

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13

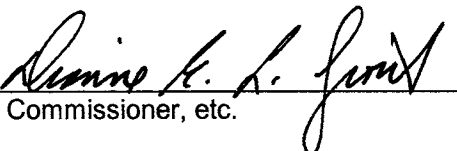
and

IN THE MATTER OF Amendment Number 627
to the Official Plan of the Vaughan Planning Area


I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **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 627 was adopted by the Council of the Corporation of the City of Vaughan on the 27th day of June, 2005, and written notice was given on the 12th day of July, 2005 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 627 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 627 is deemed to have come into effect on the 3rd day of August, 2005, 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)
3rd day of August, 2005.)


A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT
a Commissioner, etc.
Regional Municipality of York, for
The Corporation of The City of Vaughan.
Expires April 24, 2007



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 231-2005


A By-law to adopt Amendment Number 627 to the Official Plan of the Vaughan Planning Area.

A By-law to adopt Amendment Number 627 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 627 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" 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.

READ a FIRST, SECOND and THIRD time and finally passed this 27th day of June, 2005.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 627
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 627 of the Official Plan of the Planning Area constitutes Amendment Number 627.

Also attached hereto but not constituting parts of the Amendment are Appendices 1 and 2.

I PURPOSE

The purpose of this Amendment is to further amend the provisions of the Official Plan of the Vaughan Planning Area as amended by Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 356 (Kipling Avenue Corridor Plan) and Amendment No. 440 (Woodbridge Core Area Plan), to permit Phase Two development consisting of a 4-storey, mixed-use apartment building comprised of a maximum of 39 residential stacked townhouse units and ground floor commercial fronting on Kipling Avenue, and to provide appropriate policies and standards to assist in the integration of the mixed-use development with the lands to the immediate north, comprising the Phase One development.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 627". The lands are located on the east side of Kipling Avenue, south of Woodbridge Avenue, in Part of Lot 7, Concession 7, and known municipally as 7913, 7925, 7927, 7929 and 7933 Kipling Avenue, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Low Density Residential" to "Mixed Use Commercial", subject to the policies contained within Amendment No. 440 (Woodbridge Core Area Plan), to permit a 4-storey, mixed-use residential/commercial condominium building is based on the following reasons:

1. The proposal is consistent with the Provincial Policy Statement (PPS) which supports efficient land use, a range and mix of housing types and densities, residential intensification, and the use of public transit. The proposed policies to be included in the implementing Official Plan Amendment are also consistent with the PPS which encourages the preservation and integration of significant heritage structures that are important to the history and character of the community.
2. The proposal is consistent with the Region of York's Official Plan, which designates the Subject Lands as "Urban Area", and is served by major transportation corridors and transit systems. An objective of the Regional Plan is to target growth to existing built-up portions of the urban areas, to encourage carefully planned intensification, and to provide for a broad range of housing types and higher density development.
3. The Subject Lands are presently designated "Low Density Residential" by Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 440 (Woodbridge Core Area Plan),

which permits single detached dwelling units. The policies contained in Amendment No. 356 (Kipling Avenue Corridor Plan) also apply to the "Low Density Residential" designation by permitting small-scale, mixed-use development in the form of business and professional office uses within the existing residential homes along Kipling Avenue. In addition, commercial uses have been approved along Kipling Avenue in recent years. In light of the evolving character of the surrounding area, and the location at the westerly edge of the Woodbridge Core Area, which promotes higher intensity mixed use development, the Owner proposes to redesignate the Subject Lands to "Mixed Use Commercial" with a maximum of 39 residential stacked townhouse and/or apartment units, and expanded retail commercial uses (Phase Two), to be integrated with the "Mixed Use Commercial" designated lands to the immediate north (Phase One) and subject to Amendment No. 615, to facilitate a 6-storey, mixed commercial/residential condominium apartment building, thereby facilitating both the architectural and functional integration of the two properties.

4. Having received a statutory Public Hearing on May 16, 2005, Vaughan Council on June 27, 2005, approved Official Plan Amendment Application OP.05.010 (Sceptre Developments), in accordance with the resolution contained in Appendix I, attached hereto.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area as amended by Official Plan Amendment No. 240, and as amended by Official Plan Amendment No. 356 and No. 440 is further amended as follows:

1. Deleting Schedule "B" to Official Plan Amendment No. 240, as amended by Amendment No. 440 attached thereto, and substituting therefor the Schedule "B" attached hereto as Schedule "1", thereby redesignating the subject lands from "Low Density Residential" to "Mixed Use Commercial" under Amendment No. 440, and furthermore removing the subject lands from the interpretation of the policies contained in Amendment No. 356.
2. Adding the following policies to Section 4.2.7 Site Specific Policies in Amendment No. 440:
 - "o) The Subject Lands shown as "Lands Subject to Amendment No. 627" on Schedule "B", and located on the east side of Kipling Avenue, south of Woodbridge Avenue, in Part of Lot 7, Concession 7, in the City of Vaughan, shall be subject to the following development policies:
 - retail/commercial and office uses compatible with residential uses shall be restricted to the ground floor area only of buildings with direct access to Kipling Avenue;
 - the amount and type of retail/commercial office uses shall be included in the implementing zoning by-law;

- if required, studies, including but not limited to noise, traffic, environmental, parking, etc. shall be submitted in support of a site plan application, and approved by the City;
- if required a Cultural Heritage Resource Impact Assessment (C.H.R.I.A) report for 7913 Kipling Avenue be prepared by a qualified heritage consultant (C.A.P.H.C membership preferred) on behalf of the applicant to investigate the possibility of incorporating or relocating the significant structure into the proposed development. The C.H.R.I.A report should be prepared to the satisfaction of Vaughan Cultural Services Staff;
- a maximum of 39 residential stacked townhouse or apartment units shall be permitted;
- the maximum height of buildings shall not exceed 4-storeys; and
- the development of the Subject Lands (Phase Two) shall be appropriately integrated with the northerly and easterly Phase One development, and shall also provide for an appropriate transition with adjacent development, to be reviewed through a formal site development application."

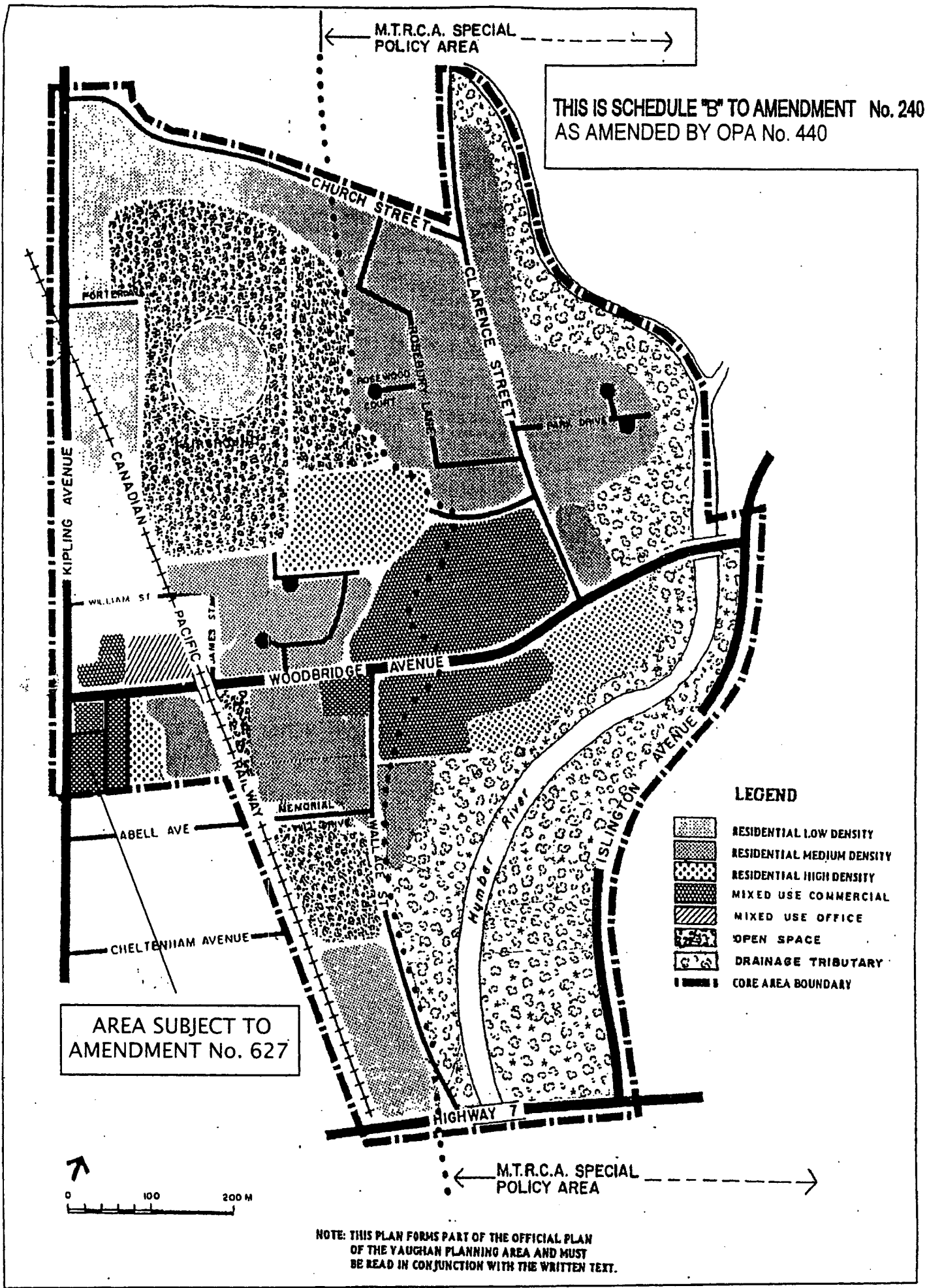
4. Prior to approval of a site development application the City shall confirm that water and sewage allocation is available for the Subject Lands.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the Zoning By-law, and Site Development and Draft Plan of Condominium approvals, 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 '1' TO AMENDMENT No. 627

ADOPTED THE 27 DAY OF June, 2005

FILE: OP.05.010
 LOCATION: Part of Lot 7, Concession 7
 APPLICANT: SCEPTRE DEVELOPMENTS
 CITY OF VAUGHAN

SIGNING OFFICERS
Michael G. Biese

 MAYOR

 CLERK

APPENDIX I

The subject lands are located on the east side of Kipling Avenue, south of Woodbridge Avenue, in Part of Lot 7, Concession 7 (7913, 7925, 7927, 7929 and 7933 Kipling Avenue), City of Vaughan. At the Council Meeting on June 27, 2005, Council considered an application to amend the Official Plan and resolved:

"THAT Official Plan Amendment File OP.05.010 (Sceptre Developments) BE APPROVED, to redesignate the subject lands from "Low Density Residential" to "Mixed Use Commercial" to permit a 4-storey mixed-use commercial building with 39 residential units and ground floor commercial and that the Official Plan Amendment include the following development policies:

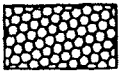
- a) restricting the permitted commercial uses to the ground floor only and to uses that are compatible with the residential uses;
- b) that the necessary studies (ie. noise, traffic, environmental, parking, etc.) be submitted in support of the zoning by-law amendment and site plan applications;
- c) policies, if required, to ensure the proper incorporation and restoration of any significant historical structures, and conformity of the development with the Woodbridge Core Urban Design Guidelines;
- d) policies ensuring the proposal develops in a manner that integrates both architecturally and functionally with the lands to the north representing and enforcing a true gateway feature for the Woodbridge Core Design Guidelines."



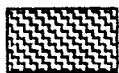
Single Detached Residential



High Density Residential



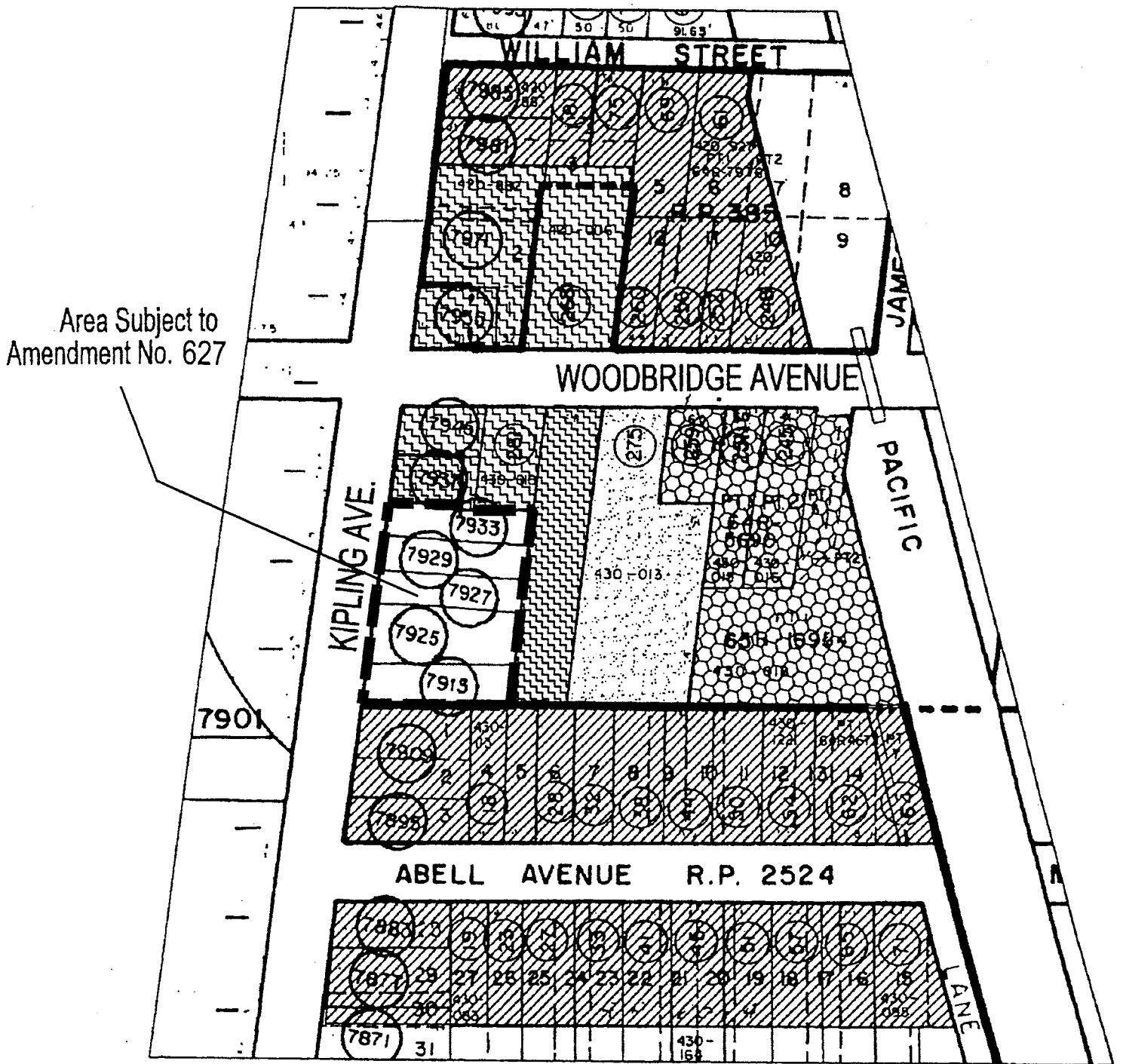
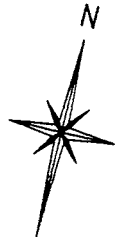
Medium Density Residential



Commercial



Area Subject to Amendment No. 627



NOT TO SCALE

APPENDIX II EXISTING LAND USE

FILE No. OP.05.010

LOCATION: Part of Lot 7, Concession 7

APPLICANT: SCEPTRE DEVELOPMENTS

CITY OF VAUGHAN