

**THE CORPORATION OF THE CITY OF VAUGHAN**

IN THE MATTER OF Section 17(28) of  
the Planning Act, RSO 1990, c.P.13

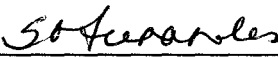
and

IN THE MATTER OF Amendment Number 677  
to the Official Plan of the Vaughan Planning Area

**I, SYBIL FERNANDES**, of the Town of Newmarket, in the Regional Municipality of York,  
**MAKE OATH AND SAY:**

- 1. **THAT** I am the Deputy 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 677 was adopted by the Council of the Corporation of the City of Vaughan on the 25th day of June, 2007, and written notice was given on the 27th day of June, 2007 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 677 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 677 is deemed to have come into effect on the 18th day of July, 2007, 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 )  
26th day of July, 2007. )  
)

  
\_\_\_\_\_  
SYBIL FERNANDES

  
\_\_\_\_\_

A Commissioner, etc.  
James Todd Coles  
a Commissioner, etc.,  
Regional Municipality of York, For  
The Corporation of the City of Vaughan.  
Expires March 27, 2010.

**SYBIL FERNANDES**  
**DEPUTY CITY CLERK**  
**CITY OF VAUGHAN**

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

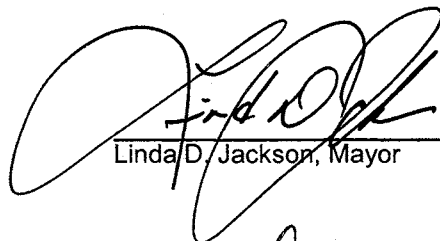
## **BY-LAW NUMBER 212-2007**

**A By-law to adopt Amendment Number 677 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 677 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" 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.

READ a FIRST, SECOND and THIRD time and finally passed this 25th day of June, 2007.



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Linda D. Jackson, Mayor



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J. D. Leach, City Clerk

**AMENDMENT NUMBER 677  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 677 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 677.

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 Amendment No. 350 (Maple Community Plan).

The subject Amendment will add site specific policies to the lands shown as "Area Subject to Amendment No. 677" on Schedule to permit a business and professional office and personal service shop in this "Low Density Residential Designation" as additional uses within the existing building located on the Subject Lands.

II LOCATION

The lands subject to this Amendment hereinafter referred to as "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 677". The lands are located on the south side of Major Mackenzie Drive, west of Keele Street being Lot 5 of on Plan 4626, and Part of Lot 20, Concession 4, municipally known as 2401 Major Mackenzie Drive, City of Vaughan.

III BASIS

The decision to amend the Official Plan to add business and professional offices and personal service shops as additional uses on the subject lands to OPA 350 (Maple Community Plan) is based on the following considerations:

1. The Provincial Policy Statement includes policies requiring a mix of residential uses that promote cost-effective development and development standards to minimize land consumption and encourage residential intensification, densities that make more efficient use of land and public infrastructure, and the provision for a full range of housing types. Development is also to be directed to settlement areas and promote land use patterns and densities that support public transit. The subject lands are located in an existing urban area with other commercial uses located immediately north of the subject lands. The application intensifies the lands use potential on the subject lands, and minimizes land consumption and servicing costs by introducing a greater number of businesses into the area. The proposed Official Plan Amendment is consistent with the goals and objectives of the Provincial Policy Statement policies.
2. The location of the Subject Lands fronting onto Major Mackenzie Drive, the minimal impact on soft and hard services, and the positive transportation impact, establishes the Subject Lands as a desirable location to permit business and professional office and service shop uses.

3. The Region of York Official Plan includes goals and policies to create a range of potential locations for economic uses across the Region that support economic development. It is the policy of the Region that employment areas be planned to accommodate a variety of business uses that are transit-accessible, and focused along centers and corridors.
4. The location of the subject lands on Major Mackenzie Drive west of Keele Street and adjacent to the Maple Commercial Core provides locational opportunities for commercial businesses to thrive and prosper. In addition, the proposed business and professional office, and personal service shop uses will complement and serve the proposed mixed commercial and residential development with the existing and future development in the surrounding area. On this basis, the proposed additional uses of business and professional office, and personal service shops within "Low Density Residential" designation is considered to be appropriate.
5. The subject lands are located within a land context comprised of an existing day care facility with its parking lot abutting the subject lands to the immediate east, single detached dwellings to the south and west, and Major Mackenzie Drive and a vacant site (closed service station) to the immediate north. No impact is expected resulting from the additional uses respecting the lands to the east, given the location of the parking area on those lands, which abut the mutual property line. The proposed parking area in the rear yard is separated from the residential uses to the south and is sufficient to minimize impacts from the parking area on the landscape screening and buffering, which will be considered in details at the site plan approval stage.
6. The proposed business and professional office and personal service shop uses are appropriate given the changing nature of land uses in the vicinity of the subject lands, particularly along Major Mackenzie Drive. The lands to the immediate east are developed with a commercial site, which until recently was used as a service station. The lands on the north side of the Major Mackenzie directly opposite the subject lands are also designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), which permits commercial and business and professional office uses. The commercial uses exist along Major Mackenzie Drive, east towards Keele Street and west towards Jane Street.

Having received a statutory Public Hearing held on May 29, 2006, Vaughan Council on May 22, 2007 approved Official Plan Amendment Application File OP.06.014 (William Grobanopoulos, Et Al) to Amendment #350 (Maple Community Plan) with site specific policies to add business and professional office and personal service shop as additional uses within "Low Density Residential" designation, on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Adding the following site-specific development policies to Part C "Land Use Policies", Subsection 1.5, "General Residential Policies" as follows:

"q (OPA No. 677) Notwithstanding the provisions of Section 1.1, "Low Density Residential Area", the following shall apply to the lands located on the south side of Major Mackenzie Drive municipality known as 2401 Major Mackenzie Drive, being Lot 5, on Plan 4626, in Lot 20, Concession 4, City of Vaughan.

- i) a business and professional office and personal service shop shall be additional permitted uses within the existing building, on the lands;
- ii) appropriate buffering and/or screening of the parking area properties from the adjacent residential uses shall be provided to be reviewed at the site development approval stage to the satisfaction of the City;
- iii) the appropriate development standards shall be and included in the implementing zoning by-law."

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

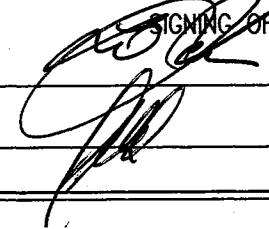
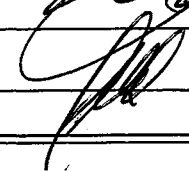
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



FILE No. OPA 677  
 RELATED FILE No. OP.06.014 & Z.06.036  
 LOCATION: Part of Lot 20, Concession 4  
 APPLICANT: WILLIAM GROBANOPOULOS ET AL.  
 CITY OF VAUGHAN

**THIS IS SCHEDULE '1'**  
**TO AMENDMENT No. 677**  
 ADOPTED THE 25 DAY OF June, 2007

  
 AREA SUBJECT TO  
 AMENDMENT No. 677

SIGNING OFFICERS  
  
 MAYOR  
  
 CLERK

## APPENDIX I

The subject lands are located on the south side of Major Mackenzie Drive west of Keele Street, being Lot 5 on Registered Plan 4626, municipally known as 2401 Major Mackenzie Drive in Lot 20, Concession 4, City of Vaughan.

On May 22, 2007, Council considered an application to amend the Official Plan and the City of Vaughan Zoning By-law, and the following resolution:

"THAT Official Plan Amendment Application OP.06.014 (William Grobanopoulos, Et Al) BE APPROVED, to amend OPA #350 (Maple Community Plan) to permit a business and professional office and a personal service shop as additional uses in the "Low Density Residential" Designation within the existing building located on the subject lands, and that the implementing Official Plan Amendment include a policy requiring the Owner to provide appropriate buffering and/or screening of the parking area from the adjacent residential properties as part of the site plan process.

That Zoning By-law Amendment File Z.06.036 (William Grobanopoulos, Et Al.) BE APPROVED, to amend By-law 1-88 to permit a business and professional office and a personal service shop as additional uses and that the lands be zoned with the addition of the Holding Symbol "(H)" to the existing R1V Old Village Residential Zone on the subject lands shown on Attachment #1, and that the implementing zoning by-law include the following site-specific exceptions:







- i) The Holding Symbol "(H)" shall be removed upon Council's approval of a site development application;
- ii) restrict the business and professional office and personal service shop uses to the existing building only to a maximum combined GFA of 186m<sup>2</sup>; and,
- iii) permit a minimum garage dimension of 2.9m x 6.0m."





FILE No. OPA 677  
 RELATED FILE No. OP.06.014 & Z.06.036  
 LOCATION: Part of Lot 20, Concession 4  
 APPLICANT: WILLIAM GROBANPOULOS ET AL.  
 CITY OF VAUGHAN

**APPENDIX II**  
**EXISTING LAND USE**  
 OFFICIAL PLAN AMENDMENT No. 677

	GENERAL COMMERCIAL		MEDIUM DENSITY RESIDENTIAL
	MIXED COMMERCIAL & RESIDENTIAL		HIGH DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL		AREA SUBJECT TO AMENDMENT No. 677