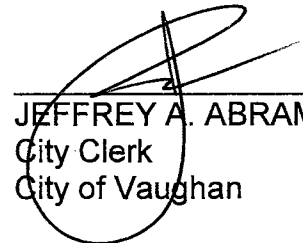


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 712 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board (in part) as per Order issued on the 23rd day of November, 2011.



JEFFREY A. ABRAMS
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 4th day of January, 2012.

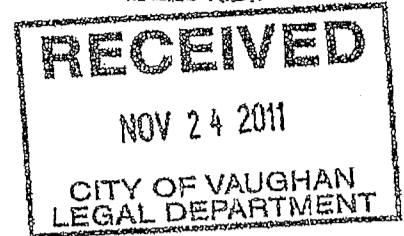
ISSUE DATE:

November 23, 2011



Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

PL101154



Appellant: Cicchino Holdings Limited
Subject: By-law No. 234-2010
Municipality: City of Vaughan
OMB Case No.: PL101154
OMB File No.: PL101154

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, C. P. 13, as amended

Appellant: Cicchino Holdings Limited
Subject: Proposed Official Plan Amendment No. 712
Municipality: City of Vaughan
OMB Case No.: PL101154
OMB File No.: PL110137

APPEARANCES:

Parties

Cicchino Holdings Limited
City of Vaughan
Regional Municipality of York

Counsel

M. Flynn-Guglietti
C. Storto
F. Santaguido

**MEMORANDUM OF ORAL DECISION DELIVERED BY J. CHEE-HING ON
OCTOBER 6, 2011 AND ORDER OF THE BOARD**

Background and Context:

This is the second Pre-hearing Conference (PHC) into the Appeals of Cicchino Holdings Limited (the "Appellant" and "Applicant"). The Board was advised that the Parties have settled this matter and as such this hearing event became a settlement hearing. On consent of the Parties, the Board heard expert evidence on the terms of the settlement, and the revised planning instruments (OPA and ZBA) from a qualified planner.

As noted in the Board's decision for the first PHC, the Applicant/Appellant proposed to develop the lands located at 3812 Major Mackenzie Drive, in the City of Vaughan (Vaughan), into a mixed use residential/commercial development. The site, which is 10.58 acres in size, is located in the north-west corner of Major Mackenzie Drive and Weston Road immediately west of Highway 400. This is a quadrant of Vaughan that is undergoing significant development activity. Vaughan passed amendments to the Official Plan and the Zoning By-law to facilitate the Applicant's mixed use proposal. The Applicant had some concerns with both amendments and appealed to this Board.

The Settlement:

Mr. Alan Young, a qualified planner, provided expert evidence on the settlement and the revised planning instruments. Planner Young testified that the concerns of the Applicant relate to the phasing of the site plan and park dedication to the municipality. Vaughan has agreed to allow phasing to the site plan to occur so that the project can be constructed in phases. The location of the village square has been moved within the subject lands so that it now fronts on two proposed streets (Exhibit 4). The location of the village square or public park is better located to allow easier access to the future residential neighbourhoods to the north and east. More importantly, Vaughan is now able to assume it as a public park as it fronts onto public streets.

The lands will be rezoned from Agricultural to RA3 (H) Apartment Residential Zone with a Holding symbol and OS2 Open Space Zone. The holding designation will be removed upon certain conditions being met including allocation of water and sewage servicing capacity and site plan approval.

This is a large development site that will be comprehensively developed through multiple phasing. The proposed development will comprise 500 residential units of which 430 will be apartment units located in two residential towers and 70 units will be in townhouse blocks. The commercial/retail component contains 26,613 sq.ft. of gross floor area to be located in a low rise building fronting onto Major Mackenzie Drive. The proposed uses for the commercial/retail component will include medical offices and a restaurant. The site will be served by both underground and surface parking. A village square located in the north-west corner will serve both the future residents of this

development and the surrounding area (Exhibit 4). It is Planner Young's opinion that the site plan layout is well planned and allows for a transitioning of the development from the major arterials towards the interior of the site. This development is subject to site plan control and the final design of the site plan will require the approval of Vaughan.

It is his planning opinion that the proposed Official Plan and Zoning By-law amendments that facilitate this development proposal represent good planning and are consistent with the provincial planning policies of the Provincial Policy Statement and the Growth Plan. It is a medium density mixed use development that utilizes existing infrastructure to promote an urban form that is consistent with the municipality's planning vision for this part of Vaughan. The proposed OPA conforms to the in-force Vaughan OPA 600 and the OPA 650 (the Village District Plan). The proposed ZBA conforms to the in-force OP and is not premature. Both proposed planning instruments being OPA 712 and ZBL 234-2010 are found in Exhibits 5 and 6. The final form of both planning instruments has been subsequently received by the Board.

Board's Findings and Reasons:

The Board having heard the expert planning evidence which was given on consent of the Parties, finds that the agreed to settlement as reflected in the revised OPA and ZBA to be good planning. The Board finds that the settlement plan as shown in Exhibit 4 represents a well planned site plan layout for the proposed mixed use development. The Board notes that the final site plan will require approval by Vaughan. This mixed use project is consistent with Vaughan's planning vision and objectives for this part of the municipality.

The Board finds that the OPA conforms to the in-force OP and Secondary Plans. The proposed ZBA also conforms to Vaughan's Official Plan and it is not pre-mature. The proposed mixed use project supports the provincial policies of compact urban forms that utilize existing infrastructure. It is the Board's finding that these planning instruments which are attached to this decision will facilitate the development of a mixed use proposal that will be compatible with the development activity occurring in this area.

Therefore, the **BOARD ORDERS** that:



1. The appeal is allowed in part and Amendment No. 712 to the Official Plan for the City of Vaughan is modified as set out in Attachment 1 to this Order and as modified is approved; and
2. The appeal against By-law 234-2010 of the City of Vaughan is allowed in part, and By-law 234-2010 is amended as set out in Attachment 2 to this Order.

So Orders the Board.

"J. Chee-Hing"

J. CHEE-HING
MEMBER

REVISED TO OCTOBER 14, 2011

**AMENDMENT NUMBER 712
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 712 and Schedules "1", "2", "3", and "4" of the Official Plan of the Vaughan Planning Area constitute Amendment Number 712.

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

I PURPOSE

The purpose of this Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Official Plan Amendment No. 600, as amended, by Amendment No. 650 (Vellore District Centre Plan), to provide policies to facilitate a mixed-use residential and commercial development on the Subject Lands shown as "Area Subject to Amendment No. 712" on Schedule "1" attached hereto.

The subject Amendment facilitates a mixed-use residential and commercial development consisting of a maximum of 2 residential apartment buildings with a maximum height of 12-storeys, block townhouse and block semi-detached buildings with a maximum height of 2-storeys totaling 500 units, and a 2,473 m² commercial development with a maximum height of 3-storeys for the lands shown as "Area Subject to Amendment No. 712" on Schedule "1" attached hereto in accordance with the following:

A) include policies to establish the following uses in the "Village Core" designation in Official Plan Amendment (OPA) No. 650 for the lands identified as "Area Subject to Amendment No. 712" on Schedule "1":

- 1) permit a maximum of 2 residential apartment buildings, with a maximum height of 12-storeys;
- 2) permit block townhouse and block semi-detached buildings, with a maximum height of 2-storeys;
- 3) permit commercial uses in a building, with a maximum height of 2-storeys, and commercial uses in a building, with at-grade retail uses, with a maximum height of 3-storeys, where the combined buildings do not to exceed a gross floor area of 2,473 m²;
- 4) permit a maximum net residential density of 135.4 units per hectare (rounded), with a maximum of 500 units (based on a net lot area of 3.694 ha); and,
- 5) permit a maximum Floor Space Index (FSI) to not exceed 1.57 (based on a net lot area of 36,939.99 m², and a residential and commercial gross floor area of 58,013.72 m²);

B) include policies for the following in the "Village Core" designation in OPA #650 for the Subject Lands identified as "Area Subject to Amendment No. 712" on Schedule "1":

- 1) provide for the calculation of net residential density;

- 2) permit a mixed-use development comprised of both residential and commercial uses, which may or may not be combined within the same building; and,
 - 3) prohibit drive-through facilities, with any use;
- C) include policies requiring, through the development application process, that the following conditions are addressed for the subject lands, to the satisfaction of the City:
- 1) limit maximum height for the residential and commercial buildings;
 - 2) require that the multi-storey buildings be tiered with a stepping down of heights at the corners of the buildings and along streets, and be oriented towards the public streets;
 - 3) require enhanced architectural design treatments for the commercial and residential buildings, particularly at the lower levels of the buildings and for buildings sited along and/or facing a street, and location criteria for the main entrance for the commercial buildings;
 - 4) require a landscaped "Forecourt";
 - 5) require the dedication to the City of the "Village Square" as a public park;
 - 6) require policies to support pedestrian and bicycling activities, and sustainable community objectives; and,
 - 7) require that prior to the approval of the Site Development application, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the City;
- D) include a policy to address the removal of the Holding Symbol "(H)", where indicated, from the Subject Lands; and,
- E) include a policy respecting the Region's requirement for a 45 m wide right-of-way along Major Mackenzie Drive and a 43 m wide right-of-way along Weston Road.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", comprise approximately

4.28 ha (Gross), are shown on Schedules "1", "2" and "3" attached hereto, as "Area Subject to Amendment No. 712". The Subject Lands are located at the northwest intersection of Weston Road and Major Mackenzie Drive, in Part of Lot 21, Concession 6, City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. An amendment to the Official Plan is required for the Subject Lands to add uses and policies to develop the Subject Lands with a mixed-use residential and commercial development, comprised of a maximum of 2 residential apartment buildings, with a maximum height of 12-storeys and block townhouse and semi-detached buildings, with a maximum height of 2-storeys, for a total of 500 residential dwelling units, and commercial uses in a building, with a maximum height of 2-storeys, and commercial uses in a building, with at-grade retail uses, with a maximum height of 3-storeys, where the combined buildings do not to exceed a commercial gross floor area of 2,473 m².
2. The *Provincial Policy Statement* (PPS), identifies the Subject Lands as being within a Settlement Area, which provides for a range of land uses in a manner that promotes efficient land use and development patterns to support a liveable and healthy community.

The "Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns" Policy 1.1 of the PPS supports the efficient development of land and land uses as follows (in part):

"1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet the long-term needs;"

"1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 1. efficiently use land and resources;

2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion...;”

The “Housing” Policy 1.4 of the PPS further supports the proposal with respect to the City providing a range of housing types and densities, as follows (in part):

“1.4.3. Planning authorities shall provide for a range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed...;”

In addition, the “Long-Term Economic Prosperity” Policy 1.7.1 of the PPS also provides the policy framework to support the proposal within the District Centre, as follows (in part):

“1.7.1. Long-term economic prosperity should be supported by:

- b) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets...;”

In conjunction with the PPS, the Province’s *Growth Plan for the Greater Golden Horseshoe* (Places to Grow) also includes policies to support the development of the proposal, specifically the “Designated Greenfield Area” Policy 2.2.7 in accordance with the following:

“2.2.7.1 New development taking place in designated Greenfield areas will be planned, designated, zoned and designed in a manner that -

- a) contributes to creating complete communities;

- b) creates street configurations, densities and an urban form that supports walking, cycling, and the early integration and sustained viability of transit services;
- c) provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
- d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”

This Amendment provides for additional uses to the “Village Core” designation, as well as provides specific policies to permit a mixed-use residential and commercial development with apartment, block townhouse and block semi-detached dwelling units at a residential density of 135.4 units per hectare, which is higher than the maximum allowable residential density of 100 units per hectare. The Amendment meets and exceeds the PPS density target of 50 residents and jobs combined per hectare. The Amendment will provide for 1,032 residents and 71 jobs at a density of approximately 241 residents and 17 jobs per gross hectare. This Amendment also provides for a range of housing types and densities, along with a range of commercial uses, which includes at-grade retail stores and an eating establishment, which further supports the PPS and Places to Grow. This Amendment also provides for a 0.586 ha “Village Square” (park). Therefore, this Amendment, which is geared towards creating a people-oriented development by providing for a mix of land uses and densities to support transit use, is in keeping with the intent of the PPS and Places to Grow policies.

3. The Subject Lands are designated “Urban Area” by the Regional Official Plan, which permits a range of residential, commercial, industrial and institutional uses. Major Mackenzie Drive and Weston Road are recognized as “Local Corridors” in the Regional Official Plan, which have the potential for more intensive and mixed-use development that can be supported by public transit. The mixed-use residential and commercial uses for the Subject Lands are in keeping with the objectives of the Region’s Official Plan.
4. The Subject Lands are designated “Village Core” and “Village Square” by OPA #650 (Vellore Village District Centre Plan). The Official Plan establishes an overall vision for the Vellore Village District Centre to create a compact development comprised of commercial, residential, park and institutional uses in a human-scaled urban form that facilitates pedestrian and transit access in the community. Development of a pedestrian-oriented District Centre would be achieved by the implementation of design principles that include:

- i) shaping an identity for the community by the formation of visually significant buildings, mass and functions, as well as compact urban form;
- ii) promoting a main street, human-scale, and compact urban form and streetscape that includes various comfortable pedestrian environments such as, urban squares and parks. The urban form should provide a measured transition of density and land use from the Village Core to surrounding residential neighbourhoods;
- iii) providing support for transit by proposing a mix of higher order residential and commercial forms of development within a street network grid; and,
- iv) encouraging a wide variety of land uses by provision of incremental growth over time in keeping with the needs of the market and the residents of the Vellore community.

The Amendment includes policies that permit residential apartment, block townhouse and block semi-detached buildings with a maximum net residential density of 135.4 units per hectare (rounded), with a maximum of 500 units (based on a net lot area of 3.694 ha), and commercial uses in buildings, not to exceed a commercial gross floor area of 2,473 m². The proposal permits a maximum FSI of 1.57 (based on a net lot area of 36,939.99 m², and a residential and commercial gross floor area of 58,013.72 m²). This Amendment to the Official Plan to permit a mixed-use residential and commercial development, provides a wider range of land uses, within a designated urban area, and is in accordance with the policies of the PPS and Places To Grow.

5. The following reports were submitted in support of this Amendment:

- i) *Vellore Village District Centre North Land Use Study*, dated October 2008 by Bousfields Inc. and Weston Consulting Group Inc.;
- ii) *Planning Justification Report - Cicchino Holdings Ltd.*, dated July 2008 and November 2009 by Weston Consulting Group Inc.;
- iii) *Piazza Navona Urban Design Guidelines*, dated November 2009 by Sweeney Sterling Finlayson & Co Architects Inc., and Weston Consulting Group Inc.;
- iv) *Architectural Drawings Booklet*, dated November 2009 and revised April 2010 by Architectural Design Co. Inc.;

- v) *Functional Servicing Report - Mixed Use Development*, dated October 2008, and revised November 2009 and April 29, 2010 by Valdor Engineering Inc.;
- vi) *Weston Rd. and Major Mackenzie Dr. Mixed Use Development Traffic Impact Study*, dated July 2008 and revised April 29, 2010 by Paradigm Transportation Solutions Ltd.; and,
- vii) *Report of the Phase I Environmental Site Assessment*, dated March 2009 by Candec Consultants Limited.

The supporting documentation concluded that the proposed development represents good planning, is consistent with the policies of the PPS and Places to Grow; and conforms to the Region of York Official Plan.

The statutory Public Hearing was held on January 13, 2009 for the Subject Lands. The recommendation of the Committee of the Whole to receive the Public Hearing report on January 13, 2009, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 3, 2009. On July 13, 2010, Council ratified the July 6, 2010 Special Committee of the Whole recommendation, to approve Official Plan Amendment File OP.08.010 (Cicchino Holdings Ltd.) and the related Zoning By-law Amendment File Z.08.039 (Cicchino Holdings Ltd.).

The Regional Municipality of York is required to approve this Amendment to the Official Plan. All requirements of the Region shall be satisfied.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 650 (Vellore Village District Centre Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Deleting Schedule "A" to Amendment No. 650, and substituting therefor Schedule "A" attached hereto as Schedule "2", thereby adding the following identifiers; "Quadrant Key Map", "North-West Quadrant", "North-East Quadrant", "South-West Quadrant" and "South-East Quadrant" for the Subject Lands.
2. Adding Schedule "A2" to Amendment No. 650, attached hereto as Schedule "3", thereby indicating the "Residential - Apartment Buildings Location Only", "Residential - Block Townhouse and Residential - Block Semi-detached Buildings Location Only", "Commercial Buildings Location Only", "Forecourt", "Piazza", "Privately Owned Walkway", "Privately Owned Laneway" and "Village Square" uses on the

Subject Lands.

3. Deleting "Appendix A - Commercial Space, Housing Units, Employment and Population Estimates" to Amendment No. 650, and substituting therefor "Appendix A - Commercial Space, Housing Units, Employment and Population Estimates", attached hereto as Schedule "4", thereby amending the estimates for the "North-West Quadrant", Village Core Designation and amending the Total estimates for the combined Quadrants as follows:

- i) decreasing the gross floor area devoted to retail in the "Village Core" designation from 11,500 m² to 2,473 m², resulting in a decrease of 9,027 m² for a revised Total gross floor area devoted to retail for the combined Quadrants from up to 46,000 m² to up to 36,973 m²;
- ii) decreasing the number of employees in the "Village Core" designation from a range of 160 to 460 employees to a range of 70 to 75 employees, resulting in a decreased range of 90 to 385 employees for a revised Total number of employees for the combined Quadrants from a range of 550 to 1,455 employees;
- iii) increasing the number of units for the "Village Core" designation from 150 to 500 units, resulting in an increase of 350 units for a revised Total number of units for the combined Quadrants from 640 to 990 units;
- iv) increasing the population for the "Village Core" designation from 305 to 1,032 people, resulting in an increase of 727 people for a revised Total population for the combined Quadrants from 1,300 to 2,027 people; and,
- v) decreasing the area of land devoted to parkland within the "Village Core" designation from 0.8 ha to 0.586 ha, resulting in a decrease of 0.214 ha for a revised Total parkland for the combined Quadrants from 2 ha to 1.786 ha.

4. Adding the following after paragraph b) of Subsection 3.2.1, "Village Core":

"c) (OPA #712)

Notwithstanding clauses i) to iv) of paragraph a) and paragraph b) above, the following uses shall be permitted within the Village Core located within the North-West Quadrant of the intersection of Weston Road and Major Mackenzie Drive shown on Schedule "A":

i) A maximum of two (2) residential apartment buildings, with a maximum height of 12-storeys and a maximum of 430 apartment dwelling units for the combined two (2) residential apartment buildings;

ii) Block townhouse buildings, with a maximum height of 2-storeys and a maximum of 68 block townhouse dwelling units;

Should the block semi-detached building not be developed, a maximum of 70 block townhouse dwelling units may be permitted;

iii) Block semi-detached building, with a maximum height of 2-storeys and a maximum of 2 block semi-detached dwelling units;

A block semi-detached dwelling means a semi-detached dwelling unit that consists of a minimum and maximum of 2 dwelling units in a building that is a part of a condominium co-operative or rental project with a private internal traffic circulation system or direct access from a public street;

iv) Commercial uses in a building, not to exceed a maximum height of 2-storeys, for Commercial Building "1a", which may include the use as follows:

1. Eating establishment, which may include an outdoor patio; and,

Commercial uses in a building, with at-grade retail uses, with a minimum height of 2-storeys not to exceed a maximum height of 3-storeys for Commercial Building "1b" and which may include the uses as follows:

1. Personal and business services;

2. Business or professional offices; and,

3. Retail stores, excluding a department store and supermarket;

The combined gross floor area for Commercial Buildings "1a" and "1b" shall not exceed 2,473 m²;

v) Drive-through facilities shall be prohibited;

vi) A maximum net residential density of 135.4 units per hectare, resulting in a maximum of 500 units (based on a net lot area of 3.694 ha) shall be permitted; and,

vii) A maximum Floor Space Index (FSI) of 1.57 (based on a net lot area of 36,939.99 m², and a residential and commercial gross floor area of 58,013.72 m²) shall be permitted (OPA #712)."

5. Deleting paragraph d) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following paragraph:

"d) (OPA #712)

The lands within the Vellore Village District Centre shall accommodate commercial development up to a maximum of 36,973 m² gross floor area (GFA). This amount of development provides for the achievement of a substantial commercial centre in the Vellore Village District Centre, with market synergies existing among the various uses (OPA#712)."

6. Deleting paragraph e) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following paragraph:

"e) (OPA #712)

Within the Vellore Village District Centre, retail commercial development shall be equitably allocated among the quadrants defined by the intersection of Weston Road and Major Mackenzie Drive, based on a maximum of 11,500 m² gross floor area per quadrant except for the North-West Quadrant of the intersection of Weston Road and Major Mackenzie Drive, which shall not exceed a commercial gross floor area of 2,473 m² and paragraphs f) and g) of Subsection 3.2.2 shall not apply (OPA #712)."

7. Deleting paragraph h) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following:

"h) (OPA #712)

i) Within the Village Core designation, the minimum residential density on any site shall be 50 units per hectare, and the maximum residential density on any site shall not exceed 75 units per residential hectare.

- ii) Notwithstanding sub-paragraph i) above, the maximum density for the lands located within the North-West Quadrant of Weston Road and Major Mackenzie Drive, shall not exceed a maximum net residential density of 135.4 units per hectare (a maximum of 500 units), and a maximum Floor Space Index (FSI) of 1.57 (based on a net lot area of 36,939.99 m², and a residential and commercial gross floor area of 58,013.72 m²) (OPA #712)."

8. Deleting paragraph i) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following:

"i) (OPA #712)

- i) Throughout the Village Core, the zoning by-law shall permit building heights of up to three and one half (3 ½) storeys. The top storey may be incorporated within a setback.
- ii) Notwithstanding sub-paragraph i) above, the following shall be the minimum and maximum building heights for the lands designated Village Core located within the North-West Quadrant of Weston Road and Major Mackenzie Drive:
 - 1. Commercial Building "1a", with commercial uses, shall not exceed a maximum height of 2-storeys (maximum 11 m), where the second storey may be architectural.
 - 2. Commercial Building "1b", with commercial uses, with at grade retail uses, shall be a minimum height of 2-storeys not to exceed a maximum height of 3-storeys (maximum 13.5 m).
 - 3. Residential Apartment Building "2" shall not exceed a maximum height of 12-storeys (maximum 40 m), and shall be tiered with a stepping down of heights at the corners of the buildings and along streets, subject to the following:
 - a) that the maximum height shall not exceed 6-storeys (maximum 20 m) with a minimum setback ranging between 2 m to 5 m from the street line abutting Major Mackenzie Drive; and,

- b) that the maximum height shall be between 8-storeys to 12-storeys (maximum 40 m) with a minimum setback ranging between 4.5 m to 6.5 m from the street line abutting Major Mackenzie Drive.
 - 4. Residential Apartment Building “3” shall not exceed a maximum of 12-storeys (maximum 40 m), and shall be tiered with a stepping down of heights at the corners of the buildings and along streets, subject to the following:
 - a) that the maximum height shall not exceed 6-storeys (maximum 20 m) with a minimum setback ranging between 3 m to 7 m from the street line abutting Weston Road; and,
 - b) that the maximum height shall be between 8-storeys to 12-storeys (maximum 40 m) with a minimum setback ranging between 5.5 m to 7.5 m from the street line abutting Weston Road.
 - 5. Residential Block Townhouse Buildings shall not exceed a maximum of 2-storeys (maximum 11 m).
 - 6. Residential Block Semi-detached Building shall not exceed a maximum of 2-storeys (maximum 11 m) (OPA #712).”
9. Deleting paragraph j) of Subsection 3.2.2, “Village Core Policies”, and substituting therefore the following:

“j) (OPA #712)

In specific situations, development may be permitted up to a maximum of 100 units per hectare and 6-storeys, and for the lands designated Village Core located within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection, development may be permitted up to a maximum of 135.4 units per hectare (maximum 500 units) and 12-storeys, in exchange for public benefits, such as, but not limited to:

- i) underground parking;
- ii) increased on-site open space;
- iii) greater parkland dedication and/or facilities within the Village Core;

- iv) community and cultural facilities including community meeting rooms and halls, library space, theatres or similar facilities; and,
- v) public transit facilities (OPA #712)."

10. Deleting paragraph k) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following:

"k) (OPA #712)

Applications for densities and heights greater than permitted respectively in Sections 3.2.2 h) and i) to a maximum density of 100 units per hectare and height of 6-storeys, and for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection, development may be permitted up to a maximum of 135.4 units per hectare (maximum 500 units) and 12-storeys, may be considered if they can demonstrate conformity with the following criteria:

- i) separation from Low-rise residential areas;
- ii) stepping down in height and density to adjacent residential and mixed-use areas;
- iii) massing complementary to 3 ½ storey buildings, excluding the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection;
- iv) located on sites readily accessible and oriented to the Highway 400 corridor;
- v) substantial high quality landscaped open space;
- vi) compatibility with the village scale and appearance of development;
- vii) appropriate relationship to the street and the pedestrian realm;
- viii) extent of public benefits required as set out in j) above;
- ix) conformity with OPA #600 policies;
- x) demonstration through a traffic impact study that transportation capacity needs can be met;
- xi) a shadow study to illustrate the potential impact on adjacent public or private realms; and,
- xii) concurrent submission and review of a site plan application, excluding the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive (OPA #712)."

11. Deleting paragraph m) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following:

"m) (OPA #712)

- i) The area included in the calculation of residential density shall include the land occupied by the buildings, driveways, parking, local roads, landscaping and amenity areas related to the specific development, but shall exclude all other uses.
- ii) Notwithstanding sub-paragraph i) above, the calculation of net residential density shall include the land area occupied by the combined residential and commercial uses, driveways, parking, local roads, arterial road widenings, landscaping, and amenity areas, but shall exclude all other uses for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection (OPA #712)."

12. Deleting paragraph s) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following:

"s) (OPA #712)

- i) Within the Village Core designation facing onto Weston Road or Major Mackenzie Drive, residential uses shall not be permitted on the ground floor except for building amenities that animate the public realm such as entrance lobbies, and meeting and activity rooms.
- ii) Notwithstanding sub-paragraph i) above, within the Village Core designation facing onto Weston Road or Major Mackenzie Drive, within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection, residential apartment dwelling units may be permitted on the ground floor of a building along with building amenities that animate the public realm such as entrance lobbies, and meeting and activity rooms (OPA #712)."

13. Deleting paragraph v) of Subsection 3.2.2, "Village Core Policies", and substituting therefore the following:

"v) (OPA #712)

- i) Auto-oriented commercial uses, i.e., service stations and gas bars, may only be permitted on properties located at the intersections of Major Mackenzie Drive with the primary roads at the outside edges of the Village Core, i.e., at the intersections of the ring road and Major Mackenzie Drive, and Starling Boulevard and Major Mackenzie Drive. Other drive-through establishments of all types and uses are not permitted in the District Centre or Village Core area.
- ii) Notwithstanding sub-paragraph i) above, auto-oriented commercial uses, i.e., service stations and gas bars, and other drive-through establishments of all types and uses shall not be permitted in the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection (OPA #712)."

14. Adding the following after paragraph a) of Subsection 4.1, "Urban Design Plan":

"b) (OPA #712)

The preparation of Urban Design and Architectural Design Briefs shall be required prior to the approval of a Site Development application for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection, to the satisfaction of the City, to address, but not be limited to, the following:

- i) a comprehensive design scheme to be approved by the City, laying out the general orientation and configuration of the residential apartment, block townhouse and block semi-detached buildings, commercial buildings and structures, and parking areas, together with access points, traffic circulation, pedestrian circulation, landscaping, and buffering;
- ii) the proposed pedestrian walkway to include primary building entrance materials, streetscaping, signage, lighting, street furniture, bicycle parking, and lay-by parking; and,
- iii) building setbacks, minimum and maximum heights, compatible lighting, visual screening, landscaping, and planting and/or fencing between commercial and residential areas (OPA #712)."

15. Deleting paragraph g) of Subsection 4.2, "Built Form", and substituting therefore the following:

"g) (OPA #712)

- i) In instances where through lots are provided, buildings shall be designed so that all elevations facing a street present a front elevation through defining areas of service and areas of frontage.
- ii) Notwithstanding sub-paragraph i) above, the Block Townhouse buildings abutting Streets "A" and "B" shall be designed so that all front elevations face a public street" and no rear elevations shall face a public street for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection.
- iii) Notwithstanding sub-paragraph i) and ii) above, no Block Semi-detached building shall abut a street and no rear elevations shall face a public street for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection (OPA #712)."

16. Adding the following after sub-paragraph a)ii of Subsection 4.2.1, "Street Wall: Heights, Setbacks and Build-to Lines, Building Coverage":

"a) (OPA #712)

- iii) Multi-storey buildings, which include apartment dwellings, shall be tiered with a stepping down of heights at the corners of the buildings and along streets, and be oriented towards the streets, and have the rooftop mechanical equipment integrated into the roof building form, and that the fronts of the block townhouse dwellings abutting Street "A" or Street "B" be oriented towards the public streets for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection.
- iv) Commercial Building "1a" for commercial uses, shall not exceed a maximum height of 2-storeys, where the 2nd. storey for Building "1a" may be architectural, and Commercial Building "1b" for commercial uses, with at grade retail uses, shall be a minimum height of 2-storeys not to exceed a maximum height of 3-storeys with a minimum setback of ranging between 2 m to 3 m from the street line at Major Mackenzie Drive for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection.

- v) Residential Apartment Building "2" shall not exceed a maximum height of 12-storeys (maximum 40 m), where the maximum height shall not exceed a maximum of 6-storeys (maximum 20 m) with a minimum setback ranging between 2 m to 5 m from the street line abutting Major Mackenzie Drive, and the maximum height shall range between 8-storeys to 12-storeys (maximum 40 m) with a minimum setback ranging between 4.5 m to 6.5 m from the street line abutting Major Mackenzie Drive for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection.
- vi) Residential Apartment Building "3" shall not exceed a maximum height of 12-storeys (maximum 40 m), where the maximum height shall not exceed a maximum of 6-storeys (maximum 20 m) with a minimum ranging between 3 m to 7 m from the street line abutting Weston Road, and the maximum height shall range between 8-storeys to 12-storeys (maximum 40 m) with a minimum setback ranging between 5.5 m to 7.5 m from the street line abutting Weston Road for the Village Core lands within the North-West Quadrant of the Weston Road and Major Mackenzie Drive intersection.
- vii) Residential Block Townhouse Buildings shall not exceed a maximum height of 2-storeys (maximum 11 m).
- viii) Residential Block Semi-detached Building shall not exceed a maximum height of 2-storeys (maximum 11 m) (OPA #712)."

17. Deleting sub-paragraphs c)i and c)ii of Subsection 4.2.1, " Street Wall: Heights, Setbacks and Build-to Lines, Building Coverage", and substituting therefore the following:

"c) (OPA #712)

- i) Buildings on the major arterial streets in the Village Core area should have a build-to-line of 2 metres (m) from the property line. However, on the east side of Weston Road, a build-to-line of 6 metres from the property line is required to accommodate the storm sewer easement and provide the opportunity for an enhanced Weston Road Promenade. If the 6 metres storm sewer easement is not required north of Major Mackenzie Drive, a 6 metre build-to-line will still be required in order to provide for the Weston Road Promenade.

ii) Notwithstanding sub-paragraph i) above, the following shall be the build-to-lines for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive:

1. Build-to-line ranging between 2 m to 3 m for Commercial Building "1a" and Commercial Building "1b" from the street line adjacent to Major Mackenzie Drive, and a build-to-line of ranging between 2.5 m to 3 m for Commercial Building "1a" from the street line adjacent to Street "B";
2. Build-to-line ranging between 2 m to 5 m for the 1st 6-storeys and ranging between 4.5 m to 6.5 m for the storeys between 8-storeys to 12-storeys (tier) for Residential Apartment Building "2" from the street line adjacent to Major Mackenzie Drive;
3. Build-to-line ranging between 3 m to 7 m for the 1st 6-storeys and ranging between 5.5 m to 7.5 m for the storeys between 8-storeys to 12-storeys (tier) for Residential Apartment Building "3" from the street line adjacent to Weston Road; and,
4. Build-to-line ranging between 2.5 m to 5 m from the street line adjacent to Weston Road, ranging between 3.5 m to 4 m from the street line adjacent to Street "A" and ranging between 4.5 m to 6 m from the street line adjacent to Street "B" for the Residential Block Townhouse Buildings.

iii) To reflect the importance of corner properties and reduce the distance between buildings for pedestrians along Major Mackenzie Drive and Weston Road, the build-to-line to the regional road sight triangle will be 0.6 metres (OPA #712)."

18. Deleting sub-paragraphs d)i and d)ii of Subsection 4.2.1, "Street Wall: Heights, Setbacks and Build-to Lines, Building Coverage", and substituting therefore the following:

"d) (OPA #712)

i) Along Weston Road, the minimum built frontage shall be 75% of the block face of each block.

- ii) Notwithstanding sub-paragraph i) above, the minimum built frontage shall be 60% of the block face of each block for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive.
- iii) Along Major Mackenzie Drive, the minimum built frontage shall be 50% of the block face to accommodate larger buildings and the requirement for larger parking areas between buildings (OPA #712)."

19. Adding the following after sub-paragraph d)ii of Subsection 4.2.2, "Building Massing":

"d) (OPA #712)

- iii) Enhanced architectural design treatments for the commercial and residential buildings, particularly at the lower levels of the buildings, which are to include articulated facades, overhead canopies, and a variation in window trim for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive.
- iv) Enhanced building elevations for buildings sited along and/or facing a street, and that a main entrance to the commercial buildings must be visible from Major Mackenzie Drive and face the street directly or along a side façade, and buildings may have more than one entrance (OPA#712)."

20. Adding the following after paragraph b) of Subsection 4.3.2, "Courtyards":

"(OPA #712)

- c) A landscaped "Forecourt" shall be required for the Village Core at the North-West intersection of Major Mackenzie Drive and Weston Road that is a gateway to connect the pedestrian walkway leading to the residential uses.
- d) Landscaping, street furniture, and lighting, with emphasis on the "Forecourt" shall be required for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive with the pedestrian walkway (OPA #712)."

21. Deleting paragraph d) of Subsection 4.4, "Road Allowances and Streetscaping", and substituting therefore the following:

"d) (OPA #712)

- i) Loading areas are not permitted in any yard facing a street, unless they can be adequately screened from view, to the satisfaction of the City. The location of loading areas will be controlled in the zoning by-law.
- ii) Notwithstanding sub-paragraph i) above, loading and unloading areas shall not be permitted between a building and a street for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive. The location of loading and unloading areas will be controlled in the zoning by-law (OPA #712)."

22. Adding the following after Subsection 4.4, "Road Allowances and Streetscaping":

"(OPA #712)

4.5 Sustainability Community Objectives (North-West Quadrant)

- a) Sustainable community objectives shall be implemented through neighbourhood designs that support cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives and green building design and site development for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive.
- b) The sustainable features for the development shall be determined at the Site Development Stage for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive.

4.6 Recycling and Refuse Areas

- a) All recycling and refuse areas shall be located internally within a building for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive (OPA #712)."

23. Deleting sub-paragraph b) of Subsection 6.2.2, "Regional Road Network", and substituting therefore the following:

"b) (OPA #712)

- i) The recommended treatment of the Weston Road cross-section is illustrated on Figure 1 in Section 4.4. The recommended treatment of the Major Mackenzie Drive cross-section is illustrated on Figure 2 in Section 4.4.
- ii) Notwithstanding sub-paragraph i) above, the following shall apply for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive:
 1. The dimensions with respect to the right-of-way widths for Weston Road as illustrated in Figure 1 and for Major Mackenzie Drive in Figure 2, shall not apply.
 2. York Region shall require a minimum 21.5 m wide right-of-way from where the lands for development abut Weston Road to the centerline of construction of Weston Road for a 43 m wide right-of way on Weston Road, north of Major Mackenzie Drive, and any additional lands required for turning lanes at intersections, which shall be conveyed to York Region, for public highway and transit purposes, free of all costs and encumbrances to the satisfaction of York Region.
 3. York Region shall require a minimum 22.5 m wide right-of-way from where the lands for development abut Major Mackenzie Drive to the centerline of construction of Major Mackenzie Drive for a 45 m wide right-of way on Major Mackenzie Drive, and any additional lands required for turning lanes at intersections, which shall be conveyed to York Region, for public highway and transit purposes, free of all costs and encumbrances to the satisfaction of York Region.
 4. Prior to final approval of any Site Development application, a Transportation Demand Management Report/Plan for Weston Road and Major Mackenzie Drive must be approved to the satisfaction of York Region.
 5. Prior to final approval of any Site Development application, a Transportation Impact Study must be approved to the satisfaction of the City and York Region.

6. Proposed Street "B" must be aligned with the proposed street to the south of Major Mackenzie Drive (OPA#712)."

24. Adding the following after sub-paragraph a) of Subsection 8.1, "General":

"b) (OPA #712)

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 Vaughan Zoning By-law, Site Plan Approval, and Draft Plan of Condominium pursuant to the Planning Act.

25. Adding the following after sub-paragraph c) of Subsection 6.4, "Pedestrian and Bicycle System":

"d) (OPA #712)

An adequate supply of secure bicycle parking close to the transit stops, building entrances, open spaces, "Forecourt", and "Piazza" shall be provided for the Village Core lands within the North-West Quadrant of Weston Road and Major Mackenzie Drive (OPA #712)."

26. Deleting sub-paragraph e) of Subsection 8.2, "Development Concept Report and Phasing Plan", and substituting therefore the following:

"e) (OPA #712)

i) Development shall be phased to provide for the orderly development of the District Centre and to ensure the most efficient and economical use of existing and proposed infrastructure. The following phasing criteria shall be considered in the review of all development applications:

1. the development contributes to, or can be appropriately integrated within the logical sequence of construction of all required sewer, water, stormwater and transportation facilities;
2. the development satisfies all requirements regarding the provision of parkland and other facilities;

3. traffic from the proposed development can be accommodated on the existing and future proposed arterial infrastructure improvements in the area and,
4. phasing may be addressed through the appropriate use of the Holding Symbol "(H)" provisions of this Plan (OPA #712)."

27. Adding the following after sub-paragraph b) of Subsection 8.3, "Zoning By-law":

"c) (OPA #712)

THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned RA3(H) Zone with the addition of the Holding Symbol "(H)" within the Village Core lands located within the North-West Quadrant of Weston Road and Major Mackenzie Drive until such time that the following conditions are addressed for the Subject Lands to the satisfaction of the City:

- i) the water supply and sewage servicing capacity has been identified and allocated to the Subject Lands by the City of Vaughan;
- ii) the approval of a Site Development Application for the Subject Lands or a portion or phase thereof, including the location and details pertaining to the infiltration trench for the Subject Lands, in consultation with the Toronto and Region Conservation Authority, to the satisfaction of the City; and,
- iii) the City is provided with written clearance from the Trustee for the Block 40 South Plan that the Owner of the Subject Lands has entered into and signed the Block 40 South Cost Sharing Agreement (OPA #712)."

28. Adding the following after sub-paragraph a) of Subsection 8.5, "Site Plan Control":

"b) (OPA #712)

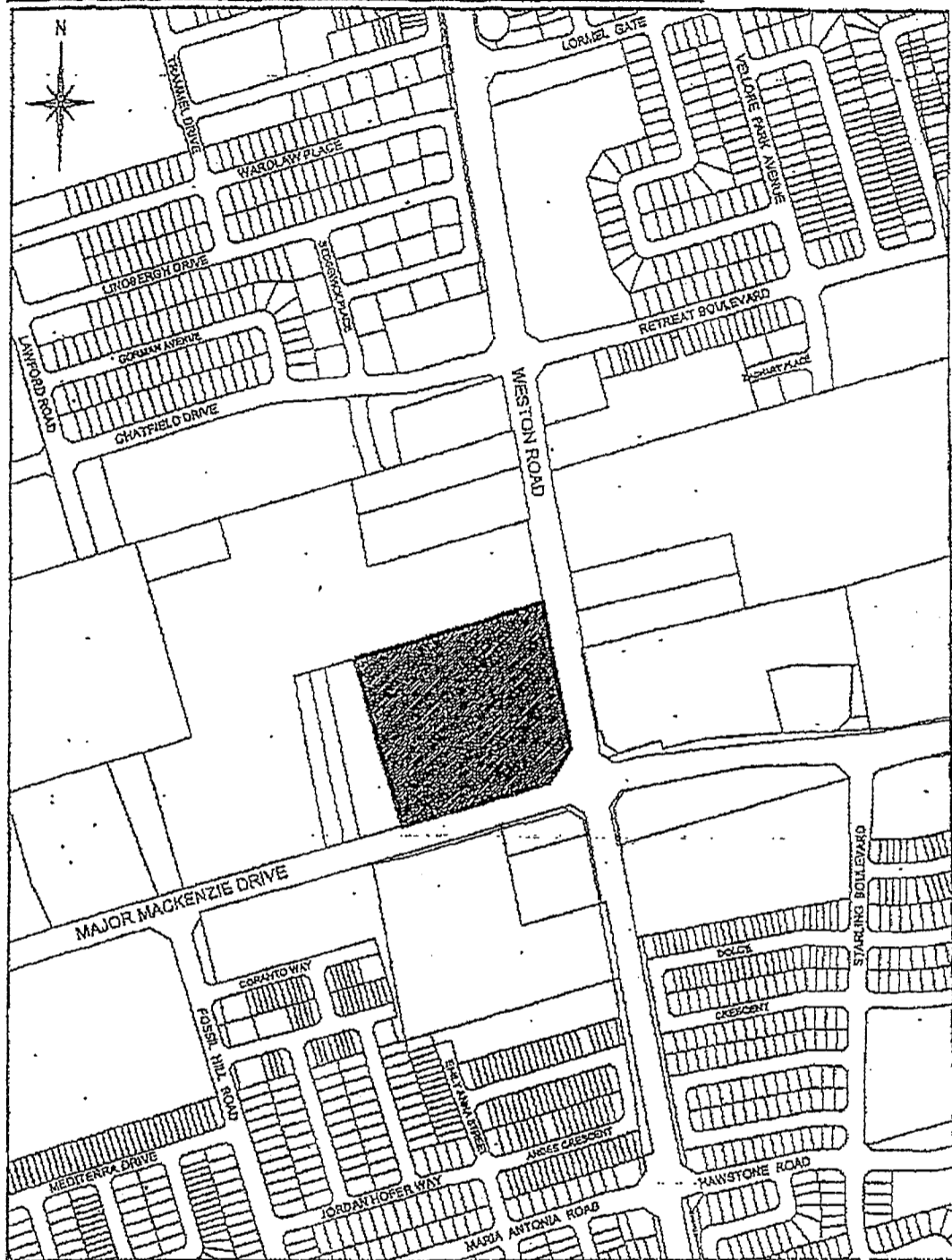
Prior to the approval of the Site Development application, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment to the satisfaction of the City (OPA #712)."

29. Adding the following after sub-paragraph d) of Subsection 9.0, "Interpretation":

"e) (OPA #712)


The provisions of the Official Plan of the Vaughan Planning Area, as amended, from time to time regarding the interpretation of the Plan, shall apply to this Amendment.

Notwithstanding Schedule "A", for the purposes of this Amendment, Schedule "A2" shall prevail in the case of any conflict (OPA #712)."



THIS IS SCHEDULE '1'
 TO AMENDMENT No. 712
 ADOPTED THE ___ DAY OF ___, 2010

NOT TO SCALE

AREA SUBJECT TO
 AMENDMENT No. 712 

FILES: OPA #712 & OP.08.010
 RELATED FILE: Z.08.039
 LOCATION: Part of Lot 21, Concession 6
 APPLICANT: CICCHINO HOLDINGS LTD.
 CITY OF VAUGHAN

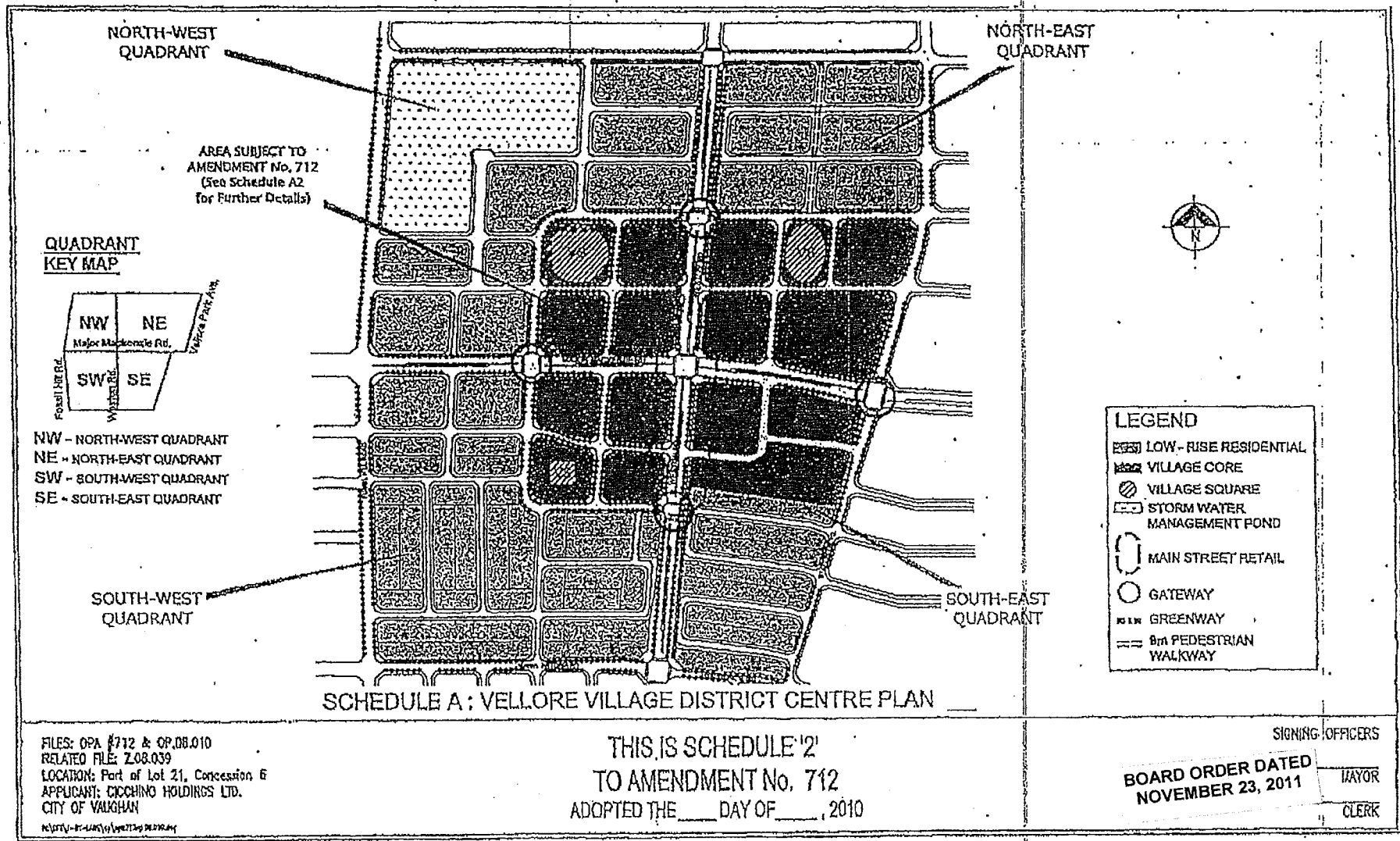
SIGNING OFFICERS

BOARD ORDER DATED
 NOVEMBER 23, 2011

MAYOR

CLERK

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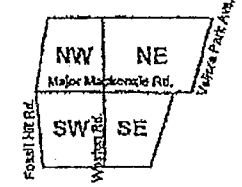


NORTH-WEST QUADRANT

NORTH-EAST QUADRANT

AREA SUBJECT TO AMENDMENT No. 712 (See Schedule A2 for Further Details)

QUADRANT KEY MAP



NW - NORTH-WEST QUADRANT
 NE - NORTH-EAST QUADRANT
 SW - SOUTH-WEST QUADRANT
 SE - SOUTH-EAST QUADRANT

SOUTH-WEST QUADRANT

SOUTH-EAST QUADRANT

LEGEND

- LOW-RISE RESIDENTIAL
- VILLAGE CORE
- VILLAGE SQUARE
- STORM WATER MANAGEMENT POND
- MAIN STREET RETAIL
- GATEWAY
- GREENWAY
- 8m PEDESTRIAN WALKWAY

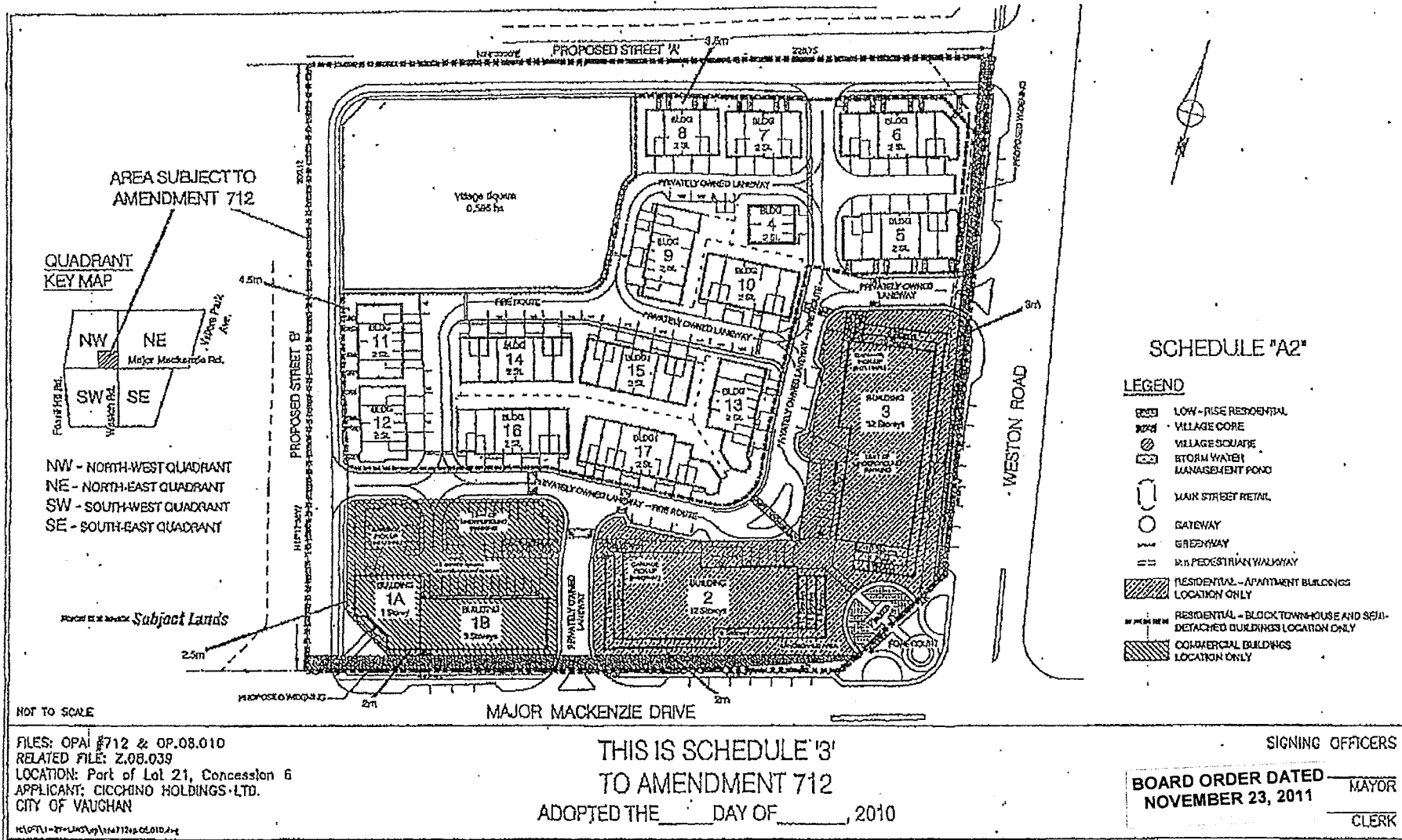
SCHEDULE A: VELLORE VILLAGE DISTRICT CENTRE PLAN

FILES: OPA #712 & OP.08.010
 RELATED FILE: Z.08.039
 LOCATION: Part of Lot 21, Concession 6
 APPLICANT: CIOCHINO HOLDINGS LTD.
 CITY OF VAUGHAN

THIS IS SCHEDULE '2'
 TO AMENDMENT No. 712
 ADOPTED THE ___ DAY OF ___, 2010

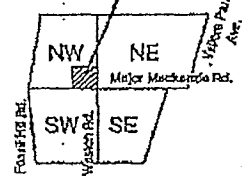
SIGNING OFFICERS
 BOARD ORDER DATED NOVEMBER 23, 2011
 MAYOR
 CLERK

PL101154



AREA SUBJECT TO AMENDMENT 712

QUADRANT KEY MAP



NW - NORTH-WEST QUADRANT
 NE - NORTH-EAST QUADRANT
 SW - SOUTH-WEST QUADRANT
 SE - SOUTH-EAST QUADRANT

Subject Lands

SCHEDULE "A2"

LEGEND

- LOW-RISE RESIDENTIAL
- VILLAGE CORE
- VILLAGE SQUARE
- STORM WATER MANAGEMENT POND
- MAIN STREET RETAIL
- GATEWAY
- GREENWAY
- P.E.D. PEDESTRIAN WALKWAY
- RESIDENTIAL - APARTMENT BUILDINGS LOCATION ONLY
- RESIDENTIAL - BLOCK TOWN-HOUSE AND SEMI-DETACHED BUILDINGS LOCATION ONLY
- COMMERCIAL BUILDINGS LOCATION ONLY

NOT TO SCALE

FILES: OPAL #712 & OP.08.010
 RELATED FILE: Z.08.039
 LOCATION: Part of Lot 21, Concession 6
 APPLICANT: CIOCHINO HOLDINGS LTD.
 CITY OF VAUGHAN

THIS IS SCHEDULE 'B'
 TO AMENDMENT 712
 ADOPTED THE _____ DAY OF _____, 2010

SIGNING OFFICERS

BOARD ORDER DATED _____ MAYOR
 NOVEMBER 23, 2011 _____ CLERK

APPENDIX A

COMMERCIAL SPACE, HOUSING UNITS,
EMPLOYMENT and POPULATION ESTIMATES

Quadrant	Low-rise Residential	Village Core and District Centre Commercial
South East	Area: 6 ha Units: 150 Population: 340	Area: 3.2 ha Retail: up to 11,500 m ² GFA Employees: 160-460 Units: 132 Population: 268
South West	Area: 13 ha Units: 325 Population: 740	Area: 3.75 ha Retail: up to 11,500 m ² GFA Employees: 160-460 Units: 143 Population: 290 Park: 0.8 ha
North East	Area: 7.5 ha Units: 187 Population: 425	Area: 5.5 ha Retail: up to 11,500 m ² GFA Employees: 160-460 Units: 215 Population: 437 Park 0.4 ha
North West	Area: 15 ha Units: 300 Population: 680 Stormwater Pond: 3 ha	Area: 3.9 ha Retail: up to 2,473 m ² GFA Employees: 70-75 Units: 500 Population: 1,032 Park: 0.586 ha
TOTAL	Area: 41.5 ha Units: 962 Population: 2,185	Area: 16.35 ha (net of local roads) Retail: up to 36,973 m ² GFA Employees: 550-1,455 Units: 990 Population: 2,027 Park: 1.786 ha

Notes:

- Low-rise residential based on minimum average of 25 units per hectare
- Village Core based on 50% of area developed at the average between 50-75 units per hectare
- 2.27 persons per unit in Low-rise residential and 2.03 in Village Core, excluding the Village Core in the North-West Quadrant which is based on 2.03 persons per unit for the apartment units and 2.27 people per unit for the townhouse units
- employee estimate based on range between retail (70m²/employee) and office (25m²/employee)

**THIS IS SCHEDULE '4'
TO AMENDMENT No. 712
ADOPTED THE ___ DAY OF ____, 2010**

FILE Nos. OPA #712 & OP.08.010

RELATED FILES: Z.08.039

LOCATION: Part of Lot 21, Concession 6

APPLICANT: CICCHINO HOLDINGS LTD.

CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER DATED
NOVEMBER 23, 2011

MAYOR

CLERK

APPENDIX I

The Subject Lands are located at the northwest corner of Weston Road and Major Mackenzie Drive, in Part of Lot 21, Concession 6, City of Vaughan.

On July 13, 2010 Council ratified the July 6, 2010 Special Committee of the Whole recommendation, without amendment, to approve the proposal for the Official Plan Amendment. Council approved the recommendation as follows:

- "1 The Special Committee of the Whole recommends:
- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 2010, be approved;
 - 2) That the following be approved:
 1. That the implementing zoning by-law amendment be in the form of a site plan by-law and shall incorporate all zoning details to reflect the conceptual site plan shown on Attachment #3 to this report; and,
 2. That the implementing Official Plan Amendment also include appropriate policies to secure development consistent with the conceptual site plan shown on Attachment #3 to this report;
 - 3) That the site plan and architectural elevations be subject to public consultation prior to approval and the application be dealt with in its entirety at a Special Committee of the Whole evening meeting;
 - 4) That the following deputations and written submissions be received:
 - a) Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Woodbridge, L4K 5K8, representing the applicant;
 - b) Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge, L4L 1A6, and written submission dated June 6, 2010;
 - c) Mr. John Harvey, 63 Thicket Trail, Woodbridge, L4H 1Y1, and written submission;
 - d) Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge, L4H 2E7, and written submission dated July 6, 2010;
 - e) Mr. Peter Pallotta, 254 Maria Antonia Road, Woodbridge, L4H 2Z4; and,
 - f) Mr. Savino Quatela, 134 Grand Valley Blvd., Maple, L6A 3K6; and,
 - 5) That the coloured renderings submitted by the applicant be received.

Council, at its meeting of June 29, 2010, adopted the following (Item 31, Report No. 29):

- 1) That this matter be referred to a Special Committee of the Whole Meeting on July 6, 2010 at 7:00 p.m.; and,
- 2) That the Clerk advise the applicant of this meeting.

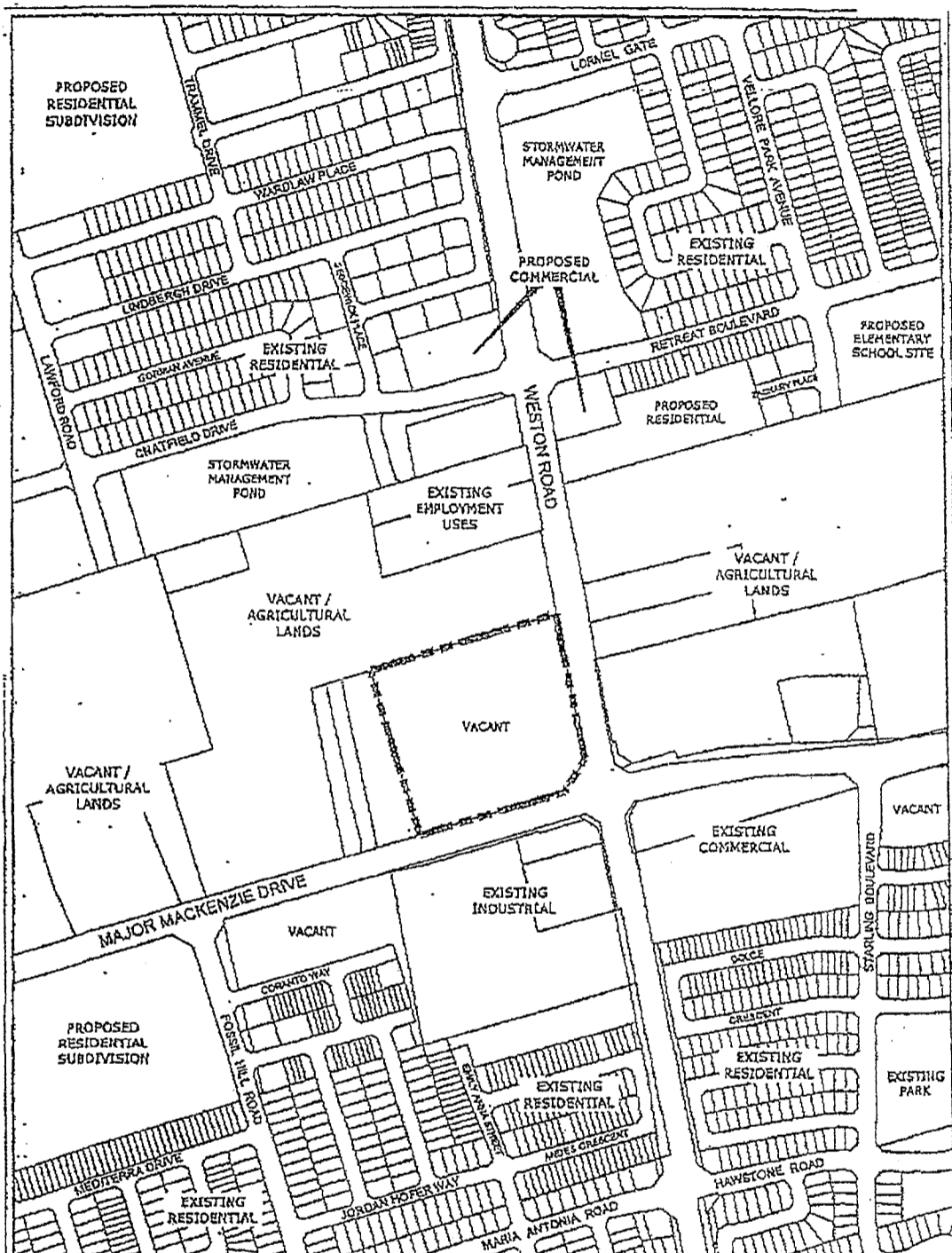
Report of the Commissioner of Planning, dated June 15, 2010.

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.010 (Cicchino Holdings Ltd.) BE APPROVED, specifically to amend the "Village Core" designation policies of OPA #650 (Vellore Village District Centre Plan) for the subject lands shown on Attachment #5, to permit a high density residential and commercial development proposed on Attachment #3, as follows:
 - a) permit a maximum of 2 residential apartment buildings, with a maximum height of 12-storeys;
 - b) permit block townhouses with a maximum height of 2-storeys;
 - c) permit commercial uses within a maximum 3-storey building with at-grade retail uses, not to exceed a Gross Floor Area of 2,473m², and which may include:
 - i) personal and business services;
 - ii) business or professional offices;
 - iii) retail stores, excluding a department store and supermarket; and,
 - iv) eating establishment, which may include an outdoor patio;

- d) prohibit drive-through facilities on the subject lands;
 - e) permit a maximum net residential density of 135.9 units per hectare (a maximum of 500 units on the subject lands); and,
 - f) permit a maximum Floor Space Index (FSI) of 1.581 (based on a net lot area of 36,899m² and a residential and commercial Gross Floor Area of 58,179.22m²);
2. THAT the implementing Official Plan Amendment respecting the policies for the "Village Core" designation include, but not be limited to, the following provisions:
- a) provide for the calculation of net residential density to include the land area occupied by the combined residential and commercial uses, driveways, parking, local roads, arterial road widenings, landscaping, and amenity areas, but shall exclude all other uses;
 - b) require that the multi-storey buildings, which include apartment dwellings, be tiered with a stepping down of heights at the corners of the buildings and along streets, and be oriented towards the streets, and have the rooftop mechanical equipment integrated into the roof building form, and that the fronts of the block townhouse dwellings be oriented towards the public streets and private internal "Urban Square";
 - c) require that the commercial buildings (Building "1a" and Building "1b") be a minimum height of 2 storeys, up to a maximum height of 3 storeys at the northeast intersection of Major Mackenzie Drive and Street "B", where the 2nd storey for Building "1a" may be architectural;
 - d) enhanced architectural design treatments for the commercial and residential buildings, particularly at the lower levels of the buildings, which are to include articulated facades, overhead canopies, and a variation in window trim;
 - e) enhanced building elevations for buildings sited along and/or facing a street, and that a main entrance to the commercial buildings must be visible from Major Mackenzie Drive and face the street directly or along a side façade, and buildings may have more than one entrance;
 - f) prohibit loading/unloading areas between a building and a street;
 - g) require that buildings be close to the street, and screen the surface parking from the street with landscaping;
 - h) require a landscaped "Forecourt" at the northwest intersection of Major Mackenzie Drive and Weston Road, that is a gateway to connect the pedestrian walkway leading to the residential uses, and the "Urban Square";
 - i) require on-site internal open space with the provision of an "Urban Square";
 - j) require landscaping, street furniture, and lighting, with emphasis on the "Forecourt" at the northwest intersection of Major Mackenzie Drive and Weston Road with the pedestrian walkway, and the "Urban Square";
 - k) policies to support pedestrian and bicycling activities, and an adequate supply of secure bicycle parking close to transit stops, building entrances and open spaces;
 - l) prepare Urban Design and Architectural Design Briefs, prior to the approval of a Site Development application, to the satisfaction of the City, to address the following:
 - i) a comprehensive design scheme to be approved by the City, laying out the general orientation and configuration of the residential apartments and townhouses, commercial buildings and structures, and parking areas, together with access points, traffic circulation, pedestrian circulation, landscaping, and buffering;
 - ii) the proposed pedestrian walkway to include primary building entrance materials, streetscaping, signage, lighting, street furniture, bicycle parking, and lay-by parking; and,

- iii) building setbacks, minimum and maximum heights, compatible lighting, visual screening, landscaping, and planting and/or fencing between commercial and residential areas;
- m) require that sustainable community objectives be implemented through neighbourhood designs that support cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives and green building design and site development; and,
- n) require that prior to the approval of any Site Development application, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.”

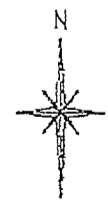


APPENDIX II
EXISTING LAND USES
OFFICIAL PLAN AMENDMENT No. 712

AREA SUBJECT TO
AMENDMENT No. 712

FILES: OPA #712 & OP.08.010
RELATED FILE: Z.08.039
LOCATION: Part of Lot 21, Concession 6
APPLICANT: CICCHINO HOLDINGS LTD.
CITY OF VAUGHAN

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NOT TO SCALE