

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 202-98

A By-Law to adopt Amendment Number 499 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 499 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule "1" and "2", 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 499 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 22nd day of June, 1998.

"L.D. Jackson"
L.D. Jackson, Mayor

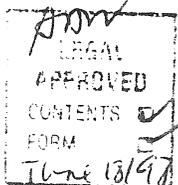
"J.D. Leach"
J. D. Leach, City Clerk



**AMENDMENT NUMBER 499
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 499 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 499.

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 Amendment No. 210 to the Official Plan of the Vaughan Planning Area (Thornhill-Vaughan Community Plan) to redesignate the subject lands from “High Density Residential” and Neighbourhood Commercial” to “High Density Residential”, “Medium Density Residential”, “Neighbourhood Commercial” and “Institutional”, to facilitate the development of the subject lands for residential apartment and street townhouse units, neighbourhood commercial and church use.

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. 499”. The lands are located at the southwest corner of Bathurst Street and New Westminster Drive, being Block 1, Registered Plan 65M-2700 in Lot 7, Concession 2, City of Vaughan.

III BASIS

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

1. The subject lands are currently designated “High Density Residential” and “Neighbourhood Commercial” by Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan). An amendment to the Official Plan is required to facilitate the redesignation of the subject lands to “Medium Density Residential” and “Institutional” and to relocate and reduce the size of the “High Density Residential” and Neighbourhood Commercial” designations set out in Amendment No. 210 (Thornhill-Vaughan Community Plan).
2. The reorientation and reduction in the size of the “High Density Residential” and “Neighbourhood Commercial” designations is considered appropriate for the overall development of the site and surrounding lands.
3. The introduction of the “Medium Density Residential” designation to permit street townhouse units is consistent with the townhouse development on the west side of New Westminster Drive and would provide a transition between future high density development along Bathurst Street on the subject lands and on the adjacent property to the south.

4. On May 11, 1998, the Council of the City of Vaughan, approved Official Plan Amendment Application OP.96.016 (Baif Developments Limited), to permit the redesignation of the subject lands.

IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area (Thornhill-Vaughan Community Plan) is hereby amended by:

1. Redesignating the lands located at the southwest corner of Bathurst Street and New Westminster Drive, shown as "Area Subject to Amendment Number 499" on Schedules "1" and "2" hereto, from "High Density Residential" and "Neighbourhood Commercial" to "High Density Residential", "Medium Density Residential", "Neighbourhood Commercial" and "Institutional", in the manner shown on Schedule "2" hereto.
2. Deleting Schedule "A" to Official Plan Amendment #210 and substituting therefore the Schedule "A" attached hereto, as Schedule "2".
3. Adding the following to Section 2.2.3.3 Neighbourhood Commercial Centre policies:
 - "d) Notwithstanding Section 2.2.3.3 a), the lands designated "Neighbourhood Commercial" being part of Block 1, Registered Plan 65M-2700, in Lot 7, Concession 2, being the lands subject to OPA #499, shall have a minimum lot area of 1.9 hectares, but in no case shall the lot area exceed 2.5 hectares. A detailed urban design guidelines report to address streetscape, landscaping and architectural details for the commercial lands within the Baif plan of subdivision 19T-90009 shall be submitted and approved by the City, prior to site plan approval of the neighbourhood commercial site."
4. Adding the following to Section 2.2.2.2 Medium Density Residential policies:
 - "e) A detailed urban guidelines report to address streetscape, landscaping and architectural details for the residential, lands within the Baif plan of subdivision 19T-90009 (Block 1, Plan 65M-2700, in Lot 7, Concession 2) being the lands subject to OPA #499, shall be submitted and approved by the City, prior to approval of the draft plan of subdivision."
5. Adding the following to Section 2.2.2.3 High Density Residential policies:

“e) A detailed urban guidelines report to address streetscape, landscaping and architectural details for the residential, lands within the Baif plan of subdivision 19T-9009 (Block 1, Plan 65M-2700, in Lot 7, Concession 2) being the lands subject to OPA #499, shall be submitted and approved by the City, prior to site plan approval of the high density residential site.”

6. Adding the following to Section 2.2.4.2 Churches and Religious Institutions policies:

“e) A detailed urban guidelines report to address streetscape, landscaping and architectural details for the institutional lands within the Baif plan of subdivision 19T-90009 (Block 1, Plan 65M-2700, in Lot 7, Concession 2) being the lands subject to OPA #499, shall be submitted and approved by the City, prior to site plan approval of the institutional site.”

V. IMPLEMENTATION

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

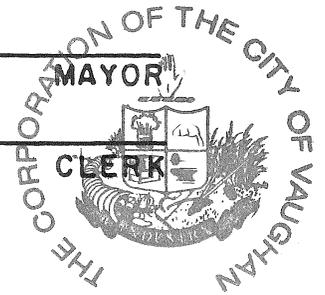
VI. INTERPRETATION

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 '1'
TO AMENDMENT NO. 499
ADOPTED THE 22 DAY OF JUNE, 1998.

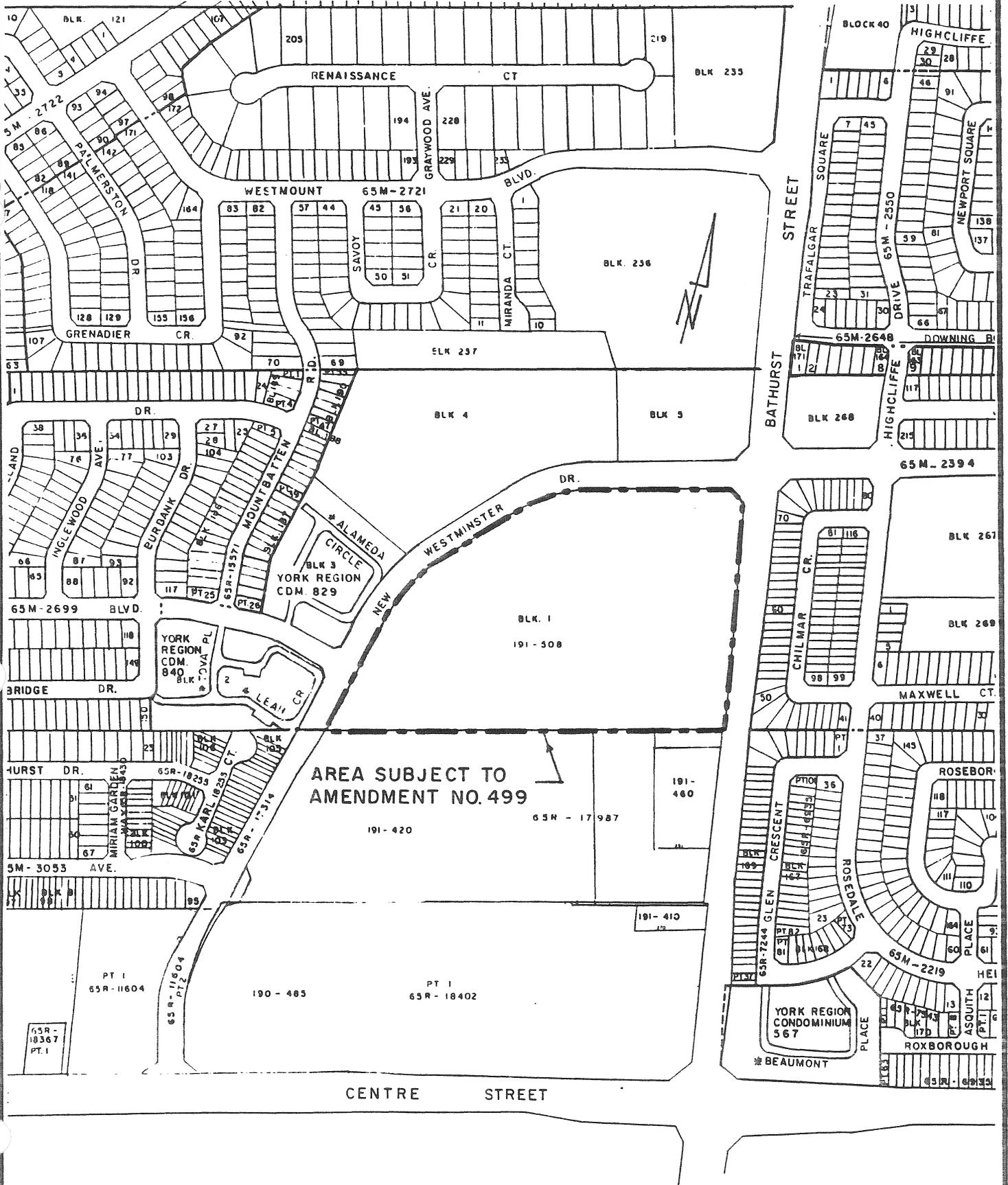
"L. D. Jackson"

"J. D. Leach"



LOCATION: BLOCK 1, PLAN 65M-2700

SCALE: 0 200m



LAND USE Thornhill-Vaughan Community

Schedule A Updated March, 1997

Legend

Residential

- Low Density
- Medium Density
- High Density
- Further Study Area
- Village of Thornhill Heritage District

Commercial

- General Commercial
- Neighbourhood Commercial
- Town Centre Commercial
- Service Station
- Mixed Commercial & Residential
- Local Convenience Commercial

Open Space

- Parkway Belt
- Pedestrian System
- Pedestrian Grade Separation

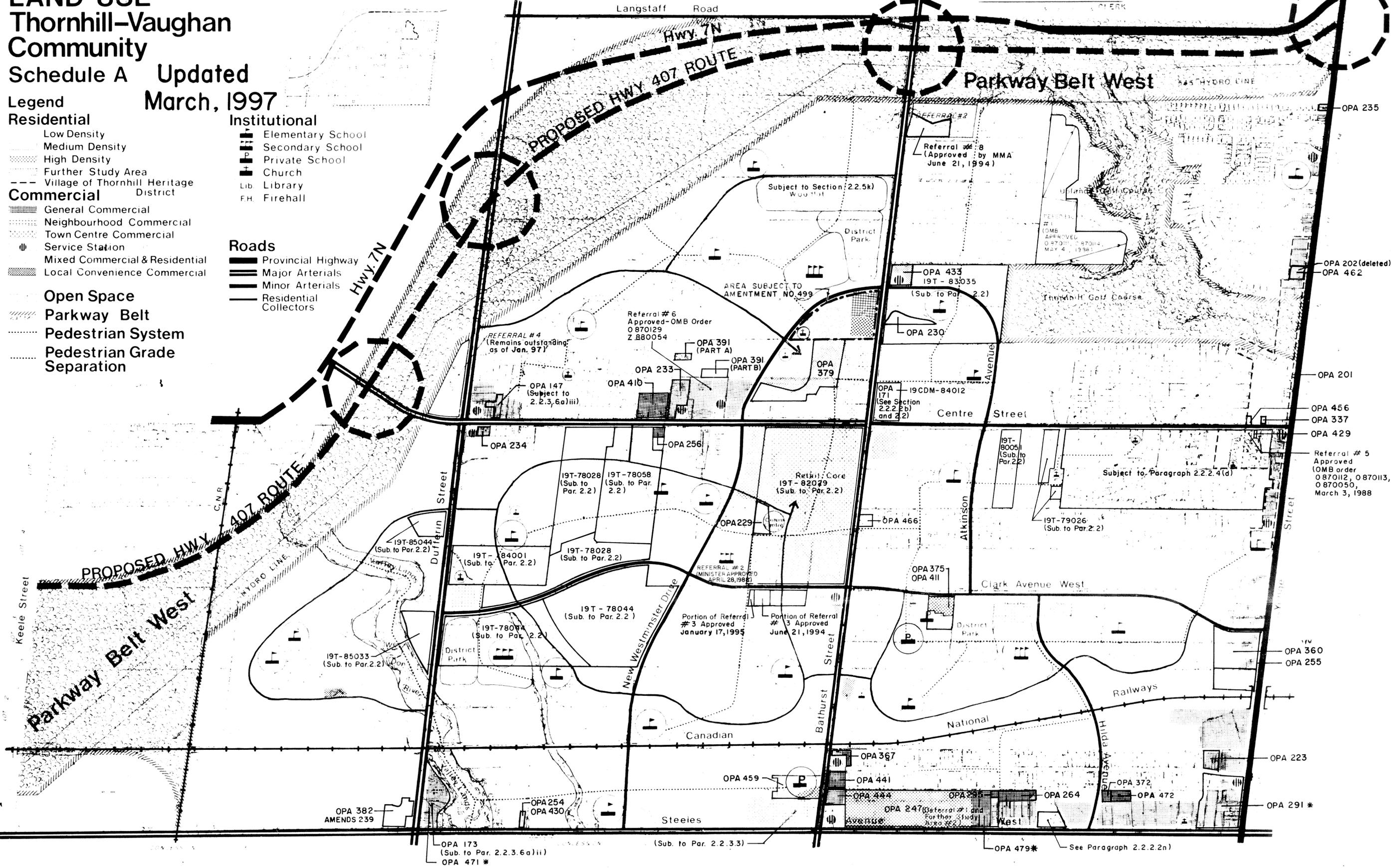
Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Library
- Firehall

Roads

- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors

KEY PLAN



* OPAS ADOPTED BY COUNCIL BUT NOT YET APPROVED AS OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan

NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY. IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

APPENDIX 1

The subject lands are located at the southwest corner of Bathurst Street and New Westminster Drive, being Block 1, Registered Plan 65M-2700, in Lot 7, Concession 2, City of Vaughan.

At the Council Meeting on May 11, 1998, Council considered applications to amend the Official Plan and Zoning By-law and resolved:

“A. THAT Official Plan Amendment Application OP.96.016 (Baif Developments Limited) BE APPROVED, subject to the following conditions:

1. That provisions be included in the Official Plan Amendment that will have the effect of:

a) redesignating the subject lands to “High Density Residential”, “Medium Density Residential”, “Neighbourhood Commercial” and “Institutional”;

b) setting out policies requiring the following:

i) exception to reduce the size of the neighbourhood commercial block from 2.5 ha to 1.9 ha;

ii) submission of a detailed urban and architectural design guidelines to address the streetscape, landscaping and architectural details within the Baif subdivision, to be approved by the City, prior to:

- draft plan of subdivision approval for the medium density residential lands; and,

- site plan approval for the high density residential, commercial and institutional lands.

B. THAT Zoning Amendment Application Z.96.048 (Baif Developments Limited) BE APPROVED, subject to the following conditions:

1. That the implementing by-law provide for the following:

a) rezoning the subject lands to RM1 Multiple Residential Zone, RA3 Apartment Residential Zone, C4 Neighbourhood Commercial Zone, and A Agricultural Zone;

b) permit any necessary exceptions to implement the approved draft plan.

2. That prior to the by-law being enacted, the required subdivision plan shall be draft approved by Vaughan Council.

C. THAT Council endorse a Development Plan that does not show any back lots along New Westminster Drive, Beverley Glen Boulevard or Bathurst Street.”

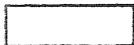
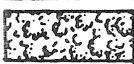
EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 499

CITY OF VAUGHAN

LOCATION: BLOCK I, PLAN 65M-2700

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  AGRICULTURAL
-  OPEN SPACE

DATE: 98/05/14

SCALE:  0 200m

