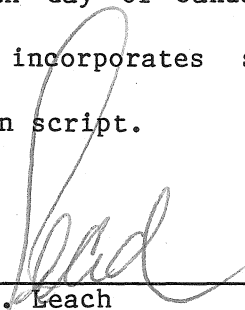
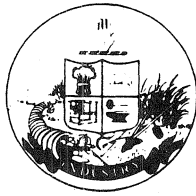


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 387 to the Official Plan of the Vaughan Planning Area which was approved by the Ontario Municipal Board, with modifications, on the 8th day of January, 1996. The attached text incorporates said modifications which are typed in script.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 22nd day of January, 1996.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 141-92

A By-law to adopt Amendment Number 387 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 387 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 387 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 4th day of May 1992.

"L.D. Jackson OF THE CITY OF VAUGHAN
L. D. Jackson, Mayor

"J.D. Leach OF THE CITY OF VAUGHAN
J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, identical to the one at the top of the page, positioned over the signatures.

AMENDMENT NUMBER 387
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 387 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 387.

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

Apr 6/92
LEGAL APPROVED
CONTENTS
FORM
HJV

I. PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment No. 240 (Woodbridge Community Plan) the Official Plan of the Vaughan Planning Area, by providing a site specific amendment *to permit a senior citizens' residence comprised of two apartment buildings having a combined total of fifty one (51) units, and having a maximum floor space index of 0.56.*

II. LOCATION

The lands subject to this amendment are located to the west of the southwest corner of the intersection of Langstaff Road and Pine Valley Drive, being Part 1, Plan 64R-4978, and known municipally as 4561 Langstaff Road, in Lot 10, Concession 7, City of Vaughan. The lands are shown as "AREA SUBJECT TO AMENDMENT NO. 387" on Schedule "1" attached hereto and are hereinafter referred to as "Subject Lands".

III. BASIS

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

1. The Subject Lands are currently designated "Church", "Drainage Tributary" and "Low Density Residential" by Official Plan Amendment No. 240 (Woodbridge Community Plan), as amended. The proposed seniors' residence would not be permitted in the aforementioned designations. Therefore, an amendment to the Official Plan is required.
2. The proposed development will fill a need in the Woodbridge Community for senior citizens' housing. Official Plan 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 City of Vaughan, preferably in close proximity to commercial uses and public facilities".
3. The proposed development recognizes the general intent of Official Plan Amendment No. 240 (Woodbridge Community Plan) which is to encourage senior citizens' housing in Woodbridge.

The housing form chosen must be to the satisfaction of the City and be in an appropriate location. As such, design guidelines have been incorporated into the amendment. A senior citizens' apartment dwelling is considered to be appropriate in this area given its close proximity to public transit, institutional uses (churches), public parks and open space facilities. The apartment dwelling is located close to the Woodbridge Core area and has access to public transit along Islington Avenue.

4. Under Official Plan 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' residence is one 2-storey apartment building and one 3-storey apartment building, having a combined total of 51 units, of which 39 will be apartments and 12 will be residential care/communal living units.* The provision of 51 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 City of Vaughan.
5. On October 22, 1991, the Council of the City of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Council Public Hearing Meeting. At the meeting, Council approved the Official Plan Amendment application.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment No. 240 to the Official Plan of the Vaughan Planning Area, is hereby amended by adding the following paragraph to Section 3.4 Residential Specific Policies:

- 3.4 s) "Lands designated "Church", "Drainage Tributary" and "Low Density Residential", on the southwest corner of Langstaff Road and Pine Valley Drive and shown as Area Subject to Official Plan Amendment No. 387 may be developed for a seniors citizens' residence subject to the following:

- i) *the apartment buildings shall be used only by senior citizens who have attained the age of 65 years or older;*
- ii) *a maximum of fifty-one (51) residential units shall be provided on the subject lands;*
- iii) *one apartment building shall have a maximum height of two (2) stories and the other apartment building shall have a maximum height of three (3) stories.*
- iv) *lands for park and other public recreational purposes shall be provided to the City of Vaughan in an amount not exceeding 5% of the gross land area of the subject plan, or one hectare for each 300 dwelling units whichever yields the greater area provided for in subsection 42(3), 42(4) and 51(7) of the Planning Act or cash of the cash-in-lieu equivalent.*
- v) *a berm and extensive landscaping shall be provided to the area abutting the single family home to the north;*
- vi) *Recognition is given to the value of the fisheries resource of the tributary of the Humber River, and as such, development is to take place in such a manner to minimize negative impacts that can result from development, including the use of proper stormwater management and erosion and sedimentation control measures both during and after the development of the site. All alterations to the watercourse require application under the Lakes and Rivers Improvements Act prior to review and approval to the satisfaction of the Ministry of Natural Resources.*

vii) The following policies shall apply to this site in order to reflect the "Land Use Planning for Housing" Policy Statement:

- a) The proposed housing type of apartments and residential care/communal living units for seniors over the age of 65, still contribute to meeting Vaughan's housing needs;
- b) The proposed development shall be innovative in terms of housing types and zoning standards, including restrictions on the size of the affordable units, thereby creating and fostering continuing opportunities for affordable housing;
- c) A minimum of 25% affordable housing shall be provided; and
- d) The implementing zoning by-law shall specify the mix and range of units, as well as the maximum unit sizes for the affordable development.

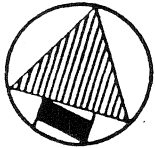
V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of 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.

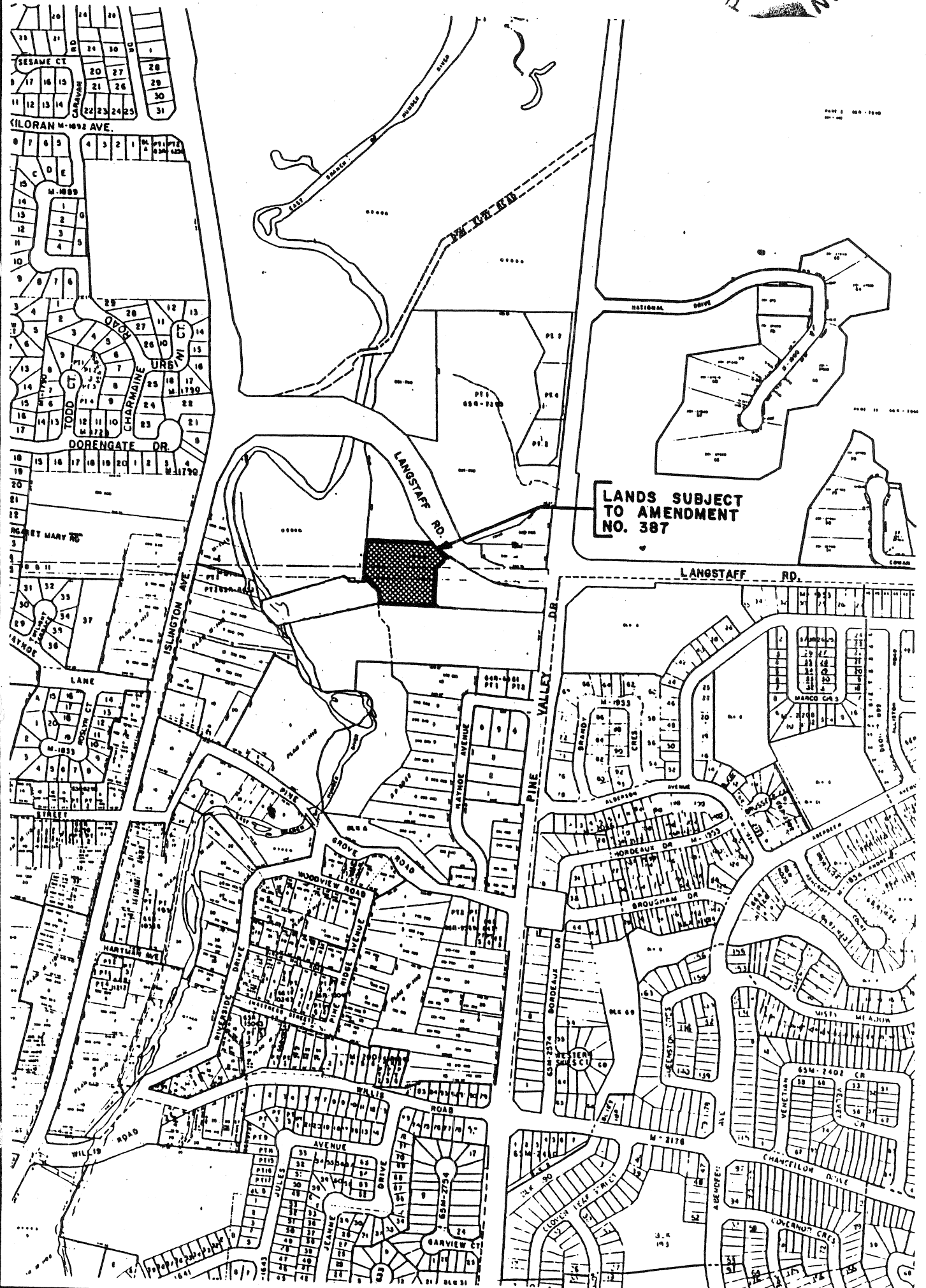
THIS IS SCHEDULE '1'
TO AMENDMENT NO. 387
ADOPTED THE 4TH DAY OF MAY, 1992



0 100 200m

"L.D. Jackson"

"J.D. Leach"



LANDS SUBJECT
TO AMENDMENT
NO. 387

APPENDIX I

The subject lands are located at the southwest corner of Langstaff Road and Pine Valley Drive, being Part 1, Plan 64R-4978, and known municipally as 4561 Langstaff Road, in Lot 10, Concession 7, City of Vaughan.

The Official Plan Policies in Official Plan Amendment No. 240 (Woodbridge Community Plan) do not permit the senior citizens' residence at the density proposed. This amendment provides an exception to the policies of Official Plan Amendment No. 240 (Woodbridge Community Plan) to permit the senior citizens' residence.

Vaughan Council at its October 22, 1991, Council Committee meeting resolved:

"A. THAT Official Plan Amendment Application OP.26.90 (Maranatha Christian Reformed Church of Woodbridge), BE APPROVED, subject to the following:

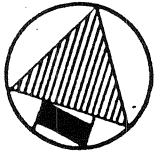
1. That Official Plan Amendment No. 240 (Woodbridge Community Plan) be amended to permit an apartment building with a maximum of 51 units for use only by senior citizens who have attained the age of 65 years or older.
2. That prior to the adoption of the Official Plan Amendment, the Engineering Department shall have approved the sanitary sewer servicing for the subject lands.
3. That the Official Plan Amendment contain site specific design guidelines to ensure that sensitive treatment is provided to buffer the adjacent land uses.

B. THAT By-law Amendment Application Z.39.90 (Maranatha Christian Reformed Church of Woodbridge), BE RECEIVED, and be referred to a future Council Committee meeting for consideration in conjunction with the required site plan application."

EXISTING LAND USE

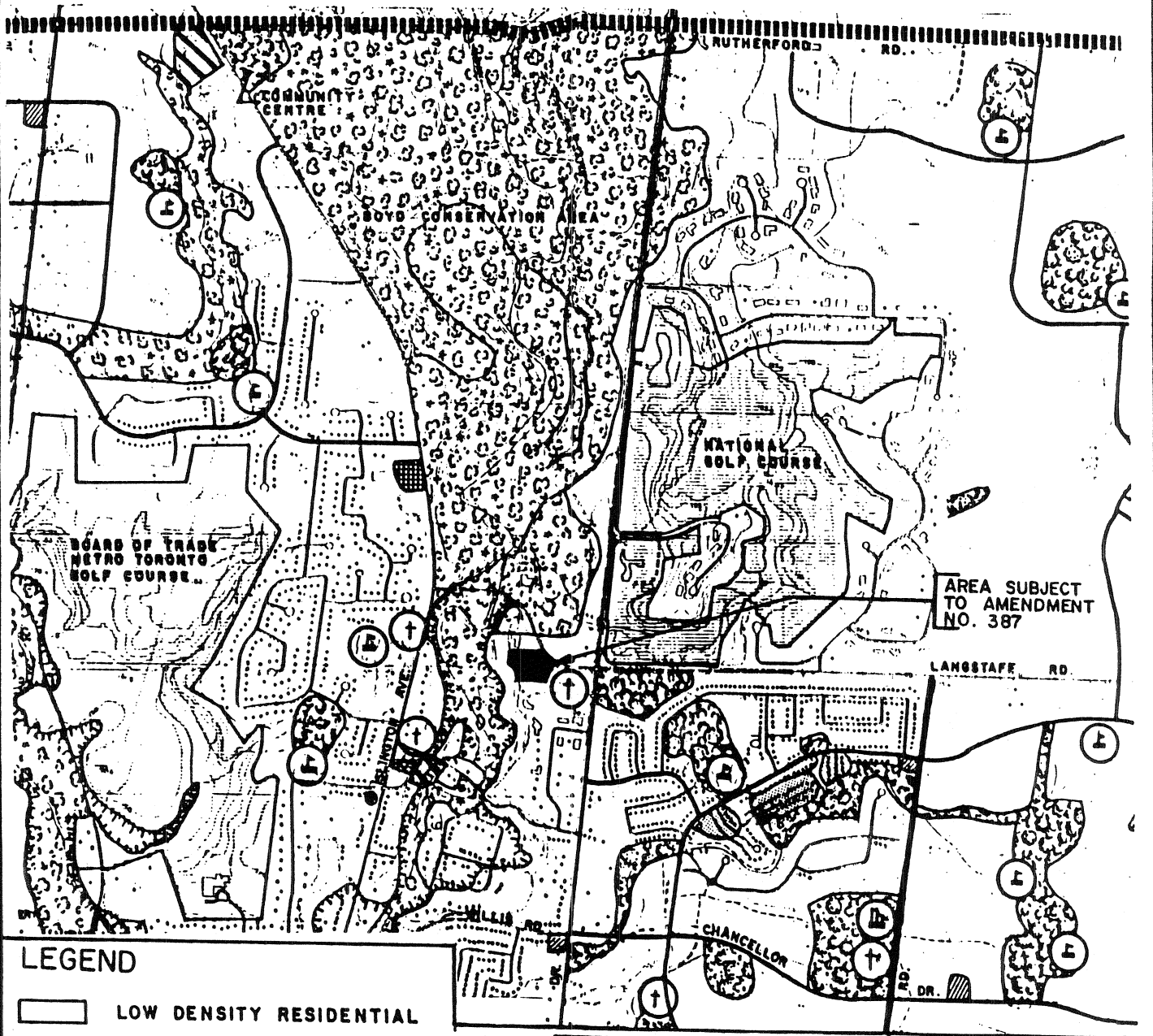
OFFICIAL PLAN AMENDMENT NO. 387

CITY OF VAUGHAN



DATE:

SCALE: 0 500m



LEGEND

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

SITE PLAN

OFFICIAL PLAN AMENDMENT NO. 387

CITY OF VAUGHAN

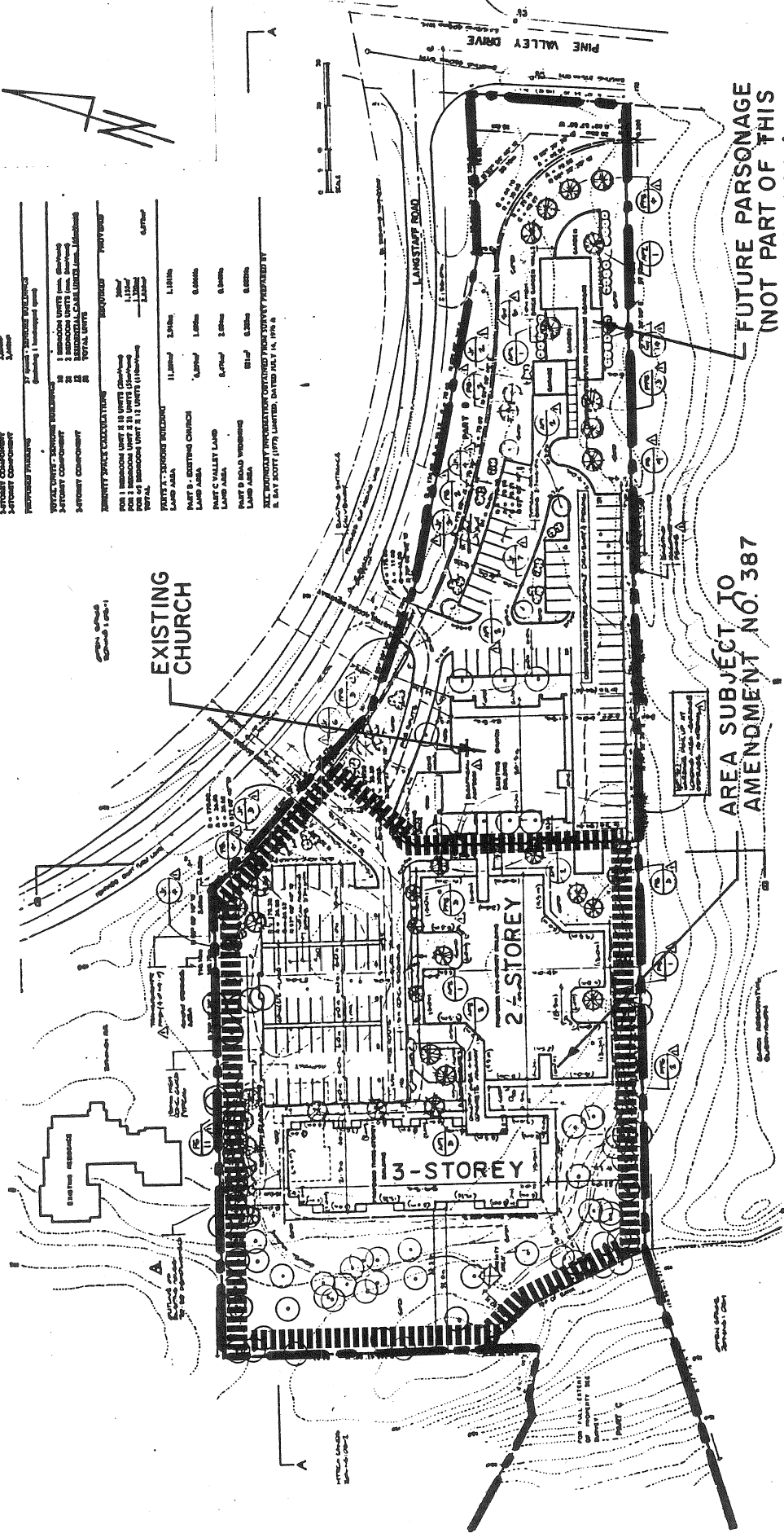
LEGEND

■ ■ ■ ■ ■ SUBJECT LANDS

DATE:

SCALE: N.T.S.

DESCRIPTION	AREA (sq. ft.)	AREA (sq. m.)	AREA (ac.)
TOTAL SUBJECT LAND AREA	11,000,000	1,011,774	230.8
EXISTING CHURCH	1,000,000	92,903	21.3
EXISTING RESIDENCES	2,000,000	185,806	42.6
EXISTING PARKING	1,000,000	92,903	21.3
EXISTING OPEN SPACE	1,000,000	92,903	21.3
EXISTING UTILITIES	1,000,000	92,903	21.3
EXISTING INFRASTRUCTURE	1,000,000	92,903	21.3
EXISTING LANDSCAPE	1,000,000	92,903	21.3
EXISTING FENCES	1,000,000	92,903	21.3
EXISTING SIGNAGE	1,000,000	92,903	21.3
EXISTING LIGHTING	1,000,000	92,903	21.3
EXISTING SECURITY	1,000,000	92,903	21.3
EXISTING FURNITURE	1,000,000	92,903	21.3
EXISTING EQUIPMENT	1,000,000	92,903	21.3
EXISTING MATERIALS	1,000,000	92,903	21.3
EXISTING WASTE	1,000,000	92,903	21.3
EXISTING WATER	1,000,000	92,903	21.3
EXISTING GAS	1,000,000	92,903	21.3
EXISTING ELECTRICITY	1,000,000	92,903	21.3
EXISTING TELEPHONE	1,000,000	92,903	21.3
EXISTING CABLE	1,000,000	92,903	21.3
EXISTING OPTICAL FIBRE	1,000,000	92,903	21.3
EXISTING RAILROADS	1,000,000	92,903	21.3
EXISTING AIRPORTS	1,000,000	92,903	21.3
EXISTING PORTS	1,000,000	92,903	21.3
EXISTING CANALS	1,000,000	92,903	21.3
EXISTING DAMS	1,000,000	92,903	21.3
EXISTING BRIDGES	1,000,000	92,903	21.3
EXISTING TUNNELS	1,000,000	92,903	21.3
EXISTING TOWNSHIP	1,000,000	92,903	21.3
EXISTING COUNTY	1,000,000	92,903	21.3
EXISTING PROVINCE	1,000,000	92,903	21.3
EXISTING FEDERAL	1,000,000	92,903	21.3
EXISTING INTERNATIONAL	1,000,000	92,903	21.3
EXISTING TOTAL	11,000,000	1,011,774	230.8



EXISTING CHURCH

13-STORY

24-STORY

AREA SUBJECT TO AMENDMENT NO. 387

FUTURE PARSONAGE (NOT PART OF THIS APPLICATION)