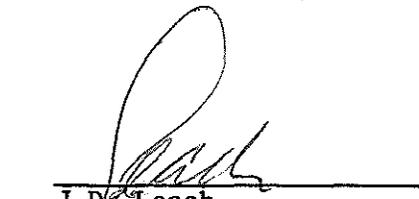
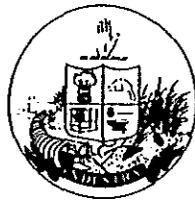


I, JOHN D., LEACH, Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 348 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 16th day of November, 1990,



J.D. Leach
Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 26th day of November, 1990,



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 240-90

A By-law to adopt Amendment Number 348 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 348 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" 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 348 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 3rd day of July, 1990.

"L.D. Jackson"

 L.D. Jackson, Mayor

"J.D. Leach"

 J.D. Leach, Acting Town Clerk

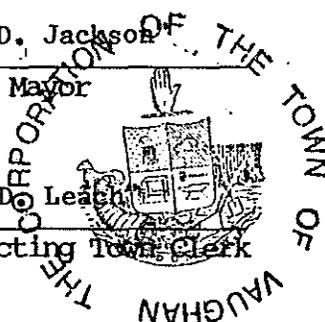
READ a THIRD time and finally passed this 3rd day of July, 1990.

"L.D. Jackson"

 L.D. Jackson, Mayor

"J.D. Leach"

 J.D. Leach, Acting Town Clerk



AMENDMENT NUMBER 348
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following text and Schedule "1" constitute Amendment Number 348 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 348.

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

3 July 90
LEGAL APPROVED
CONTENTS
FORM

*it being recognized
some changes may
later be required by
way of notification*

PART A: BACKGROUND AND CONTEXT

I PURPOSE

In accordance with Section 28 of the Planning Act, this Amendment will incorporate Community Improvement Policies into the Town's Official Plan. Community Improvement Policies provide a basis for the development and implementation of municipal programs of redevelopment and renewal for established areas throughout the Town.

II LOCATION

This amendment will provide criteria which will be used to delineate areas in need of redevelopment and renewal throughout the entire Town. Such areas would be characterized by inadequate or outdated public infrastructure, including municipal services, public amenity and recreational or cultural facilities and where there may be a lack of private reinvestment.

Based on these criteria this Amendment will designate the Old Village of Kleinburg as a "Community Improvement Project Area."

III BASIS

1. Rationale for Community Improvement

Provision for Community Improvement has been incorporated into the Planning Act to provide municipalities with the statutory authority to undertake comprehensive programs of redevelopment and renewal in established areas. In the context of the legislation and provincial policy, Community Improvement means a broad range of programs based on a Community Improvement Plan, which the municipality can initiate, to facilitate the revitalization of areas designated as Community Improvement Project Areas.

The Planning Act requires that a municipality include Community Improvement Policies in its Official Plan before it can initiate Community Improvement Plans. This requirement is intended to encourage municipalities to consider Community Improvement as an ongoing planning activity in order to facilitate the continued renewal of established areas.

Because most of Vaughan is relatively new, the need for redevelopment and renewal has not been a major issue for the Town. Recent growth has generally meant significant private reinvestment as well as an infusion of capital investment for improved services and public amenity in the older established areas. There are however, established areas where reinvestment, either private or public, has not taken place.

2. The Need for Redevelopment and Renewal in Vaughan

The history of Vaughan is different from most other small to mid-sized municipalities in Ontario, many of which had developed a strong manufacturing base and had experienced substantial population growth before the Second World War. Restructuring of local industry, an aging population and an aging infrastructure and building stock have meant noticeable decline for some of the inner areas of the more established cities.

Contemporary Vaughan is largely the result of development that has occurred in the past 30 years, most of which being based on its proximity to Metropolitan Toronto. In the past Vaughan Township had a strong rural, i.e., agricultural, base with only a limited concentration of population in the villages of Thornhill, Maple, and Kleinburg. The Village of Woodbridge, which was a separate municipal entity until 1971 when it was incorporated into the Town of Vaughan, also had a small population until recent decades. Today the older core areas of these communities, i.e., the original village centres, represent a relatively small proportion of the total developed lands in the municipality.

Generally, the old village centres have experienced major change as a result of redevelopment, infilling and the upgrading necessitated by new development. This is evident in Thornhill, Maple and Woodbridge. While there have been problems associated with the integration of old and new development, lack of public amenity or reinvestment has not been a serious issue.

In order to address the problems of the older village cores, the Town has employed a variety of techniques to guide and encourage their appropriate redevelopment. Given that investment from the private sector has been available, the approach has been largely regulatory.

In Thornhill, the Thornhill-Vaughan Community Plan (OPA #210) has contained policies specifically designed to deal with the old village centre. As such, parts of the former Police Village have been designated as a Heritage Conservation District, pursuant to Part V of the Ontario Heritage Act. The Official Plan contains site development and land use policies which will encourage sympathetic development and redevelopment. Combined with the architectural controls permitted by the Heritage Act, development to-date has proceeded in a satisfactory fashion.

The Woodbridge Community Plan has contained policies to deal with the old village centre since 1973. These have been updated over the years. From time to time, the Town has undertaken studies of the Woodbridge Core area, particularly focussing on Woodbridge and Kipling Avenue. One such study formed the basis of the current policies contained in Amendment No. 240 to the Official Plan which is the most recent version of the Woodbridge Community Plan. In response to the redevelopment of the north side of Woodbridge Avenue which was initiated by private interests, the Town became involved in the provision of a municipal parking lot. Additionally, streetscape improvements along Woodbridge Avenue were undertaken. It is noted that the south side of Woodbridge Avenue maintains a potential for redevelopment. Subject to further analysis this area may ultimately benefit from the policies contained in this Amendment.

The Maple Community Plan contains design guidelines and land use policies to encourage the appropriate redevelopment of the old village. Designated as the "Maple Commercial Core Area", the policies direct commercial redevelopment toward a pedestrian, street oriented type of development.

For the most part, other processes have been sufficient to deal with matters of renewal and improvement in Thornhill, Woodbridge and Maple. Provided that the development proceeds substantially in accordance with the current policy no additional measures are foreseen. However, should any of these areas be subject to a major redevelopment proposal or proposals which may substantially alter their character, it may be necessary to consider the

designation of parts of the older portions of these communities as Community Improvement Project Areas. For this reason, the Amendment contains criteria for delineating such areas.

3. The Designation of Kleinburg as a
Community Improvement Project Area

Kleinburg has not experienced the same pressures for growth that the other communities in Vaughan have faced. Servicing constraints, particularly the lack of adequate municipal water and sanitary sewerage facilities, have stalled development. While the Kleinburg-Nashville Community Plan permits additional development and plans of subdivision have been draft approved, the growth has been contingent on the provision of these services. The construction of the new services has been approved and is scheduled to commence in 1990.

With the installation of the services the approved growth will be allowed to take place. Implicit in the installation of services is a certain level of disruption to the community. Of particular concern is the old village core area which features a mix of residential and commercial uses. Being a popular tourist destination, many of the businesses cater to this trade. Being a seasonal activity, consideration must be given to minimizing the disruption in the area during the peak summer season. For this reason it was decided to assess the opportunities for a program of Community Improvement in conjunction with the works associated with the installation of the services. Implementation of such a program concurrently with the servicing project could result in cost savings and a reduced period of disruption.

An assessment against the policies set out in Section 2 of this amendment, "Criteria for the Selection of Community Improvement Project Areas", indicates that the old Village of Kleinburg is deficient in certain areas. In particular the following areas are of concern:

a) Deficient or Outdated Public Infrastructure

The Old Village of Kleinburg has not had the benefit of sanitary sewers and, in addition, the main streets

of Kleinburg are no longer suited to their function. Formerly, Islington Avenue and Nashville Road were Regional Roads, functioning as a connector between Highway No. 27 and Major Mackenzie Drive. With the construction of the Major Mackenzie Drive by-pass which provides for a direct connection to Highway No. 27, Islington Avenue and Nashville Road reverted to the Town. The use and treatment of these roadways under the operation of the Region of York was largely utilitarian. Street lighting was traffic oriented and the sidewalk and pedestrian treatment was minimal. In order to recognize the change in function of the road and to maximize its attractiveness to both residents and visitors, changes in the character of these roads will be necessary.

b) Poor Traffic Circulation and a Parking Deficiency

Parking has long been acknowledged as a problem in Kleinburg. The Kleinburg-Nashville Community Plan provides policies to potentially provide public off-street parking. Currently, the on-street parking is disorganized and private off-street parking is prevented by the presence of septic tanks and tile fields on many commercial properties. The lack of easily accessible parking is constraining the commercial sector of Kleinburg and in peak periods is resulting in commercial parking using the adjacent residential streets. Solutions to these problems will be necessary if the Kleinburg core area is to prosper.

c) Deficiency in Public Amenity, Parkland and Community Facilities

Given the former function of Islington Avenue and Nashville Road, minimal pedestrian amenity and landscaping have been provided. In order to enhance the streetscape, an extensive program of improvements will be necessary. This may include new pedestrian surfaces, the installation of landscaping and the elimination of above ground utilities.

In this regard the area shown as "Area Subject to Amendment No. 348" on Schedule "1" to Amendment No. 348 meets the criteria for designation as a Community Improvement Project Area.

4. Conclusion

Subject to development occurring in accordance with the current Official Plan policies, it is not immediately necessary to designate any parts of Woodbridge, Maple or Thornhill as Community Improvement Project Areas. However, should major redevelopment be proposed in any of these areas or should any of the criteria for designation be met, a further amendment to the Official Plan could designate new Project Areas. Because the old Village of Kleinburg meets the criteria for designation and is subject to immediate pressure for change, its designation as a Community Improvement Project Area is considered appropriate.

PART B: DETAILS OF THE AMENDMENT AND
POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area is hereby amended by the addition of the following policies:

1. Community Improvement Goals and Objectives

The Town shall support the renewal and improvement of established commercial, industrial and residential areas, or any other areas specially designated as Community Improvement Project Areas, through public works programs and through the encouragement of private redevelopment and rehabilitation.

For the areas designated as Community Improvement Project Areas, the Town shall:

- encourage the preservation of the built heritage and the natural heritage;
- encourage private reinvestment, commercial and otherwise;
- encourage the participation of businesses and residents in programs of private redevelopment and rehabilitation;
- provide for the ongoing maintenance and enhancement of public infrastructure, including

hard services such as roads and curbing, watermains, sanitary sewers and storm drainage systems;

- provide for the ongoing maintenance and enhancement of parking facilities and traffic circulation;
- provide for the ongoing maintenance and enhancement of pedestrian amenity, sidewalks, streetscaping and landscaping;
- provide for the maintenance and enhancement of public facilities, including recreational and community facilities.

2. Criteria for the Selection of
Community Improvement Project Areas

The following criteria shall be used to delineate Community Improvement Project Areas:

a) Declining Economic Viability of an Area

- vacant or underused commercial or industrial space
- a high turnover rate among owners, tenants or lessees.

b) Deficient or Outdated Public Infrastructure

- a lack of or inadequate municipal services such as roads and curbing, watermains, sanitary and storm sewers, street lighting and other utilities.

c) Aging Building Stock

- commercial and industrial buildings in need of maintenance and rehabilitation
- housing stock in poor condition.

d) Poor Traffic Circulation and a Parking Deficiency

- evidence of chronic traffic congestion, access problems

- a lack of on-street and off-street parking
- commercial parking encroaching on residential areas.

e) Deficiency in Public Amenity, Parkland and Community Facilities

- poor or inadequate pedestrian amenity, streetscape and landscaping
- inadequate parkland and public open space
- inadequate community facilities, including recreational and cultural facilities.

f) Areas Subject to Redevelopment Proposals

- areas of fragmented land ownership for which co-operation is necessary between development interests and the Town for the provision of infrastructure such as roads, laneways, services and parks
- areas where redevelopment proposals will have a substantial impact on existing areas or services.

3. Areas Recommended for Designation as Community Improvement Project Areas

The old Village of Kleinburg, as shown as "Area Subject to Amendment NO. 348" on Schedule 1, to Amendment No. 348 is hereby designated as a Community Improvement Project Area.

4. Phasing of Improvements

Phasing of improvements shall be done so that areas of greatest need are given highest priority.

Respecting the above, the community of Kleinburg has been identified as a high priority area, in light of its immediate need for streetscape improvements and its parking deficiency.

Individual component projects of a Community Improvement program shall be scheduled in a way that minimizes the general inconvenience and disruption of services to local residents and businesses. The priority of programs to be applied to each Community Improvement Project Area will be established in the implementing Community Improvement Plan.

5. Methods of Implementation

Implementation of the Town's Community Improvement Policies will be facilitated by the following means:

- a) the designation of Community Improvement Project Areas and the preparation and implementation of Community Improvement Plans;
- b) encouraging the involvement of area Ratepayers Associations, Business Improvement Associations, and other locally based interest groups during plan preparation and during implementation;
- c) application of the Ontario Heritage Act, with regard to designation of special buildings and structures and the designation of a heritage conservation district where appropriate, for the protection, maintenance and enhancement of the built heritage;
- d) encouraging the establishment of new Business Improvement Areas where appropriate;
- e) acquisition of land for the provision of municipal parking or public open space, or other municipal facilities where appropriate;
- f) application for funding from senior levels of government for Community Improvement Programs;
- g) encouraging private interests, both residents and businesses to apply for funding from senior levels of government for the rehabilitation of buildings;
- h) enforcement of the Town's Property Standards By-law;
- i) co-ordination of Community Improvement programs with other public works programs initiated by the Town, the Regional Municipality of York or by other government bodies;
- j) the provision of financial assistance and professional expertise to private individuals and businesses where deemed appropriate by Council, for building rehabilitation and property improvement.

PART C: INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time regarding interpretation of the Plan shall apply with respect to this Amendment.

THIS IS SCHEDULE 'I'
TO AMENDMENT NO. 348
ADOPTED THE 3RD DAY OF JULY, 1990.

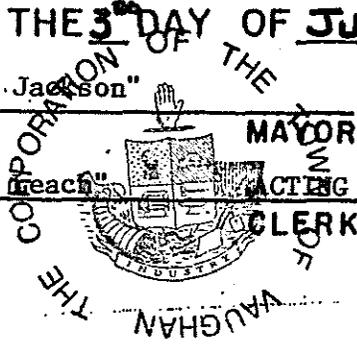
"L.D. Jackson"

"J.D. Treach"

MAYOR

ACTING

CLERK



LOCATION: PART OF LOTS 23, 24 AND 25,
CONCESSION 8

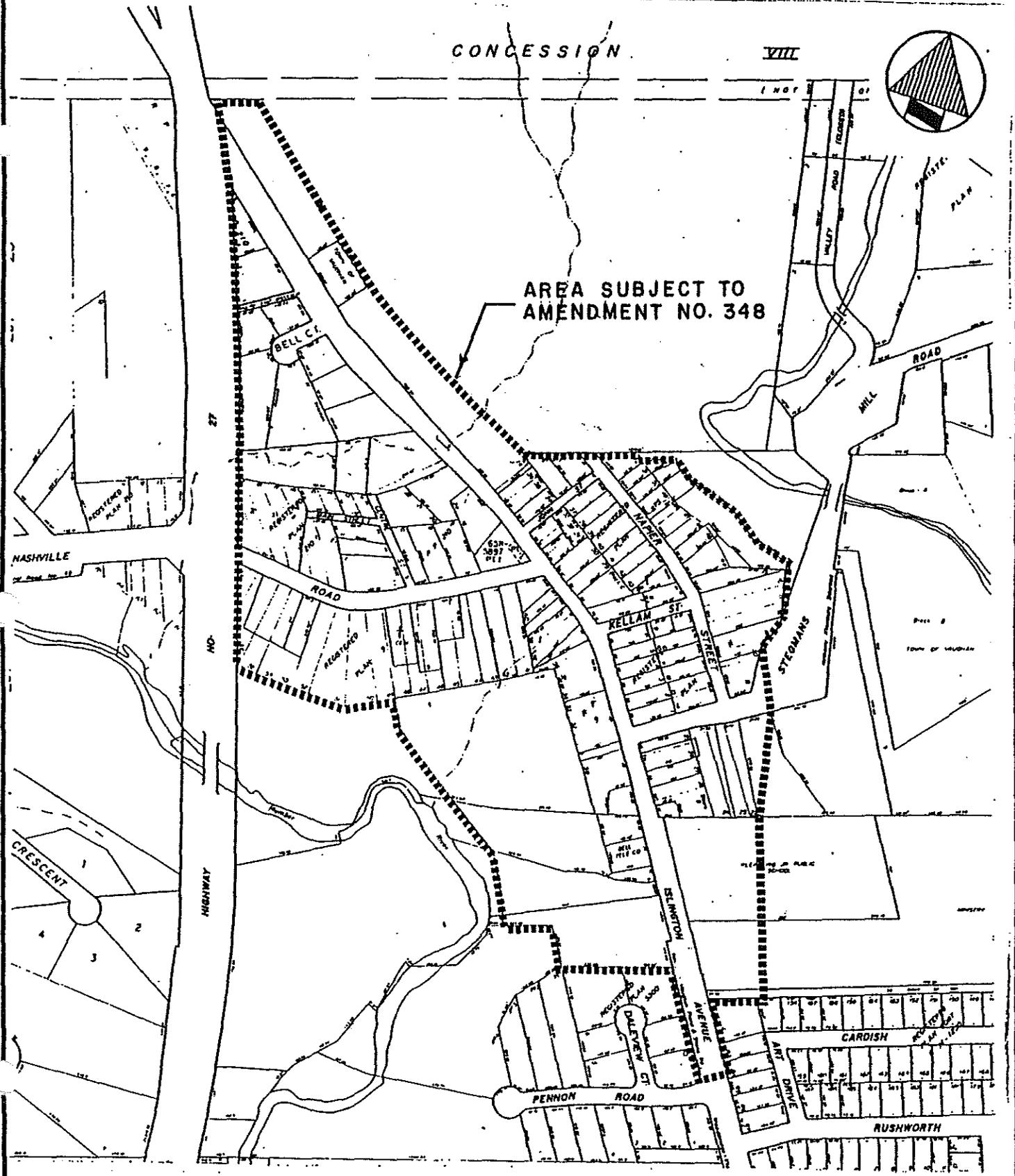
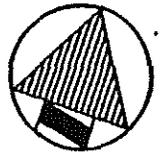
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CONCESSION VIII

VIII

AREA SUBJECT TO
AMENDMENT NO. 348



APPENDIX 1

Summary to Council Action

A Town initiated proposal to amend the Vaughan Official Plan to provide "Community Improvement Policies, in accordance with Section 28 of the Planning Act, was considered by Council at a public meeting held on June 12, 1990. Community Improvement Policies provide a basis for municipal programs for the renewal and improvement of established commercial, residential and industrial areas.

Community Improvement Policies are general policies that are applied to areas designated as "Community Improvement Project Areas". On the basis of its deficiencies in public infrastructure, parking and circulation, and public amenity and streetscaping, Staff recommended designating the old Village of Kleinburg.

At the June 12, 1990 public meeting Council adopted the following motion:

"THAT the amendment to the Vaughan Official Plan to provide Community Improvement Policies in accordance with Section 28 of the Planning Act in order that Council may initiate Community Improvement Programs for the renewal and improvement of established commercial, residential and industrial areas and in particular, the old Village of Kleinburg; BE APPROVED."