


I, JOHN D. LEACH, 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 493 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 7th day of April, 1998.



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J.D. Leach  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 15th day of April, 1998.

Working Copy For  
Circulating Purposes Only

# ***THE CITY OF VAUGHAN***

# **BY-LAW**

## **BY-LAW NUMBER 369-97**

**A By-Law to adopt Amendment Number 493 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 493 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "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 493 to the Official Plan of the Vaughan Planning Area.
3. AND THAT City of Vaughan By-law 140-92, which adopted OPA No. 388 is hereby repealed.
4. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

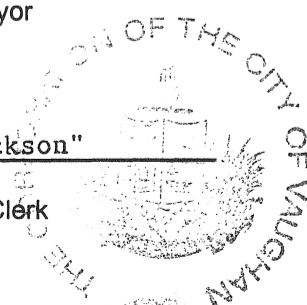
READ a FIRST, SECOND and THIRD time and finally passed this 15th day of December, 1997.

"L. D. Jackson"

L.D. Jackson, Mayor

"L. D. Jackson"

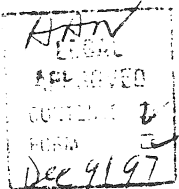
J.D. Leach, City Clerk



**AMENDMENT NUMBER 493  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 493 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 493.

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 Official Plan Amendment No.240, the Woodbridge Community Plan, by redesignating the subject lands from "Low Density Residential" to "High Density Residential" to permit the development of a 3-storey, 59 unit senior citizens apartment building.

**II LOCATION**

The lands subject to this Amendment are located on the northeast corner of Pine Grove Road and Islington Avenue, known municipally as 8231 Islington Avenue, being Lot 16, Plan M-1112, in Lot 9, Concession 7, City of Vaughan.

**III BASIS**

The decision to redesignate the Subject Lands from "Low Density Residential" to "High Density Residential" is based on the following considerations:

1. The Subject Lands are currently designated "Low Density Residential" by Official Plan Amendment No.240. The proposed development does not conform to the Official Plan.
2. The proposed development is immediately south of the Pine Grove Retirement Home and is considered to be a complementary and compatible use. It would be compatible in terms of density of development, as well as in massing and scale.
3. The site appears to be suitable for the proposed development, and may be less impact on the immediate area than the currently adopted but not approved commercial use ( OPA No. 388 ).

**IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO**

Amendment No. 240 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

- "1. Redesignating the lands located on the northeast corner of Islington Avenue and Pine Grove Road, shown as "Area Subject to Amendment No. 493" on Schedules "1" and "2" attached hereto, from "Low Density Residential" to "High Density Residential"

2. **Deleting Schedule "A" to Official Plan Amendment No.240 and substituting therefor Schedule "A" attached hereto as Schedule "2".**
3. **Adding the following subsection to Section 3.4 "Residential Specific Policies":**

**"3.4 (p) The lands designated "High Density Residential", located on the northeast corner of Islington Avenue and Pine Grove Road, known municipally as 8231 Islington Avenue, being Lot 16, Plan M-1112, in Lot 9, Concession 7, City of Vaughan, shall be developed in accordance with the following policies:**

- i) **The maximum number of units permitted on the lands designated "High Density Residential" shall be 59 units.**
- ii) **The maximum building height shall not exceed three storeys.**
- iii) **Vaughan Council shall have approved the site development application prior to the enactment of the implementing zoning by-law, which shall be in a form that reflects the approved site plan.**

## **V IMPLEMENTATION**

**It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an Amendment to Vaughan Zoning By-law 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.**

THIS IS SCHEDULE 'I'  
TO AMENDMENT NO. 493  
ADOPTED THE S DAY OF DEC, 1997

"L. D. Jackson"

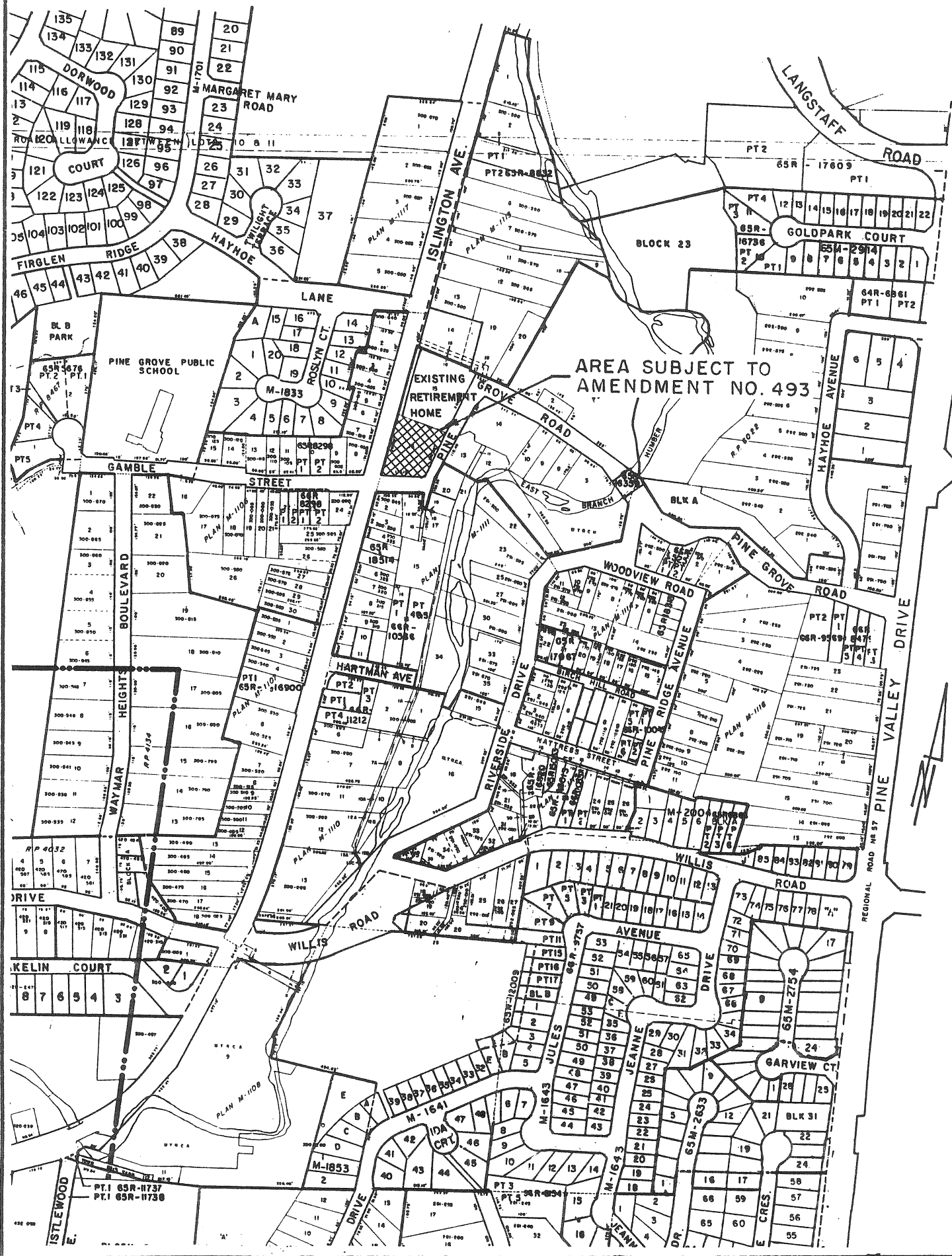
MAYOR

"J. D. Leach"

CLERK

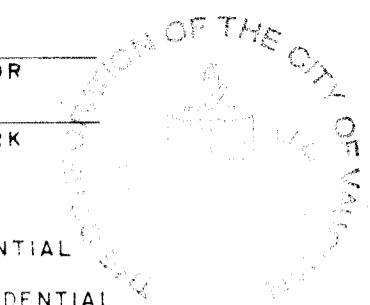
LOCATION: LOT 16, PLAN M-1112

SCALE: 0 200m



THIS IS SCHEDULE "2"  
TO AMENDMENT NO. 493  
ADOPTED THE 15th DAY OF DECEMBER, 1997.

L. D. JACKSON  
MAYOR  
J. D. LEACH  
CLERK



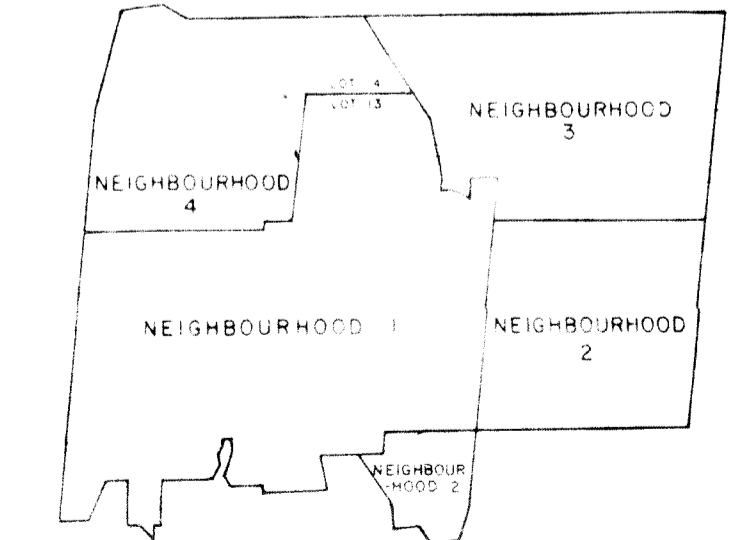
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAJOR COMMERCIAL CENTRE
- LOCAL CONVENIENCE COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CHURCH
- AS SHOWN SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- HIGHWAY NO. 7 COMMERCIAL CORRIDOR
- NEIGHBOURHOOD COMMERCIAL CENTRE

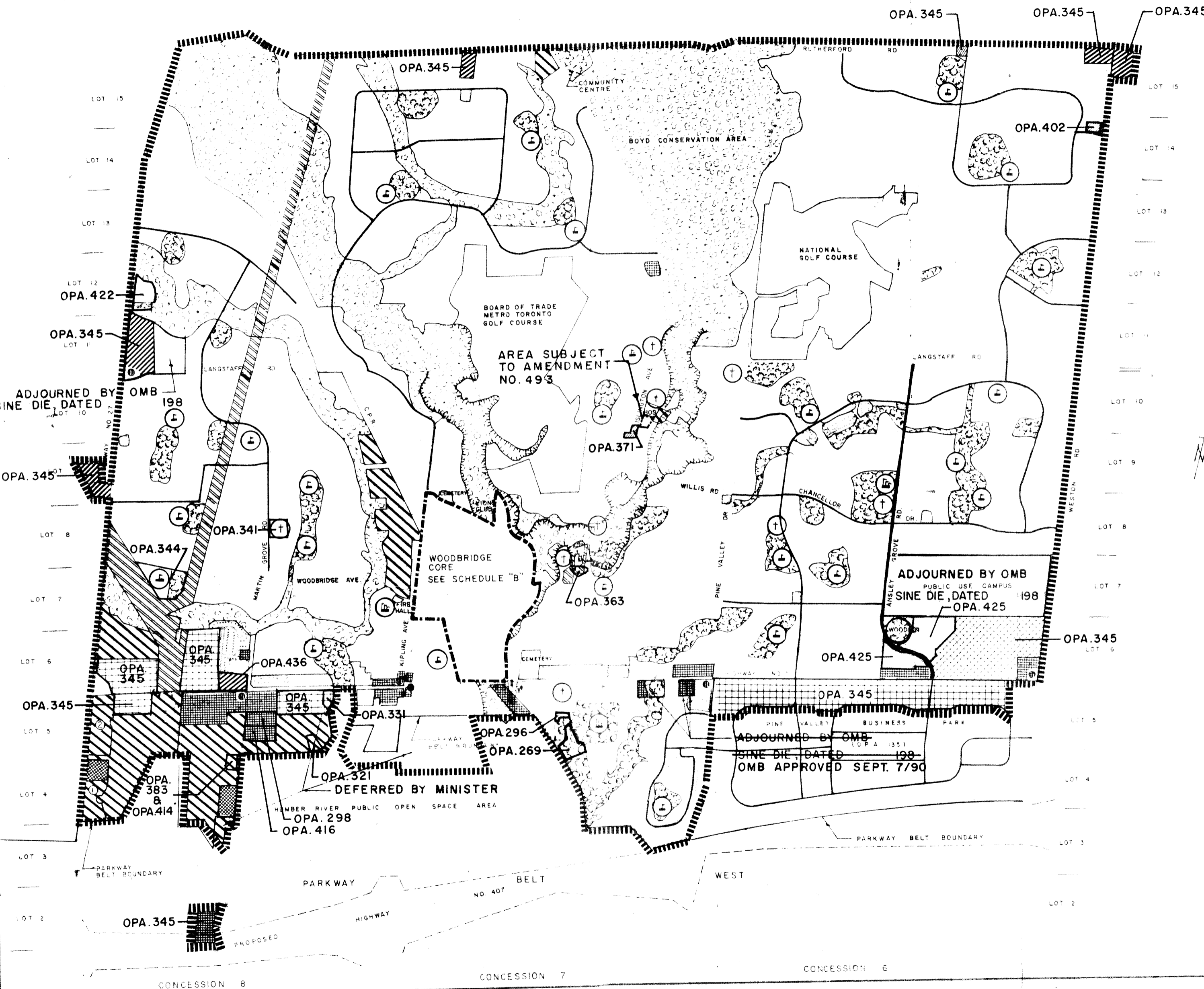
SCALE 0 500 1000 m

# WOODBIDGE COMMUNITY PLAN

## NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"  
TO AMENDMENT NO. 240



ADJOURNED BY OMB  
SINE DIE, DATED

AREA SUBJECT  
TO AMENDMENT  
NO. 493

ADJOURNED BY OMB  
PUBLIC USE CAMPUS  
SINE DIE, DATED  
OPA. 425 198

ADJOURNED BY OMB  
SINE DIE, DATED  
OPA. 351 198  
OMB APPROVED SEPT. 7/90

DEFERRED BY MINISTER

## APPENDIX I

The subject lands are located on the northeast corner of Islington Avenue and Pine Grove Road, known municipally as 8231 Islington Avenue, being Lot 16, Plan M-1112, in Lot 9, Concession 7 City of Vaughan.

The purpose of this amendment is to redesignate the subject land from "Low Density Residential" to "High Density Residential" to permit the development of a three storey, 59 unit senior citizens condominium apartment building.

Vaughan Committee of the Whole at its Public Hearing of August 18, 1997, recommended as follows:

"The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Development, dated August 18, 1997, be approved;
- 2) That the letter from Ms. Sylvia Walters, 249 Pine Grove Road, Woodbridge, L4L 2H7, dated August 15, 1997, be received; and
- 3) That the deputation by Mr. Glass, be received.

Item 58, Report No.40 of the Committee of the Whole was adopted, as amended, by the Council of the City of Vaughan on August 25, 1997, as follows:

"By receiving the deputation by Ms. Mary Pataki, 233 Pine Grove Road; and

"By receiving the memorandum of the Director of Development Planning dated August 22, 1997.



# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 493

CITY OF VAUGHAN

LOCATION: LOT 16, PLAN M-1112

## LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

DATE: 97/10/30

SCALE: 0 200m

