



Vaughan's Highway 7 Corridor: Official Plan Amendment Nos. 660, 661, 662, 663, and 664

**Presentation to the
Planning and Economic
Development Committee
(Committee Report No. 12)**

June 11, 2008



Overview

- ❑ Background
- ❑ Location of the Five Amendments
- ❑ The Amendments
- ❑ The Deferrals
- ❑ The Requested Modifications



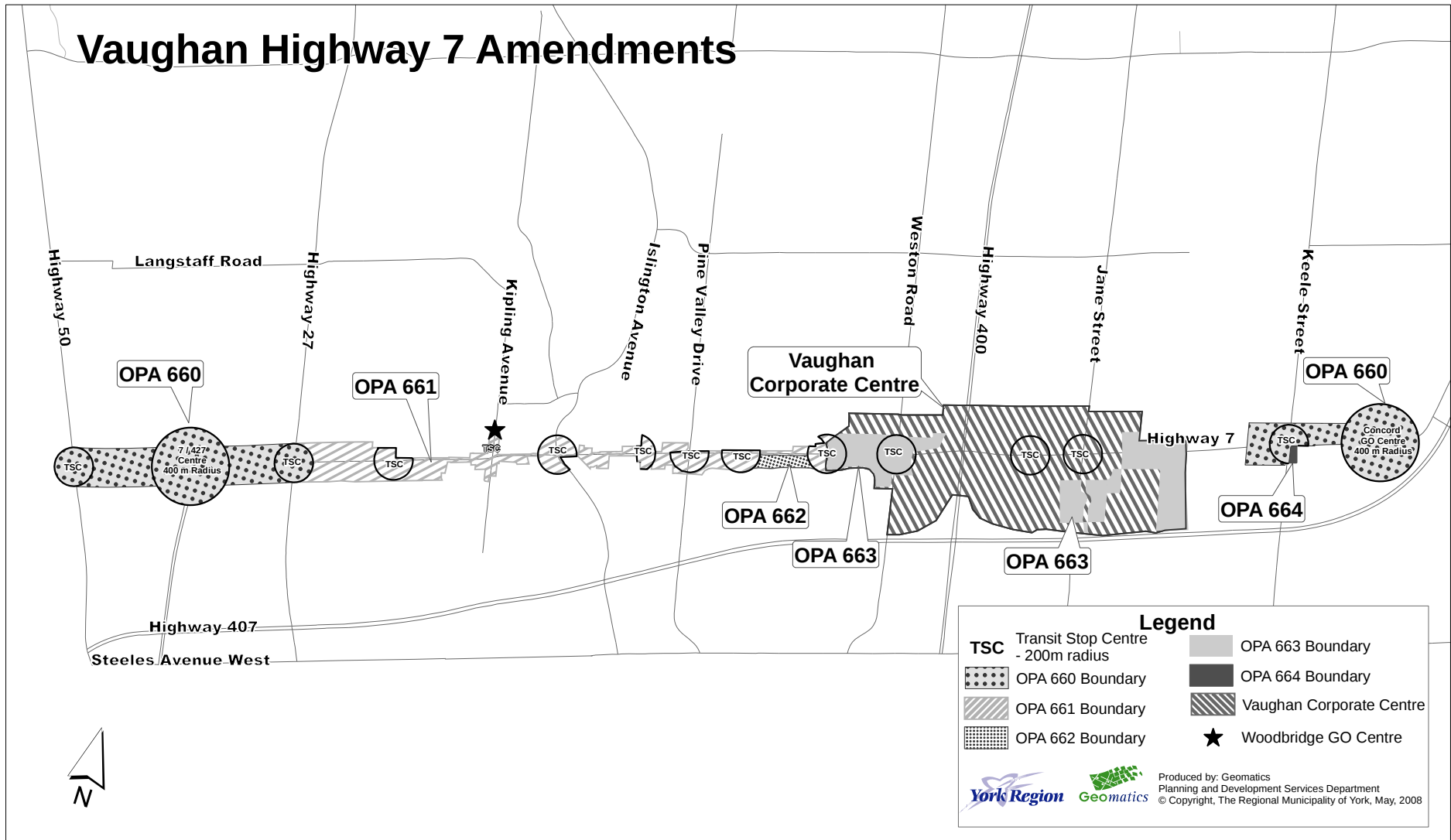
Intensification on rapid transit routes

Background

- ❑ Process commenced with Hwy 7 Land Use Futures Study in 2001
- ❑ Proceeded through numerous public consultation forums
- ❑ Provincial and Regional policies encourage intensification on rapid transit routes



Vaughan Highway 7 Amendments



The Amendments



- ❑ Planned function of Hwy 7 consistent with Regional Centres and Corridor policies
- ❑ Encourage more intense, mixed use, compact, pedestrian friendly developments
- ❑ FSI ranges from 5.0 in the “Corporate Centre” to 2.0 in the “Transit Stop Centres”

OPA's 660/661 area specific residential deferrals



- ❑ Two deferral areas (East – OPA 660 and West-OPA 661)
- ❑ The policy permitting residential land uses are deferred pending completion of review being carried out by Hemson Consulting

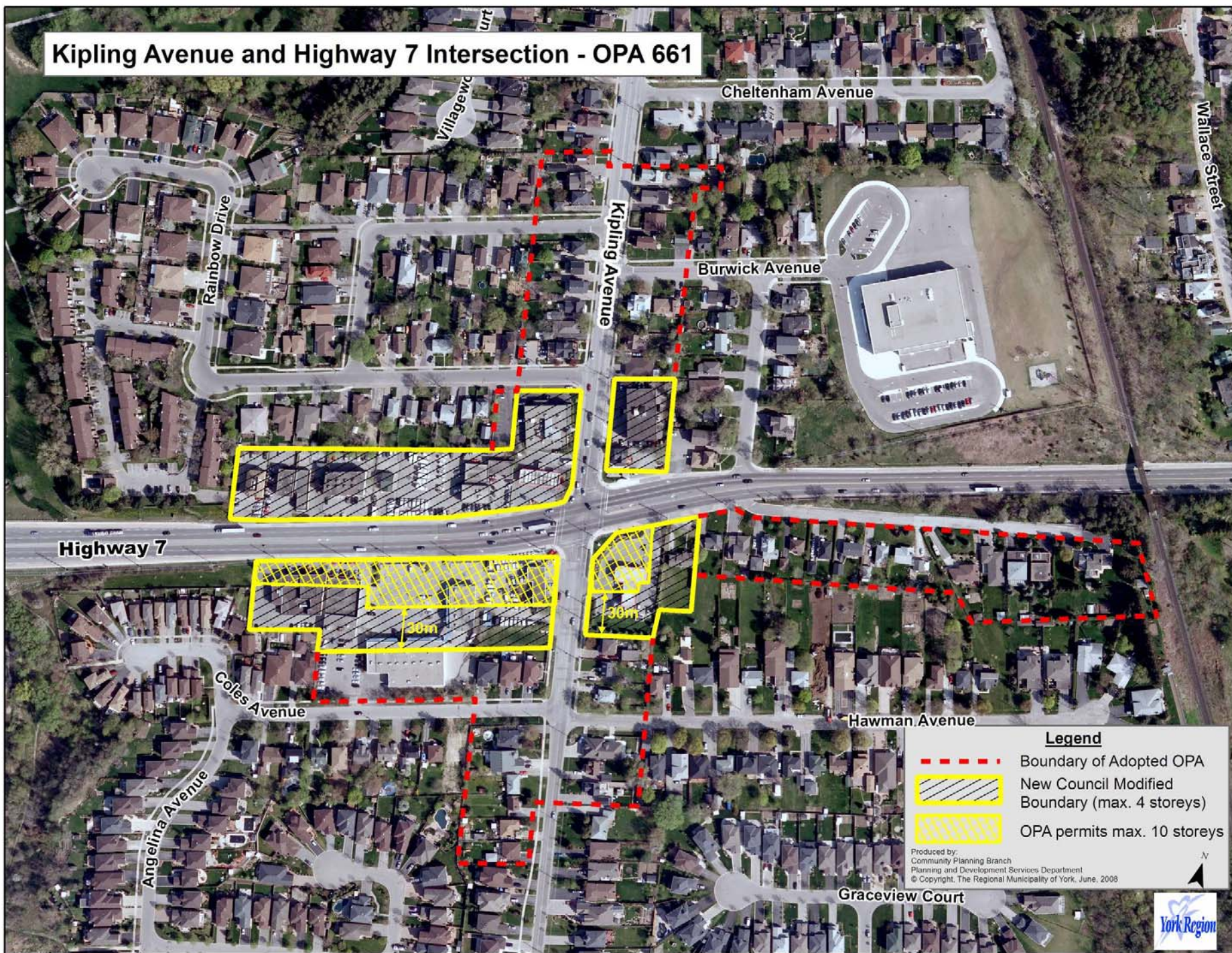


Requested Modifications to OPA 661



- ❑ Vaughan Council requested modifications to OPA 661 based on discussions with local residents
- ❑ Boundary reduced, generally, to not include low density residential lots
- ❑ Residents continue to have issues with maximum height of 10 storeys on the south side of Highway 7 at the Kipling intersection

Kipling Avenue and Highway 7 Intersection - OPA 661



Appeal of OPA 661



- ❑ Landowner at the southwest corner of Kipling/Highway 7 has appealed OPA 661
- ❑ OMB is now the approval authority of OPA 661

Committee Report Recommendations



- ❑ Approve OPA's 660 and defer the residential uses on one geographic area



- ❑ The OMB approve OPA 661, as modified by Vaughan Council, and defer the residential uses on one geographic area



- ❑ Approve OPA 662 and replace OPA 662 Schedules A and B with those contained in Attachment 1 and 2



- ❑ Approve OPA's 663 and 664

