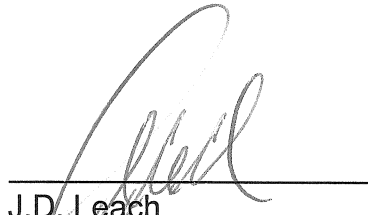


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 487 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, without modification, on the 9th day of September, 1997.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 19th day of September, 1997.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 171-97

A By-Law to adopt Amendment Number 487 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 487 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.

2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 487 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.

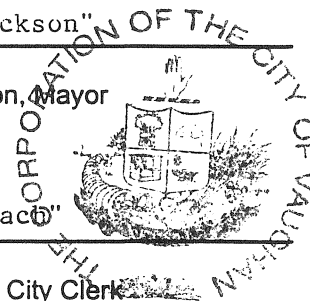
READ a FIRST, SECOND and THIRD time and finally passed this 23rd day of June, 1997.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



**AMENDMENT NUMBER 487
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 487 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 487.

Also attached hereto but not constituting part of this Amendment is Appendices "I" and "II".

AKW
LEGAL
APPROVED
CONTENTS BY
EPM
J. H. [Signature]

I PURPOSE

The purpose of this official plan amendment is to amend the provisions of Official Plan Amendment No.240 (the Woodbridge Community Plan) by adding the lands shown as "Area Subject to Amendment No. 487" and redesignating such lands from "Public Open Space and Buffer Area" to "High Density Residential" and "Drainage Tributary" and adding site specific development policies.

II LOCATION

The lands shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No. 487", hereinafter referred to as the "Subject Lands", are located on the east side of Martin Grove Road, south of Highway No. 7, and municipally known as 7365 Martin Grove Road, being Part 1 of Reference Plan 64R-3653, Part of Lot 3, Concession 8, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit the development of the subject lands for a seniors' complex consisting of a six storey 123 unit seniors apartment, a five storey 96 unit retirement home and a four storey 80 bedroom unit assisted care centre is based on the following considerations:

1. The lands were removed from the Parkway Belt West Plan on April 24, 1995, by the Ministry of Municipal Affairs.
2. The property is located on an arterial road.
3. The proposed seniors complex will provide a continuum of care for seniors with a range of accommodation options suited for the varying social and medical needs of potential residents.
4. The proposed complex would minimize the disruption felt by seniors as failing health necessitates frequent moves from one treatment facility centre or residence to another.

To decrease the parking deficiency the applicant is proposing to construct additional parking spaces on adjacent lands leased by the City from the Province to the north and east. The applicant may relocate the existing heritage house on the site to the City-leased lands to the east, subject to approval from the Ontario Realty Corporation and the City of Vaughan.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 to the Official Plan of the Woodbridge Planning Area (Woodbridge Community Plan) is hereby amendment by:

1. Redesignating the lands known municipally as 7365 Martin Grove Road, being Part 1 of Reference Plan 64R-3653, in Part of Lot 3, Concession 8, City of Vaughan, shown as "Area Subject to Amendment No. 487" on Schedules "1" and "2" hereto from "Parkway Belt Open Space and Buffer Area" to "High Density Residential" and "Drainage Tributary".
2. Deleting Schedule "A" to Official Plan Amendment Number 240 and substituting therefor the Schedule "A" attached hereto as Schedule "2".
3. Adding the following subsection to Section 3.4 "Residential Specific Policies":

"3.4 (0) The lands designated "High Density Residential", located on the east side of Martin Grove Road, south of Highway No.7, municipally known as 7365 Martin Grove Road, being Part 1 of Reference Plan 64R-3653, in Part of Lot 3, Concession 8, City of Vaughan, being the lands subject to OPA No. 487, may be developed in accordance with the following policies:

- i) The maximum number of units permitted on the lands designated "High Density Residential" shall not exceed a total of 299 combined apartment and assisted care bedroom units, comprised as follows:
 - a) Six Storey Seniors Apartment Building having 123 apartment units, with a gross floor area of 12,755 sq.m.
 - b) Five Storey Retirement Home having 96 apartment units, with a gross floor area of 5,505 sq.m.
 - c) Four Storey Assisted Care Centre having 80 assisted care bedroom units, with a gross floor area of 3,675 sq.m.
 - d) The maximum Floor Space Index shall not exceed 1.25.

- e) All building and structures (including paved surfaces and underground structures) shall maintain a 10 metre setback from top-of-bank.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an Amendment to the Vaughan Zoning By-law and site plan approval, pursuant to the Planning Act.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Areas as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

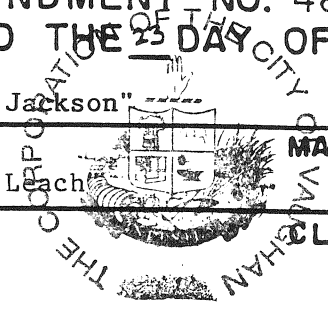
THIS IS SCHEDULE '1'
TO AMENDMENT NO. 487
ADOPTED THE 25 DAY OF June, 1997.

"L.D. Jackson"

MAYOR

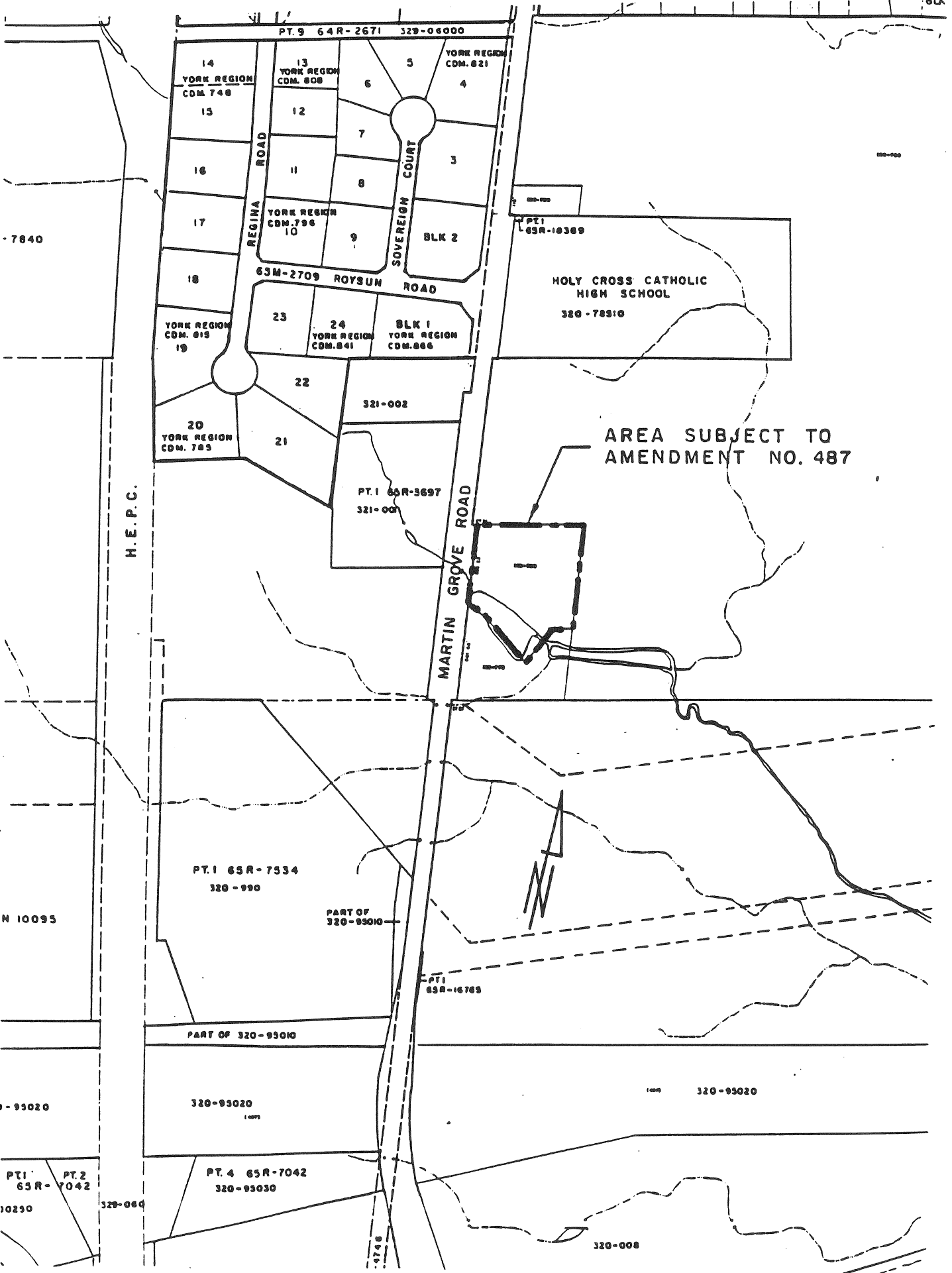
"J.D. Leach"

CLERK



LOCATION: PART OF LOT 3, CONCESSION 8

SCALE: 0 200



THIS IS SCHEDULE "2" TO AMENDMENT NO. 240 OF THE CITY OF VAUGHAN, ADOPTED THE 29th DAY OF JUNE, 1997.

L.D. JACKSON

J.D. LEACH



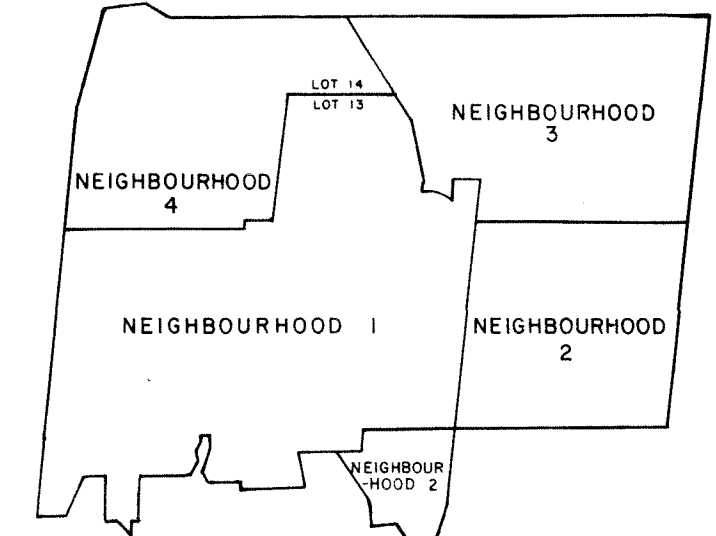
LEGEND

- [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] AS SHOWN 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

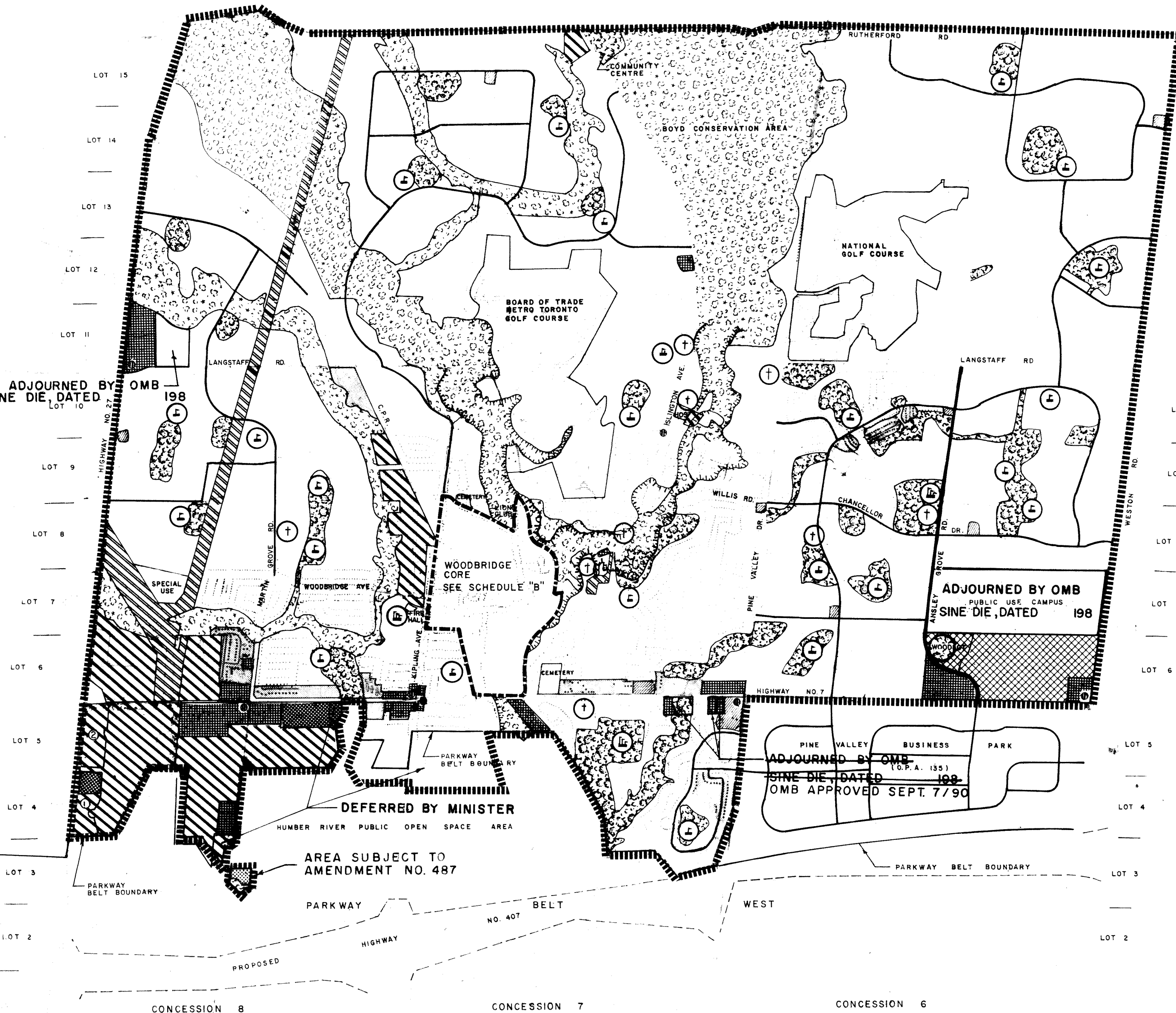
SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A" TO AMENDMENT NO. 240



ADJOURNED BY OMB SINE DIE, DATED 198

ADJOURNED BY OMB PUBLIC USE CAMPUS SINE DIE, DATED 198

ADJOURNED BY OMB (O.P.A. 135) SINE DIE, DATED 198 OMB APPROVED SEPT. 7/90

DEFERRED BY MINISTER

AREA SUBJECT TO AMENDMENT NO. 487

APPENDIX I

The subject lands are located on the east side of Martin Grove Road, south of Highway No.7, and are municipally known as 7365 Martin Grove Road.

The purpose of this amendment is to allow the subject lands to be developed for a seniors complex consisting of a six storey 123 unit seniors apartment, a five storey 96 apartment unit retirement home and a four storey 80 assisted care bedroom unit care centre.

On February 10, 1997, Vaughan Council considered Official Plan Amendment Application File OP.96.020 and Zoning Amendment Application Z.96.055 (Mary-Jane Tushingham) and resolved:

- "A. That Official Plan Amendment Application OP.96.020 (Mary-Jane Tushingham), BE APPROVED to allow for the following uses at approximately 1.25 of Flor Space Index:
- a seniors residence;
 - a seniors retirement home;
 - a seniors assisted care centre.
- B. That prior to the adoption of the official plan amendment, the applicant shall obtain approval from Ontario Realty Corporation for parking being located on adjacent City-leased lands.
- C. That Zoning By-law Amendment Z.96.055 (Mary-Jane Tushingham) BE RECEIVED and brought back to a future Committee of the Whole meeting for consideration in conjunction with site plan application and the disposition of the City-leased lands.

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 487

CITY OF VAUGHAN

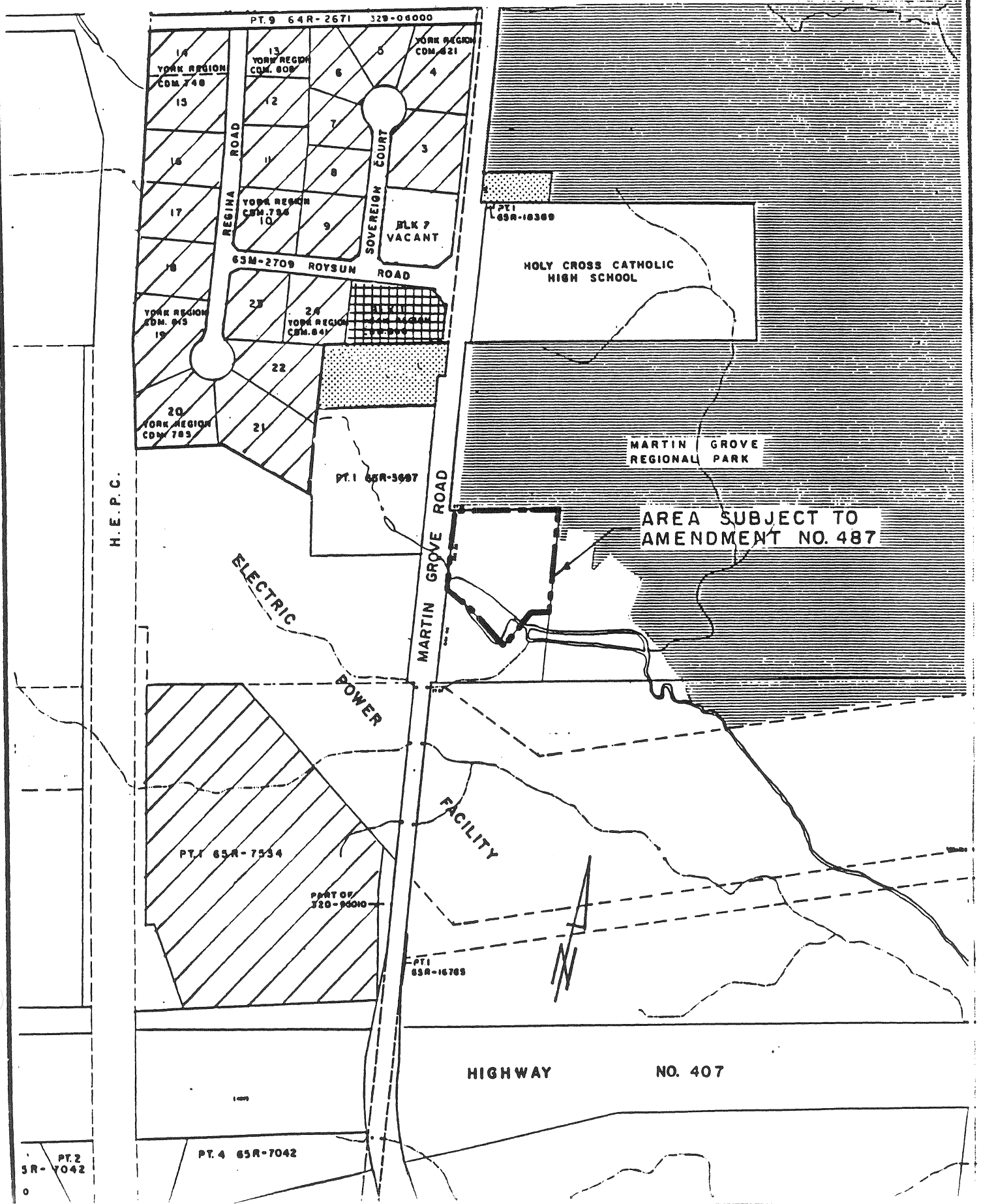
LOCATION: PART OF LOT 3, CONCESSION 8

LEGEND

-  INDUSTRIAL
-  COMMERCIAL
-  RESIDENTIAL
-  PARK

DATE: 97 / 05 / 29

SCALE: 0  200



PT. 2
5R-7042