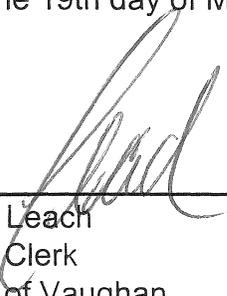


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 495 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 19th day of March, 1998.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 7th day of April, 1998.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 14-98

A By-Law to adopt Amendment Number 495 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 495 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" 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 495 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 19th day of January, 1998.

"L. D. Jackson"

L.D. Jackson, Mayor

"J. D. Leach"

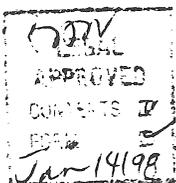
J.D. Leach, City Clerk



**AMENDMENT NUMBER 495
TO THE VAUGHAN OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 495 of the Vaughan Planning Area constitute Amendment Number 495.

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



I PURPOSE

The purpose of this amendment is to amend Amendment No. 450 to the Official Plan of the Vaughan Planning Area in order to redesignate the subject lands from "Prestige Area" and "Employment Area General" to "General Commercial" to permit commercial uses. In addition, the amendment will provide for development policies for any future development of the site.

II LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" hereto as "Area Subject to Amendment No. 495". The lands are located on the northeast corner of Keele Street and Steeles Avenue, being part of Lot 3, Registered Plan 65M-2157, in Lot 1, Concession 3, known municipally as 2160 and 2180 Steeles Avenue, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The subject lands are designated "Prestige Area" and "Employment Area General" by OPA No. 450, which does not permit the retail commercial uses proposed for the existing buildings on the site, known as the Concordian Business Square. OPA No. 450 applies to a broad area and establishes a framework for a wide variety of employment and service commercial uses, but excludes retail uses which are typically found in neighbourhood and community commercial centres. Therefore, an amendment to the Official Plan is required.
2. The owner submitted a market study, prepared by Emrik H. Suichies & Associates, which examined the market served by approximately 5,797 sq.m. of existing retail and service commercial floor space. The market study makes the following conclusions:
 - The existing retail space functions as a shopping centre serving the surrounding employment areas. The land use designation that reflects this function is General Commercial.
 - As a shopping centre, the Square currently attracts close to 50% of its ongoing market support (before inflow) from patrons working in North York, or attending York University. The remaining 50% of its ongoing market support (before inflow) is attracted from the employment and resident populations in adjacent areas in the City of Vaughan.

- Overall annual sales of the retail and service commercial tenant will increase significantly over the next five to ten years as a result of a number of factors, including:
 - ongoing development of the surrounding employment areas;
 - the opening of Highway #407;
 - ongoing growth of the number of students, student residents and staff/faculty at York University;
 - the proposed redevelopment of the Downsview Air Force Base, and;
 - gradual development of the City of Vaughan's central area near Highway #400/Highway #7 intersection

- No significant change is expected in the proportions of market support that will be attracted by the retail/service commercial space in Concordian Business Square from the cities of North York and Vaughan, respectively.

3. The subject lands are located at the intersection of Keele Street and Steeles Avenue, bordering the City of North York to the south. York University is situated in close proximity to the southwest. Along the north and south side of Steeles Avenue, east of Keele Street, is a mix of employment and commercial/retail uses. The site, with its three buildings, currently functions as a commercial development, as recognized by the applicant's market study. Therefore, the redesignation of the site to General Commercial would recognize both the types of uses that currently occupy the site and the surrounding area.

4. The northerly portion of the subject lands is vacant and has potential for future development. Policies have been included to ensure that the vacant portion is developed as an integrated component with the remaining developed area of the subject lands (ie. shared access, vehicular and pedestrian circulation, and an overall landscaping scheme).

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 450 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 495 " from "Prestige Area" and "Employment Area General" to "General Commercial" as shown on Schedules "1" and "2" attached hereto;

- b) Adding the following to Schedule 9 "Site Specific Exceptions":

“1. a) Location

Northeast corner of Keele Street and Steeles Avenue, being part of Lot 3, Registered Plan 65M-2157, in Lot 1, Concession 3, known municipally as 2160 and 2180 Steeles Avenue, in the City of Vaughan.

b) Land Use

Notwithstanding subparagraph 2.2.3.1 b) and subparagraph 2.2.4.1 a) and b), the following shall apply:

- i) The lands subject to OPA No. 495 shall be developed for General Commercial uses including existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, eating establishments, banks, business and professional offices, and retail warehousing.
- ii) Any development of the northerly vacant portion of the subject lands shall be integrated with the remaining developed area of the subject lands, including opportunity for shared access, adequate parking, internal traffic and pedestrian circulation, and an overall landscaping theme. Commercial development and redevelopment shall be subject to site plan approval by the City through agreements under the provisions of the Planning Act.

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 by way of an amendment to the City of Vaughan Zoning By-law.

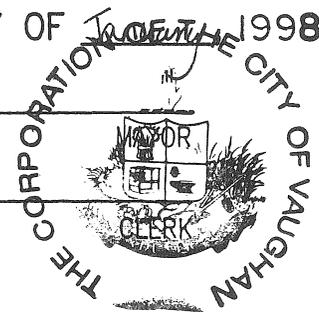
VI INTERPRETATION

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.

THIS IS SCHEDULE "1"
TO AMENDMENT NO. 495
ADOPTED THE 19th DAY OF ~~July~~ ^{June} 1998

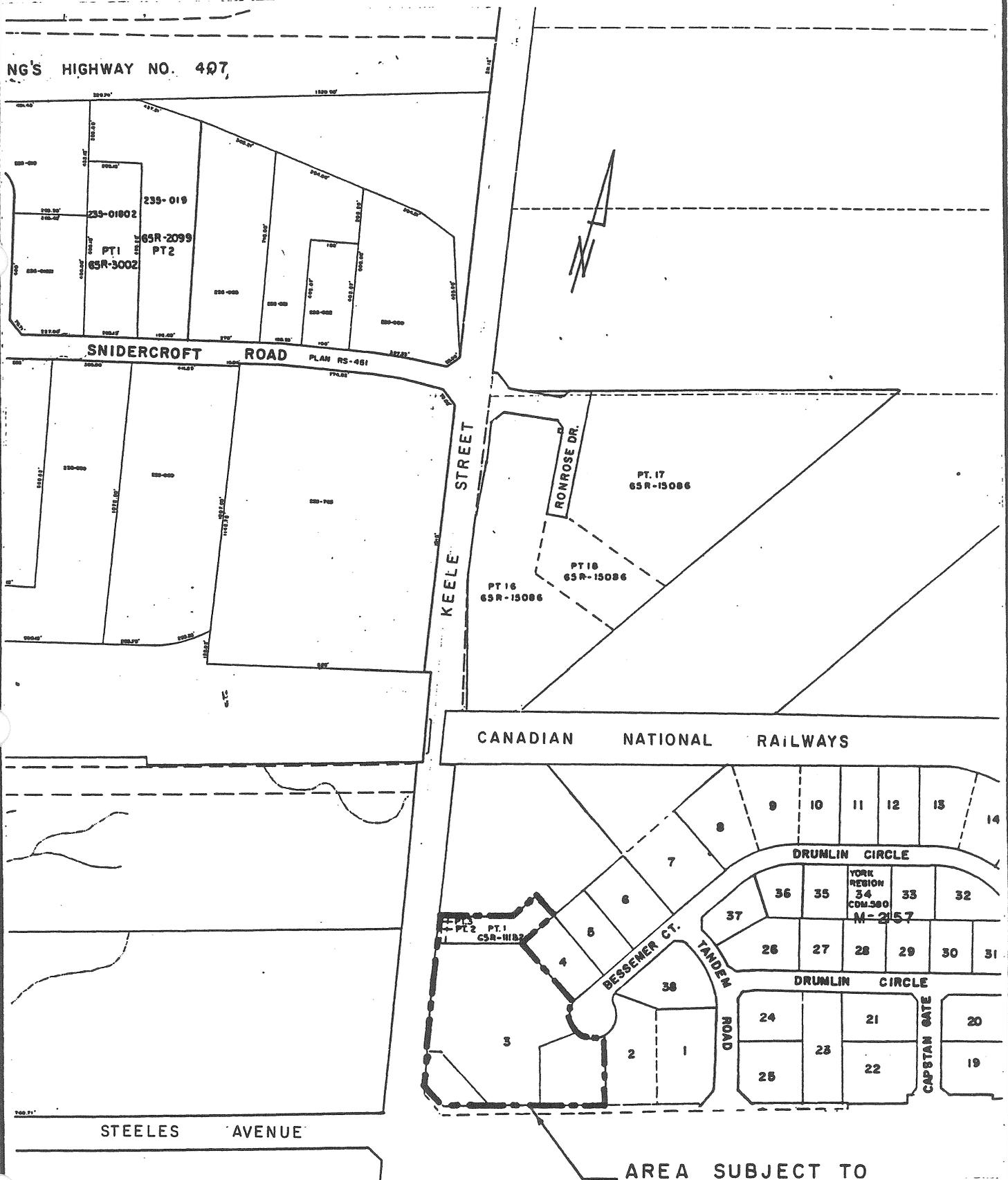
"L. D. Jackson"

"J. D. Leach"



LOCATION: PART OF LOT 1, CONCESSION 3

SCALE: 0 200m

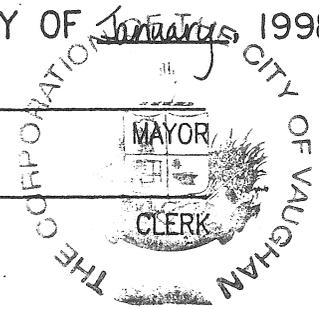


AREA SUBJECT TO
AMENDMENT NO. 495

THIS IS SCHEDULE "2"
 TO AMENDMENT NO. 495
 ADOPTED THE 19th DAY OF ~~January~~ 1998.

"L. D. Jackson"

"J. D. Leach"



LOCATION: PART OF LOT 1, CONCESSION 3

SCHEDULE '2C'
EMPLOYMENT AREA (EAST)
STRUCTURAL PLAN

THIS IS SCHEDULE '2C'
 TO AMENDMENT NO. 450
 ADOPTED THE 3RD DAY OF OCTOBER, 1994

L.D.JACKSON

J.D.LEACH

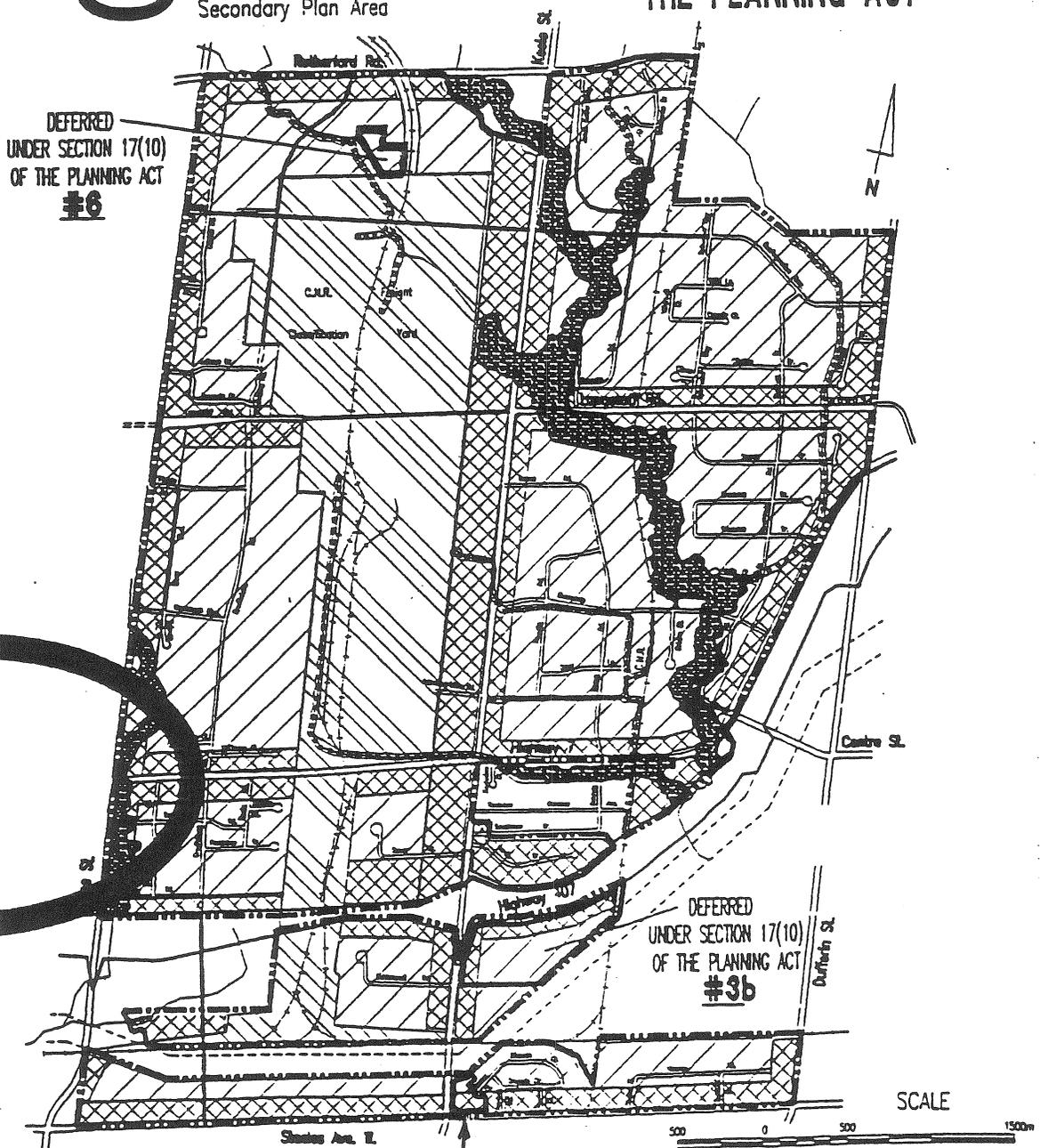
MAYOR

CLERK

REVISED FEBRUARY 26, 1996
 AND MARCH 25, 1996

MODIFICATION
No. 31
UNDER SECTION 17(9) OF
THE PLANNING ACT

-  Amendment Area
-  Prestige Area
-  Employment Area General
-  Rail Facilities
-  Valley Lands (Valley Corridors)
-  Stream Corridors
-  Vaughan Corporate Centre Secondary Plan Area



AREA SUBJECT TO
 AMENDMENT NO. 495

APPENDIX I

The lands subject to this amendment are located on the northeast corner of Keele Street and Steeles Avenue, being part of Lot 3, Registered Plan 65M-2157, in Lot 1, Concession 3, and known municipally as 2160 and 2180 Steeles Avenue, City of Vaughan.

The purpose of the amendment is to redesignate the subject lands to "General Commercial" to permit commercial uses. In addition, the amendment provides for development policies for any future development of the site.

On December 8, 1997, the Committee of the Whole recommended the following, which was approved by Vaughan Council at its meeting on December 15, 1997:

- "1. That the recommendation contained in the following report of the Director of Community Planning, dated December 8, 1997, be approved subject to drive through service being accommodated in the case of banks, financial institutions and eating establishments; and
2. That the deputation by Mr. Templeton, be received:

Recommendation

1. That Official Plan Amendment Application OP.96.025 (1041887 Ontario Ltd.) BE APPROVED, subject to the following conditions:
 - a) The Official Plan Amendment shall:
 - i) redesignate the subject lands to "General Commercial";
 - ii) contain policies ensuring that any future development of the vacant portion of the subject lands be integrated with the existing development (ie. provide opportunity for shared access on the subject lands);
2. That the Zoning By-law Amendment Application Z.96.077 (1041887 Ontario Ltd.) BE APPROVED, subject to the following:
 - a) The implementing By-law shall:
 - i) rezone the subject lands to C1 Restricted Commercial Zone;
 - ii) add the following uses to be permitted in a C1 Restricted Commercial Zone:
retail warehouse
automobile gas bar
L.C.B.O. Outlet
outdoor patio as an accessory use to an eating establishment, including take-out and convenience
 - iii) provide any exceptions necessary to implement the approved site plan
3. That the Site Development Application DA.96.055 (1041887 Ontario Ltd.) BE APPROVED, subject to the following:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Vaughan Planning Department;
 - ii) the final landscape plan, including a detailed landscape cost estimate and required detailed drawings, shall be approved by the Vaughan Parks Department;
 - iii) the final stormwater management, grading and servicing plans, shall be approved by the Vaughan Engineering Department;
4. The site development agreement shall contain a clause(s) requiring the owner to provide for additional parking spaces on the vacant portion of the subject lands, if required by the Vaughan Transportation Department. A letter of credit may be held by the City as security for the purpose of providing additional parking."

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 495

CITY OF VAUGHAN

LOCATION: PART OF LOT 1, CONCESSION 3

LEGEND



INDUSTRIAL



COMMERCIAL

DATE: 97/11/25

SCALE: 0 200m

