

THE CORPORATION OF THE CITY OF VAUGHAN

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

and

IN THE MATTER OF Amendment Number 716
to the Official Plan of the Vaughan Planning Area

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

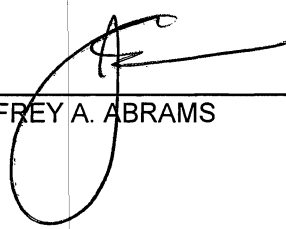
1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 716 was adopted by the Council of the Corporation of the City of Vaughan on the 13th day of July, 2010, and written notice was given on the 20th day of July, 2010 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 716 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 716 is deemed to have come into effect on the 10th day of August, 2010, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City)
 of Vaughan, in the Regional)
 Municipality of York, this)
 26th day of August, 2010.)
 27)



 A Commissioner, etc.

James Todd Coles,
 a Commissioner, etc.,
 Regional Municipality of York, for
 The Corporation of the City of Va.
 Expires March 27, 2013.



JEFFREY A. ABRAMS

THE CITY OF VAUGHAN

BY-LAW

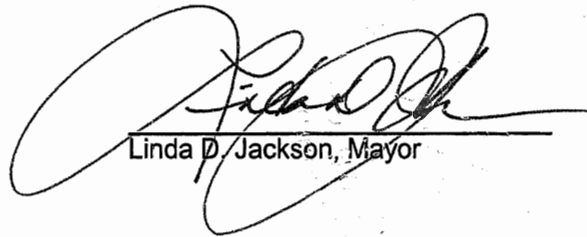
BY-LAW NUMBER 193-2010

A By-law to adopt Amendment Number 716 to the Official Plan of the Vaughan Planning Area.

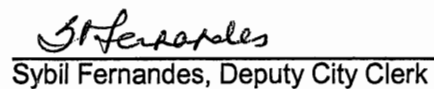
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 716 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) " 1 " and " 2 " is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 13th day of July, 2010.



Linda D. Jackson, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 716
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 716 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitute Amendment Number 716.

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

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 597 (Islington Avenue Corridor Plan). The subject Amendment will redesignate the Subject Lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to permit a residential duplex dwelling use to facilitate the development of 12 duplex units on 6 lots within Registered Plan 65M-4051.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Schedules "1" and "2", attached hereto as "Area Subject to Amendment No. 716". The Subject Lands are located on the west side of Islington Avenue, south of Langstaff Road, municipally known as 8450-8472 Islington Avenue, being lots 7-12 inclusive on Plan 65M-4051, and Part of Block 19 on Registered Plan 65M-3883, in Part of Lot 10, Concession 7, City of Vaughan.

III BASIS

The decision to amend Official Plan Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 597 (Islington Avenue Corridor Plan), to redesignate the Subject Lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to permit a residential duplex dwelling use is based on the following considerations:

1. The proposed development of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and provides a range of housing types. The proposal is also consistent with Provincial initiatives to accommodate higher densities in established urban areas.
2. The Region of York Official Plan designates the Subject Lands as "Urban Area". The proposed development of the Subject Lands is consistent with the Regional Official Plan policies that direct development to existing built-up portions of urban areas and provides for a wide range of housing options for residents.
3. The policies of the Growth Plan encourage compact built forms, transit supportive communities, diverse land uses, a range and mix of housing types, and directs growth to settlement areas that offer municipal water and wastewater systems. The proposed development is supported by municipal water and wastewater systems, and would provide an alternative housing form, that maximizes the

use of land with the development of 12 duplex units. As a result, the proposed development achieves the goals of the Growth Plan.

Having received a statutory Public Hearing held on April 20, 2010, Vaughan Council on June 29, 2010, approved Official Plan Amendment File OP.10.003 to amend Amendment No. 240 (Woodbridge Community Plan) as amended by Amendment No. 597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the Subject Lands from "Low Density Residential" to "Medium Density Residential" with a site-specific exception to permit a residential duplex dwelling use to facilitate the development of 12 duplex units on 6 lots within Registered Plan 65M-4051.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 (Woodbridge Community Plan), as amended by Amendment No. 597 (Islington Avenue Corridor Plan), to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Redesignating the Subject Lands, shown as "Area Subject to Amendment No. 716" on Schedule "1" attached hereto from "Low Density Residential" to "Medium Density Residential, in the manner as shown on said schedule.
2. Adding the following Paragraph to Section 3.4 of OPA No. 240 (Woodbridge Community Plan), "Residential Specific Policies":

"3.4.26) (OPA 716) Notwithstanding the above, the lands designated "Medium Density Residential" and subject to Amendment No. 716, located on the west side of Islington Avenue, municipally known as 8450 - 8472 Islington Avenue, in Part of Lot 10, Concession 7, may be developed with 12 duplex dwelling units on 6 lots within Registered Plan 65M-4051. All residential development shall be on full municipal water and sanitary services. The specific development standards shall be set out in the implementing zoning by-law."
3. Deleting Schedule "A" to Amendment No. 597 and substituting therefor Schedule "A" attached hereto as Schedule "1".
- 4.. Deleting Schedule "A" to Amendment No. 240 and substituting therefor Schedule "A" attached hereto as Schedule "2".

V IMPLEMENTATION

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

VI INTERPRETATION

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

THIS IS SCHEDULE 'A'
TO AMENDMENT No. 597

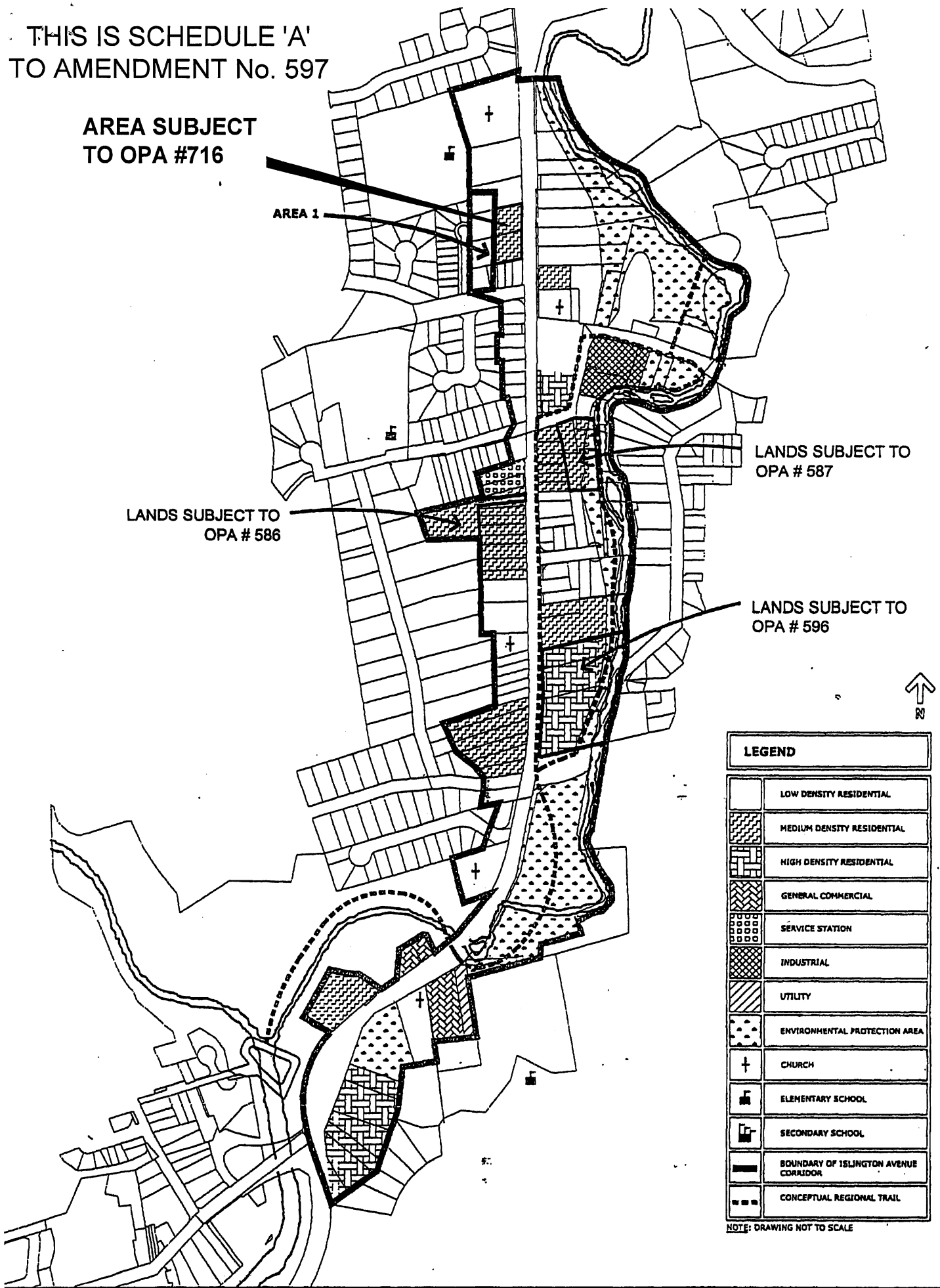
AREA SUBJECT
TO OPA #716

AREA 1

LANDS SUBJECT TO
OPA # 586

LANDS SUBJECT TO
OPA # 587

LANDS SUBJECT TO
OPA # 596



LEGEND	
[Symbol]	LOW DENSITY RESIDENTIAL
[Symbol]	MEDIUM DENSITY RESIDENTIAL
[Symbol]	HIGH DENSITY RESIDENTIAL
[Symbol]	GENERAL COMMERCIAL
[Symbol]	SERVICE STATION
[Symbol]	INDUSTRIAL
[Symbol]	UTILITY
[Symbol]	ENVIRONMENTAL PROTECTION AREA
[Symbol]	CHURCH
[Symbol]	ELEMENTARY SCHOOL
[Symbol]	SECONDARY SCHOOL
[Symbol]	BOUNDARY OF ISLINGTON AVENUE CORRIDOR
[Symbol]	CONCEPTUAL REGIONAL TRAIL

NOTE: DRAWING NOT TO SCALE

L A N D U S E S C H E D U L E

THIS IS SCHEDULE '1'
TO AMENDMENT No. 716

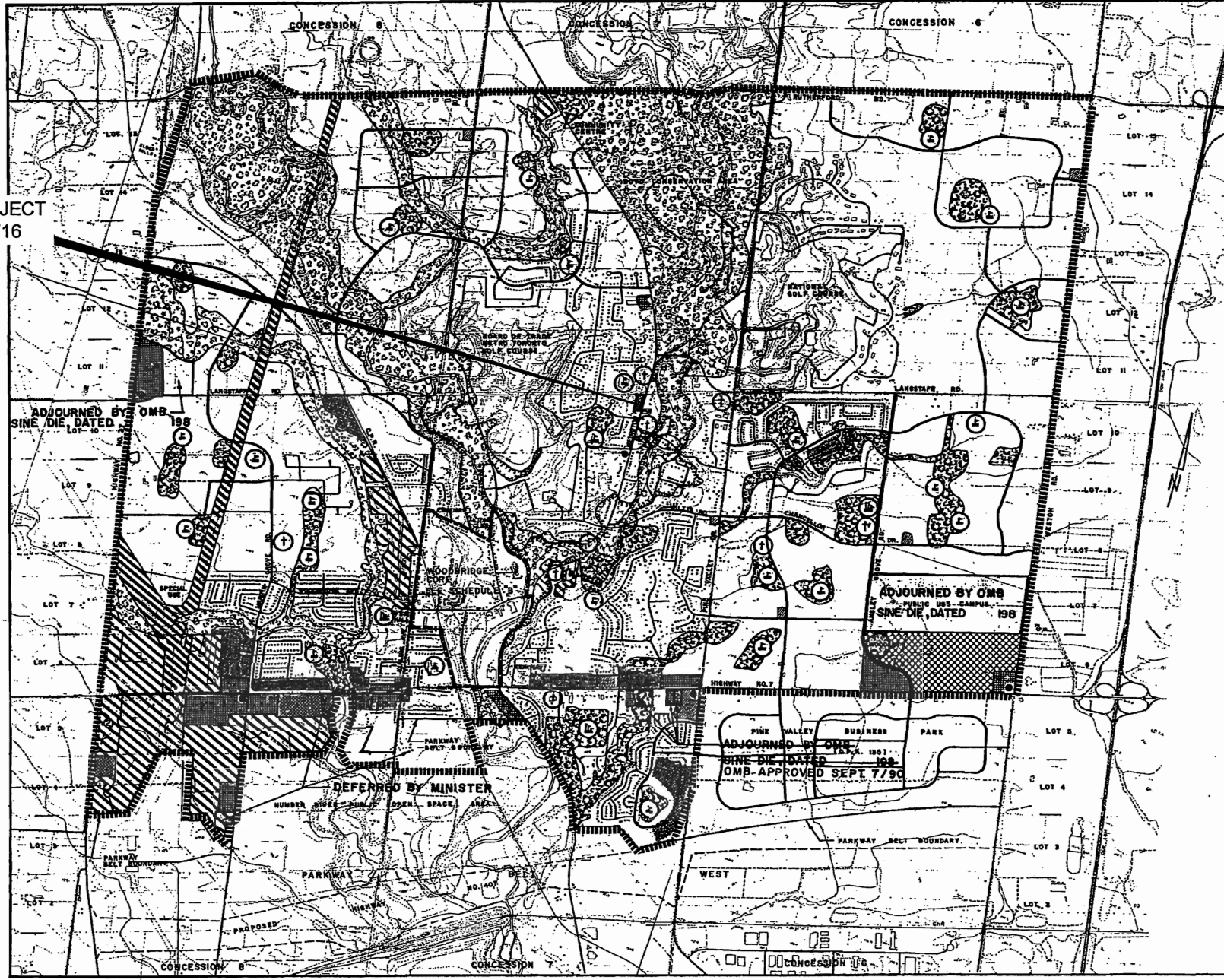
NOT TO SCALE

ADOPTED THE 13th DAY OF JULY, 2010

FILE No's. OPA #716 & OP.10.003
RELATED FILE No. Z.10.009
LOCATION: Part of Lot 10, Concession 7
APPLICANT: BUNGALOFT INC.
CITY OF VAUGHAN

SIGNING OFFICERS
[Signature]
MAYOR
CLERK

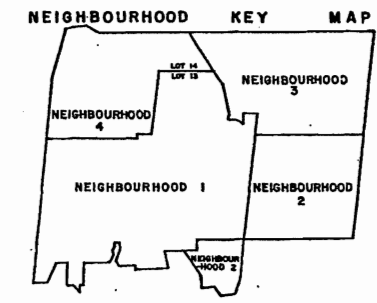
AREA SUBJECT
TO OPA #716



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240
ADOPTED THE 22 DAY OF JUNE, 1987
L.D. JACKSON, MAYOR
R.M. PRENTICE, DEPUTY CLERK

- LEGEND
- [Symbol] LOW DENSITY RESIDENTIAL
 - [Symbol] MEDIUM DENSITY RESIDENTIAL
 - [Symbol] HIGH DENSITY RESIDENTIAL
 - [Symbol] COMMUNITY COMMERCIAL
 - [Symbol] LOCAL CONVENIENCE COMMERCIAL
 - [Symbol] GENERAL COMMERCIAL
 - [Symbol] SERVICE STATION
 - [Symbol] SERVICE COMMERCIAL
 - [Symbol] INDUSTRIAL
 - [Symbol] UTILITY
 - [Symbol] OPEN SPACE
 - [Symbol] DRAINAGE TRIBUTARY
 - [Symbol] CHURCH
 - [Symbol] SPECIAL USE
 - [Symbol] CONSERVATION AUTHORITY FLOODLINE
 - [Symbol] ELEMENTARY SCHOOL
 - [Symbol] SECONDARY SCHOOL
 - [Symbol] BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
 - [Symbol] BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
 - [Symbol] PARKWAY BELT BOUNDARY
- SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN



FILE No's. OPA #716 & OP.10.003
RELATED FILE No. Z.10.009
LOCATION: Part of Lot 10, Concession 7
APPLICANT: BUNGALOFT INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 716
ADOPTED THE 13th DAY OF July, 2010

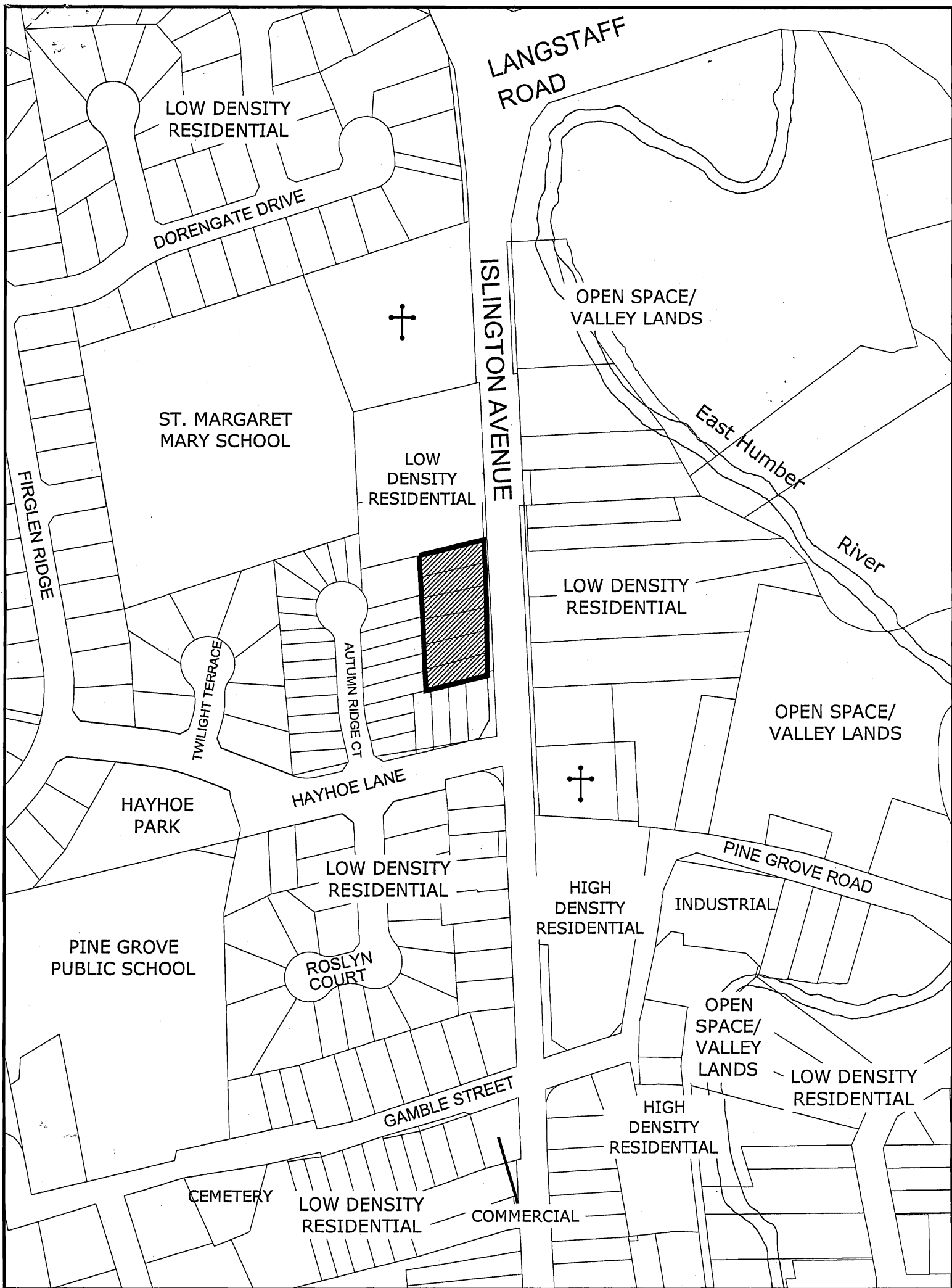
SIGNING OFFICERS
[Signature]
MAYOR
[Signature]
CLERK

APPENDIX I

The lands subject to Amendment No. 716 are located on the west side of Islington Avenue, municipally known as 8450 – 8472 Islington Avenue, in Part of Lot 10, Concession 7, City of Vaughan.

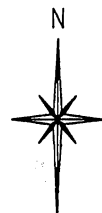
At the Council Meeting of June 29, 2010, Council considered applications to amend the Official Plan and Zoning By-law and resolved:

- "1. THAT Official Plan Amendment File OP.10.003 (Bungaloft Inc.) BE APPROVED, to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" in the manner shown on Attachment #3, in OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Plan).
2. THAT Zoning By-law Amendment File Z.10.009 (Bungaloft Inc.) BE APPROVED, to rezone the subject lands from R3 Residential Zone to R5 Residential Zone with the addition of the Holding Symbol "(H)", with an exception to reduce the minimum side yard setback from 1.5m to 1.2m, to facilitate the development of 12 duplex units on 6 lots with a Registered Plan of Subdivision.
3. THAT the Holding Symbol "(H)" shall be removed from the subject lands zoned R5(H) Residential Zone upon servicing capacity being allocated by Council."



APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 716

FILE No's. OPA #716 & OP.10.003
 RELATED FILE No. Z.10.009
 LOCATION: Part of Lot 10, Concession 7
 APPLICANT: BUNGALOPT INC.
 CITY OF VAUGHAN



NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 716



CHURCH

