
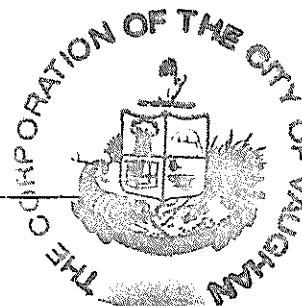


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 550 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications, and came into force on the 9th day of June, 2000.

  
\_\_\_\_\_  
John D. Leach  
City Clerk  
City of Vaughan



DATED at the City of Vaughan  
this 4th day of July, 2000.

CERTIFICATE OF APPROVAL

AMENDMENT NO. 550

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN

This official plan document, which was adopted by the Council of the Corporation of the City of Vaughan, is approved, pursuant to Sections 17 and 21 of the Planning Act, subject to the following modifications and deferral:

1. Deleting the term "4.2.1.3.ii)" from the first line in Section III DETAILS OF THE AMENDMENT, Sub-section 10. p.6, substituting therefor the term "4.2.1.3. iii)".
2. Deleting the term "i)" from the third line in Section III DETAILS OF THE AMENDMENT, Sub-section 10. p.6, and substituting therefor the term "iii)".
3. Section III DETAILS OF THE AMENDMENT, Sub-section 11.vi), p. 6, is modified by adding the word "residential" after the word "net" in the first and second lines, and by deleting the word "maximum" in the third line.
4. Section III DETAILS OF THE AMENDMENT, the second sub-section ix), p. 10, is modified by deleting "ix)" and substituting therefor the term "x)".
5. Replacing Schedule 2 with the new attached Schedule 2.
6. Section III DETAILS OF THE AMENDMENT, Sub-section 16. i), p. 12, is modified by adding the word "Commercial" after the word "District" in the first line.
7. Section III DETAILS OF THE AMENDMENT, Sub-section 12, vi), p. 8, is modified by adding the following new sentence at the end of the first sentence:

"However, townhouse units shall not constitute more than 20% of the total number of residential units developed in each of the District Centres."

8. Amending Schedule "1" to OPA No. 550 (Schedule "B" to OPA No. 400) by adding the term "See Schedule "B1", as attached, in respect of the lands subject to the Vaughan Centre Secondary Plan (OPA No. 483).
9. Section III DETAILS OF THE AMENDMENT, Subsection 5.ii) p.4 is hereby modified by:
  - a) adding "and plans of subdivision in the Vaughan Centre Secondary Plan Area (OPA No. 483)" after the word "Plans" in line 3;
  - b) adding at the end of ii) after "- local convenience commercial centres":
    - "- the following additional uses shall be permitted only in "Low Density Residential Areas" located within the OPA No. 483 amendment area (Vaughan Centre Secondary Plan):
    - street townhouses
    - duplex, triplex, and fourplex units
    - stacked townhouses limited to 3 storeys in height
    - other housing forms which do not exceed the permitted density".
10. Section III DETAILS OF THE AMENDMENT, Subsection 7 iv) p.5 is further modified by adding the following new paragraph at the end of clause iv):

"Notwithstanding the above, within Low Density Residential areas in the Vaughan Centre Secondary Plan Area (OPA No. 483) the range of permitted densities shall be no less than 12 units per hectare and no more than 24 units per hectare. The average density taken across all the Low Density areas in the OPA No. 483 amendment area shall be not less than 16 units per hectare."
11. Section III DETAILS OF THE AMENDMENT, Subsection 10 p. 6 is hereby modified by adding at the end of Subsection 10, after "- daycare and private home daycare" the following:
  - "- the following additional uses shall be permitted only in "Medium Density Residential - Commercial Areas" located within the OPA No. 483 amendment area (Vaughan Centre Secondary Plan):
  - stacked townhouses limited to three storeys in height
  - apartment buildings limited to four storeys in height".

12. Section III DETAILS OF THE AMENDMENT, Subsection 11 vi) p. 6 is hereby modified by adding the following new paragraph after the end of vi):

“Notwithstanding the above, within “Medium Density Residential-Commercial Areas” located within the OPA No. 483 amendment area (Vaughan Centre Secondary Plan), the minimum average density taken across all the “Medium-Density Residential-Commercial Areas” shall not be less than 25-30 units per hectare.”.

13. Section III DETAILS OF THE AMENDMENT, is hereby modified by adding the following new Subsection 19:

“19. Deleting the term “Urban Village Areas # 1 and # 2” after the word “in” in line 2 of Section 4.2.1.4.”.

14. Section III DETAILS OF THE AMENDMENT, Subsection 14 p. 11 is hereby modified by deleting the term, “-Vaughan Centre and District Centre-Urban Villages #1 and #2” in line 2 and substituting therefor “- District Centres-Urban Villages #1 and #2 and Vaughan Centre (within the OPA No. 483 Amendment Area).”.

15. Section III DETAILS OF THE AMENDMENT, Subsection 15 p. 11, is hereby modified by deleting it in its entirety and substituting therefor the following new Subsection 15:

- “15. a) Deleting the heading “4.2.2.3 District Commercial Centre” in Part B and substituting therefor “4.2.2.3.1 District Commercial Centre – Located Within the Vaughan Centre Secondary Plan Area (OPA No. 483)”; and
- b) Adding the following new Section 4.2.2.3 between Section 4.2.2.2, “Vaughan Centre Secondary Plan Area and Vaughan Corporate Centre Secondary Plan Areas” and Section 4.2.2.3.1, “District Commercial Centre – Located Within the Vaughan Centre Secondary Plan Area (OPA No. 483):

"4.2.2.3 District Centres – Urban Villages # 1 and # 2

Commercial policies pertaining to the District Centres located in Urban Villages #1 and # 2 are contained in Section 4.2.1.5."


16. Section III DETAILS OF THE AMENDMENT, Subsection 16 p. 11, is hereby modified by adding the following new sentence at the beginning of clause i): "The District Commercial Centre in the Vaughan Centre Secondary Plan Area (OPA No. 483), as identified on Schedule "B1", may be developed in association with the residential uses also permitted in such areas."
17. Section III DETAILS OF THE AMENDMENT, p. 13, is hereby modified by adding the following new subsection after the new subsection 19 as follows:
  - "20. Notwithstanding the above, the lands located at 9630 Islington Avenue (L. Greco) and 9560 Islington Avenue (J. Greco), as shown on the attached Schedule "B", are hereby exempted from the policies of OPA 550."

DEFERALS

1. The lands owned by Mr. F. Morelli, as shown on the attached Schedule "A", are hereby deferred at the request of the owner.

As provided in the Planning Act, as amended, this decision is now final and the official plan document came into force on the date indicated on this certificate.

Date: June 9, 2000

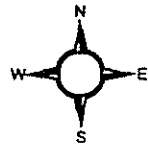
  
\_\_\_\_\_  
John B. Waller, M.C.I.P. R.P.P.  
Acting Commissioner,  
Planning and Development Services Department

**Rutherford Road**

**F. Morelli**

**Dufferin Street**

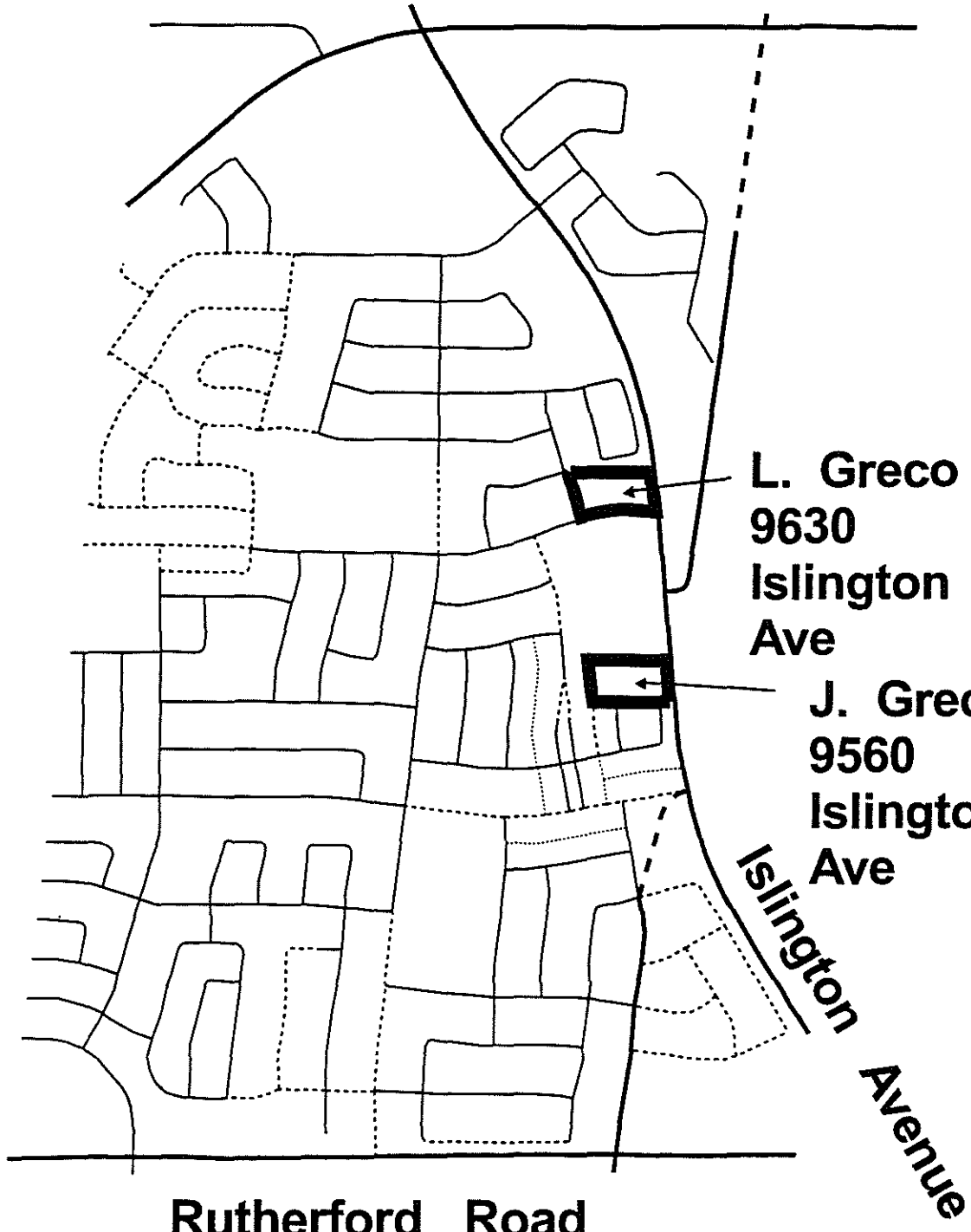
**Forest Run Blvd.**



**CITY OF VAUGHAN**

**Schedule 'A'**

**Major Mackenzie Drive West**



**L. Greco  
9630  
Islington  
Ave**

**J. Greco  
9560  
Islington  
Ave**

**Islington Avenue**

**Rutherford Road**

City of Vaughan



**Schedule 'B'**

MODIFICATION  
No. 227  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

REFERRED  
TO O.M.B.  
#4

Possible Road  
Re-alignment

Teston Rd.

Teston Rd.

DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT  
#10

DEFERRED  
UNDER SECTION  
17(10) OF THE  
PLANNING ACT  
#11

Major Mackenzie Dr.

Major Mackenzie Dr.

Defered Pending  
Completion of  
Secondary  
Plans

DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT  
#5

Rutherford Rd.

VAUGHAN CENTRE

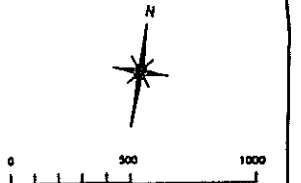
SECONDARY PLAN AREA

Rutherford Rd.

SEE SCHEDULE 'B1'

THIS IS SCHEDULE 'B' TO OPA 400

URBAN VILLAGE 1



LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- Lands Subject to Urban Village Area #1
- Low Density Residential
- Medium Density Residential/Commercial
- District Centre
- Estate Residential
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Vaughan Centre Sec. Plan Area
- Possible Primary Roads
- Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE '1' TO  
AMENDMENT # 550

ADOPTED THE \_\_\_ DAY OF \_\_\_, 1998

SIGNING OFFICERS  
\_\_\_\_\_  
MTR  
\_\_\_\_\_  
CLERK

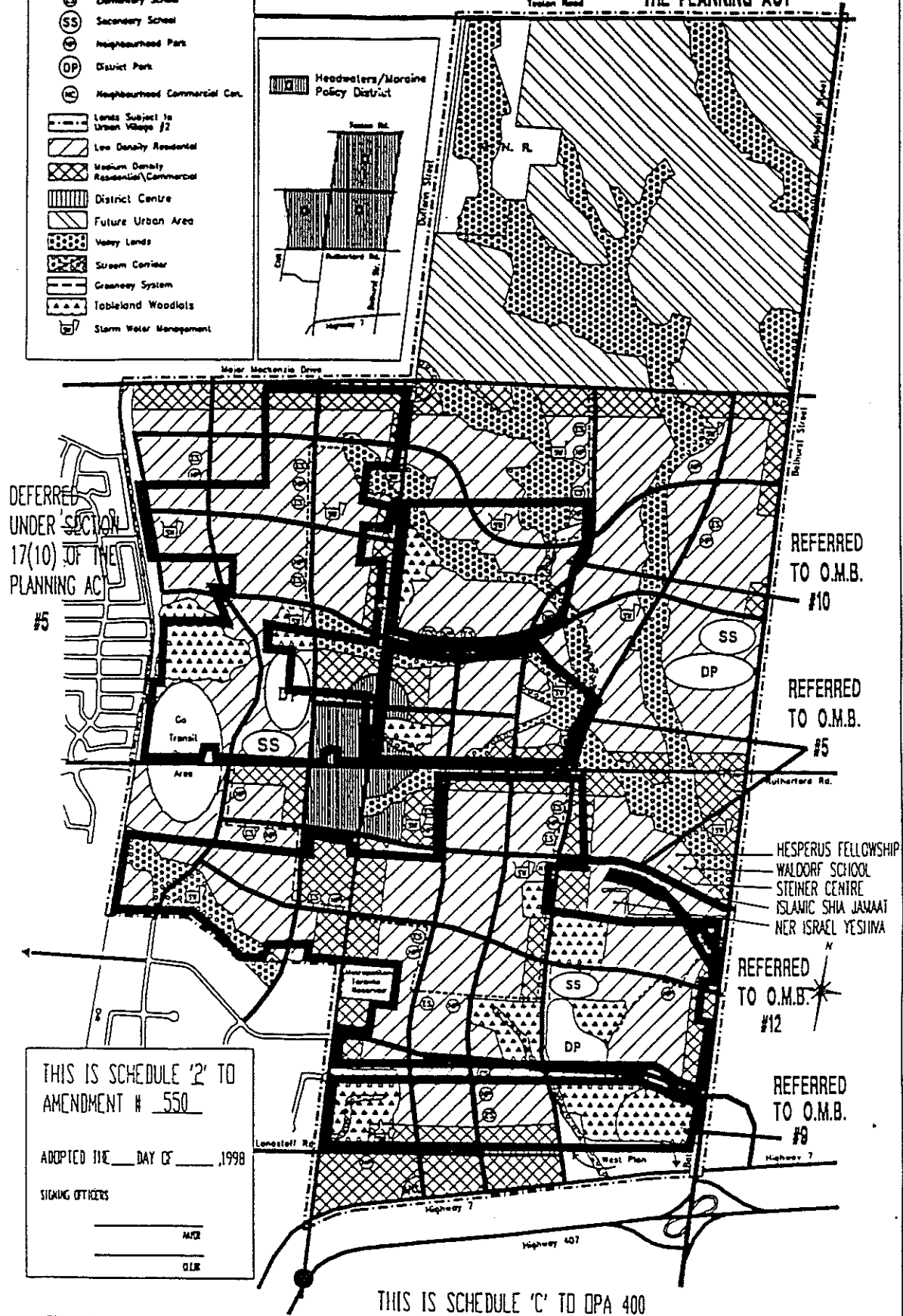
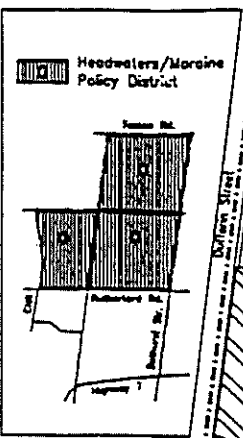


**URBAN VILLAGE 2**

**MODIFICATION**  
 No. 228  
**UNDER SECTION 17(9) OF**  
**THE PLANNING ACT**

**LEGEND**

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cor.
- Lands Subject to Urban Village #2
- Low Density Residential
- Medium Density Residential/Commercial
- District Centre
- Future Urban Area
- Wetland
- Stream Corridor
- Greenway System
- Tableland Woodlots
- Storm Water Management



THIS IS SCHEDULE '2' TO  
 AMENDMENT # 550  
 ADOPTED THE \_\_\_ DAY OF \_\_\_, 1998  
 SIGNING OFFICERS  
 \_\_\_\_\_ MTR  
 \_\_\_\_\_ CLR

THIS IS SCHEDULE 'C' TO OPA 400

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 417-98

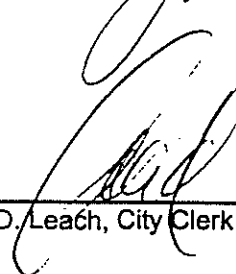
**A By-law to adopt Amendment Number 550 to the Official Plan of the Vaughan Planning Area.**

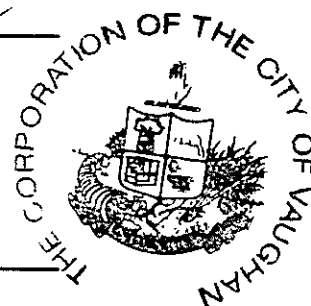
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS as follows:

1. THAT the attached Amendment Number 550 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 550 to the Official Plan of the Vaughan Planning Area.
3. 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 7<sup>th</sup> day of December, 1998.

  
\_\_\_\_\_  
L. D. Jackson, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk



**AMENDMENT NUMBER 550  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 550 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 550.

Also attached hereto but not constituting part of this Amendment are Appendix "I".



III DETAILS OF THE AMENDMENT

Amendment No. 400 to the Official Plan of the City of Vaughan Planning Area is hereby amended by:

1. Amending Schedules "B" and "C" by:
  - a) deleting the term "High Density Residential/Commercial" in the respective legends and substituting therefor the term "District Centre";
  - b) deleting the symbol for "District Commercial Centre" from the map portion of the schedules and the words "District Commercial Centre" and accompanying symbol from the respective legends; and
  - c) replacing Schedules "B" and "C" with the Schedules "B" and "C" forming Schedules "1" and "2" to this amendment, thereby giving effect to the changes referenced in 1 a) and 1 b) above.
  
2. Deleting Part A, Section 1.3, "Location" and substituting therefor the following:

"1.3 Location

The policies of this amendment to the Official Plan are applicable to the lands identified on Schedule "A" as "Areas Redesignated by OPA No. 400". The policies are an up-to-date expression of City policies as of the date of approval of this document. Existing community and industrial plans remain in force, and are not subject to OPA No. 400. Subsequent comprehensive Official Plan reviews may consider the policies of OPA No. 400, and the appropriateness of the application to the City's approved planning documents at that time."
  
3. Deleting Part B, Section 2.2, "Housing", subsections iii) and iv), and renumbering the following sections accordingly.
  
4. Deleting Part B, Section 4.1.2, "New Community Areas-General", subsection iv, and substituting therefor the following:
  - iv) The Urban Village Areas, together with the Vaughan Centre are expected to provide a mix of housing types, including low, medium and high density housing forms. The areas subject to the Low Density and Medium Density Residential

Commercial designations will provide for the predominant proportion of housing units throughout the plan area. Complementary High Density development will be provided in the Vaughan Centre and in the District Centres. The number of high density units in each of the District Centres in Urban Villages #1 and #2 will be determined through detailed tertiary plans which will proceed by way of amendment to this plan, in accordance with Section 4.2.1.4.

5. Deleting Part B, Section 4.2.1.1, ii) "Low Density Residential Areas" and substituting therefor the following:

ii) Within Low Density Residential areas, a mix of lot sizes and building types is encouraged. The precise distribution of permitted uses shall be determined in *Block Plans and plans of subdivision in the Vaughan Centre Secondary Plan Area (OPA No. 483)* prepared in conformity with this Plan. Uses permitted in this designation shall be the following:

- detached houses
- semi detached houses
- schools
- parks and open space
- small scale community facilities
- small scale places of worship
- institutional uses
- private home daycare
- home occupations
- other accessory uses, and

- local convenience commercial centres
- *the following additional uses shall be permitted only in "Low Density Residential Areas" located within the OPA No. 483 amendment area (Vaughan Centre Secondary Plan):*
  - *street townhouses*
  - *duplex, triplex, and fourplex units*
  - *stacked townhouses limited to 3 storeys in height*
  - *other housing forms which do not exceed the permitted density.*

6. Adding a new clause iii) to Part B, Section 4.2.1.1 "Low Density Residential Areas":

- iii) Street townhouses may also be permitted within the Low Density Residential areas on a limited basis, in accordance with the following criteria.

Street townhouses may be used within the Low Density Residential Area:

- adjacent to another more intensive land use designation as a transitional use.
- in instances where their physical form assists in mitigating the impacts of a noise source, such as a road or highway.
- where they would be of use in addressing a topographical constraint.

7. Deleting the former clause iii) of Section 4.2.1.1 "Low Density Residential Areas" and renumbering it as clause iv) and substituting therefor the following:

- iv) Within Low Density Residential areas the maximum permitted net density on a site shall be 22 units per hectare. Within each block plan area, the maximum average net density taken across all the Low Density Residential Areas, shall be in the range of 16 to 18 units per hectare.

*Notwithstanding the above, within Low Density Residential areas in the Vaughan*

*Centre Secondary Plan Area (OPA No. 483) the range of permitted densities shall be no less than 12 units per hectare and no more than 24 units per hectare. The average density taken across all the Low Density areas in the OPA No. 483 amendment area shall be not less than 16 units per hectare.*

8. Renumbering clauses iv), v), vi) and vii) accordingly.
  
9. Deleting Part B, Section 4.2.1.3 i) "Medium Density Residential-Commercial Areas" and substituting therefor the following:
  - i) Medium Density Residential-Commercial Areas are generally located along major arterial roads and certain primary streets in order to enhance the transit supportiveness of the Plan by locating more intense areas of residential development along and adjacent to planned transit routes. These areas are to be carefully integrated in layout and design with the Low Density Residential Areas or District Centres immediately adjacent, so that all residents can easily access the transit services and commercial facilities.
  
10. Deleting Part B, Section 4.2.1.3. iii) "Medium Density Residential-Commercial" and substituting therefor the following:
  - iii) Within Medium Density Residential-Commercial areas a mix of lot sizes and building types is encouraged. The following uses shall be permitted:
    - detached houses
    - semi-detached houses
    - street townhouses
    - duplex, triplex and fourplex units
    - en bloc townhouses
    - commercial uses in accordance with the policies of this plan

- schools
- parks and open space
- community facilities
- other institutional uses
- places of worship
- daycare and private home daycare
- *the following additional uses shall be permitted only in "Medium Density Residential - Commercial Areas" located within the OPA No. 483 amendment area (Vaughan Centre Secondary Plan):*
  - *stacked townhouses limited to three storeys in height*
  - *apartment buildings limited to four storeys in height.*

11. Deleting Part B, Section 4.2.1.3 vi) and substituting therefor the following:

- vi) Within Medium Density Residential-Commercial areas the minimum net *residential* density on any one site shall be 17 units per hectare and the maximum net *residential* density shall be 40 units per hectare. The average net density, taken across all the Medium Density Residential-Commercial areas of the block plan, shall be in the range of 25 to 35 units per hectare.

*Notwithstanding the above, within "Medium Density Residential-Commercial Areas" located within the OPA No. 483 amendment area (Vaughan Centre Secondary Plan), the minimum average density taken across all the "Medium-Density Residential-Commercial Areas" shall not be less than 25-30 units per hectare.*

12. Inserting into Part B, Section 4.2.1 "Residential Designations" the following:

"4.2.1.5 District Centres - Urban Village #1 and #2



- i) District Centres are intended to provide the community focus for Urban Villages #1 and #2. These areas will provide opportunities for community scale retail and commercial facilities along with more intense residential forms of development. Given the function of the District Centres, high quality urban design is a prerequisite.
- ii) Within the District Centres the following uses shall be permitted:

Residential

- street townhouses
- en bloc townhouses
- stacked townhouses
- apartment buildings to a maximum height of six storeys
- schools, parks and open space
- community facilities
- institutional facilities
- places of worship

Commercial

The following uses shall be permitted either in a shopping centre format or as component(s) of a mixed use development:

- department store
- food store
- drugstore

- retail store
- restaurants
- places of entertainment
- personal and business services
- business and professional offices
- service stations and gas bars

- iii) Within the District Centres the minimum residential density on any site shall be 50 units per hectare and the maximum residential density on any site shall not exceed 150 units per residential hectare.

Notwithstanding the above, the lands subject to OPA No. 491 shall not be included in the calculation of the average density in the Block Plan; also, these lands shall be required to achieve a minimum density of 50 units per hectare.

- iv) The area for the calculation of residential density shall include the land for the buildings, private roads and driveways, parking areas and landscaping and amenity areas related to specific developments, but shall exclude all other lands.
- v) Where commercial uses are provided in a mixed use development, the commercial component shall be in addition to the residential density permitted on the lot, but shall be limited to a maximum floor space index of 2.0 (floor area equal to 2 times the lot area).
- vi) In order to provide the community with a full range of residential opportunities within each urban village area, the District Centres shall provide for a variety of housing forms across the density range specified in iii) above. *However, townhouse units shall not constitute more than 20% of the total number of residential units developed in each of the District Centres.* In a plan implementing the District Centre designation, both the immediate and long term residential needs of the community shall be provided for in respect of the provision of unit types and

densities and for the reservation of areas for such uses. The City may employ holding zones to achieve these objectives.

- vii) Prior to the development of a District Centre, or any portion thereof, a tertiary plan in the form of an official plan amendment shall have been adopted by Council and approved. The minimum area required for the preparation of such an amendment shall be the lands designated District Centre within any Block Plan.

Notwithstanding the above, the lands subject to Official Plan Amendment No. 491 are deemed to have fulfilled the requirement for the preparation of the tertiary plan amendment to the official plan.

- viii) The official plan amendment forming the tertiary plan will be prepared in pursuit of the following objectives:

- to assist in defining a vision for the District Centre;
- to provide Council and the public with a fuller understanding of the nature of the proposed development;
- to provide a basis for the preparation of implementing draft plans of subdivision, zoning by-laws and site plan agreements;
- to provide for a variety of housing opportunities;
- to encourage a mixing of uses while ensuring that land uses and development forms within the District Centre are compatible;
- to ensure that compatibility is maintained between the District Centre development and uses in adjacent designations;
- to create a functional, pedestrian friendly District Centre;
- to ensure that opportunities for future intensification or redevelopment are not compromised;

- to create an attractive focus for the Urban Village areas.
- ix) The Tertiary Plan shall be based on an Urban Design Plan submitted for Council's consideration in support of the Official Plan Amendment Application. The Urban Design Plan will illustrate how the tertiary plan meets the objectives of viii) above by giving physical representation to the vision that evolves during the development of the tertiary plan. It will ensure that attractive pedestrian supportive streetscapes will result from the implementation of the plan. This will be achieved by ensuring that the conceptual massing and design of buildings, landscaping and other public realm elements create safe, attractive public areas which reflect a high quality of urban and architectural design.
- x) The Urban Design Plan shall include the following information:
- the distribution of the land uses within the District Centre;
  - the relationship to the uses in abutting land use designations;
  - the relationship to other District Centre areas in adjoining block plans;
  - the distribution of densities by parcel within the District Centre;
  - the public and private traffic and pedestrian circulation systems;
  - the overall height and massing of the proposed buildings, thereby creating a three dimensional portrayal of the proposed development;
  - the relationship between the streets and the buildings, the public and private pedestrian realm and the primary public entrances;
  - the conceptual streetscape/landscape treatment;
  - micro-climate considerations;
  - a phasing plan illustrating how development is to occur and how the intensification of space extensive uses, like shopping centres, may occur

over time;

- integration of the parks, open space and greenway system and the incorporation of any natural features;
- the development statistics including: number of residential units by type, commercial floor area and FSI.

xi) The Tertiary Plan and supporting Urban Design Plan for a District Centre area may be considered in conjunction with the Block Plan application. Alternatively, the District Centre may be dealt with conceptually at the Block Plan review stage with the acknowledgment of the need for the submission of an Urban Design Plan and Council's adoption of a Tertiary Plan amendment.

xii) The approved Urban Design Plan shall also form the basis for subsequent submissions of implementing draft plan of subdivision, zoning amendment and site development applications.

xiii) Subsequent to the approval of the Tertiary Plan, alterations to the plan may occur without an official plan amendment, subject to the following:

- any changes maintain the intent of the original approval;
- the changes are based on the submission and Council approval of a revised Urban Design Plan;
- the changes are reflected in either the plan of subdivision or zoning by-law in accordance with the public notification required for each process."

13. Renumbering Section 4.2.1.5, "Residential Bonus and Density Transfer Policies" as Section 4.2.1.6.

14. Adding the following to the term "District Commercial Centre" in Part B, Section 4.2.2.1 i) "General Policies": "*District Centres-Urban Villages #1 and #2 and Vaughan Centre (within the OPA No. 483 Amendment Area).*"

15. a) *Deleting the heading "4.2.2.3 District Commercial Centre" in Part B and substituting therefor "4.2.2.3.1 District Commercial Centre - Located Within the Vaughan Centre Secondary Plan Area (OPA No. 483)"; and*

b) *Adding the following new Section 4.2.2.3 between Section 4.2.2.2, "Vaughan Centre Secondary Plan Area and Vaughan Corporate Centre Secondary Plan Areas" and Section 4.2.2.3.1, "District Commercial Centre - Located Within the Vaughan Centre Secondary Plan Area (OPA No. 483):*

*"4.2.2.3 District Centres - Urban Villages #1 and #2  
Commercial policies pertaining to the District Centres located in Urban Villages #1 and #2 are contained in Section 4.2.1.5."*

16. Deleting Part B, Section 4.2.2.3.1 i) "District Commercial Centre - Vaughan Centre" and substituting therefor the following:

"i) *The District Commercial Centre in the Vaughan Centre Secondary Plan Area (OPA No. 483), as identified on Schedule "B1", may be developed in association with the residential uses also permitted in such areas. The District Commercial Centre in the Vaughan Centre shall provide a focal point for the residential community and offer a range of goods and services, appropriate to the size and character of its trade area."*

17. Adding to Part B, Section 4.2.2 "Commercial Designations" the following:

"4.2.2.3.2 District Centres - Urban Villages #1 and #2

"i) It is intended that District Centres in Urban Villages #1 and #2 contain a commercial component which shall provide a focal point for the residential community and offers a wide range of goods, services and retail facilities, appropriate to the size and character of its trade area. Such facility, or facilities, shall occupy approximately 40% of the area of a District Centre.

ii) The commercial and residential components of the District Centres shall be developed in accordance with the land use and development policies contained in Section 4.2.1.4 "District Centres" .

- iii) A District Centre should generally be planned to provide approximately 25,000 to 35,000 square metres of gross leasable area, and in any case shall not exceed 40,000 square metres GLA.

18. Adding the following at the end of Section 10.4.2 "Phasing":

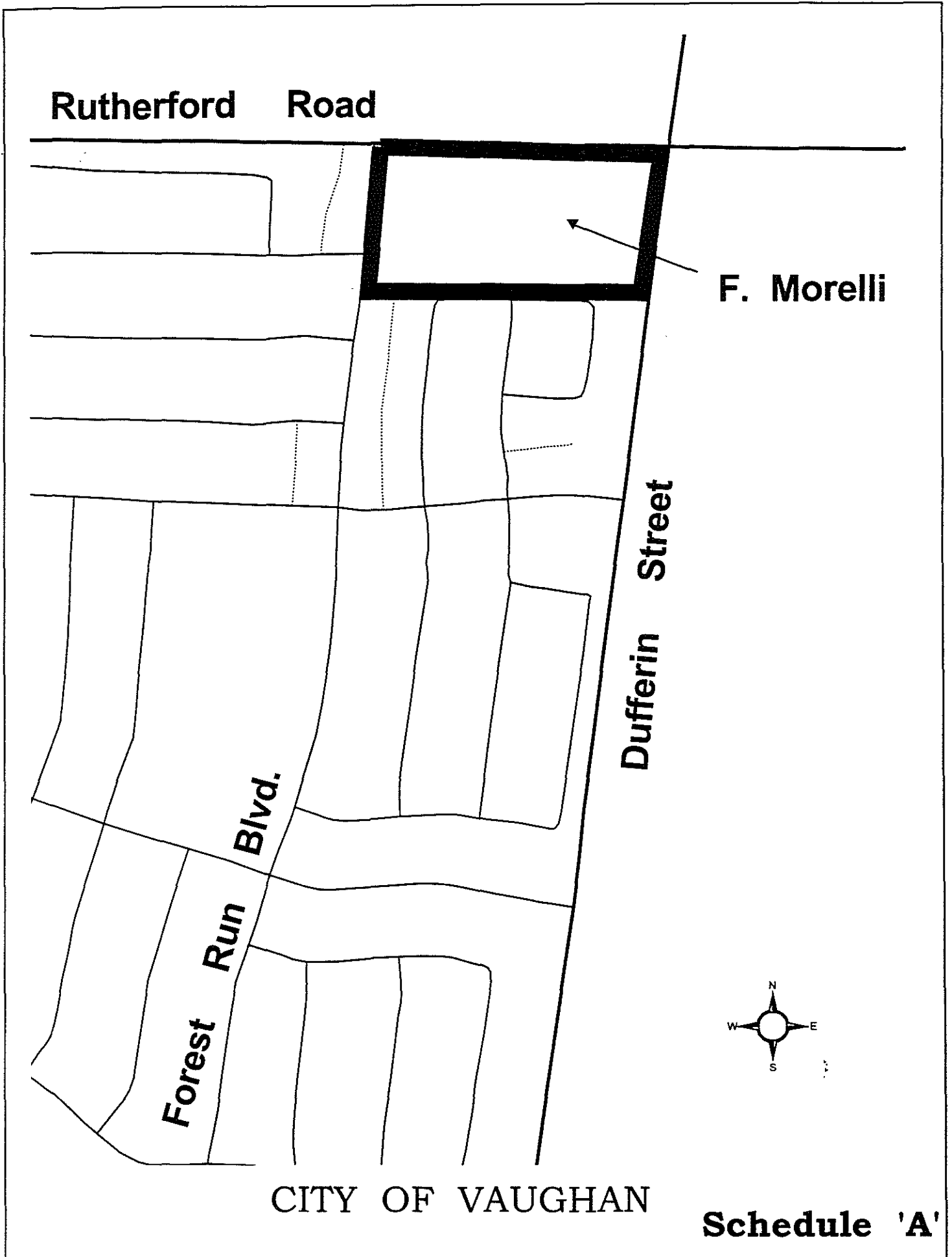
- ii) A Phasing Plan will be established within each Block Plan based upon sub-areas which would accommodate between 5,000 and 7,500 people plus required community facilities such as schools, parks, institutional uses major transportation linkages, wood lots and open space areas. The Phasing Plan would identify the sequencing of phases based on the logical extension of community services and infrastructure within the area together with those matters listed in subsection iii) below.
- iii) The Phasing Plan referred to in ii) above will be implemented through Council's granting of Draft Approval and/or execution of the necessary subdivision agreements and Developers' Group agreements. Council shall be satisfied, so far as is practical, with the following prior to the release of any particular phase:
  - Avoidance of scattered or leapfrog development;
  - Proximity and availability of water and sewer trunks;
  - Availability of sanitary sewer capacity;
  - Adequacy of storm drainage systems;
  - Minimization of public costs;
  - The adequacy of community facilities;
  - The capacity of other public bodies and levels of government to provide schools and other social services;
  - The financial capability of the City;

- The capacity of external transportation systems and proposed improvements;
- The integration of the proposed development with the public transit.

19. *Deleting the term "Urban Village Areas #1 and #2" after the word "in" in line 2 of Section 4.2.1.4.*

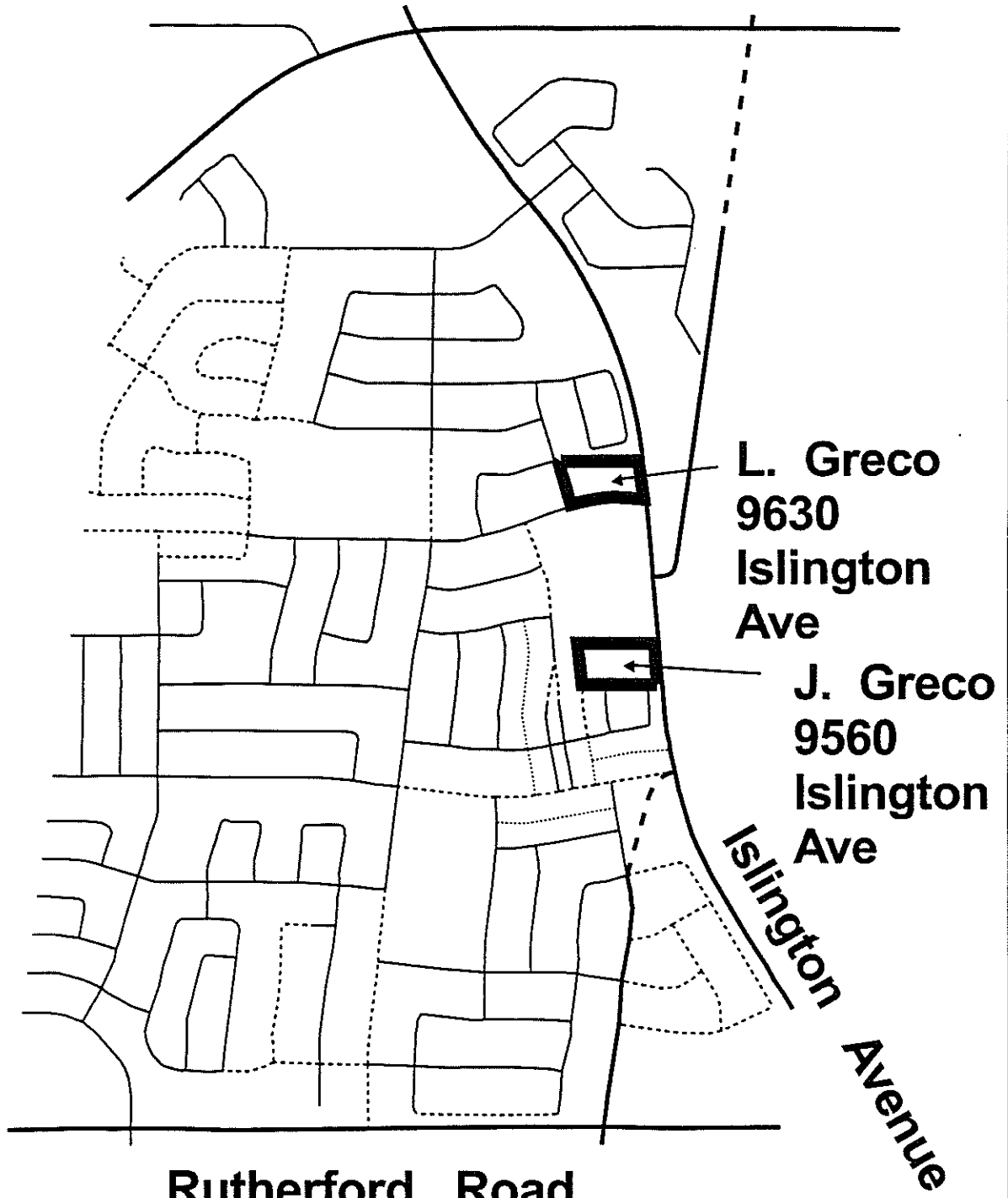
20. *Notwithstanding the above, the lands located at 9630 Islington Avenue (L. Greco) and 9560 Islington Avenue (J. Greco), as shown on the attached Schedule "B", are hereby exempted from the policies of OPA 550.*





PER YORK REGION CERTIFICATE OF APPROVAL  
DECISION, DATED JUNE 9, 2000 (WITH MODIFICATIONS)

**Major Mackenzie Drive West**



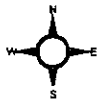
**L. Greco  
9630  
Islington  
Ave**

**J. Greco  
9560  
Islington  
Ave**

**Islington Avenue**

**Rutherford Road**

**City of Vaughan**



**Schedule 'B'**

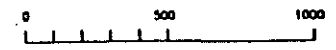
PER YORK REGION CERTIFICATE OF APPROVAL  
DECISION, DATED JUNE 9, 2000 (WITH MODIFICATIONS)

MODIFICATION  
No. 227  
UNDER SECTION 17(9) OF  
THE PLANNING ACT

REFERRED  
TO O.M.B.  
#4

Possible Road  
Re-alignment

URBAN VILLAGE 1



LEGEND

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Can.
- Lands Subject to Urban Village Area #1
- Low Density Residential
- Medium Density Residential/Commercial
- District Centre
- Estate Residential
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Vaughan Centre Sec. Plan Area
- Possible Primary Roads
- Waste Disposal Assessment Area (Passer Estate)

DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT  
#10

DEFERRED  
UNDER SECTION  
17(10) OF THE  
PLANNING ACT  
#11

Deferred Pending  
Completion of  
Secondary  
Plans

DEFERRED  
UNDER SECTION 17(10)  
OF THE PLANNING ACT  
#5

Location of  
Intersection to  
be Determined

Rutherford Rd.

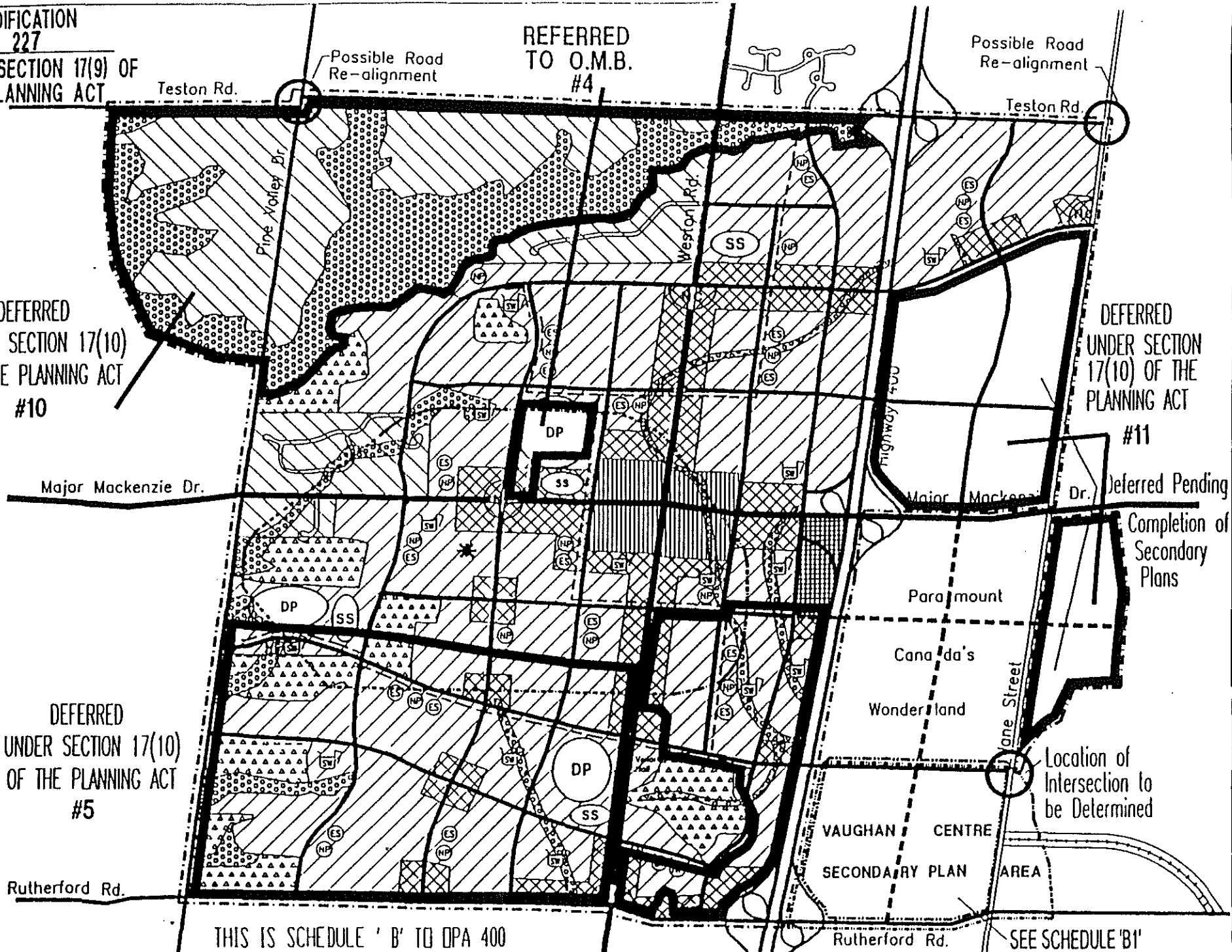
THIS IS SCHEDULE 'B' TO DPA 400

Rutherford Rd.

SEE SCHEDULE 'B'

THIS IS SCHEDULE 'L' TO  
AMENDMENT # 550

ADOPTED THE \_\_\_ DAY OF  
SIGNING OFFICERS  
YORK REGION  
CERTIFICATE OF APPROVAL  
JUNE 9, 2000  
C.D.R.

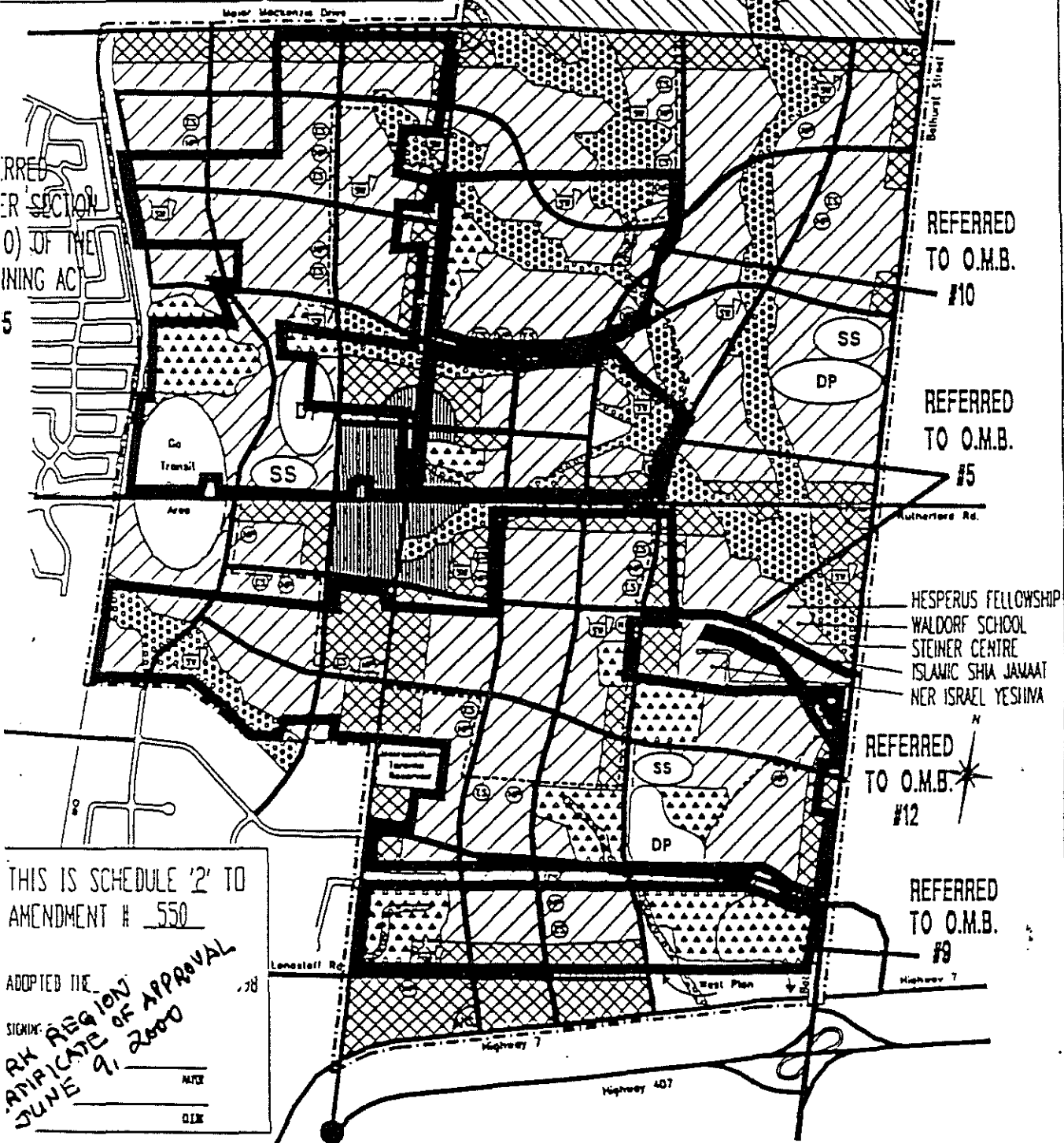
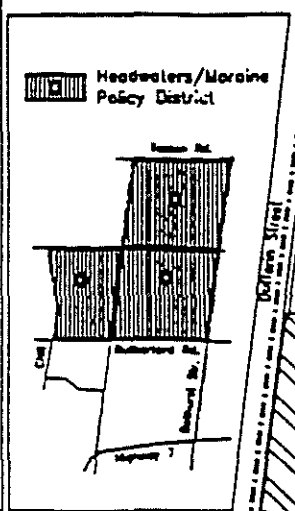


**URBAN VILLAGE 2**

**MODIFICATION**  
**No. 228**  
**UNDER SECTION 17(9) OF**  
**THE PLANNING ACT**

**LEGEND**

- ⊙ Elementary School
- ⊙ SS Secondary School
- ⊙ Neighbourhood Park
- ⊙ DP District Park
- ⊙ Neighbourhood Commercial Cen.
- ▨ Lands Subject to Urban Village #2
- ▨ Low Density Residential
- ▨ Medium Density Residential/Commercial
- ▨ District Centre
- ▨ Future Urban Area
- ▨ Varying Lands
- ▨ Stream Corridor
- ▨ Greenway System
- ▨ Tableland Woodlots
- ▨ Storm Water Management



THIS IS SCHEDULE '2' TO  
 AMENDMENT # 550  
 ADOPTED THE  
 SIGNIFY: **ARK REGION**  
**ATTEST: CERTIFICATE OF APPROVAL**  
**JUNE 9, 2000**  
 MTC  
 OIK

THIS IS SCHEDULE 'C' TO OPA 400