


I, SYBIL FERNANDES, Deputy 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 674 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, (*in italics*) on the 30th day of October, 2007.



Sybil Fernandes
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 21st day of November, 2007.

Certificate of Approval

AMENDMENT No. 674

TO THE

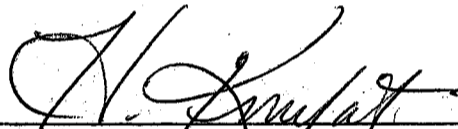
OFFICIAL PLAN FOR THE

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, as modified per Schedule 1, pursuant to Sections 17 and 21 of the Planning Act and came into force on October 30, 2007.

Date:

November 12/07



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

Schedule 1

Modification to Vaughan OPA 674

1. Section IV (2) is hereby modified by adding the following clauses to those contained within 4.2.1.4.1 Exceptions, immediately after clause iii):

- iv) Any direct vehicular access between the subject property and Bathurst Street shall align opposite Pemberton Road, and such access shall be restricted in such a manner as to prohibit direct through-access between Pemberton Road and the subject property.
- v) The requirements contained within clause iv), in addition to any other transportation-related requirements of the City and/or Region, shall be shown on the related site plan and implemented to the satisfaction of the City and/or Region.

THE CITY OF VAUGHAN

BY-LAW

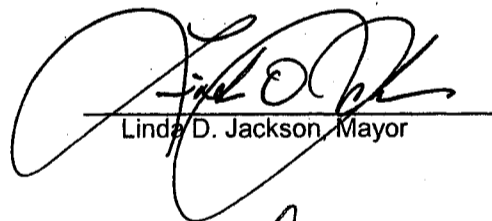
BY-LAW NUMBER 215-2007

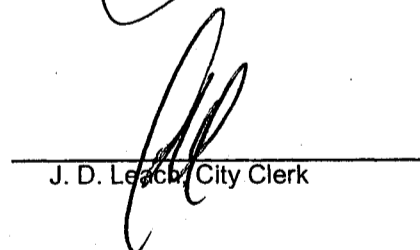
A By-law to adopt Amendment Number 674 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 674 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 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 25th day of June, 2007.


Linda D. Jackson, Mayor


J. D. Leach, City Clerk

**AMENDMENT NUMBER 674
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 674 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 674.

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 the provisions of the OPA No. 600 by redesignating the "Subject Lands" shown on Attachment No.1, attached hereto, from "Medium Density Residential/Commercial" area to "High Density Residential/Commercial" area to permit residential townhouses units and apartment units on the subject lands at a maximum density of 200 units per hectare, and to provide development policies to ensure a quality development compatible with the surrounding neighbourhood.

II LOCATION

The lands subject to this Amendment are hereinafter referred to as the "Subject Lands", and shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 674". The subject lands are located on the west side of Bathurst Street, north of Lebovic Campus Drive, in Part of Lot 18, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" to permit four 15-storey apartment towers and townhouse units on a 4.6 ha site is based on the following considerations:

1. The Block 11 Plan as approved by Council is not being developed as originally anticipated through Amendment No. 600 and the overall population targets, densities and housing forms are not being met, as a result of the removal of the McMillan lands (58 ha) which have become a nature reserve. The subject lands are designated "Medium Density Residential" by Amendment No. 600, which permits residential dwellings at a maximum net density of 35 units per hectare (161 units). The redesignation of the subject lands to "High Density Residential/Commercial" with a maximum permitted density of 200 units per hectare, would permit the proposed development of 920 units, being 724 apartment units, 82 podium townhouse units (attached to the base of the apartment buildings), and 114 block townhouse units, and would assist in ensuring that the overall population targets, densities and housing forms are achieved.
2. The Provincial Policy Statement (PPS) promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residential intensification in parts of built up areas having sufficient infrastructure to create a potential supply of new housing units. The PPS also promotes land use patterns and densities that minimize land consumption and support public transit. The proposed redesignation to "High Density Residential/Commercial" to permit the apartment and townhouse dwelling units meets the intent of the Provincial Policy Statement.

3. The provincial Places to Grow Policy establishes principles of compact communities that provide a choice in housing and support transit. The proposed high density development addresses these principles and policies through its location, compact development form and support of a viable transit network. The Growth Plan states that strong and healthy communities should have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all potential residents. The proposed redesignation meets these principles in that a higher density promotes intensification and a mix of housing types.
4. The Region of York Official Plan identifies the subject lands as an "Urban Area" serviced by major transportation corridors and future transit systems. An objective of the Regional Plan is to target growth to existing built-up portions of urban areas and to encourage carefully planned intensification and to provide for a broad range of housing types consistent with the policies contained in the Regional Official Plan. The proposed redesignation achieves the policies in the in the Regional Official Plan.
5. Official Plan Amendment No. 600 (Vaughan Official Plan) provides for a predominantly low density community with some higher densities to accommodate other family housing needs, in the new urban villages. The proposed redesignation to permit apartment dwelling units together with permitted townhouse dwellings units would provide an alternative housing form to address the needs of the community within this predominantly low density neighbourhood.
6. The location of the site adjacent to Bathurst Street, the minimal impact on soft and hard services, and the positive transportation impact, establishes the subject lands as a desirable location for the proposed redesignation to "High Density Residential/Commercial". The location as well as compatibility with the residential and community uses are complementary and appropriate for the subject lands.
7. Having received a statutory Public Hearing held on February 20, 2006, on June 25, 2007, Vaughan Council approved Official Plan Amendment Application File: OP.05.023 to redesignate the subject lands to a site specific "High Density Residential /Commercial" designation in order to permit high density residential uses at a maximum net density of 200 units per hectare and a maximum building height of 15 storeys under Amendment No. 674.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.600 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the lands shown as "Area Subject of Amendment No. 674" on Schedules "1" and

"2" attached hereto from "Medium Density Residential/Commercial" to "High Density Residential/Commercial".

2. Adding the following site-specific development policies to Section 4.2.1.4 "High Density Residential/Commercial" of Amendment No. 600:

"4.2.1.4.1 Exceptions

- a) Notwithstanding the above, the lands identified as "Area Subject to Amendment No. 674", on the west side of Bathurst Street, north of Lebovic Campus Drive, are hereby subject to the following policies:
- i) The maximum residential density shall be 200 units per hectare.
 - ii) The maximum permitted building height for apartment buildings shall be restricted to 15-storeys.
 - iii) In addition to the permitted uses in the "High Density Residential/Commercial", block townhouse uses shall also be permitted."
 - Block townhouses
 - iv) *Any direct vehicular access between the subject property and Bathurst Street shall align opposite Pemberton Road, and such access shall be restricted in such a manner as to prohibit direct through-access between Pemberton Road and the subject property.*
 - v) *The requirements contained within clause iv), in addition to any other transportation-related requirements of the City and/or Region, shall be shown on the related site plan and implemented to the satisfaction of the City and/or Region.*

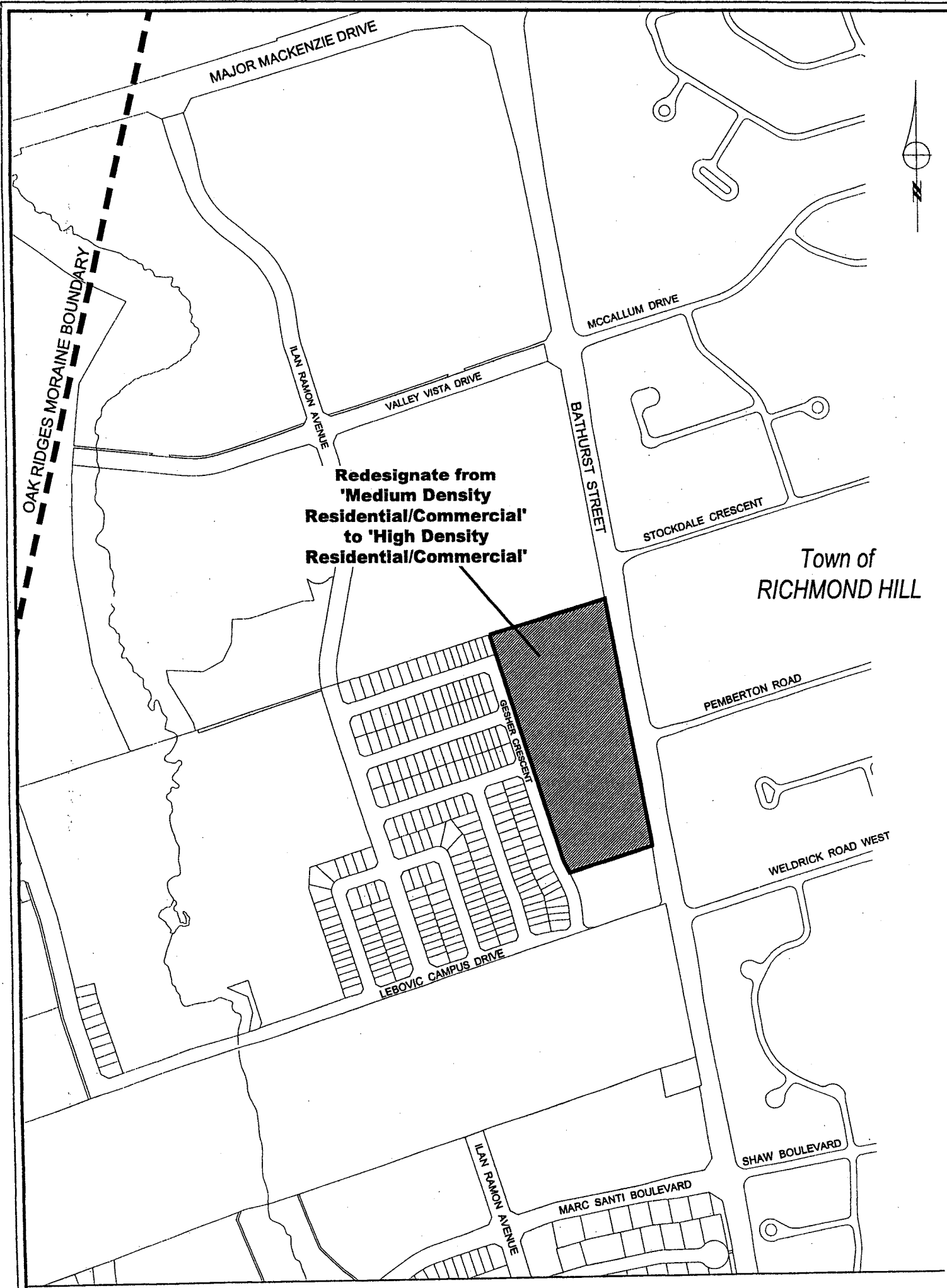
3. Deleted Schedule "C" in Amendment No. 600 and substituting therefor the Schedule "C", attached hereto as Schedule "2":

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 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.




Redesignate from
 'Medium Density
 Residential/Commercial'
 to 'High Density
 Residential/Commercial'

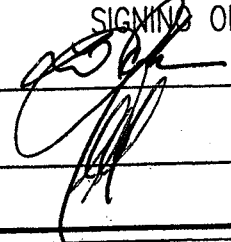
Town of
 RICHMOND HILL

NOT TO SCALE

THIS IS SCHEDULE '1'
TO AMENDMENT No. 674
 ADOPTED THE 25 DAY OF JUNE, 2007

 AREA SUBJECT TO AMENDMENT No. 674

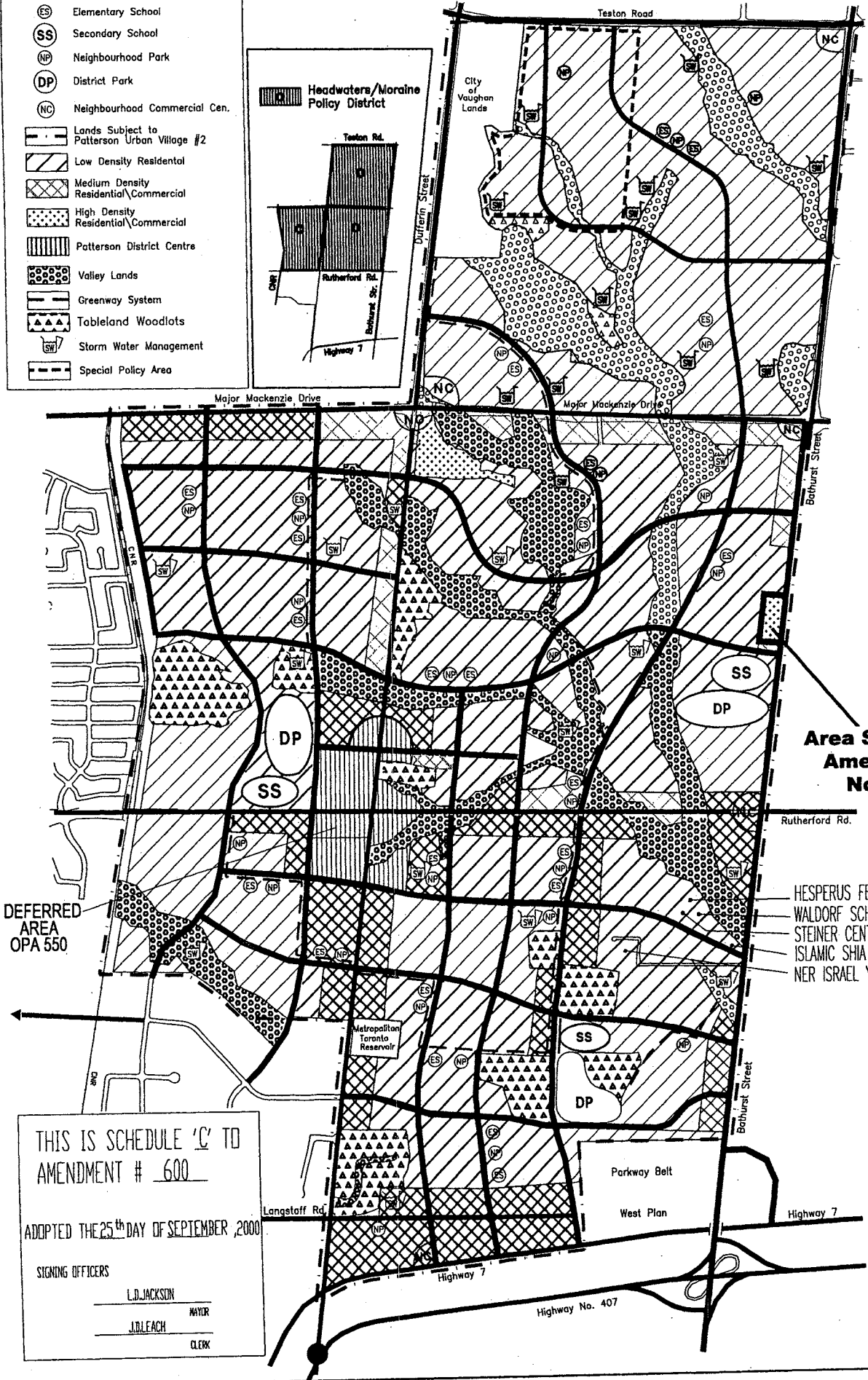
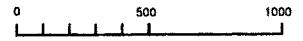
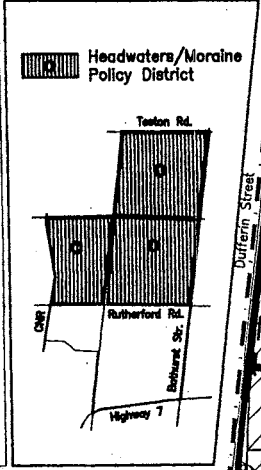
FILE No.: OP.05.023
 RELATED FILE No.: Z.05.050
 LOCATION: Part of Lot 18, Concession 2
 APPLICANT: NORTH BATHURST DEVELOPMENT LIMITED
 CITY OF VAUGHAN

SIGNING OFFICER

 MAYC
 CLEF

CARRVILLE - URBAN VILLAGE 2

LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- Lands Subject to Patterson Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- High Density Residential/Commercial
- Patterson District Centre
- Valley Lands
- Greenway System
- Tableland Woodlots
- Storm Water Management
- Special Policy Area



Area Subject to Amendment No. 674

- HESPERUS FELLOWSHIP
- WALDORF SCHOOL
- STEINER CENTRE
- ISLAMIC SHIA JAMAAT
- NER ISRAEL YESHIVA

DEFERRED AREA OPA 550

THIS IS SCHEDULE 'C' TO AMENDMENT # 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

L.D. JACKSON MAYOR

J. LEACH CLERK

NOT TO SCALE

THIS IS SCHEDULE '2' TO AMENDMENT No. 674

ADOPTED THE 25 DAY OF JUNE, 2007

FILE No.: OP.05.023
 RELATED FILE No.: Z.05.050
 LOCATION: Part of Lot 18, Concession 2
 APPLICANT: NORTH BATHURST DEVELOPMENT LIMITED
 CITY OF VAUGHAN

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SIGNING OFFICER

[Signature]

MAYOR

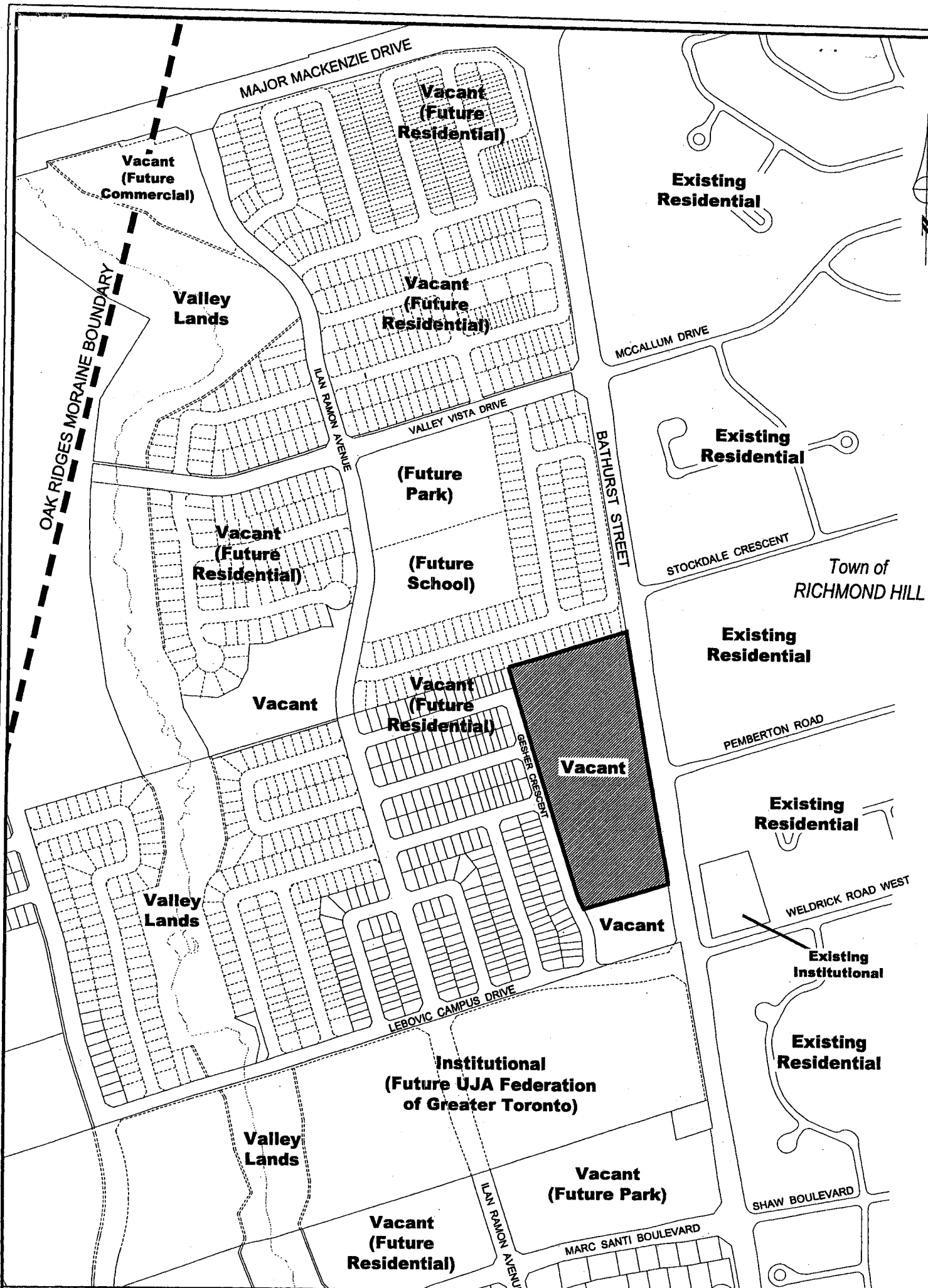
CLERK

APPENDIX I

The subject lands are located on the west side of Bathurst Street, north of Lebovic Campus Drive, being in Lot 18, Concession 2, City of Vaughan.

On June 25, 2007, Council considered Official Plan Amendment Application OP.05.023 (North Bathurst Development Limited), and resolved the following: :


- "1. THAT Official Plan Amendment File OP.05.023 (North Bathurst Development Limited) BE APPROVED, to redesignate the subject lands from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" to permit a maximum residential density of 200 units/ha with a maximum building height of 15-storeys."
2. THAT Zoning By-law Amendment File No. Z.05.050 BE APPROVED to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential zone with the addition of an "H" Holding Symbol pending servicing allocation; and that the implementing zoning by-law include the following exceptions;



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 674**

NOT TO SCALE

FILE No.: OP.05.023
 RELATED FILE No.: Z.05.050
 LOCATION: Part of Lot 18, Concession 2
 APPLICANT: NORTH BATHURST DEVELOPMENT LIMITED
 CITY OF VAUGHAN

 AREA SUBJECT TO AMENDMENT No. 67