

# THE CORPORATION OF THE CITY OF VAUGHAN

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


and

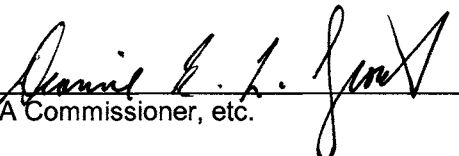
IN THE MATTER OF Amendment Number 645  
to the Official Plan of the Vaughan Planning Area

I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the 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 645 was adopted by the Council of the Corporation of the City of Vaughan on the 11th day of September, 2006, and written notice was given on the 15th day of September, 2006 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 645 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 645 is deemed to have come into effect on the 6th day of October, 2006, 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 )  
6th day of October, 2006. )

  
\_\_\_\_\_  
JOHN D. LEACH

  
A Commissioner, etc.

**DIANNE ELIZABETH LILY GROUT**  
a Commissioner, etc.  
Regional Municipality of York, for  
The Corporation of The City of Vaughan.  
Expires April 24, 2007

# *THE CITY OF VAUGHAN*

# *BY-LAW*

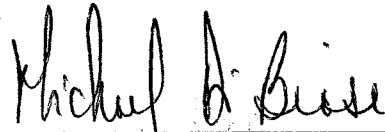
## BY-LAW NUMBER 286-2006

**A By-law to adopt Amendment Number 645 to the Official Plan of the Vaughan Planning Area.**

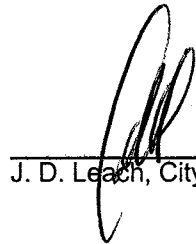
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 645 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 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 11<sup>th</sup> day of September, 2006.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 645  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 645 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 645.

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.210 (Thornhill-Vaughan Community Plan). The Amendment will redesignate the Subject Lands from "Low Density Residential" to "General Commercial" in order to permit the use of the lands as an Office Building and, more specifically, for regulated health professional offices and at-grade retail.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 645". The lands are located north of Clark Avenue West, on the east side of Bathurst Street, being Lot 62 and Part of Lot 63 on Registered Plan 3715, in Part of Lot 29, Concession 1, City of Vaughan, known municipally as 7533 Bathurst Street.

## III BASIS

The decision to amend the Official Plan to redesignate the Subject Lands from "Low Density Residential" to "General Commercial", in order to permit the use of the lands for an Office Building, is based on the following considerations:

1. The Subject Lands are currently designated "Low Density Residential" by Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan). An amendment to the Official Plan is required to redesignate the Subject Lands to "General Commercial", to permit the use of the lands for an Office Building for medical and dental offices, including a laboratory and pharmacy.
2. The redesignation of the Subject Lands is considered appropriate for the following reasons:
  - a) the redesignation of the Subject Lands to "General Commercial", with restrictions on the uses and form of development, would allow the Subject Lands to act as a buffer between the low density residential area abutting the property to the east and the south and the high-rise condominium apartment buildings to the west.
  - b) The potential for redevelopment as low density residential (ie. single detached dwellings) is limited given the Subject Lands location adjacent to Bathurst Street, being a major arterial road, with a planned right-of-way of 45.0m.

- c) The site and building design can ensure a suitable transition from Bathurst Street to the surrounding residential neighbourhood by incorporating a residential scale and appearance, in the form of a small scale community oriented office use.

- 3. Having received a statutory Public Hearing on September 7, 2004, Council approved Official Plan Amendment Application OP.04.014 (1598223 Ontario Inc.) on June 26, 2006 to redesignate the Subject Lands to "General Commercial" in order to permit the use of the lands for a medical and dental office building, including a laboratory and pharmacy. on June 26, 2006.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.210 (Thornhill-Vaughan Community Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

- 1. Redesignating the Subject Lands described as Lot 62 and Part of Lot 63 on Registered Plan 3715 and known municipally as 7533 Bathurst Street, in Part of Lot 29, Concession 1, City of Vaughan, and shown as "Area Subject to Amendment 645" on Schedules "1" and "2" attached hereto from "Low Density Residential" to "General Commercial".

- 2. Adding the following site-specific development policies to Section 2.2.3.6 "General Commercial Areas":

"t) (OPA #645) The lands located on the east side of Bathurst Street, north of Spring Gate Boulevard and south of Arnold Avenue, being Lot 62 and Part of Lot 63 on Registered Plan 3715, in Part of Lot 29, Concession 1, City of Vaughan, shall be restricted to an office building with accessory retail commercial uses on the ground floor, which uses and area are to be defined in the implementing zoning by-law, and shall be subject to the following development policies:

- i) the office building development shall be compatible and sensitive to the existing residential development in the surrounding neighbourhood, with the overall height to be restricted to a maximum of 3 storeys, and related to massing and design of the building, landscaping and buffering, parking, lighting, and the streetscape;
- ii) parking and service areas shall be shielded by landscaping, fencing and suitable design elements, and the garbage storage area is also required to be internalized;

iii) the visual impact of automobiles within the parking area shall be reduced, by a consideration of the following:

- parking areas shall be provided by a combination of surface and underground structures; and
- surface parking shall be required to be screened from public streets and neighbouring residences by fencing and landscaping;

iv) exterior lighting shall be designed to promote safety parking areas, while minimizing light reflection on adjacent residential properties; and

v) building signage shall be minimized and oriented to the Bathurst Street elevation, and subject to site plan approval.”

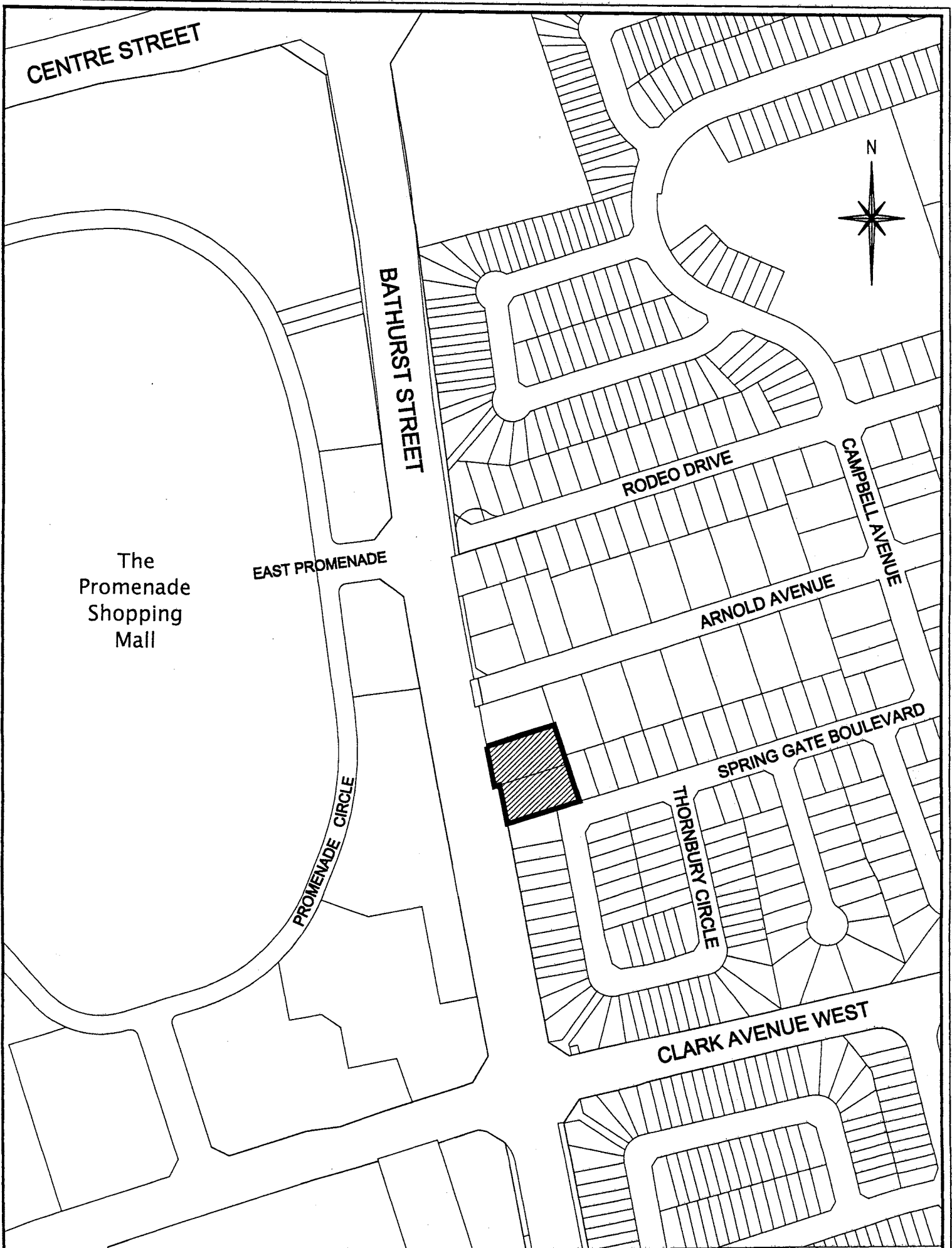
3. Deleting Schedule “A” in Official Plan Amendment No.210 and substituting therefor the Schedule “A” attached hereto as Schedule “2”.

## 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 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 '1'  
TO AMENDMENT No. 645**

ADOPTED THE 11<sup>th</sup> DAY OF SEPT., 2006

FILE No. OPA 645  
 RELATED FILE No. OP.04.014 & Z.04.039  
 LOCATION: Part of Lot 29, Concession 1  
 APPLICANT: 1598223 ONTARIO INC.  
 CITY OF VAUGHAN

NOT TO SCALE

AREA SUBJECT TO  
 AMENDMENT No. 645



SIGNING OFFICERS

*[Signature]*  
 \_\_\_\_\_  
*[Signature]*  
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MAYOR

CLERK

MODIFICATION #14

OPA 398 - ALTERNATIVE PARKLAND APPLIES TO ENTIRE CITY

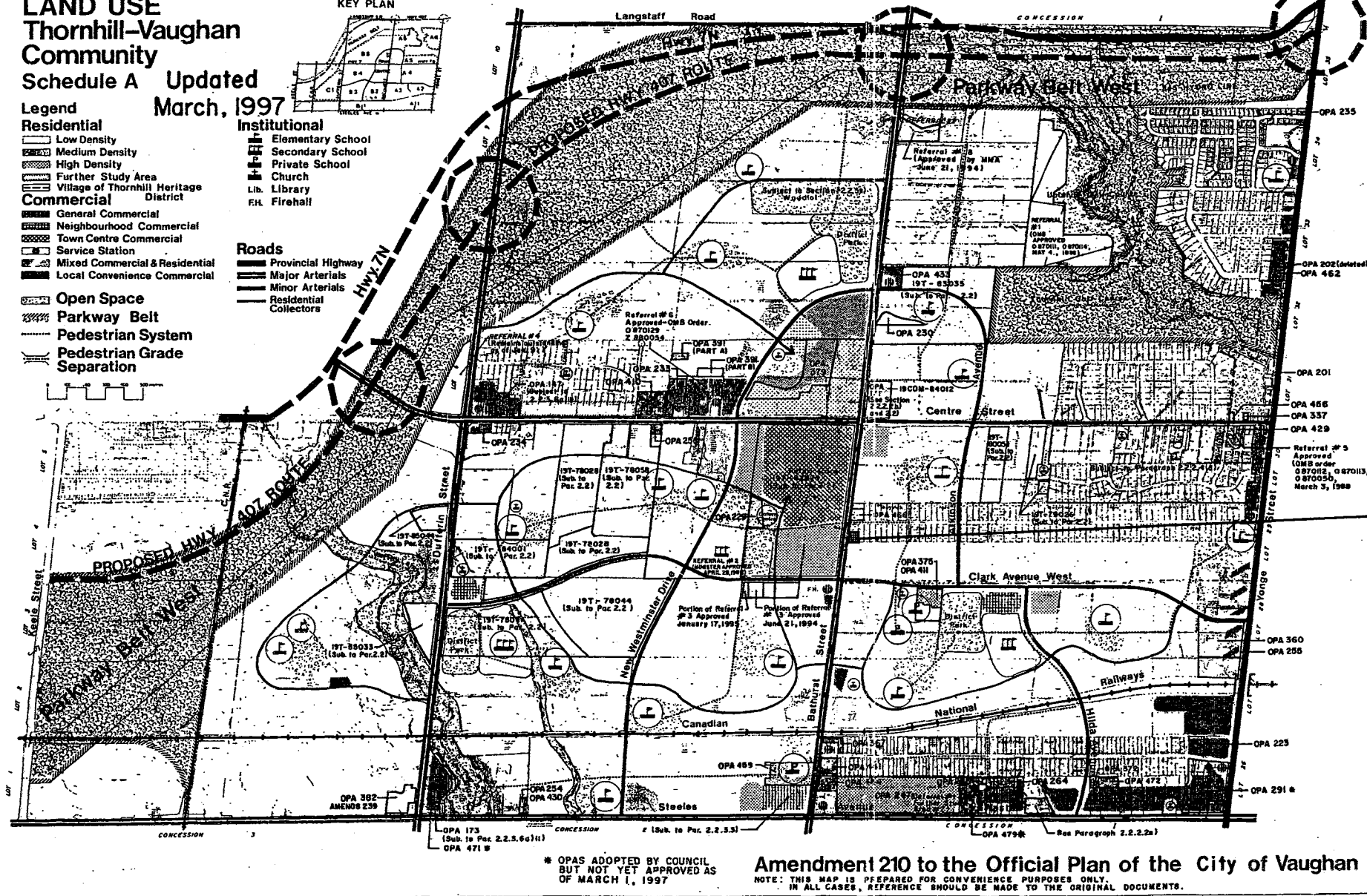
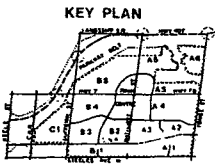
# LAND USE Thornhill-Vaughan Community Schedule A Updated March, 1997

### Legend

- Residential**
  - Low Density
  - Medium Density
  - High Density
  - Further Study Area
  - Village of Thornhill Heritage District
- Commercial**
  - General Commercial
  - Neighbourhood Commercial
  - Town Centre Commercial
  - Service Station
  - Mixed Commercial & Residential
  - Local Convenience Commercial
- Open Space**
- Parkway Belt**
- Pedestrian System**
- Pedestrian Grade Separation**

- Institutional**
  - Elementary School
  - Secondary School
  - Private School
  - Church
  - Lib. Library
  - FH. Firehall

- Roads**
  - Provincial Highway
  - Major Arterials
  - Minor Arterials
  - Residential Collectors



AREA SUBJECT TO  
AMENDMENT No. 645

\* OPAS ADOPTED BY COUNCIL  
BUT NOT YET APPROVED AS  
OF MARCH 1, 1997

## Amendment 210 to the Official Plan of the City of Vaughan

NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY.  
IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

FILE No. OPA 645  
 RELATED FILE No. OP.04.014 & Z.04.039  
 LOCATION: Part of Lot 29, Concession 1  
 APPLICANT: 1598223 ONTARIO INC.  
 CITY OF VAUGHAN

**THIS IS SCHEDULE '2'**  
**TO AMENDMENT No. 645**  
 ADOPTED THE 11th DAY OF SEPT., 2006

SIGNING OFFICERS  
*[Signature]* MAYOR  
*[Signature]* CLERK



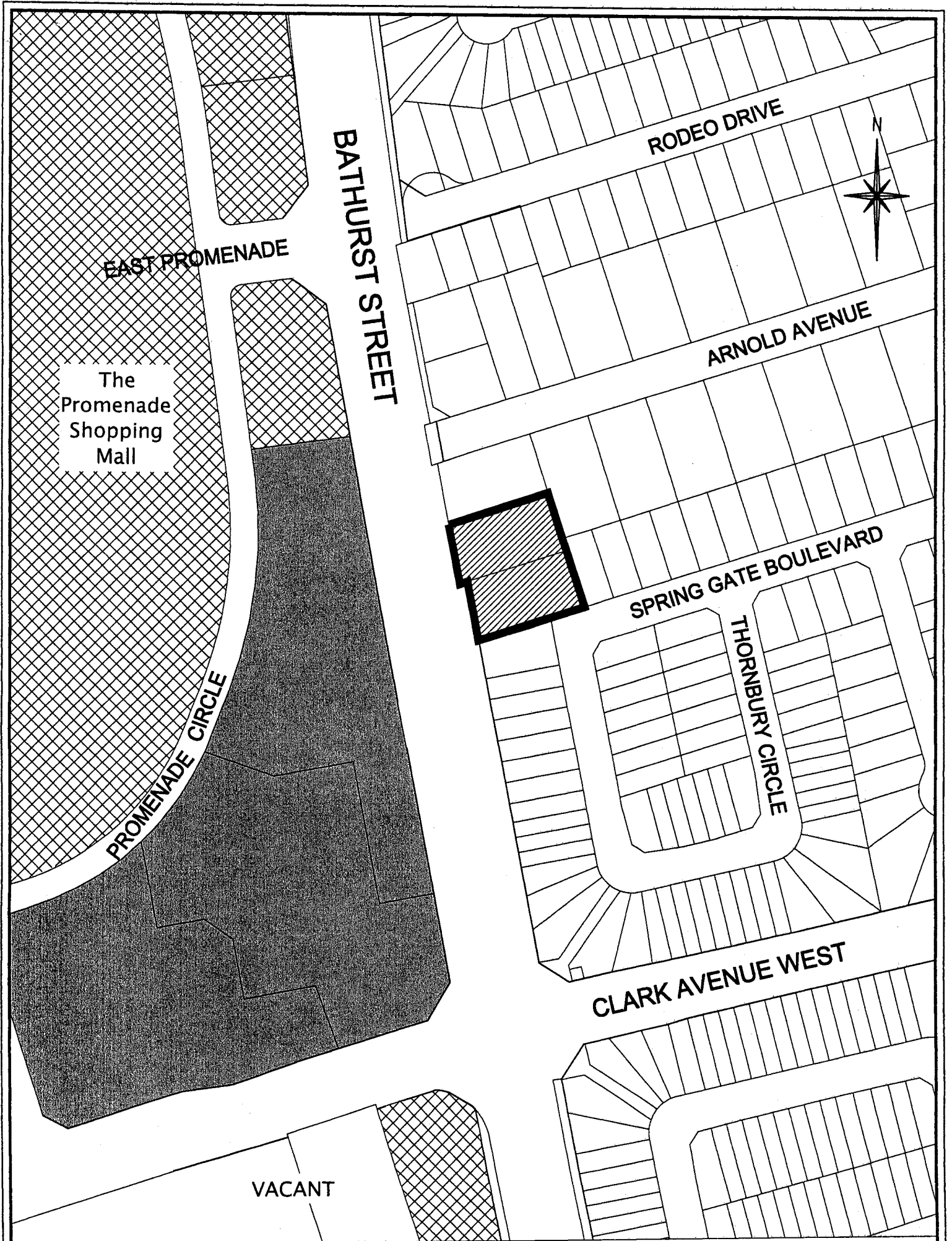
## APPENDIX I

The Subject Lands are located north of Clark Avenue West, on the east side of Bathurst Street, being Lot 62 and Part of Lot 63 on Registered Plan 3715 (known as 7533 Bathurst Street), in Part of Lot 29, Concession 1, City of Vaughan.

On June 26, 2006, Council considered an application to amend the Official Plan and resolved the following:

- "1. THAT Official Plan Amendment File OP.04.014 (1598223 Ontario Inc.) BE APPROVED, to amend OPA #210 (Thornhill-Vaughan Community Plan), specifically to redesignate the Subject Lands shown on Attachment #1 from "Low Density Residential Area" to "General Commercial", to permit a medical and dental office building including laboratory and pharmacy, as shown on Attachment #2.
2. THAT Zoning By-law Amendment File Z.04.039 (1598223 Ontario Inc.) BE APPROVED, to amend By-law 1-88, specifically to rezone the Subject Lands shown on Attachment #1 from R1V Old Village Residential Zone and R2 Residential Zone to C1 Restricted Commercial Zone, to permit a medical and dental office building including a laboratory and pharmacy uses; and, that the implementing zoning by-law include the following exceptions:
  - i) permit ground floor retail store uses (i.e. pharmacy) to be located in a 3-storey office building, whereas the by-law currently requires the office building to exceed 3-storeys in order to permit ground floor retail commercial uses;
  - ii) permit a minimum front yard of 3.06m, whereas the by-law currently requires 9.0m;
  - iii) permit a maximum roof overhang of 1m, whereas the by-law only allows a maximum 0.5m encroachment into the required yard;
  - iv) permit a minimum lot depth of 52m, whereas the by-law currently requires 60m;
  - v) permit a maximum building height of 15m, whereas the by-law currently permits 11m;
  - vi) permit a minimum setback of 1.66m (north) to an "R" Residential Zone, whereas the by-law currently requires 9m;
  - vii) permit a minimum 1.5m wide landscape buffer strip abutting an "R" Residential Zone along the southerly property line, whereas the by-law currently requires 2.4m;
  - viii) permit a minimum 1.66m wide landscape buffer strip abutting an "R" Residential Zone along the northerly property line, whereas the by-law currently requires 2.4m;
  - ix) to permit exterior stairs exceeding one-half storey to be located in the interior side yard, whereas the by-law currently permits exterior stairs exceeding one-half storeys to be located in the rear yard only;
  - x) permit a minimum 0.6m interior side yard to the southerly exterior stairs, whereas the by-law currently requires 1.2m;
  - xi) permit a minimum 0.16m interior side yard abutting a Residential Zone and a 1.8m rear yard abutting a Residential Zone to the easterly exterior stairs, whereas the by-law currently requires 9.0m;
  - xii) to permit exterior stairs exceeding one-half storeys to be located within the required 2.4m wide landscape buffer abutting residential uses, whereas only landscaping is currently permitted;
  - xiii) permit a minimum 3.06m wide landscape strip abutting a street, whereas the by-law currently requires 6.0m;
  - xiv) permit a minimum 0.38m setback from the front lot line to the nearest part of the building below finished grade (underground parking garage), whereas the by-law currently does not permit an encroachment greater than 1.8m; and
  - xv) permit a minimum of 118 parking spaces, whereas the by-law currently requires 130 spaces.
3. THAT Site Development File DA.05.043 (1598223 Ontario Inc.) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
    - ii) the final site servicing, grading, stormwater management, noise report, and above and below grade parking plans shall be approved by the Engineering Department;
    - iii) the Owner shall satisfy all hydro requirements of Power Stream Inc.;
    - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
    - v) the implementing Official Plan and Zoning By-law Amendments shall be in full force and effect.

- b) That the site plan agreement contain the following provision:
  - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”



NOT TO SCALE

**APPENDIX II  
EXISTING LAND USE  
OFFICIAL PLAN AMENDMENT No. 645**

FILE No. OPA 645  
RELATED FILE No. OP.04.014 & Z.04.039  
LOCATION: Part of Lot 29, Concession 1  
APPLICANT: 1598223 ONTARIO INC.  
CITY OF VAUGHAN

AREA SUBJECT TO  
AMENDMENT No. 645



RESIDENTIAL



HIGH DENSITY  
RESIDENTIAL



COMMERCIAL

