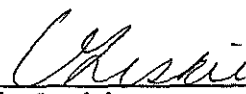
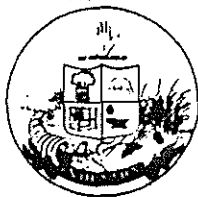


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 253 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 16th day of November, 1988.



V. Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 4th day of November, 1994.



THE TOWN OF VAUGHAN BY-LAW

NUMBER 26-88

A By-law to adopt Amendment Number 253 to the Official Plan of the Vaughan Planning Area.

The Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 253 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "A" is hereby adopted.

3. AND THAT this By-law shall come into force and take effect on the final day of the passing thereof.

READ a FIRST and SECOND time this 4th day January, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

R.A. Panizza, Town Clerk

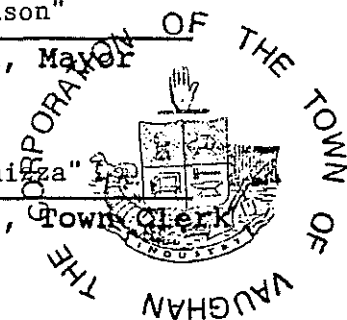
READ a THIRD time and finally passed this 4th day of January, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

R.A. Panizza, Town Clerk



AMENDMENT NO. 253
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following text and Schedule "1" entitled "Schedule "1" to Official Plan Amendment No. 253" constitute Amendment Number 253 of the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of this Amendment is Appendix "1".



I PURPOSE

The purpose of this Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area as amended by a Provincial Order in Council which incorporated the Parkway Belt West Plan into the Vaughan Official Plan. This Amendment is to:

- a) Redesignate lands from "Public Use Area-Road" to "Special Complementary Use Area" and,
- b) Increase the maximum permitted lot coverage on lands designated "Special Complementary Use Area" west of Weston Road, being part of Lots 2 and 3, Concession 7, Town of Vaughan. Presently, the maximum lot coverage for these lands is 20%. This Amendment allows for a maximum coverage of 40% provided certain design guidelines and development standards are met in order to implement the prestigious industrial development envisioned for the Highway #407 corridor. Therefore this Amendment also establishes performance standards for development on the subject lands. In addition it amends the height limitation and coverage requirements for office buildings in order to encourage office development.

II LOCATION

The lands subject to this Amendment and shown as "Lands Subject to Amendment No. 253" on Schedule "1" attached hereto, are located north of the CNR (east/west) line and approximately .5 km south of Highway #7 on the west side of Weston Road, being part of Lots 2 and 3, Concession 7, Town of Vaughan. The lands fall within Parkway Belt West Plan area.

III BACKGROUND

During the past two years the Town of Vaughan has received numerous official plan and zoning amendment applications to develop lands within the Parkway Belt. These applications cover approximately 185 ha being virtually all of the privately owned vacant land within the Special Complementary Use Area of the Parkway Belt West Plan. The applications all propose an increase in lot coverage to a minimum of 40%. It was considered appropriate to assess the overall implications of such applications and if considered appropriate, establish more restrictive development guidelines to ensure that the goals and objectives of the Parkway Belt West Plan are achieved.

On April 23, 1987, Vaughan Council held a public hearing to consider the applications including the subject proposal as a consolidated item. Council reviewed the matter and directed that a comprehensive amendment be prepared to increase the lot coverage subject to strict development and design guidelines.

The lands presently owned by the Ministry of Government Services have been identified as surplus lands to the Provincial needs of Highway #407. As such, conditions have been approved by Council which would allow the development of these lands in conjunction with the "Special Complementary Use" lands to the south. The minutes of the April 23 meeting are attached as Appendix 1 to this Official Plan Amendment.

Subsequent to the public hearing, discussions have occurred with the Ministry of Municipal Affairs regarding timing of development on the subject lands. As the Region of York granted draft plan approval to a plan of subdivision on the subject lands (File 19T-86035) August 26, 1987, the subject lands are at a more advanced stage of development than the balance of the lands within the "Special Complementary Use

Area". The Ministry is therefore able to suggest that this amendment could proceed as a site specific amendment.

IV BASIS

The Subject Lands are presently designated "Public Use Area-Road" and "Special Complementary Use Area" under the provisions of the Parkway Belt West Plan which forms part of the Official Plan for the Vaughan Planning Area. The Ministry of Government Services has requested that the lands which are surplus to the needs of the Ministry of Transportation and Communications be clearly redesignated so that these lands can be sold for development in conjunction with the proposed plan of subdivision to the south. The policies of the "Special Complementary Use Area" as identified within the Plan restrict lot coverage to a maximum of 20% for undeveloped lots and a maximum 25% for existing developed lands. One storey is the maximum permitted building height for industrial buildings with a two storey maximum height for associated office uses. These restrictions were applied to this section of the Parkway Belt to maintain the open space character and encourage large prestige industrial users within the Highway #407 industrial corridor. An amendment to the Official Plan to permit an increase in lot coverage and building height for office buildings within the Special Complementary Use Area of the Parkway Belt is based on the following considerations:

1. The subject lands represent a logical extension of the Highway #400 /Highway #7 and Steeles Avenue industrial development area. The suitability of these lands for industrial purposes was recognized in the Special Complementary Use Area provisions applied to these lands with the approval of the Parkway Belt West Plan in 1978.

2. The Highway #407 corridor represents a prime industrial area within the Town of Vaughan. It is anticipated that this area will attract prestige industrial and office uses due to its exposure and proximity to the Provincial Highway system.
3. The policies of this Amendment will provide a development concept which identifies appropriate uses and criteria for locating these uses within the Special Complementary Use Area.
4. Prestige industrial uses within the Town are most often associated with large single user industrial development, a substantial office component, either as a part of the industrial use or as a freestanding structure, and a significant landscaping element to the site. In this regard, coverage limitations are often not an assurance of quality in a landscaped open space setting. In order to encourage prestige industrial uses and to maintain the Parkway Belt objectives, lot coverage can be increased based on implementing certain performance standards directed to achieve a prestige form of development.
5. The development policies of this Amendment will form a basis for formulating more definitive industrial development control standards and provide criteria for the location of high profile uses. In this regard, this document will augment the present policies of the Parkway Belt Plan to ensure the maintenance of landscape features, architectural control and the protection of environmental features.
6. Industrial development as outlined in the "Details" section of this Amendment is consistent with the existing pattern of development immediately north and south of the area subject to this Amendment.

7. The subject lands are presently vacant. Development applications are presently filed with the Town for approval of industrial development on the subject lands. The current policies of the Plan are restrictive and do not encourage a form of development which is conducive with the Special Complementary Use Area within and around the Highway #407 corridor. It is appropriate therefore to provide more detailed development policies than those that are presently included in the Parkway Belt West Plan prior to considering any implementing development control by-laws.

V DETAILS OF ACTUAL AMENDMENT AND
POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area as amended by the Parkway Belt West Plan is hereby amended as follows:

- a) Redesignating the lands shown as "MTC surplus lands" on Schedule "1" hereto from "Public Use Area-Road" to "Special Complementary Use Area".
- b) The lands subject to this Amendment shall retain their "Special Complementary Use Area" designation in accordance with the policies of the Parkway Belt West Plan. The following additional provisions shall apply to the subject lands:
 - (i) Paragraph 3 of Clause 6.5.3 1) shall not apply to the Subject Lands.
 - (ii) Substituting therefor the following paragraph:

"Where no industrial buildings or structures existed on the date of the adoption of the Plan, buildings and structures associated with

industrial uses may have a maximum lot coverage of 40%, exclusive of parking.

Industrial uses including office development, open space, parks and recreational uses shall be permitted. Building and structures associated with industrial uses may have a maximum lot coverage of 40% exclusive of parking. Freestanding low rise office buildings may have a maximum Floor Space Index of .4 times lot area.

The specific floor space or coverage permitted shall be established in the implementing zoning by-law for each development having regard for the policies of this plan and in particular the following:

- i) Lands adjacent to planned Highway #407 shall be developed for only prestige industrial and/or office purposes. Office buildings shall have a maximum height of 4 storeys and a maximum floor space index of .4 times lot area.

Notwithstanding the above, development of the lands located at Highway #407 and Weston Road shall include a predominant office component as the primary use. Such office development shall have a maximum floor space index of 1.0 times the lot area. The maximum height for such development may exceed 4 storeys and shall be regulated in the implementing zoning by-law for each site.

- ii) Minimum lot size of any lot adjacent to Highway #407 shall be 1.8 ha.

iii) Prestige industrial uses shall principally be large single user industrial buildings containing a major related office component. Buildings with such uses shall exhibit a high level of architectural design and landscaping standards.

iv) Prior to final approval of a plan of subdivision or a site development plan, a master landscape plan and a urban design plan shall be approved by the municipality for the application to ensure a distinctive high quality industrial corridor consistent with design components conducive to the Parkway Belt Plan objectives.

The landscape plan shall identify landscaping features on all municipal road allowances and adjacent to Highways #407 and Weston Road. Intensive landscaping shall be provided adjacent to Highway #407. The streetscape plan shall provide guidelines to show the co-ordination of building massing, conceptual design of development, setbacks, and building form relative to other buildings in the development block.

v) Traffic and servicing requirements shall be assessed for any development proposal in consultation with the appropriate agencies or road authorities.

vi) No uses are permitted which might create obnoxious sounds, odours, fumes, or vibrations.

vii) All uses except parking shall be enclosed.

- viii) Adequate parking facilities shall be provided on the lands for employees and visitors. These facilities shall be landscaped, suitably screened, and paved with a dust-free all-weather surface.
- ix) No outside storage of goods or materials is permitted.
- x) Development shall be located in such a manner to secure a prestigious, well landscaped character along Highway #407, and Weston Road.
- xi) Ample landscaping, tree planting, and berms shall be provided on areas set out in Clause (iv) above, as well as on the remaining lands. This landscaping shall use predominant native species to compliment natural features.
- xii) Wooded areas, hedgerows, watercourses, wetlands and trees shall be protected to the maximum possible degree.
- xiii) Development shall be based on sound contemporary water management including objectives of zero increase run-off, maintenance and improvement of water quality, recharging ground water aquifers and maintenance of natural wildlife habitats. All stormwater discharge to receiving water courses shall meet the Ministry of the Environment water quality objectives for surface water.

- xiv) All other conditions required to secure the provisions of the Plan shall be satisfied."

IV IMPLEMENTATION

The policies of this Amendment shall be implemented through the processing of subdivision plans, amendments to the Town of Vaughan Restricted Area Zoning By-law and site plan approval in accordance with the Planning Act.

VII 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.

NORTHERN LINK (Woodbridge-Markham) Map 5

EXCERPT FROM PARKWAY
BELT WEST PLAN
MAP NO. 5
FEBRUARY 1, 1988

**THIS IS SCHEDULE "I"
TO AMENDMENT NO. 253**
ADOPTED THE 4th DAY OF January, 1988.
SIGNING OFFICERS
"L. D. Jackson" MAYOR
"R. A. Panizza" CLERK

Public Use Area

-  Public Open Space and Buffer Area
-  Utility
-  Electric Power Facility
-  Road
-  Inter-urban Transit

Base Information

- Built-up Area
- Wooded Area
- Orchard

1000' 500' 0' 1000' 2000'



SCALE 1:25,000

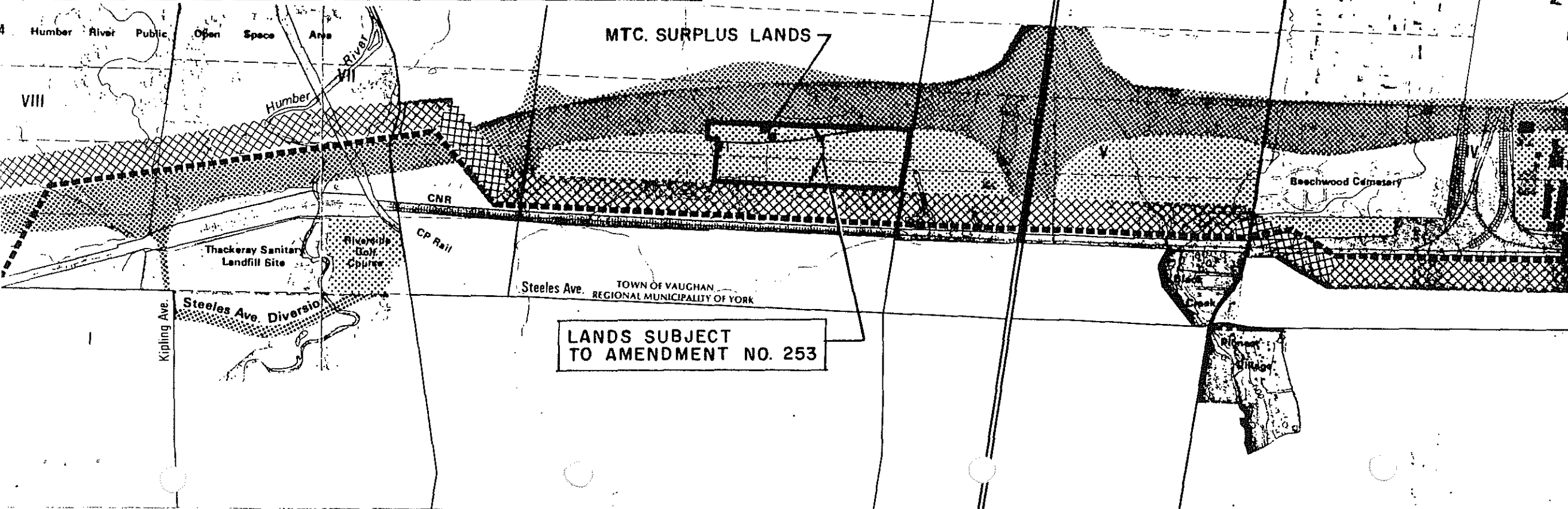
SOURCE National Topographic System

*This map constitutes part of the Plan
and should be read together with the text.*

Ministry of Treasury, Economics, and Intergovernmental Affairs 1978

Complementary Use Area

-  General Complementary Use Area
-  Special Complementary Use Area



APPENDIX "1"

This Amendment arises from a number of applications to amend the Vaughan Official Plan as amended by the Parkway Belt West Plan to permit an increase in lot coverage from the present 20% maximum, and 25% where buildings presently exist on the lands, to a 40% maximum.

The item was considered at a Public Hearing of Council dated April 23, 1987. Notification of the public hearing was advertised in local newspapers pursuant to Section 34 of the Planning Act. The following is an excerpt from the minutes of the April 23 Council meeting regarding this Amendment.

"PARKWAY BELT OFFICIAL PLAN AND LOT COVERAGE POLICY DRAFT OFFICIAL PLAN AMENDMENT #253"

ORIGIN

Proposal to amend the Official Plan pursuant to Section 17 of the Planning Act.

LOCATION

The location of the lands subject to this proposed Official Plan Amendment are east of Pine Valley Drive and west of the CNR Newmarket Line, being all lands designated "Special Complementary Use Area" within the Parkway Belt West Plan. These lands are further described as part of Lots 2 and 3, Concessions 3, 4, 5 and 6, in the Town of Vaughan.

PROPOSAL

To amend the Vaughan Official Plan as it applies to certain lands within the Parkway Belt West Plan by permitting a maximum 40% lot coverage. Presently, Section 6.5.3(1) of the Parkway Belt West Plan permits a maximum lot coverage of 20% where no industrial buildings or structures exist on the lands, and a maximum lot coverage of 25% where industrial buildings existed upon the lands on the date of the adoption of the Parkway Belt West Plan.

The Director of Planning outlined the proposed change to the lot coverage policy for lands designated Special Complementary use Area in the Parkway Belt West Plan.

Mr. L. Longo, Solicitor for Rose Park Investments Limited, requested Council to consider the following matters.

1. That Council recognize the lack of clarity in the performance standard provisions as outlined on page 1.3 of the Staff Report specifically in (d) with respect to incorporating significant office components at key locations.
2. That Council recognize that Item (a), single user industrial buildings adjacent to highway #407, was an onerous standard to place upon the developer who might wish to place compatible users in industrial buildings at this location.

Mr. Longo requested that further discussion take place with staff on these matters and that he be kept apprised of the developments with respect to the application.

Council passed the following resolution:

1. That Proposed Official Plan Amendment #253 (Parkway Belt Official Plan and Lot Coverage Policy) BE APPROVED and that the Official Plan Amendment include performance standards to ensure the open space character of the Highway #407 corridor and that prestige industrial uses shall be developed on the subject lands.
2. That the height restriction be increased to a maximum of four storeys for office buildings, providing a maximum floor space index of .4."