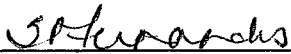


I, SYBIL FERNANDES, Deputy City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 634 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 18th day of July, 2006.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 27th day of July, 2006.

Certificate of Approval

AMENDMENT No. 634

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan approved pursuant to Sections 17 and 21 of the Planning Act and came into force on July 18, 2006.

Date:

July 18, 2006



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

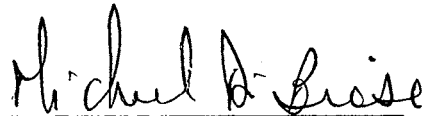
BY-LAW NUMBER 129-2006

A By-law to adopt Amendment Number 634 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 634 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 634 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 24th day of April, 2006.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 634
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 634 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 634.

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

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Amendment No. 600 by redesignating the certain lands from "Medium Density Residential/Commercial Area" to a site-specific "High Density Residential/Commercial Area" designation.

The subject Amendment will permit site-specific residential and commercial uses, and identify maximum density and building height standards for the portion of the lands to be designated "High Density Residential/Commercial Area".

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. 634". The Subject Lands comprise 5.64 ha and are located at the southeast corner of Major Mackenzie Drive and Dufferin Street, in Planning Block 11, being in Part of Lot 20, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan to permit a site-specific designation with a maximum density of 200 units/ha and a maximum building height of 12 storeys is based on the following considerations:

1. The Block 11 Plan as approved by Council is not being developed as originally anticipated through Amendment No. 600. Amendment No. 600 sets a target of 600 high density residential units. The approved Block 11 Plan provided for 184 high density units. Moreover, the lands within the Block which were originally proposed to be developed, including the 58 ha Macmillan property, will not be developed and will instead be preserved as a Nature Reserve. Redesignation of the Subject Lands will assist in ensuring that the overall proposed population targets, densities and housing forms are achieved.
2. The Provincial Policy Statement provides policies requiring a mix of residential uses that promote cost-effective development standards to minimize land consumption. Development is also to be directed to settlement areas and promotes land use patterns and densities that support public transit. Redesignation of the Subject Lands from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area" will broaden the mix of residential forms. By introducing high density uses it will also minimize land consumption and servicing costs, by introducing a greater number of potential residents into the area. The proposed redesignation meets these principles.

3. The Draft Growth Plan (Places to Grow) for the Greater Golden Horseshoe establishes principles of compact communities that provide a choice in housing and support transit. The proposed high density development addresses these principles and policies through its location, compact development form and support of a viable transit network. The Draft Growth Plan states that strong and healthy communities should have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all potential residents. The proposed redesignation meets these principles in that a higher density promotes intensification and a mix of housing types.
4. The Region of York Official Plan includes goals and policies that promote a mix of housing types, supports compact communities and establishes corridors to link urban centres. The proposed redesignation will contribute to the mix of housing and assist in establishing a compact and efficient community. The Regional Official Plan designates the Subject Lands as an "Urban Area" and also identifies Major Mackenzie Drive and Dufferin Street as "Urban Corridors". The plan encourages and promotes higher densities, recognizing the function of Dufferin Street and Major Mackenzie Drive as corridors that link centres and transit routes. The proposed redesignation meets these principles.
5. The site's orientation to Dufferin Street and Major Mackenzie Drive, the minimal impact on soft and hard services, and the positive transportation impact, establishes the Subject Lands as a desirable location for the proposed redesignation to "High Density Residential/Commercial".
6. The location, as well as compatibility with the surrounding land uses, establishes that the proposed development for high density residential and ancillary commercial uses are complementary and appropriate for the Subject Lands.

Having received a statutory Public Hearing held on June 8, 2005, on March 20, 2006, Vaughan Council approved Official Plan Amendment Application OP.05.009 (1275621 Ontario Inc.) to redesignate the subject lands from "Medium Density Residential/Commercial Area" to a site-specific "High Density Residential/Commercial Area" designation in order to permit high density residential and commercial uses at a maximum net density of 200 units/ha and a maximum building height of 12-storeys under Amendment No. 634.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No.634" on Schedules "1" and "2" attached hereto from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area".

2. Adding the following site-specific development policies to Section 4.2.1.4 "High Density Residential/Commercial Areas" of Amendment No. 600:

"4.2.1.4.1 Exceptions

- a. Notwithstanding the above, the lands identified as "Area Subject to Amendment No.634, at the southeast corner of Dufferin Street and Major Mackenzie Drive, are hereby subject to the following policies:
- i. The maximum residential density shall be 200 units per hectare.
 - ii. The maximum permitted building height shall be restricted to 12-storeys, as to be set out in the implementing zoning by-law.
 - iii. In addition to the permitted uses in the "High Density Residential/Commercial Areas", the following uses shall also be permitted:
 - block townhouses
 - commercial uses, as defined in the implementing zoning by-law."

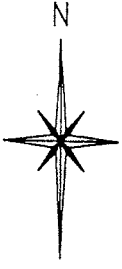
3. Deleting Schedule "C" in Official Plan Amendment No. 600 and substituting therefor the Schedule "C", attached hereto as Schedule "2".

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 City of Vaughan Comprehensive Zoning By-law 1-88, Draft Plan of Subdivision approval, and Site Plan approval, 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.

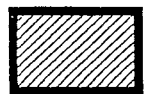


MAJOR MACKENZIE DRIVE

DUFFERIN STREET



Redesignate from
"Medium Density Residential / Commercial"
to "High Density Residential / Commercial"



AREA SUBJECT TO
AMENDMENT No. 634

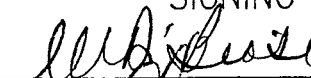
NOT TO SCALE


THIS IS SCHEDULE '1' TO AMENDMENT No. 634

ADOPTED THE 24th DAY OF APRIL, 2006

FILE No's. OPA #634 & OP.05.009
LOCATION: Part of Lot 20, Concession 2
APPLICANT: 1275621 ONTARIO INC.
CITY OF VAUGHAN

SIGNING OFFICERS





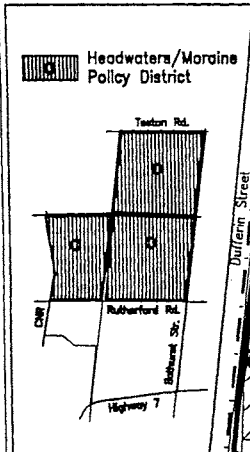
MAYOR

CLERK

CARRVILLE - URBAN VILLAGE 2

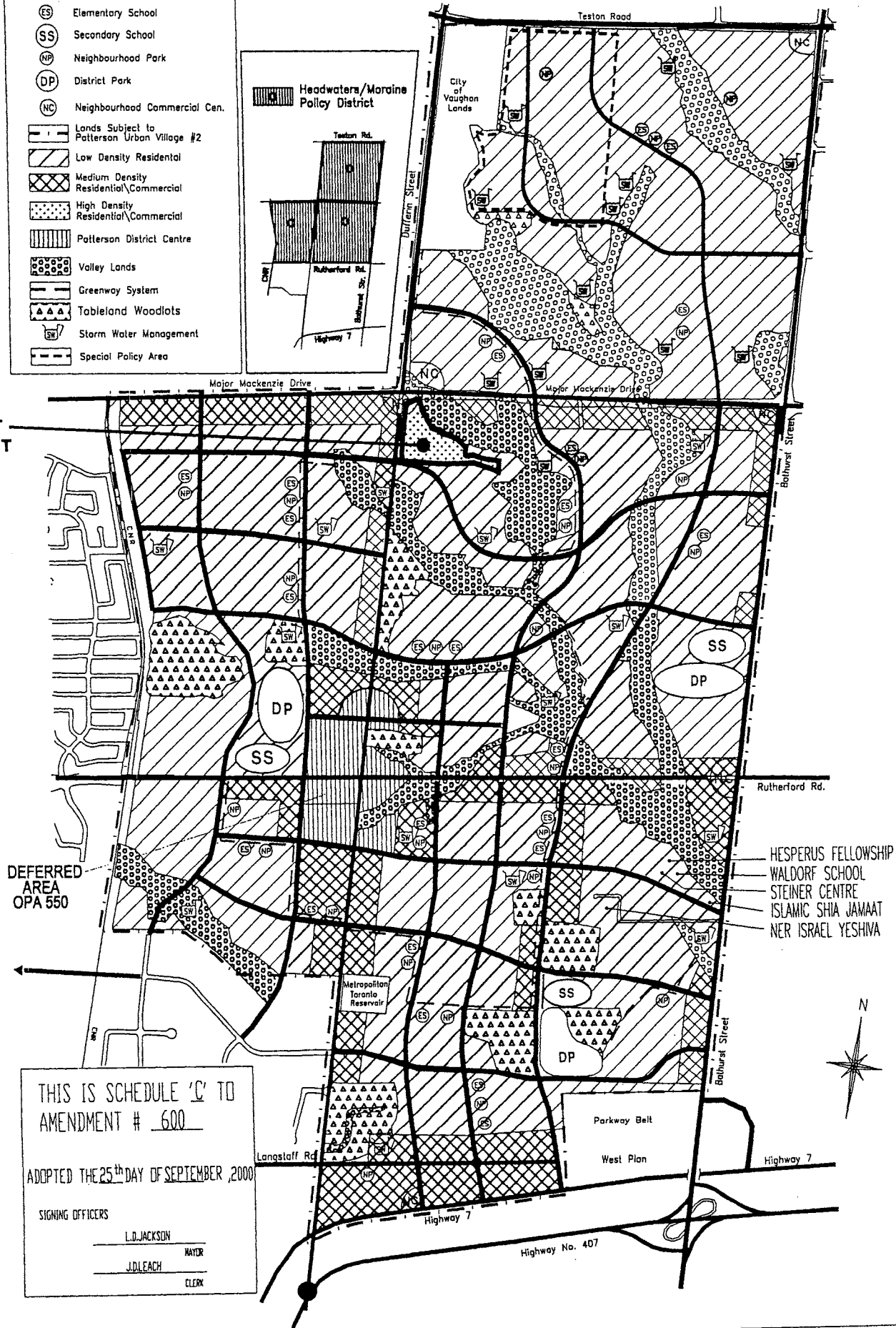
LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- [Hatched Box] Lands Subject to Patterson Urban Village #2
- [Diagonal Lines] Low Density Residential
- [Cross-hatch] Medium Density Residential/Commercial
- [Dotted] High Density Residential/Commercial
- [Vertical Lines] Patterson District Centre
- [Stippled] Valley Lands
- [Green Line] Greenway System
- [Triangle Pattern] Tableland Woodlots
- [SW Symbol] Storm Water Management
- [Dashed Box] Special Policy Area



0 500 1000

AREA SUBJECT TO AMENDMENT No. 634



DEFERRED AREA OPA 550

HESPERUS FELLOWSHIP
WALDORF SCHOOL
STEINER CENTRE
ISLAMIC SHIA JAMAAT
NER ISRAEL YESHIVA

THIS IS SCHEDULE 'C' TO AMENDMENT # 600
ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS
L.D. JACKSON MAYOR
J.D. LEACH CLERK

THIS IS SCHEDULE '2' TO AMENDMENT No. 634
ADOPTED THE 24th DAY OF APRIL, 2006

FILE No's. OPA #634 & OP.05.009
LOCATION: Part of Lot 20, Concession 2
APPLICANT: 1275621 ONTARIO INC.
CITY OF VAUGHAN

SIGNING OFFICERS
[Signature] MAYOR
[Signature] CLERK

APPENDIX I

The subject lands are located at the southeast corner of Major Mackenzie Drive and Dufferin Street, being in Part of Lot 20, Concession 2, City of Vaughan.

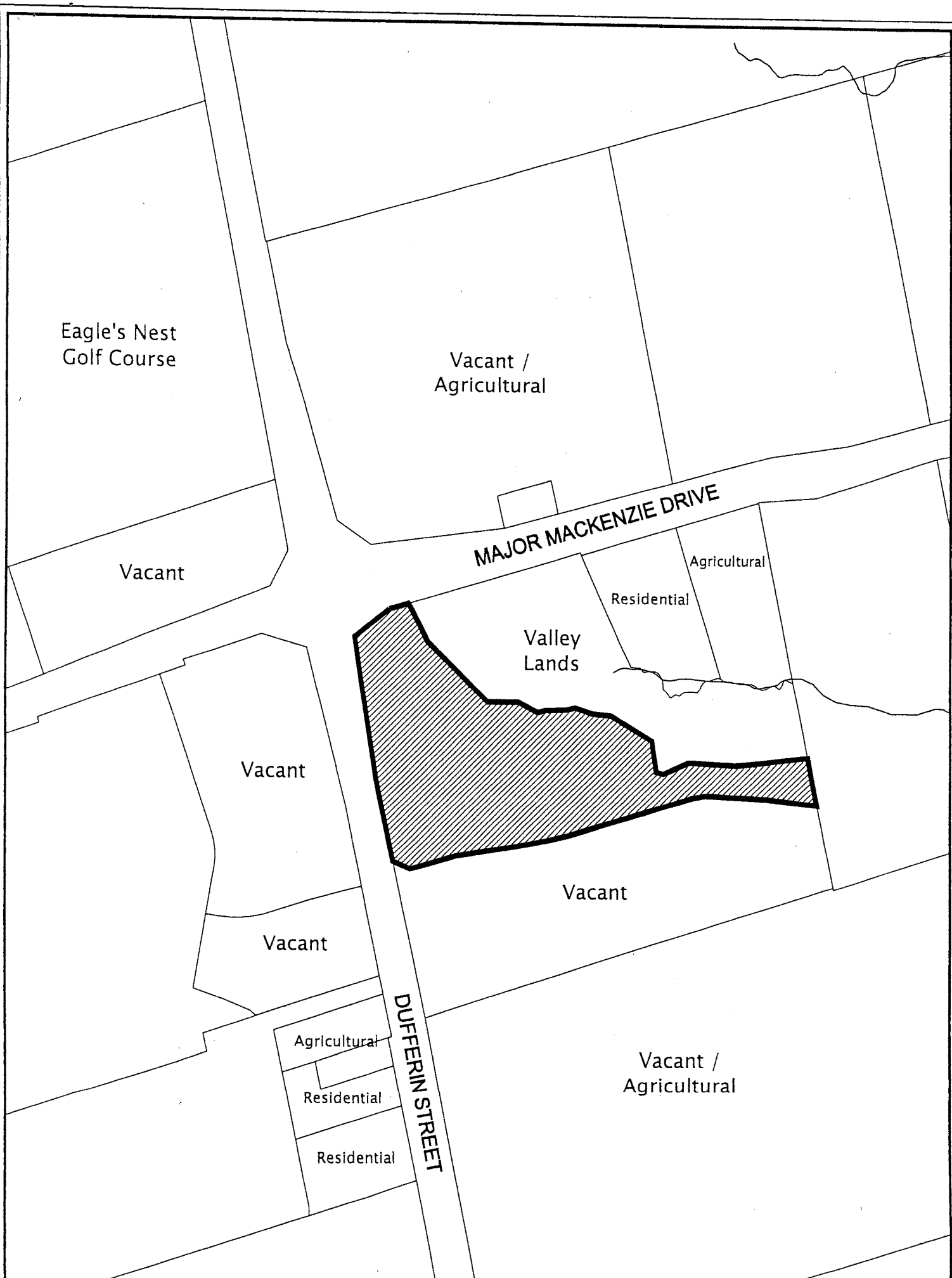
On March 20, 2006, Council considered a report and the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment Application OP.05.009 and Zoning By-law Amendment Application Z.03.070 (1275621 Ontario Inc.).

- "1. THAT Official Plan Amendment File OP.05.009 (1275621 Ontario Inc.) BE APPROVED to redesignate the subject lands from "Medium Density Residential/Commercial" and "Low Density Residential" to "High Density Residential/Commercial" to permit a maximum residential density of 200 units/ha with a maximum building height of 16-storeys and ancillary commercial uses.

2. THAT Zoning By-law Amendment File Z.03.070 (1275621 Ontario Inc.) BE APPROVED to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone with the addition of an "H" Holding Symbol pending servicing allocation; and that the implementing zoning by-law include the following exceptions:
 - permit block townhouse dwellings as a permitted use in a RA3 Apartment Residential Zone;
 - permit a range of commercial uses as discussed in this report in a RA3 Apartment Residential Zone;
 - increase the maximum building height from 44m (16-storeys) to 50m (16-storeys);
 - permit a minimum of 46m² of lot area per unit (rather than 67m²/unit)
 - permit a 3.0m building setback/landscape strip from Street "G1" (rather than 7.5m)
 - reduce the parking standards to 1.1 parking spaces per unit plus 0.20 visitor parking spaces per unit (rather than 1.25 parking spaces per unit plus 0.25 visitor parking spaces per unit);
 - permit a parking standard of 4.25 spaces per 100m² GFA for commercial development (rather than 6 spaces per 100m² GFA)."

At the March 20, 2006, Council Meeting, Council approved the above-noted recommendation, with the following amendment to affect both the Official Plan and Zoning By-law Amendment Applications:

"That the recommendation contained in the following report of the Commissioner of Planning, dated March 6, 2006, be approved, subject to reducing the maximum building height from 16 storeys to 12 storeys."



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 634**

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 634



FILE No's. OPA #634 & OP.05.009
LOCATION: Part of Lot 20, Concession 2
APPLICANT: 1275621 ONTARIO INC.
CITY OF VAUGHAN

