

THE CORPORATION OF THE CITY OF VAUGHAN

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

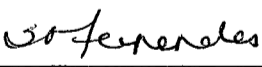
and

IN THE MATTER OF Amendment Number 689
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 689 was adopted by the Council of the Corporation of the City of Vaughan on the 23rd day of June, 2008, and written notice was given on the 4th day of July, 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 689 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 689 is deemed to have come into effect on the 25th day of July, 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)
 25th day of July, 2008.)



 SYBIL FERNANDES



 A Commissioner, etc.
LARRY FRANK GLASS
 a Commissioner, etc.,
 Regional Municipality of York,
 for the Corporation of the City of Vaughan.
 Expires June 30, 2010.

THE CITY OF VAUGHAN

BY-LAW

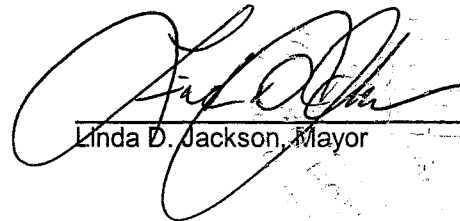
BY-LAW NUMBER 168-2008

A By-law to adopt Amendment Number 689 to the Official Plan of the Vaughan Planning Area.

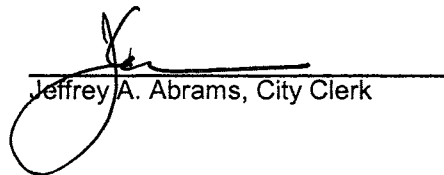
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 689 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 23rd day of June, 2008.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 689
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 689 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 689.

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 Official Plan Amendment No. 600 (City of Vaughan Plan), as amended, to facilitate the proposed development of a commercial complex on the Subject Lands.

The subject Amendment will increase the permitted maximum gross leasable area on the lands shown as "Area Subject to Amendment No. 689" on Schedule "1" attached hereto, to increase the permitted maximum gross leasable area from 20,000m² to 26,800m² on the Subject Lands.

II LOCATION

The lands subject to this Amendment hereinafter referred to as "Subject Lands", comprise approximately 6.5ha, and are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 689".

The lands are located on the northwest corner of Bathurst Street and Rutherford Road, being Block 23 on Plan 65M-3918, in Part of Lot 16, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The proposal is in keeping with the efficient development and intensification policies of the *Provincial Policy Statement*. The development makes an efficient use of land by locating 44% of the required parking underground, that allows for a more intense and compact form of development at grade, and which will support the use of transit along Regional transit routes (Bathurst Street and Rutherford Road). The size and scale of the site can accommodate a wide range and mix of permitted uses. The site plan provides for a second storey format in some buildings, which will allow for commercial/retail uses at grade and office uses above.
2. The proposal is in accordance with the "Designated Greenfield Area" policies of *Places to Grow*. The proposed development will contribute towards completing the approved Block 11 residential community, and will provide a mix of uses and employment opportunities. Through the use of urban design features, the site development proposes many pedestrian connections within the development to the emerging residential community and to existing transit routes.
3. The subject lands are designated "Urban Area" and both Rutherford Road and Bathurst Street are identified as "Local Corridors" by the Region of York Official Plan. The proposed amendment is

consistent with Regional Official Plan policies that direct and encourage development to existing built up portions of urban areas and to locate commercial land uses, including retail, along local corridors.

4. The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600 (City of Vaughan Plan), which permits a wide range of commercial uses, excluding a department store. In order to maximize accessibility, "Neighbourhood Commercial Centres" generally shall be located at or near the intersections of arterial roads and planned to provide approximately 5,000-15,000m² of Gross Leasable Area (GLA) and in any case shall not exceed 20,000m² GLA.

The proposed development is consistent with the development policies and objectives of OPA #600, which provides for a variety of commercial, office, restaurant and retail uses and is located at the intersection of two arterial roads (Bathurst Street and Rutherford Road). The proposal to increase the maximum GLA from 20,000m² to 26,800m² represents an efficient use of land and implements the approved Block 11 Plan, which designates the entire site for Neighbourhood Commercial Centre purposes.

5. A comprehensive review of the related Zoning By-law Amendment (File Z.08.013) and Site Development Application (File DA.08.013) will be undertaken to address the objectives of the Official Plan.
6. Having received a statutory Public Hearing held on May 5, 2008, Vaughan Council on June 23, 2008 approved Official Plan Amendment Application OP.08.002 (FCHT Holdings Ontario Corporation) to increase the permitted maximum gross leasable area from 20,000m² to 26,800m².

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 (City of Vaughan Plan) to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

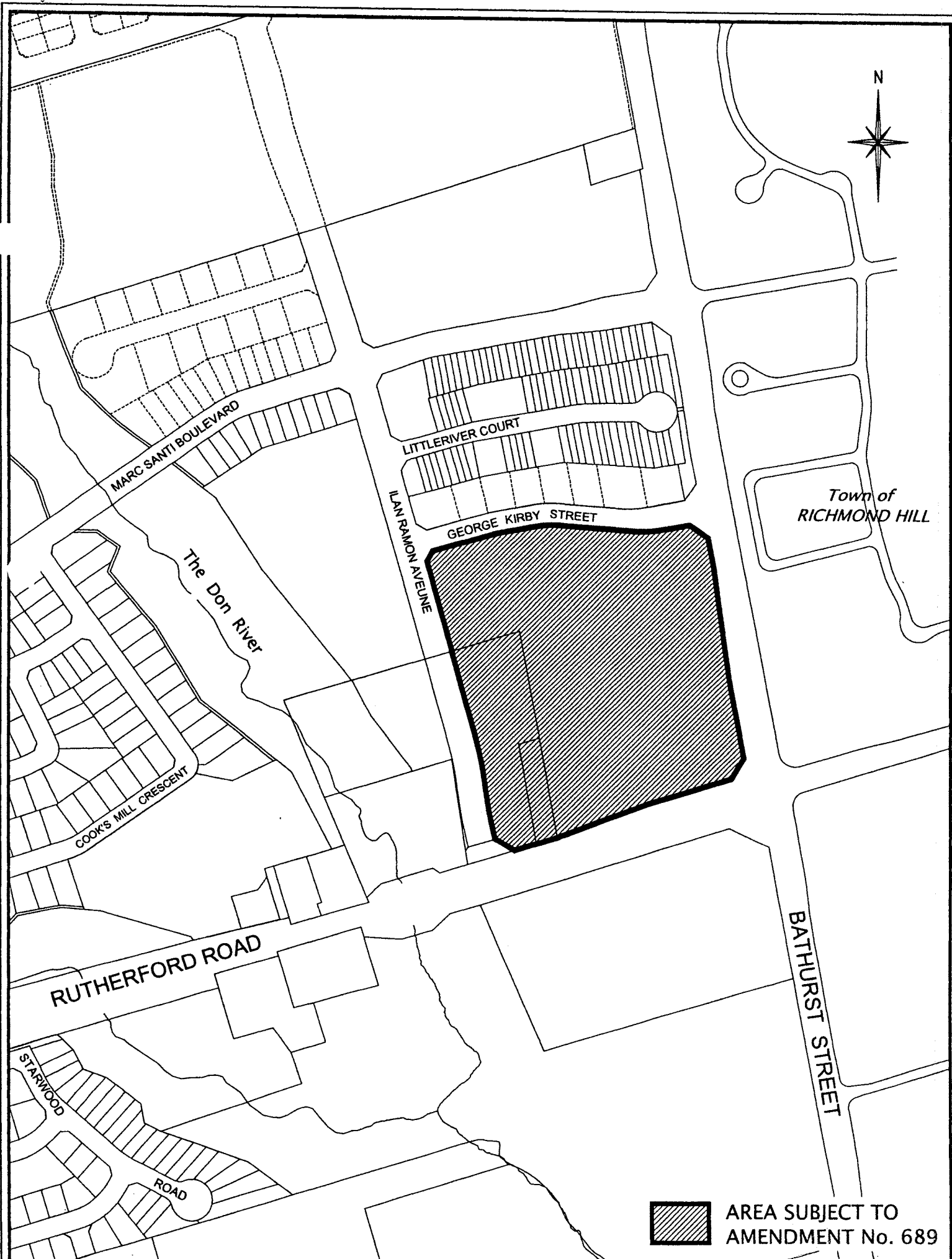
1. Adding the following to the end of Subsection 4.2.2.4.1 "Exceptions":
 - "ii) OPA #689:
Notwithstanding the policies above, the maximum permitted gross leasable area (GLA) shall be 26,800m² on the subject lands located at the northwest corner of Rutherford Road and Bathurst Street, being Block 23 on Plan 65M-3918, and comprising approximately 6.5ha, in Part of Lot 16, Concession 2, City of Vaughan. "
2. Deleting Schedule "C" to Amendment No. 600, and replacing therefore with 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 and Site Development 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.



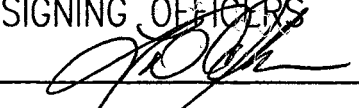
 AREA SUBJECT TO AMENDMENT No. 689

NOT TO SCALE

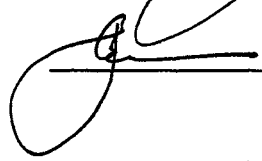
**THIS IS SCHEDULE '1' TO
AMENDMENT No. 689
ADOPTED THE 23RD DAY OF JUNE, 2008**

FILE No. OPA 689
RELATED FILE(S): OP.08.002, DA.08.013, Z.08.013
LOCATION: Part Lot 16, Concession 2
APPLICANT: FCHT HOLDINGS (ONTARIO) CORPORATION
CITY OF VAUGHAN

SIGNING OFFICERS



MAYOR



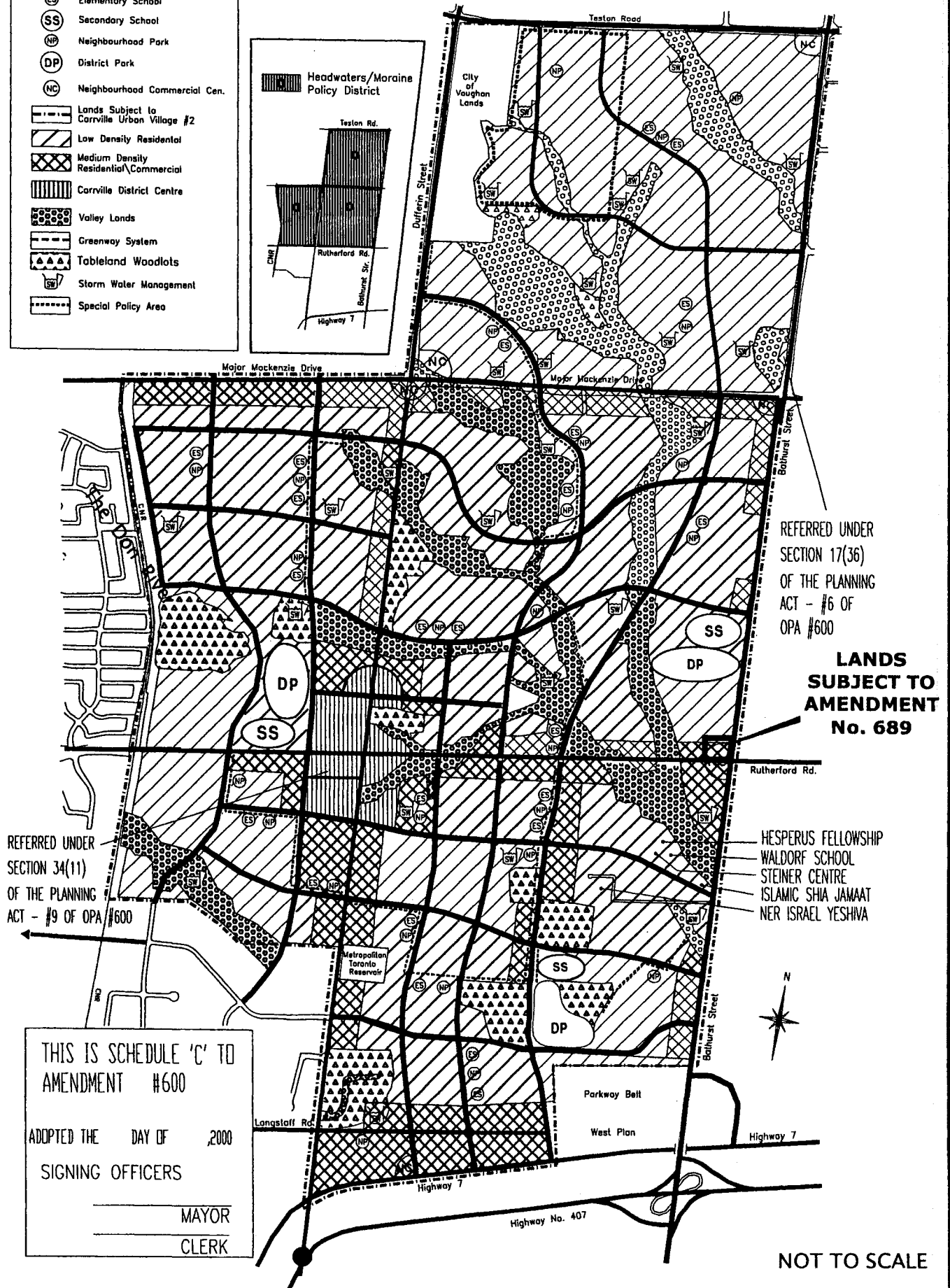
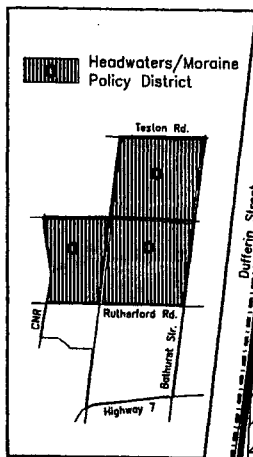
CLERK

CARRVILLE - URBAN VILLAGE 2

LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cen.
- Lands Subject to Carrville Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- Carrville District Centre
- Valley Lands
- Greenway System
- Tableland Woodlots
- Storm Water Management
- Special Policy Area

0 500 1000



REFERRED UNDER SECTION 17(36) OF THE PLANNING ACT - #6 OF OPA #600

LANDS SUBJECT TO AMENDMENT No. 689

REFERRED UNDER SECTION 34(11) OF THE PLANNING ACT - #9 OF OPA #600

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

THIS IS SCHEDULE 'C' TO AMENDMENT #600

ADOPTED THE _____ DAY OF _____, 2000

SIGNING OFFICERS

MAYOR

CLERK

THIS IS SCHEDULE '2' TO AMENDMENT No. 689
ADOPTED THE 23RD DAY OF JUNE, 2008

FILE No. OPA 689
RELATED FILE(S): OP.08.002, DA.08.013, Z.08.013
LOCATION: Part Lot 16, Concession 2
APPLICANT: FCHT HOLDINGS (ONTARIO) CORPORATION
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

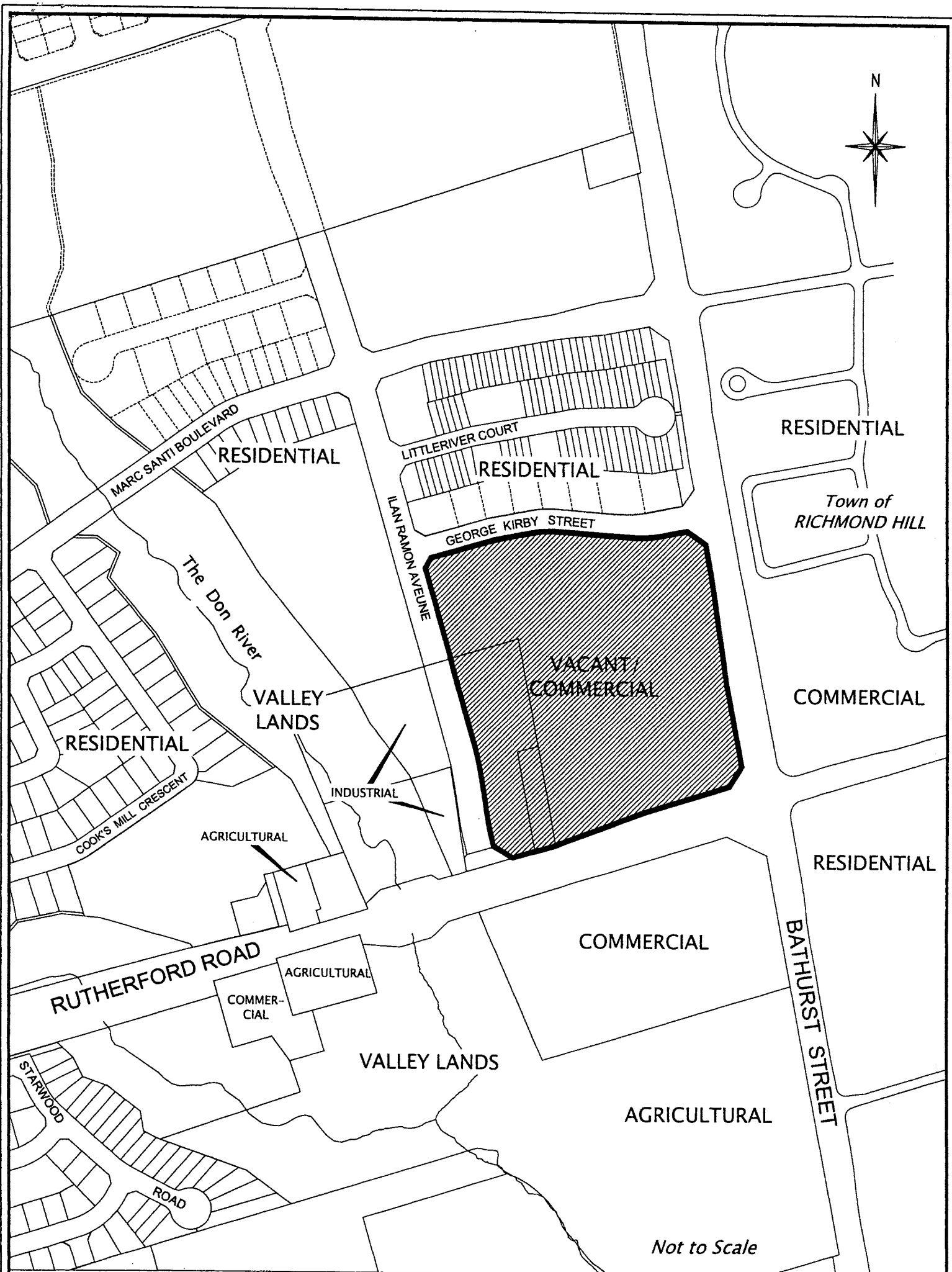
APPENDIX I

The subject lands are located on the northwest corner of Bathurst Street and Rutherford Road being Block 23 on Plan 65M-3918, in Part of Lot 16, Concession 2, City of Vaughan.

On June 23, 2008, Council ratified the June 16, 2008 Committee of the Whole recommendation to approve the proposal for Official Plan Amendment Application OP.08.002 (FCHT Holdings Ontario Corporation) as follows:


"THAT Official Plan Amendment File OP.08.002 (FCHT Holdings Ontario Corporation) BE APPROVED, specifically to amend OPA #600 (City of Vaughan Plan) for the subject lands shown on Attachment #3, as follows:

- a) increase the maximum Gross Leasable Area (GLA) from 20,000m² to 26,800m², comprising a total increase of 6,800m²."



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 689**

LEGEND

 AREA SUBJECT TO AMENDMENT No. 689

FILE No. OPA 689
 RELATED FILE(S): OP.08.002, DA.08.013, Z.08.013
 LOCATION: Part Lot 16, Concession 2
 APPLICANT: FCHT HOLDINGS (ONTARIO) CORPORATION
 CITY OF VAUGHAN