

I, JOHN D. LEACH, City Clerk of the Corporation of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 479 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, without modification, on the 25th day of March, 1997.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 9th day April, 1997.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 362-96

A By-Law to adopt Amendment Number 479 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 479 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" 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 479 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 December, 1996.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



AMENDMENT NUMBER 479
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 318 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 479.

Also attached hereto, but not constituting part of the Amendment is Appendix I.

5/19/0
LEGAL
APPROVED
INTENTS
RM
T.Y.

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide site-specific exceptions to the policies of Amendment No. 247 in order to permit, in addition to the current provisions applicable to the subject lands, outside storage and display of vehicles, to locate on the eastern portion of Planning Block 5. The Amendment will also permit direct access to Steeles Avenue West, subject to the appropriate approvals. The lands are designated General Commercial.

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands" are located on the north side of Steeles Avenue West, west of Hilda Avenue, being part of Lots 14 and 15, Registered Plan 1607, known municipally as 454 Steeles Avenue West, in Lot 1, Concession 2, City of Vaughan, and are shown as "Area Subject to Amendment No. 479 " on Schedule 1 attached hereto.

III BASIS

1. The Committee of the Whole considered Official Plan and Zoning Amendment Applications for the subject lands at a public meeting held on October 7, 1996. At that meeting, the Committee received the public hearing and referred the applications, along with a comprehensive report to be prepared by Staff, to a future Committee of the Whole meeting.
2. On November 18, 1996, the Committee of the Whole considered the Official Plan and Zoning Amendment Applications. At that meeting, the Committee recommended approval of the applications, subject to conditions. That recommendation was adopted at the November 26, 1996 Council meeting.
3. The subject lands are located on a major arterial street, Steeles Avenue West, between Bathurst Street and Hilda Avenue. The lands are a part Block 5 of the OPA No. 247 area, which is ultimately envisaged to be developed with over 1,600 residential units and office and commercial developments. The subject lands are surrounded to the east and west by other commercial sites, and to the north by the proposed extension of Townsgate Drive and residential uses. At the time of site development, the screening and buffering of the site from future residential uses on the north side of Townsgate Drive will be addressed.
4. Official Plan Amendment No. 247 permits the proposed automobile retail use. The Official Plan Amendment was required for the proposed outdoor display and storage of automobiles, and to permit a direct access onto Steeles Avenue West. The text of the site-specific Official Plan Amendment will contain provisions to ensure that the outdoor display and storage component is limited to vehicles only. The design of the Steeles Avenue West access and on-site circulation of vehicles will be addressed through the site development process.

5. Official Plan Amendment No. 247 requires that the Planning Blocks be developed in a co-ordinated manner. Staff have reviewed this requirement and are of the opinion that this would not preclude the phasing of development for each individual block, but it would require a comprehensive plan which demonstrates the ability of the entire planning block to develop in a co-ordinated manner, with respect to elements such as access, landscaping, and design features.
6. In the context of the above, the proposal is considered to be an appropriate form of development which is compatible with surrounding land uses.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 247 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. adding the following to Section 2.3, General Commercial, subparagraph d):

"In addition to the above, on that portion of Planning Block 5, designated General Commercial, being the area subject to Amendment No. 479, outdoor display and storage of automobiles shall be permitted in association with an automobile dealership. The open storage and display of materials shall relate to motor vehicles only and not include any other goods or materials commonly considered as open storage. Specific development standards and site design shall be established in the implementing by-law and site plan.

2. adding the following to Section 3.0, Transportation, subparagraph d):

"In addition to the above, on that portion of Planning Block 5, designated General Commercial, being the area subject to Amendment No. 479, a permanent access to Steeles Avenue West shall be permitted, subject to the approval of the appropriate road authorities. The ultimate location and configuration of the access and on-site circulation of vehicles shall be determined at the site development stage.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Restricted Area Zoning By-law and a site plan agreement in accordance with the provisions of 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.

APPENDIX I

At an October 7, 1996 Public Hearing, the Committee of the Whole considered an Official Plan and Zoning By-law Amendment application for two commercial buildings to be used for an automobile dealership: a one-storey building on the west side of the site, and a two-storey building on the east side of the site. The applicant also proposed outdoor storage and display of automobiles, and direct access to Steeles Avenue West.

At the October 7, 1996 Public Hearing, the Committee of the Whole recommended approval of the recommendation of the Director of Development Planning dated October 7, 1996, as follows:

"THAT the Public Hearing for files OP.96.017 & Z.95.027 (Nirod Investments Limited) BE RECEIVED; and

THAT the issues identified by the public and by Council, together with those contained in this report, be addressed by Staff in a comprehensive report to the Committee of the Whole."

This recommendation was adopted at the October 15, 1996 Council meeting.

The applications were brought forward to the November 18, 1996 Committee of the Whole meeting. At that meeting, the Committee of the Whole recommended approval of the recommendation of the Director of Development Planning dated November 18, 1996, as follows:

- "1. THAT Official Plan Amendment Application OP.96.017 (Nirod Investments Limited) BE APPROVED, subject to:
 - a) the official plan amendment contain wording to ensure that a permanent access to Steeles Avenue shall be permitted subject to the approval of the appropriate road authorities. This approval shall relate to the location and configuration of the proposed access prior to the enactment of an implementing zoning by-law.
 - b) the open storage and display of materials shall relate to motor vehicles only and not include any other goods or materials commonly considered as open storage.
2. That the Zoning By-law amendment (Nirod Investments Limited) not be enacted until such time as a site development application and a comprehensive development plan have been approved by Council."

This recommendation was adopted at the November 26, 1996 Council meeting.

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 479

TOWN OF VAUGHAN

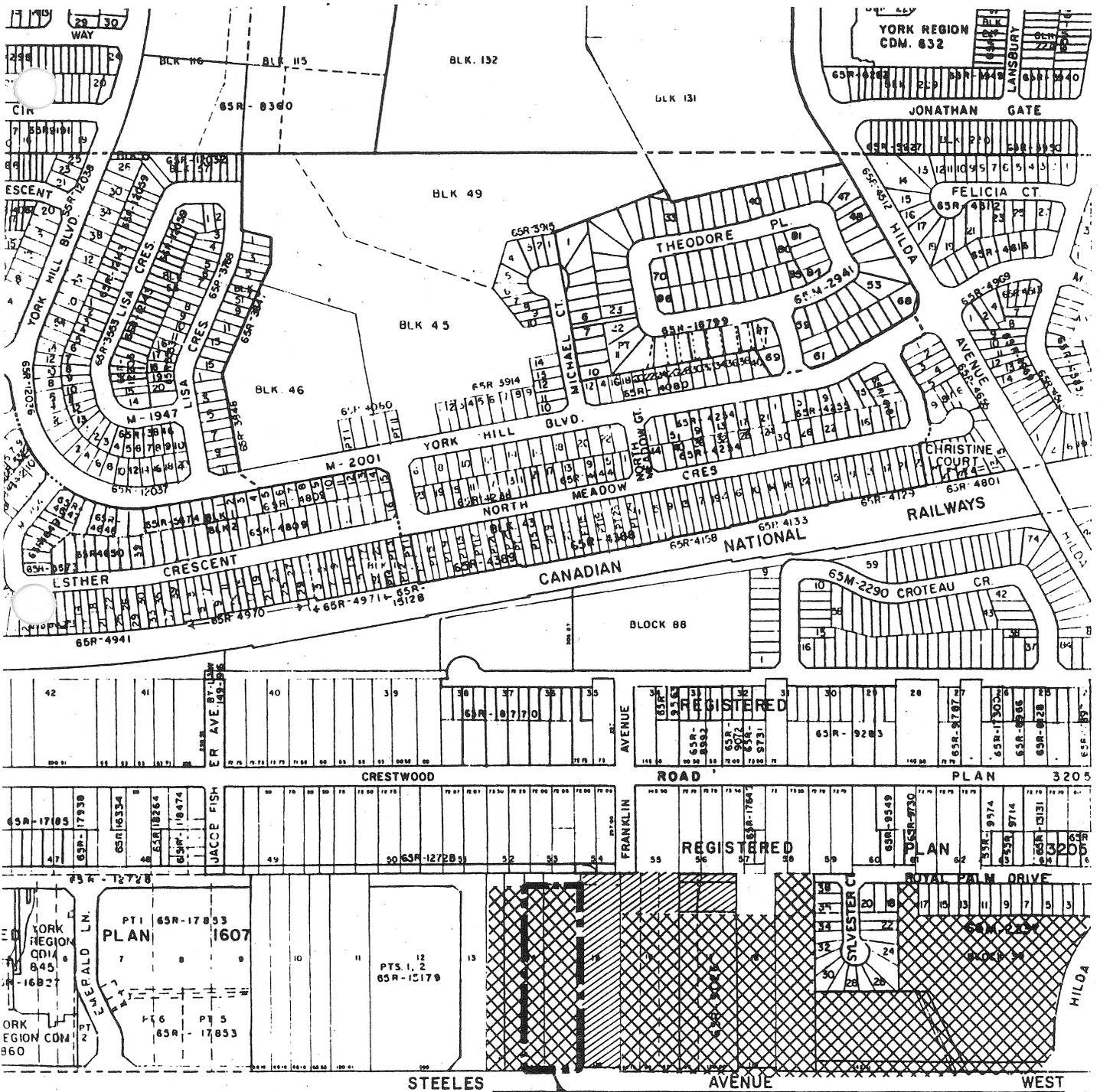
LOCATION: PART OF LOT 26, CONCESSION 1

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

DATE: 96/12/04

SCALE: 0  200m



CONCESSION I

AREA SUBJECT TO AMENDMENT NO. 479