



City Clerk's Office
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1
905-832-2281

NOTICE OF ADOPTION
With respect to Official Plan Amendment Number 748
(under the Planning Act)

TAKE NOTICE THAT By-law 179-2015, which adopted Official Plan Amendment Number 748, was passed by Vaughan Council on November 17, 2015.

This Official Plan Amendment is also related to Zoning By-law 180-2015 (File: Z.12.047 & OP 12.019).

An explanation of the purpose and effect of the Official Plan Amendment, and a location map showing the location of the lands to which the amendment applies, are attached.

IF YOU WISH TO APPEAL TO THE ONTARIO MUNICIPAL BOARD:

TAKE NOTICE THAT any person or public body may appeal to the Ontario Municipal Board in respect of all or part of this Official Plan Amendment by filing a Notice of Appeal with the City Clerk of the City of Vaughan, at the above-noted address, **NO LATER THAN December 14, 2015**. If you wish to appeal to the OMB, a copy of a Notice of Appeal form is now available to download in Microsoft Word and Adobe Acrobat from the OMB website at www.omb.gov.on.ca, or by obtaining a copy from the Clerk's Department at the City of Vaughan Municipal Office and must:

- (1) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the request for the appeal; and
- (3) be accompanied by the following separate fees:
 - prescribed under the Ontario Municipal Board Act, and effective September 1, 2006, a certified cheque or money order only in the amount of \$125.00, payable to the Minister of Finance, Province of Ontario;
 - a cheque in the amount of \$150.00, payable to the City of Vaughan representing the Clerk's Department Administrative fee (as per By-law 396-2002 to reflect an additional fee with respect to Ontario Municipal Board Appeal submissions); and
 - a cheque in the amount of \$690.00, payable to the City of Vaughan representing the Planning Department Administrative fee (as per By-law 018-2015 (2015), to reflect an additional fee with respect to Ontario Municipal Board Appeal submissions).

The proposed Official Plan Amendment is exempt from approval by The Regional Municipality of York. The decision of the Council is final if a notice of appeal is not received on or before the last day for filing a Notice of Appeal.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the municipality or planning board to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information

The complete document is available for public inspection in the City Clerk's Department during regular office hours.

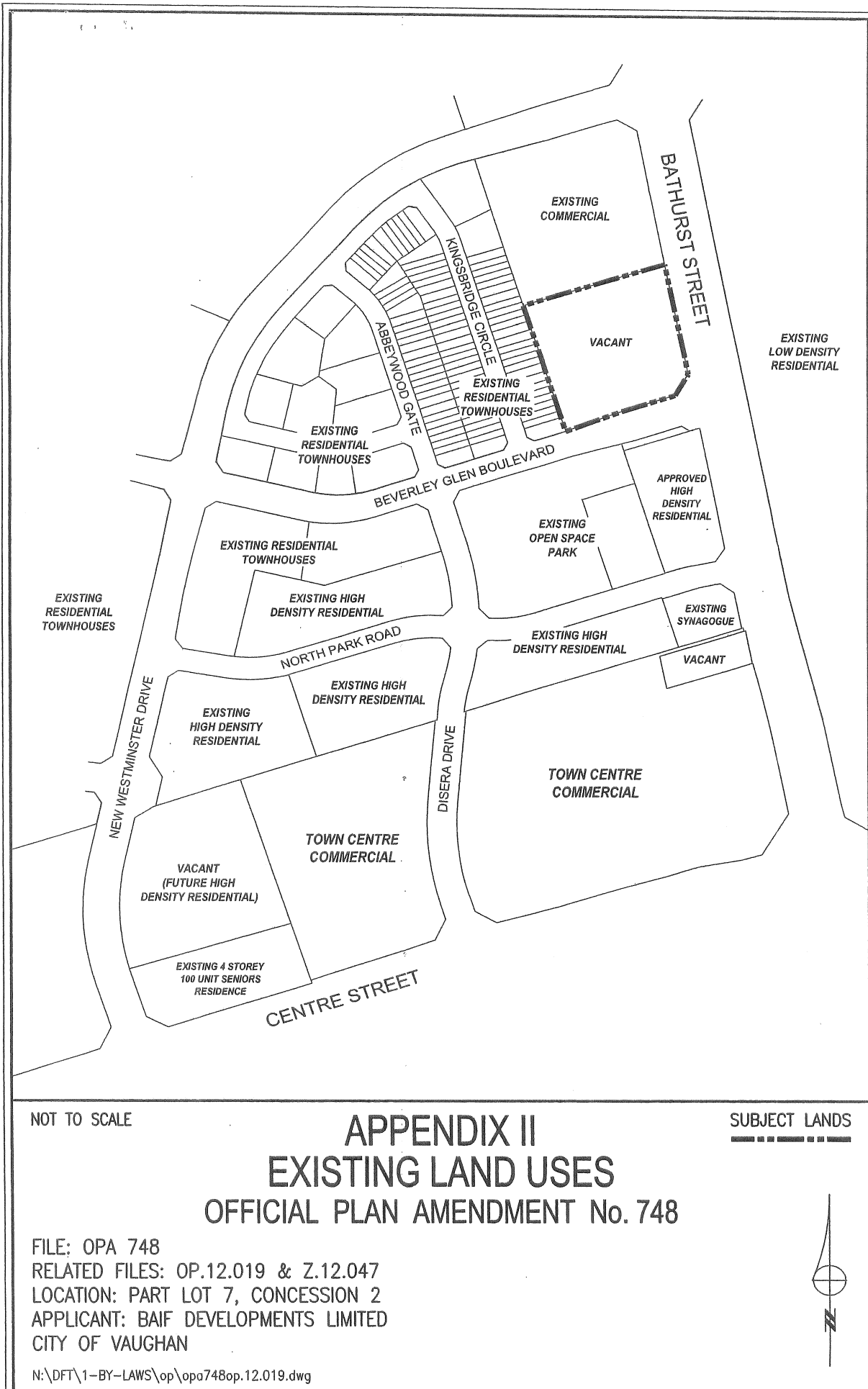
DATED at the City of Vaughan this 23rd day of November, 2015.

JEFFREY A. ABRAMS, City Clerk

**EXPLANATORY NOTE
OFFICIAL PLAN AMENDMENT 748**

The lands subject to this Amendment, hereinafter referred to as "Subject Lands", are shown on Schedules "1", "2" and "3" attached hereto as Area Subject to Amendment No. 748. The Subject Lands are located on the northwest corner of Bathurst Street and Beverley Glen Boulevard and are municipally known as 2 Beverley Glen Boulevard in Part of Lot 7, Concession 2, and City of Vaughan.

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 210 (Thornhill-Vaughan Community Plan), as amended for the Subject Lands shown as "Area Subject to Amendment No. 748" on Schedule "1" attached hereto to permit the following: an increase the permitted density in the "High Density Residential" designation from 148 units per hectare to 569 units per hectare (thereby increasing the number of permitted apartment units on the Subject Lands from 208 to 797) with a maximum Floor Space Index of 4.35; a maximum of 586 m² of ground floor area devoted to Convenience Retail Store and Retail Store uses; and, maximum building heights of 15-storeys, 25-storeys, 12-storeys, and 6-storeys for proposed Buildings "A", "B", "C", and "D" respectively, as shown on Schedule "3" attached hereto.



NOT TO SCALE

**APPENDIX II
EXISTING LAND USES
OFFICIAL PLAN AMENDMENT No. 748**

SUBJECT LANDS

FILE: OPA 748
RELATED FILES: OP.12.019 & Z.12.047
LOCATION: PART LOT 7, CONCESSION 2
APPLICANT: BAIF DEVELOPMENTS LIMITED
CITY OF VAUGHAN

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