

I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 464 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, with modifications, on the 18th day of December, 1996. The attached text incorporates said modifications which are typed in script.



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J.D. Leach  
City Clerk

DATED at the City of Vaughan  
this 13th day of January, 1997.

# *THE CITY OF VAUGHAN*

# BY-LAW

## BY-LAW NUMBER 330-95

**A By-Law to adopt Amendment Number 464 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 464 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 464 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.

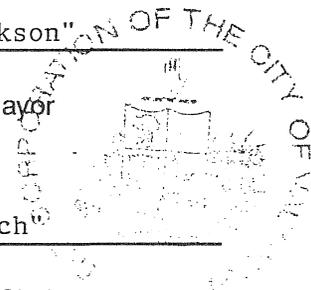
READ a FIRST, SECOND and THIRD time and finally passed this 13th day of November, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

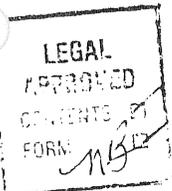
J.D. Leach, City Clerk



AMENDMENT NUMBER 464  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 464 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 464.

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



## I PURPOSE

The purpose of this Amendment is to amend Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan), to redesignate the subject lands from "Industrial" to "Drainage Tributary" and "Neighbourhood Commercial Centre", to facilitate the development of the subject lands for neighbourhood commercial purposes. In addition, the Amendment will provide for site specific development policies.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" hereto as "Area Subject To Amendment No. 464". The lands are located at the southwest corner of Islington Avenue and Rutherford Road, known municipally as 9230 Islington Avenue, in Lot 15, Concession 7, City of Vaughan.

## III BASIS

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

1. The subject lands are currently designated "Industrial" by Official Plan Amendment No. 240 (Woodbridge Community Plan). The proposed neighbourhood commercial development would not be permitted in the aforementioned designation. Therefore, an amendment to the Official Plan is required.
2. The redesignation of the site to allow for neighbourhood commercial development constitutes an appropriate development of the property for the following reasons:
  - a) the proposed commercial use of the property will be more compatible with the surrounding residential community than the uses permitted under the current "Industrial" designation;
  - b) the subject lands are located at the juncture of two arterial roadways (Islington Avenue and Rutherford Road), which serves to make this site attractive for neighbourhood commercial development;
  - c) the neighbourhood commercial development can be successfully integrated with the existing and planned residential uses in the surrounding area;
  - d) the neighbourhood commercial centre is located opposite the West Vaughan Community Centre, which is a complementary land use;
  - e) the City's various land use studies, including the Islington-Rutherford Land Use Review and the applicant's market studies, confirm support for a neighbourhood commercial centre on the subject lands.

3. On October 11, 1995, the Council of the City of Vaughan at a Public Hearing, approved Official Plan and Zoning Amendment Applications OP.10.92 and Z.42.92 (G.Tari Limited), respectively, to redesignate and rezone the subject lands to permit neighbourhood commercial development.

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

Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) is hereby amended by:

1. Redesignating the lands located at the southwest corner of Islington Avenue and Rutherford Road, shown as "Area Subject To Amendment No. 464" on Schedules "1" and "2" hereto, from "Industrial" to "Drainage Tributary" and "Neighbourhood Commercial Centre".
2. Deleting Schedule "A" to Official Plan Amendment Number 240 and substituting therefor the Schedule "A" attached hereto as Schedule "2".
3. Adding the following subsection to Section 4.5 "Neighbourhood Commercial Centre":

"(c) The lands designated "Neighbourhood Commercial Centre" at the southwest corner of Islington Avenue and Rutherford Road, known municipally as 9230 Islington Avenue, in Lot 15, Concession 7, City of Vaughan, being the lands subject to OPA #464, shall be subject to Subsections 4.5 (a) and (b), and the following additional policies:

- i) the maximum site area of the neighbourhood commercial centre shall be 2.2 ha;
- ii) the total gross floor area of all development on the subject lands, and the gross floor area of any food store, shall be established in the implementing zoning by-law;
- iii) a minimum 9 m wide landscaped strip shall be provided adjacent to Islington Avenue and Rutherford Road;
- iv) an urban design plan shall be submitted to ensure that neighbourhood commercial development shall be compatible with and sensitive to the existing and future residential, commercial and institutional development in the surrounding neighbourhood with respect to the overall height and architectural design of the buildings, entry features, parking, lighting, landscaping which shall include screening and buffering along the south and west property lines, and the Islington Avenue and Rutherford Road

- streetscape;
- v) recognition shall be given to the value of the fisheries resources of the Humber River and the need for development to take place in such a manner as to minimize negative impacts that can result from development including the use of proper stormwater management and erosion and sedimentation control measures both during and after the development of the site to the satisfaction of the Ministry of Natural Resources;
  - vi) development shall take place through a site plan application to the satisfaction of the Ministry of Natural Resources;
  - vii) prior to site plan approval, the Ministry of Natural Resources shall have reviewed and approved preliminary stormwater management plans to ensure adequate consideration has been given to this concern and adequate land has been set aside for these purposes;
  - viii) any alterations to watercourses shall require application under the Lakes and Rivers Improvement Act for prior review and approval by the Ministry of Natural Resources;
  - ix) *prior to site plan approval, the Metropolitan Toronto and Region Conservation Authority shall have reviewed and approved a geotechnical report to address the open space lands affecting the southwest quadrant of the property. This report shall, among other matters, address the restoration and rehabilitation of said lands consistent with this reach of the tributary.*

#### V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an Amendment to the Vaughan Zoning By-law and site plan approval, pursuant to the Planning Act.

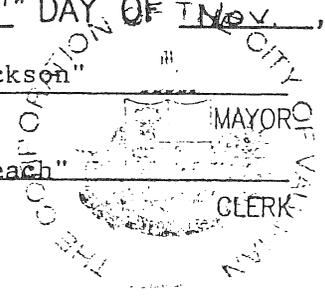
#### VI INTERPRETATION

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.

THIS IS SCHEDULE 'I'  
TO AMENDMENT NO. 464  
ADOPTED THE 13<sup>TH</sup> DAY OF NOV, 1995.

"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF LOT 15, CONCESSION 7

SCALE: 0 200 m



AREA SUBJECT TO  
AMENDMENT NO. 464



CONCESSION 8

CONCESSION 7

CONCESSION 6

AREA SUBJECT TO AMENDMENT NO. 464

THIS IS SCHEDULE "2" TO AMENDMENT NO. 464 ADOPTED THE 31<sup>st</sup> DAY OF NOVEMBER, 1995.

L. D. JACKSON  
MAYOR  
J. D. LEACH  
CLERK

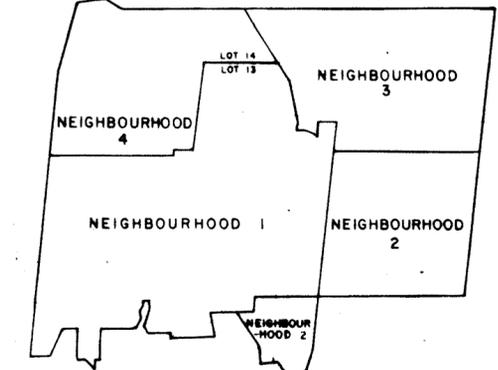
LEGEND

- [Symbol] LOW DENSITY RESIDENTIAL
  - [Symbol] MEDIUM DENSITY RESIDENTIAL
  - [Symbol] HIGH DENSITY RESIDENTIAL
  - [Symbol] MAJOR COMMERCIAL CENTRE
  - [Symbol] LOCAL CONVENIENCE COMMERCIAL
  - [Symbol] GENERAL COMMERCIAL
  - [Symbol] SERVICE STATION
  - [Symbol] SERVICE COMMERCIAL
  - [Symbol] INDUSTRIAL
  - [Symbol] UTILITY
  - [Symbol] OPEN SPACE
  - [Symbol] DRAINAGE TRIBUTARY
  - [Symbol] CHURCH
  - [Symbol] AS SHOWN
  - [Symbol] CONSERVATION AUTHORITY FLOODLINE
  - [Symbol] ELEMENTARY SCHOOL
  - [Symbol] SECONDARY SCHOOL
  - [Symbol] HIGHWAY NO. 7 COMMERCIAL CORRIDOR
  - [Symbol] NEIGHBOURHOOD COMMERCIAL CENTRE
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY

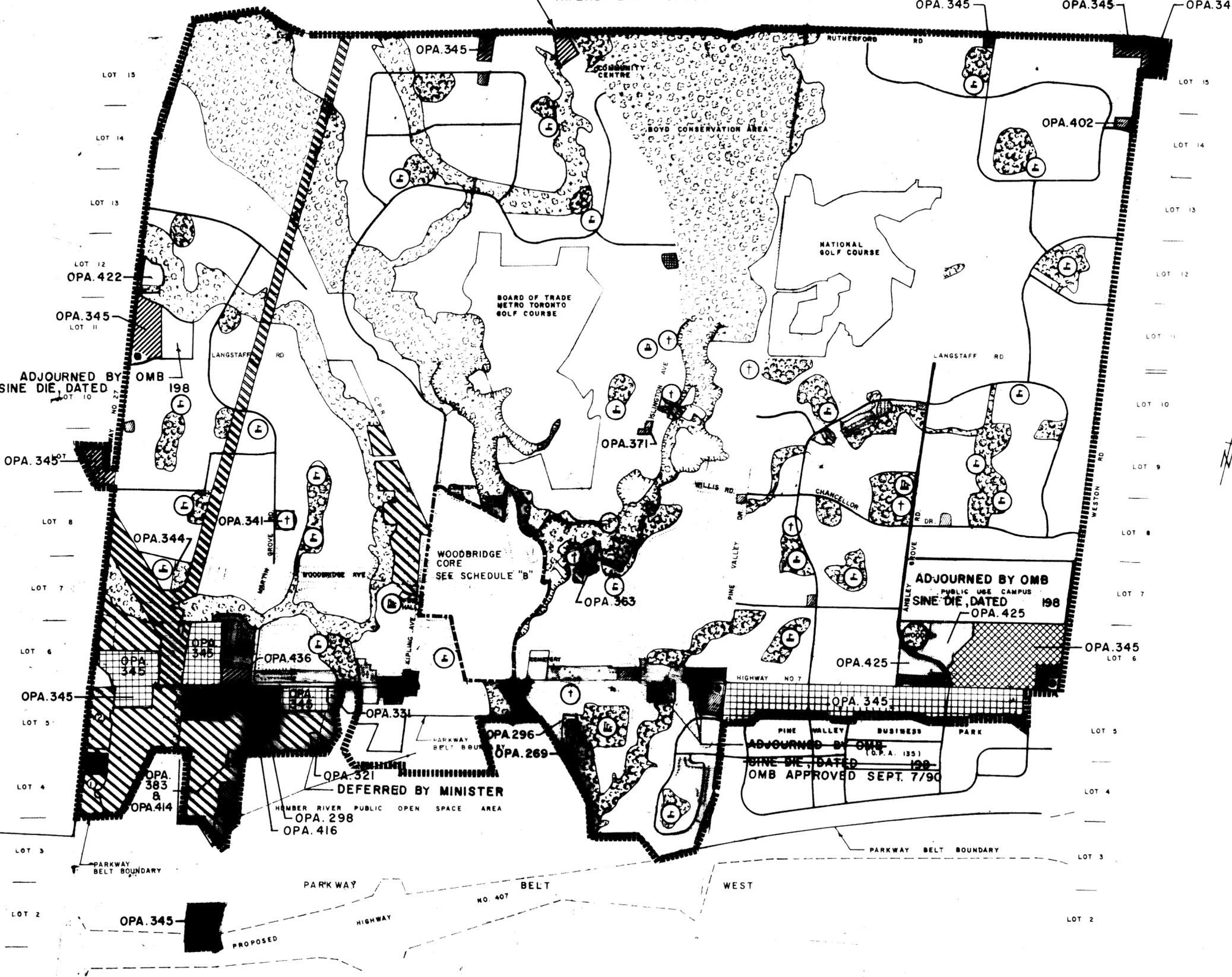
SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A" TO AMENDMENT NO. 240



ADJOURNED BY OMB SINE DIE, DATED 198

ADJOURNED BY OMB PUBLIC USE CAMPUS SINE DIE, DATED 198 OPA. 425

ADJOURNED BY OMB (O.P.A. 135) SINE DIE, DATED 198 OMB APPROVED SEPT. 7/90

DEFERRED BY MINISTER

## APPENDIX I

On October 11, 1995, Vaughan Council considered Official Plan Amendment OP.10.92 and Zoning Amendment Z.42.92 (G.Tari Limited) and resolved:

"A. THAT Official Plan Amendment OP.10.92 (G.Tari Limited) BE APPROVED, subject to the following condition:

1. That provisions be included in an official plan amendment that will have the effect of:
  - a) redesignating the subject lands to "Neighbourhood Commercial Centre" and "Drainage Tributary";
  - b) restricting the neighbourhood commercial development to the following policies:
    - i) the maximum site area of the neighbourhood commercial centre shall be 2.2 ha;
    - ii) the total gross floor area of all development on the subject lands, and the gross floor area of any food store, shall be established in the implementing by-law;
    - iii) a minimum 9 m wide landscaped strip shall be provided adjacent to Islington Avenue and Rutherford Road;
    - iv) an urban design plan should be submitted to ensure that neighbourhood commercial development shall be compatible with and sensitive to the existing and future residential, commercial and institutional development in the surrounding neighbourhood with respect to the overall height and architectural design of the buildings, landscaping and buffering, entry features, parking, lighting, screening and buffering along the south and west property lines, and the Islington Avenue and Rutherford Road streetscape;
    - v) the text of the amendment shall give recognition to the value of the fisheries resources of the Humber River and the need for development to take place in such a manner as to minimize negative impacts that can result from development including the use of proper stormwater management and erosion and sedimentation control measures both during and after the development of the site to the satisfaction of the Ministry of Natural Resources;
    - vi) development shall take place through a site plan application to the satisfaction of the Ministry of Natural Resources;
    - vii) prior to site plan approval, the Ministry of Natural Resources shall have reviewed and approved preliminary stormwater management plans to ensure adequate consideration has been given to this concern and adequate land has been set aside for these purposes;
    - viii) any alterations to watercourses shall require application under the Lakes and Rivers Improvement Act for prior review and approval by the Ministry of Natural Resources.

B. THAT Zoning By-law Amendment Z.42.92 (G.Tari Limited) BE APPROVED, subject to the following conditions:

1. That the implementing by-law provide for the following:
  - a) rezoning the subject lands to C4 Neighbourhood Commercial Zone and OS1 Open Space Conservation Zone;
  - b) excluding a Brewers Retail Outlet, L.C.B.O. Outlet and Place of Entertainment and Supermarket from the subject lands;
  - c) any exceptions to implement the approved site plan.
2. That prior to the enactment of the implementing by-law:
  - a) Council shall have approved the required site plan application;
  - b) a Geotechnical Report detailing slope stability shall be submitted and approved by the Vaughan Engineering Department and the Metropolitan Toronto and Region Conservation Authority;
  - c) the top-of-bank shall be established to the satisfaction of the Metropolitan Toronto and Region Conservation Authority and the City;
  - d) any revisions as a result of the findings in these reports shall be made to the satisfaction of the City."

APPENDIX II

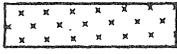
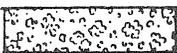
# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 464

CITY OF VAUGHAN

LOCATION: PART OF LOT 15, CONCESSION 7

LEGEND

-  AGRICULTURAL
-  RESIDENTIAL
-  INDUSTRIAL
-  OPEN SPACE

DATE: 95 / 10 / 25

SCALE: 0  200m

