

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 692
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 692 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 692 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 692 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

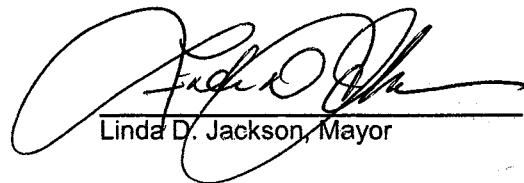
BY-LAW NUMBER 184-2008

A By-law to adopt Amendment Number 692 to the Official Plan of the Vaughan Planning Area.

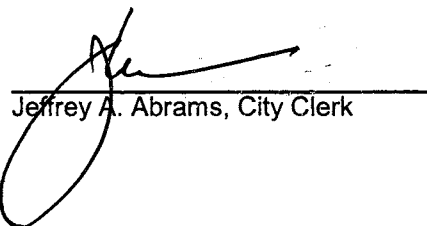
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 692 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 692
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 692 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 692.

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. 240 (Woodbridge Community Plan), as amended by Amendment No. 597 (Islington Avenue Corridor Plan). The subject Amendment will redesignate the Subject Lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to increase the maximum permitted density from 35 units/ha to 50 units/ha to facilitate the development of 10 townhouse dwelling units on a private common element road.

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. 692". The Subject Lands are located on the east side of Islington Avenue, south of Langstaff Road, in Part of Lot 10, Concession 7, municipally known as 8441 Islington Avenue, City of Vaughan.

III BASIS

The decision to amend Official Plan Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 597 (Islington Avenue Corridor Plan), to redesignate the Subject Lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to increase the maximum permitted density from 35 units/ha to 50 units/ha to facilitate the development of 10 townhouse dwelling units on a private common element road is based on the following considerations:

1. The proposed development of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and provides a range of housing types. The proposal is also consistent with Provincial initiatives to accommodate higher densities in established urban areas.
2. The Region of York Official Plan designates the Subject Lands as "Urban Area". The proposed development of the Subject Lands is consistent with the Regional Official Plan policies that direct development to existing built-up portions of urban areas and provides for a wide range of housing options for residents.
3. The proposed 10 unit townhouse development is located within a land use context comprised of a larger built form at the northeast quadrant of the Islington Avenue and Pine Grove Road intersection (i.e. retirement home and nursing home, together with the two institutional uses consisting of a church and seminary). The combination of the existing larger buildings in this quadrant, creates a node

comprised of a more intense building form. The development of the Subject Lands with townhouses, completes the node by creating a logical north limit that is clearly defined and separate from the low density residential uses to the immediate north. In addition, the proposed townhouse development is at a scale and design that is compatible with the low density residential uses to the north of the subject lands and on the west side of Islington Avenue. The proposed development is comprised of 2 blocks of townhouses, including 4 townhouse units with an architectural treatment that has the appearance of a large residential dwelling with frontage on Islington Avenue.

Having received a statutory Public Hearing held on September 18, 2006, Vaughan Council on June 23, 2008 approved Official Plan Amendment File OP.06.022 to amend Amendment No. 240 (Woodbridge Community Plan) as amended by Amendment No. 597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the Subject Lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to increase the maximum permitted density from 35 units/ha to 50 units/ha to facilitate the development of 10 townhouse dwelling units on a private common element road.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 597 (Islington Avenue Corridor Plan), to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Deleting Schedule "A" to Amendment No. 597 and substituting therefor Schedule "A" attached hereto as Schedule "1".
2. Deleting Schedule "A" to Amendment No. 240 and substituting therefor Schedule "A" attached hereto as Schedule "2".
3. Adding the following Paragraph to Section 3.4, "Residential Specific Policies":
 - "s) (OPA 692) Notwithstanding the above, the lands designated "Medium Density Residential" and subject to Amendment No. 692 located on the east side of Islington Avenue, opposite Hayhoe Lane, municipally known as 8441 Islington Avenue, in Part of Lot 10, Concession 7, may be developed with 10 townhouse dwelling units, at a maximum density of 50 units/ha. All residential development shall be on full municipal water and sanitary services. The specific development standards shall be set out in the implementing zoning by-law."

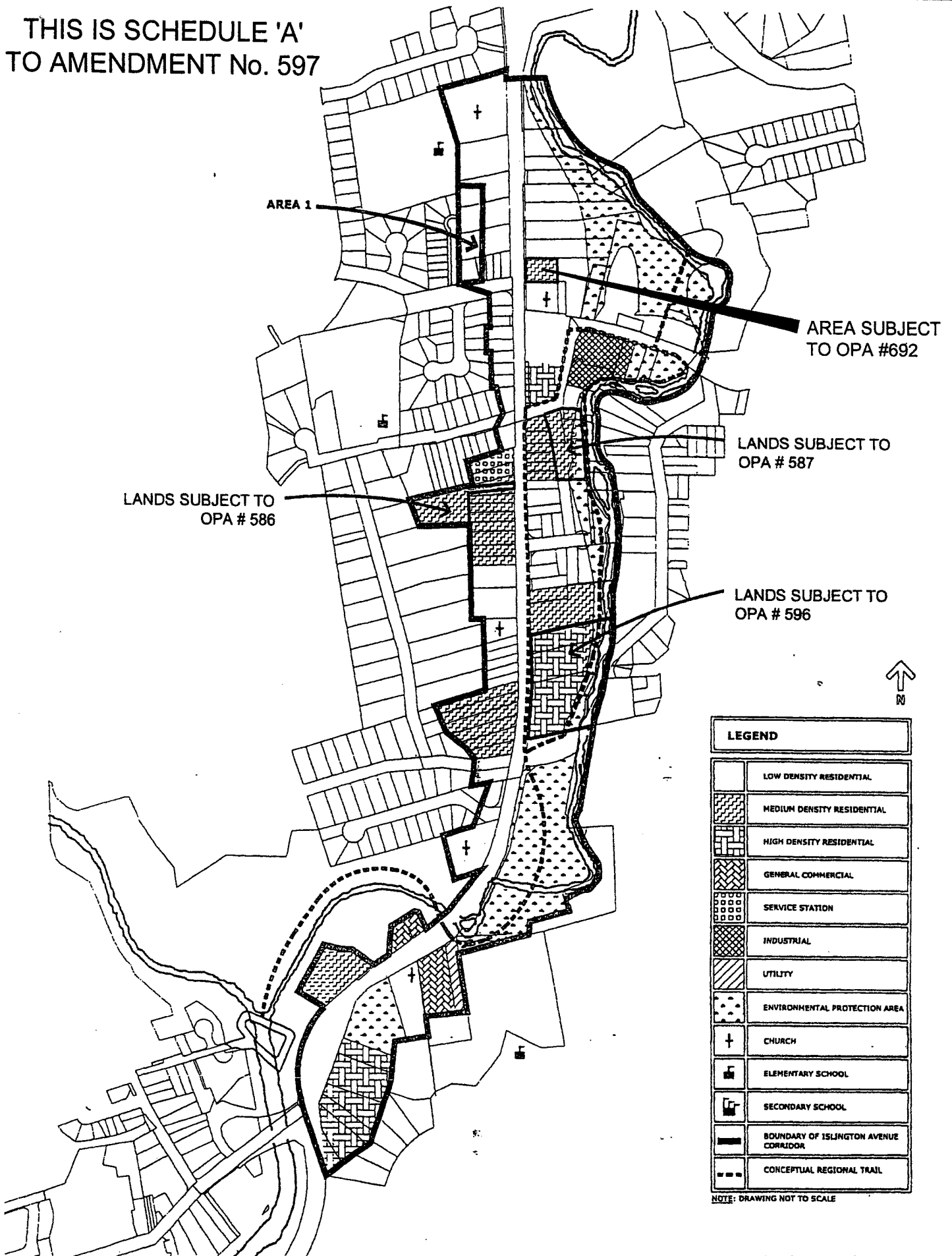
V IMPLEMENTATION

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, Site Plan Approval, and Draft Plan of Condominium 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.

**THIS IS SCHEDULE 'A'
TO AMENDMENT No. 597**



LEGEND	
[Symbol]	LOW DENSITY RESIDENTIAL
[Symbol]	MEDIUM DENSITY RESIDENTIAL
[Symbol]	HIGH DENSITY RESIDENTIAL
[Symbol]	GENERAL COMMERCIAL
[Symbol]	SERVICE STATION
[Symbol]	INDUSTRIAL
[Symbol]	UTILITY
[Symbol]	ENVIRONMENTAL PROTECTION AREA
[Symbol]	CHURCH
[Symbol]	ELEMENTARY SCHOOL
[Symbol]	SECONDARY SCHOOL
[Symbol]	BOUNDARY OF ISLINGTON AVENUE CORRIDOR
[Symbol]	CONCEPTUAL REGIONAL TRAIL

NOTE: DRAWING NOT TO SCALE

L A N D U S E S C H E D U L E

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 692
ADOPTED THE 23 DAY OF JUNE, 2008**

NOT TO SCALE

FILE No's. OPA #692 & OP.06.022
RELATED FILE No. Z.06.049
LOCATION: Part of Lot 10, Concession 7
APPLICANT: 2088756 ONTARIO LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

AREA SUBJECT
TO OPA #692

THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240
ADOPTED THE 22 DAY OF JUNE, 1987

L.D. JACKSON
MAYOR
- R.M. PRENTICE
DEPUTY CLERK

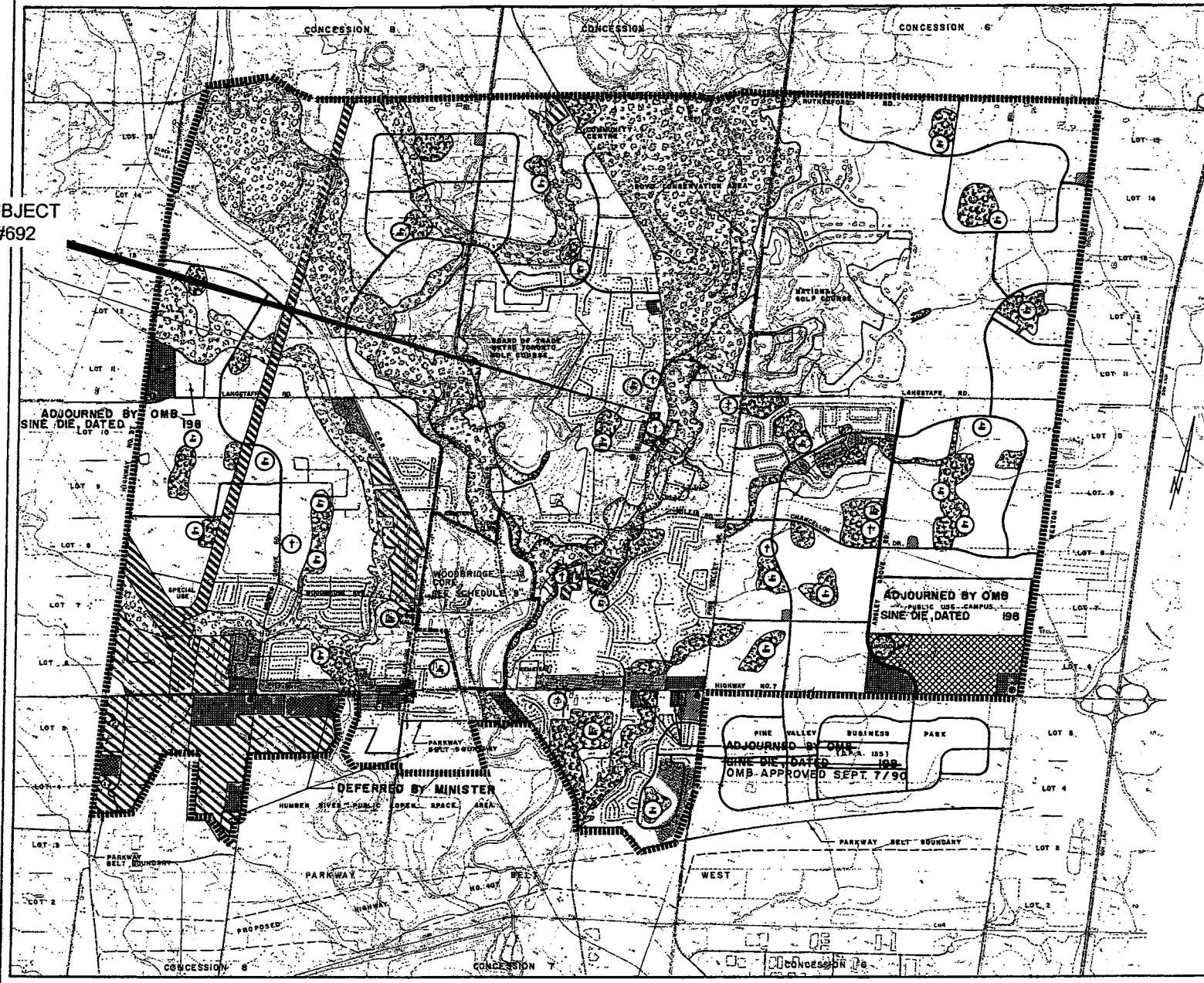
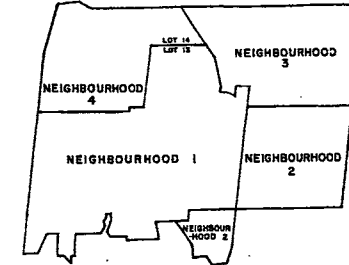
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- LOCAL CONVENIENCE COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CHURCH
- SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY

SCALE: 0 300 1000 m

WOODBIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



FILE No's. OPA #692 & OP.06.022
RELATED FILE No. Z.06.049
LOCATION: Part of Lot 10, Concession 7
APPLICANT: 2088756 ONTARIO LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 692
ADOPTED THE 23 DAY OF JUNE, 2008

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

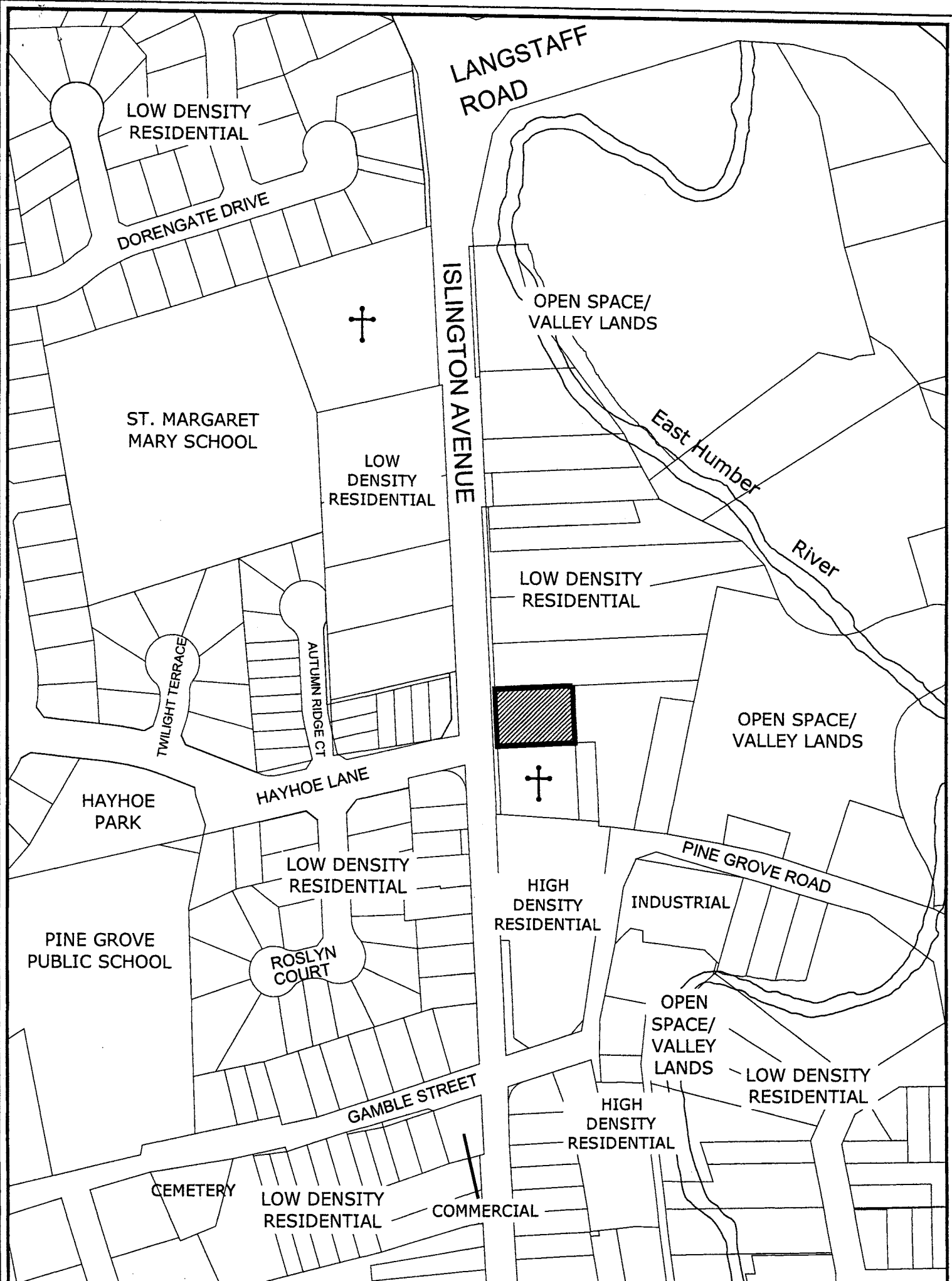
The lands subject to this By-law are located on the east side of Islington Avenue, in Part of Lot 10, Concession 7, municipally known as 8441 Islington Avenue, City of Vaughan.

On June 23, 2008, Council considered an applications to amend the Official Plan and Zoning By-law and resolved the following:

1. THAT Official Plan Amendment File OP.06.022 (2088756 Ontario Limited) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the subject lands shown on Attachment #1 from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to increase the maximum permitted density from 35 units/ha to 50 units/ha to facilitate the development of 10 townhouse dwelling units on a private common element road, as shown on Attachments #2, #3 and #4.

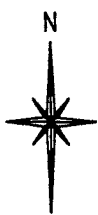
2. THAT Zoning By-law Amendment File Z.06.049 (2088756 Ontario Limited) BE APPROVED, to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from R2 Residential Zone to RM2 (H) Multiple Residential Zone with the addition of the Holding Symbol "(H)", with the following exceptions to facilitate the development of 10 townhouse dwelling units accessed by a private common element road as shown on Attachments #2, #3 and #4:
 - i) permit a building or structure without frontage on a public street, whereas frontage on a public street is required;
 - ii) a minimum landscape strip width of 1.4 m directly north of Building "A" and 2.53 m adjacent to a portion of the north property line, whereas 3.0m is required;
 - iii) a minimum amenity area of 87 m²/unit, whereas 90 m²/unit is required;
 - iv) a minimum lot area of 200 m², whereas 230 m² is required;
 - v) a minimum front yard of 1.5 m to the covered porch, whereas 4.5 m is required (Block A only);
 - vi) a minimum front yard of 1.0 m to the stairs, whereas 2.7 m is required (Block A only);
 - vii) a minimum interior side yard of 0.6 m to the covered porch, whereas 1.5m is required (Block A only);
 - viii) a minimum interior side yard of 0.9 m to the stairs, whereas 1.2m is required (Block A only); and,
 - ix) a maximum building height of 12.65 m, whereas 11.0 m is permitted (Block A only).

3. THAT the Holding Symbol "(H)" shall be removed from the subject lands zoned RM2(H) Multiple Residential Zone upon servicing capacity being allocated by Council."



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 692**

FILE No's. OPA #692 & OP.06.022
 RELATED FILE No. Z.06.049
 LOCATION: Part of Lot 10, Concession 7
 APPLICANT: 2088756 ONTARIO LIMITED
 CITY OF VAUGHAN



NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 692



CHURCH

