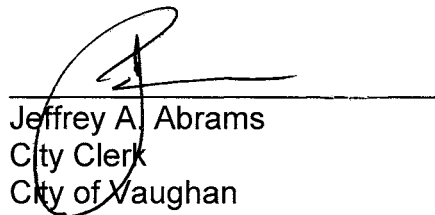


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 704 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 28th day of January, 2010.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 8th day of February, 2010.

Certificate of Approval

AMENDMENT No. 704

TO THE

OFFICIAL PLAN FOR THE

CITY OF VAUGHAN PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on January 28, 2010.

Date: February 1, 2010



Heather Konefat, M.C.I.P., R.P.P.
Director of Community Planning
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

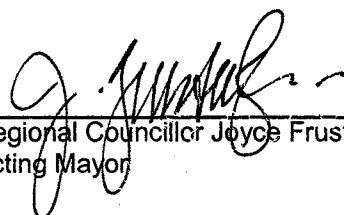
BY-LAW NUMBER 259-2009

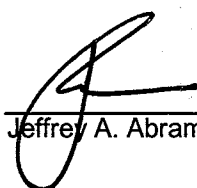
A By-law to adopt Amendment Number 704 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 704 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2" and "3" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 704 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 24th day of November, 2009.


Regional Councillor Joyce Frustaglio
Acting Mayor


Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 704
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 704 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2" and "3" constitute Amendment Number 704.

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 is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment #600 by redesignating the "Subject Lands" shown on Schedule "2", attached hereto, from a Medium Density Residential/Commercial" designation to a "High Density Residential/Commercial" designation, to permit the development of the following:

- A 6-storey Seniors Assisted Living Seniors Retirement Residence with a maximum of 135 Residence Suites (Phase I) and accessory uses.
- A 15-storey Seniors Condominium Building with a maximum of 162 units and 481 m² of ground floor retail and a 186 m² day nursery use (Phase 2).

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. 704 ". The Subject Lands are located at the northwest corner of Bathurst Street and Lebovic Campus Drive in Part of Lot 17, Concession 2, City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Subject Lands are designated "Medium Density Residential/Commercial" by Amendment #600, which permits residential dwellings at a maximum net density of 35 units per hectare and commercial uses at 0.5 Floor Space Index (FSI). A FSI of 3.24 would facilitate the development of 162 seniors residential condominium units, and 135 seniors residence suites on the Subject Lands. A review of existing Provincial, Regional and local policies indicates that the proposed redesignation from "Medium Density Residential Commercial" to "High Density Residential Commercial" is consistent with the policies established for intensification. The Provincial Policy Statement (PPS) promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residential intensification in parts of built-up areas having sufficient infrastructure to create a potential supply of new housing units. The PPS also promotes land use patterns and densities that minimize land consumption and support public transit. The proposed redesignation to permit the proposed development is consistent with the intent of the Provincial Policy Statement.

2. The Provincial Places to Grow Plan (Growth Plan) establishes principles for compact communities that provide a choice in housing and support transit. The proposed high density development addresses these principles and policies through its location, compact development form and supports existing public transit. The Growth Plan states that strong and healthy communities should have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all potential residents. The proposed redesignation is consistent with these principles.
3. The Region of York Official Plan identifies the Subject Lands as an "Urban Area" serviced by major transportation corridors and future transit systems. Objectives of the Regional Plan are to target growth to existing built up portions of urban areas; to encourage carefully planned intensification, and to provide for a broad range of housing types consistent with the policies contained in the Regional Official Plan. The York Region Official Plan encourages opportunities for high density development in established areas where the development would be compatible with the area. The proposed redesignation is consistent with the policies in the Regional Official Plan. The York Regional Planning Department has not identified any concerns respecting the proposed redesignation of the Subject Lands. The Region of York is the final approval Authority for this Amendment.
4. Official Plan Amendment # 600 (Vaughan Official Plan) provides for a predominantly low density community with some higher densities to accommodate other housing needs in the new urban villages. The proposed redesignation to permit apartment dwelling units and residence suites would provide alternative housing forms to address the needs of the community within this predominantly low density neighbourhood.
5. The location of the property adjacent to Bathurst Street, the minimal impact on soft and hard services and the transit supportive nature of the proposed development establishes the Subject Lands as a desirable location for higher density. The location of the Subject Lands as well as the compatibility of the proposed development with the existing residential and community uses is complementary and considered appropriate.

Having received a statutory Public Hearing held on May 12, 2009, Vaughan Council Approved Official Plan Amendment Application File: OP.09.002 (Madison Bathurst Holdings Limited) to redesignate the Subject Lands from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" in order to permit a 162 unit apartment building (seniors condominium) and a 6-storey 135 assisted living seniors retirement residence suites.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment #600 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the lands shown as "Area Subject of Amendment No. 704" on Schedules "1", "2" and "3" attached hereto from "Medium Density Residential/Commercial" to "High Density Residential/Commercial".
2. Adding the following site-specific development policies to the end of Section 4.2.1.4 "High Density Residential/Commercial" of Amendment #600:

"4.2.1.4.1 (OPA #704) Notwithstanding the above, the lands identified as "Area Subject to Amendment No. 704", located on the northwest corner of Bathurst Street and Lebovic Campus Drive, are subject to the following policies:

- i) the maximum Floor Space Index (FSI) shall be 3.24, yielding a maximum of 162 apartment dwelling units (Seniors Condominium) and 135 assisted living seniors retirement residence suites on the Subject Lands;
- ii) the maximum permitted building height for the Assisted Living Seniors Retirement Residence building identified as Building "A" on the Phase 1 portion of the Subject Lands, shall be six (6) storeys; and, the maximum permitted building height for the apartment building identified as Building "B" on the Phase 2 portion of the Subject Lands, shall be fifteen (15)-storeys as shown on Schedule "2";
- iii) the following uses shall be permitted in the "High Density Residential Commercial" designation:
 - ground floor retail uses in Building "B" (Phase 2) only.
 - accessory uses such as personal service uses and an eating establishment on the ground floor of Building "A" (Phase 1) only, for the exclusive use of residents within Buildings "A" and "B";
- iv) a 4.5m right-of-way for the widening of Bathurst Street shall be dedicated to the Region of York. This dedication, in addition to any other transportation-related requirements of the City and/or Region of York, shall be implemented to the satisfaction of the City and/or Region of York through the Site Plan Approval process;
- v) Cash-in-lieu of Parkland Dedication under Section 42 of the Planning Act, shall be paid to the City, prior to the issuance of a building permit.
- vi) a woodlot fee shall be paid to the City for each dwelling unit. The woodlot fee will be required as a condition of Site Plan Approval;

- vii) sustainable building and site features shall be incorporated into the development of the Subject Lands and shall be implemented through Site Plan Approval process; and,
- viii) specific development standards shall be established in the implementing Zoning By-law (OPA #704)."

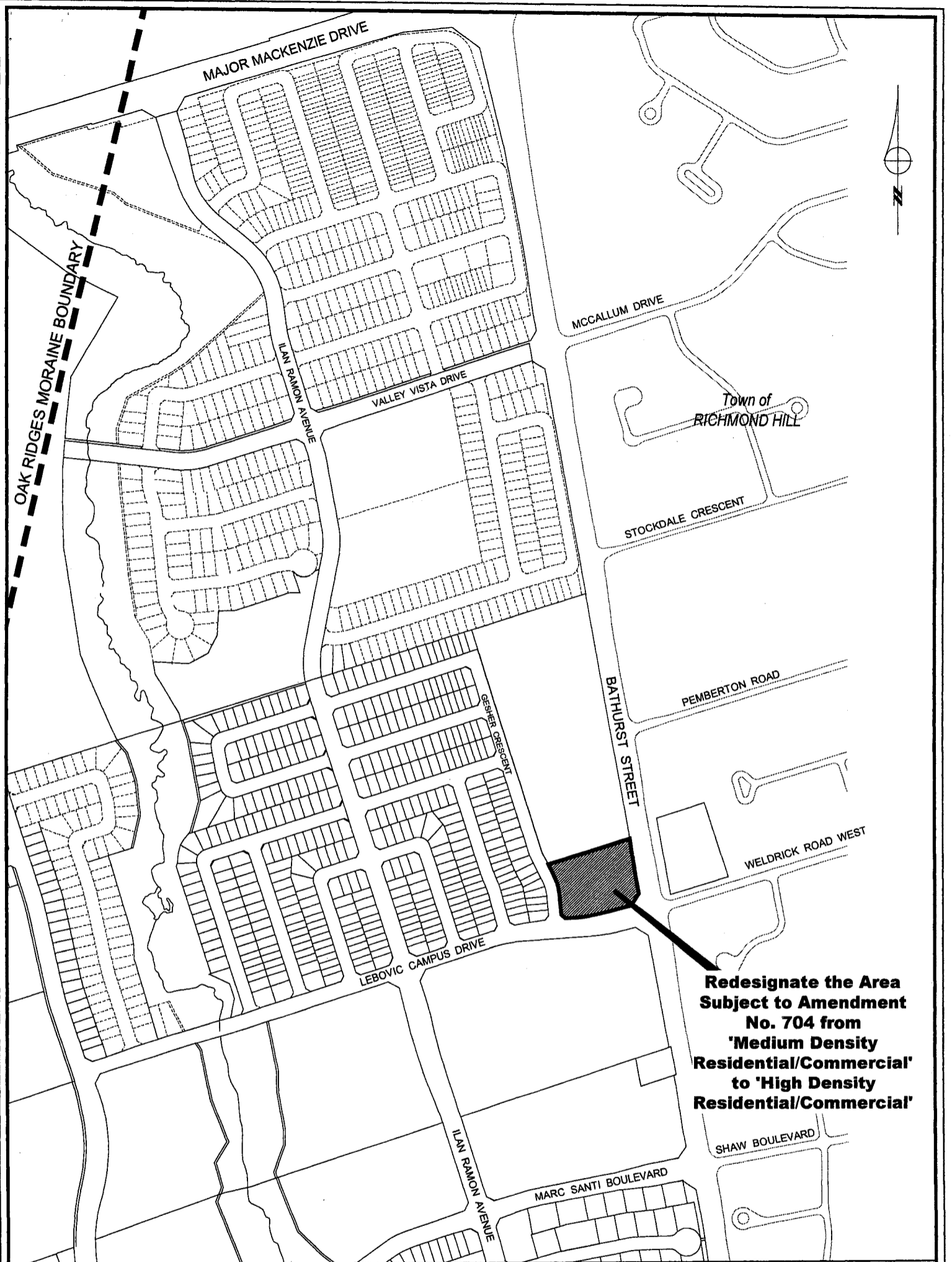
3. Deleting Schedule "C" in Amendment #600 and substituting therefor the Schedule "C" attached hereto as Schedule "3". :

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 City of Vaughan Comprehensive Zoning By-law 1-88, and Site Plan Approval and Plan of Condominium, 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.



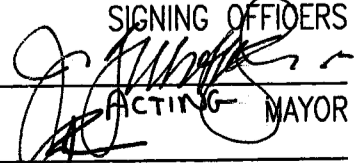

**Redesignate the Area
Subject to Amendment
No. 704 from
'Medium Density
Residential/Commercial'
to 'High Density
Residential/Commercial'**

NOT TO SCALE

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 704
ADOPTED THE 24th DAY OF Nov., 2009**


AREA SUBJECT TO
AMENDMENT No. 704

FILE No.: OPA 704
RELATED FILE No.: OP.09.002, Z.09.009
LOCATION: Part of Lot 17, Concession 2
APPLICANT: MADISON BATHURST HOLDINGS LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

ACTING MAYOR

CLERK



BATHURST STREET

GESHER CRESCENT

Phase 2

BUILDING 'B'
(15 STOREYS)

Phase 1

BUILDING 'A'
(6 STOREYS)

NEW PROPERTY LINE

CANOPY

NEW PROPERTY LINE

CANOPY

CANOPY

LEBOVIC CAMPUS DRIVE

**Redesignate the Area Subject to
Amendment No. 704 from
'Medium Density Residential/Commercial'
to 'High Density Residential/Commercial'**


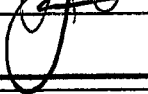
THIS IS SCHEDULE 'C1' TO
OFFICIAL PLAN AMENDMENT No. 600

NOT TO SCALE

AREA SUBJECT TO
AMENDMENT No. 704

**THIS IS SCHEDULE '2'
TO AMENDMENT No. 704
ADOPTED THE 24th DAY OF Nov., 2009**

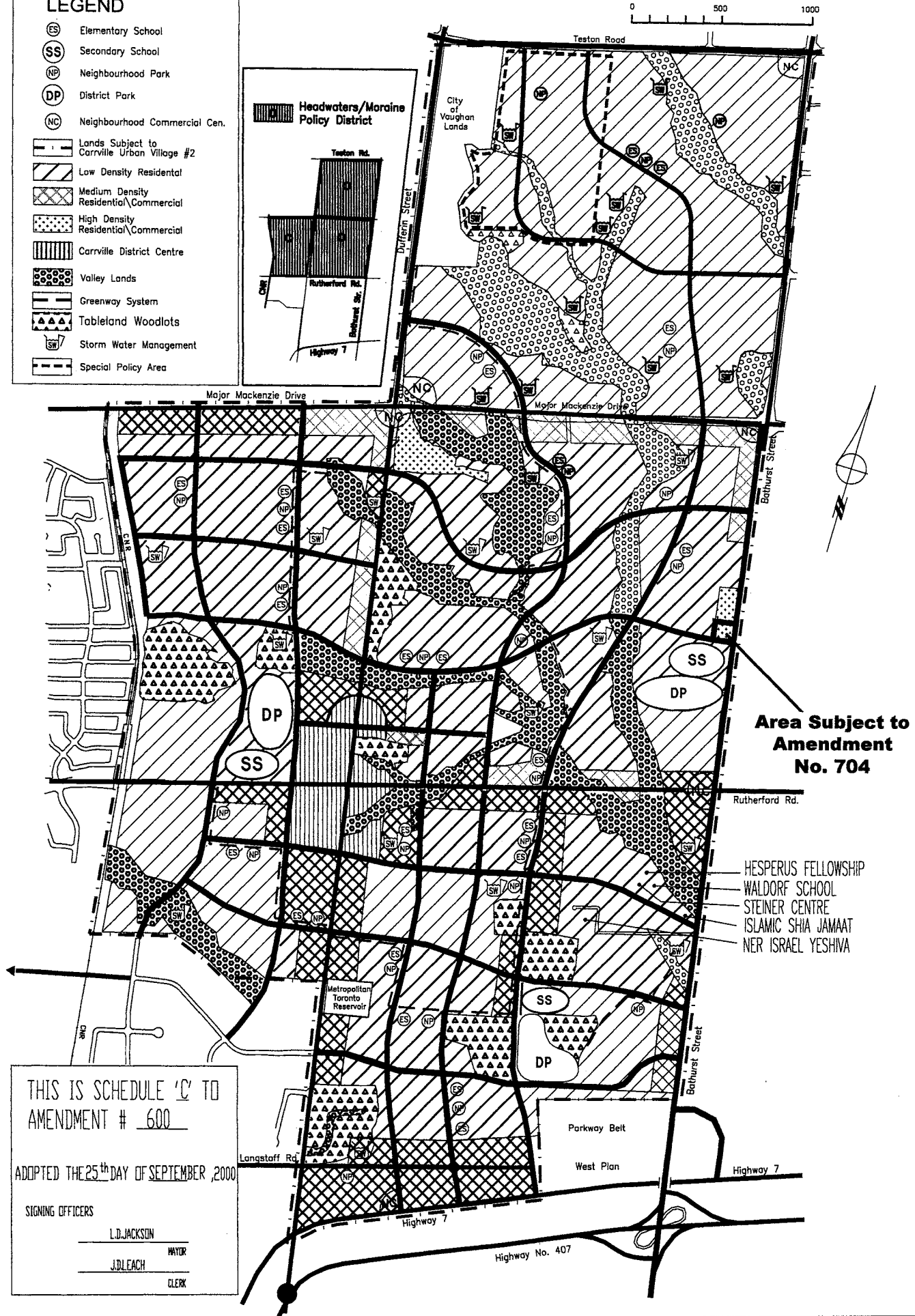
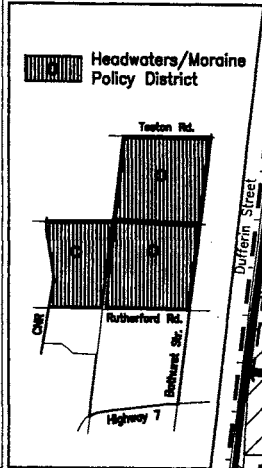
FILE No.: OPA 704
RELATED FILE No.: OP.09.002, Z.09.009
LOCATION: Part of Lot 17, Concession 2
APPLICANT: MADISON BATHURST HOLDINGS LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

ACTING MAYOR

CLERK

CARRVILLE - URBAN VILLAGE 2

LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- Lands Subject to Carrville Urban Village #2
- /// Low Density Residential
- \\\\ Medium Density Residential/Commercial
- High Density Residential/Commercial
- |||| Carrville District Centre
- Valley Lands
- Greenway System
- ▲▲▲ Tableland Woodlots
- SW Storm Water Management
- - - Special Policy Area



THIS IS SCHEDULE 'C' TO
AMENDMENT # 600

ADOPTED THE 25th DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

_____	MAYOR
J.D. LEACH	CLERK

**Area Subject to
Amendment
No. 704**

- HESPERUS FELLOWSHIP
- WALDORF SCHOOL
- STEINER CENTRE
- ISLAMIC SHIA JAMAAT
- NER ISRAEL YESHIVA

NOT TO SCALE

**THIS IS SCHEDULE '3'
TO AMENDMENT No. 704**

ADOPTED THE 24th DAY OF Nov., 2009

FILE No.: OPA 704
RELATED FILE No.: OP.09.002, Z.09.009
LOCATION: Part of Lot 17, Concession 2
APPLICANT: MADISON BATHURST HOLDINGS LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

ACTING MAYOR

CLERK

APPENDIX I

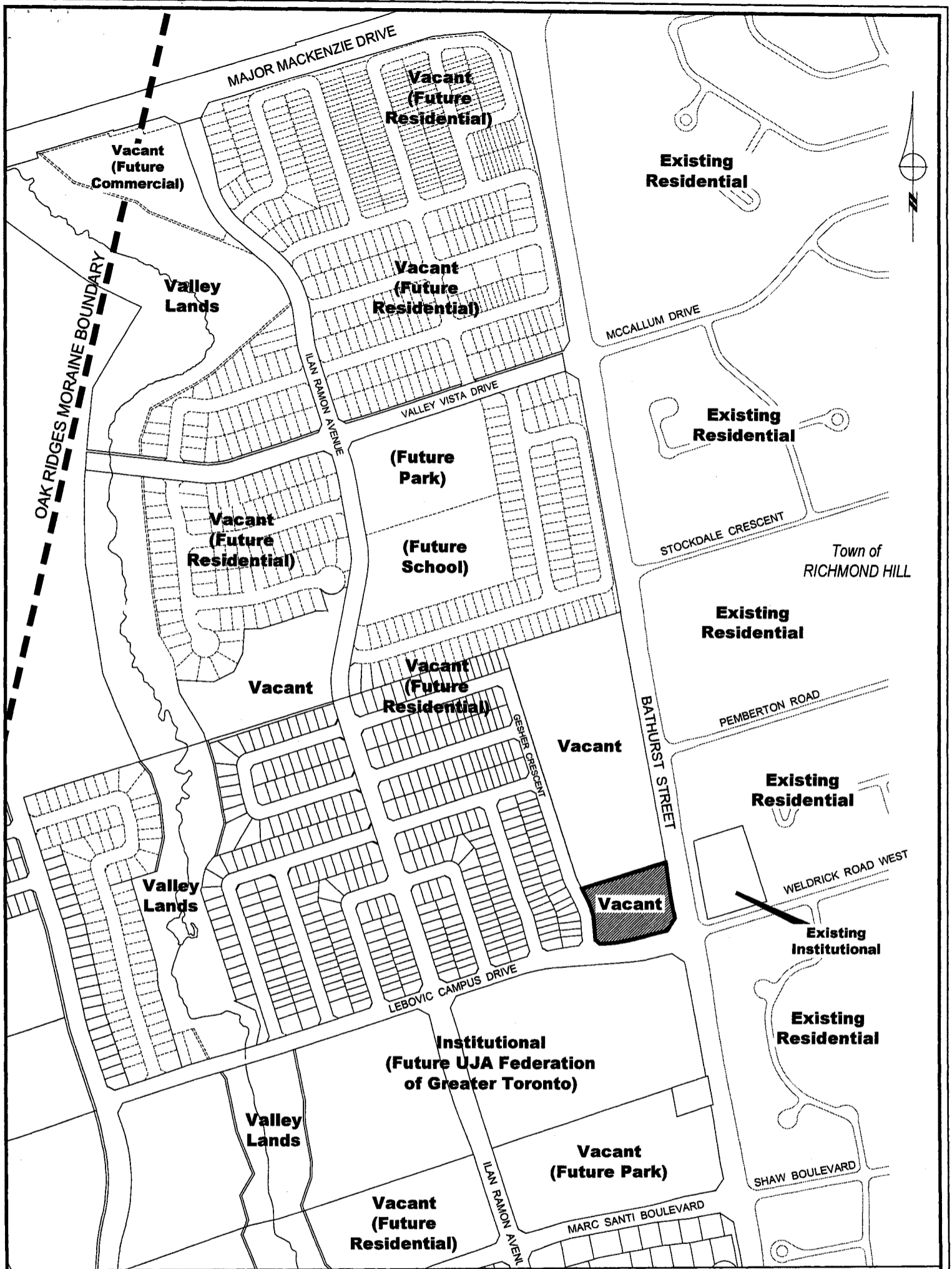
The subject lands are located on the north west corner of Bathurst Street and Lebovic Campus Drive, being in Lot 17, Concession 2, City of Vaughan.

On November 10, 2009, Committee of the Whole considered an application to amend the Official Plan and resolved the following:

- “1. THAT Official Plan Amendment File OP.09.002 (Madison Bathurst Holdings Limited) BE APPROVED, specifically to amend OPA #600 to redesignate the subject lands shown on Attachments #1 and #2 from “Medium Density Residential/Commercial” to “High Density Residential/Commercial” and with the following site-specific policies to facilitate the development of a residential/commercial development shown on Attachments #3 to #5:
 - a) the maximum number of assisted living seniors retirement residence suites permitted in Phase 1 shall be 135, and 162 apartment units (seniors condominium) in Phase 2 of the subject lands;
 - b) permit a maximum building height for the assisted living seniors retirement residence in Phase 1 of 6-storeys (excluding roof top mechanical equipment and penthouse) or 25 m, whichever is lower;
 - c) permit a maximum building height for the seniors retirement residence in Phase 2 of 15-storeys (excluding the mechanical equipment and penthouse) or 52 metres, whichever is lower;
 - d) permit 651 m² of ground floor commercial uses within the 15-storey building (Phase 2);
 - e) permit accessory ground floor uses such as personal services and an eating establishment within the proposed 6-storey building (Phase 1) for the use of the residents in Phases 1 and 2;
 - f) permit a maximum density on the subject lands of a Floor Space Index (FSI) of 3.24; and,
 - g) include policies to promote sustainable site and building development features.
1. THAT Zoning By-law Amendment File Z.09.009 (Madison Bathurst Holdings Limited) BE APPROVED, to rezone the subject lands from A Agricultural Zone to:
 - a) RA3 Apartment Residential Zone on Phase 1 of the subject lands to facilitate the development of a 6-storey building comprised of 135 assisted living seniors retirement residence suites;
 - b) RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” on Phase 2 of the subject lands to facilitate a 15-storey, 162 unit apartment (seniors condominium) building with a maximum of 651 m² of ground floor retail commercial uses;
3. THAT the implementing Zoning By-law include the following:
 - a) a definition for a “Residence Suite” located within an assisted living seniors retirement residence, as follows:

“Residence Suite – means a suite within an assisted living seniors retirement residence, in which sanitary conveniences are provided, and in which cooking facilities and the installation of cooking equipment shall not be permitted.”;
 - b) permit accessory uses on the ground floor of the assisted living seniors retirement residence such as personal services and an eating establishment for the use of the residents in Phases 1 and 2;
 - c) permit the following commercial uses to a maximum combined total of 651 m² on the ground floor of the building on Phase 2:
 - one (1) Retail Store;
 - one (1) Pharmacy;
 - one (1) Day Nursery, with a maximum gross floor area of 186 m²; and,


- d) the zoning exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this Report.
4. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned RA3(H) Apartment Residential Zone until such time as the following conditions are addressed for Phase 2 of the subject lands, to the satisfaction of the City:
- a) that a Site Development Application for the Phase 2 portion of subject lands be approved by Vaughan Council; and,
 - b) that Vaughan Council adopt a resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City's approved Servicing Capacity Distribution Protocol in effect at the time of site plan approval, assigning capacity for the proposed 15-storey, 162 apartment unit (seniors condominium) development."



**APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT No. 704**

NOT TO SCALE

FILE No.: OPA 704
 RELATED FILE No.: OP.09.002, Z.09.009
 LOCATION: Part of Lot 17, Concession 2
 APPLICANT: MADISON BATHURST HOLDINGS LIMITED
 CITY OF VAUGHAN

 AREA SUBJECT TO AMENDMENT No. 704