

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 307-92

A By-law to designate by Number Amendment Number 411 to the Official Plan of the Vaughan Planning Area, as effected by the Ontario Municipal Board.

The Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT Amendment Number 411 to the Official Plan of the Vaughan Planning Area, as effected by an Order of the Ontario Municipal Board, dated the 12th day of May, 1992 (O 910171), is hereby designated as By-law Number 307-92.

READ a FIRST, SECOND and THIRD time and finally passed this 16th day of November 1992.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, featuring a central shield with various symbols, surrounded by a wreath and the motto 'CORPORATION OF THE CITY OF VAUGHAN'.



Ontario

O 910171
Z 910180

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 22(1) of the
Planning Act, 1983

AND IN THE MATTER OF a referral to this Board by the Minister of Municipal Affairs on a request by Runnymede Development Corporation Limited (In Trust) for consideration of a proposed amendment to the Official Plan of the Vaughan Planning Area to redesignate the lands composed of part of Lot 28, Concession 1, from "Low Density Residential" to "High Density Residential" and "Institutional" to permit the development of an eight storey apartment building, a day care facility and a private school
Minister's File No. 19-OP-1500-A46
O.M.B. File No. O 910171

AND IN THE MATTER OF Section 34(11) of the Planning Act, 1983

AND IN THE MATTER OF an appeal to this Board by Runnymede Development Corporation Limited for an order amending By-law 1-88 of the City of Vaughan to rezone the lands comprised of part of Lot 28, Concession 1, from "Residential" (R4) to "Apartment Residential" (RA2) and "Residential" (R4) to permit an apartment building, day nursery and a private secondary school
O.M.B. File No. Z 910180

B E F O R E :

A. DELFINO
Member

)
)
)

Tuesday, the 12th day
of May, 1992

THESE MATTERS having come on for public hearing and after the hearing;

THE BOARD ORDERS that the proposed Amendment to the Official Plan of the Vaughan Planning Area is hereby approved as set out in Appendix "A" attached hereto and forming part of this order;

AND THE BOARD ORDERS that the appeal for a zoning by-law amendment is hereby allowed and By-law 1-88 is hereby amended as set out in Appendix "B" attached hereto and forming part of this order. The municipality is hereby authorized to assign a By-law or other number to this document for record-keeping purposes.

Diana Macri
SECRETARY

ENTERED
O.B. No. <i>091-1</i>
Folio No. <i>42</i>
AUG 6 - 1992
<i>D Macri</i>
SECRETARY, ONT. MUNICIPAL BOARD



Ontario

O 910171
Z 910180

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

APPENDIX "A" TO THE ORDER OF THE
ONTARIO MUNICIPAL BOARD MADE ON
THE 12TH DAY OF MAY, 1992

ATTACHMENT #1

AMENDMENT NUMBER 411
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 411 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 411.

Also attached hereto, but not constituting part of the Amendment is Appendix I.

I PURPOSE

The purpose of this amendment is to amend Official Plan Amendment Number 210 (Thornhill-Vaughan Community Plan) by redesignating a part of lands shown as "Area Subject to Amendment No. 411" on Schedule "1" attached hereto, hereinafter referred to as the "Subject Lands", from "Low Density Residential" to "High Density Residential" and "Institutional".

II LOCATION

The Subject Lands are located on the south side of Clark Avenue West approximately 140 metres east of York Hill Boulevard in Lot 28, Concession 1, City of Vaughan.

III BASIS

The decision to redesignate the Subject Lands is based on the following considerations:

1. The proposed high density residential use and institutional uses are considered an appropriate use for this site, which is located on the south side of Clark Avenue West. The site is bounded on the west, east and south by major institutional uses including: a community centre; Religious institution; and a District Park; and is separated from the low density residential to the north by Clark Avenue West, which is a minor arterial road. The proposed uses are compatible with these existing adjacent land uses subject to the policies of this plan.
2. The Subject Lands are presently vacant and are designated for Low Density Residential uses. This amendment permits the Subject Lands to be developed for high density residential and a private school. Development of the 1.8 hectare site for low density residential uses is considered to be limited and inappropriate given the intensive nature of the adjacent uses and the adjacent minor arterial road.

3. This development will serve the Thornhill-Vaughan Community and will respond to the Provincial policy of Land Use Planning for Housing, by providing housing for the disabled, elderly or economically disadvantaged; a day-care facility; and a private girls school.
4. The Subject Lands have access to municipal transit services and a minor arterial road, and is located in close proximity to shopping centres, the Garnet Williams Community Centre, religious institutions, and a District Park.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 210 to the Official Plan of the Vaughan Planning Area is hereby amended by redesignating the lands subject to Amendment Number 411 from "Low Density Residential" to "High Density Residential", and "Institutional" in the manner shown on Schedule "2" attached hereto subject to the following provisions:

- i) Lands designated "High Density Residential" and "Institutional" shall be developed in accordance with the policies of the Official Plan Amendment Number 210.
- ii) High density residential designated portion of the site is limited to a maximum 1.01 ha land area, abutting Clark Avenue West. The institutional designated portion applies to the southerly portion of the remaining lands containing approximately 0.79 hectares in land area.
- iii) Within that area designated High Density Residential, a daycare nursery, in accordance with the Day Nurseries Act and accessory administrative offices shall be permitted in addition to apartment uses.
- iv) Within that area designated Institutional a school shall be the permitted use. The provisions of Clause 2.2.4.1 g) shall NOT apply to the portion of the subject lands designated Institutional.

v) Architectural design practises shall be employed to minimize the impact upon the residential area to the north. Such design practices shall include:

1. a maximum building height of 8 storeys, being approximately 23m excluding rooftop mechanical features;
2. a tiered design commencing with one storey adjacent to Clark Avenue West to a maximum of 8 storeys;
3. balconies shall not be located on the north elevation;
4. landscaping and berming along Clark Avenue West to screen any parking or service areas from the roadway; and
5. access to the subject lands shall occur only by a direct connection to Clark Avenue West.

IV IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law, and Site Development Agreements, pursuant to the Planning Act, 1983.

VI INTERPRETATION

The provisions of Official Plan Amendment Number 210, as amended, to the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan shall apply with respect to this Amendment.

WARD ORDER
O 910171

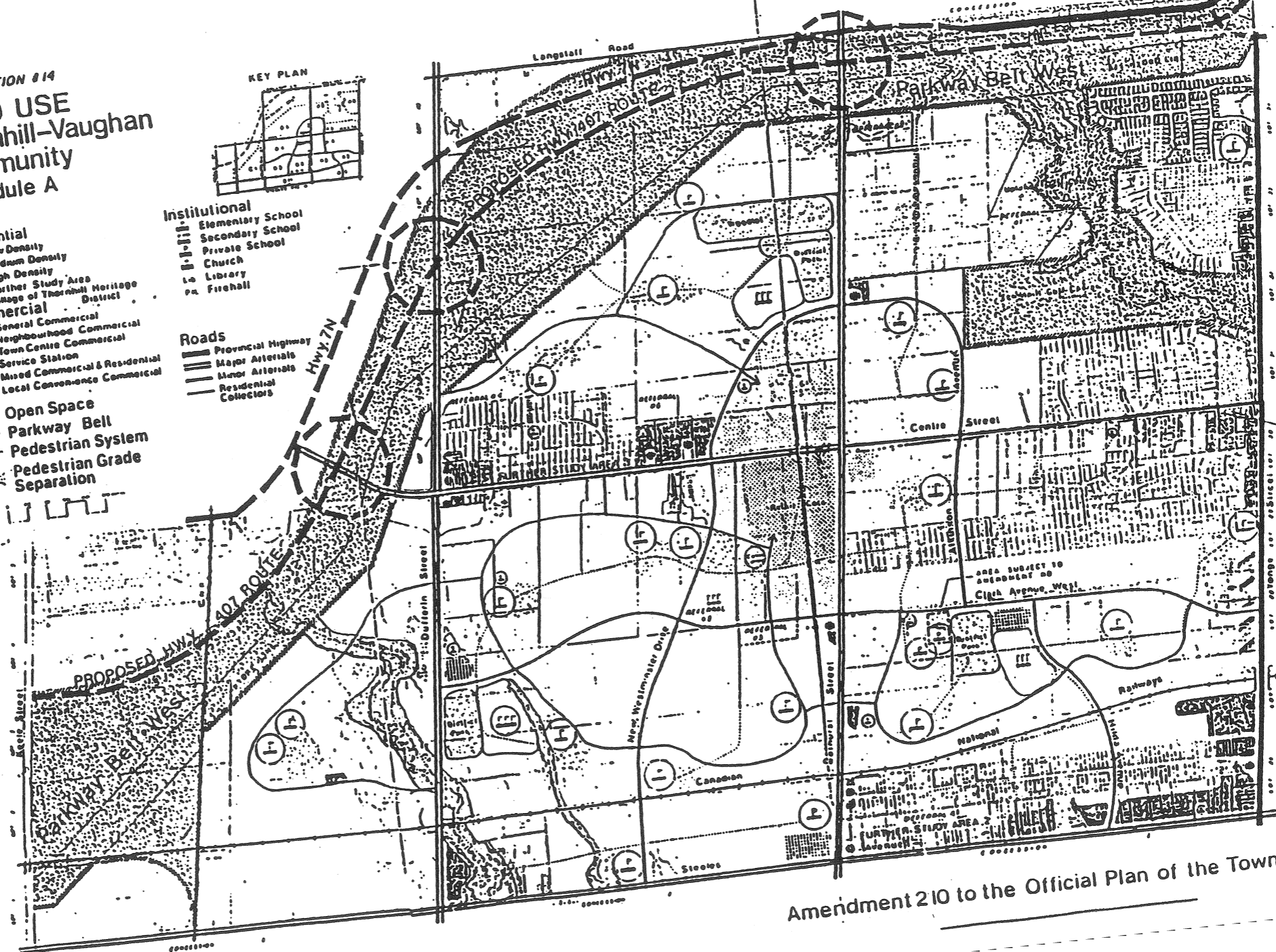
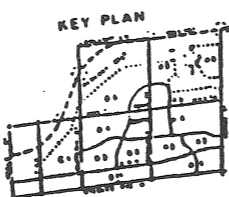
THIS IS SCHEDULE NO. 411
TO AMENDMENT NO. _____
ADOPTED THE _____ DAY OF _____, 1991
MAYOR

MODIFICATION #14 LAND USE Thornhill-Vaughan Community Schedule A

- Legend**
- Residential**
 - Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
 - Commercial**
 - General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
 - Open Space**
 - Parkway Belt**
 - Pedestrian System**
 - Pedestrian Grade Separation**

- Institutional**
- Elementary School
 - Secondary School
 - Private School
 - Church
 - Library
 - Firehall

- Roads**
- Provincial Highway
 - Major Arterials
 - Minor Arterials
 - Residential Collectors



Amendment 210 to the Official Plan of the Town of Vaughan

THIS IS SCHEDULE '2'
 TO AMENDMENT NO. 411
 ADOPTED THE ___ DAY OF ___, 1991.

BOARD ORDER
 O 910171

MAYOR

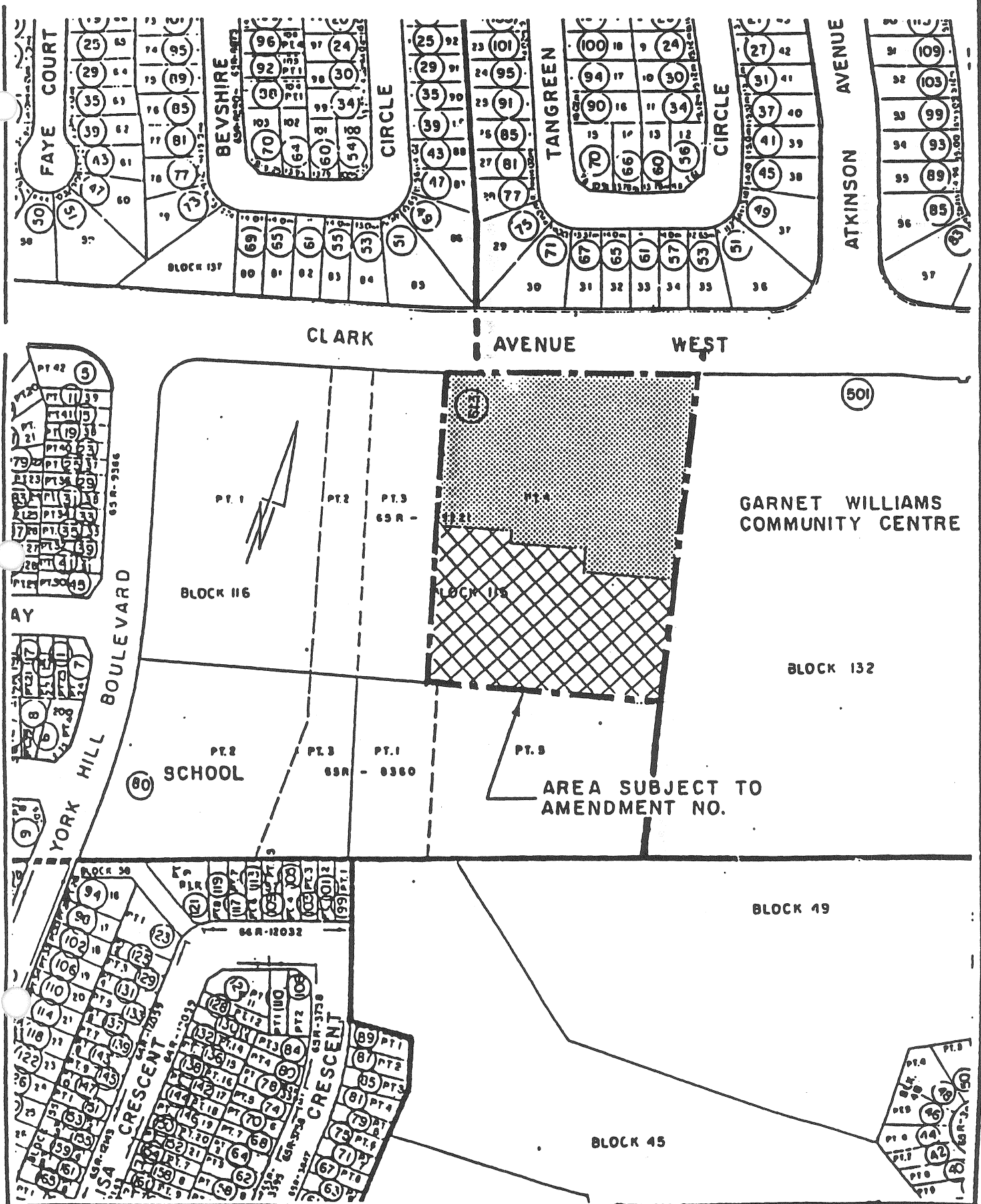
CLERK

LOCATION: PART OF BLOCK 115, PLAN M-2008
 DESIGNATED AS PART 4, PLAN 65R-9221

SCALE: 0  200 FT.

LEGEND

-  HIGH DENSITY RESIDENTIAL
-  INSTITUTIONAL



APPENDIX I

The subject lands are located on the south side of Clark Avenue West, approximately 140 metres east of York Hill Boulevard in part of Lot 28, Concession 1, City of Vaughan.

The Official Plan policies for the "High Density Residential" designated portion (maximum 1.01 ha) of the site, permits apartment units to a maximum density of 124 units per ha. The remaining approximately 0.79 ha area is designated "Institutional" which permits a private school.