

# THE CORPORATION OF THE CITY OF VAUGHAN

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


and

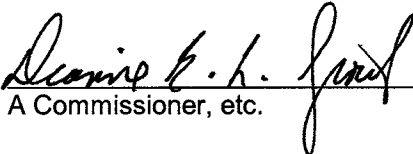
IN THE MATTER OF Amendment Number 628  
to the Official Plan of the Vaughan Planning Area

I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **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 628 was adopted by the Council of the Corporation of the City of Vaughan on the 26th day of September, 2005, and written notice was given on the 4th day of October, 2005 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 628 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 628 is deemed to have come into effect on the 25th day of October, 2005, 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 )  
25th day of October, 2005. )

  
\_\_\_\_\_  
JOHN D. LEACH

  
\_\_\_\_\_  
A Commissioner, etc.

**DIANNE ELIZABETH LILY GROUT**  
a Commissioner, etc.  
Regional Municipality of York, for  
The Corporation of The City of Vaughan.  
Expires April 24, 2007

# *THE CITY OF VAUGHAN*

# *BY-LAW*

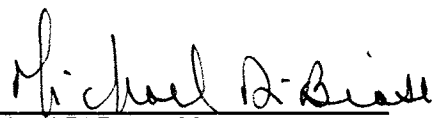
## BY-LAW NUMBER 262-2005


**A By-law to adopt Amendment Number 628 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 628 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 26<sup>th</sup> day of September, 2005.

  
\_\_\_\_\_  
Michael Di Biase, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 628  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 628 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 628.

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

## I PURPOSE

The purpose of this Amendment is to amend the provisions of Amendment No. 240 (Woodbridge Community Plan), as previously amended by site-specific Amendment No. 494, to include the newly acquired closed portion of the former Sylvan Brook Avenue road allowance into the amendment area. This Amendment will also ensure consistency with the "General Commercial" land use designation and permitted uses on the abutting easterly lands, with which the lands subject to this Amendment have been consolidated.

## II LOCATION

The lands subject to this Amendment, herein referred to as the "Subject Lands", are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 494 as amended by Amendment No. 628". The Subject Lands are located on the north side of Regional Road #7, west of Pine Valley Drive, being the closed Sylvan Brook Avenue road allowance (within Registered Plan 5624), and described as Part 5 on Reference Plan 65R-24266, in Part of Lot 6, Concession 7, City of Vaughan. The former road allowance has been consolidated with the adjacent easterly lands (4500, 4550 and 4600 Regional Road 7) and are now in the same ownership, with a combined lot area of 2.224 ha.

## III BASIS

The decision to amend the Official Plan to add the closed portion of the former Sylvan Brook Avenue road allowance within the Amendment Area subject to Amendment No. 494 is based on the following reasons:

1. The Amendment would permit the site-specific "General Commercial" uses identified in Subsection 4.8 (c) of Amendment No. 240 (Woodbridge Community Plan), as further amended by the inclusion of additional uses identified in Amendment No. 494, to apply to the closed portion of the former Sylvan Brook road allowance, which has been consolidated with the adjacent easterly lands (4500, 4550 and 4600 Regional Road 7). These uses are as follows:
  - business and professional offices;
  - personal service shop;
  - private school;
  - retail store (limited to a health food store, postal outlet, copy centre, optical outlet and art gallery);
  - photography studio; and
  - coffee shop/café.

2. The Amendment would facilitate a future site development application to accommodate new landscaping and parking areas on the former road allowance in conjunction with the development of a proposed 3-storey office building on the adjacent easterly lands, which are currently developed with three, 2-storey office/commercial buildings at the corner of two Regional corridors, being Regional Road #7 and Pine Valley Drive.
3. The Subject Lands are located within the City of Vaughan's Highway #7 Land Use Futures Study area. The Amendment will facilitate the intensification of a developed site and, therefore, would not impact upon the goals and policies of the Highway #7 Land Use Futures Study.
4. Having received a statutory Public Hearing held on April 15, 2005, on June 27, 2005 Vaughan Council approved Official Plan Amendment Application OP.05.003.
5. The Region of York has exempted final approval of the implementing Official Plan Amendment from Regional approval, as the proposal is a matter of local significance.

#### IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 240 (Woodbridge Community Plan), as amended by site-specific Amendment No. 494, is hereby further amended by:

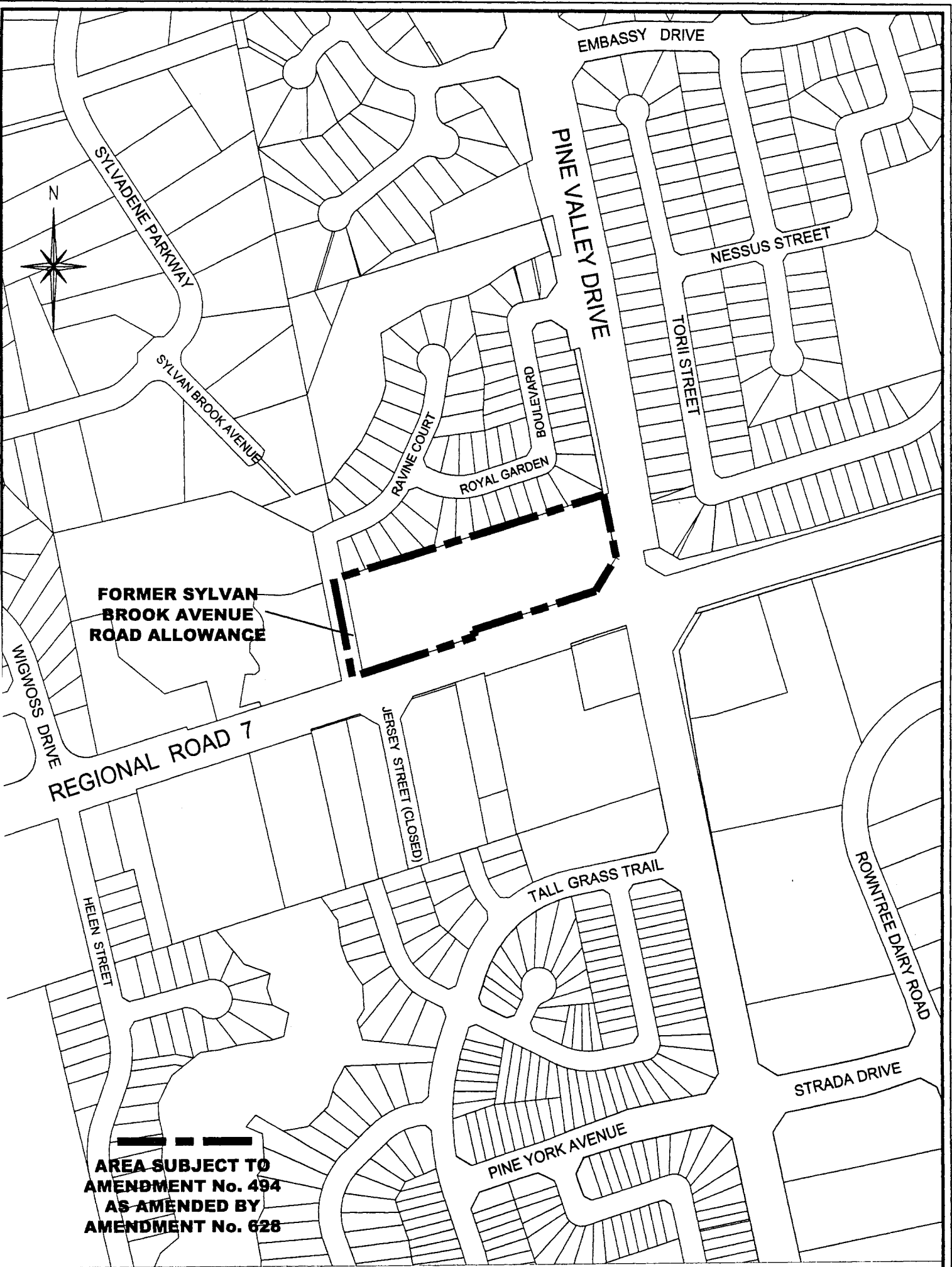
1. Deleting Schedules "1" and "2" to Amendment No. 494 and substituting therefor the Schedules "1" and "2" attached hereto, thereby permitting the site-specific "General Commercial" uses identified in Section 4.8(c) in Amendment No. 240 (Woodbridge Community Plan) as further amended by the inclusion of additional uses identified in Amendment No. 494, to apply to the closed portion of the former Sylvan Brook Avenue road allowance, which has been consolidated with the easterly lands that are subject to Amendments No. 240 and No. 494 (4500, 4550 and 4600 Regional Road 7), and are now in the same ownership.

#### V IMPLEMENTATION

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 and Site Development 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.



NOT TO SCALE

**THIS IS SCHEDULE '1'**  
**TO AMENDMENT No. 628**  
 ADOPTED THE 26th DAY OF Sept., 2005

FILE No's. OPA #628 & OP.05.003  
 RELATED FILE No. Z.05.009  
 LOCATION: Part of Lot 6, Concession 7  
 APPLICANT: PINE SEVEN OFFICE PARK INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS  
 \_\_\_\_\_  
*[Signature]* MAYOR  
 \_\_\_\_\_  
 CLERK

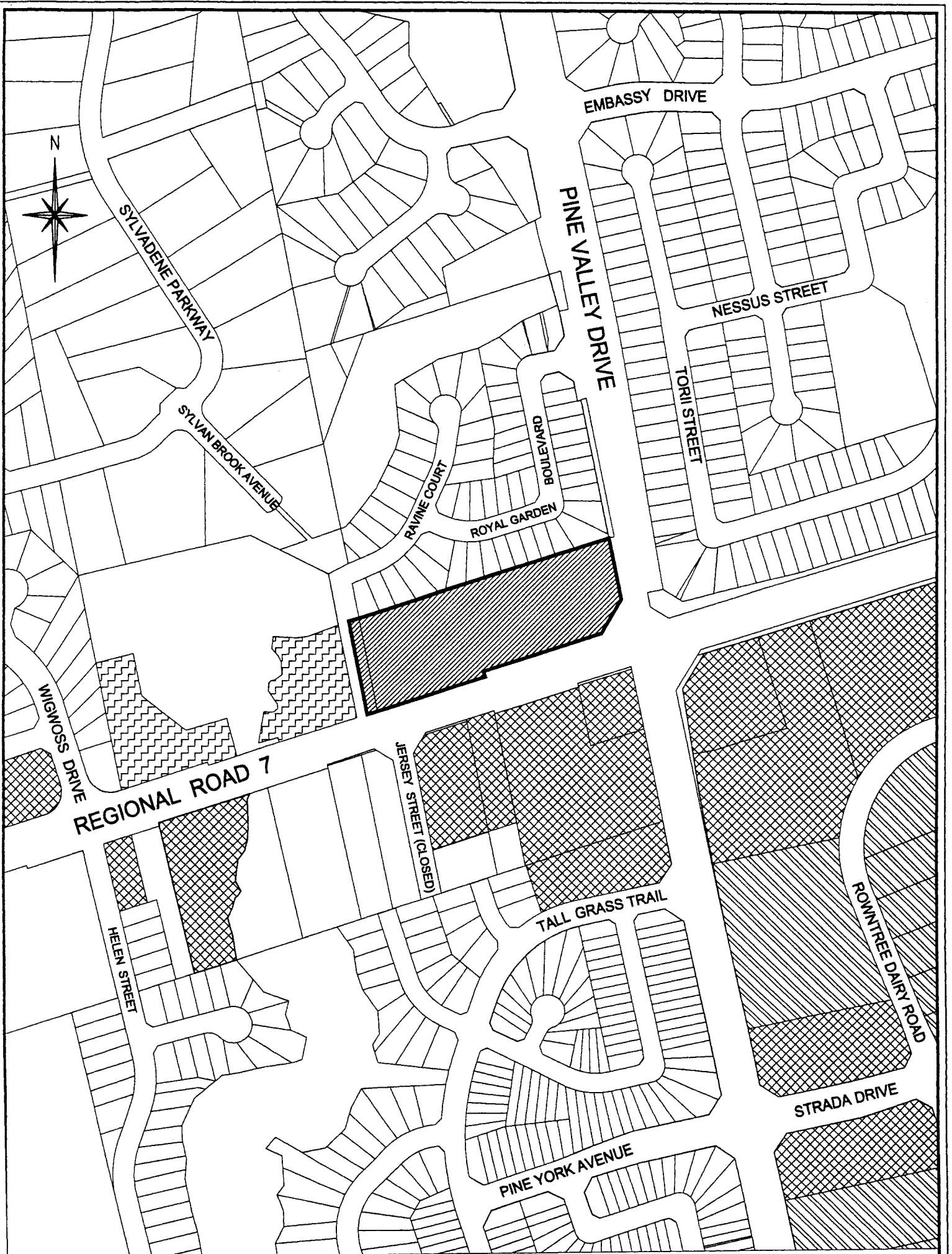
## APPENDIX I

The subject lands are located on the north side of Regional Road #7, west of Pine Valley Drive, being part of the former Sylvan Brook Avenue road allowance, within Registered Plan 5624, and more particularly described as Part 5 on Reference Plan 65R-24266, in Part of Lot 6, Concession 7, and to be consolidated with the adjacent easterly lands that are now in the same ownership (4500, 4550 and 4600 Regional Road #7), all in the City of Vaughan.

On June 27, 2005, Vaughan Council considered applications to amend the Official Plan and Zoning By-law, and resolved:

- “1. THAT Official Plan Amendment File OP.05.003 (Pine Seven Office Park Inc.) BE APPROVED to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #494, to include the recently acquired portion of the closed Sylvan Brook Avenue road allowance into the OPA #494 Amendment Area.
  
2. That Zoning By-law Amendment File Z.05.009 (Pine Seven Office Park Inc.) BE APPROVED to rezone the subject lands from R1 Residential Zone to C1 restricted Commercial Zone to implement a consistent zone category for the entire landholding with the following exceptions:
  - a maximum building height of 17m; and
  - any additional exceptions required to implement the final approved site plan.”









NOT TO SCALE

# APPENDIX II EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 628

FILE No's. OPA #628 & OP.05.003  
RELATED FILE No. Z.05.009  
LOCATION: Part of Lot 6, Concession 7  
APPLICANT: PINE SEVEN OFFICE PARK INC.  
CITY OF VAUGHAN

- AREA SUBJECT TO AMENDMENT No. 628 
- LOW DENSITY RESIDENTIAL 
- COMMERCIAL 
- INDUSTRIAL 
- HIGH DENSITY RESIDENTIAL 