



The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
Tel [905] 832-2281

January 19th, 1996.

Planning Department
Regional Municipality of York
17250 Yonge Street
4th Floor
Newmarket, Ontario
L3Y 6Z1

Attention: John Jacob

Dear Sir: Re: Amendment Number 447 to the Official
Plan of the Vaughan Planning Area

Please be advised that the above mentioned Official Plan has been refused by the Ministry of Municipal Affairs and Housing, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990. A copy of the Ministry's letter is attached for your records.

Sincerely yours,

/lh

Linda Hudson
Administrative Assistant
Clerk's Department

Enclosure

cc: Glenn White
John Stevens



Plans Administration Branch - C&SW
777 Bay Street, 14th Floor
Toronto ON M5G 2E5

Ministry of
Municipal Affairs
and Housing

Ministère des
Affaires municipales
et du Logement

January 8 1996

Mr. John Leach
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Leach:

Re: Amendment No. 447 to the Official Plan for the City of Vaughan
Lot 2, Concession 3 - 7235 Keele Street
Ministry File No.: 19-OP-1500-447

Further to my letter of November 21, 1995, I am writing to advise you that OPA No. 447 is hereby refused pursuant to Section(s) 17 and 21 of the Planning Act, R.S.O. 1990. Please find attached the Originals, Duplicate Originals and the working copies.

If you have any questions, please call SoMei Quan, Area Planner, at 416-585-6041.

Yours truly,

A handwritten signature in cursive script that reads "Diana Jardine".

Diana Jardine, M.C.I.P.
Director
Plans Administration Branch
Central & Southwest

cc. John Stevens, Planning Commissioner, Vaughan
Mike D'Angelis, Director, Region of York

THE CITY OF VAUGHAN

BY-LAW

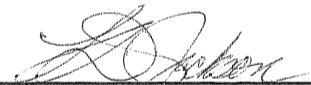
BY-LAW NUMBER 176-94

A By-law to adopt Amendment Number 447 to the Official Plan of the Vaughan Planning Area.

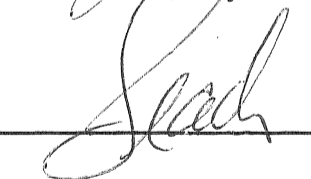
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 447 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 Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 447 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 20th day of June, 1994.



L. D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 447
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitutes Amendment Number 447 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendices "1" and "2".



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) Permit specific commercial uses and to incorporate performance standards on lands designated "Special Complementary Use Area", being Block 1 on Draft Plan of Subdivision 19T-91034, in Lot 2, Concession 3, City of Vaughan.
- b) Increase the maximum permitted lot coverage from 20% to 40% on lands designated "Special Complementary Use Area", being Blocks 1, 2, 3 and 4 on Draft Plan of Subdivision 19T-91034, in Lot 2, Concession 3, City of Vaughan.

II. LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the east side of Keele Street, south of Ron Rose Drive and north of the CNR rail line, being Part 16 and 18, Reference Plan 65R-15086 and known municipally as 7235 Keele Street, in Lot 2, Concession 3, in the City of Vaughan, shown as "Area Subject to Amendment #447" on Schedule "1" attached hereto.

III. BASIS

- A. OPA No. 239 to the Vaughan Planning Area, which was approved by the Ministry of Municipal Affairs on September 29, 1987, provides policies respecting the location, size and uses permitted in a Service Commercial Area and to establish Service Commercial sites in Industrial Areas. While the subject lands are not within the amendment area of OPA No. 239, the policies of OPA No. 239 can be used as a guideline to evaluate the proposed uses.

OPA No. 239 states that all Service Commercial developments shall be located at specific nodes at the intersections of major arterial and collector roads and shall be peripheral to the industrial area. Service Commercial uses shall not be permitted in the form of linear or strip development along such roads.

Block 1 of the subject lands is located at the intersection of a major arterial (Keele Street) and a future industrial road (Ron Rose Drive). This location is essentially at the intersection of Keele Street and Highway #407 which is a major focal point. It is also identical to the situation immediately to the north of Highway #407 at Jardin Drive, which is a service commercial block. The subject lands are also peripheral to the industrial area. There is a significant amount of undeveloped lands zoned for industrial use within the Parkway Belt at this location. This block will be at the outer edge of the industrial area.

One of the primary goals of OPA No. 239 was to provide suitable locations for service commercial nodes, thereby discouraging strip commercial development along arterial roads

and alternatively, encouraging prestige industrial uses. OPA No. 239 provides that a Service Commercial node shall not exceed 1.2 ha, except when a node is to be developed with a predominant office component in an area which is accessible to an arterial road or prominent highway. The proposed service commercial block at the intersection is .9 ha, which would conform to these policies.

Therefore, the introduction of commercial uses at the southeast corner of Keele Street and Ron Rose Drive is appropriate. The uses permitted should be consistent with the same designation in all other industrial parks within the City. This would include such uses as restaurants, private clubs, convention facilities, banks, offices personal service shops and studios, specialty trades and convenience retail with no open storage. Given the size of the subject lands and the intent of the Parkway Belt Plan to create a prestigious industrial character, hotel/motels and automobile service station/carwash uses have not been included.

- B. Prestige industrial uses within the City of Vaughan are most often associated with large single-user industrial developments, a substantial office component, either as part of the industrial use or as a freestanding structure, and a significant landscaping component 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.

IV. DETAILS OF THE 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) The lands subject to this Amendment Application 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) The following additional uses shall be permitted on the lands described as Block 1, of Draft Plan of Subdivision 19T-91034 located at the southeast corner of Keele Street and Ron Rose Drive: eating establishments, private clubs, convention facilities, banks, offices, personal service shops and studios, speciality trades and convenience retail, all with no open storage. The maximum height for any building in such development shall be 4 storeys.
 - ii) Blocks 1, 2, 3 and 4 shall each have a maximum lot coverage of 40%, exclusive of parking.
 - iii) The developed lots shall exhibit a high level of architectural building design and landscaping standards.
 - iv) The minimum lot size of all lots adjacent to Keele Street shall be 0.8 ha.
 - v) Prior to the final approval of a plan of subdivision or a site development application, a Master Plan shall be approved by the municipality for both internal and perimeter landscape areas to ensure a distinctive high quality

industrial corridor consistent with the Parkway Belt Plan objectives.

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

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 through the Draft Plan of Subdivision process and by way of an amendment to the Vaughan Zoning By-law and through the execution of a Site Plan Agreement 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.

NORTHERN LINK (Woodbridge-Markham) Map 5

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

EXCERPT FROM PARKWAY
BELT WEST PLAN MAP
NO. 5

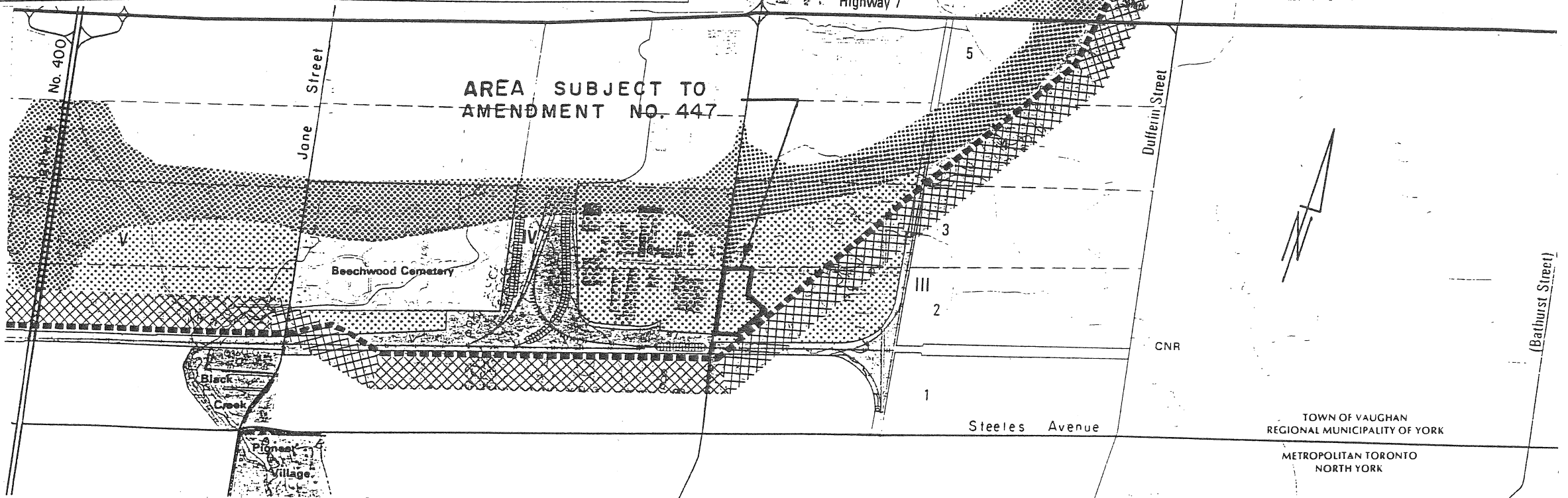
JUNE, 1994

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 447
ADOPTED THE 20 DAY OF JUNE, 1994

[Handwritten Signature]

MAYOR

CLERK



TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
METROPOLITAN TORONTO
NORTH YORK

APPENDIX I

The lands subject to this proposed Official Plan Amendment are located on the east side of Keele Street, south of Jardin Drive and north of the CNR rail line, being Parts 16 and 18, Reference Plan 65R-15086 and known municipally as 7235 Keele Street, in Lot 2, Concession 3, City of Vaughan.

Applications to amend the Official Plan and Zoning By-law were considered by Council at a Public Hearing on July 5, 1993. The agent for the applicant appeared before Council and requested a deferral. Accordingly, Council passed the following motion:

"THAT the public hearing for Official Plan Amendment Application OP.50.91 and Zoning Amendment Application Z.116.91 (Lanzarotta Investments Limited, Gennaro Investments Limited), BE RECEIVED AND REFERRED to a future Committee of the Whole meeting."

The applicant originally proposed that all 3 lots abutting Keele Street be redesignated and rezoned for C7 Service Commercial uses. Subsequent to the public hearing, the applicant amended the application to redesignate and rezone only one lot at Ron Rose Drive and Keele Street for service commercial uses. The applicant is also requesting that the industrial lots be permitted an increase in maximum lot coverage from 20% to 40%.

On February 7, 1994, Vaughan Council considered applications to amend the Official Plan and Zoning By-law and an application for Draft Approval of a Plan of Subdivision for the subject lands. The following motion was passed:

"THAT Official Plan Amendment Application OP.50.91 and Zoning Amendment Application Z.116.91 (Lanzarotta Investments Limited, Gennaro Investments Limited), be approved, subject to the following conditions:

1. a) That the Official Plan Amendment redesignate Block 1 (.95 ha) at the southeast corner of Keele Street and Ron Rose Drive to "Service Commercial", and provide for an increase in the maximum coverage on the industrial lots to 40%.
- b) That upon adoption of the Official Plan Amendment Council request the Minister to deem the Amendment not to conflict with the Parkway Belt West Plan.
2. That the implementing zoning by-law provide for the following:
 - a) Zone Block 1 as C7 Service Commercial Zone.
 - b) Provide for a maximum lot coverage of 40% in the PBM7 Parkway Belt Industrial Zone; and
 - c) Require a minimum setback of 30 metres from the railway at the southerly lot line of Block 3."

In addition to the above, Council recommended draft approval of the Plan of Subdivision 19T-91034 subject to conditions.

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 447

CITY OF VAUGHAN

LOCATION : PART OF LOT 2, CONCESSION 3

LEGEND

 INDUSTRIAL

DATE: 07/06/94.

SCALE: 0  200 m

