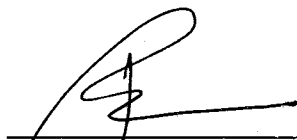


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 691 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications on the 26th day of August, 2009.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 24th day of September, 2009.

Certificate of Approval

AMENDMENT No. 691

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

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 and came into force on August 26, 2009.

Date: August 26, 2009



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

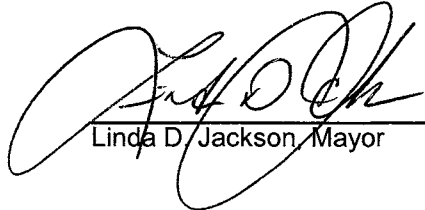
BY-LAW NUMBER 157-2008

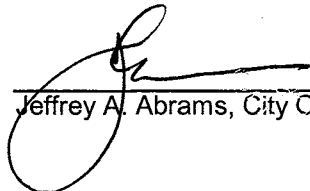
A By-law to adopt Amendment Number 691 the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 691 the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" 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 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 23rd day of June, 2008.


Linda D. Jackson, Mayor


Jeffrey A. Abrams, City Clerk

32.10

ATTACHMENT NO. 2

**AMENDMENT NUMBER 691
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 691 to the Official Plan of the Planning Area constitutes Amendment Number 691.

Also attached hereto but not constituting part of the Amendment are Appendices I and II.

32.11

I PURPOSE

The purpose of this Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 240 (OPA #240 - Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Historic Commercial Centre Plan) to: permit an increase in the maximum net residential density on the Subject Lands from 99 units per hectare (uph) to 288 uph, thereby increasing the total number of residential units permitted on the Subject Lands from 30 units to 88 units; to increase the maximum permitted building height in the "High Density Residential" designation from 3 storeys to 4 storeys along Woodbridge Avenue and the overall building height from 6 storeys to 7 storeys; and, to permit fully enclosed parking to be located above grade. The Amendment also contains development policies that requires supporting information and reports to be submitted to facilitate the proposed development.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 691". The Subject lands are located on the south side of Woodbridge Avenue, west of Islington Avenue, and known municipally as 75 and 83 Woodbridge Avenue, being Part of Parcel A on Registered Plan 449, in Part of Lot 7, Concession 7, City of Vaughan.

III BASIS

The decision to amend OPA #240 (the Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Historic Commercial Centre Plan) to: permit an increase in the maximum net residential density on the Subject Lands from 99 uph to 288 uph, thereby increasing the number of residential units from 30 units to 88 units; to increase the maximum permitted building height in the "High Density Residential" designation from 3 storeys to 4 storeys along Woodbridge Avenue and the overall building height from 6 storeys to 7 storeys; and, to permit fully enclosed parking to be located above grade is based on the following considerations:

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1. The Amendment maintains the "High Density Residential" land use designation approved by OPA #440, however, amends the development policies to facilitate the development of a 4 to 7 storey tiered building, with a maximum of 88 residential units, thereby increasing the maximum net residential density on the Subject Lands from 99 uph to 288 uph (an increase of 58 units).

2. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS includes policies that direct new growth to urban areas, which contributes to the creation of strong and safe communities, healthy environments and long term economic growth.

Policy 1.1.1 states (in part), that healthy, liveable and safe communities are sustained by:

- i) promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term;

- ii) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;

- iii) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

- iv) avoiding development and land use patterns which would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,

32.13

- v) promoting cost effective development standards to minimize land consumption and servicing costs.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units.

Furthermore, the PPS Policy 3.1.1 states (in part), that development shall generally be directed to areas outside of hazardous sites adjacent to rivers and streams which are impacted by flooding hazards and/or erosion hazards and that any site alteration or development shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has a safe access appropriate for the nature of the development and the natural hazard.

The Owner proposes to amend the "High Density Residential" policies of OPA #240, as amended by OPA #440, to increase the maximum net residential density and building height permitted on the Subject Lands. Intensification of the Subject Lands would allow for a more efficient use of the Subject Lands, which would contribute to a more vibrant Woodbridge Core Area (WCA) by replacing two unattractive and outdated vacant buildings on an underutilized site. The Subject Lands are also located within a Special Policy Area (SPA). The policy foundation for the WCA is established by OPA #440, which establishes the WCA as a growth area, as it includes intensification policies to support the establishment of the WCA and public transit. **Accordingly, a 6 storey building yielding approximately 30 residential units would be permitted as-of-right on the Subject Lands.**

The Woodbridge Core area is a special and desirable location for re-development and intensification. It is an historical settlement which has undergone significant intensification while still retaining elements of its historical past, and has been the recipient of higher density development in the form of medium rise buildings consistent with the proposed development.

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Although there may be future opportunity to develop and intensify outside the core area, the levels of intensification are not the same with respect to the mix of uses. These new secondary plans propose higher intensification, but were not intended to expand or to ignore intensification in the core area, but rather to recognize it as an existing hub of activity that needs revitalization in the form of intensification so that it may function as viable community.

The Development Planning Department is supportive of intensification to revitalize the Woodbridge Core Area (WCA) with new development that is compatible with the surrounding land use context from a built form and density perspective. The subject property is one of the few remaining development sites in the WCA and follows a pattern of development established over the years.

The Owner has undertaken various studies (i.e. population analysis, hydrological analysis, fire and medical risk analysis, and a planning justification report) to address the proposed intensification within the WCA and the SPA. The reports conclude that intensification can be accommodated on the Subject Lands, located within the SPA, through the use of building construction techniques and building design, a lower than planned population within the WCA and SPA, and by providing safe ingress and egress to the site in order that intensification can occur on the Subject Lands without additional risk to future residents. In this respect, the application is consistent with the intent of the PPS. The Toronto and Region Conservation Authority (TRCA) and the City of Vaughan shall be satisfied that the proposed development and design of the building conforms to the Woodbridge Special Policy flood proofing requirements as set out in OPA #400 as part of the Site Plan process.

3. The Province approved the Places to Grow Plan in 2006, which sets out a framework to provide overall leadership and guidance to municipalities as they plan for growth in their communities. The Plan sets out policy on a wide range of issues including, managing growth, general intensification, and infrastructure planning among other policies. The Places to Grow Plan promotes the intensification of land in the existing built-up areas, and provides a target that 40% of all new residential development is

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to occur within a community's existing built-up area. The Plan states that intensification makes more efficient use of land by accommodating growth within existing urban areas and that intensification is key to revitalizing city centres and making them more people-focused and liveable. Concentrating intensification in these areas provides for a focus for transit and infrastructure investment to support growth and for building compact, transit-supportive communities.

The City together with the Toronto and Region Conservation Authority have reviewed the necessary technical material for this development and confirmed that the proposed development can proceed without causing flood effects on neighbouring properties and that the Medical Risk Analysis and Emergency reports submitted in support of this Amendment are comprehensive documents responding to and preparing for mitigating potential impacts of an emergency. In particular, the Emergency Plan utilizes an all risk approach to emergency management, including the risk of flooding. Therefore, the proposed development is consistent with the policies of the Growth Plan and with the PPS as it relates to intensification in Special Policy Areas and to the protection of the natural environment and human health.

The subject lands are located within the Woodbridge Community Plan (OPA #240), as amended by OPA #440 which designates the subject lands as "High Density Residential", and permits intensification on the subject lands to a maximum of 99 uph, and a maximum building height of 6-storeys. The proposed development is consistent and supportive of the Growth Plan with respect to directing growth and intensification to a designated built-up area. The WCA is an existing historical built-up area intended to provide the opportunity for intensification that would compliment and support the commercial/residential mixed-uses of the WCA and allow residents to live, shop and work within the community. The WCA is also where the capacity exists to best accommodate the expected population, household and employment growth, and promoting transit-supportive densities.

4. The Region of York Official Plan (YROP) identifies the Subject Lands, as an "Urban Area". The objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for broad range of housing types. The

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proposed development is consistent with the Regional Official Plan with respect to directing growth to an urban area. The proposed intensification is also consistent with the Regional Official Plan since it would facilitate the more efficient use of the existing infrastructure and promote a wider range of housing choices.

5. The Subject Lands are presently designated "High Density Residential" by OPA #240 as amended by OPA #440, which permits an apartment use that does not exceed the permitted net residential density of 99 uph, and commercial uses. A general goal of OPA #240 is to create a distinct residential community of scale and character which relates well to the existing village quality of Woodbridge, and towards a strong community identity. With respect to housing, OPA #240 provides for a predominantly low density community with some higher densities to accommodate senior citizens and other family housing needs. This Amendment is consistent with the goals of OPA #240 as it provides growth in the built-up area of an additional 58 units, and maintains the existing village quality within the WCA.
6. Having received a statutory Public Hearing held on April 16, 2006, Vaughan Council on June 23, 2008, **adopted** Official Plan Amendment File OP.06.009 (1504546 Ontario Inc.), to permit the proposal.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area as amended by OPA #240, as amended by OPA #440 is hereby further amended as follows:

1. Adding the following policies to Section 4.2.7, "Site Specific Policies":
 - "q) (OPA 691) The lands located on the south side of Woodbridge Avenue, west of Islington Avenue, in Lots 7, Concession 7, and municipally known as 75 and 83 Woodbridge Avenue,

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City of Vaughan, and "Lands Subject to Amendment No. 691" shall be subject to the following:

- i) the maximum permitted net residential density in the "High Density Residential" designation shall be 288 units/ha, and a maximum of 88 residential units;
- ii) *the permitted building height along Woodbridge Avenue shall be 4 storeys, and the maximum overall building height shall be 6 storeys, excluding that portion of the building used for the mechanical and/or penthouse purposes, which shall be one-storey. Further, all residential units will be above the ground floor and mezzanine (1st Floor), which is above the Regional Storm Flood Level elevation. All windows and openings will also be above the Regional Flood level;*
- iii) *access to the parking garage, including the underground parking level will be designed for ingress and egress above the Regional Storm Flood Level and such that the building is designed to mitigate against a Regional storm event;*
- iv) *in accordance with Section 6C of this Plan, the implementing Zoning By-law for this site shall include provisions requiring flood proofing measures to protect against risk associated with the Regional Storm event. Window and door openings, including emergency access routes to and from the building and all habitable living space, shall not be permitted below the Regional Storm Flood level;*
- v) *The site plan will be prepared in such a matter that the development design will ensure the findings of the Risk Assessment Study (RAS) and Emergency Management Plan (EMP) will be implemented by the City of Vaughan and*

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where required the building will be designed to meet the City's requirements in order to implement the Emergency Plan. The findings of the Risk Assessment Study and the Emergency Management Plan will also be incorporated into the Letter of Undertaking.

- vi) a Record of Site Condition shall be registered and acknowledged by an Officer of the Provincial Ministry of the Environment, prior to the execution of a Site Plan Letter of Undertaking;
- vii) the tiering of the building elevations from all yards shall be required;
- viii) a minimum 6.8 m setback from the rear property line in order to provide a proper landscape interface between the proposed development and North Johnson Park shall be provided;
- ix) sustainable building and site design features shall be incorporated into the development, to be reviewed through the Site Development Application process;
- x) a 3 m road widening along Woodbridge Avenue, if determined to be necessary by the City of Vaughan Engineering Department, shall be provided;
- xi) a traffic impact, access and parking study shall be submitted and approved, prior to the implementing by-law being enacted, in support of the Site Development Application; and,
- xii) the appropriate development standards shall be established in the implementing Zoning By-law."

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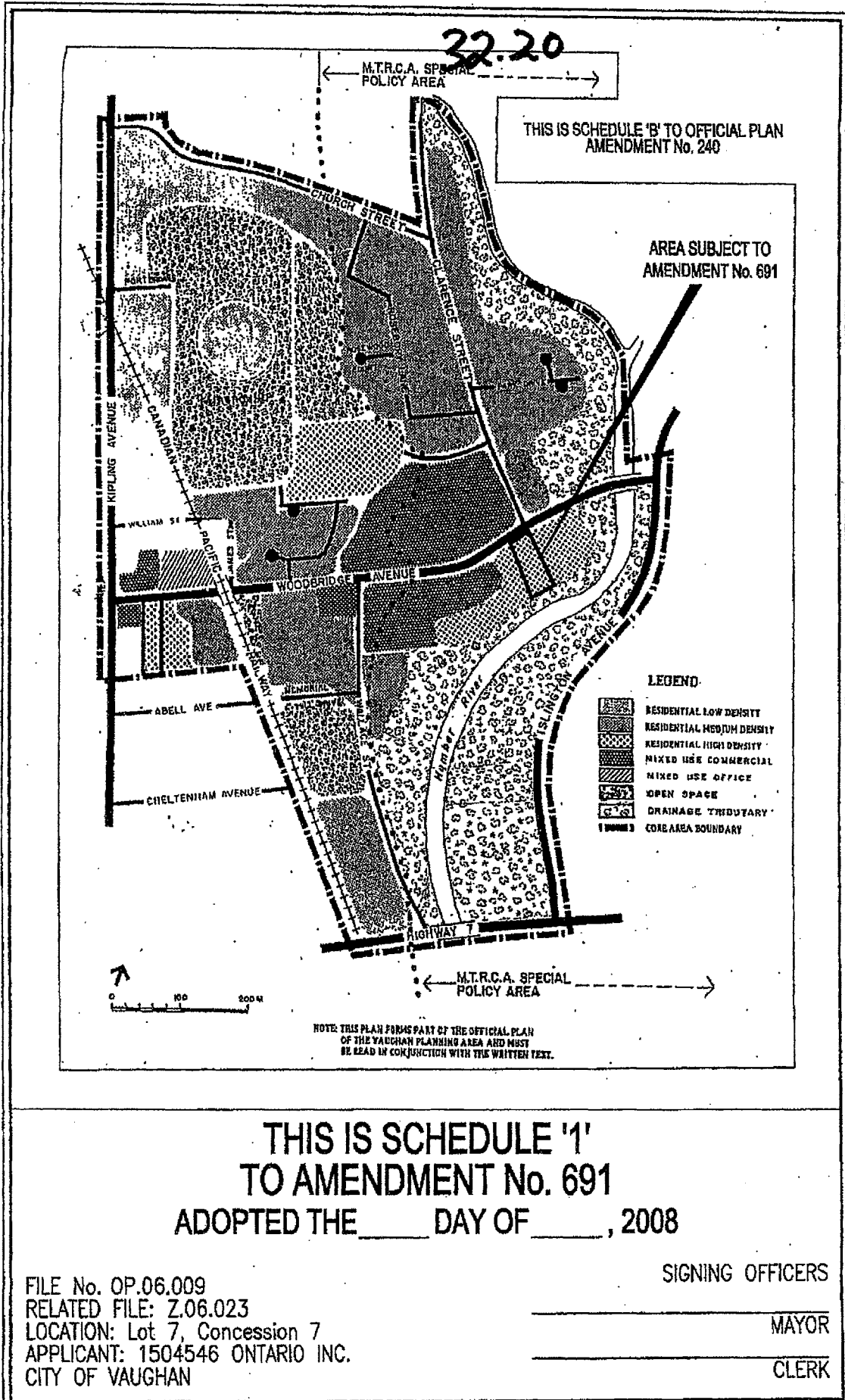
2. Prior to approval of a Site Development Application, the City shall confirm that water and sewage allocation is available for the Subject Lands.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the Zoning By-law, and Site Plan 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.



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APPENDIX I

The subject lands are located on the south side of Woodbridge Avenue, west of Islington Avenue, being Part of Parcel A on Registered Plan 449, in Part of Lot 7, Concession 7, municipally known as 75 and 83 Woodbridge Avenue, City of Vaughan.

On June 23, 2008, Vaughan Council considered applications to amend the Official Plan and Zoning By-law (Files OP.06.009 and Z.06.023) and resolved the following:

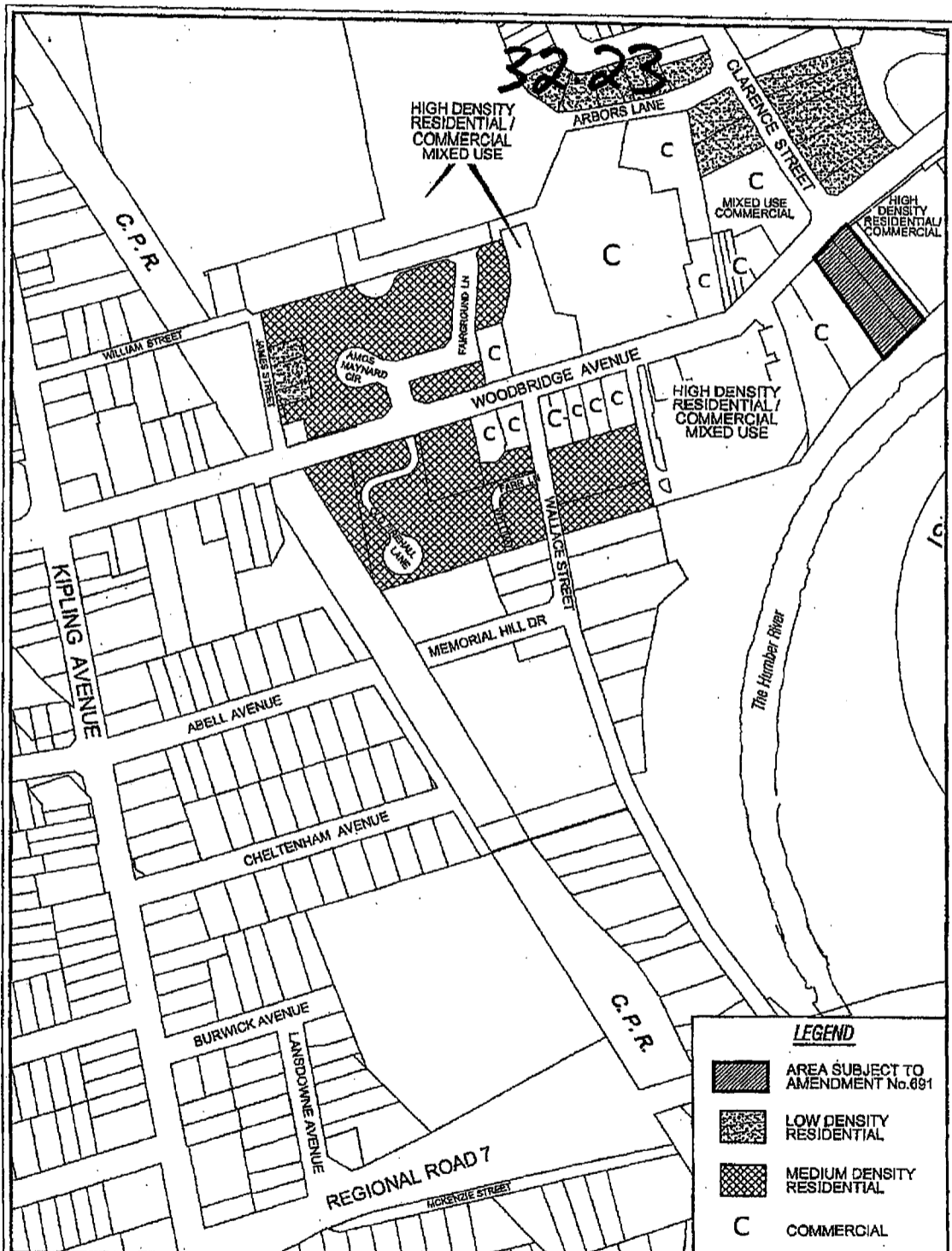
- "1. THAT Official Plan Amendment File OP.06.009 (1504546 Ontario Inc.) BE APPROVED to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #440, on the subject lands shown on Attachment #1, specifically to:
- i) permit an increase in the maximum net residential density in the "High Density Residential" designation from 99 units/ha to 288 units/ha, thereby increasing the number of units on the subject lands from 30 to 88 (Increase of 58 units);
 - ii) increase the maximum permitted building height in the "High Density Residential" designation from 3-storeys to 4-storeys along Woodbridge Avenue and to increase the overall building height from 6 storeys to 7-storeys;
 - iii) permit fully enclosed parking to be located above grade;
 - iv) include the following policies into the implementing Official Plan Amendment:
 - a) the Toronto and Region Conservation Authority (TRCA) shall be satisfied that the proposed development and design of the building conforms to the Woodbridge Special Policy Area flood proofing requirements and that all technical studies be approved to their satisfaction as part of the site plan application process;
 - b) require that a Risk Assessment Study be submitted in support of a Site Development Application to the satisfaction of the City and TRCA;
 - c) require a Record of Site Condition to be registered and acknowledged by an Officer of the Provincial Ministry of the Environment, prior to the execution of a Site Plan Letter of Undertaking;
 - d) require an Emergency Management Plan to be submitted dealing with such matters as, but not limited to, building evacuation, timing of flood and overall SPA evacuation, prior to approval by the Ministers of Municipal Affairs and Housing and Natural Resources to demonstrate that development and site alteration will be carried out in accordance with flood proofing standards, protection works standards, so vehicular and people have a way of safety entering and existing the area during time of flooding and that the development will not create new hazards to the satisfaction of the TRCA;
 - e) require tiering of the building elevations from all yards;
 - f) require a minimum 6.8 m setback from the rear property line in order to provide a proper landscape interface between the proposed development and North Johnson Park;
 - g) require that sustainable building and site design features be incorporated into the development, to be reviewed through the Site Development Application process;

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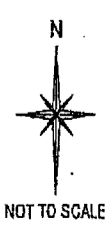
- h) include a provision requiring a 3 m road widening along Woodbridge Avenue, if determined to be necessary by the City of Vaughan Engineering Department;
- i) require that a traffic impact, access and parking study be submitted and approved, prior to the implementing by-law being enacted, in support of the Site Development Application; and,
- j) require that the parking garage be fully enclosed the design of which will be reviewed through the site plan approval process, to the satisfaction of the City.

2. THAT Zoning By-law Amendment File Z.06.023 (1504546 Ontario Inc.) BE APPROVED, specifically to amend By-law 1-88, to rezone the subject lands shown on Attachment #1 from C1 Restricted Commercial Zone to RA2(H) Apartment Residential Zone with the Holding Symbol "(H)" to facilitate the development of the subject lands with a 7-storey, 88 unit residential condominium apartment development with the following zoning exceptions:

- i) a minimum front yard setback of 0 m, whereas the By-law requires a minimum front yard setback of 7.5 m;
- ii) a minimum rear yard setback of 6.8 m, whereas the By-law requires a minimum rear yard setback of 7.5 m;
- iii) a minimum interior side yard setback of 0.3 m, whereas the By-law requires a minimum interior side yard setback of 13.3 m;
- iv) a minimum lot area per unit of 34.8 m² per unit (based on a maximum of 88 units), whereas the By-law requires a minimum lot area of 80 m² per unit;
- v) permit a minimum of 121 parking spaces, whereas the By-law requires a minimum of 154 parking spaces;
- vi) a reduced amenity area of 1,180 m², whereas the By-law requires a minimum amenity area of 3510 m²;
- vii) an increased lot coverage of 81%, whereas the By-law permits a maximum lot coverage of 50%;
- viii) access to the development shall be shared and off-site, whereas the by-law requires that an access be maintained on the same lot;
- ix) a reduced setback to portions of the building below grade of 0 m, whereas the By-law requires a minimum setback of 1.8 m to portions of buildings below grade;
- x) permit any other zoning exceptions that may be required to implement the final site plan, as may be approved by Council;
- xi) require that the Holding Symbol "(H)" not be removed until the sewer and water capacity have been identified and allocated by Council for the development of the subject lands."



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 691**



FILE No. OP.06.009
 RELATED FILE: Z.06.023
 LOCATION: Lot 7, Concession 7
 APPLICANT: 1504546 ONTARIO INC.
 CITY OF VAUGHAN