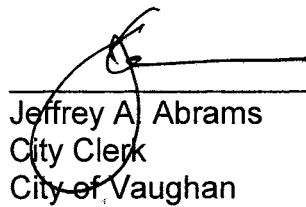


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 702 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 2nd day of September, 2009.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 11th day of September, 2009.

Certificate of Approval

AMENDMENT No. 702

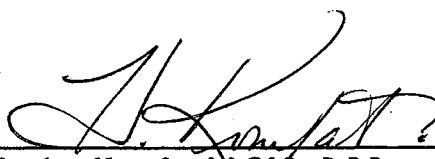
TO THE

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 is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on September 2, 2009.

Date: September 2, 2009



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

THE CITY OF VAUGHAN

BY-LAW

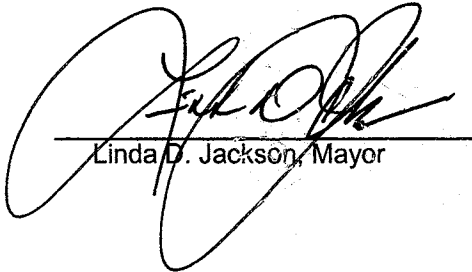
BY-LAW NUMBER 180-2009

A By-law to adopt Amendment Number 702 to the Official Plan of the Vaughan Planning Area.

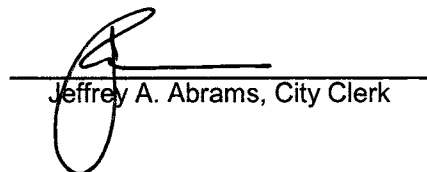
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 702 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 the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 702 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 30th day of June, 2009.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 702
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 702 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 702.

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 #332, as amended by Official Plan Amendment #535, herein referred to as OPA #332 and OPA #535 (Maple Valley Plan), respectively.

The subject Amendment adds a new land use permission being the "Assisted Accommodation Area" to the existing "North Maple Residential Area-Executive Residential" designation for the Subject Lands, shown as "Area Subject to Amendment No. 702" on Schedule "1" attached hereto to facilitate the development of the Subject Lands with a 6-storey, 137-unit, 12,590 m² residential apartment building that will cater to an adult lifestyle community.

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. 702". The Subject Lands are located on the southwest corner of Dufferin Street and Teston Road, in Part of Lot 25, Concession 3, City of Vaughan.

III BASIS

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

1. The Provincial Policy Statement (PPS) provides broad based policy direction on matters of Provincial interest related to land use planning and development. The policies that apply to the development of the Subject Lands include those intended to ensure the development of healthy, livable and safe communities by promoting efficient developments and land use patterns over the long term; accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs; and avoid development and land use patterns which may cause environmental or public health and safety concerns and that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs, improves accessibility for persons with disabilities and the elderly by preventing land use barriers which restrict their full participation in society, and ensure necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

The PPS also supports intensification in designated growth areas to accommodate an appropriate range and mix of employment opportunities and housing. The development of the Subject Lands will provide additional accommodation choices while utilizing the existing municipal infrastructure efficiently

efficiently through compact form and densities, and would ensure the surrounding environmental features are protected and enhanced. The development conforms to the PPS policies.

2. The Province's Places to Grow ("the Growth Plan") sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourages compact built forms, transit supportive communities, diverse land uses, a range and mix of employment and housing types, and directed growth to settlement area that offer municipal water and wastewater systems.

The development, which is supported by municipal water and wastewater systems, provides housing in a facility that accommodates various ages of the growing population. The proposal utilizes the subject lands more efficiently with the development of 6 storey, 137 unit residential apartment building and will contribute employment opportunities to the local economy. The development is consistent with the goals of the Growth Plan.

3. The Subject Lands are designated "Urban Area" in the Region of York Official Plan ("The Regional Plan"). The Regional Plan encourages urban areas to permit a broad range of housing types within efficient and mixed use compact communities at an overall transit-supportive density. The proposed development provides an additional housing choice to the local area that is compact and efficient. The Regional Plan further encourages pedestrian safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The development and the associated amenity enhances the streetscape and the courtyard pays homage to the valley system to the south while providing buffers for protection. The development is consistent with the Regional Official Plan policies.
4. Under the City of Vaughan's Official Plan, the Subject Lands are designated "North Maple Residential Area – Executive Residential" and "Open Space" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and further designated as "Settlement Area" and "Natural Core Area" by OPA #604 (Oak Ridges Moraine Conformity Plan).

The Owner proposes a development that provides housing opportunities to accommodate an adult lifestyle residential community in a new land use permission being the "Assisted Accommodation Area" to the existing "North Maple Residential Area–Executive Residential" defined as follows:

"The "North Maple Residential Area-Executive Residential/Assisted Accommodation Area" designation shall be developed as a self-contained facility designed to provide rooms or suites for citizens who require assistance with day to day living and which contain sanitary conveniences, but no cooking facilities. The facility includes provision

provision of services and amenities including dining rooms, a communal kitchen, laundry, recreational and nursing care facilities.”

5. OPA #604 (Oak Ridges Moraine Conformity Plan) brought Vaughan’s Official Plan into conformity with the Oak Ridges Moraine Conservation Plan (ORMCP), which was adopted by Vaughan Council on June 23, 2003 and approved by the Minister of Municipal Affairs and Housing on October 21, 2004.

Furthermore, the Ministry of Natural Resources (MNR) assessed the Subject Lands and has aligned the ANSI boundary with the valley top-of-bank. As a result, the Owner, the MNR, the Toronto and Region Conservation Authority (TRCA), and the City concur that through Section 10(2) of the ORMCP and the assessed realignment of the top-of-bank by MNR, the entire Subject Lands are deemed to be solely within the Settlement Area of the Oak Ridges Moraine Plan.

6. Having received a statutory Public Hearing held on October 6, 2008, on June 30, 2009, Vaughan Council approved Official Plan Amendment Application File OP.08.011 to redesignate the Subject Lands from “Open Space”, “North Maple Residential Area – Executive Residential” to a site-specific designation of “North Maple Residential Area–Executive Residential/Assisted Accommodation Area” and “Open Space” under Amendment No. 702.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

OPA #332 as amended by OPA #535 and OPA #604, to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Adding a new land use designation being “Assisted Accommodation Area” to the existing “North Maple Residential Area-Executive Residential” designation.
2. Deleting Section 3.4.3.1 Definition, in its entirety and substituting therefor the following:

“3.4.3.1 Definitions

“The “Executive Residential Area” as shown on Schedule “2A” shall be developed as a prestige residential community, and shall include an “Assisted Accommodation Area”. The emphasis of the design, unit deployment and construction arrangements shall be directed towards maintaining the special environmental features and functions and the conservation of landforms. Accordingly, development of the Executive Residential Community shall be subordinated to the maintenance and enhancement of existing topography, natural vegetation, wildlife habitat and other ecological

functions.

(702) Notwithstanding the above for the lands located at the southwest corner of Teston Road and Dufferin Street being Part of Lot 25, Concession 3, City of Vaughan, and designated "Assisted Accommodation Area" shall be developed as a self-contained facility designed to provide rooms or suites for citizens who require assistance with day to day living and which contain sanitary conveniences, but no cooking facilities. The facility includes provision of services and amenities including dining, a communal kitchen, laundry, recreational and nursing care facilities. (702)"

3. Deleting Section 3.4.3.2(a) in its entirety and substituting therefor the following:

- a) Uses Permitted (702) "The "Executive Residential Area" shall be developed with single detached dwellings or other building forms or styles which will minimize the impact on areas of environmental sensitivity, and shall include an apartment building in the "Assisted Accommodation Area". The permitted uses shall be limited to those permitted by the "Rural Area" designation until such time as a Comprehensive Development Plan has been approved for all the lands within the "Executive Residential" designation.

(702) Notwithstanding the above for the lands located at the southwest corner of Teston Road and Dufferin Street being Part of Lot 25, Concession 3, City of Vaughan, and designated "Assisted Accommodation Area" shall be developed with an apartment building that is self-contained and designed to provide rooms or suites for citizens who require assistance with day to day living. Impact on the surrounding environmental features shall be minimized. (702)."

4. Adding the following to Section 3.4.3 Executive Residential, as the last paragraph within Subparagraph 3.4.3.2 b):

"(702) Notwithstanding the above for the lands located at the southwest corner of Teston Road and Dufferin Street being Part of Lot 25, Concession 3, City of Vaughan, and designated "Notwithstanding the above, a maximum net residential density of 200 units per hectare consisting of an apartment building in the "Assisted Accommodation Area" shall be permitted on the Subject Lands located on the southwest corner of Dufferin Street and Teston Road, being Part of Lot 25, Concession 3, City of Vaughan and subject to Amendment No. 702."

5. Adding the following to Section 3.4.3.2, as the last paragraph within Subparagraph 3.4.3.2c):

“(702) Notwithstanding the above for the lands located at the southwest corner of Teston Road and Dufferin Street being Part of Lot 25, Concession 3, City of Vaughan, and designated “Assisted Accommodation Area” shall consist of the following:

- a maximum 137 rooms or suites in a 12,590 m² residential apartment building with a maximum building height not exceeding 6 storeys;
- limited nursing care services are permitted within the building;
- a minimum 10 m buffer shall be provided from the staked top-of-bank of the valley system; and,
- the development standards shall be established in the implementing Zoning By-law .(702)”

6. Adding Schedule “2” attached hereto, as Schedule “7” to OPA #332, as amended.

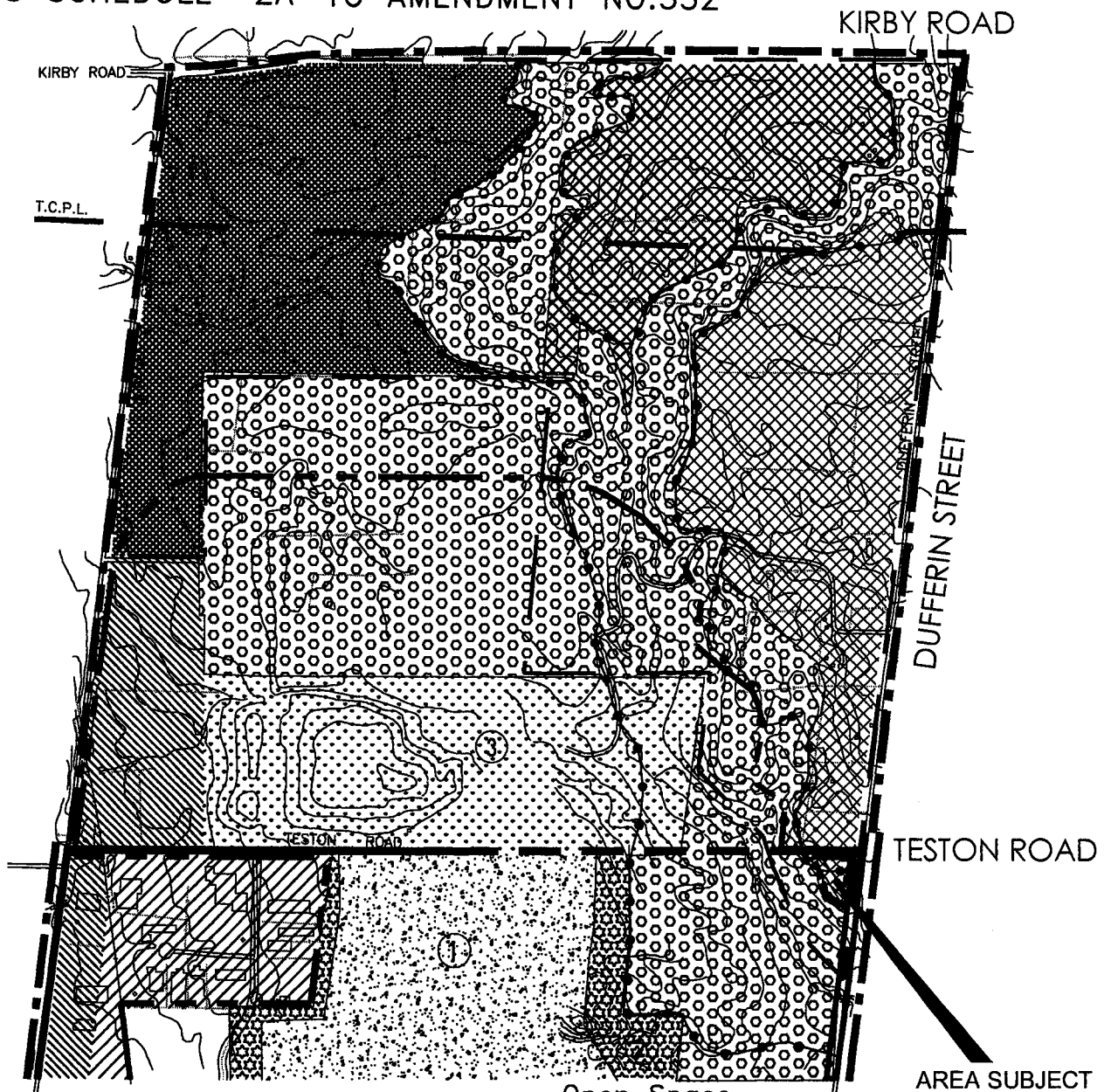
V IMPLEMENTATION

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 Letter of Undertaking, 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 "2A" TO AMENDMENT NO.332



LEGEND

- Industrial
- Prestige Ind.
- Open Space
- North Maple Residential Area
- Executive Residential
- Special Residential

Open Space
Special Policy Areas

- Special Policy Area 1
- Special Policy Area 2
- Special Policy Area 3

AREA SUBJECT TO AMENDMENT No.702

Approx. Limits of ESA/ANSI



SCALE
0 50 100 200m

- Area Subject To Amendment No. 332
- Waste Disposal Assessment Area
- Roads
- Existing Arterial
- Feeder
- Proposed 35m Arterial

NOTE: This Schedule is prepared for convenience purposes only. In all cases reference should be made to the original documents.

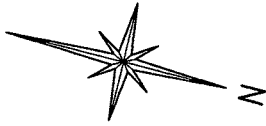
THIS IS SCHEDULE '1'
TO AMENDMENT No. 702
ADOPTED THE 30th DAY OF JUNE, 2009

FILE No.: OP.08.011
RELATED FILES: Z.08.046 & DA.09.024
LOCATION: Part of Lot 25, Concession 3
APPLICANT: YORK MAJOR HOLDINGS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

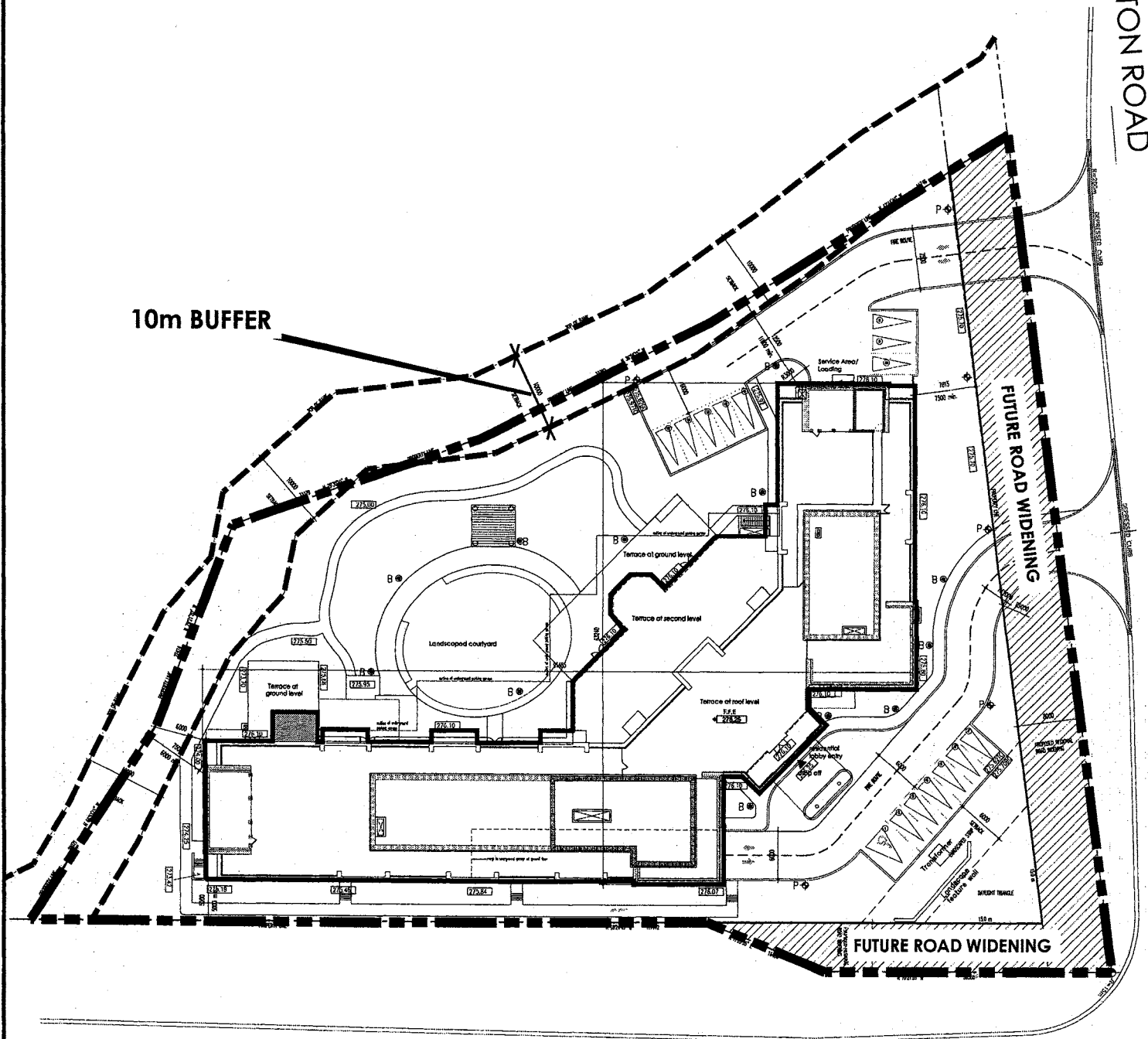
MAYOR

CLERK



Not to Scale

TESTON ROAD



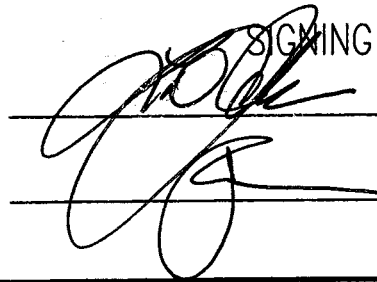
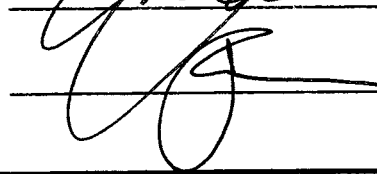
DUFFERIN STREET

THIS IS SCHEDULE "7" TO AMENDMENT No. 332, AS AMENDED

AREA SUBJECT TO AMENDMENT No.702

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 702
ADOPTED THE 30th DAY OF JUNE, 2009**

FILE No.: OP.08.011
RELATED FILES: Z.08.046 & DA.09.024
LOCATION: Part of Lot 25, Concession 3
APPLICANT: YORK MAJOR HOLDINGS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

APPENDIX I

The subject lands are located on the southwest corner of Dufferin Street and Teston Road, in Part of Lot 25, Concession 3, City of Vaughan.

On June 23, 2009, Council considered a report and the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment File OP.08.011 (York Major Holdings Inc.):

“The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.011 (York Major Holdings Inc.) BE APPROVED to redesignate the subject lands from “Open Space” and “North Maple Residential Area – Executive Residential” to a site-specific official plan designation of “North Maple Residential Area – Assisted Accommodation” (tableland) and “Open Space” (i.e. the lands to be rezoned RA3 and OS5, respectively, as shown on Attachment #3, to implement the respective Official Plan designations).

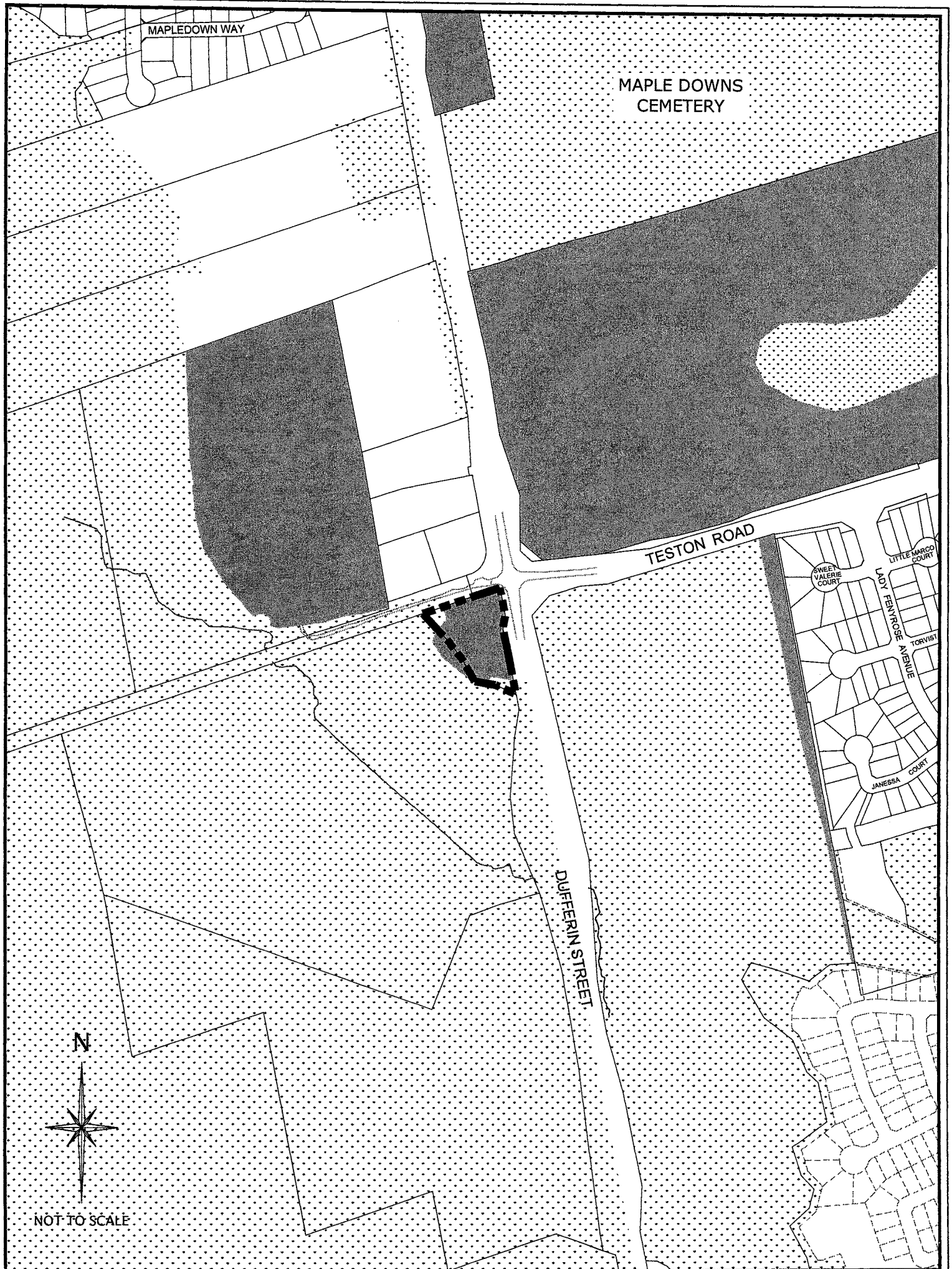
2. THAT Zoning By-law Amendment File Z.08.046 (York Major Holdings Inc.) BE APPROVED, to rezone the subject lands from OS5 Open Space Environmental Protection Zone and A Agricultural Zone to RA3 Apartment Residential Zone (tableland) and OS5 Open Space Environmental Protection Zone (valleylands) in the manner shown on Attachment #3, to facilitate the development of the tablelands shown on Attachments #1 and #2 for a 6-storey, 137-unit, 12,588 m² senior’s residential apartment building that will cater to an adult lifestyle residential community, with the following exceptions:

By-law 1-88 Standard	By-law 1-88 Requirements of the RA3 Zone	Proposed Exceptions to the RA3 Zone
Minimum Rear Yard Setback	7.5 m to the OS5 Zone Line	1.7 m to the OS5 Zone Line
Minimum Exterior Side Yard Setback	7.5 m along Dufferin Street	5.0 m along Dufferin Street
Minimum Landscape Strip Width Along a Street	6.0 m along Dufferin Street	5.0 m along Dufferin Street
Minimum Required Parking	241 (206 spaces plus 35 visitor spaces)	72 (49 spaces plus 23 visitor spaces)
Minimum Required Handicap Parking	3	2
Minimum Required Amenity Area	3,155 m ²	2,693 m ²

3. THAT Site Development File DA.09.024 (York Major Holdings Inc.) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, and the brick and colour samples shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final landscape plan and cost estimate, edge management landscape plan, existing vegetation assessment and tree preservation plan, and restoration planting plan shall be approved to the satisfaction of the Vaughan Development Planning Department, in consultation with the Toronto and Region Conservation Authority (TRCA);
 - iii) the final site servicing and grading plan, stormwater management report, and Erosion and Sediment Control Plan shall be approved to the satisfaction of the Vaughan Engineering Department, in consultation with the Toronto and Region Conservation Authority;
 - iv) the final external lighting plan shall be approved to the satisfaction of the Vaughan Engineering Department and the Vaughan Development Planning Department;
 - v) the Owner shall certify, to the satisfaction of the Vaughan Engineering Department, that the debris identified in the Phase 1 Environmental Site Assessment Report, and any above ground or underground storage tanks have been properly removed and disposed off-site;

- vi) the Owner shall ensure that the monitoring wells are decommissioned in accordance with Ontario Regulation 903 and copies of the completed Water Well Records confirming that the work has been carried out are submitted to the City to the satisfaction of the Vaughan Engineering Department;
 - vii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority, in particular, the following;
 - the lands below the top-of-bank and the buffer shall be appropriately designated and zoned to an environmental category and conveyed or dedicated into public ownership (to the City or to TRCA) in order to ensure their long term protection;
 - a 10 m buffer is required from the valley system in order to maintain the slope stability of the development site;
 - an Oak Ridges Moraine Conformity Report addendum is required to be submitted and reviewed quantifying the amount of water discharging overland towards the valley and that the amount of discharge will not cause future erosion hazards;
 - a geotechnical addendum is required to be submitted and reviewed regarding details of the retaining wall design and its impacts to the adjacent valley corridor and issues relating to access to the retaining wall for maintenance purposes;
 - an updated Environmental Impact Assessment Report shall be required to include tree surveys within a minimum of 20 m of the top-of-bank line; and,
 - the Owner is required to submit and obtain approval from the TRCA, a Permit under Ontario Regulation 166/06, prior to the issuance of any Building Permit;
 - viii) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;
 - ix) the implementing Official Plan Amendment and Zoning By-law shall be in full force and effect;
- b) that the Site Plan Letter of Undertaking include the following provisions:
- i) "The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 hectare per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment"; and,
 - ii) "Prior to the issuance of a Building Permit, the Owner shall convey sufficient property to the Region of York, free of costs and encumbrances, along the entire frontage of Teston Road and Dufferin Street for road widening and a daylighting triangle, to the satisfaction of the Region of York."

The Committee of the Whole recommended approval of the recommendation contained in the report of the Commissioner of Planning, dated June 23, 2009, which was subsequently ratified by Council on June 30, 2009.






APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 702

AREA SUBJECT TO
AMENDMENT No. 702



FILE No.: OP.08.011
 RELATED FILES: Z.08.046 & DA.09.024
 LOCATION: Part of Lot 25, Concession 3
 APPLICANT: YORK MAJOR HOLDINGS INC.
 CITY OF VAUGHAN

-  OPEN SPACES
-  RESIDENTIAL
-  AGRICULTURAL