an opportunity for the development of affordable housing, 25% of all new residential development is intended to be affordable to households as defined by the policy statement.

B.2

Council formalized direction to undertake a review of the entire Maple Community Plan area in July 1987, which is now in progress. In the interim, Council directed that consideration of the subject lands proceed.

The subject lands comprise the "Shur Gain Research Farm" which is a large intensive livestock operation. The expansion of the Maple Community together with the continued intensification of the farming operation has led to considerable land use conflict between the two uses, and in particular, the adjacent residential neighbourhood.

The development of this area as a residential community and the relocation of the Shur Gain Research Farm to another area will solve this land use conflict between the Research Farm and the existing Maple Community.

B.3

Due to the size and physical characteristics of the site, a proper functioning neighbourhood of *approximately 6,500 persons* can be designed, centred on the Open Space system which incorporates the west branch of the Don River, two neighbourhood/elementary school campuses and a larger Community park. The amendment area will also contain the site for a high school to serve the entire Maple Community Area and commercial facilities geared predominantly to the new neighbourhood.

B.4

Servicing improvements necessary to service the amendment area will be designed based on the ultimate servicing area as defined by the Town.

B.4.1

Sanitary servicing capacity has been identified for the entire amendment area and is to be confirmed by the Region of York prior to the registration of the plans of subdivision. Future capacity will be identified based on further monitoring and assessment of residential sewage flows. Sanitary flows from the amendment area can be conveyed to the York Durham Sewage Scheme through new sewers constructed to supplement those reaches of the North Maple Collector sewer from the York Durham trunk to Maple which have inadequate capacity.

B.4.2

Water supply and distribution improvements will be undertaken based on storage improvements necessary to service the ultimate service area and a water distribution system designed for the subject lands and surrounding area.

B.4.3

Storm water management will be undertaken based on an overall storm water management plan for the watershed.

B.4.4

Excellent accessibility exists to the site via Jane Street, Major Mackenzie Drive, McNaughton Drive, Keele Street and Highway #400.

C LAND USE POLICIES

i) Add the following to Paragraph 1.1.(b):

Neighbourhood 5 - 12.4 units per net residential ha.

ii) Deleting the words - "and link dwelling units which do not exceed the net density permitted in this category" from Paragraph 1.1.(a) and adding the words - "en block, stacked or street townhouse units, maisonettes, duplexes, quadruplexes and other building forms which do not exceed the permitted density and are included in the urban design guidelines, as approved by Council."

Adding the following to Paragraph 1.1.(b):

iii) " Neighbourhood 5 - 12.5 units per net hectare for low density

- medium density development to accommodate affordable housing, as required by the Provincial Policy Statement, shall be permitted at a density level ranging from 30 units per hectare to a maximum of up to 60 units per hectare, provided that the density of such development is distributed to the greatest degree possible, throughout all levels of the medium density range. The distribution of specific density levels throughout the medium density area shall be comprehensively established in the overall implementing zoning by-law. Such development shall provide for a variety of dwelling types and shall achieve the Provincial objective regarding affordable housing;

- an increase in density of up to 25% of the maximum medium density is permitted to accommodate approximately 60 non-profit housing units."

Adding the following to Subsection 1.2 as Paragraph (e):

(e) HOUSING MIX in lands subject to OPA #290

1) The amendment area shall provide a range of low and medium density housing types with a housing mix of approximately 75% low density and 25% medium density. The medium density area(s) shall accommodate the affordable housing component as defined in the Provincial Policy Statement.

2) Medium Density development shall be integrated throughout the west half of Neighbourhood 5 and is subject to the following locational and urban design policies:

i) Such development shall be oriented to school and park areas, commercial areas and locations where convenient access to the collector road system is available;

ii) Such development shall be of a form and scale sensitive to and consistent with the ground-related low density residential character of the community;

iii) Urban design guidelines describing the design of individual dwelling types and styles shall be

required to more particularly establish the form, scale, design and streetscape of such development in a manner consistent with ii) above;

iv) All medium density development shall be subject to a site plan agreement in accordance with the Town's Site Plan By-law;

v) The urban design guidelines shall be approved by the Town concurrent with council's consideration of the implementing zoning by-law(s).

3) Delete the following from Paragraph 1.2 b) of OPA #150 "low density".

1.3 NEIGHBOURHOODS

i) Delete Paragraph 1.3 a) and replace as follows:

"1.3 a) Five residential neighbourhoods are set out on the Schedule "A" being Schedule "1" to Amendment No. 290 and identified as Neighbourhoods 1, 2, 3, 4 and 5;"

Deleting Paragraphs ii) and iii) of Paragraph 1.3 (b) and by substituting the following:

ii) 1.3 b) Populations will be calculated at an ultimate figure of 4.0 persons per new low density residential, 3.4 persons per new medium density residential unit, 3.2 persons per existing unit and 2.5 persons per seniors accommodation. Residential units calculated on the basis of 14.3 units per net hectare in Neighbourhoods 2, 3 and 4, and in Neighbourhood 5, the units will be calculated on 12.4 units per net hectare for low density residential, 60 units per net hectare for medium density residential provided that an increase in density is permitted up to 25% of the maximum density to accommodate approximately 60 non-profit housing units. Population totals will be calculated by using the density standards above times the final land use areas when the residential proportions are determined.

iii) Amend the sixth line in Paragraph 1.3 c) of OPA #150 to read:

"for low density residential purposes in Neighbourhood 2, 3 and 5 at a density of 13.0 units per net hectare."

v) Add the following Paragraph f) to Section 1.3:

f) Development within Neighbourhood 5 for any residential uses shall not occur until all livestock operations within the entire Neighbourhood have ceased. The zoning by-law for any residential area within Neighbourhood 5 shall ensure that any lands not approved for residential development shall be used only for the raising of common field crops.

1.4 GENERAL RESIDENTIAL POLICIES

i) Amend the second line in Paragraph 1.4 c) to read:

.... "valleylands in Neighbourhoods 3, 4 and 5,"

2.0 COMMERCIAL AREAS

2.1 DEFINITION AND GENERAL PROVISIONS

- i) Revise Subsection 2.1 a) as follows:

"The Commercial classification of land shall mean that the permitted uses of land shall be for the selling buying, leasing and exchanging of goods and services. For the purpose of this Plan, Commercial Area designations are categorized into five distinct types:

Maple Commercial Core Area
Community Commercial Centres
Local Convenience Commercial Areas
Service Stations
Office Commercial Areas

In addition, a "Further Study Area" designation is established and shall be subject to the policies of Subsection 2.7."

2.3 COMMUNITY COMMERCIAL CENTRE

- i) Add the following provisions to Subsection 2.3:

"c) An additional community commercial centre is designated on the northwest corner of Keele Street and the northerly collector road access to Neighbourhood 5.

d) The maximum permissible gross floor area of such commercial centre shall be in the order of 5,000 square metres."

9.2 SANITARY SEWERS

i) Add the following subsection to Section 9.2:

- c) Development withing Neighbourhood 5 is predicated upon the construction of new sewers to supplement those reaches of the North Maple Collector sewer from the York Durham trunk to Maple which have inadequate capacity to accommodate the service area as determined by the Town.

Prior to final approval of subdivision plans(s) within Neighbourhood 5, such improvements shall be identified and satisfactory arrangements made for their implementation.

- d) *Neighbourhood 5 has been assigned and allocated sewage capacity by the Town Council. Prior to registration of the plan(s) of subdivision, servicing capacity is to be confirmed by the Region of York.*

10. STAGING

The phasing of Neighbourhood 5 shall be such that the affordable housing units will be developed in proportion to the single family residential units. The details of the pasing shall be specified in the subdivision agreement(s) between the Town and the proponent. Holding Zones will be used to assure development occurs in a sequence that will satisfy the Town and the provincial housing objectives, whereby each phase will consist of approximately 25% affordable housing. The "H" prefix will be removed from each phase when 75% of the affordable housing units in the previous phase are under construction.

D IMPLEMENTATION

This Amendment shall be subject to the Implementation provisions of Official Plan Amendment No. 150 (Maple Community Plan).

E INTERPRETATION

The provisions of Official Plan Amendment No. 150 (Maple Community Plan) regarding the interpretation of that Plan shall apply with respect to this Amendment. *Statistics including population allocations and rights-of-way widths are approximate and should be regarded as flexible. Variations within five (5) percent from the statistics shall be permitted as long as the intent of the policies of this Plan are maintained.*

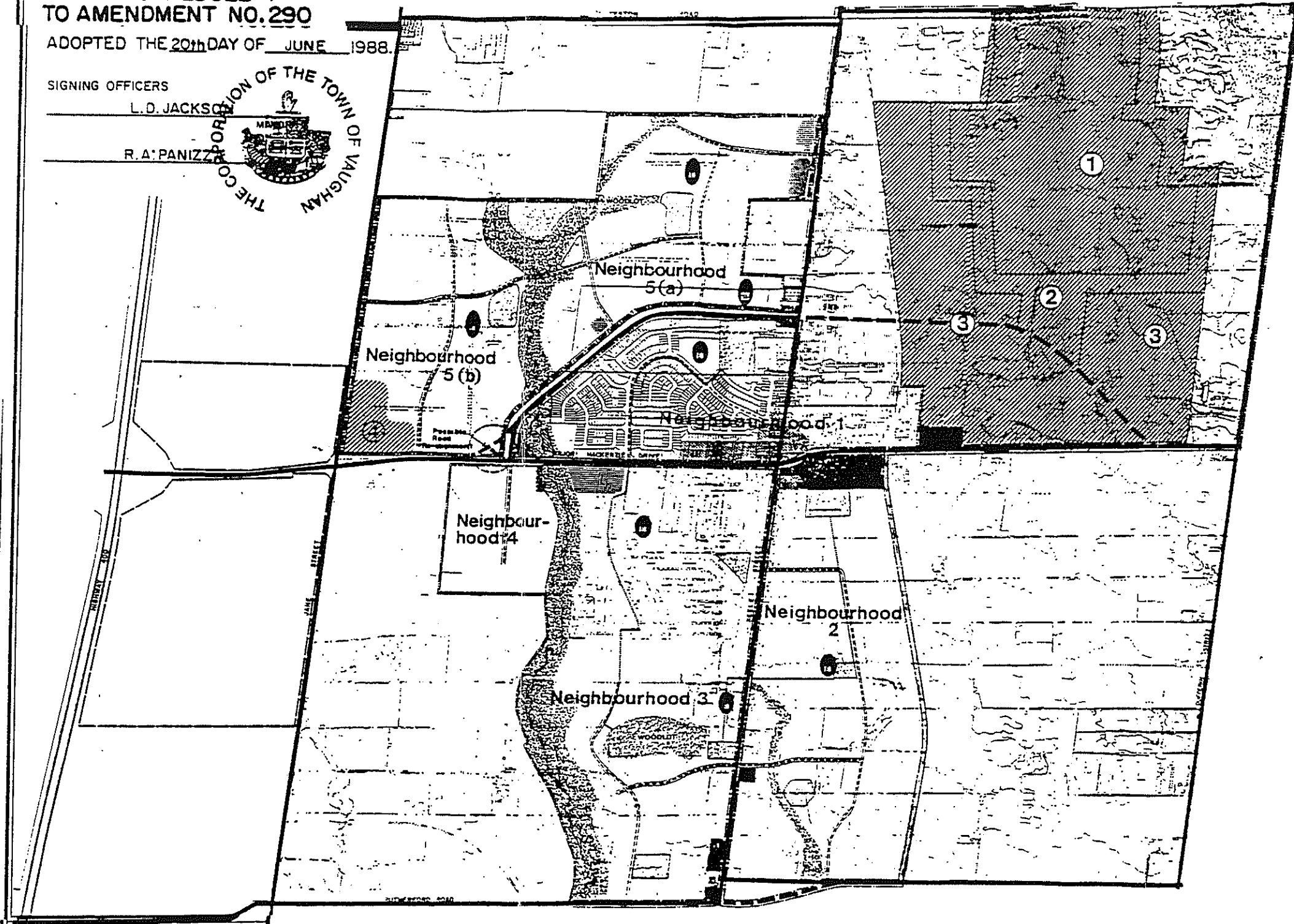
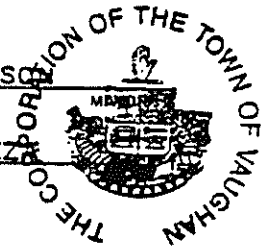
**THIS IS SCHEDULE '1'
TO AMENDMENT NO. 290**

ADOPTED THE 20th DAY OF JUNE 1988.

SIGNING OFFICERS

L. D. JACKSON

R. A. PANIZZI



**SCHEDULE '1'
LAND USE PLAN**

LEGEND

- | | |
|-------------|-------------------|
| Residential | Institutional |
| Industrial | Elementary School |
| Open Space | Secondary School |
| Park | Firehall |
| | Rural |
| | Pedestrian System |

Commercial

- Maple Commercial Core Area
- Community Commercial Centre
- Local Convenience Commercial
- Office Commercial
- Service Centre

ROADS

- Existing Arterial
- Proposed Arterial
- Feeder

Special Use Areas

- Sanitary Landfill
- Buffer Area
- Aggregate Extraction
- Further Study Area
- O.P.A. 150 Boundary
- Area Subject to Amendment 290
- Neighbourhood Boundary

Scale 1/1

SCHEDULE '1'
OPA 290

OPA 150
Schedule 'A'
As Amended

MAPLE
COMMUNITY
PLAN

APPENDIX I

LAND USE SCHEDULE

	<u>Hectares</u>	<u>Acres</u>
Residential (1)	135	334
Commercial	4.65	11.5
Elementary Schools	5.7	14
High Schools	6.8	17
Community/Neighbourhood Parks	10.5	26
Open Space - Valleylands	23.0	57
Open Space - Woodlot	2.4	6
Further Study Area	10.1	25
Feeder Roads 23m	11.9	29.5
TOTAL	210.4	520

(1) includes local streets

APPENDIX II

COUNCIL PUBLIC HEARING MINUTES 22 SEPTEMBER 1987

"ORIGIN

Pursuant to section 17 of the Planning Act, the applicant has requested an amendment to the Official Plan of the Vaughan Planning Area.

LOCATION

the subject lands are located in parts of Lots 21 to 25, concession 4, in the Town of Vaughan. They comprise approximately 210 ha (520 acres) and are situated immediately northeast of the intersection of Jane Street and Major Mackenzie Drive, and northwest of the existing Maple Community (Neighbourhood 1). The site forms over half of the original concession block bounded by Major Mackenzie Drive, Jane Street, Teston Road and Keele Street.

PROPOSAL

To redesignate the subject lands from "Rural" to a low density residential neighbourhood including parks, two elementary schools, and a potential high school site. An industrial area is proposed along Keele Street. Large mixed commercial development, together with local convenience commercial sites, have been sited at the northeast corner of Major Mackenzie Drive and Jane Street.

Mr. Murray Pound, Planning Consultant, outlined the application for the Public Hearing.

Mayor Jackson stated, following Mr. Pound's presentation, that a request had been received from Classicomm to film the proceedings of the Council Public Hearing. Mayor Jackson asked if there was anyone in the council Chambers who objected to being filmed; no one stated in the affirmative.

MOVED by Councillor Cipollone
seconded by Regional & Local Councillor Di Giovanni

THAT the Rules of Procedure be waived to allow the filming of the proceedings of the Council Public Hearing.

CARRIED

Mr. Pound presented a suggested course of action for Council to consider, which requested Council to approve the Official Plan Amendment and allocate the sewage capacity necessary for the development.

Mr. Fausto Sacchetti, President of The Gates of Maple Ratepayers' Association, asked members of Council to ensure that the provision of services and other technical and engineering requirements to bring the project to reality.

He also requested Council to capitalize on the willingness of the developer who had showed a spirit of co-operation with the residents in Maple.

Mr. Peter Meffe, Director with The Gates of Maple Ratepayers' Association, spoke in favour of this proposal.

Mr. P. Ricardi, 207 Mathewson Street, Director with The Gate of Maple Ratepayers' Association, also spoke in favour of the proposed development.

Mr. Peter Minelli, 252 Butterfield Crescent, a member of the Maple Village Ratepayers' Association, spoke in favour of the proposed development.

Mr. K. Dyson, 10,296 Keele Street, whose property directly abuts the development to the north, spoke in opposition to any development of the Shur Gain lands.

Mr. Frank Greco, a homeowner in Maple who resided elsewhere, spoke against the development because he considered Maple already had a surfeit of high-priced homes. Mr. Greco was also concerned that any sewage allocation to the proposed development not affect the proposals in the industrial development strategy report which was under consideration by Council at the present time.

Mr. Gary S. Kay, Solicitor for Mr. & Mrs. Giancola and Mr. & Mrs. D'Amato, owners of thirty (30) acres of property south of Teston Road and north of the proposed development, asked that any Official Plan include the entire planning block, including his client's lands and that the road pattern be redesignated not to preclude such development.

Mr. G. Steyn, 18 Lancer Drive, expressed residents' concerns that the development in Maple may be proceeding too quickly.

Mr. Frank Troiani, Solicitor for owners of land within the block bounded by Teston Road; Major Mackenzie Drive, Highway #400 and Keele Street, asked that his clients' also be included in any Official Plan Amendment.

Mr. Roger Elliott, Solicitor for H. & R. Properties Limited, the owners of approximately 100 acres of land located at the northwest corner of the subject property, also requested that his client's land be included in any Official Plan Amendment.

MOVED by Councillor Cipollone
seconded by Councillor Chapley

THAT the Public Hearing for the application to amend the Official Plan (Nine Five Investments Limited [Shur Gain Lands], File OP.27.86), BE RECEIVED, and that Council support the development concept in principle, and direct Staff to process the Official Plan Amendment and the Zoning By-law that will result in the "easterly neighbourhood" being development immediately and the "westerly neighbourhood" being phased; taking into consideration all of Staff's concerns and comments made at the Public Hearing and that Council reserve sufficient sewage capacity for the "easterly neighbourhood", pending approval of the Official Plan Amendment by the Minister. Additional phasing shall be subject to subsequent availability of sewage capacity.

CARRIED"