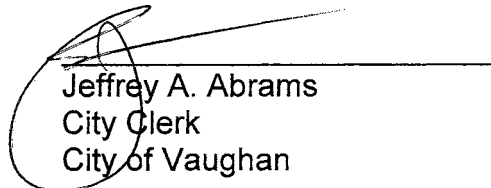


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 720 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 12th day of August, 2011.



Jeffrey A. Abrams
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 11th day of September, 2011.

11th 8

Certificate of Approval

AMENDMENT No. 720

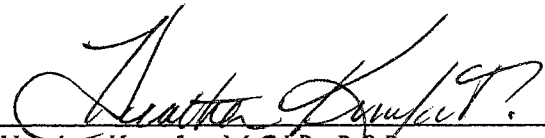
TO THE

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 August 12, 2011.

Date: August 19, 2011



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 144-2011

A By-law to adopt Amendment Number 720 to the Official Plan of the Vaughan Planning Area.

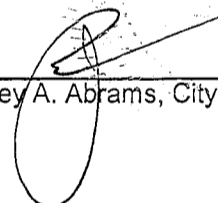
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 720 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3" and "4" 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 720 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.

Enacted by City of Vaughan Council this 28th day of June, 2011.



Hon. Maurizio Bevilacqua, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 720
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 720 and Schedules "1", "2", "3" and "4" of the Official Plan of the Vaughan Planning Area constitute Amendment Number 720.

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

I PURPOSE

The purpose of this Amendment is to amend the provisions of the Official Plan of the City of Vaughan Planning Area respecting Official Plan Amendment (OPA) #600, as amended, OPA #650 (Vellore District Centre Plan) and OPA #713, to provide policies to facilitate a proposed retail commercial development on the Subject Lands shown as "Area Subject to Amendment No. 720" on Schedule "1" attached hereto. The Amendment provides for the following:

- A) redesignates a portion of the Subject Lands from "Low Density Residential" in OPA #600 to "District Centre Commercial" in OPA #713; and,
- B) includes policies to permit the following:
 - 1) one (1) drive-through facility associated with a bank or financial institution use in the District Centre Commercial area located east of Vellore Park Avenue (extension) and require that the drive-through facility be screened from the street with hard and soft landscaping;
 - 2) a maximum gross floor area of 50,679 m² for a retail commercial development in the District Centre Commercial and Village Core areas, excluding the retail nursery in the District Centre Commercial area located west of Vellore Park Avenue (extension);
 - 3) a maximum gross floor area of 22,679 m² in the District Centre Commercial area located east of Vellore Park Avenue (extension); and,
 - 4) a maximum gross floor area of 1,810 m² for a retail nursery use in the District Centre Commercial area located west of Vellore Park Avenue (extension).

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", comprise approximately 18.66 ha, and are shown on Schedule "1", attached hereto, as "Area Subject to Amendment No. 720". The Subject Lands are located at the north-east corner of Weston Road and Major Mackenzie Dr.

III BASIS

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

1. An amendment to the Official Plan is required to redesignate a portion of the Subject Lands to permit retail commercial uses in accordance with OPA #713, and to modify policies for the Subject Lands to permit a retail commercial development with a maximum gross floor area of 50,679 m² and a retail nursery use with a maximum gross floor area of 1,810 m².
2. This Amendment provides development that is in accordance with the managed growth and economic policies in the *Provincial Policy Statement (PPS)* - "Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns" Policy 1.1 and "Long-Term Economic Prosperity" Policy 1.7.1., and the planned growth policies in the Province's *Growth Plan for the Greater Golden Horseshoe (Places to Grow)* - "Designated Greenfield Area" Policy 2.2.7.
3. The Subject Lands are designated "Urban Area" by the Regional Official Plan, which permits a range of residential, commercial, industrial and institutional uses. Major Mackenzie Drive and Weston Road are recognized as "Local Corridors" in the Regional Official Plan, which have the potential for more intensive and mixed-use development that can be supported by public transit.
4. The report, *Planning Rationale - Weston Road/Major Mackenzie Drive*, dated October 2008, and revised November 16, 2010 by Bousfields Inc. was submitted in support of this Amendment, and concluded that the proposed development represents good planning since the development is consistent with the policies of the PPS and Places to Grow, and conforms to the Region of York Official Plan.
5. The statutory Public Hearing was held on January 11, 2011. The recommendation of the Committee of the Whole to receive the Public Hearing report on January 11, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on January 25, 2011. On June 28, 2011, Vaughan Council ratified the June 14, 2011 Committee of the Whole recommendation, to approve Official Plan Amendment File OP.10.006 (Major Weston Centres Limited) and the related Zoning By-law Amendment File Z.10.027 and Site Development File DA.08.088 (Major Weston Centres Limited).
6. The Regional Municipality of York is required to approve this Amendment to the Official Plan. All requirements of the Region must be satisfied.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Official Plan Amendment #600, as amended, OPA #650 (Vellore Village District Centre Plan) and OPA #713 are hereby further amended by:

1. Deleting Schedule "3" to OPA #713, and substituting therefor Schedule "3", attached hereto, thereby redesignating the Subject Lands shown as "Area Subject to Amendment No. 713", from "Low Density Residential" to "District Centre Commercial".
2. Deleting Schedule "2" to OPA #713, and substituting therefor Schedule "2", attached hereto, thereby redesignating a portion of the Subject Lands shown as "Area Subject to Amendment No. 713", from "Low Density Residential" to "Vellore Village Centre".
3. Deleting "Appendix A - Commercial Space, Housing Units, Employment and Population Estimates" to OPA #650, as amended by OPA #713, and substituting therefor "Appendix A - Commercial Space, Housing Units, Employment and Population Estimates", attached hereto as Schedule "4" to indicate the following for the North-East Quadrant, Village Core Designation and District Centre Commercial:
 - i) decreasing the area of land devoted to the "Village Core" and "District Centre Commercial" designations from 20.21 ha to 18.66 ha and the Total area for the combined Quadrants from 47.07 ha to 45.52 ha; and,
 - ii) decreasing the gross floor area devoted to retail in the "Village Core" and "District Centre Commercial" designations from 52,810 m² to 52,489 m² for a revised Total gross floor area devoted to retail for the combined Quadrants from 125,010 m² to 124,689 m².
4. Deleting Paragraph a) iii) of Sub-section 3.2.8.3, District Centre Commercial (North-East Quadrant), and substituting thereof the following paragraph:
 - "iii) Service Commercial uses, including Personal Service, Eating Establishment excluding a Drive-through Facility, Place of Entertainment, Bank and Financial Institution, one (1) Drive-through Facility associated with a Bank and Financial Institution for the lands located east of Vellore Park Avenue (extension), Regulated Health Professional and Veterinary Clinic uses."
5. Deleting paragraphs c) and d) of Sub-section 3.2.8.4, District Centre Commercial Policies (North-East Quadrant), and substituting thereof the following paragraphs:
 - "c) The lands within the District Centre Commercial area may accommodate development up to a maximum Gross Floor Area (GFA) of 22,679 m² east of Vellore Park Avenue (extension) and up to a maximum GFA of 11,000 m² west of Vellore Park Avenue (extension). A retail nursery within the District Centre Commercial with a maximum Gross Floor Area (GFA) of 1,810 m² west of Vellore Park Avenue (extension).

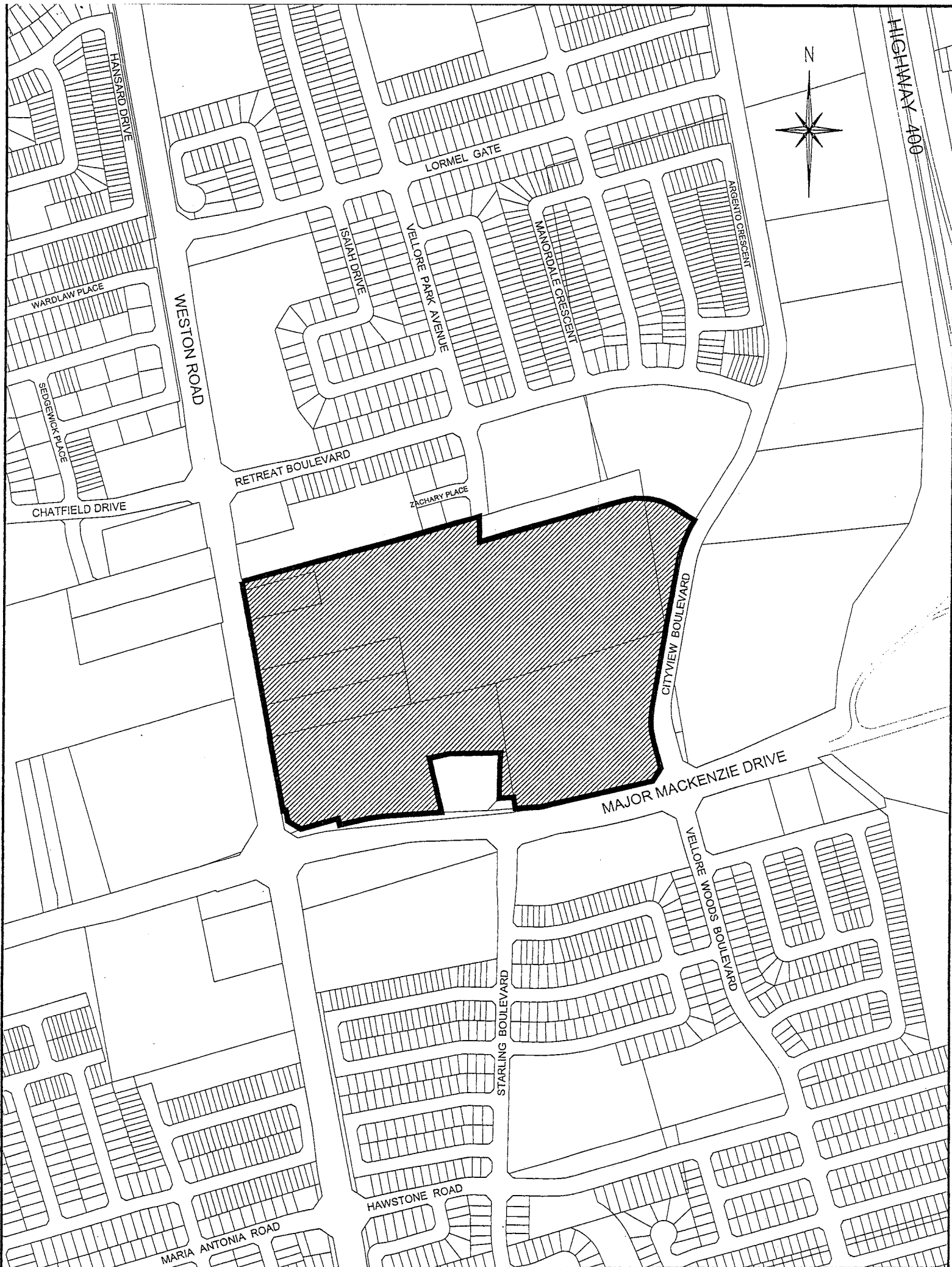
d) No individual Department Store or stand alone building shall be permitted with a GFA in excess of 12,033 m².”

6. Adding the following paragraph to Sub-section 3.2.8.4, District Centre Commercial Policies (North-East Quadrant), after paragraph n):

“o) the Drive-through Facility associated with a Bank and Financial Institution shall be screened from the street with the appropriate hard and soft landscaping.”

7. Deleting Paragraph b) iii) of Sub-section 4.5, Urban Design Plan (North-East Quadrant), and substituting thereof the following paragraph:

“iii) Detailed design guidelines respecting the location and design of partial or outdoor storage, merchandise display areas, loading/unloading areas and a drive-through facility;”

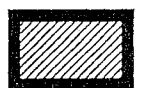


**THIS IS SCHEDULE '1'
TO AMENDMENT No. 720**

NOT TO SCALE

ADOPTED THE 28th DAY OF JUNE, 2011

AREA SUBJECT TO
AMENDMENT No. 720



FILES: OPA #720 & OP.10.006
 RELATED FILES: OPA #713, OP.07.006,
 Z.07.040 & DA.08.088
 LOCATION: Part of Lot 21, Concession 5
 APPLICANT: MAJOR WESTON CENTRES LTD.
 CITY OF VAUGHAN

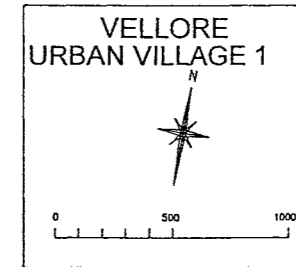
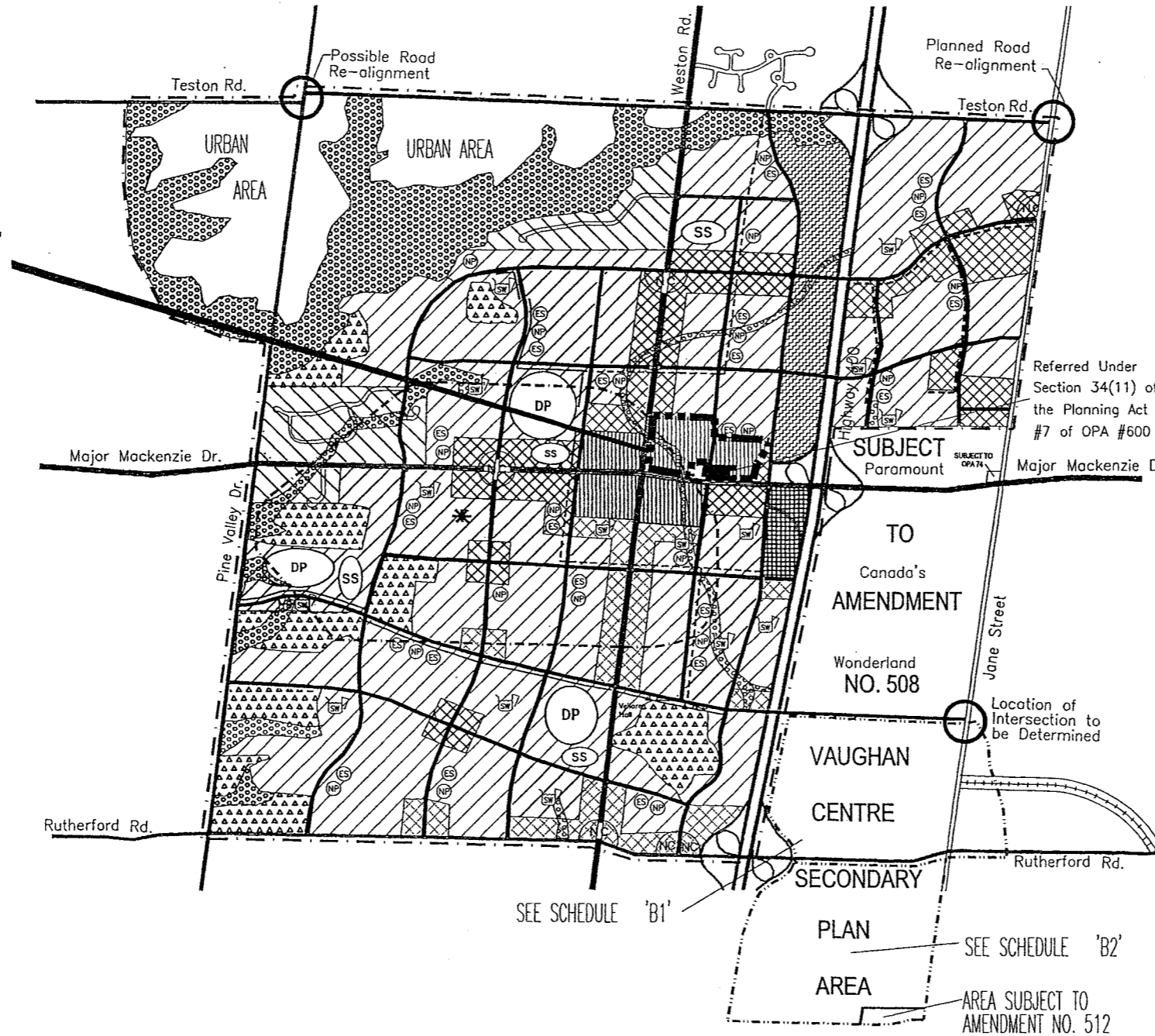
[Signature] SIGNING OFFICERS

 MAYOR

[Signature]

 CLERK

AREA SUBJECT TO
AMENDMENT No. 713
(See Schedules '3' and '4'
for Further Details)



LEGEND

(ES)	Elementary School
(SS)	Secondary School
(NP)	Neighbourhood Park
(DP)	District Park
(NC)	Neighbourhood Commercial Cen.
[Pattern]	Lands Subject to Vellore - Urban Village Area #1
[Pattern]	Low Density Residential
[Pattern]	Medium Density Residential/Commercial
[Pattern]	Vellore Village Centre
[Pattern]	Estate Residential
[Pattern]	Urban Area
[Pattern]	High Performance Employment Area
[Pattern]	Valley Lands
[Pattern]	Stream Corridor
[Pattern]	Greenway System
[Pattern]	Tableland Woodlots
[Pattern]	General Commercial
[Symbol]	Storm Water Management
[Symbol]	Vaughan Centre
[Symbol]	Waste Disposal Assessment Area (Passer Estate)

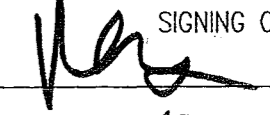

THIS IS SCHEDULE 'B' TO
AMENDMENT #600
ADOPTED THE ___ DAY OF ___, 2000
SIGNING OFFICERS

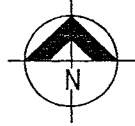
MAYOR

CLERK

FILES: OPA #720 & OP.10.006
RELATED FILES: OPA #713, OP.07.006, Z.07.040 & DA.08.088
LOCATION: Part of Lot 21, Concession 5
APPLICANT: MAJOR WESTON CENTRES LTD.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 720
ADOPTED THE 28 DAY OF JUNE, 2011

SIGNING OFFICERS
 MAYOR
 CLERK

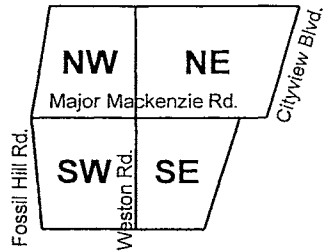


NORTH-WEST
QUADRANT

NORTH-EAST
QUADRANT

AREA SUBJECT
TO AMENDMENT
No. 713

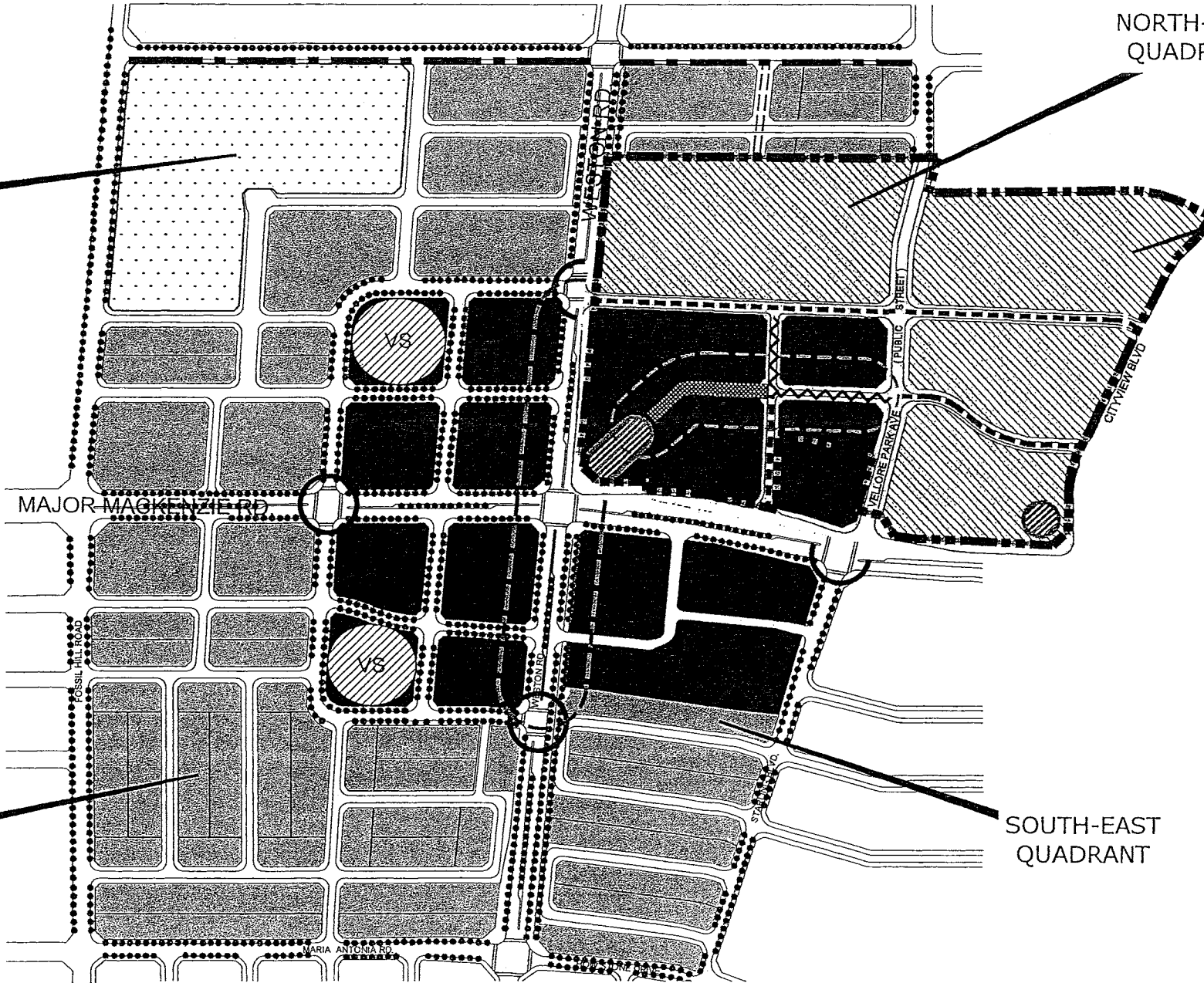
**QUADRANT
KEY MAP**



NW - NORTH-WEST QUADRANT
NE - NORTH-EAST QUADRANT
SW - SOUTH-WEST QUADRANT
SE - SOUTH-EAST QUADRANT

SOUTH-WEST
QUADRANT

SOUTH-EAST
QUADRANT



LEGEND

- LOW - RISE RESIDENTIAL
- VILLAGE CORE
- DISTRICT CENTRE COMMERCIAL
- VILLAGE SQUARE
- URBAN SQUARE
- PROMENADE AREA 'A'
- VILLAGE CORE PROMENADE
- STORM WATER MANAGEMENT POND
- MAIN STREET RETAIL
- GATEWAY
- GREENWAY
- 9m PEDESTRIAN WALKWAY
- PRIVATE DRIVEWAY
- PEDESTRIAN ONLY PROMENADE

THIS IS SCHEDULE 'A'
TO OPA #650

SCHEDULE A : VELLORE VILLAGE DISTRICT CENTRE PLAN

FILE: OPA #720 & OP.10.006
RELATED FILES: OPA #713, OP.07.006, Z.07.040 & DA.08.088
LOCATION: Part of Lot 21, Concession 5
APPLICANT: MAJOR WESTON CENTRES LTD.
CITY OF VAUGHAN

THIS IS SCHEDULE '3'
TO AMENDMENT No. 720
ADOPTED THE 28 DAY OF JUNE, 2011

SIGNING OFFICERS
MAYOR

CLERK

APPENDIX A

COMMERCIAL SPACE, HOUSING UNITS,
EMPLOYMENT and POPULATION ESTIMATES

Quadrant	Low-rise Residential	Village Core and District Centre Commercial
South East	Area: 6 ha Units: 150 Population: 340	Area: 3.2 ha Retail: up to 11,500 m ² GFA Employees: 160-460 Units: 132 Population: 268
South West	Area: 13 ha Units: 325 Population: 740	Area: 3.75 ha Retail: up to 11,500 m ² GFA Employees: 160-460 Units: 143 Population: 290 Park: 0.8 ha
North East	Area: 3.96 ha Units: 94 Population: 213	Area: 18.66 ha Retail: up to 52,489 m ² GFA Employees: 790 Units: 0 Population: 0 Park 0 ha
North West	Area: 15 ha Units: 300 Population: 680 Stormwater Pond: 3 ha	Area: 3.9 ha Retail: up to 11,500 m ² GFA Employees: 160-460 Units: 150 Population: 305 Park: 0.8 ha
TOTAL	Area: 30.04 ha Units: 568 Population: 1,632	Area: 45.52 ha (net of local roads) Retail: up to 124,689 m ² GFA Employees: up to 2,170 Units: 275 Population: 558 Park: 0.8 ha

Notes:

- Low-rise residential based on minimum average of 25 units per hectare
- Village Core and District Centre Commercial based on 50% of area developed at the average between 50-75 units per hectare
- 2.27 persons per unit in Low-rise residential and 2.03 in Village Core and District Centre Commercial
- employee estimate based on range between retail (70m²/employee) and office (25m²/employee)

**THIS IS SCHEDULE '4'
TO AMENDMENT NO. 713**

**THIS IS SCHEDULE '4'
TO AMENDMENT NO. 720
ADOPTED THE 28 DAY OF JUNE, 2011**

FILE Nos. OPA #720 & OP.10.006

RELATED FILES: OPA #713 & OP.07.006 & DA.08.088

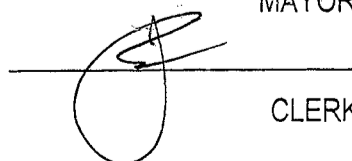
LOCATION: Part of Lot 21, Concession 5

APPLICANT: MAJOR WESTON CENTRES LIMITED

CITY OF VAUGHAN


SIGNING OFFICERS

MAYOR


CLERK

APPENDIX I

The Subject Lands are located at the north-east corner of Weston Road and and Major Mackenzie Drive, in Part of Lot 21, Concession 5, City of Vaughan.

The purpose of this Amendment is to redesignate the lands identified as, "Area Subject To Amendment No. 720" from "Low Density Residential" in Official Plan Amendment (OPA) #600 to "District Centre Commercial" in OPA #650 (Vellore District Centre Plan), as amended by OPA #713 and to modify the policies to develop a retail commercial development with a maximum gross floor area of 50,679 m², and to permit a retail nursery use with a maximum gross floor area of 1,810 m².

On June 28, 2011, Vaughan Council ratified the June 14, 2011 Committee of the Whole recommendation to approve an Official Plan Amendment application. Vaughan Council adopted the following resolution:

- "1. THAT Official Plan Amendment File OP.10.006 (Major Weston Centres Limited) BE APPROVED, specifically to amend Official Plan Amendment (OPA) #600, as amended by OPA #650 (Vellore Village District Centre Plan) and OPA #713, for the subject lands shown on Attachment #4, to facilitate a retail commercial development, which includes a Wal-mart retail store, while maintaining the permitted residential uses on the subject lands shown as follows:
 - a) redesignate the "Expansion Lands" shown on Attachment #2 from "Low Density Residential" to "District Centre Commercial" in accordance with the policies in OPA #713, to form part of the overall development at the northeast corner of Major Mackenzie Drive and Weston Road.
2. THAT the implementing Official Plan Amendment, include but not be limited to, the following provisions:
 - a) reduce the maximum gross floor area for Phase I, Phase II and the Expansion Lands shown on Attachment #2 within the District Centre Commercial area from 52,810 m² (including a retail nursery use of 1,810 m²) to 50,679 m² (excluding the retail nursery use);
 - b) reduce the maximum gross floor area for the Phase I lands shown on Attachment #2 in the District Centre Commercial area on the east side of Vellore Park Avenue from 23,000 m² to 22,679 m²;
 - c) permit a maximum gross floor area of 1,810 m² for the Retail Nursery (Greenhouse) use shown on Attachment #2; and,
 - d) permit one (1) drive-through facility associated with a permitted bank or financial institution use in the District Centre Commercial area on the east side of Vellore Park Avenue (Parcel "B" – Building "U") as shown on Attachment #6, and that the drive-through facility shall be screened from the street with landscaping."

