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Ontario

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JUL 4 1995

CITY OF VAUGHAN
CLERK'S DEPT.

Ontario Municipal Board

Commission des affaires municipales de l'Ontario
IN THE MATTER OF Section 22(1) of the Planning Act, R.S.O. 1990, c.P.13

AND IN THE MATTER OF a referral to this Board by the Honourable Minister of Municipal Affairs, on a request by Canada Mortgage and Housing Corporation for consideration of a proposed amendment to the Official Plan for the City of Vaughan Planning Area to redesignate the lands comprised of the east half of Lot 7, Concession 6 from Future Urban Residential Area to Residential (low, medium, and high density), Open Space, Local Convenience Commercial, Public Use and Institutional to permit a mixed residential development and ancillary land uses

Ministry File No. 19-OP-1500-A49

O.M.B. File No. O 920126

IN THE MATTER OF Section 34(11) of the Planning Act, R.S.O. 1990, c.P.13

AND IN THE MATTER OF an appeal to this Board by Canada Mortgage and Housing Corporation for an order amending By-law 1-88, as amended, of the City of Vaughan to rezone the lands comprised of the east half of Lot 7, Concession 6 from A - Agricultural to Residential (R2, R3, R4, R4-1), Multiple Residential (MR2, MR3), Apartment Residential (RA3), OS1, OS2 and C3 to permit a mixed use residential development and ancillary uses

O.M.B. File No. Z 920039

IN THE MATTER OF Section 51(15) of the Planning Act (R.S.O. 1990, C.P. 13)

AND IN THE MATTER OF referral to this Board by the Regional Municipality of York on a request by Canada Mortgage and Housing Corporation for consideration of a proposed Plan of Subdivision on lands comprised of the east half of Lot 7, Concession 6, in the City of Vaughan

Ministry File No. 19T-90073

O.M.B. File No. S 920120

The Corporation of City of Vaughan and Canada Mortgage and Housing Corporation have applied to the Ontario Municipal Board under section 43 of the Ontario Municipal Board Act, R.S.O. 1990, c. O28, for review of the Board order issued on January 25, 1995

BEFORE:

R.D.M. OWEN
Vice-Chair

and

M. DHAR
Member

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Friday, the 16th day
of June, 1995

THIS MATTER having come on for public hearing;

THE CITY OF VAUGHAN AND CANADA AND MORTGAGE AND HOUSING CORPORATION having brought this matter forward seeking an amending order on consent;

NO OTHER PARTIES having any objections;

THE BOARD having heard evidence on these matters from Mr. John Stevens, the City's Commissioner of Planning;

THE BOARD ORDERS that its Order issued January 25, 1995, and entered in Order Book 1995-1 at Folio No. 195, be amended such that Official Plan Amendment A49 be modified and approved in the form attached hereto as Schedule "A" and identified as OPA 434;

AND THE BOARD ORDERS that its Order issued January 25, 1995, and entered in Order Book 1995-1 at Folio No. 195, be amended such that the said Zoning By-law Amendment is further amended as set out in Schedule "B" attached to and forming part of this Order;

AND THE BOARD FURTHER ORDERS the approval of the draft plan of subdivision, as revised, and filed as exhibit No. 7, subject to the fulfilment of the conditions attached hereto as Schedule "C".



SECRETARY

SCHEDULE "A"

AMENDMENT NUMBER 434
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and schedules constitutes Amendment Number 434 to the Official Plan of the Vaughan Planning Area.

May 1995

TABLE OF CONTENTS

Page

PART A - The Preamble

1.0	Title	1
2.0	Purpose	1
3.0	Location	1
4.0	Basis	1

PART B - The Amendment

1.0	Title	3
2.0	Goals and Objectives	3
3.0	Land Use Policies	4
4.0	Transportation	7
5.0	Utilities	7
6.0	General Urban Design Guidelines	8
7.0	Affordable Housing	11
8.0	Implementation	12
9.0	Interpretation	12

Schedule A - Land Use

Schedule B - Transportation

Schedule C - Block Density Plan

Schedule D - Unit Layout Block 249

Appendix A - Urban Design Drawings

PART A - The Preamble

1.0 TITLE

This is Amendment No. ~~437~~ to the Official Plan of the Vaughan Planning Area.

Only that part of this Amendment entitled "Part B - The Amendment" and those schedules entitled "Schedule A, Schedule B, Schedule C and Schedule D" constitutes Amendment No. ~~437~~ to the Official Plan of the Vaughan Planning Area.

2.0 PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment 90 and Official Plan Amendment 240 as they apply to the subject lands, the location of which is described in section 3.0 hereof, to allow for the creation of a residential neighbourhood comprising approximately 3,500 to 4,000 persons. This Amendment amends Official Plan Amendment 90 (OPA90) by redesignating the subject lands from "Future Urban Residential Area" to "Residential (low, medium and high density), "Open Space", "Firehall" and "Institutional" in a manner shown on Schedule A -Land Use attached hereto. This Amendment also amends Official Plan Amendment 240 (OPA 240) by redesignating the subject lands from "Public Use Campus" to the above listed land uses.

3.0 LOCATION

The lands subject to this Amendment are shown on Figure 1 and are located north of Highway #7 between Ansley Grove Road and Weston Road in the community of Woodbridge. The lands comprise the east half of Lot 7, Concession 6, City of Vaughan, Part 1, Plan 65R-12188 and are referred to as the Canada Mortgage and Housing Corporation (CMHC) lands. The CMHC lands total approximately 43 hectares (106 acres) and are referred to herein as "the subject lands".

4.0 BASIS

OPA 90 designates the subject lands "Future Urban Residential Area". OPA 240 designates the subject lands "Public Use Campus"; this designation was referred by Public Works Canada to the Ontario Municipal Board. The hearing of OPA 240 as it applies to the CMHC lands was adjourned sine die by the Ontario Municipal Board. This Amendment replaces the "Future Urban Residential Area" designation in OPA 90 and the "Public Use Campus" designation in OPA 240 with a range of designations comprising a residential neighbourhood.

Official Plan Amendments since the enactment of OPA 90 confirm the importance of Highway 400, Highway 7, Weston Road and Highway 407, now under construction, as a major industrial and commercial node in the City of Vaughan. In this context, the CMHC site must respond to the low density residential neighbourhood which borders on the north and the intensive commercial office development planned to the south. This implies that a range of land use densities is appropriate for the site.

- Official Plan Amendment 240 allows for the creation of a major shopping, hotel and office complex immediately south of the CMHC site.
- Official Plan Amendment 320 contemplates the development of a major office and commercial node at the intersection of Highway 400 and Highway 7.
- Official Plan Amendment 345 designates the northwest quadrant of Highway 7 and Weston Road from "Community Commercial" to "Major Commercial Centre". A principle goal of this designation is to establish the intersection of Highway 7/Weston Road as the primary focus for the Woodbridge Community and the surrounding industrial area [4.3.(b)(i)].

When constructed, Highway 407 will be a significant east-west transportation route through the southern portion of Woodbridge, with full interchanges at Highway 400 and Weston Road. Highway 407 will provide improved access to the area and the CMHC site.

The Land Use Planning for Housing Policy Statement issued under the Planning Act jointly by the Ministers of Housing and Municipal Affairs acts to provide one of the important points of context for the planning of the subject lands. A substantial demand for affordable housing exists within the Greater

Toronto Area (GTA). The City of Vaughan is considered by the policy statement to be a priority area for the provision of affordable housing. Among other things, the CMHC development responds to this policy by providing a sufficient supply of a range of housing types which are accessible, affordable, adequate and appropriate to the needs of the full range of households in the province.

Official Plan Amendment 250 (OPA 250) which was approved as modified by the Minister of Municipal Affairs on November 28, 1989, recognizes the need for the City of Vaughan to provide affordable housing in accordance with the policies of the Land Use Planning for Housing Policy Statement. Accordingly, "OPA 250 reserved 16% of the sanitary sewage capacity within the Amendment area, until December 31, 1994, to provide sanitary sewage capacity for affordable housing units", [III B (3)(C)(f)]. The development of affordable housing on the CMHC lands is the type of housing specifically provided for through the reservation of sanitary sewage capacity by OPA 250.

Attached to this Amendment are Schedules A, B, C and D and Appendix A:

- Schedule A - Land Use, indicates the location and land use designations of the subject lands. Schedule A - Land Use, forms part of the Amendment.
- Schedule B - Transportation, establishes the road classification system for the subject lands. Schedule B - Transportation, forms part of the Amendment.
- Schedule C - Block Density Plan, establishes the maximum unit per hectare yield permitted for each medium and high density block. Schedule C - Block Density Plan, forms part of the Amendment.
- Schedule D - Unit Layout Block 249, proposes a residential development option on Block 249 should one of the elementary school sites not be required. Schedule D - Unit Layout Block 249 forms part of this Amendment.
- Appendix A - a set of urban design drawings to illustrate the intent of the Urban Design Guidelines.

PART B - The Amendment

1.0 TITLE

All of this part of the Amendment entitled "Part B - The Amendment" consisting of the following text and the attached "Schedule A", "Schedule B", "Schedule C" and "Schedule D" constitute Amendment No. ~~434~~ to the Official Plan of the Vaughan Planning Area.

2.0 GOALS and OBJECTIVES

2.1 General

- a) to create a residential neighbourhood which provides a diversity of housing types to meet the needs of the existing and proposed community; and,
- b) to augment and compliment the existing residential community to the north and west and the planned industrial and commercial node to the south and east of the subject lands.

2.2 Objectives

- a) to provide a compatible transition of land uses which respect the form of development along the boundary of the subject lands;
- b) to achieve a compatible transition of residential density and built form from the predominantly low density housing forms along the north and west of the subject lands and the industrial and commercial building forms to the south and east of the subject lands;
- c) to provide a broad range of dwelling types which provide ample opportunity for the development of affordable housing within the subject lands;
- d) to implement the intent of the Land Use Planning for Housing Policy Statement as issued under section 3 of the Planning Act as set out in sections 3.2 and 7.0 of this Amendment;
- e) to respond to the need for assisted and affordable housing in the Region of York and the City of Vaughan as set out in sections 3.2 and 7.0 of this Amendment;
- f) to provide an opportunity for convenience commercial shopping to service the needs of the residents;
- g) to establish general urban design guidelines to address the form and massing of buildings and the organization of public spaces and its relationship to private spaces;
- h) to provide a range of recreational facilities within the parkland and open space blocks to meet the active and passive recreational needs of the residents of the community;
- i) to provide adequate space for such public uses as institutional, educational and community facilities to support the residents of the community;
- j) to provide a road system which accommodates safe and efficient vehicular movement, public transit and pedestrian use and which restricts business traffic through this community and adjoining residential communities; and,
- k) to provide an opportunity for the phasing of development through the design of roads, water distribution, sanitary sewer and storm water drainage works in a manner which permits efficient and orderly development and which meets the requirements of the relevant authorities.

3.0 LAND USE POLICIES

3.1 Introduction

Schedule A of Official Plan Amendment 90 (OPA 90), is hereby amended by redesignating the lands subject to this Amendment, from "Future Urban Residential Area" to the designations shown on Schedule A - Land Use, attached hereto.

Schedule A of Official Plan Amendment 240 (OPA 240), is hereby amended by redesignating the lands subject to this Amendment, from "Public Use Campus" to the designations shown on Schedule A - Land Use, attached hereto and the policies of OPA 240 are amended by establishing the area of land from the subject lands to be dedicated for park or other public recreational purposes.

The following land use categories are incorporated into this Amendment:

- i) Low Density Residential
- ii) Medium Density Residential
- iii) High Density Residential
- iv) Open Space
- v) Firehall
- vi) Institutional

The above land use designations replace land use designations in OPA 90 and OPA 240 with respect to the subject lands. The policies of this Amendment are to guide the development of the subject lands.

3.2 General Policies

- a) All lands shall be serviced by municipal water and sanitary sewer facilities subject to the policies of section 5.0 of this Amendment.
- b) A range and variety of dwelling unit types are planned to accommodate a variety of household sizes and income groups as well as to meet the requirements of the Land Use Planning for Housing Policy Statement.
- c) Amendment provides for a residential community to a maximum of 1280 dwelling units which may be exceeded only subject to sections 3.2 (d), (e) and (f) if the school site or Firehall block are not required for their intended purpose.
- d) Subject to subsection 3.2 (e) and (f) lands designated for a joint elementary school site or Firehall block may be used for residential purposes should the elementary school site or part thereof or the firehall site not be required for their intended purpose.
- e) If block 249 as shown on schedule 3 is not required for school purposes it may be developed further to the low and medium density residential policies set out in section 3.4 and 3.5, pursuant to Schedule D, to a maximum of 6 single detached units, 12 townhouse units and 8 keylot units.
- f) If the Firehall block is not required for its intended use it may be developed further to the policies applicable to the abutting block.
- g) Site plan approval shall be required pursuant to By-law 60-91 of the City of Vaughan. Single family detached dwellings on lots with frontages of 9 metres (29 feet) or greater and semi-detached dwellings on lots with frontages of 18 metres (59 feet) or greater shall be excluded from this requirement.
- h) Where site plan approval is required, regard shall be had to the General Urban Design Guidelines as set out in section 6.0 of this Amendment and for the urban design drawings in Appendix A to this Amendment.
- i) Noise attenuation studies will be required as a condition of draft approval for lands abutting Weston Road and Ansley Grove Road.

3.3 Density Calculation

- (a) For the purposes of calculating residential density in low and medium density residential designations, a net residential hectare shall include local streets, feeder roads with the exception of Street A as shown on Schedule C, the land for the dwelling units and any land over which an easement is granted for municipal services, or private or public access.
- (b) For the purposes of calculating residential density in the high density residential designation a net residential hectare shall not include local streets or feeder roads.
- (c) The assignment of density is based on the direction of the Ontario Municipal Board as it relates to the Official Plan and Zoning densities considered appropriate for the site and the provision of a maximum of 1280 dwelling units on the subject lands. The assignment of density results in a theoretical underutilization of the density of some blocks. To ensure that the maximum number of units for the site as directed by the Ontario Municipal Board is not exceeded, a maximum number of units permitted on the plan of subdivision shall be specified on each block and a schedule of the zoning by-law to implement the plan.

3.4 Low Density Residential

- a) The permitted uses in Low Density Residential areas shall be any residential building form defined in this section which does not exceed the net density permitted. Institutional uses, parks and open space, daycare, home occupations and other accessory uses shall also be permitted.
- b) Low Density Residential building forms may include: single family detached, semi-detached, key , and link dwelling units and any similar housing types which do not exceed the net density permitted in this category.
- c) The maximum permitted density in Low Density Residential areas shall be 20 units per net residential hectare (8 units per net residential acre).
- d) Notwithstanding section 3.4(c) above, an increase in the net residential density for lands designated Low Density Residential may be permitted to a maximum density of 30 units per net residential hectare (12 units per net residential acre) within the lands identified pursuant to this subsection on Schedule A - Land Use provided the lands are not located on the boundary of the subject lands and the housing form is compatible with adjacent low density development in terms of height, massing and scale.
- e) Daycare facilities, as defined in the Day Nurseries Act shall be permitted.

3.5 Medium Density Residential

- a) The permitted uses in Medium Density Residential areas shall be any residential building form defined in this section which does not exceed the net density permitted. Institutional uses, parks and open space and daycare shall also be permitted.
- b) Medium Density Residential building forms may include: block, street, back to back, stacked or, back to back stacked townhouses, villas, garden court or low rise apartments and any similar housing forms which do not exceed the net density permitted in this category.
- c) The maximum permitted density in Medium Density Residential areas shall range from 30 to 60 units per net residential hectare (12 to 24 units per net residential acre). The medium density designations shall be distributed within this range as shown on Schedule C and shall be established in the implementing Zoning By-law.
- d) The design of medium density housing developments shall have regard for the General Urban Design Guidelines set out in section 6.0 of this Amendment and Appendix A.
- e) Daycare facilities, as defined in the Day Nurseries Act shall be permitted.

3.6 High Density Residential

- a) The permitted uses in High Density Residential areas shall be any residential building form defined in this section which does not exceed the net density permitted. Institutional uses, parks and open space and daycare shall also be permitted.
- b) High Density Residential building forms may include multiple unit housing of all types, block or stacked townhouses, garden court, low, medium or high rise apartments, all dwelling types permitted in the Medium Density Residential designations and any similar housing forms which do not exceed the net density permitted in this category.
- c) In addition to the building forms permitted in paragraph (b) above, a limited number of townhouses shall be allowed within the high density designation shown on Blocks 245, 246, and 247 as shown on Schedule C. This policy is intended to provide a greater range of dwelling types and to fully occupy the street frontage along Block 245, 246 and 247 as set out in the General Urban Design Guidelines in Section 6.0 of this Amendment.
- d) The maximum permitted density in High Density Residential areas shall be 125 units per net residential hectare as set out on Schedule C.
- e) The design of high density residential uses shall have regard to the General Urban Design Guidelines set out in section 6.0 of this Amendment and Appendix A.
- f) Notwithstanding paragraph (d) above, any High Density Residential block that includes housing for senior citizens pursuant to the provisions of Section 7.0 of this Amendment shall not exceed a density of 250 units per net residential hectare.
- g) High Density Residential developments shall include private recreational amenity space to serve the needs of its resident community.
- h) Daycare facilities, as defined in the Day Nurseries Act shall be permitted.
- i) The maximum number of units permitted on Blocks 245, 246 and 247 shall not exceed 472 units. This number includes seniors housing units.

3.7 Local Convenience Commercial

- a) Local Convenience Commercial uses to service the convenience commercial needs of the residents and immediate surrounding community are permitted in Block 244 and High Density Residential buildings provided such use does not exceed 1500 m² (16,15.0 sq. ft.) gross floor area for the High Density Residential areas on lands subject to this Amendment.

3.8 Parks, Open Space and Recreational Amenities

- a) Lands designated as Open Space shall be used for active public recreational purposes to serve the residents of the subject lands and the surrounding residential areas.
- b) Lands designated as Open Space-Stormwater Management on Schedule A may be used for a Stormwater Management pond.
- c) Public recreational buildings or structures may be developed within the parkland system.
- d) With the exception of on-street townhouse developments, provision shall be made within medium and high density residential designations for private recreational facilities and amenity areas on site or within residential structures. These may include swimming pools, tennis courts, gyms, running tracks, exercise and fitness facilities, day care, and other recreation facilities.
- e) The landscaping, buffering, and screening of open space areas will be designed having regard to the General Urban Design Guidelines set out in section 6.0 of this Amendment.

- f) Parkland will be dedicated as represented by blocks 250, 251 and 252, representing a total parkland dedication of 5.294 ha (13.1 acres). In the event of the application of policy 3.2 e) and/or f) the total parkland dedication will remain at 5.294 ha (13.1 acres).
- g) The provision of indoor recreation and amenity space will be encouraged at the time of site plan approval of multiple family buildings and seniors buildings.

3.9 Institutional

- a) Within the subject lands, a joint elementary school site, with a site area of approximately 3.65 hectares (9.02 acres), shall be planned as shown on Schedule A - Land Use.
- b) This Amendment recognizes that it may become desirable for the City and school boards to jointly develop the school and park lands as a campus of park, school and recreational uses to serve the residents of the subject lands and surrounding residential areas. The urban design guidelines of this Amendment apply to such a campus.

3.10 Firehall

- a) A Firehall site of a maximum of 0.50 ha (1.25 acres) is planned for the subject lands, located as shown on Schedule A - Land Use. The precise size and shape of the firehall site will be determined upon acquisition of the site by the City.
- b) The urban design of the Firehall block shall incorporate proper access, internal and external traffic circulation and adequate parking as set out in the General Urban Design Guidelines in section 6.0 of this Amendment.

4.0 TRANSPORTATION

- a) The Transportation Plan, as depicted on Schedule B - Transportation of this Amendment, shall apply to the lands subject to this Amendment.
- b) The Residential Feeder roads are shown on Schedule B.
- c) All public streets and private roads shall be built to City of Vaughan standards.
- d) Notwithstanding paragraph (c) above, public roads other than Residential Feeder roads which abut an elementary school, park or open space blocks may be designed with a reduced right of way provided the standard pavement widths are maintained.
- e) Direct access from Medium Density Residential buildings to Residential Feeder roads may be permitted and such access may be restricted to shared driveways to common garages or parking areas.

5.0 UTILITIES

5.1 General

- a) All development shall be permitted on the basis of full municipal servicing, designed to the satisfaction of the City of Vaughan, the Regional Municipality of York, and other authorities having jurisdiction over these matters.

5.2 Sanitary Sewers

- a) Sanitary sewers for the subject lands shall connect to the municipal system.

5.3 Sanitary Sewage Capacity Allocation

- a) Proposed residential units which meet the Land Use Planning for Housing Policy Statement affordability guidelines are eligible to receive sanitary sewage capacity allocation as contemplated under Official Plan Amendment 250.

5.4 Storm Drainage

- a) Stormwater from the minor drainage systems for the east part of the Subject lands shall be directed to the Emery Creek Channel through the lands immediately to the south. Runoff from more severe events will flow to the major drainage system at the storm sewer easement between Ansley Grove Road and Longhouse Street.

5.5 Water Supply

- a) Development of the subject lands shall be serviced by Pressure Districts 5 and 6;
- b) Water supply shall be made available from the existing water distribution system.

6.0 GENERAL URBAN DESIGN GUIDELINES

6.1 General

- a) The General Urban Design Guidelines contained in this section provide design guidelines for the development of the subject lands. The guidelines create an unifying theme throughout the community while ensuring general compatibility of form and function with the surrounding urban area. Appendix A is intended to provide an illustration of these Guidelines.
- b) The development emphasis within the subject lands should be toward a human scale;
- c) Adequate recreational opportunities should be provided within public and private areas;
- d) Safe and efficient pedestrian and vehicular movement shall be provided for through the design of the subdivision and various housing blocks.

6.2 Interfaces

- a) The development of a residential neighbourhood on the subject lands provides an opportunity to establish an appropriate transition in land use intensity from the established low rise residential community north and west of the subject lands to the planned industrial and commercial area to the south and east of the subject lands.
- b) The communities to the west and north of the subject lands are low density in character, dominated by detached residential and open space uses. The residential uses abutting the existing low density residential communities shall be of similar size, character and form.
- c) The built form and uses within the subject lands shall be increasingly more intense in urban form and oriented to a greater extent to the industrial and commercial uses located to the south and east of the subject lands.
- d) A more intense residential form is contemplated within the subject lands to provide a suitable and appropriate interface between the low density residential community to the north and west and the planned industrial and commercial area to the south and east.
- e) The built form should gradually increase from a low profile character along the north and west boundaries of the subject lands to a clearly urban character to the south and east.

6.3 Land Use Organization

- a) Land uses requiring high accessibility should be given orientation and access to the feeder road network.
- b) The land use elements shall be located and organized to reflect the suburban character north and west of the subject lands and to reflect the urban character to the south and east of the subject lands.
- c) Open space land uses shall be organized to provide for the active and passive recreational needs of the community.

6.4 Building Disposition

- a) Buildings should have conventional relationships to streets to assure typical address and arrival arrangements for inhabitants and visitors.
- b) Buildings should front onto streets where possible to enhance the appearance, pedestrian activity and personal safety of streets.
- c) To the extent possible, the security of the subject lands should be based upon physical planning arrangements which provide suitable opportunities for the community to monitor itself, make policing simple and which clearly define public, common and private areas. General principals include:
 - Inactive and unobservable places should be made less accessible;
 - Public streets and parks should have building fronts rather than backs facing onto them to provide routine monitoring;
 - Public parks should be bounded on at least two frontages by streets so that passing pedestrians and vehicles are able to monitor them;
 - Buildings should line streets and parks to demarcate public parts of the subject lands from common and private outdoor areas;
 - Schools, recreational and other community facilities should provide an opportunity for natural surveillance from streets.
 - Access to common courtyards and private yards should be clearly demarcated and formed by buildings and fencing.

6.5 Parking Areas and Underground Garages

- a) Surface parking areas for multi-family buildings should be limited in capacity and located so they are visible from a portion of the residential units they serve;
- b) Surface parking for stacked townhouses, garden court or low rise apartments and similar medium density residential building forms and high density residential building forms should not exceed the number of visitor parking spaces required by By-law 1-88, as amended.
- c) Surface parking may be permitted for local convenience commercial uses located in high density residential buildings pursuant to section 3.7 above.
- d) Underground garages should be limited in capacity, preferably limited to one garage per building and should not be interconnected with other underground garages;
- e) Underground garages should be designed as a safe and secure space for the residents and vehicles which use the garage.

6.6 Built Form

6.6.1 General

- a) The height and character of the buildings should increase with intensity, generally from the suburban character of the existing residential area to the north and west, to an urban character consistent with the industrial and commercial area to the south and east of the subject lands.
- b) The scale, siting and orientation of the buildings should reflect a ground related focus where practicable to enhance the pedestrian environment. Street exposure should be enhanced and treated as front yard opportunities with direct pedestrian access where appropriate.
- c) Streets should provide a compatible scale of base buildings on opposite sides.
- d) Private courtyards defined by buildings should be carefully designed having regard for safety considerations and amenities.

6.6.2 Low Density Residential Development

- a) At gateways or entrances to the areas, housing elevations and massing should be designed to enhance these features.
- b) Corners may be formed by suitable building types or specially formed buildings at the commencement or termination of blocks.

6.6.3 Medium Density Residential Development

- a) The form of the medium density blocks should be directed to create a vital and human scaled streetscape. This means that the housing blocks should move close to the street, while maintaining a useful size of the open space associated with ground floor units.
- b) Low rise medium density housing blocks should be sited to the perimeter of the block to create a large internal area for parking and open space.
- c) The central area of the blocks may be accessible to automobile and pedestrian traffic, and overlooked by the surrounding housing to enhance security and safety for the residents of the development.
- d) End units abutting spaces for walkways, play and open space areas should be designed to include windows which will overlook such spaces to enhance safety and security.
- e) The private interior courtyards of the medium density blocks are intended to provide landscaped amenity and play areas and may provide areas for visitor parking.
- f) Wherever possible, buildings should face towards one another as opposed to front to back. The blocks should be limited in size to create housing clusters that maintain a sense of address for the residents.
- g) The mid block private streets should link up across intersections with other blocks. Internal systems should be designed to limit their use to local residents and to discourage through traffic.
- h) In medium density residential areas, recessed garages for townhouse and quadruplex buildings should be encouraged to avoid a garage-dominated streetscape.

6.6.4 High Density Residential Development

- a) The design of high density residential blocks should create a similar perimeter condition to the medium density residential blocks and should control the relationship with the Firehall block and the planned commercial developments to the south.
- b) Care should be taken to control the relationship between high rise, mid rise and low rise buildings within the block itself to minimize overshadowing.
- c) Buildings higher than four storeys should be designed with a base which defines a continuous street edge to maintain a consistent three and four storey base to enhance the human scale and the urban character of the development. Increased setbacks should be encouraged above this base to reduce the building presence at the street level.
- d) Servicing areas for mid and high rise buildings on these blocks should be located between buildings on block interiors to reduce their impact.
- e) Units abutting spaces for walkways, play and open space areas should be designed to include windows which will overlook such spaces to enhance safety and security.
- f) High buildings which are elongated should be oriented to minimize shading impacts.
- g) High buildings should be set back from the street. Lower building elements should face onto public streets providing wind protection and a suitable human scale streetscape.

6.7 Road Corridors

- a) Road corridors should provide the routes and the ways in which the surrounding community in addition to the new community will travel within the subject lands and through the subject lands to uses around it. The corridors should be initiated from points which are spaced and located so as to promote safe and convenient intersections. The origin of the corridors should be evident.
- b) A primary road corridor will connect Weston Road to the east with Ansley Grove Road to the west. This corridor will provide the opportunity for major vehicle movements through the subject lands and with origins and destinations on the subject lands. It will create a transportation focus to which vehicle movements will be directed to ensure safe and convenient access.
- c) Secondary road corridors may be provided within the subject lands to facilitate safe and convenient access to the residential areas.

6.8 Open Space and Pedestrian Corridors

- a) The development of recreation facilities will include pedestrian corridors and public recreational facilities to provide for the recreational needs of the residents of the proposed residential community.
- b) Walkways should be provided where appropriate to facilitate safe and efficient pedestrian movement through the proposed community.
- c) The areas of designated pedestrian walkways containing sightlines between buildings should be unobstructed and well lit.
- d) Pedestrian routes along streets and walkways should be as direct as possible with minimal interruptions by street crossings.

6.9 Landscape/Streetscape

- a) A Landscape and/or Streetscape plans should provide an unifying theme throughout the community while providing an opportunity to reflect the low density residential character to the north and west and the urban character to the south and east of the subject lands. The plans should include details relating to the selection of lighting, fencing, sidewalk, hard surface materials and plant materials.

7.0 AFFORDABLE HOUSING

- a) Assisted housing means any housing units which are subsidized, either directly or indirectly, in accordance with any municipal, regional, provincial or federal housing programme. Assisted housing units shall include rent geared to income (R.G.I.) units;
- b) An assisted housing project is any building, buildings or group of buildings on a block which are designed to provide housing accommodation primarily for persons with low to moderate incomes and such accommodation is owned by, leased to and operated by one or more of:
 - i) a non-profit co-operative housing corporation;
 - ii) a non-profit housing corporation constituted under any municipal, regional, provincial or federal programme.
- c) The following general policies reflecting the development of assisted housing shall apply:
 - i) The provision of 100 units rent geared to income for seniors, 142 units rent geared to income for families and 142 units at market rate, within non-profit and co-operative buildings, are to be considered targets in the context of this Amendment.

- ii) The parking standard for units built under the auspices of a government funded programme for families or seniors may be reduced.
 - iii) Units for seniors should be provided within a range of 100 to 215 units and may be built in more than one building or project, to ensure an adequate population for the establishment of seniors related programmes.
 - iv) Notwithstanding paragraphs 3.5 c) and 3.6 d) projects for seniors shall be permitted within Block 244 at a density of 120 units per net residential hectare, and Blocks 245, 246, 247 and 254 at a density of 250 units per net residential hectare as shown on Schedule A - Land Use.
 - v) Rent geared to income family units should be distributed among the medium density areas and ground oriented units within the high density areas. Subject to the overall limits in section 7(c)(i), assisted housing for families should be distributed so that no more than half of the units in any block are comprised of assisted housing units.
 - vi) Preference should be given to locating the rent geared to income family units within ground oriented housing forms in Medium and High Density Residential designations and in proximity to the park and open space facilities provided on the subject lands.
 - vii) The number of rent geared to income family units within a building or project is encouraged to range from a minimum of approximately 80 units to a maximum of approximately 120 units and such buildings or projects should not abut one another.
- d) In accordance with sections 2.2 (d), 2.2 (e) and 3.2 (b) of this Amendment and based on market conditions in February, 1993 and in addition to the assisted units referred to in (a) above, an opportunity exists for more than 30% of the units in the Plan to be affordable as defined by the Land Use Planning for Housing Policy Statement.

8.0 IMPLEMENTATION

Implementation of this Amendment will entail the following steps:

- a) Approval of a plan of subdivision and plans of condominium, pursuant to the Planning Act in accordance with the policies set forth in this Amendment.
- b) Prior to the development of any part of a medium or high density residential block site plan approval pursuant to section 41(4)(5) of the Planning Act for the whole the Block.
- c) Approval of a zoning by-law amendment pursuant to the Planning Act.
- d) Subject to the prior approval for site plans for the whole of the block as set out in clause (b) above, approval of by-laws pursuant to section 50(7) of the Planning Act lifting the part lot control provisions imposed under section 50(5) of the Planning Act. Such by-laws should be used to facilitate the division of blocks and the creation of easements for internal roads, driveways and other common facilities in accordance with the policies set forth in this Amendment.
- e) Where through consent or condominium registration on lands designated Medium and High Density Residential by this Amendment compliance with zoning regulations may be determined on the basis of the whole of the block rather than that of it's subdivided parts.
- f) Through the zoning and site plan approval process, the City of Vaughan shall monitor the provision of assisted and affordable housing.

9.0 INTERPRETATION

- a) The boundaries of the land use descriptions depicted on Schedule A - Land Use are approximate. Minor adjustments will not require a revision to this Amendment, provided the intent of the policies are maintained.

- b) Location of roads are approximate and minor adjustments will not necessitate a revision to this Amendment, provided the intent of the policies of this Amendment are maintained.
- c) Statistics including population allocations, are approximate and should be regarded as flexible. Variations should be permitted provided the intent of the policies of this Amendment are maintained.

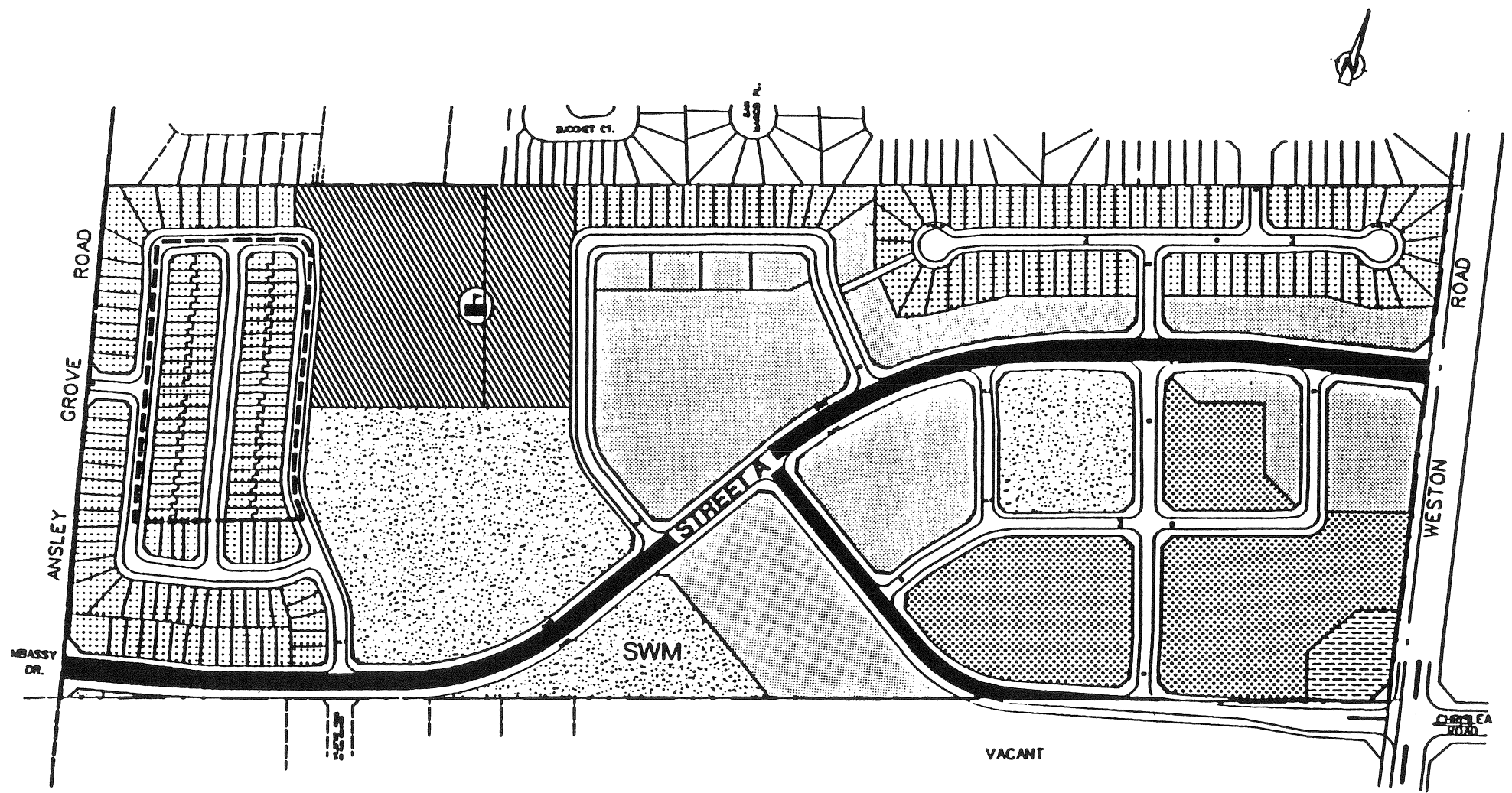
**SCHEDULE A
LAND USE
CMHC - VAUGHAN COMMUNIT**

LEGEND

- . - . - . Amendment Area
- ▬ Residential Feeder Road
- Ⓜ Joint Elementary School

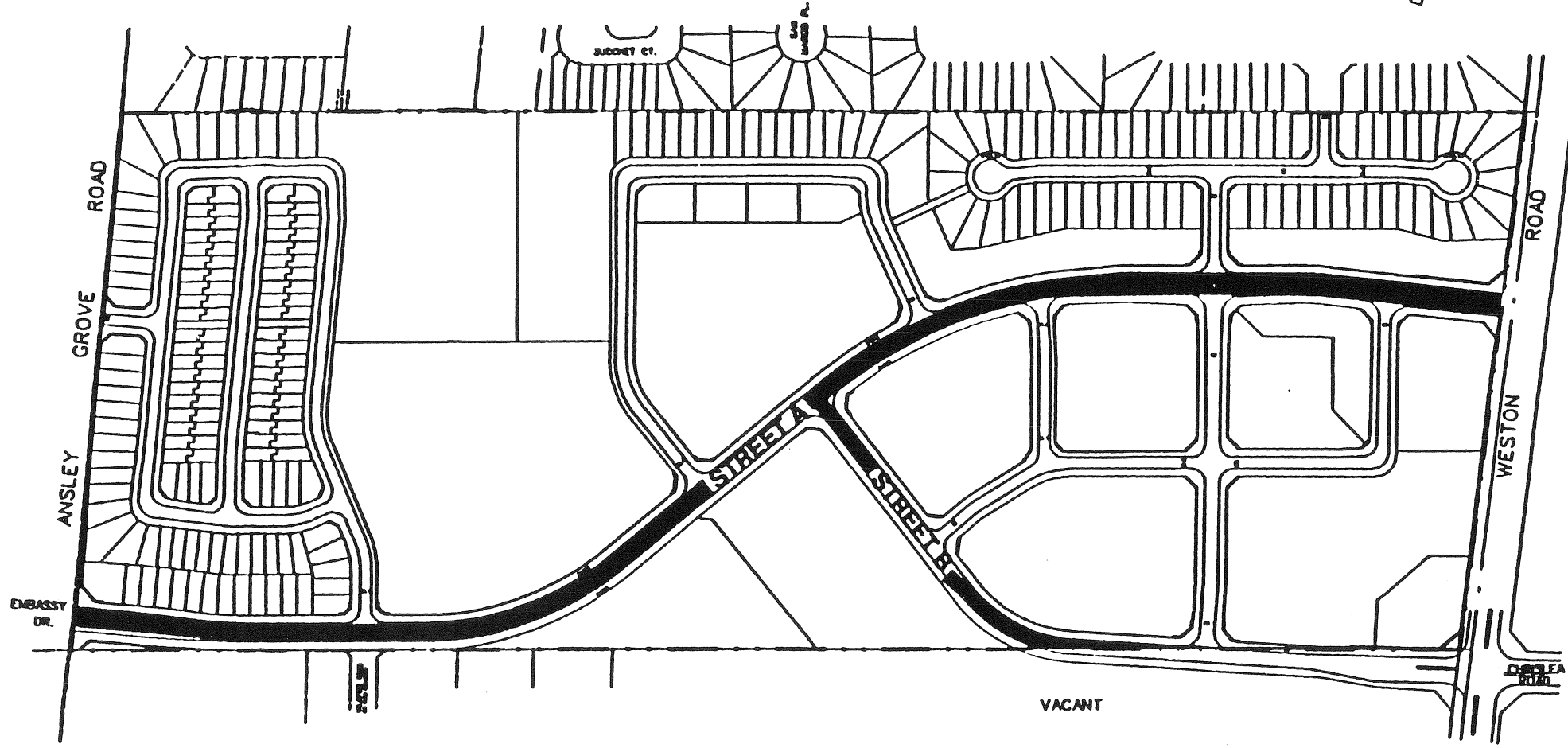
LAND USE DESIGNATIONS

- ▤ Low Density Residential
- ▥ Medium Density Residential
- ▧ High Density Residential
- ▨ Firehall
- ▩ Institutional
- Open Space
- SWM Storm Water Management
- - - - Section 3.4(d) Amendment No. _____



May 1995
Scale 1:4600

**SCHEDULE I
TRANSPORTATION
CMHC - VAUGHAN COMMUNIT**

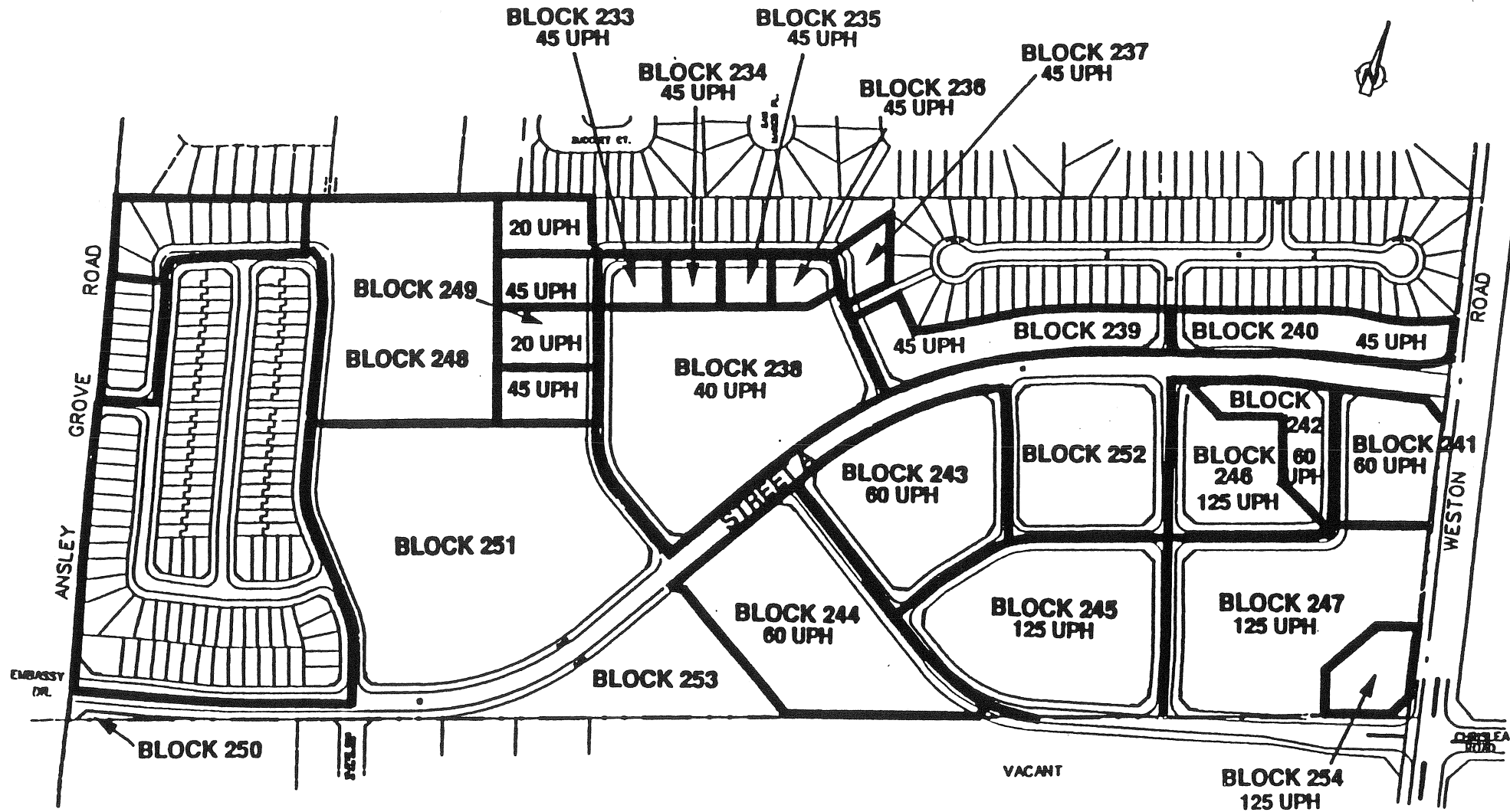


LEGEND

- Amendment Area
- █ Residential Feeder Road

May 1995
Scale 1:4600

**SCHEDULE C
BLOCK DENSITY PLAN
CMHC - VAUGHAN COMMUNITY**



LEGEND

--- Amendment Area

NOTE: Notwithstanding paragraphs 3.5 c) and 3.6 d) projects for seniors shall be permitted within Block 244 at a density of 120 units per net residential hectare, and Blocks 245, 246, 247 and 254 at a density of 250 units per net residential hectare.

May 1995
Scale 1:4600

SCHEDULE D
 UNIT LAYOUT FOR BLOCK 249
 CMHC - VAUGHAN COMMUNITY

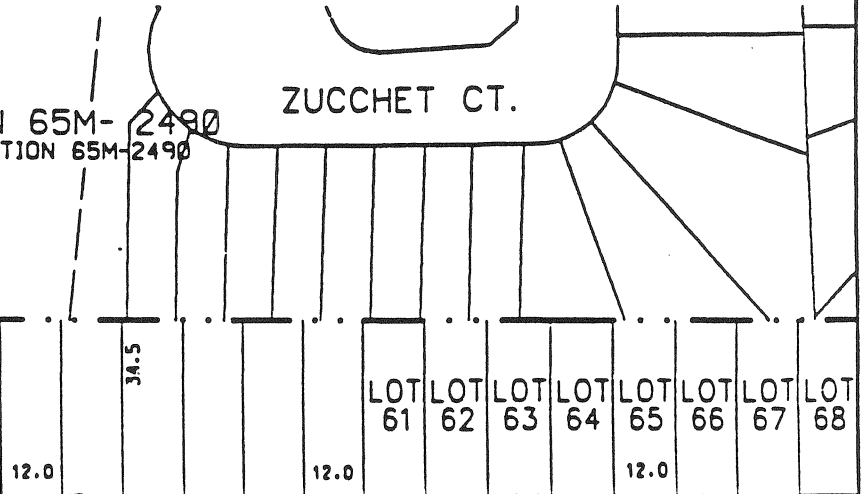
DATE: MAY 1995
 SCALE 1:1500



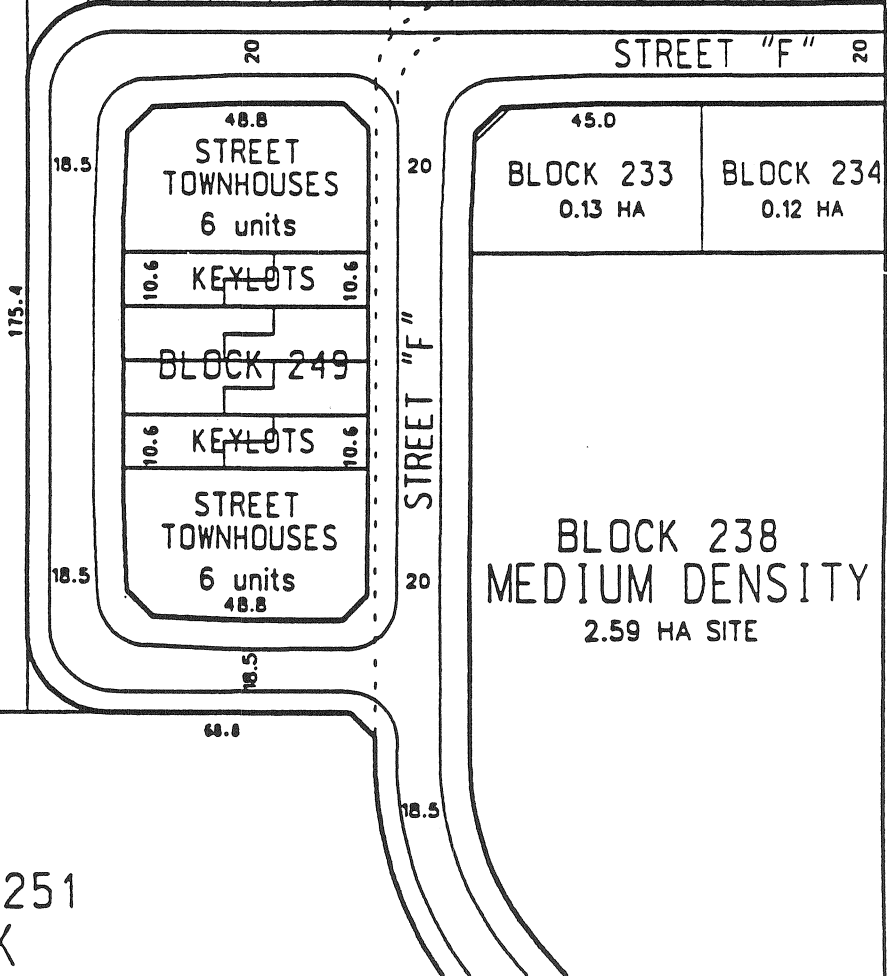
PARK
 BLOCK 165
 PARCEL 165-1

PLAN 65M-2490
 SECTION 65M-2490

ZUCCHET CT.



BLOCK 248
 SCHOOL
 2.43 HA

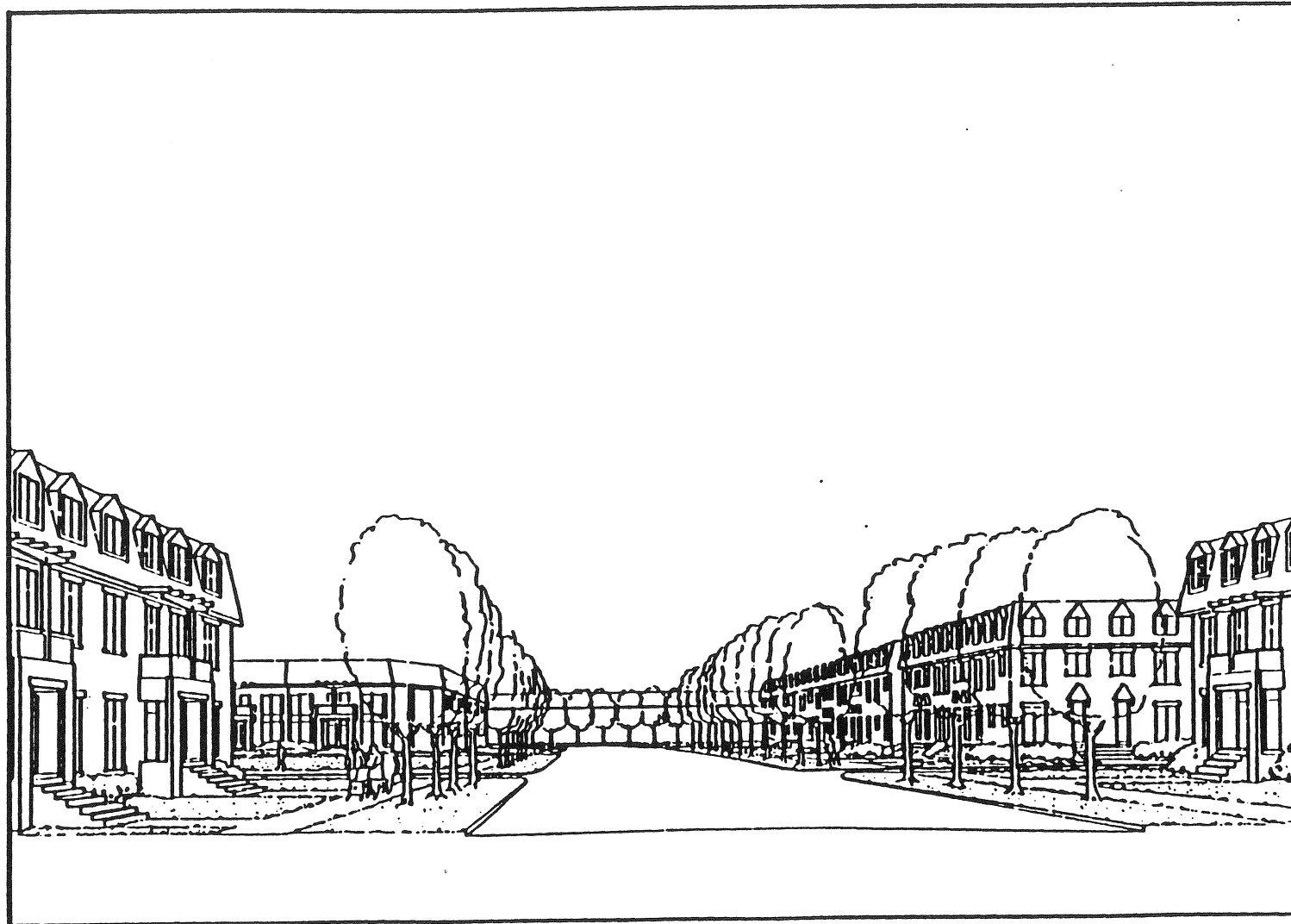


BLOCK 251
 PARK
 4.06 HA



WESTON LARKIN

Appendix A



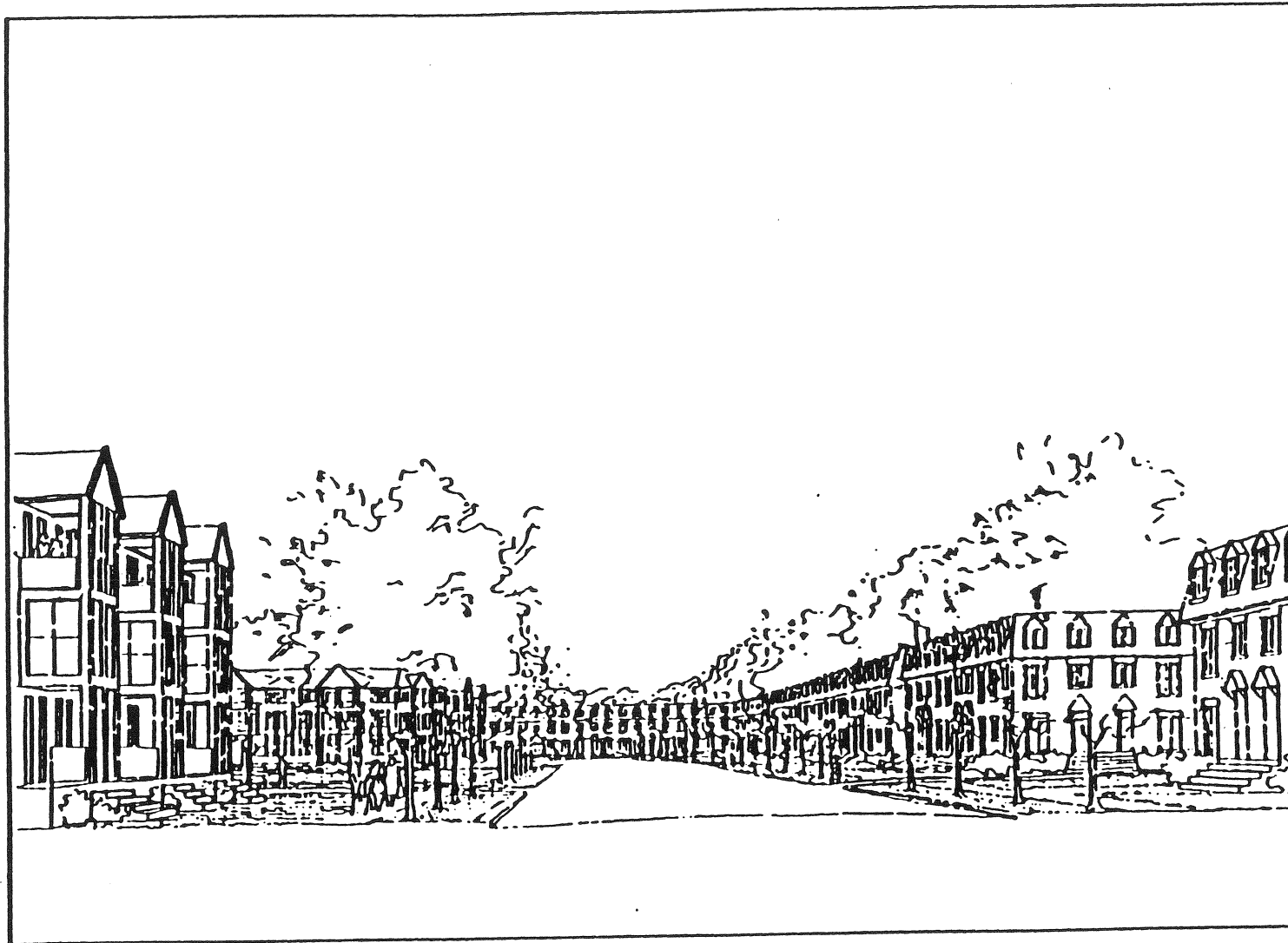
STREET SCAPE VIEW
TOWNHOUSES AND TOWNHOUSES

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DEPT. OF CITY &
ENGINEERING &
CITY OF YANKEAN
AN OFFICIAL MUNICIPALITY OF YON

STREET SCAPE VIEW
TOWNHOUSES AND TOWNHOUSES



**STREET SCAPE VIEW
STACKED TOWNHOUSES AND TOWNHOUSES**

I hereby certify that the information contained in this report is true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed professional person in the field of architecture, engineering, or surveying, and that I am not providing this information for the purpose of defrauding any person or entity.

I hereby certify that the information contained in this report is true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed professional person in the field of architecture, engineering, or surveying, and that I am not providing this information for the purpose of defrauding any person or entity.

PART OF LOT 1
 CONVEYANCE
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

**STREET SCAPE VIEW
 STACKED TOWNHOUSES
 AND TOWNHOUSES**

Date: _____
 Drawn by: _____
 Checked by: _____
 Project No.: 00-2000
 Date: _____
 Drawn by: _____
 Checked by: _____



INTERIOR COMMON SPACE VIEW
INTERIOR SPACE OF BLOCK

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

DATE OF LAST REVISION: _____

DATE OF LAST REVISION: _____
BY: _____
REASON: _____

DATE OF LAST REVISION: _____
BY: _____
REASON: _____

DATE OF LAST REVISION: _____
BY: _____
REASON: _____