

I, JOHN D. LEACH, 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 466 to the Official Plan of the Vaughan Planning Area, which was approved without modification on the 12th day of July, 1996, by the Regional Municipality of York.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 25th day of July, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 22-96

A By-Law to adopt Amendment Number 466 to the Official Plan of the Vaughan Planning Area.

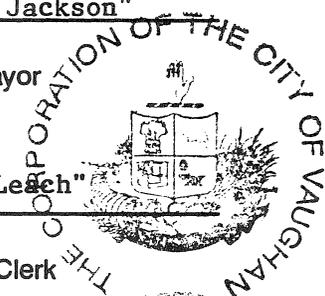
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 466 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 Regional Municipality of York for approval of the aforementioned Amendment Number 466 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 29th day of January 1996.

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

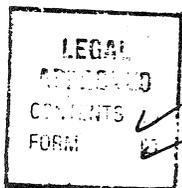
"J.D. Leach"
J.D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan is circular. It features a central shield with a cross and four quadrants, surrounded by a wreath. The text "CORPORATION OF THE CITY OF VAUGHAN" is written around the perimeter of the seal.

AMENDMENT NUMBER 466
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" constitute Amendment Number 466 to the Official Plan of the Vaughan Planning Area.

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



Dec 7/95

I PURPOSE

The purpose of this amendment is to amend Official Plan Amendment Number 210 (Thornhill-Vaughan Community Plan) to permit an institutional use on the 0.2 ha parcel of land located at the northeast corner of Arnold Avenue and Bathurst Street, shown as "Area subject to Amendment Number 466".

II LOCATION

The Subject Lands are located at the northeast corner of Arnold Avenue and Bathurst Street, in Lot 29, Concession 1, known municipally as 274 Arnold Avenue and 7585 Bathurst Street, City of Vaughan.

III BASIS

The decision to redesignate the Subject Lands is based on the following considerations:

1. The proposed synagogue is considered an appropriate use for this site. The continuation of residential uses on this property may not be feasible in the long term. The site fronts on a major arterial and is located across the street from the Promenade Shopping Centre. These conditions contribute to the pressures of maintaining residential properties in locations such as this. Intensification of use of the lands could be expected. The synagogue use provides a means to create a land use buffer between the arterial road and shopping centre, and the residential neighbourhood. The synagogue use is an opportunity to maintain the residential character of the neighbourhood, and yet provide for a use that will not be as sensitive to the impacts of the Promenade Centre and Bathurst Street.
2. With appropriate site design, redevelopment of the Subject Lands for a synagogue would be compatible with the adjacent residential uses.

IV DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATIVE THERETO

Amendment Number 210 to the Official Plan of the Vaughan Planning Area, as amended, is further amended by:

1. adding the following to Section 2.2.4.2, Paragraph b):
 - 2.2.4.2 b) "Notwithstanding the above, Institutional uses shall be permitted on the 0.2 ha parcel of land located at the northeast corner of Arnold Avenue and Bathurst Street, shown as "Area subject to Amendment Number 466".
2. amending Schedule "A" to OPA #210 in the manner shown on Schedule "1" attached hereto.

IV IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law, and Site Development Agreements.

VI INTERPRETATION

The provisions of Official Plan Amendment Number 210 to the Vaughan Planning Area, as amended from time to time regarding the interpretation of that plan, shall apply with respect to this Amendment.

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

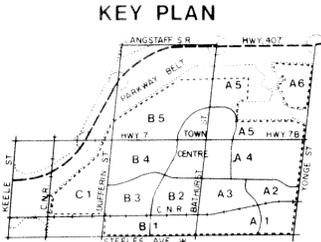
- Parkway Belt
- Pedestrian System
- Pedestrian Grade Separation

Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Lib. Library
- F.H. Firehall

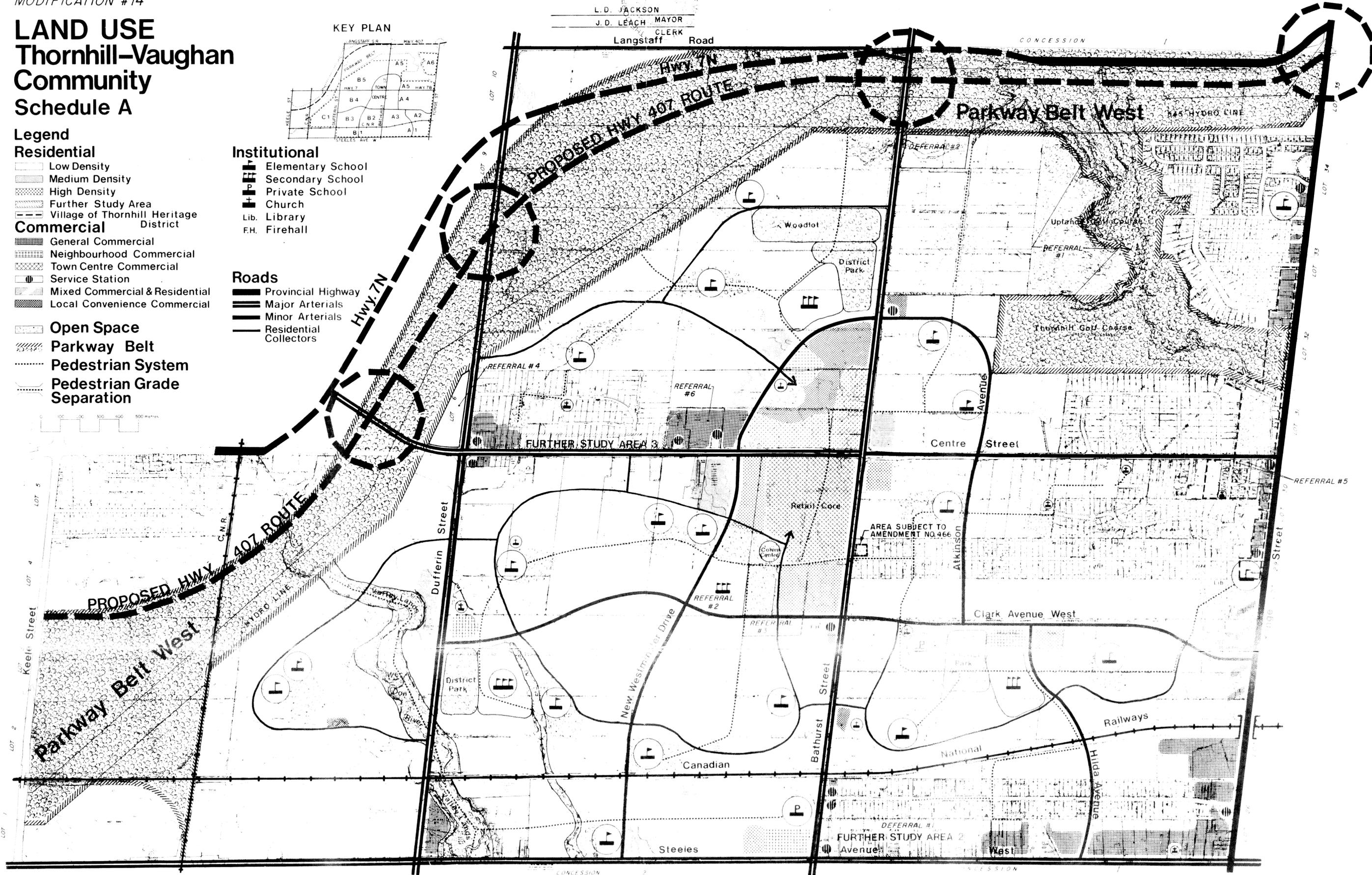
Roads

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



THIS IS SCHEDULE OF THE OFFICIAL PLAN
TO AMENDMENT NO. 466
ADOPTED THE 29th DAY OF JANUARY, 1996.

L. D. JACKSON
J. D. LEACH
MAYOR
CLERK



APPENDIX I

The subject lands are located at the northeast corner of Arnold Avenue and Bathurst Street, in Lot 29, Concession 1, known municipally as 274 Arnold Avenue and 7585 Bathurst Street, City of Vaughan.

Official Plan Amendment Number 210 requires a 0.4 ha minimum lot area for institutional uses. The purpose of the current amendment is to permit an institutional use on the 0.2 ha parcel of land located at the northeast corner of Arnold Avenue and Bathurst Street.

A Public Hearing was held on June 26, 1995, at which time Vaughan Council passed the following resolution:

"That the recommendation contained in the following report of the Commissioner of Planning, dated June 26, 1995, be APPROVED:

1. THAT Official Plan Amendment Application OP.95.015 (Call Rabbi Shimon Bar Yohay & Rabbi Shalom Revah), BE APPROVED, provided that, prior to the adoption of an Official Plan Amendment the applicant shall have confirmed with the Regional Municipality of York that access to Bathurst Street will be granted and no access to a local street will be provided.
2. THAT Zoning Amendment Application Z.94.087 (Call Rabbi Bar Yohay & Rabbi Shalom Revah), BE RECEIVED AND REFERRED to a future Committee of the Whole to allow the applicant in consultation with Staff to examine opportunities to satisfy the parking requirements of the Zoning By-law, including:
 - a) reduction of building area;
 - b) redesign of the site layout;
 - c) off-site parking opportunities; and
 - d) other approaches identified by the applicant or Staff.
3. THAT the Site Development Application be brought forward at the same time as the Zoning By-law."

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 466

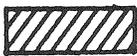
CITY OF VAUGHAN

LOCATION: PART OF LOT 29, CONCESSION I

LEGEND



RESIDENTIAL



COMMERCIAL

DATE: 95/12/06

SCALE: 0 200m

