

THE CORPORATION OF THE CITY OF VAUGHAN

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

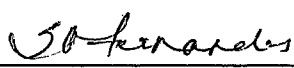
and

IN THE MATTER OF Amendment Number 679
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 679 was adopted by the Council of the Corporation of the City of Vaughan on the 12th day of November, 2007, and written notice was given on the 16th day of November, 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 679 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 679 is deemed to have come into effect on the 7th day of December, 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)
 7th day of December, 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.

THE CITY OF VAUGHAN

BY-LAW

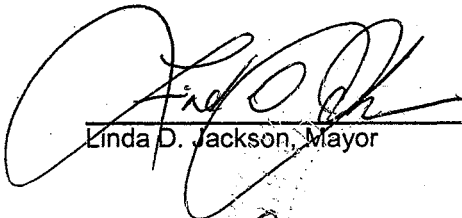
BY-LAW NUMBER 319-2007

A By-law to adopt Amendment Number 679 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 679 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 12th day of November, 2007.



Linda D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 679
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 679 of the Official Plan of the Vaughan Planning Area constitutes Amendment Number 679.

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 respecting Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No.356 (Kipling Avenue Corridor Plan), is to redesignate the Subject Lands from "Medium Density Residential" to "Mixed Use Commercial" to permit a mixed use development comprised of: a) residential and business office (live/work) uses, and b) business office uses (including the existing Moody Darker heritage building). The Official Plan Amendment also includes appropriate policies and standards to ensure a high quality built form and the proper integration of the existing heritage building.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown as "Area Subject to Amendment No. 679" on Schedule "1" attached hereto. The Subject Lands are located on the west side of Kipling Avenue, between Meeting House Road and Porter Avenue, in Lots 8 and 9, Concession 8, and are known municipally as 8196 and 8204 Kipling Avenue, City of Vaughan.

III BASIS

The decision to amend Official Plan Amendment (OPA) #240 (the Woodbridge Community Plan), as amended by OPA #356, to redesignate the Subject Lands from "Medium Density Residential" to "Mixed Use Commercial", to permit a development comprised of residential/office (live/work) and business and professional office uses (including the heritage building) is based on the following considerations:

1. The proposal is consistent with the Provincial Policy Statement (PPS), which encourages the focus of new growth to urban areas and promotes efficient, cost effective development and land use patterns that are based on densities which efficiently use land resources, infrastructure and public service facilities and support the use of transit.
2. The PPS encourages approval authorities to support energy efficiency and improved air quality through land use development patterns which, in part, promote a compact form and a structure of nodes and corridors, the use of public transit and other alternative transportation modes in and between residential, employment and other areas where these exist, and improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.
3. The PPS encourages the conservation of significant built heritage resources and cultural landscapes. The PPS defines "Built Heritage Resources" as one or more buildings, structures etc., associated with architectural, cultural, social, political, economic or military history, and identified as being

important to a community. The existing structure at 8204 Kipling Avenue, the "Moody Darker House", is included in the City's Inventory of Significant Structures and is being maintained and incorporated as part of the overall development.

4. The proposed development conforms to Bill 136, The Places to Grow Act as it is located in a settlement area where intensification is encouraged and makes efficient use of existing infrastructure.
5. The proposal is consistent with the Region of York Official Plan, which designates the Subject Lands as "Urban Area". The Region of York Official Plan policies targets development to existing built-up portions of urban areas (Section 5.2.4), provides for a wide range of housing options for residents (Section 4.3.10), and provides accessibility to existing and planned transit services (Section 6.2.3). Additionally, the Region of York Official Plan states that through sound planning and design, the Region of York and the area municipalities can improve opportunities to live and work in the same area. By establishing a variety of locations across the Region for employment opportunities, including at the Subject Lands, municipalities can support a better balance of employment and housing opportunities.
6. The Subject Lands are presently designated "Low Density Residential" by Amendment No. 240 (Woodbridge Community Plan), as amended, and is subject to Section 3.4 "Residential Site Specific Policies" subparagraph k) and n), which permit a range of housing types including small lot singles, semi-detached, street townhouse units, and other building forms which do not exceed the permitted densities, and single detached residential lots along Kipling Avenue. A general goal of OPA #240 is to arrange the social, physical, and economic facilities and services necessary for the proper functioning of the community to provide optimum convenience, efficiency, safety and attractiveness to the present and future population. OPA #240 encourages the identification, preservation and enhancement of heritage resources including buildings, and landscapes of architectural, historical, engineering, cultural or archaeological significance. This goal is reinforced by OPA #356, which encourages the preservation of the heritage building located at 8204 Kipling Avenue into the overall development. The proposed redesignation of the Subject Lands to "Mixed Use Commercial", will continue to provide for additional residential and office/commercial uses within a mixed use form in the Woodbridge Community.
7. Having received a statutory Public Hearing held on February 26, 2007 (Sceptre Developments Inc.), Vaughan Council on October 9, 2007 approved Official Plan Amendment Application OP.06.008 (Sceptre Developments Inc.) to redesignate the Subject Lands from "Medium Density Residential" to "Mixed Use Commercial" with site-specific development policies.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area, as amended by OPA # 240, (Woodbridge Community Plan), as amended by OPA #356, is hereby amended by:

1. Deleting Schedule "A" to OPA #240 (Woodbridge Community Plan) and OPA #356 and substituting therefor the Schedule "A" attached hereto as Schedule "1", thereby redesignating the Subject Lands shown as "Area Subject to Amendment No. 679" from "Medium Density Residential" to "Mixed Use Commercial".
2. Adding the following policies to Section 3.4 "Residential Site Specific" in Amendment No. 240:

"3.4.24 The Subject Lands shown as "Lands Subject to Amendment No. 679", located on the west side of Kipling Avenue, south of Langstaff Road, in Lots 8 and 9, Concession 8, City of Vaughan, and known municipally as 8196 and 8204 Kipling Avenue, shall be subject to the following development policies:

 - i) the required studies, including but not limited to noise, traffic, environmental, etc. shall be submitted, if required, in support of a Site Plan Application, and approved by the City;
 - ii) permitted uses on the Subject Lands shall be as follows:
 - Business and professional offices;
 - Live/Work units comprised of business and professional office uses on the ground floor and residential uses above; residential uses shall only be permitted in a unit that fronts onto Kipling Avenue and as located beyond the minimum setback requirements of the Canadian Pacific Railway for residential uses near a rail line;
 - iii) urban design guidelines will be required to ensure that a high quality development utilizing appropriate materials to compliment the heritage aspects of the buildings located on the Subject Lands;
 - iv) any additional Canadian Pacific Railway Co. safety measures shall implemented through the Site Plan Approval process;
 - v) the appropriate development standards shall be established in the implementing zoning by-law;
3. Prior to the removal of the Holding Symbol "H" on the Subject Lands and prior to approval of a site development application, the City shall confirm that water and sanitary sewage capacity is available and allocated for the Subject Lands."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands and all development standards and policies shall be implemented by way of a Zoning By-law Amendment, Site Development and Draft Plan of Condominium approvals, 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.

CONCESSION 8 CONCESSION 7 CONCESSION 6

THIS IS SCHEDULE "1"
TO AMENDMENT NO. 679
ADOPTED THE ___ DAY OF _____, 2007

MAYOR

CLERK

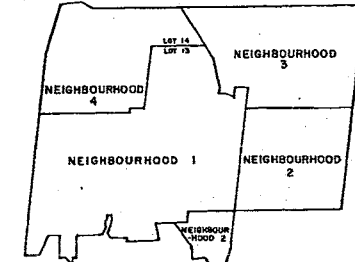
LEGEND

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

SCALE: 0 500 1000 m

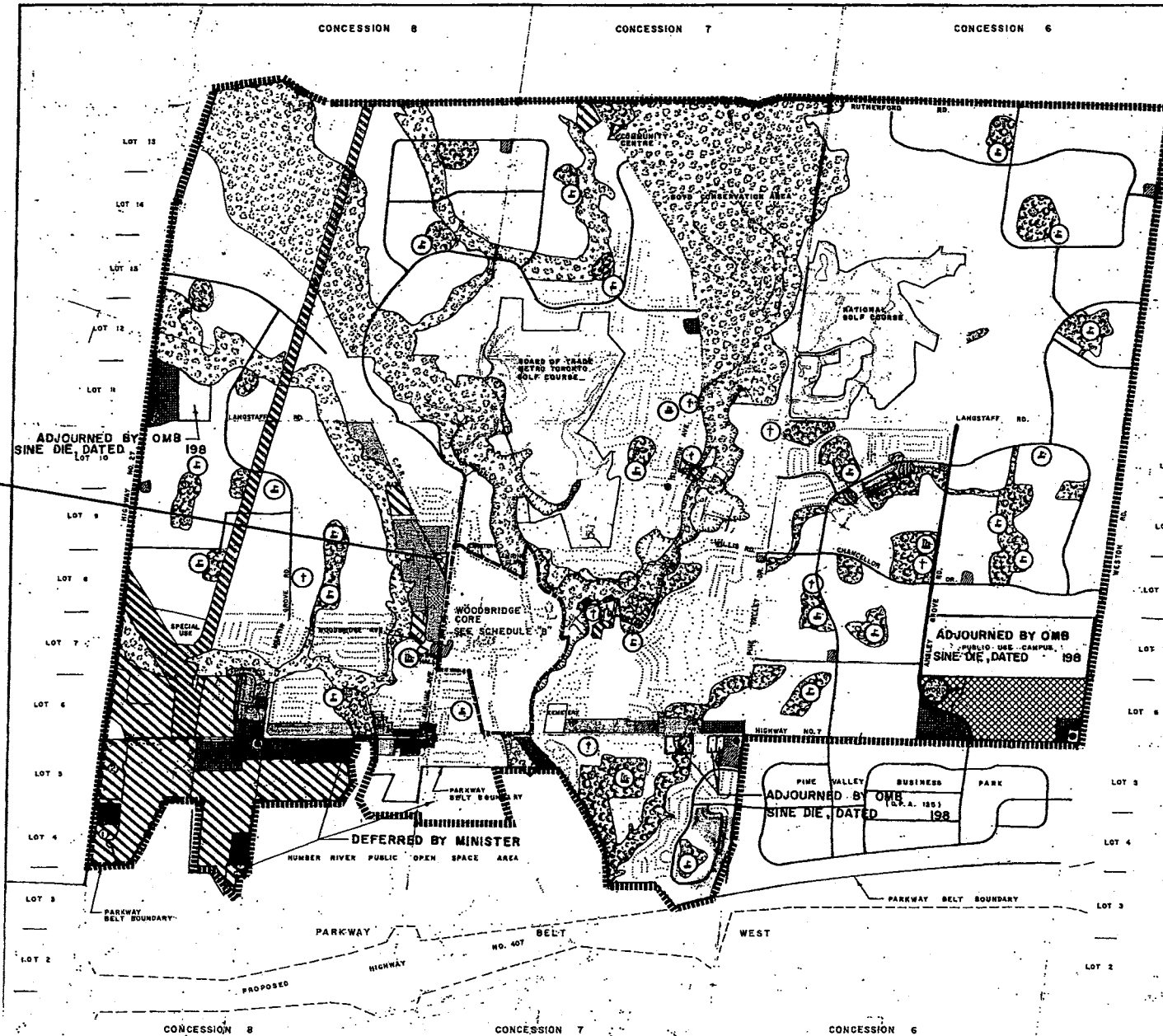
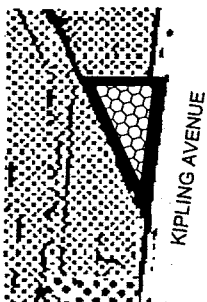
THIS IS SCHEDULE 'A' TO AMENDMENT NO. 240
WOODBRIDGE COMMUNITY PLAN AS
AMENDED BY AMENDMENT NO. 356

NEIGHBOURHOOD KEY MAP



AREA SUBJECT TO
AMENDMENT No. 679
(SEE DETAIL 'A')

DETAIL 'A'



FILE No. OP.06.031
RELATED FILE No. Z.06.078
LOCATION: Part of Lots 8 & 9, Concession 8
APPLICANT: SCEPTRE DEVELOPMENTS INC.
CITY OF VAUGHAN

THIS IS SCHEDULE "1"
TO AMENDMENT No. 679
ADOPTED THE 12th DAY OF Nov., 2007

SIGNING OFFICERS

MAYOR

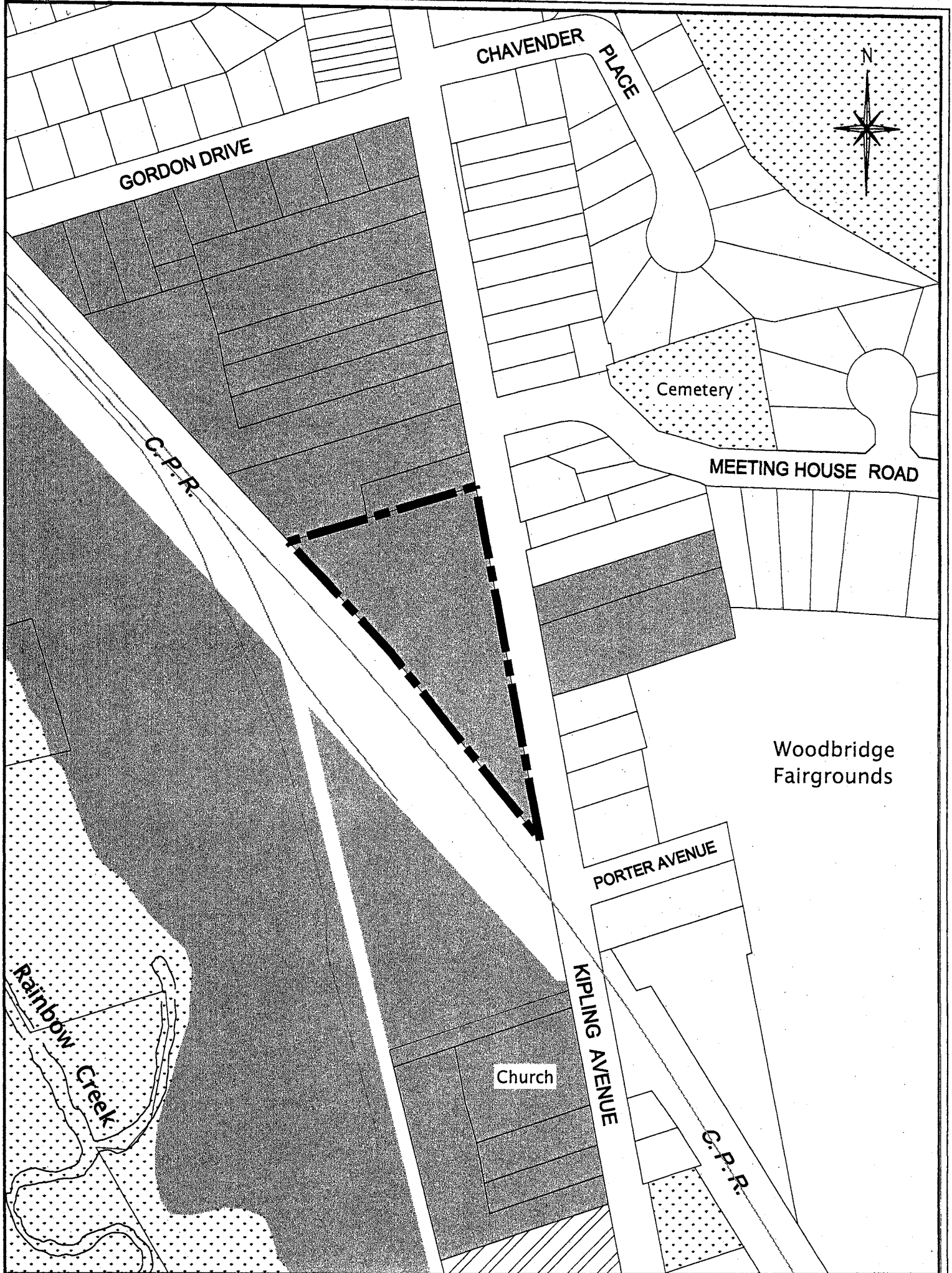
CLERK

APPENDIX I

The subject lands are located on the west side of Kipling Avenue, between Meeting House Road and Porter Avenue (8196 and 8204 Kipling Avenue), in Lots 8 and 9, Concession 8, City of Vaughan.

On October 9, 2007, Vaughan Council approved an application to amend the Official Plan and resolved the following:





- "1. THAT Official Plan Amendment File OP.06.031 (Sceptre Developments Inc.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #1 from "Medium Density Residential" to "Mixed Use Commercial" to permit a mixed-use development comprised of residential live/work (office) and business and professional office townhouse units (including a heritage building) as shown on Attachment #2 and that the implementing Official Plan Amendment include the following:
 - i) policies to ensure that the existing heritage building is appropriately integrated into the overall development; and
 - ii) policies to ensure a quality development that is designed and utilizes the appropriate materials to compliment the heritage aspects of the buildings located on and in proximity of the subject lands."



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 679**

FILE No. OP.06.031
 RELATED FILE No. Z.06.078
 LOCATION: Part of Lots 8 & 9, Concession 8
 APPLICANT: SCEPTRE DEVELOPMENTS INC.
 CITY OF VAUGHAN

NOT TO SCALE

- LOW DENSITY RESIDENTIAL 
- MEDIUM DENSITY RESIDENTIAL 
- HIGH DENSITY RESIDENTIAL 
- OPEN SPACE 

AREA SUBJECT TO
AMENDMENT No. 679

