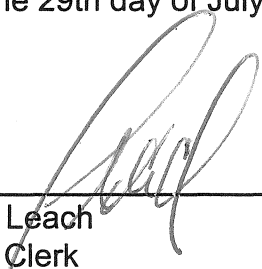


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 496 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 29th day of July, 1998.



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J.D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 14th day of August, 1998.

# *THE CITY OF VAUGHAN*

# BY-LAW


## BY-LAW NUMBER 131-98

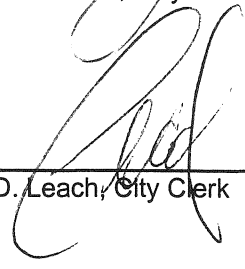
**A By-Law to adopt Amendment Number 496 to the Official Plan of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 496 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1", 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 496 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 27th day of April, 1998.

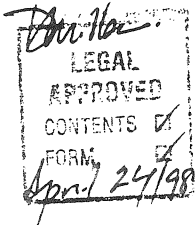
  
\_\_\_\_\_  
L.D. Jackson, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 496  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 496 of the Official Plan of the Vaughan Planning Area constitutes Amendment Number 496.

Also Attached hereto, but not constituting part of the Amendment are Appendices "1" and "2".



I PURPOSE

The purpose of this amendment is to amend Official Plan Amendment No 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) as amended by Official Plan Amendment No. 440 (Woodbridge Historic Commercial Core), by redesignating the subject lands from "Low Density Residential" to "Medium Density Residential" subject to the corresponding policies of OPA No. 440.

II LOCATION

The lands affected by this Amendment are located on the west side of Wallace Street, south of the unopened Cheltenham Avenue road allowance, being Part of Lot 6, Concession 7, City of Vaughan, municipally known as 110 to 166 Wallace Street.

III BASIS

The decision to amend Official Plan Amendment No. 240 as amended by Official Plan Amendment No. 440 was based on the following:

Vaughan Council on March 17, 1997, considered a deputation respecting seven property owners on Wallace Street, requesting that their lands be redesignated from "Low Density Residential" to "Medium Density Residential" and that Council review OPA No. 440 to reconsider the previous designation of these lands for "Low Density Residential".

On March 17, 1997, Council resolved as follows:

"THAT Staff be requested to provide a report outlining the method of proceeding with a public hearing to amend Official Plan Amendment No. 440 in order to consider the inclusion of seven properties on Wallace Street as residential medium density, as requested by the deputant; "

On May 12, 1997, Vaughan Council adopted without amendment Item 27, Report No.23 of the Committee of the Whole, which directed Staff to proceed with the commencement of an application to amend the Official Plan to consider this section of Wallace Street as medium density; and that this matter be brought forward to a future Public Hearing.

Subsequently, on September 15, 1997, Vaughan Council adopted without amendment, Item 5, Report No.44 of the Committee of the Whole (Public Hearing), which had the effect of receiving File: OP.97.012 (Wallace Street - City of Vaughan).

On March 9, 1998, Vaughan Council recommended approval of Official Plan Amendment Application File: OP.97.012 (Wallace Street-City of Vaughan), subject to a number of conditions:

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment No. 240, as amended by Official Plan Amendment No. 440 of the Vaughan Planning Area is hereby further amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 496" on Schedule "1" attached hereto from "Low Density Residential" to "Medium Density Residential" subject to the policies of OPA No.440.
- b) Deleting Schedule "B" attached thereto and substituting therefor the Schedule "B" attached hereto as Schedule "1".
- c) Deleting Section 4.2.7, Site Specific Policies, paragraph I) and replacing it with the following new paragraph I)
  - I) Wallace Street South of Unopened Cheltenham Avenue Road Allowance to Highway No.7
    - i) Development of the lands subject to Official Plan Amendment No. 496 shall be subject to the policies of OPA No. 440.
    - ii) "Northwest corner of Wallace Street and Highway #7  
Notwithstanding the "Medium Density Residential" designation, development of the approximate 0.3 hectare site may be developed for senior citizens housing at a higher density factor subject to detailed site plan review. The maximum number of units is 14, and no building shall exceed two storeys. Any redevelopment proposal shall have regard to the CPR line and Highway No.7 and provide appropriate noise and vibration features to the satisfaction of the City and the Ministry of the Environment. Innovative architecture, site design, amenity areas, and landscaping shall be required in recognition of the adjacent uses and the slope of the site."

- iii) Development proposals shall have regard to the CPR line and Highway No. 7, and provide appropriate noise and vibration features to the satisfaction of the City and the Ministry of the Environment.
- iv) The subject lands are located entirely within the fill regulation limits and consists of valley side slope of the Humber River; and the southeast portion is located within the Regional Storm Flood Plain. Accordingly, any development proposal will be assessed under the Toronto Region Conservation Authority Valley and Stream Corridor Management Program and the existing undisturbed slope shall be maintained.
- v) Development of the subject lands shall be sensitive to the significant woodlots, which shall be retained in a largely undisturbed manner and placed in an Open Space zoning category.
- vi) Development of any part of the subject lands shall be in accordance with a Council approved comprehensive plan for the subject lands.
- vii) Prior to the enactment of a Zoning By-law for any portion of the subject lands:
  - a) a comprehensive plan incorporating innovative massing and design to respect the pedestrian character and topographical constraints of the area shall be approved by Council.
  - b) the Urban Design Study for OPA No. 440 - Woodbridge Historical Commercial Centre shall be amended, at the expense of the owner(s), to include appropriate urban design policies for the Official Plan Amendment Area;
  - c) the Vegetation Inventory and Assessment section of the Parks Master Plan for the Woodbridge Core be revised, at the owner(s) expense for the Official Plan Amendment Area, and significant wooded areas designated for preservation;
  - d) a traffic study shall be undertaken at the owner(s) expense, to address parking, through traffic and sidewalks on Wallace Street, and the Woodbridge Avenue intersection;

- e) a noise study shall be submitted to determine the abatement measures required to buffer noise from CPR track and Highway No. 7;
- f) a soil stability report shall be submitted to address the embankment and to determine required erosion and sedimentation measures.

V IMPLEMENTATION

It is intended that policies of the Official plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through an amendment to the Vaughan Zoning By-law and the execution of site plan agreements, pursuant to Section 41 of the Planning Act.

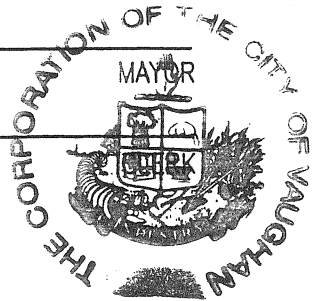
VI INTERPRETATION

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.

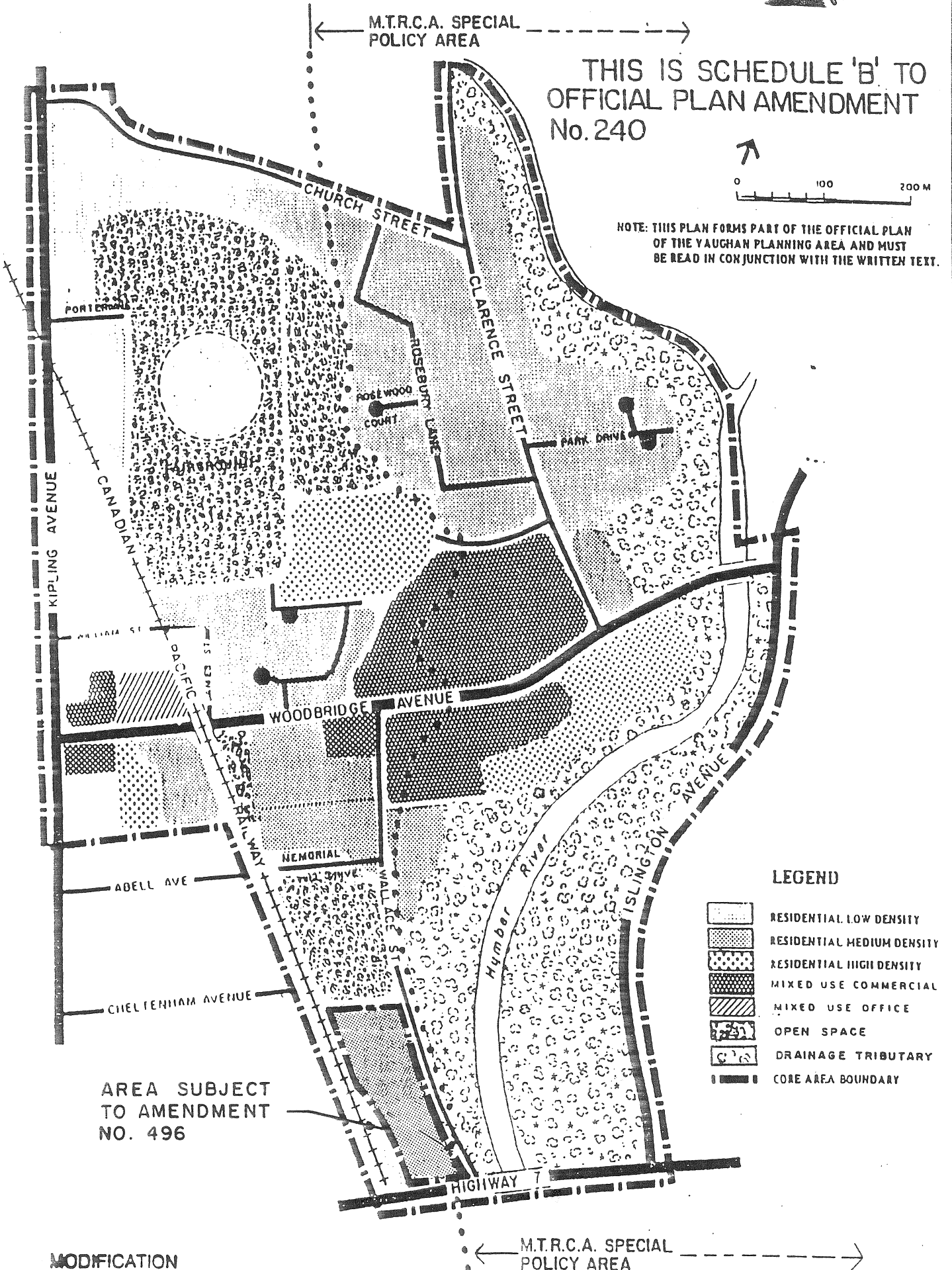
THIS IS SCHEDULE "1"  
 TO AMENDMENT NO. 496  
 ADOPTED THE 27<sup>th</sup> DAY OF APRIL, 1998.

"L. D. Jackson"

"J. D. Leach"



LOCATION: PART OF LOT 6, CONCESSION 7



MODIFICATION

No. \_\_\_\_\_  
 UNDER SECTION 14(1) OF  
 THE PLANNING ACT



APPENDIX I

RECORD OF COUNCIL ACTION

Vaughan Council on March 17, 1997, resolved the following:

"THAT staff be requested to provide a report outlining the method of proceeding with a public hearing to amend Official Plan Amendment No. 440 in order to consider the inclusion of seven properties on Wallace Street as residential medium density, as requested by the deputant; and

THAT the deputation by Mr. Mauti and the letter submitted, be received."

On May 12, 1997, Vaughan Council adopted without amendment Item 27, Report No.23 of the Committee of the Whole, as follows:

"The committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated May 5, 1997, be approved;
- 2) That Staff be directed to proceed with the commencement of an application to amend the Official Plan to consider this section of Wallace Street as medium density;
- 3) That this matter be brought forward to a future Public Hearing; and
- 4) That the deputation as submitted by Mr. Mauti, be received."

On September 15, 1997, Vaughan Council adopted without amendment, Item 5, Report No.44 of the Committee of the Whole (Public Hearing), as follows:

"The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendations contained in the following report of the Director of Development Planning, dated September 8, 1997, be approved; and
- 2) That the deputation by Mr. Kovell and Mr. Mauti be received."

On March 9, 1998, Item 20, Report No.18 of the Committee of the Whole was adopted by Council without amendment, as follows:

"The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Development Services, dated March 2, 1998:"

"The Director of Community Planning recommends:

That Official Plan Amendment Application File: OP.97.012 (Wallace Street-City of Vaughan) BE APPROVED, subject to the following conditions:

2. That the implementing Official Plan Amendment provide for the following:
  - a) Redesignate the subject lands from "Low Density Residential" to "Medium Density Residential subject to the policies of OPA No.440, with provisions to recognize the current policies for a senior's development on the most southerly lot on Wallace Street.
  - b) Development of the subject lands shall be in accordance with a comprehensive plan, incorporating innovative massing and design to respect the pedestrian character and topographical constraints of the area.
  - c) Development of the subject lands shall be sensitive to the significant woodlots, which shall be retained in a largely undisturbed manner and placed in an Open Space zoning category.
  - d) Appropriate setbacks and noise and vibration abatement measures will be applied to development adjacent to the CPR line.
  - e) Any development approval will be assessed under the TRCA Valley and Stream Corridor Management Program, and the existing undisturbed slope shall be maintained.
  - f) That prior to the enactment of a Zoning By-law for any portion of the subject lands:
    - i) the Urban Design Study for OPA No.440 - Woodbridge Historical Commercial Centre be amended, at the expense of the owner(s), to include the appropriate urban design policies for the Official Plan Amendment Area;

- ii) the Vegetation Inventory and Assessment section of the Parks Master Plan for the Woodbridge Core be revised, at the owner(s) expense for the Official Plan Amendment Area, and significant wooded areas designated for preservation;
- iii) a traffic study shall be undertaken at the owner(s) expense, to address parking, through traffic and sidewalks on Wallace Street, and the Woodbridge Avenue intersection;
- iv) a noise study shall be submitted to determine the abatement measures required to buffer noise from the CPR track and Highway No. 7;
- v) and a soil stability report shall be submitted to address the embankment and to determine required erosion and sedimentation measures."

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 496

CITY OF VAUGHAN

LOCATION: PART OF LOT 6, CONCESSION 7

### LEGEND

-  RESIDENTIAL
-  OPEN SPACE

DATE: 98 / 01 / 23

SCALE: 0  100m

