

I, JOHN D. LEACH, Deputy Town Clerk of  
The Corporation of the Town of Vaughan in the  
Regional Municipality of York, do hereby certify  
that the attached is a true copy of Amendment  
Number 337 to the Official Plan of the Vaughan  
Planning Area which was approved by the Ministry  
of Municipal Affairs, without modification, on  
the 30th day of March, 1990.

  
J.D. Leach  
Deputy Town Clerk  
Town of Vaughan

DATED at the Town of Vaughan  
this 18th day of April, 1990.



# THE TOWN OF VAUGHAN BY-LAW

## BY-LAW NUMBER 476-89

A By-law to adopt Amendment Number 337 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 337 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" & "2" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 337 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 and SECOND time this 18th day of December, 1989.

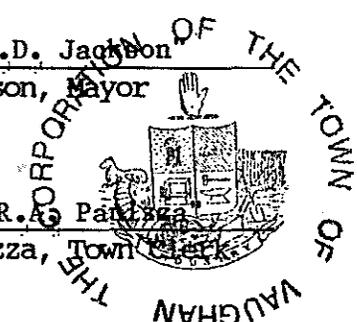
"L.D. Jackson"  
 \_\_\_\_\_  
 L.D. Jackson, Mayor

"R.A. Panizza"  
 \_\_\_\_\_  
 R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 18th day of December, 1989.

"L.D. Jackson"  
 \_\_\_\_\_  
 L.D. Jackson, Mayor

"R.A. Panizza"  
 \_\_\_\_\_  
 R.A. Panizza, Town Clerk



**AMENDMENT NUMBER 337**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 337 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 337.

Also attached hereto, but not constituting part of the Amendment are Appendices I and II.

Dec 12/89

RE ✓  
✓

## I PURPOSE

The purpose of this Amendment is to grant a site specific exception to the Low Density Residential policies pertaining to the Village of Thornhill Heritage District contained in Amendment No. 210 to the Official Plan of the Vaughan Planning Area. The amendment will permit the expansion of an existing retail/office use to a maximum commercial net floor area of up to 282 square metres. The site is shown on the attached Schedules "1" and "2" as "Area Subject to OPA #337" and is hereinafter referred to as the "Subject Lands".

## II LOCATION

The Subject Lands are situated on the north side of Centre Street between Yonge Street and Thornbank Road in the Village of Thornhill Heritage District. The lands are described as Part of Lot 31, Concession 1, being municipally known as 46 Centre Street (Martin House).

The Subject Lands are described in more detail on Schedule "2", attached hereto, being shown as "Area Subject to OPA #337".

## III BASIS

The decision to amend the Official Plan to permit the expansion of the commercial use on the Subject Lands is based on the following considerations:

1. The Subject Lands are designated Low Density Residential under OPA #210 of the Vaughan Planning Area. The use of lands so designated shall be for Low Density Residential purposes and business and professional offices, and/or retail commercial uses not exceeding 167.2 square metres in total gross floor area. Since the total retail and commercial gross floor area (combined existing and proposed) is greater than the allowable maximum, an amendment is required.
2. The Subject Lands are located at 46 Centre Street in the Village of Thornhill Heritage District which has been created as a Heritage Conservation District pursuant to Section V of the Ontario Heritage Act. The intent of the Thornhill Conservation District Plan is to guide the Town and the property owners in the preservation of important historical, architectural and landscape elements of Old Thornhill.

The existing historic building (Martin House circa 1844) is proposed to be expanded and restored. The existing parking lot would be shifted to the rear of the building away from the streetscape. A new two storey single family detached dwelling is also proposed to be constructed east of the present building thereby screening the new parking area to the rear. The architectural design and setback of this building will be compatible with the surrounding area and, more importantly, with the existing Martin House. It will reinforce the street orientation of the streetscape.

This design concept, as approved, is in conformity with the design guidelines for commercial development in the Village of Thornhill Heritage District.

3. The increase in commercial floor area totals approximately 114 sq.m, thereby increasing this maximum total floor area to 282 sq.m. The amount of floor area devoted to retail uses (ground floor) would be 157.2 sq.m and the floor area devoted to office uses (second storey) would be 124.8 sq.m. The increase in floor area is not significant in the context of the existing uses on the north side of Centre Street and is compatible with these uses in respect of the scale of development. The proposed development constitutes an appropriate intensification of the land use.
4. The Thornhill Heritage Conservation District Plan encourages the development of the shopping area within the village. Centre Street from Yonge Street to the park entrance/Brooke Street intersection is defined as a commercial area in the Heritage Conservation District Plan. Thornhill Park is situated to the north of the Subject Lands while the site to the west is used for commercial purposes. Various commercial, office and residential uses occupy the lands east to Yonge Street and west to the entrance of Thornhill Park.

#### IV DETAILS OF THE ACTUAL 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 adding the following policy to subclause 2.2.5 (b) ii) Low Density Residential:

"Notwithstanding the floor space restriction, the lands known as 46 Centre Street (Martin House), which are shown as "Area Subject to OPA No. 337" on Schedules "1" and "2" to Amendment No. 337, may be developed for business and professional offices, and/or retail commercial uses up to a maximum of 282 sq.m of net commercial floor area. The implementing zoning by-law shall specify the exact amount of net commercial floor area, not exceeding 282 sq.m, subsequent to Council's approval of a detailed site plan."

V IMPLEMENTATION

It is intended that the policies of this Amendment shall be implemented through an amendment to the Town of Vaughan Zoning By-law and the execution of a Site Plan Agreement pursuant to Section 40 of the Planning Act.

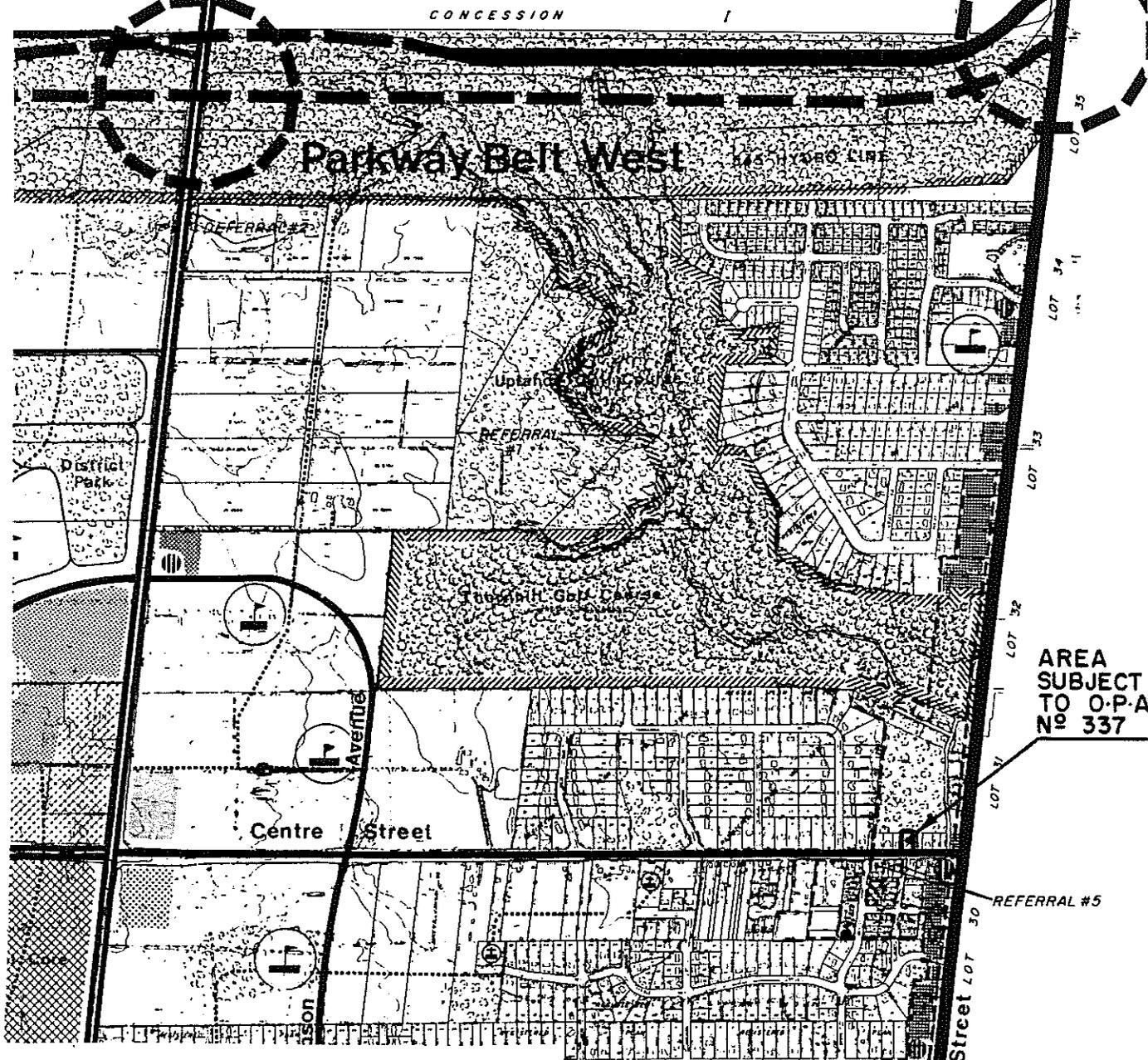
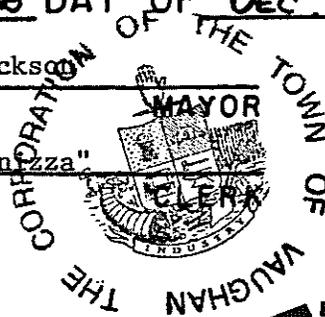
VI INTERPRETATION

The provisions of 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. 337  
ADOPTED THE 6<sup>TH</sup> DAY OF Dec, 1989

"L.D. Jackson"

"R.A. Panizza"

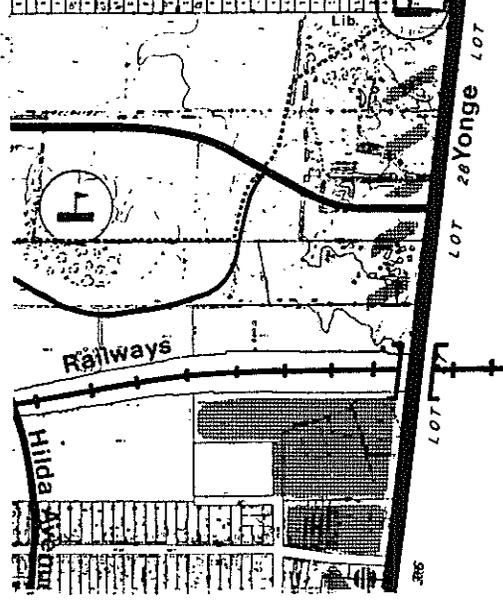
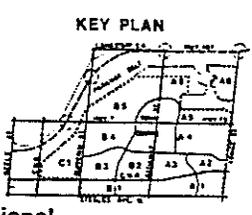


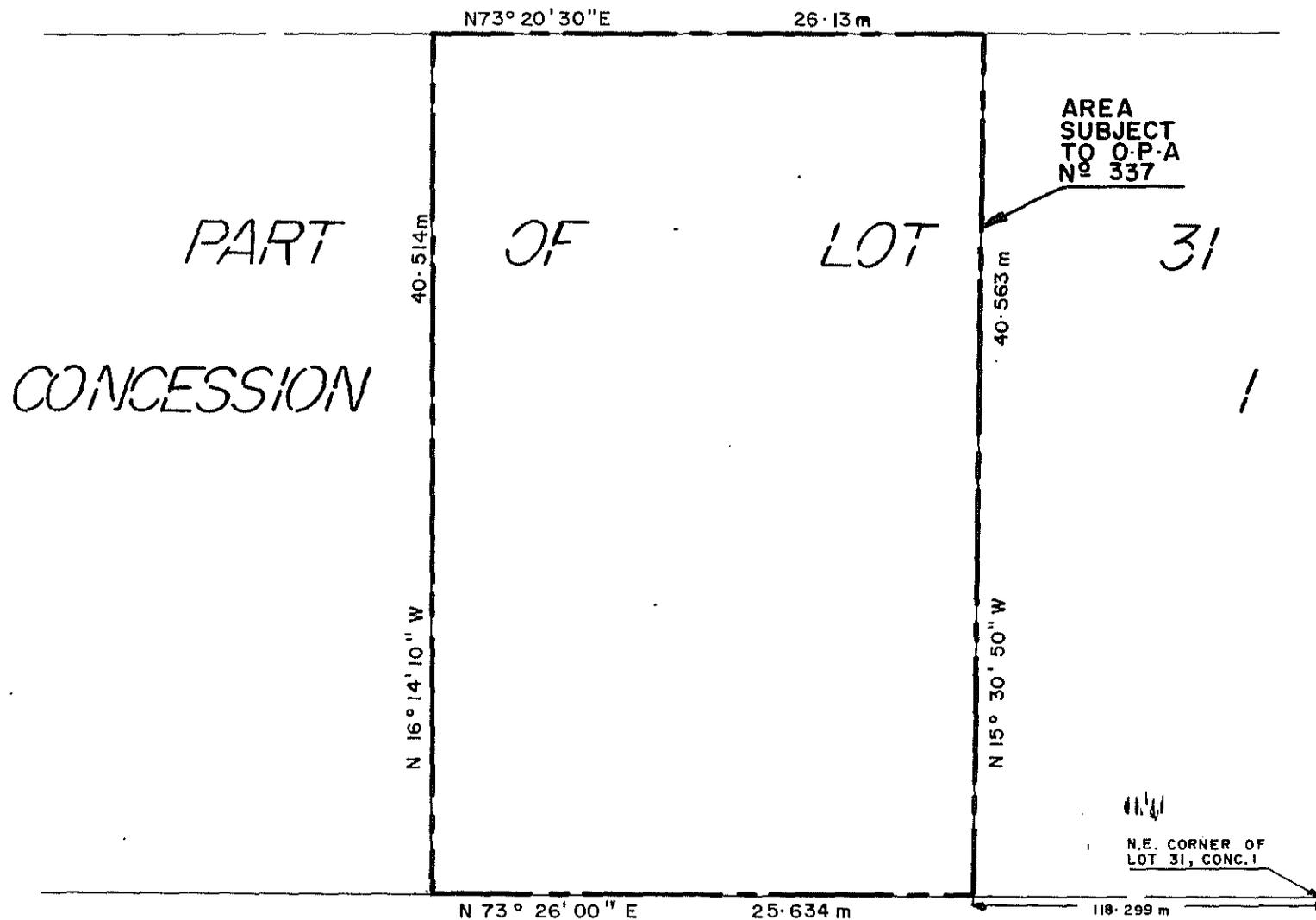
**LAND USE**  
Thornhill-Vaughan  
Community  
Schedule A

- 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
  - Lib. Library
  - F.H. Firehall

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

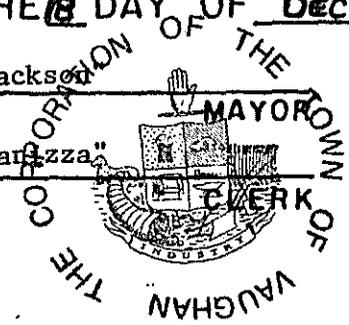




THIS IS SCHEDULE '2'  
 TO AMENDMENT NO. 337  
 ADOPTED THE 18 DAY OF DEC.,  
 1989.

"L.D. Jackson"

"R.A. Parfizza"



YONGE STREET

CENTRE (ALLOWANCE FOR ROAD BETWEEN LOTS 30 & 31) STREET

AREA  
 SUBJECT  
 TO O.P.A  
 No 337

N.E. CORNER OF  
 LOT 31, CONC. I

APPENDIX 1

The subject lands are located on the southwest corner of Confederation Parkway and Dufferin Street, being Block 22, Registered Plan 65M-2623, in the Town of Vaughan.

On November 7, 1989, Vaughan Council held a public hearing to consider Official Plan and Zoning By-law Amendment applications to permit an expansion of uses permitted in a "Service Commercial" designation. An Official Plan Amendment is required to permit these uses.

Vaughan Council at its November 7, 1989 Public Hearing resolved:

"THAT Official Plan Amendment Application OP.36.89 and Zoning By-law Amendment Application Z.75.89 (Greenpark Homes), BE APPROVED, subject to the following:

1. That the Official Plan be amended to permit a limited range of "non-office building" service commercial uses on the site and such uses be limited to the single storey building located closest to the west lot line, as shown on Attachment #3 attached to the Council Public Hearing Agenda of 7 November 1989.
2. That the comprehensive plan form the basis of the site development application and prior to the enactment of the amending by-law Council shall have approved the site plan application.
3. That the implementing by-law:
  - (a) Provide for a limited range of service commercial uses, being confined to:
    - bank and financial institution;
    - business and professional office;
    - car rental service;
    - eating establishment;
    - club or health centre;
    - parking garage;
    - personal service shop;
    - only one (1) convenience retail store and (1) pharmacy;
    - service or repair shop;
    - tavern;
    - technical and commercial school;
    - travel agency;
    - veterinary clinic;
    - prestige industrial uses
  - (b) Provide for two (2) office towers in accordance with the provisions of By-law 1-88 in the locations shown on Attachment #3 attached to the Council Public Hearing Agenda of 7 November 1989."

## APPENDIX I

### Summary to Council Action

The lands subject to this application are located on the north side of Centre Street between Yonge Street and Thornbank Road in the Thornhill Heritage Conservation District. The lands are described as Part of Lot 31, Concession 1, being municipally known as 46 Centre Street (Martin House).

The subject land has an area of about 1049 square metres with frontage of 25.63 metres onto Centre Street and a depth of 40.56 metres. The purpose of this amendment is to grant a site specific exception to the Low Density Residential policies pertaining to the Village of Thornhill Heritage District contained in Amendment No. 210 to the Official Plan of the Vaughan Planning Area to permit the expansion of an existing retail/office use to a maximum commercial net floor area of up to 282 square metres.

On November 21, 1989, Vaughan Council held a Public Meeting in respect of this application. The applicant proposed to amend the Official Plan of the Vaughan Planning Area and Zoning By-law 1-88 to permit the expansion of an existing retail/office use and the construction of a single family residence. Prior to the meeting, comments received through the neighbourhood circulation process included:

- retain status quo;
- this is a residential area and oppose exceptions being made to permit commercial activities
- preserve what is left of "Old Thornhill" without the intrusion of extended commercial activities.

The Thornhill-Vaughan Residents Association had the following comments:

1. The appearance of the proposed buildings in attractive and in keeping with the Old Thornhill Area.
2. We ~~are~~ are concerned about the loss of a number of mature trees. Even if the owner agrees to replace all the trees removed, there would not be space for the number of trees needed. We would like to see the commercial building and the parking lot downstage in order to keep some fine trees.
3. We request that the parking lot should be made of some porous material, rather than asphalt, so that rainwater would filter through to the roots of new and old trees.

In respect of the above, Council adopted the following motion:

"THAT Official Plan Amendment Application OP.55.89 and Zoning By-law Amendment Application Z.111.89 (Linda Hartman), BE APPROVED, subject to the following:

1. That the Official Plan Amendment contain the following provisions:
  - a) That a maximum commercial net floor area of up to 282 square metres be provided on the subject lands provided further that the final amount of floor area be established in the implementing zoning by-law after Council's review of the final site plan.

2. That prior to the enactment of the by-law, Council shall have approved a revised site plan based on the comments contained in this report. The final site plan shall set the maximum commercial gross floor areas for the buildings and fix the required building envelopes."