

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 724
to the Official Plan of the Vaughan Planning Area

I, JEFFREY A. ABRAMS, of the City of Toronto, MAKE OATH AND SAY:

1. **THAT** I am the 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 724 was adopted by the Council of the Corporation of the City of Vaughan on the 21st day of February, 2012, and written notice was given on the 29th day of February, 2012 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.

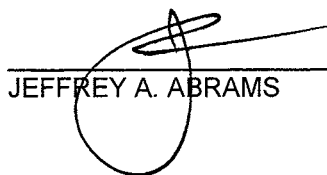
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 724 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.

4. **THAT** Official Plan Amendment Number 724 is deemed to have come into effect on the 21st day of March, 2012, 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)
22nd day of March, 2012.)



A Commissioner, etc.



JEFFREY A. ABRAMS

James Todd Coles,
a Commissioner, etc.,
Regional Municipality of York, for
The Corporation of the City of Vaughan.
Expires March 27, 2013.

THE CITY OF VAUGHAN

BY-LAW

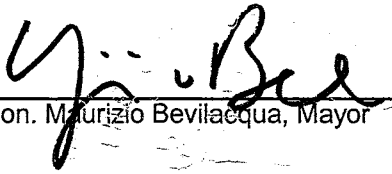
BY-LAW NUMBER 25-2012

A By-law to adopt Amendment Number 724 to the Official Plan of the Vaughan Planning Area.

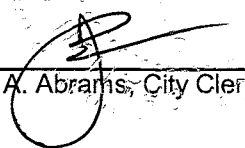
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 724 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.

Enacted by City of Vaughan Council this 21st day of February, 2012.



Hon. Maurizio Bevilacqua, Mayor



Jeffrey A. Abrams, City Clerk

Authorized by Item No. 15 of Report No. 15
of the January 17, 2012 Committee
Adopted by Vaughan City Council on
January 31, 2012.

**AMENDMENT NUMBER 724
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 724 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 724.

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

Authorized by Item No.15 of Report No. 15
of the January 17, 2012 Committee
Adopted by Vaughan City Council on
January 31, 2012.

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. 350 (Maple Community Plan), as amended by Amendment No. 513 (Maple West Area), herein referred to as OPA #350 and OPA #513, respectively.

The subject Amendment will redesignate the lands shown as "Area Subject to Amendment No. 724" on Schedule "1" attached hereto from "General Commercial Area" to "Medium Density Residential Area" and to increase the permitted density on the Subject Lands from a maximum of 60 units per hectare to 93.2 units per hectare.

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. 724". The Subject Lands are located on the east side of Jane Street and south of Norwood Avenue, being Part 1 and 4 of Plan 65R-31431, in Lot 19, Concession 4, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the Subject Lands from "General Commercial Area" to "Medium Density Residential Area" and to permit a maximum density 93.2 units per hectare on the Subject Lands 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 Subject Lands are within a settlement area where growth, vitality and regeneration are promoted. The PPS also promotes cost-effective development standards to minimize land consumption and servicing costs and ensures necessary infrastructure and public service facilities are or will be available to meet current and projected needs. Furthermore, transportation systems should be provided which are safe, energy efficient and facilitates the movement of people and goods.

The PPS also supports an appropriate range and mix of employment opportunities and housing through intensification and redevelopment. The development of the Subject Lands for residential stacked townhouse dwelling units provides additional housing options in the community while utilizing the existing municipal infrastructure efficiently through a compact building form without an increased density contributing to the creation of a strong, liveable and healthy community.

2. The Places to Grow Act (“the Growth Plan”) sets out policies applicable to the Greater Golden Horseshoe. The policies of the Growth Plan encourage compact built forms, transit supportive communities, diverse land uses, a range and mix of employment and housing types, and directed growth to settlement areas that offer municipal water and wastewater systems. The Subject Lands are serviced by municipal water and wastewater systems and the development offers an alternative housing choices in a compact building form. The Growth Plan also states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in the existing built-up areas. Public transit and community infrastructure are utilized more efficiently and effectively. The development of the Subject Lands 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 Subject Lands are located on the Jane Street corridor and offer an alternative housing form (stacked townhouses dwelling units) in close proximity to mixed-use developments and public transit. The Regional Plan encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density within urban areas. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents.

The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. The Regional Plan further encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The development and the associated amenity areas enhance the streetscape.

Furthermore, the Regional Plan recognizes that there is a strong relationship between transportation and urban form. A compact urban form encourages and supports a higher level of transit services while helping to reduce the overall parking demand (i.e. site-specific parking requirements that recognize the level of planned and existing public transit service) and trip length required for work, shopping, school, and other destinations. The existing municipal infrastructure and services are used more effectively as a result of the compact form and increased density on the Subject Lands. The development is consistent with the Regional Official Plan policies.

4. The Subject Lands are designated “General Commercial Area” by the City of Vaughan’s Official Plan OPA #350 (Maple Community Plan), as amended by OPA #513 (Maple West Area). The “General Commercial Area” designation permits general commercial uses, excluding a supermarket or food store, and retail stores devoted to the sale of food exceeding 418 m².

The Amendment implements a 3-storey, 95-unit residential stacked townhouse development on the Subject Lands with frontage along Kayla Crescent, Jane Street and Via Lanciano. The Subject Lands have been redesignated to "Medium Density Residential Area". The development facilitated by this Amendment is compatible with the existing surrounding land uses.

5. Having received a statutory Public Hearing held on February 23, 2010, on January 31, 2012, Vaughan Council approved Official Plan Amendment Application File OP.09.008 to redesignate the Subject Lands from "General Commercial Area" to "Medium Density Residential Area" and to permit a density of 93.2 units per hectare.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 350 (Maple Community Plan), as amended by Amendment No. 513 (Maple West Area) to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the lands shown as "Lands Subject to Amendment No. 724" on Schedules "1" and "2" attached hereto from "General Commercial Area" to "Medium Density Residential Area".
2. Adding the following Paragraph to Part C Land Use Policies, Section 1.2 Medium Density Residential Area, after Section 1.2.f):

"(724) 1.2.f) Notwithstanding the net density permitted in the Medium Density Residential Areas in Section 1.2.b), the following shall apply to the lands located on the east side of Jane Street south of Norwood Avenue, being Block 133 on Plan 65M-3505, in Part of Lot 19, Concession 4, City of Vaughan:

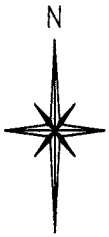
- i) The maximum permitted net density in a Medium Density Residential Area shall be 93.2 units per hectare and 95 units (724)".

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 Plan Letter of Undertaking, pursuant to the Planning Act.

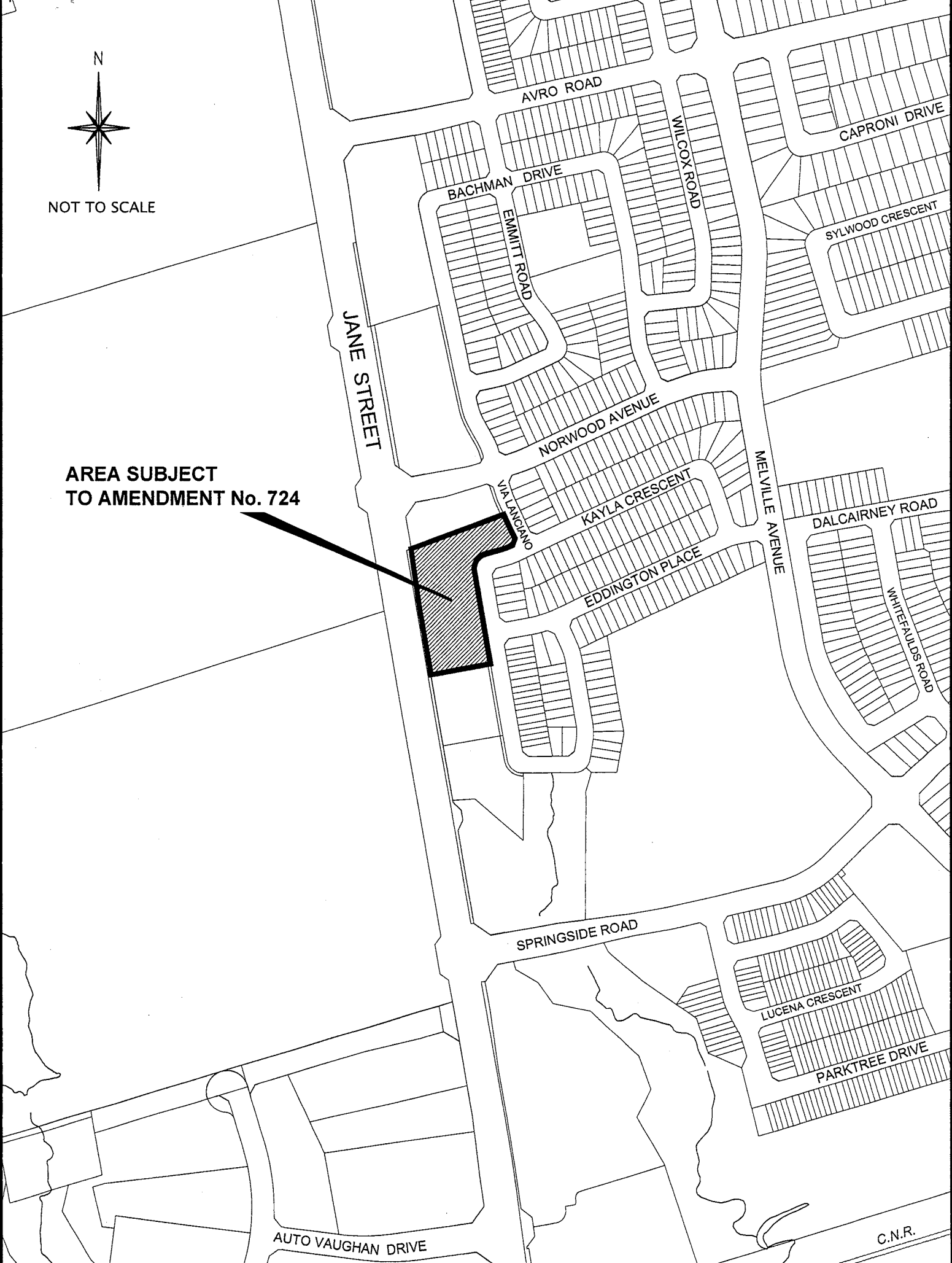
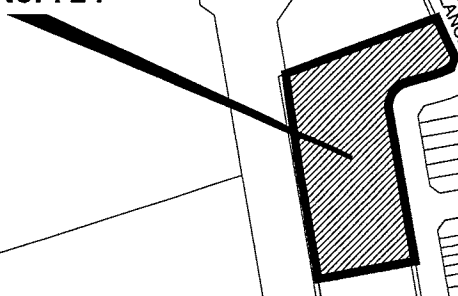
VI INTERPRETATION

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.



NOT TO SCALE

AREA SUBJECT
TO AMENDMENT No. 724





NOT TO SCALE

THIS IS SCHEDULE '1' TO AMENDMENT No. 724

ADOPTED THE 21ST DAY OF FEB., 2012

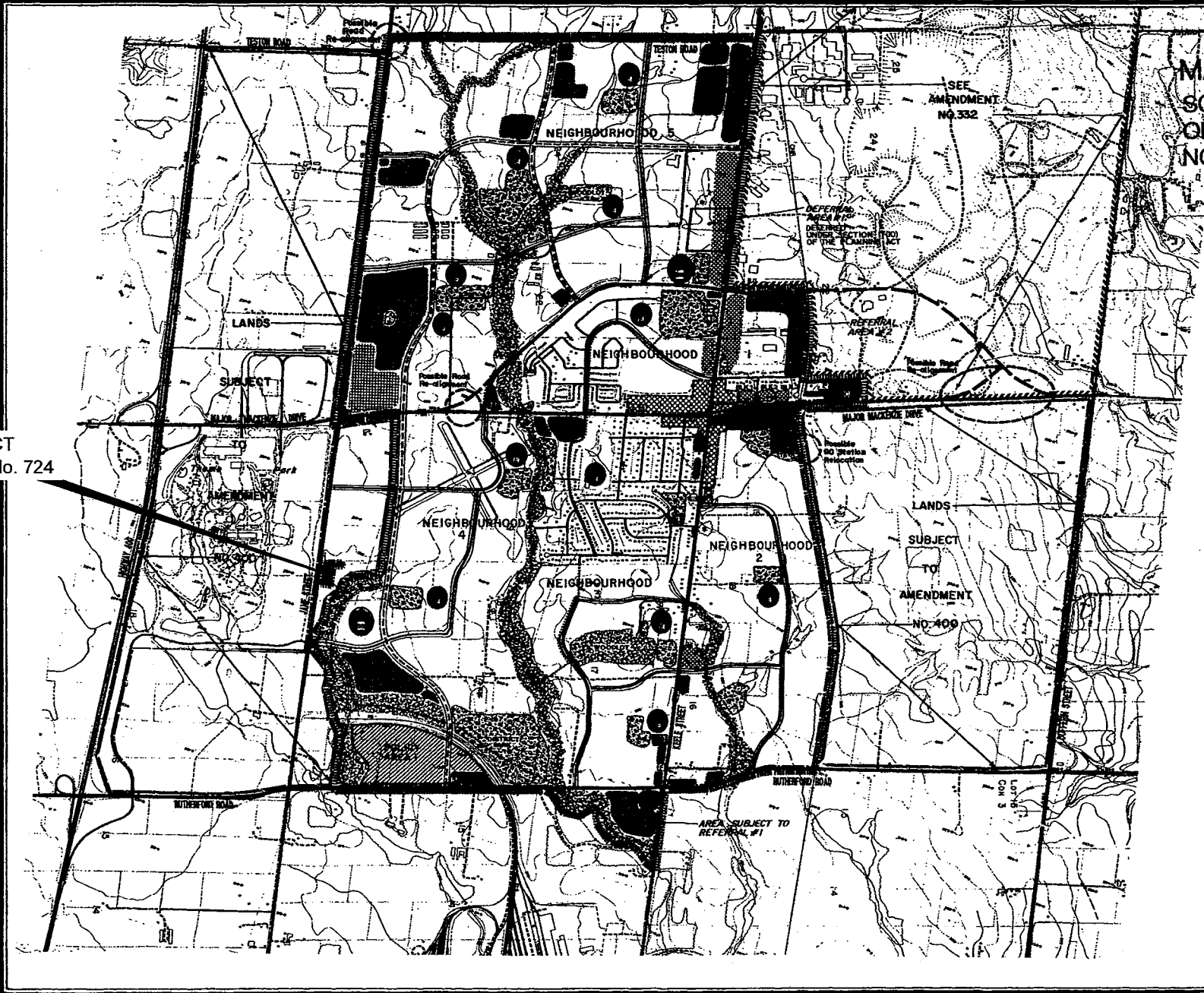
FILE No's. OPA #724 & OP.09.008
RELATED FILES: Z.09.040 & DA.11.075
LOCATION: Part of Lot 19, Concession 4
APPLICANT: ARVIT INVESTMENTS INC. (MOSAIK HOMES)
CITY OF VAUGHAN

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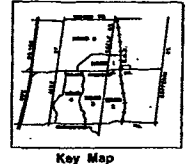
SIGNING OFFICERS

MAYOR

CLERK

MODIFICATION
NO. 63
UNDER SECTION 17(9) OF
THE PLANNING ACT

MAPLE COMMUNITY PLAN SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 350



- LEGEND**
- Low Density Residential
 - Medium Density Residential
 - Park
 - Open Space
 - Institutional
 - Elementary School
 - Secondary School
 - Firehall
 - Library
 - Community Centre
 - Church
 - Cemetery



- Commercial**
- Maple Commercial Core Area
 - Community Commercial Centre
 - Neighbourhood Commercial Area
 - Local Convenience Commercial
 - Office Commercial
 - Service Centre
- Prestige Industrial**
- Policy Area I
 - Pedestrian and Bicycle Path System
 - Existing Arterial
 - Proposed Arterial
 - Collector
 - Feeder
 - Community Boundary



DEC./93

AREA SUBJECT
TO AMENDMENT No. 724

FILE No's. OPA #724 & OP.09.008
RELATED FILES: Z.09.040 & DA.11.075
LOCATION: Part of Lot 19, Concession 4
APPLICANT: ARVIT INVESTMENTS INC. (MOSEK HOMES)
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 724
ADOPTED THE 21ST DAY OF FEB., 2012

SIGNING OFFICERS
[Signature] MAYOR
[Signature] CLERK

APPENDIX I

The subject lands are located on the east side of Jane Street south of Norwood Avenue, being Block 133 on Plan 65M-3505, in Lot 19, Concession 4, City of Vaughan.

On January 31, 2012, Vaughan Council considered and approved the recommendation of the Committee of the Whole of January 17, 2012, which included the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment File OP.09.008 (Arvit Investments Inc. (Mosaik Homes)):

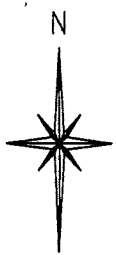
"The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.09.008 (Arvit Investments Inc. (Mosaik Homes)) BE APPROVED, specifically to amend OPA #350 (Maple Community Plan) as amended by OPA #513, to redesignate the subject lands, from "General Commercial Area" (residential uses not permitted) to "Medium Density Residential Area", and to increase the maximum permitted density in the "Medium Density Residential Area" from a minimum of 30 units per hectare and a maximum of 60 units per hectare to a maximum of 93.2 units per hectare thereby permitting 95 residential units on the site.
2. THAT Zoning By-law Amendment File Z.09.040 (Arvit Investments Inc. (Mosaik Homes)) BE APPROVED, specifically to amend Zoning By-law 1-88, to rezone the subject lands from C2(H) General Commercial Zone with the Holding Symbol "(H)" to RM2 Multiple Residential Zone, and to permit the site-specific zoning exceptions identified in Table 2 of this report to implement the development proposal shown on Attachment #4.
3. THAT Site Development File DA.11.075 (Arvit Investments Inc. (Mosaik Homes)) BE APPROVED, to facilitate the development of 95 residential stacked townhouse dwelling units, within five, 3-storey blocks, as shown on Attachments #4, #5, and #7, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department, respecting the final site plan, building elevations, landscape plans, materials board, including the colour of the pattern concrete areas, and signage plans;
 - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, traffic impact study, and noise study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - iv) the Owner shall satisfy all requirements of Canada Post; and,
 - v) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;
 - vi) the Owner shall pay to the City, prior to the execution of the Site Plan Letter of Undertaking, a woodlot development charge at the rate of \$1,000.00 per residential unit, in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement;
 - 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 ha 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;
 - ii) the Owner shall be required to provide a one-time payment to the City of Vaughan for the maintenance of the enhanced landscape features along Jane Street in accordance with the Maple Streetscape and Urban Design Guidelines, to the satisfaction of the Vaughan Development Planning Department.

4. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage and water supply capacity to Site Development File DA.11.075:

"IT IS HEREBY RESOLVED THAT Site Development File DA.11.075 is allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 95 residential units, subject to the execution of a Site Plan Letter of Undertaking or Agreement, whichever is in effect, to the satisfaction of the City."

5. THAT the Region of York be requested to modify the City of Vaughan Official Plan 2010 to facilitate a site-specific policy on the subject lands designated "Mid-Rise Mixed-Use" to permit only residential uses (95 stacked townhouses units) and no commercial uses."



NOT TO SCALE



CANADA'S
WONDERLAND

RECREATIONAL

VACANT

APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 724

FILE No's. OPA #724 & OP.09.008
RELATED FILES: Z.09.040 & DA.11.075
LOCATION: Part of Lot 19, Concession 4
APPLICANT: ARVIT INVESTMENTS INC. (MOSAIK HOMES)
CITY OF VAUGHAN

AREA SUBJECT TO
AMENDMENT No. 716



RESIDENTIAL



INSTITUTIONAL



COMMERCIAL



VACANT



PARK



STORM WATER POND

