

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 698
to the Official Plan of the Vaughan Planning Area

I, **JEFFREY A. ABRAMS**, of the City of Toronto, **MAKE OATH AND SAY:**

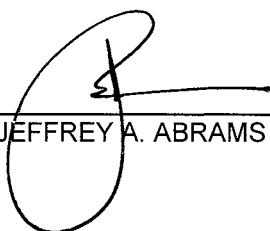
1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 698 was adopted by the Council of the Corporation of the City of Vaughan on the 30th day of June, 2009, and written notice was given on the 7th day of July, 2009 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 698 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 698 is deemed to have come into effect on the 28th day of July, 2009, 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)
28th day of July, 2009.)
)



A Commissioner, etc.

James Todd Coles
a Commissioner, etc.,
Regional Municipality of York, For
The Corporation of the City of Vaughan.
Expires March 27, 2010.



JEFFREY A. ABRAMS

THE CITY OF VAUGHAN

BY-LAW

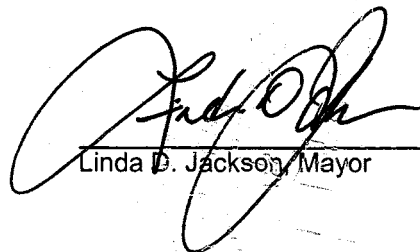
BY-LAW NUMBER 143-2009

A By-law to adopt Amendment Number 698 to the Official Plan of the Vaughan Planning Area.

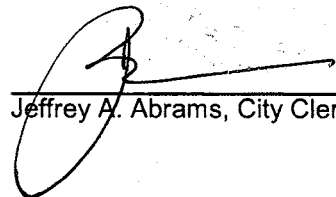
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 698 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 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 30TH day of June, 2009.



Linda D. Jackson, Mayor



Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER 698
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 698 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2" and "3" constitute Amendment Number 698.

Also attached hereto but not constituting part of the Amendment and 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 No.500 (Vaughan Corporate Centre (VCC)), as amended by Amendment No.663.

The subject Amendment will redesignate the lands shown as "Area Subject to Amendment No. 698 on Schedule "1" hereto to from "Corporate Centre District" to "Corporate Centre Corridor" to permit the Subject Lands to develop in accordance with the policies of the "Corporate Centre Corridor" designation, which provides for the extension of the "Corporate Centre Corridor" designation to the limits of the Vaughan Corporate Centre and promotes development with higher density which is transit supportive by taking advantage of the transit initiatives (Spadina Subway extension and VIVA rapid busway along Regional Road 7 and Jane Street) which are slated for completion in the area.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Schedules "1", "2" and "3" attached hereto as "Area Subject to Amendment No. 698". The lands are located on the east and west sides of Jane Street, south of Portage Parkway, north of Regional Road 7, municipally known on the east side of Jane Street as 7895 Jane Street, in Part of Lots 6 and 7, Concessions 4 and 5, City of Vaughan.

III BASIS

The decision to amend Official Plan Amendment No. 500, as amended, from "Corporate Centre District" to "Corporate Centre Corridor" is based on the following considerations:

1. The Provincial Policy Statement (PPS) was approved in 2005. In planning for future development of the VCC, a number of PPS policies are relevant, including those which support efficient land use, a range and mix of housing densities and intensification and public transit. The PPS recognizes that the official plan is the most important vehicle for implementing the Provincial Policy Statement. The decisions of Council in respect of exercising authority on planning related matters shall be consistent with the PPS.

The PPS promotes a full range of housing types and densities to meet projected demographics and market requirements of current and future residences by ensuring all forms of residential intensification to create a supply of housing. The proposed redesignation of the Subject Lands from "Corporate Centre District" to "Corporate Centre Corridor" will

allow the Subject Lands lands to be used for residential purposes among others uses. The Amendment meets the intent of the PPS with respect to efficient use of land and infrastructure and providing a range of housing types.

2. Approved in 2006, the Provincial "Growth Plan for the Greater Golden Horseshoe" establishes a policy framework for compact urban growth; sets intensification targets, directs growth to existing urban areas and transit corridors; limits Greenfield development; and promotes compact, transit-supportive development patterns. The VCC is identified in the Growth Plan as an "Urban Growth Centre" and is subject to its policies. The VCC is to be connected to higher order transit facilities such as the Spadina Subway and the VIVA rapid busway along Regional Road 7 and Jane Street. These transit initiatives serve as an opportunity and a basis for the extension of the "Corporate Centre Corridor" designation further north on the east and west side of Jane Street to take advantage of the "Urban Growth Centre" designation outlined by the Province and the opportunities that would be provided by the extension of the Spadina Subway from York University to the Vaughan Corporate Centre.
3. The Region of York's Official Plan (2004) identifies the VCC as one of four "Regional Centres" that are intended to become the focus for business, government, entertainment and culture within the Region with complementary medium and high density residential development. Regional Road 7 is also identified as a "Regional Corridor" which is expected to develop with higher density land uses that will support planned transit. Regional Road 7 is viewed with great potential for intensive mixed-use development supported by frequent and efficient rapid transit service. In the long-term, Regional Road 7 is envisioned to transition from a "highway" to a multi-purpose transit-supportive urban street.

Regional Official Plan Amendment 43 (ROPA 43) was approved in 2005 to implement the findings of the Region's Centres and Corridors Study. ROPA 43 is the land use component of the Regional Centres and Corridors Strategy. The strategy includes financial policies and tools, infrastructure investment programs, and other programs to promote the intended vision. ROPA 43 provides a policy framework and support for higher-order transit and land use in Regional Centres such as the VCC.

4. In June 2007, Vaughan Council adopted a series of Official Plan Amendments for lands along the entire length of Regional Road 7 in Vaughan. The Amendments were based on the recommendations of the "Highway 7 Land Use Futures Study", which was a comprehensive

evaluation of planning and development opportunities along Regional Road 7, from Brampton on the west to Richmond Hill on the east. The study also considered the previous work done on the Jane/7 Employment Area Redevelopment Study. OPA No. 663 amends the Corporate Centre Plan (OPA No. 500) and was approved by the Region of York on July 17, 2008.

This Amendment enables more intensive development to occur at preferred locations within the VCC in support of transit ridership, by providing development policies and a new "Corporate Centre Corridor" designation that allows increased intensification/density and includes Community Improvement Plan policies to allow Vaughan to implement financial incentive packages. The Amendment also provides for additional urban design policies requiring street-related development to help create an attractive and comfortable environment for pedestrians.

The proposed extension of the "Corporate Centre Corridor" designation further north on Jane Street to the terminus of the current VCC boundary will further support transit ridership and more intensive development to take advantage of the extension of the Spadina Subway to this area.

Having received a statutory Public Hearing held on February 10, 2009, on June 15, 2009, Vaughan Council approved Official Plan Amendment Application File: OP.08.018 to redesignate the Subject Lands from "Corporate Centre Corridor" to "Corporate Centre District under Amendment No. 500, as amended.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.500, as amended by Amendment No. 663 to the Official Plan of the Vaughan Planning Area is hereby amended by:

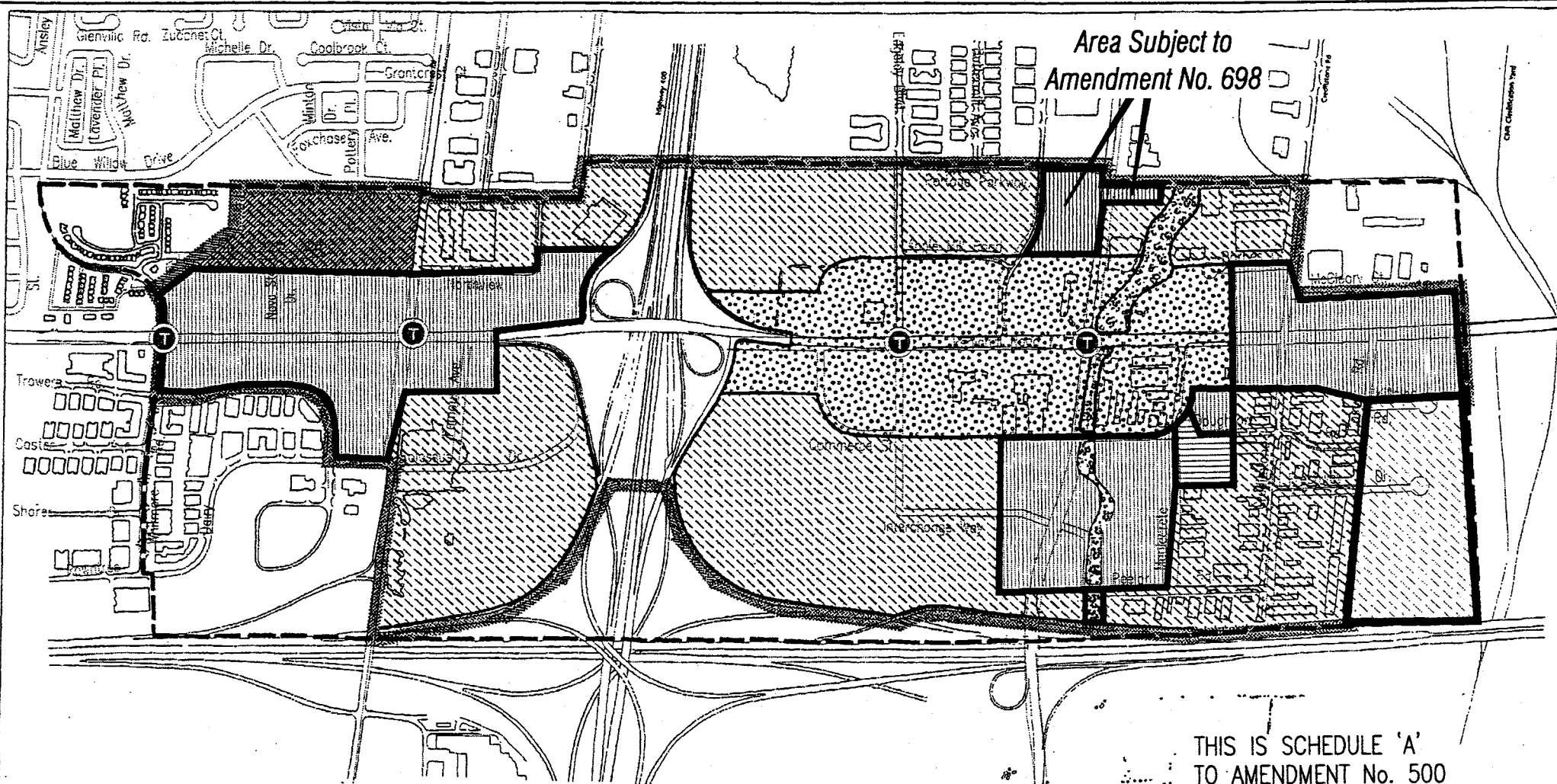
1. Redesignating the Subject Lands located on the east and west sides of Jane Street, south of Portage Parkway, east of Millway Avenue, shown as "Area Subject to Amendment No. 698" on Schedule "1" attached hereto from "Corporate Centre District" to "Corporate Centre Corridor" in the manner shown on Schedule "3" attached hereto.
2. Deleting Schedules "A" and "A1" to Amendment No.500, as amended by Amendment No. 663, and substituting therefore Schedules "A" and "A1" attached hereto as Schedules "1" and "2".

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 Vaughan Zoning By-law 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.



Area Subject to
Amendment No. 698











THIS IS SCHEDULE 'A'
TO AMENDMENT No. 500



NOT TO SCALE

Vaughan Corporate Centre Secondary Plan
Amendment No. 500

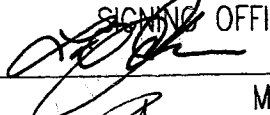
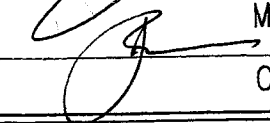
Schedule A - Land Use Plan

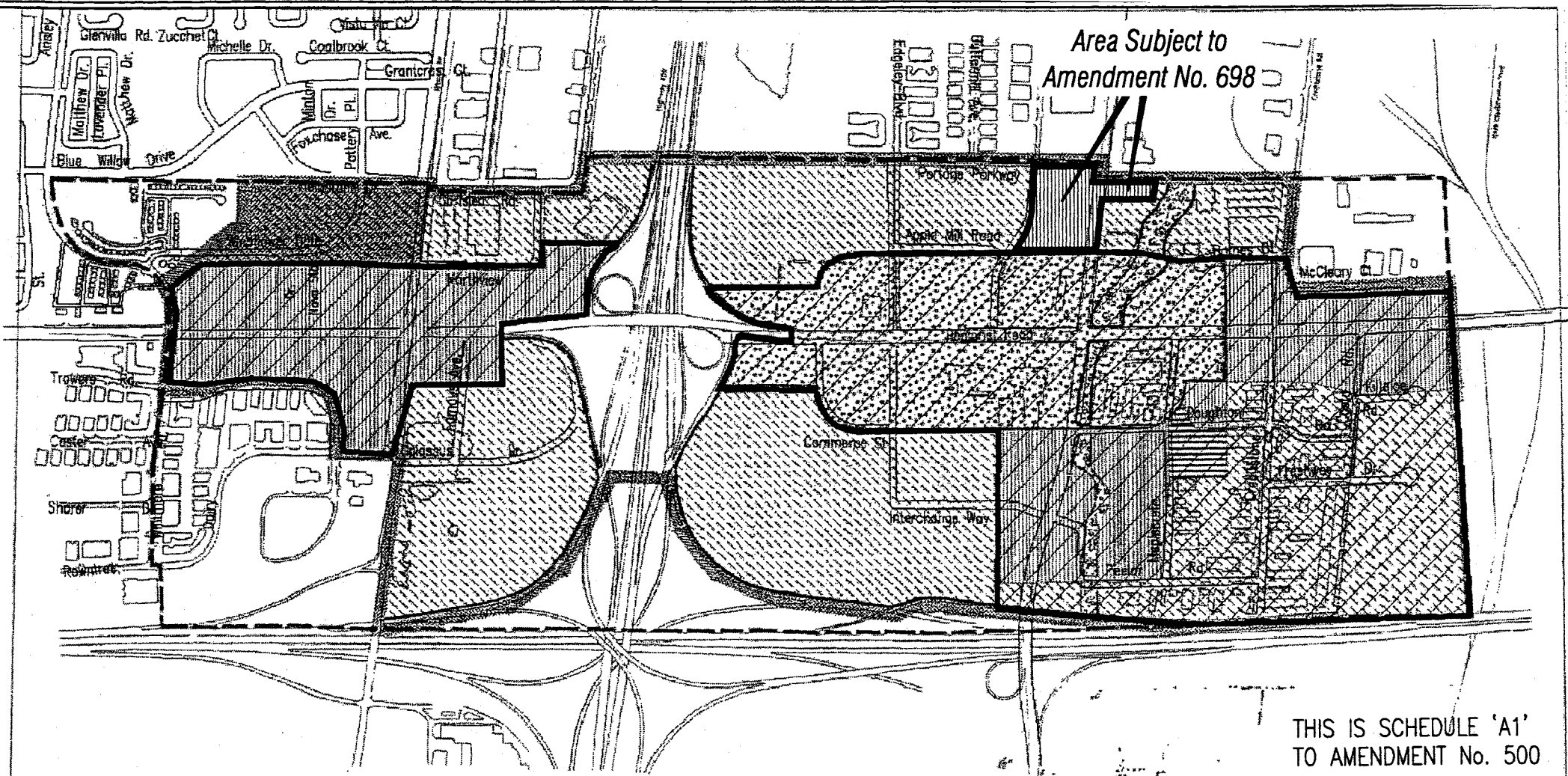
-  Corporate Centre Node
-  Corporate Centre District
-  Corporate Centre Corridor
-  Valley Lands
-  Lands identified as the major commercial centre of the Woodbridge Community within the Corporate Centre District
-  Vaughan Corporate Centre Secondary Plan Area Boundary
-  Study Area Boundary
-  Lands redesignated by this amendment (See Map)
-  Public Open Space
-  Transit Stop Centres

The Planning Partnership • duToit Allsopp Hillier • McCormick Rankin • Arthur Andersen • CH2M Gore & Storrle

FILE No. OP.08.018 RELATED FILE: 25.5
LOCATION: PT. LOTS 6 & 7, CON. 4 & 5
APPLICANT: CITY OF VAUGHAN (VAUGHAN CORPORATE CENTRE)

THIS IS SCHEDULE '1'
TO AMENDMENT No. 698
ADOPTED THE 30th DAY OF JUNE, 2009

SIGNING OFFICERS

MAYOR

CLERK












Area Subject to
Amendment No. 698

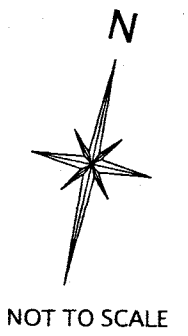
THIS IS SCHEDULE 'A1'
TO AMENDMENT No. 500

Vaughan Corporate Centre Secondary Plan
Amendment No. 500

Schedule 'A1' - Community Improvement Area

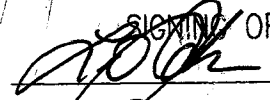
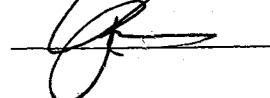
-  Corporate Centre Node
-  Corporate Centre District
-  Corporate Centre Corridor
-  Valley Lands
-  Lands identified as the major commercial centre of the Woodbridge Community within the Corporate Centre District
-  Vaughan Corporate Centre Secondary Plan Area Boundary
-  Study Area Boundary
-  Public Open Space
-  Land to be identified as Community Improvement Area

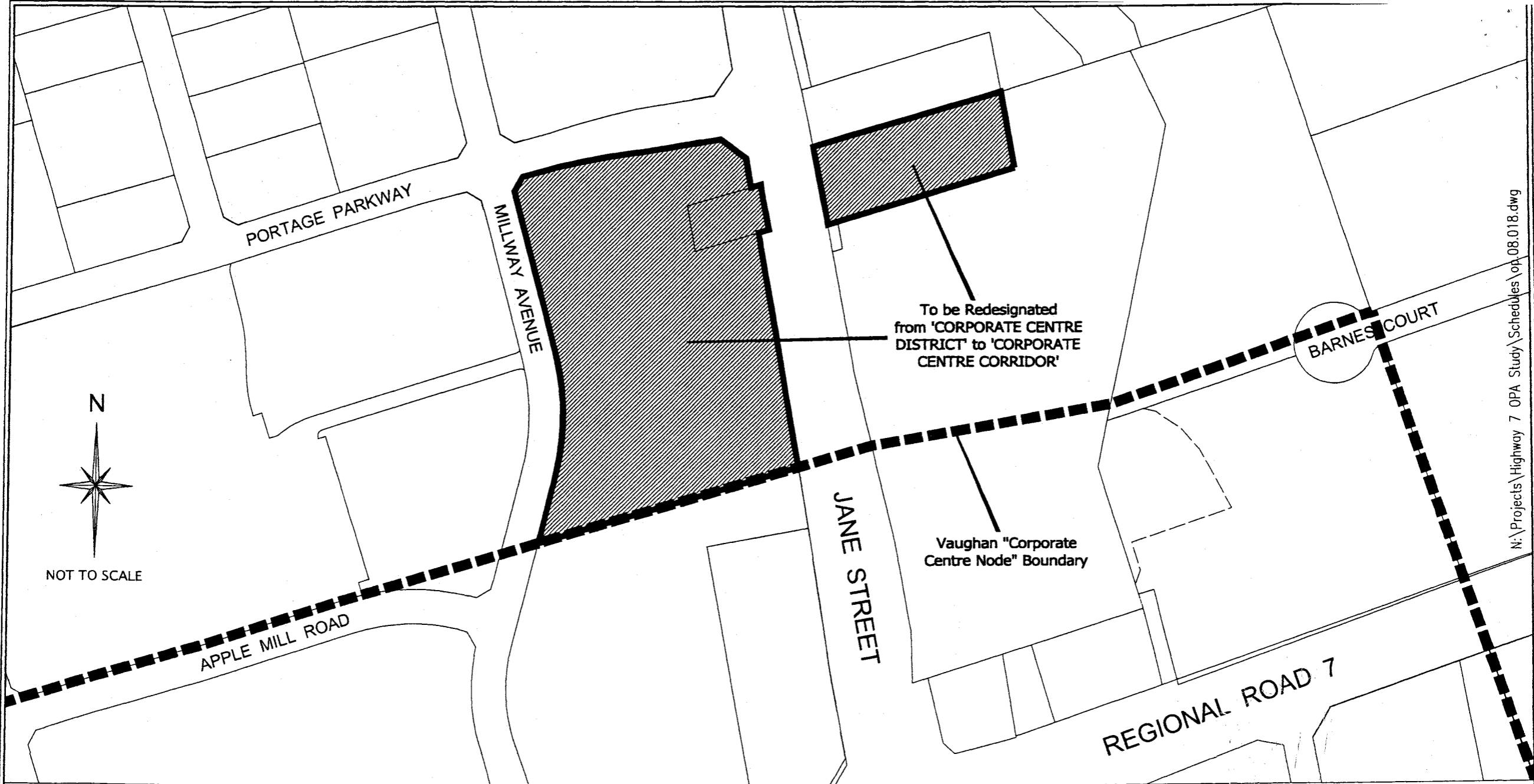
The Planning Partnership • duToit Alhopp Hillier • McCormick Rankin • Arthur Andersen • CH2M Gore & Storie



FILE No. OP.08.018 RELATED FILE: 25.5
 LOCATION: PT. LOTS 6 & 7, CON. 4 & 5
 APPLICANT: CITY OF VAUGHAN (VAUGHAN CORPORATE CENTRE)

THIS IS SCHEDULE '2'
 TO AMENDMENT No. 698
 ADOPTED THE 30th DAY OF JUNE, 2009

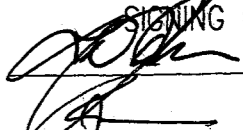
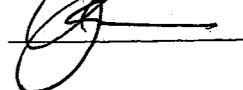
SIGNING OFFICERS
 MAYOR
 CLERK



N:\Projects\Highway 7 OPA Study\Schedules\op.08.018.dwg

FILE No. OP.08.018 RELATED FILE: 25.5
 LOCATION: PT. LOTS 6 & 7, CON. 4 & 5
 APPLICANT: CITY OF VAUGHAN (VAUGHAN CORPORATE CENTRE)

THIS IS SCHEDULE '3'
TO AMENDMENT No. 698
 ADOPTED THE 30th DAY OF JUNE, 2009

SIGNING OFFICERS

 MAYOR

 CLERK

APPENDIX I

The subject lands are located on the east and west side of Jane Street, south of Portage Parkway, north of Highway No. 7, municipally known (on the east side of Jane Street as 7895 Jane Street) being Part of Lots 6 and 7, Concession 4 and 5, City of Vaughan

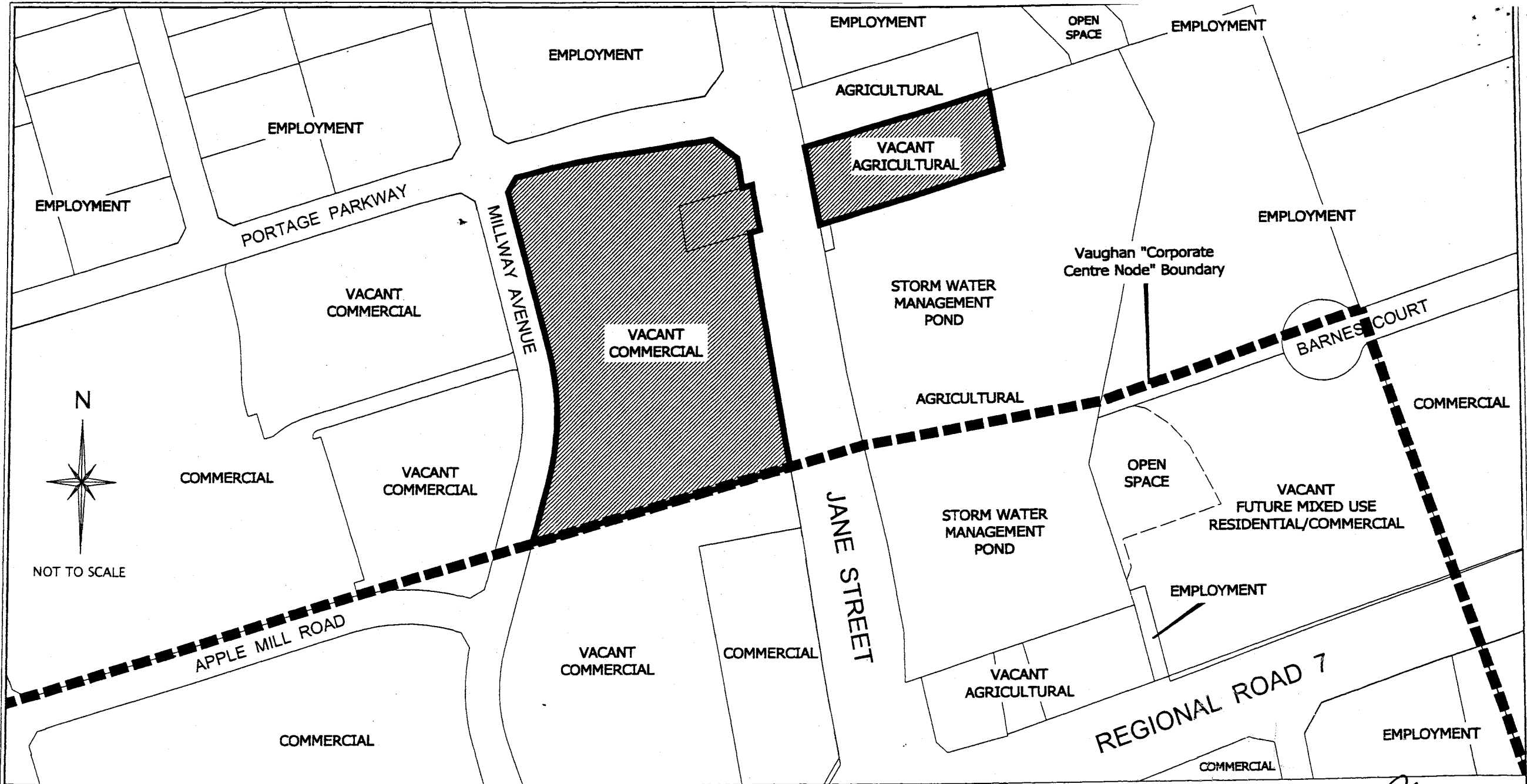
On June 30, 2009, Council considered a report and the following recommendation from the Commissioner of Planning with respect to Official Plan Amendment Application OP.08.018 (City of Vaughan Corporate Centre).

- "1. THAT Official Plan Amendment Application OP.08.018 (City of Vaughan Corporate Centre) BE APPROVED, to amend OPA #500, as amended by OPA #663, by redesignating the subject lands, shown on Attachment 2 from "Corporate Centre District" to "Corporate Centre Corridor"."

At the June 30, 2009, Council Meeting Council approved the above-noted recommendation.

5/28/2009

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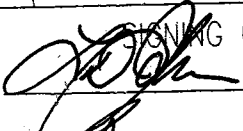



FILE No. OP.08.018 RELATED FILE: 25.5
 LOCATION: PT. LOTS 6 & 7, CON. 4 & 5,
 APPLICANT: CITY OF VAUGHAN (VAUGHAN
 CORPORATE CENTRE)

AREA SUBJECT TO
 AMENDMENT No. 698



APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT 698

SIGNING OFFICERS

 MAYOR

 CLERK