


I, F.G. JACKMAN, Acting Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 341 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 18th day of July, 1990.


F.G. Jackman
Acting Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 25th day of July, 1990.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 79-90

A By-law to adopt Amendment Number 341 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE The Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 341 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 341 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 and SECOND time this 6th day of March, 1990.

"L. D. Jackson"

L.D. Jackson, Mayor

" R. A. Panizza"

R.A. Panizza, Town Clerk

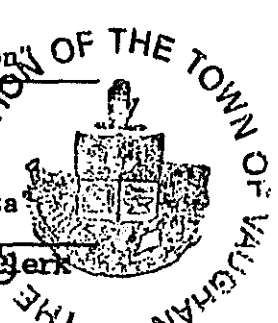
READ a THIRD time and finally passed this 6th day of March, 1990.

"L. D. Jackson"

L.D. Jackson, Mayor

"R. A. Panizza"

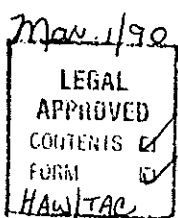
R.A. Panizza, Town Clerk



**AMENDMENT NUMBER 341
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 341 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 341.

Also attached hereto, but not constituting part of the Amendment are Appendices I and II.



I PURPOSE

The purpose of this Amendment is to provide a site specific exception to the "Low Density Residential" policies of Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) in order to permit a 65 unit senior citizens residence.

II LOCATION

The lands subject to this Amendment are located at the northeast corner of Martin Grove Road and Bainbridge Avenue and are hereinafter referred to as the "Subject Lands". More particularly, the subject lands are described as Blocks 58 and 59 on Registered Plan 65M-2155.

III BASIS

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

1. The proposed development will fill a need in the Woodbridge Community for senior citizens housing. Amendment No. 240 (Woodbridge Community Plan) recognizes the principle of providing seniors' housing throughout the community. Paragraph 3.2(e) states that housing suitable for senior citizens will be encouraged to locate in Woodbridge using any housing form acceptable to the Town, preferably in close proximity to commercial uses and public facilities.
2. The subject lands are located on a site which is currently occupied by a church. A community centre and park are located to the north and an elementary school occupies a site to the east. Public transit is available on Martin Grove Road. In this regard the subject lands meet the criteria specified by the official plan in order for it to be suitable for senior citizens housing.
3. Under Amendment No. 240 the maximum permitted density in the "Low Density Residential" designation in this neighbourhood (Neighbourhood 1) is 8.6 units per hectare. The development form proposed for the senior citizens dwelling is a five storey, 65 unit apartment building. The provision of 65 units on the subject lands results in the maximum density requirement of the official plan being exceeded. However, the housing

form is satisfactory to the Town. Prior to approving the official plan amendment application, Vaughan Council reviewed and was satisfied with the conclusion of studies submitted in support the application. This included a parking and traffic study and a shadow and massing study. These studies demonstrated the development would be compatible with the adjacent residential areas.

4. The official plan will limit the number of units on the subject lands to 65 to be used for a non-profit, non-denominational senior citizens residence. Additionally, the amendment will provide that Council shall have approved the site development application, prior to the enactment of the implementing zoning by-law.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) is hereby amended by adding the following paragraph to Subsection 3.4 Residential Specific Policies:

- (i) Lands designated "Low Density Residential" at the northeast corner of Martin Grove Road and Bainbridge Avenue, shown as "Area Subject to Amendment No. 341" on Schedule "1" to Amendment No. 341 may be used for a non-profit, non-denominational senior citizens residence subject to the following:
 - i) a maximum of sixty-five (65) units shall be provided on the subject lands.
 - ii) prior to the enactment of the implementing zoning by-law Vaughan Council shall have approved the site development application.
 - iii) the implementing zoning by-law shall specify the location of the building on the subject lands.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through an Amendment to the Vaughan Zoning By-law, and a site development agreement pursuant to the Planning Act.

VI INTERPRETATION

The provisions of 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.

APPENDIX I

Record of Council Action

The subject lands are located at the northeast corner of Martin Grove Road and Bainbridge Avenue, north of Woodbridge Avenue, being Blocks 58 and 59 of Registered Plan 65M-2155 in the Town of Vaughan. The subject lands are known municipally as 100 Bainbridge Avenue.

The purpose of this amendment is to permit the construction of a proposed 5 storey, 65 unit non-profit, non-denominational senior citizens residence. The residence is proposed to be located at the northeast corner of the subject lands adjacent to an existing church. The amendment will provide a site specific exception to the "Low Density Residential" policies of Amendment No. 240 to the Vaughan Official Plan (Woodbridge Community Plan) in order to permit the proposed development.

On June 6th, 1989 Vaughan Council held a public hearing on the official plan and zoning amendment applications (Files OP.27.89 and Z.87.88 - Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada). The following is the record of the public hearing and Council's subsequent actions:

Ms. R. Marcus, Solicitor, appeared on behalf of the Roman Catholic Episcopal Corporation for the Diocese of Toronto and made submissions on behalf of the applicant.

Mr. David Finnegan, Executive Director of Housing for the Archdiocese, introduced the applications to the Public Hearing.

Father Borean, Pastor of St. Peter's, made submissions on the application.

Mr. Luigi Tucci appeared on behalf of the Separate School Board as Trustee and indicated that the York Region Separate School Board, at its meeting on 23 March 1989, had endorsed the recommendation of the Management Committee to approve a permanent easement with respect to the development subject to a number of conditions which had been agreed to by both parties.

Mr. F. Raspa, 105 Roxana Drive, spoke against the application and specifically against the high density residential development because of the parking problems already experienced in the area and the proposed ramp to the parking area of the development.

Mr. S. Zaccone, 106 Roxana Drive, appeared in opposition, specifically to the design of the building, the parking problems in the area, and the landscaping which included a number of trees which would be placed in an area where soccer is presently played.

Mr. G. Colette, 100 Roxana Drive, appeared in opposition to the plan because of the parking, the size of the building and the ramp and indicated that the residents on Roxana Boulevard had been told that low density residential would be developed on these lands.

A future resident of the development spoke in favour of the application.

Mr. M. Torosian, 101 Roxana Drive, asked for a deferral of the matter to allow the residents on Roxana Boulevard, who had concerns with the proposed building, to seek professional expertise for their submission.

Mr. A. Raso, 90 Roxana Drive appeared in opposition to the application.

Ms. Joyce Frustaglio, a resident of Woodbridge, spoke in favour of the application for a senior citizen's residence.

MOVED by Councillor Rosati
seconded by Councillor Cipollone

THAT Official Plan Amendment Application OP.27.89 and Zoning By-law Amendment Application Z.87.88 (Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada), BE APPROVED in principle, subject to the following:

- a) the submission and review of a parking study of design and content to the satisfaction of Staff;
- b) further clarification from the Building Code Commission for the proposed reduced setback to the open space area (1.2 ha) as it respects form of covenant and its extent on Town-owned and School Board lands;
- c) the review of a detailed site plan submission dealing with the issues identified above and identifying any necessary easements to permit the development.
- d) the parking study also include a report on the feasibility of designating the south side of Bainbridge Drive and one side of Roxana Avenue as a No Parking Zone.

The motion was carried unanimously on a recorded vote.

On December 11th, 1989 the application received further consideration from Vaughan's Council Committee. At the Council Committee Meeting discussion took place with respect to on-street parking problems on Sunday mornings. Council Committee approved the applications and on December 18th, 1989 Council ratified the Committee's recommendation by adopting the following motion:

Council resolved:

THAT Official Plan Amendment Application OP.27.89 and Zoning By-law Amendment Application Z.87.88 (Roman Catholic Episcopal Corporation of the Diocese of Toronto in Canada), BE APPROVED, subject to the following:

1. That the Official Plan Amendment provide an exception to the density requirement of Low Density Residential designation of OPA #240 permit the proposed 65 unit senior's residence.
2. That the Zoning By-law Amendment provide site specific amendments required by the proposed senior's residence, based on the approved site plan.
3. That prior to enactment of the Zoning By-law:
 - a) the site plan for the proposed residence shall be approved by Council;

4. That prior to the execution of the development agreement:
- a) that the Limiting Distance/Spatial Separation Two Party Covenant agreement be executed and registered on title between applicant and the Town of Vaughan and between the applicant and the York Region Roman Catholic Separate School Board, if required;
 - b) the applicant provide all necessary easements and related agreement, if necessary, to the satisfaction of Town of Vaughan Staff;
 - c) confirmation be provided to the Planning Department and the Town Solicitor that the York Region Roman Catholic Separate School Board will provide to Town of Vaughan, a permanent easement to relocate Town services on School Board's lands.

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 341

TOWN OF VAUGHAN

LOCATION: BLOCKS 58 & 59, PLAN 65M-2155

LEGEND

-  RESIDENTIAL
-  PARK

DATE: 90/02/16

SCALE: 0  200 FT.

