

**THE CORPORATION OF THE CITY OF VAUGHAN**

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

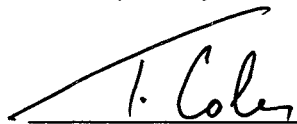
and

IN THE MATTER OF Amendment Number 688  
to the Official Plan of the Vaughan Planning Area

**I, JEFFREY A. ABRAMS, of the City of Toronto, MAKE OATH AND SAY:**

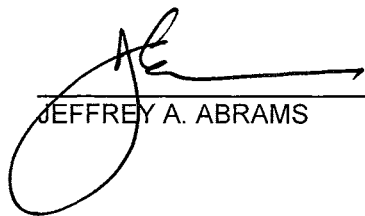
- 1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. **THAT** Official Plan Amendment Number 688 was adopted by the Council of the Corporation of the City of Vaughan on the 23rd day of June, 2008, and written notice was given on the 3rd day of July, 2008 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 688 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 688 is deemed to have come into effect on the 24th day of July, 2008, 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 )  
28th day of July, 2008. )  
)

  
\_\_\_\_\_

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.

  
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JEFFREY A. ABRAMS

# *THE CITY OF VAUGHAN*

# *BY-LAW*

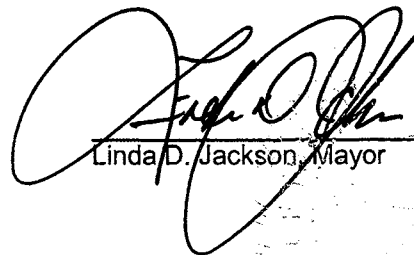
## BY-LAW NUMBER 158-2008

**A By-law to adopt Amendment Number 688 to the Official Plan of the Vaughan Planning Area.**

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

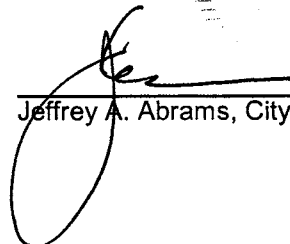
1. THAT the attached Amendment Number 688 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 23<sup>rd</sup> day of June, 2008.



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Linda D. Jackson, Mayor



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Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 688  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 688 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitute Amendment Number 688.

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. 600, as amended by Amendment No. 626, herein referred to as OPA #600 and OPA #626, respectively.

The overall Subject Lands were originally approved for a total of 720 units by the Ontario Municipal Board on April 19, 2005, as part of Decision Order 0982. The Owner had designed the approved residential condominium apartment buildings (Buildings "A", "B", and "C") with smaller units than originally anticipated, for a total of 689 units. As a result, there are 31 units available on the overall Subject Lands under the current Official Plan permission (OPA #626) for the future development of the permitted fourth, 16-storey residential condominium apartment building (Building "D").

The subject Amendment will increase the maximum permitted residential density on the Subject Lands, shown as "Area Subject to Amendment No. 688" on Schedule "1" hereto, from 200 units per hectare to 250 units per hectare, thereby increasing the total number of residential units permitted on the overall Subject Lands from 720 to 900 units (an increase of 180 units), to facilitate the future development of the permitted fourth, 16-storey residential condominium apartment building (Building "D"). The 31 remaining number of units will be included with the additional 180 units. The total maximum number of residential units in Building "D" would be 211 units (180 units + 31 units).

## 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. 688". The lands are located on the northeast corner of Jane Street and Rutherford Road, in Part of Lot 16, Concession 4, City of Vaughan and are comprised of the lands municipally known as 9225, 9235, 9245, and 9255 Jane Street, which represents a total Lot Area of 3.604 ha.

## III BASIS

The decision to amend the "Vaughan Centre Secondary Plan" policies of the Official Plan in OPA #600, as amended, to increase the maximum permitted residential density on the Subject Lands is based on the following considerations:

1. The Provincial Places to Grow Plan promotes growth in built-up areas through compact and transit supported communities. The Subject Lands are currently approved to permit high density residential

in four condominium apartment buildings. The Subject Lands are serviced by York Region Transit (YRT), including two bus pads, one each along Rutherford Road and Jane Street, which are in close proximity to the YRT Transit Terminal at the Vaughan Mills Mall. The proposal to increase the density to allow for the development of the permitted fourth, 16-storey residential condominium apartment Building "D" is consistent with and will continue to meet the policies of the Plan.

2. The Provincial Policy Statement (PPS) includes policies that encourage residential intensification, densities that make more efficient use of land and public infrastructure, and facilitates public transit supportive development, and the provision of a full range of housing types. The proposal to increase the density to allow for the development of the permitted fourth, 16-storey residential condominium apartment Building "D" is consistent with and will continue to meet the goals and objectives of the PPS.
3. The Region of York Official Plan designates the Subject Lands as an "Urban Area", which are described as areas of diversity, that promotes economic activity and are transit supportive. The Regional Plan establishes various objectives within "Urban Areas", including the need to promote a transit supportive urban structure that includes compact development, and a broad mix and range of housing including different housing forms, types and tenures to satisfy the needs of the Region's residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different kinds of households. The proposed condominium apartment development provides intensification at Jane Street and Rutherford Road that is transit supportive. The proposal to permit an increase in density is consistent with the goals and objectives of the Regional Plan.
4. Having received a statutory Public Hearing held on January 21, 2008, Vaughan Council on May 26, 2008, approved Official Plan Amendment Application File OP.07.008 to increase the maximum permitted residential density on the Subject Lands from 200 to 250 units per hectare.

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

OPA #600 to the Official Plan of the Vaughan Planning Area, as amended by site-specific OPA #626, which was approved by the Ontario Municipal Board, is hereby further amended by:

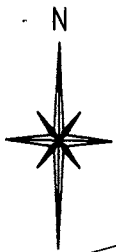
1. Deleting all reference to the number "200" in subsection 4.2.1.4 iii) and substituting therefor the number "250".

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 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.



PARAMOUNT  
CANADA'S  
WONDERLAND

SPRINGSIDE ROAD

PARKTREE DRIVE

AUTO VAUGHAN DRIVE

C.N.R.

SWEETRIVER BOULEVARD

JANE STREET

JULLIARD DRIVE

CAMINO DRIVE

RUTHERFORD ROAD

RIVEROCK GATE

VAUGHAN  
MILLS MALL

AREA SUBJECT TO  
AMENDMENT No. 688

GRANITERIDGE ROAD

# THIS IS SCHEDULE '1' TO AMENDMENT No. 688

NOT TO SCALE

ADOPTED THE 23<sup>RD</sup> DAY OF JUNE, 2008

FILE No's. OPA #688 & OP.07.008  
RELATED FILE No's. Z.07.047,  
DA.04.023 & DA.07.022

LOCATION: Part of Lot 16, Concession 4  
APPLICANT: JANE - RUTH DEVELOPMENT INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

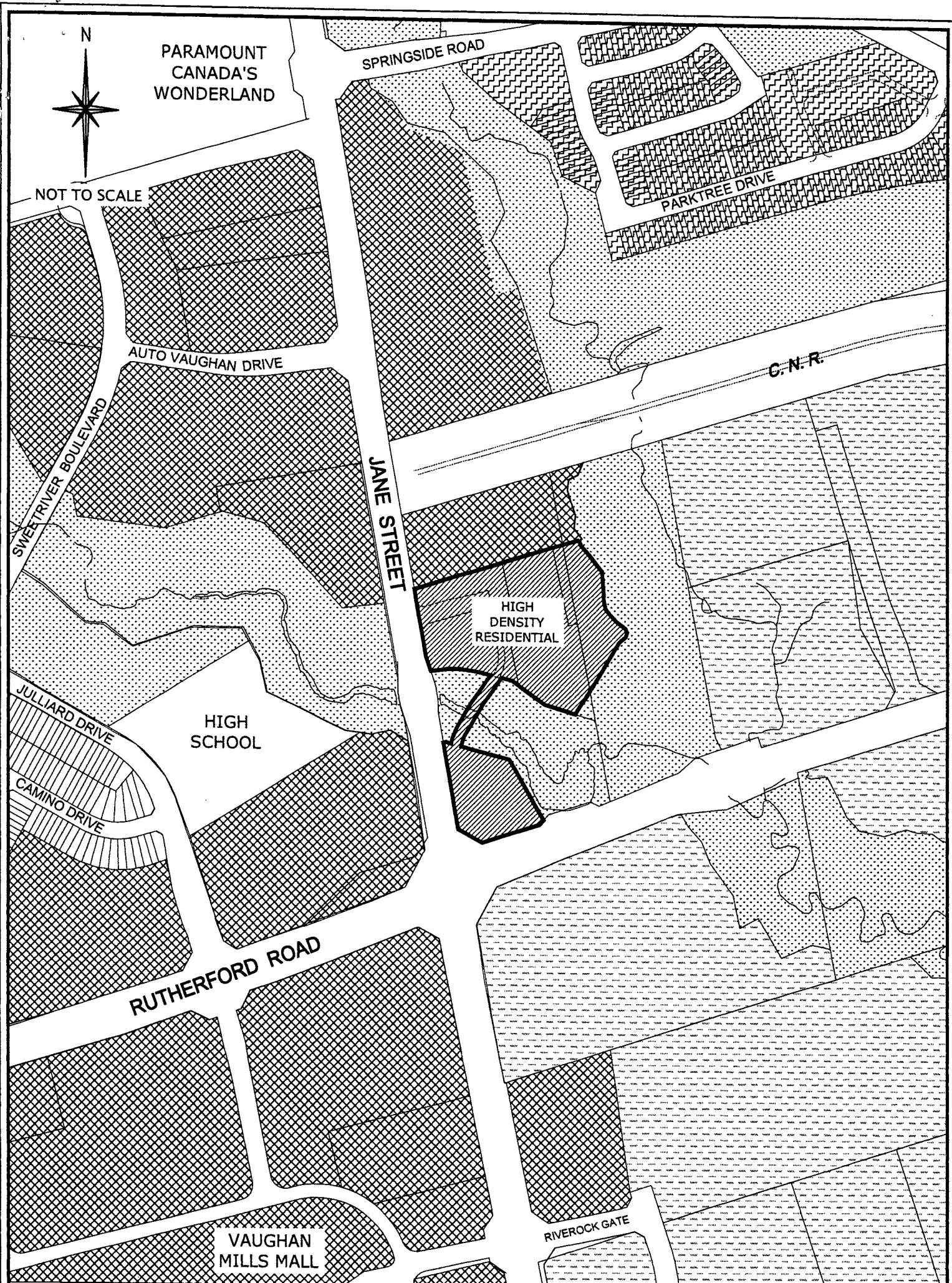
## APPENDIX I

The subject lands are located on the northeast corner of Jane Street and Rutherford Road, in Part of Lot 16, Concession 4, City of Vaughan.

On May 26, 2008, Vaughan Council considered an application to amend the Official Plan and Zoning By-law and resolved the following:






- "1. THAT Official Plan Amendment File OP.07.008 (Jane-Ruth Development Inc.) BE APPROVED, to amend OPA #626 to increase the maximum permitted residential density on the subject lands shown on Attachment #1, from 200 units/ha to 250 units/ha, thereby increasing the total number of residential units permitted on the overall subject lands from 720 to 900 units (an increase of 180 units), to facilitate the future development of the permitted fourth, 16-storey residential condominium apartment building (Building 'D') as shown on Attachment #2.
2. THAT Zoning By-law Amendment File Z.07.047 (Jane-Ruth Development Inc.) BE APPROVED, to amend site-specific Exception 9(1246) to By-law 1-88, as follows:
  - i) increase the maximum number of residential dwelling units permitted on the overall subject lands from 200 units/ha to 250 units/ha (i.e. from 720 to 900 units, comprising an increase of 180 units to be allocated to Building 'D');
  - ii) reduce the minimum lot area requirement from 49.9 m<sup>2</sup> per unit to 40 m<sup>2</sup> per unit; and,
  - iii) add the Holding Symbol "(H)" to the portion of the subject lands zoned RA3 Apartment Residential Zone that pertains to Building 'D', until water and sanitary servicing capacity is available and allocated by Council."





# APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 688

FILE No's. OPA #688 & OP.07.008  
 RELATED FILE No's. Z.07.047,  
 DA.04.023 & DA.07.022  
 LOCATION: Part of Lot 16, Concession 4  
 APPLICANT: JANE - RUTH DEVELOPMENT INC.  
 CITY OF VAUGHAN

AREA SUBJECT TO AMENDMENT No. 688	
LOW DENSITY RESIDENTIAL	
MEDIUM DENSITY RESIDENTIAL	
COMMERCIAL	
OPEN SPACE	
EMPLOYMENT	