

THE CORPORATION OF THE CITY OF VAUGHAN

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

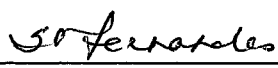
and

IN THE MATTER OF Amendment Number 675
to the Official Plan of the Vaughan Planning Area

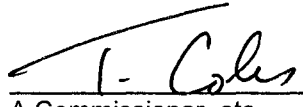
I, SYBIL FERNANDES, of the Town of Newmarket, in the Regional Municipality of York,
MAKE OATH AND SAY:

1. **THAT** I am the Deputy 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 675 was adopted by the Council of the Corporation of the City of Vaughan on the 14th day of April, 2008, and written notice was given on the 17th day of April, 2008 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 675 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 675 is deemed to have come into effect on the 8th day of May, 2008, 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)
14th day of May, 2008.)



SYBIL FERNANDES



A Commissioner, etc.

James Todd Coles
a Commissioner, etc.,
Regional Municipality of York, For
The Corporation of the City of Vaughan.
Expires March 27, 2010.

THE CITY OF VAUGHAN

BY-LAW

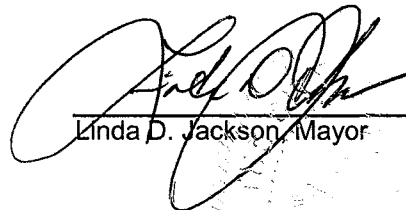
BY-LAW NUMBER 89-2008

A By-law to adopt Amendment Number 675 to the Official Plan of the Vaughan Planning Area.

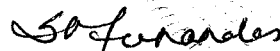
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 675 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" 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 14th day of April, 2008.



Linda D. Jackson, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 675
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 675 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 675.

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 is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 210 (Thornhill-Vaughan Community Plan) by redesignating the lands shown as "Area Subject to Amendment No. 675" on Schedule "1" attached hereto, from "General Commercial" to "Low Density Residential" to permit six single detached dwellings.

II LOCATION

The lands subject to this Amendment hereinafter referred to as "Subject Lands", are shown on Schedule "1", hereto as "Area Subject to Amendment No. 675", and are located on the south side of Royal Palm Drive between Hilda Avenue and Palm Gate Boulevard. The subject lands comprise the rear approximately 31.7 m of the property municipally known as 390 Steeles Avenue West, being Lot 17, Registered Plan 1607, in Lot 26, Concession 1, City of Vaughan.

III BASIS

An amendment to the Official Plan is required to redesignate the subject lands from "General Commercial" to "Low Density Residential" to facilitate the development of six single detached dwellings fronting onto Royal Palm Drive, as follows:

1. Official Plan Amendment #210 (Thornhill-Vaughan Community Plan) as amended, designates the lands on the north side of Royal Palm Drive and certain lands further to the east (on the south side) as "Low Density Residential", which permits detached dwelling units at a maximum net density of 22 units/ha. The redesignation of the subject land to "Low Density Residential" with a maximum net permissible density of 24.37 units/ha would permit the site to be developed with 6 detached dwellings which would be compatible with the surrounding land uses.
2. The Region of York has reviewed the application (OP.06.012 – 390 Steeles Avenue West Holdings) and approved an exemption from the Regional approval of the Official Plan Amendment. The Region has no objection to the proposal and is supportive of the land use change in terms of encouraging housing to be located on underutilized single use development sites with full municipal services. The Region of York Official Plan identifies the subject lands as an "Urban Area" serviced by a transportation corridor (Steeles Avenue West). An objective of the Regional Plan is to target growth to existing built up portions of urban areas and to encourage carefully planned intensification and provide for a range of housing types consistent with the policies contained in the Regional Official Plan. This amendment is consistent with the Region of York Official Plan.

3. The Provincial Policy Statement includes policies which encourage residential intensification, densities which make more efficient use of land, public infrastructure, public transit, and provide a full range of housing types. The proposed development is consistent with the goals and objectives of the Provincial Policy Statement.
4. A similar Official Plan Amendment (OPA #680), for lands located to the east of the subject lands on the south side of Royal Palm Drive for 4 single-detached lots, was approved by the Ontario Municipal Board, on July 27, 2006.
5. Having received a statutory Public Hearing held on September 8, 2006, on February 11, 2008, Vaughan Council approved Official Plan Amendment Application OP.06.012 (390 Steeles Avenue West Holdings Inc.) to redesignate the subject lands from "General Commercial" to "Low Density Residential" under Amendment No. 210, and to permit a net density of 24.37 units/ha.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

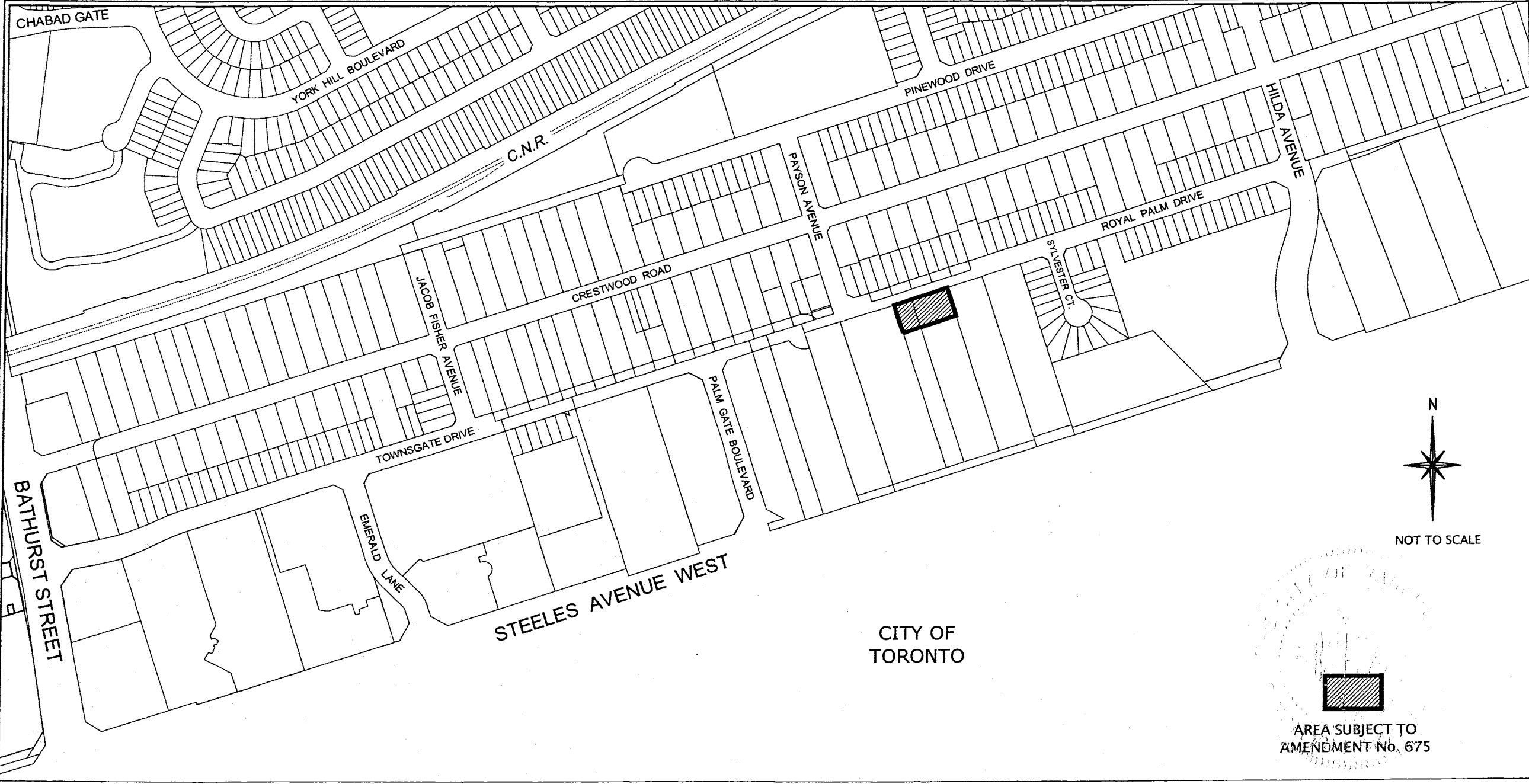
1. Deleting Schedule "A" "Land Use" to Amendment No. 210 (Thornhill-Vaughan Community Plan) and substituting therefor Schedule "A" attached hereto as Schedule "2", thereby redesignating the lands shown as "Area Subject to Amendment No. 675 on "Schedule "2" attached hereto from "General Commercial" to "Low Density Residential". The appropriate development standards will be included in the implementing zoning by-law.
2. Adding the following policy to Section 2.2.2.1 "Low Density Residential" in Amendment No. 210:
 - "f) (OPA #675) Notwithstanding Section 2.2.2.1(b) respecting the density provisions in the "Low Density Residential" designation, the subject lands located on the south side of Royal Palm Drive between Hilda Avenue and Palm Gate Boulevard, being Part of Lot 17, Registered Plan 1607, in Lot 26, Concession 1, City of Vaughan, shown as the "Area Subject to Amendment No. 675", shall be permitted a maximum net density of 24.37 units per hectare."

V IMPLEMENTATION

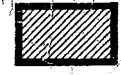
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented by way of an amendment to the Vaughan Zoning By-law, and Consent or subdivision approval, pursuant to the Planning Act.

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.



NOT TO SCALE


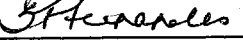


AREA SUBJECT TO
AMENDMENT No. 675

CITY OF
TORONTO

THIS IS SCHEDULE '1'
TO AMENDMENT No. 675
ADOPTED THE 14th DAY OF APRIL, 2008

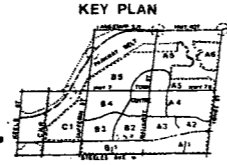
FILE No. OPA 675
RELATED FILE No. OP.06.012 & Z.06.033
LOCATION: Part of Lot 26, Concession 1
APPLICANT: 390 STEELES WEST HOLDINGS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

MODIFICATION #14

OPA 398 - ALTERNATIVE PARKLAND
APPLIES TO ENTIRE CITY

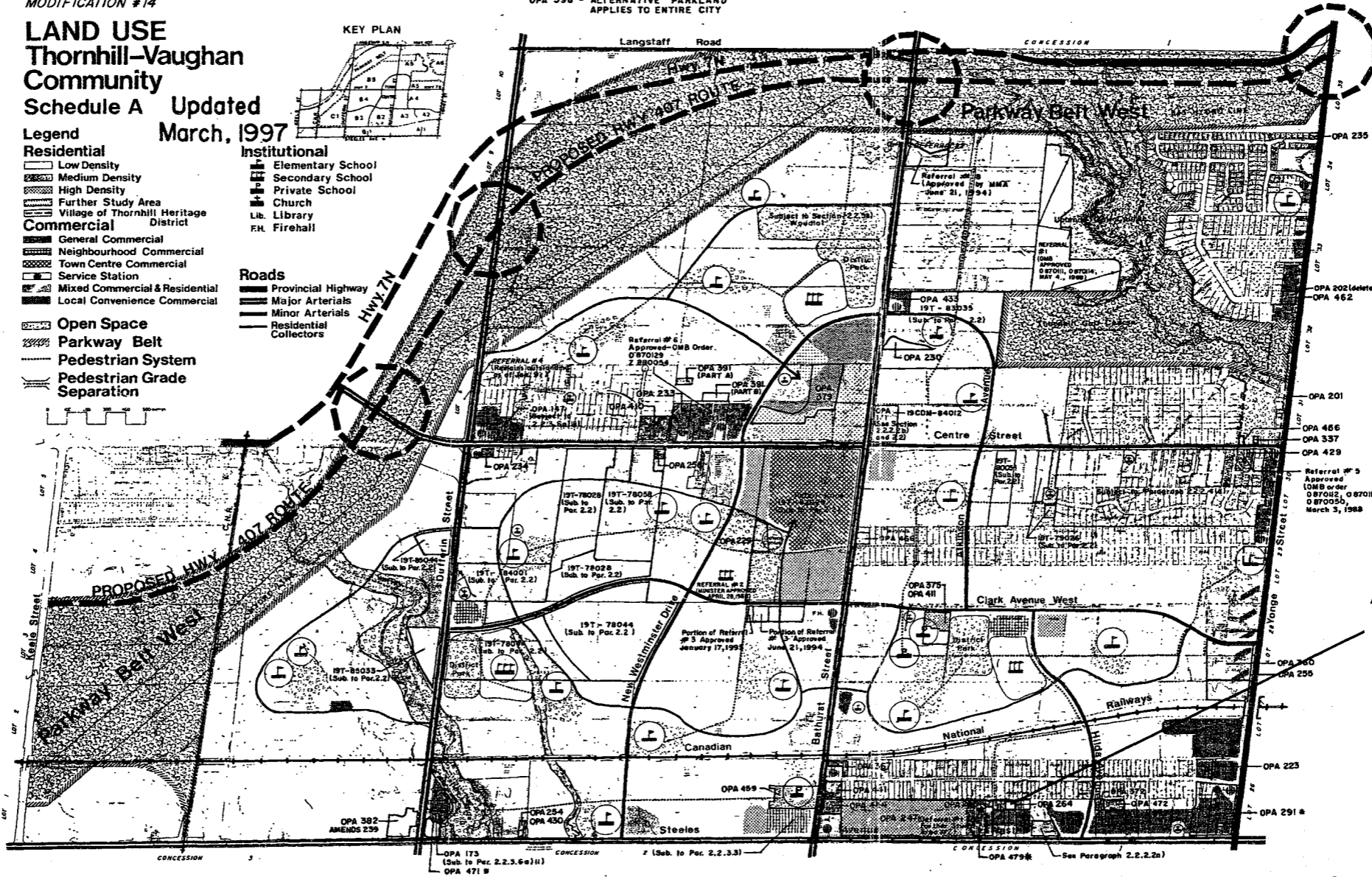
**LAND USE
Thornhill-Vaughan
Community
Schedule A Updated
March, 1997**



- Legend**
- Residential**
- Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
- Commercial**
- General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
- Open Space**
- Parkway Belt
 - Pedestrian System
 - Pedestrian Grade Separation

- Institutional**
- Elementary School
 - Secondary School
 - Private School
 - Church
 - Lib. Library
 - F.H. Firehall

- Roads**
- Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors



AREA SUBJECT TO
AMENDMENT No. 675
(DESIGNATED LOW
DENSITY RESIDENTIAL)

* OPAS ADOPTED BY COUNCIL
BUT NOT YET APPROVED AS
OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan
NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY.
IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

FILE No. OPA 675
RELATED FILE No. OP.06.012 & Z.06.033
LOCATION: Part of Lot 26, Concession 1
APPLICANT: 390 STEELES WEST HOLDINGS INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 675
ADOPTED THE 14th DAY OF APRIL, 2008

SIGNING OFFICERS

MAYOR

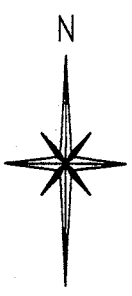
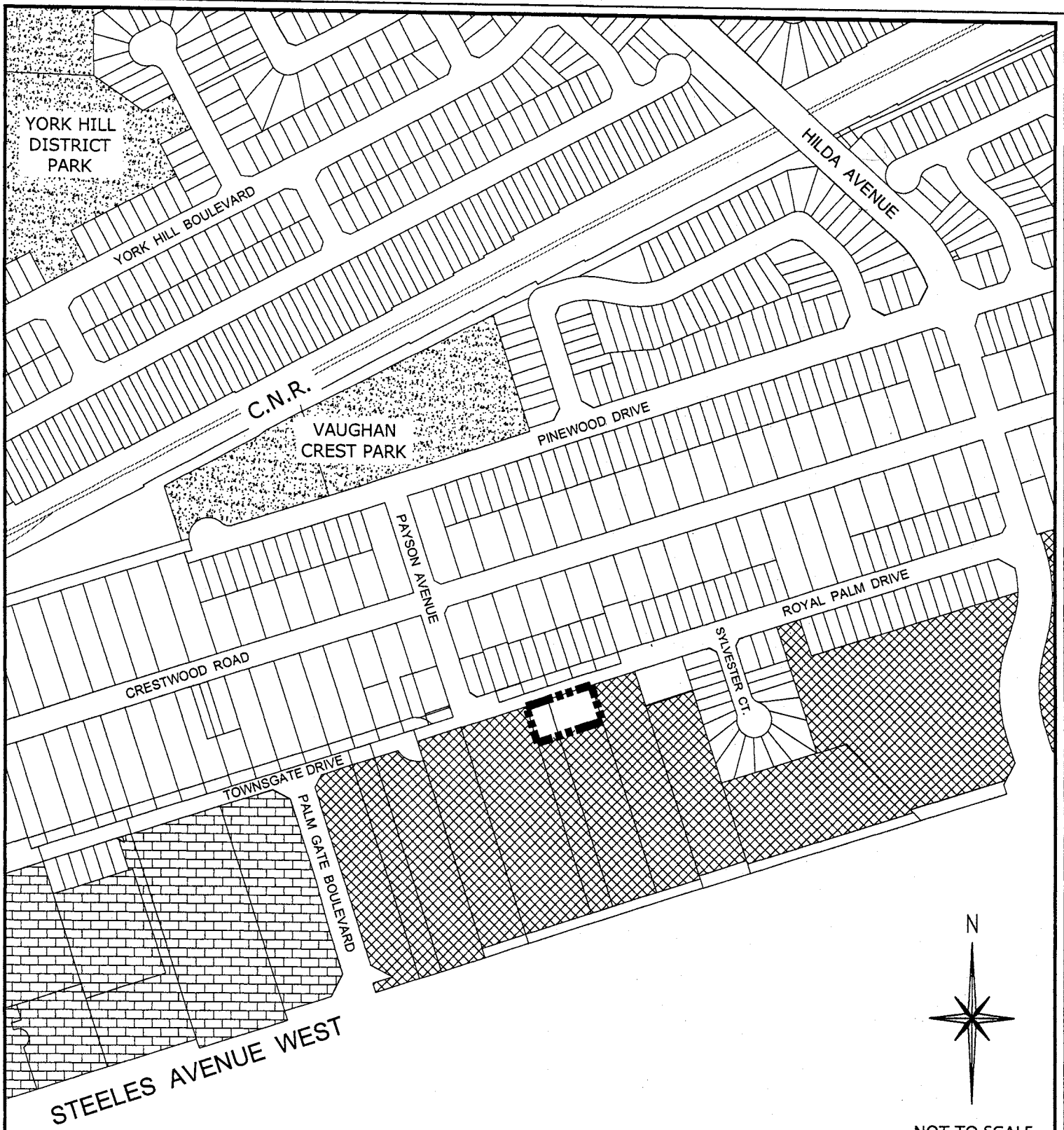
CLERK

APPENDIX I

The subject lands are located at 390 Steeles Avenue West, being Lot 17, Registered Plan No. 1607, in Part of Lot 26, Concession 2, City of Vaughan.

On February 11, 2008, Council considered an application to amend the Official Plan and resolved the following:

"THAT Official Plan Amendment File OP.06.012 (390 Steeles Avenue West Holdings Inc.) BE APPROVED, to amend OPA #210 (Thornhill-Vaughan Community Plan), as amended, to redesignate the subject lands identified as Block "A" on Attachment #2 from "General Commercial" to "Low Density Residential", to permit 6 single detached dwellings at a maximum permitted density of 24.37 units/ha."







NOT TO SCALE

CITY OF TORONTO

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 675

FILE No. OPA 675
 RELATED FILE No. OP.06.012 & Z.06.033
 LOCATION: Part of Lot 26, Concession 1
 APPLICANT: 390 STEELES WEST HOLDINGS INC.
 CITY OF VAUGHAN

LOW DENISTY RESIDENTIAL	
HIGH DENISTY RESIDENTIAL	
COMMERCIAL	
OPEN SPACE	
AREA SUBJECT TO AMENDMENT No. 675 (LOW DENISTY RESIDENTIAL)	