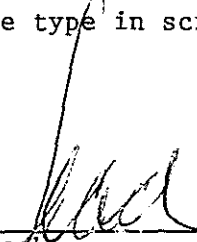
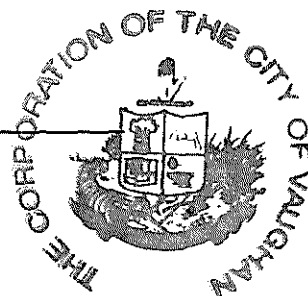


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 247 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, as it applies to Plannin Block 5, on the 18th day of May, 1989 and the Ontario Municipal Board, with modifications, on the 29th day of May, 1989. The attached text incorporates all above mentioned modifications and are type in script.



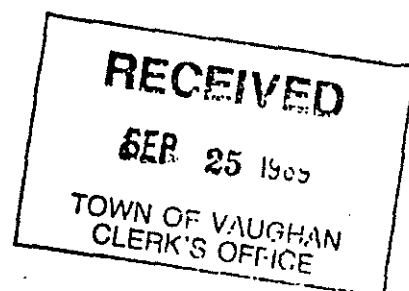
J.D. Leach
City Clerk
City of Vaughan



DATED at the City of Vaughan
this 18th day of October, 1996.

Amendment Number 247

to the
Official Plan
for the
Town of Vaughan



This amendment to the Official Plan for the Town of Vaughan which has been adopted by the Council of the Corporation of the Town of Vaughan, is hereby modified pursuant to Sections 17 and 21 of the Planning Act, S.O. 1983, as follows:

1. Section 2.0 THE AMENDMENT, subsection 2.1 GOALS, clause d), on page 9 is modified by deleting the words "...architectural design and..." on lines 1 and 2 of the clause.
2. Section 2.0, THE AMENDMENT, subsection 2.2, LAND USE POLICIES, on page 10 is modified by deleting the word "and" in the first sentence and replacing it with the word "to" and by deleting the second sentence of the clause.
3. Section 2.0, THE AMENDMENT, subsection 2.2, LAND USE POLICIES, clause (1), on page 10, is modified by deleting the word "Architectural" from the title of the section, and by replacing it with the word "Design";

The words "architectural design and" are deleted from the first paragraph on page 11, and replaced by the words "Massing and conceptual design...";

The words "and architectural elements..." are deleted from the second paragraph on page 11 and a comma is inserted after the word "material".

4. Section 2.0 THE AMENDMENT, subsection 2.5.4 FINANCING, clause a) on page 17 be deleted in its entirety, to be replaced by the following new clause a):

"a) The Town will ensure, among other things that the necessary municipal services, which shall include but not be limited to, storm and sanitary sewers, water, roads, sidewalks, street lights etc., required by this Amendment, will be provided for by appropriate agreements to be entered into by the Owners and the Town.";

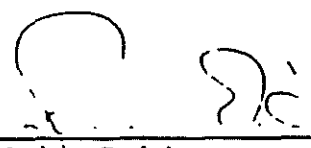
and that clause b) be modified by deleting the words "...subdivision and development" on line 5 of the clause.

5. Section 3.1 IMPLEMENTATION, clause b), delete the word "plans" on line 1; and further, in clause c), that the words "together with the payment of all applicable levies." be deleted.
6. Schedule A, be deleted and replaced with a new Schedule A, attached.

As thus modified this amendment is hereby approved under sections 17 and 21 of the Planning Act, 1983 as Amendment No. 247 to the Official Plan for the town of Vaughan SAVE AND EXCEPT for the following which have been referred to the Ontario Municipal Board:

1. Text and Schedules as applied to Planning Block 1 to 4 inclusive.

Date:

May 18/87..... 
John Bakins
Minister

LEGEND

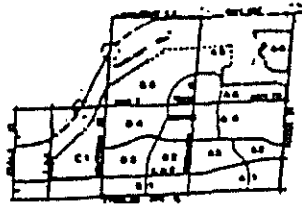


GENERAL COMMERCIAL



HIGH DENSITY RESIDENTIAL

KEY PLAN



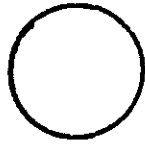
THIS IS SCHEDULE "A"
TO AMENDMENT NO. 247
ADOPTED THE 21ST DAY ~~SEPTEMBER~~ 1987.

MODIFICATION

NO. 6
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

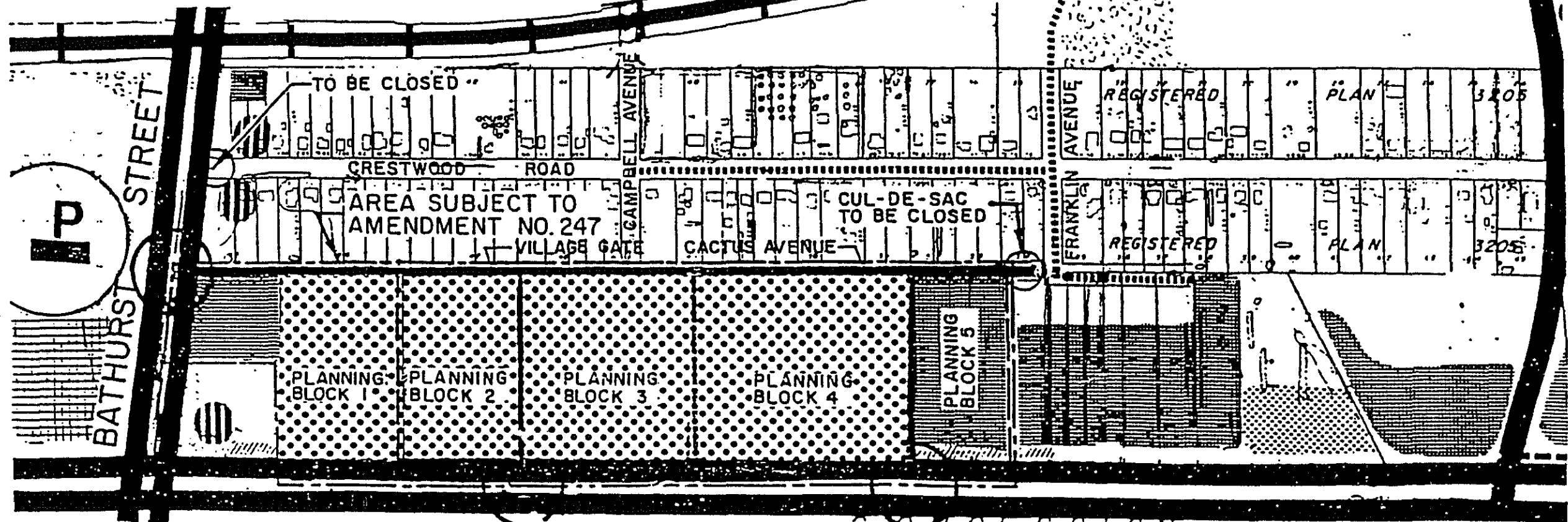
MAYOR

CLERK



PROPOSED SIGNALIZED
INTERSECTION

CANADIAN NATIONAL RAILWAYS



STEELES AVENUE

CONCESSION WEST




MODIFIED AS OF MAY 26 / 89

PART OF LOT 26, CONCESSION 1

DATE: 87/01/27

NOT TO SCALE

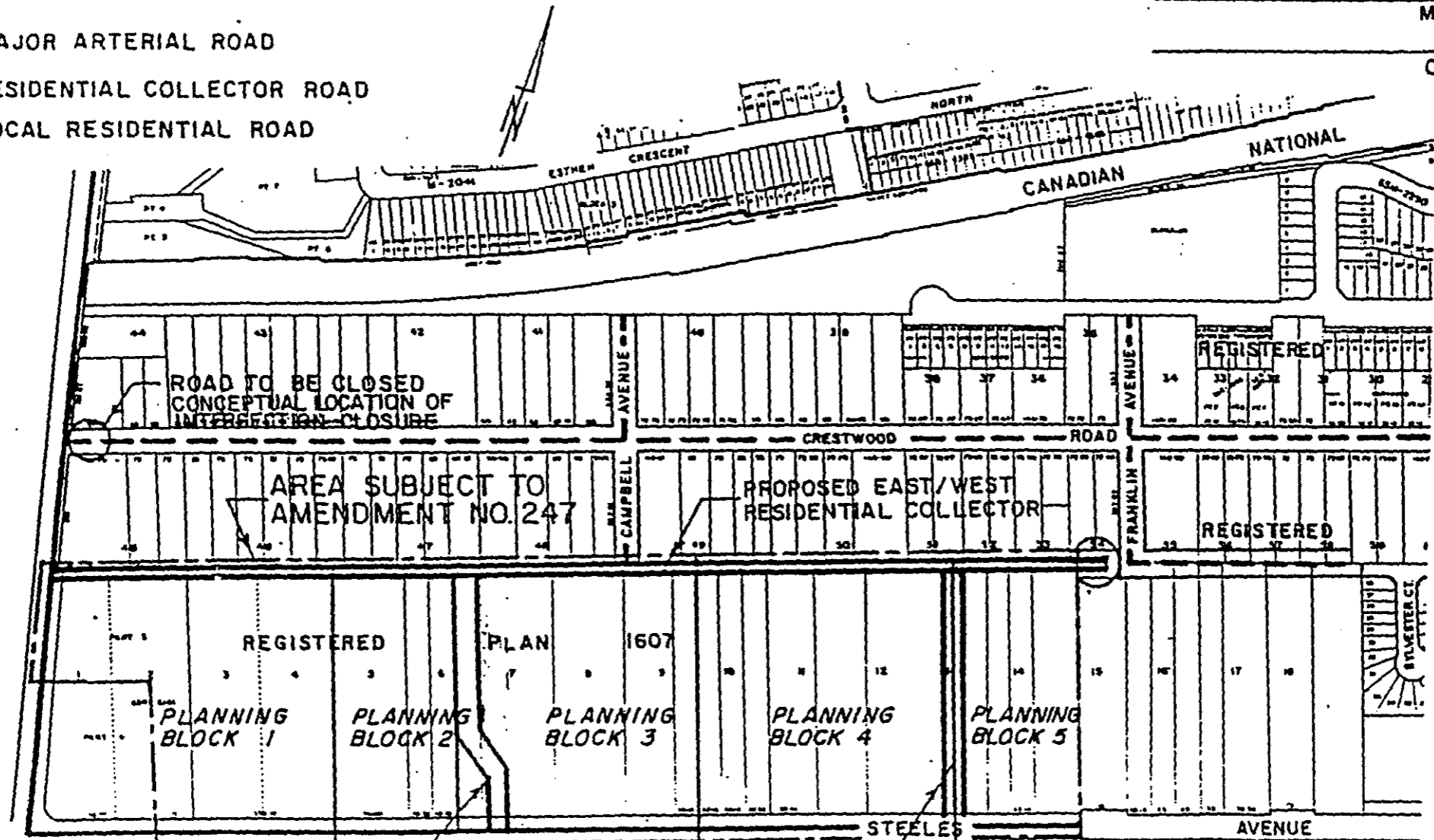
LEGEND

-  MAJOR ARTERIAL ROAD
-  RESIDENTIAL COLLECTOR ROAD
-  LOCAL RESIDENTIAL ROAD

THIS IS SCHEDULE "B"
TO AMENDMENT NO. 247
ADOPTED THE 21ST DAY ~~SEPTEMBER~~ 1987.

MAYOR

CLERK



VILLAGE GATE EXTENSION CACTUS AVENUE EXTENSION CONCESSION MODIFIED



O 880228

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

RECEIVED
SEP 6 1989
TOWN OF VAUGHAN
CLERK'S OFFICE

IN THE MATTER OF Section 17(11) of the
Planning Act, 1983

- and -

IN THE MATTER OF a referral to this Board by the Honourable John Eakins, Minister of Municipal Affairs, of proposed Amendment No. 247 to the Official Plan of the Town of Vaughan, on requests by:

1. Mr. Mario Racco, for the policies and land use designations as they apply to Planning Blocks 1 to 4
2. 741501 Ontario Limited, for Sections 1.4, 2.2 and 2.4(e) as they relate to the staging, municipal services, siting and densities of development of Blocks 2, 3 and 4
3. 523910 Ontario Limited for the land use designation of Planning Block 5

Minister's File No. 19-OP-1500-247
O.M.B. File No. O 880228

B E F O R E :

D.L. SANTO
Member

- and -

C. MILLAR
Member

)
)
)
)
)
)
)
)
)
)

Monday, the 29th day
of May, 1989

THIS MATTER having come on for public hearing this day and after the hearing of this matter;

THE BOARD ORDERS that Amendment No. 247 to the Official Plan for the Town of Vaughan is hereby modified as set out in Schedule 'A' attached hereto and forming part of this order;

AND THE BOARD ORDERS that Amendment No. 247 to the Official Plan for the Town of Vaughan is further modified as follows:

- (1) Section 3.0(e) is modified by adding the following after the first sentence.

"Having regard to compatibility with adjacent residential uses."

- (2) Section 1.1(a) is modified by adding:-

"and deleting Section 2.2.2(4)(1) and the further study area #2' on Schedule A."

- (3) The reference to Official Plan Amendment 70 in the purpose of the plan is modified to read Official Plan Amendment 210.

- (4) Section 1.3.1., end of the 2nd. paragraph, is modified, to read after the words Official Plan Amendment 210, the following:-

"was approved by the Minister of Municipal Affairs on November 4, 1987".

- (5) Section 2.3 - the reference to Official Plan Amendment 70 is modified to read Official Plan Amendment 210.

- (6) Section 3.0(a) is modified to change Official Plan Amendment 70 to read Official Plan Amendment 210.


(7) The second sentence on page 12 under Item (g) is modified to add the following:

"Which shall be deemed to be a point located a minimum of 38 metre south of the northerly limit of Registered Plan 1607."

AND AS MODIFIED THE BOARD ORDERS that Amendment No. 247 to the Official Plan for the Town of Vaughan is hereby approved.



SECRETARY

ENTERED
O.B. No. <i>088-1</i>
Folio No. <i>96</i>
SEP 01 1989

SECRETARY, ONT. MUNICIPAL BOARD



Ontario

O 880228

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

SCHEDULE 'A'

to the order of the Ontario Municipal Board
made on the 29th day of May, 1989

A handwritten signature in cursive script, appearing to read "J. Lalor".

SECRETARY

AMENDMENT NUMBER 247

TO THE OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text and Schedules "A" and "B" constitute Amendment Number 247 to the Official Plan of the Vaughan Planning Area.

Also attached hereto, but not constituting part of the Amendment, are Appendices 1, 2, and 3.

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Official Plan Amendment Number

Ontario Municipal Board Modification

210

by:

- a) Redesignating certain lands shown as "Area Subject to Amendment Number 247" on Schedule "A" attached hereto, hereinafter called "Subject Lands", from "Medium and Low Density Residential" to "High Density Residential" and "General Commercial" in the manner shown on Schedule "A"

General Text Change
-Vaughan Planning

Ontario Municipal Board Modification

and deleting Section 2.2.2(4)(1) and the further study area #2 on Schedule "A".

- b) Establishing appropriate development policies and guidelines for the Subject Lands.
- c) Establishing a policy that requires the provisions of lands for park and other public recreational purposes at the ratio of up to one hectare for each 300 dwelling units proposed as an alternative to the conveyance provided in Subsection 41(1) of the Planning Act, and the acceptance of cash-in-lieu of such conveyance.

1.2 LOCATION

The lands which form the Subject Lands are shown on Schedule "A" and are located in the westerly one-half of Lot 26, Concession 1, and generally comprise part of Lots 1, 2 and 15, and all of Lots 3 to 14 inclusive, Registered Plan 1607, being approximately 15.8 hectares.

1.3 BASIS

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

1.3.1 PUBLIC POLICY FRAMEWORK

The Thornhill Vaughan Community Plan, Amendment Number 70 to the Official Plan of the Vaughan Community Planning Area, was approved in part by the Ministry of Housing, with modifications, in 1977. The Plan designates the Subject Lands as "Residential Low Density" and "Medium Density".

On May 28th, 1985, Vaughan Council adopted Official Plan Amendment Number 210 (Thornhill/Vaughan Community Plan) which resulted from the review and consolidation of amendments to Official Plan Amendment Number 70. Official Plan Amendment Number 210

Ontario Municipal Board Modification

was approved by the Minister of Municipal Affairs on November 4, 1987.

The Subject Lands form part of the Crestwood Neighbourhood "A1" and are shown as "Further Study Area 2" on Schedule "A" to Official Plan Amendment Number 210 in contemplation of possible changes to the existing designations. Section 2.2.2.4 of Official Plan Amendment Number 210 states:

"During the approval process for the Neighbourhood "A1" Plan, the area between Steeles Avenue and the rear lot lines of the existing Crestwood properties and approximately 500 metres east from Bathurst Street to the mid-block was deferred in recognition of the potential for high density development. The lands are shown as "Further Study Area 2" on Schedule "A", and the existing "Low and Medium Density Residential" designation shall apply. Any further change in land use determined to be appropriate shall require an amendment to this Plan."

Official Plan Amendment Number 70 contained an original target population of approximately 75,000 persons. The review of Official Plan Amendment Number 70, which culminated in Official Plan Amendment Number 210, reduced the population level to 68,000 persons. This was largely due to the prior passage of separate Official Plan Amendments redesignating high density sites to low and medium density development and the development of lower density housing in medium density areas. *This Amendment provides for a total projected population of 4,254 to 4,864 persons within the Amendment area. This is based on 2.5 persons per unit with a total of between 1,702 and 1,946 units being built, as follows:*

Block #1 451 units; projected population of 1,127 persons
Block #2 240 to 287 units; projected population of between 600 to 717 persons
Block #3 431 to 516 units; projected population of between 1,077 to 1,290 persons
Block #4 580 to 692 units; projected population of between 1,450 to 1,730 persons

General Text
Change
Vaughan Planning

The location of the Subject Lands at a major intersection at the entrance to the Town of Vaughan and its exposure to major Regional arterial roads (Bathurst Street) and major Metropolitan arterial roads (Steeles Avenue) is a Gateway to Vaughan and requires the provision of well designed high density housing forms in attractive landscaped settings.

The proximity of the Subject Lands to Metropolitan Toronto, the Town Centre, and major areas of employment provide access to employment opportunities and other amenities. Excellent accessibility to the major transportation networks is a feature of the Subject Lands due to its proximity to two major arterial roads (Bathurst Street/Steeles Avenue) as well as access to a high level

of public transit service in the area. These factors serve to identify the Subject Lands as a desirable location for high density residential development within the population levels originally established for the community.

This Amendment will set a limit to the General Commercial designations boundaries, which is currently expanding westerly from Yonge Street, and would provide for a number of office commercial and local commercial facilities to serve the needs of the potential residents of the new development areas, as well as the broader neighbourhood.

The Amendment will provide an opportunity to achieve a co-ordinated planning approach to an area of severely fragmented land ownership based on the establishment of a minimum size of development blocks (Planning Blocks) that is well proportioned and of sufficient size to allow high quality design and form. The Planning Blocks approach will provide for a cohesive and integrated development structure.

The Amendment will provide the opportunity to achieve rear lot development of the deep residential lots to the north. This has been a planning objective for this area for many years.

The Amendment will facilitate road widenings to Steeles Avenue thereby achieving the widening of this major arterial road to its planned width.

1.3.2 EXISTING LAND USE

An Existing Land Use Map is attached as Appendix II.

To the north of the Subject Lands are large lot residential properties which front onto Crestwood Road.

To the west, there is an existing service station occupying the corner at Steeles Avenue and Bathurst Street. Lands on the west side of Bathurst Street are vacant at present, but will be developed for commercial purposes in the future.

Lands to the south of Steeles Avenue are in North York and development already has occurred in the form of residential (high and medium density) and commercial uses.

East of the Subject Lands to Yonge Street, the land use is essentially commercial, retail, and office. A number of these uses are fairly recent, having been constructed during the past five years, with a number of retail plazas currently under construction.

The pattern of development within the Steeles Corridor is for commercial and multiple residential uses. This pattern is largely complete on the North York side of Steeles Avenue and is emerging on the Town of Vaughan side. The nature and scale of the development proposed for the Subject Lands is appropriate to the existing and planned developments within the Steeles Corridor.

1.3.3 MUNICIPAL SERVICES

- a) Development of the Subject Lands will be on the basis of full municipal services including sanitary sewers, storm sewers, and water supply.
- b) Proposed sanitary sewers, storm sewers, and watermains shall service any new lots created by severance of the existing Crestwood Road lots which abut the proposed east/west residential collector road.

1.3.3.1 Sanitary Sewers

- a) All of the sanitary sewage generated from the Subject Lands shall be drained to the York/Durham Collector located on Steeles Avenue. The connection point is at the west side of Bathurst Street.
- b) The sub-trunks are proposed to be constructed along the boundary road (proposed east/west residential collector road), and along Bathurst Street or along Steeles Avenue.

1.3.3.2 Storm Drainage

- a) Storm water from the minor drainage systems for the Subject Lands shall be discharged into existing storm sewers located on Steeles Avenue under the jurisdiction of the City of North York (North York) and which must be approved by North York.
- b) Flows from a major storm event shall be retained on site and drained to the minor system. Overland flows along roadways, swales, and walkways, and on site detention controls, roof top or parking lots will be required.

1.3.3.3 Watermains

- a) Water supply systems for the Subject Lands shall connect to existing watermains on both Bathurst Street and Steeles Avenue.

1.3.4 TRAFFIC

Although the Subject Land has frontage on Bathurst Street and substantial frontage on Steeles Avenue, no direct access will be permitted to individual properties, in order to minimize interference with traffic flows on both of these significant arterial roads. Temporary access may be permitted to individual Planning Blocks subject to approval by the appropriate road authority.

The Town has established an internal road pattern through consultation with the Regional Municipality of York (Region), City of North York (North York) and the Municipality of Metropolitan Toronto (Metro). The road pattern is shown on Schedule "B" (Transportation Plan) to this Amendment.

Traffic studies and analysis have been undertaken for Steeles Avenue and Bathurst Street and found to be acceptable to the various authorities having jurisdiction over these matters, and are supportive of the proposed high density development and the creation of the new roadways.

Ministry letter
August 4, 1988.
Vaughan Planning
Director response
August 31, 1988

Crestwood Road is to be closed *in the vicinity* of Bathurst Street, at a location satisfactory to the Town in consultation with the Region of York. A new east/west residential collector road (23 metres in width), shall be constructed along the northerly limit of the Subject Lands from a signalized intersection with Bathurst Street to Franklin Avenue. Two north/south residential collectors (23 metres in width) are to be created between the proposed east/west residential collector road and Steeles Avenue West, being the extension of Village Gate and Cactus Avenue. The width of the Village Gate extension may be reduced to 20 metres provided that Vaughan is satisfied through the implementing zoning by-law and site plan agreement that the road construction, intersections and servicing requirements of the Town can be met. Campbell Avenue shall connect to Crestwood Road and the east/west residential collector road.

Vaughan Council
Public Hearing
August 18, 1988

1.4 THE STRUCTURAL CONCEPT

The Subject Lands, being approximately a 15.8 hectare site, are composed of five (5) Planning Blocks. The structural concept is illustrated on Schedule "A". The structural framework is formulated on a Planning Block basis with an internal street network and specified access points leading to perimeter streets. The minimum area for the processing of development applications will be one Planning Block. Actual development will be phased in order to achieve a cohesive, functional, and sequential pattern of development.

Vaughan Council
Public Hearing
August 18, 1988

To promote a comprehensive, rather than ad hoc, development within the Subject Lands, five (5) major Planning Blocks are created as outlined on Schedule "A" to this amendment. Planning Block #1 will contain High Density Residential land use with the provision for an office building containing ground floor retail. *Planning Blocks #2, #3 and #4 shall be utilized for High Density Residential land use.* Planning Block #5 will be utilized for General Commercial development.

Vaughan Council
Public Hearing
August 18, 1988

The gross development density for residential development in Planning Blocks #1, #2, #3 and #4 shall not exceed 124 units per hectare. Gross development density is calculated on the basis of the gross area per residential Planning Block. "Gross Area" as used in this Amendment includes the north/south and east/west collector roads but not any widenings required for Steeles Avenue.

Council Public Hearing (Deletion) August 18, 1988

There are two (2) Land Use components in the Official Plan Amendment and they are; High Density Residential and General Commercial.

The proposed High Density Residential component will include high density apartments up to a density of 124 units per hectare (gross area).

The General Commercial component, located on the northwest sector of Planning Block #1, is to be developed for professional and business office uses and establish an area for a specified amount of office space for a medical/dental clinic use.

The General Commercial component located east of the proposed extension of Cactus Avenue is designated for General Commercial uses in recognition of its proximity to proposed easterly general commercial uses. Permitted uses would include retail stores for the buying, leasing, and exchange of goods and services, restaurants, banks, and business and professional offices.

The concept for the development of the Planning Blocks depends upon the initiation of a new public road along the northern boundary of the Subject Lands (proposed east/west residential collector road), connecting to Bathurst Street, Campbell Avenue, and terminating in a cul-de-sac west of Franklin Avenue; the closure of Crestwood Road *in the vicinity of Bathurst Street at a location satisfactory to the Town in consultation with the Region of York,* the extension and connection of Campbell Avenue to the east/west residential collector and on the extension from the south of two existing streets, Village Gate and Cactus Avenue from Steeles Avenue West northward to the proposed east/west residential collector road.

Ministry letter
August 4, 1988
Vaughan Planning
Director response
August 31, 1988

The concept will provide for future back lot development for lots on the south side of Crestwood Road with substantial lot setbacks, in order to minimize conflict among adjacent uses and to create a harmonious relationship with adjacent and existing and proposed development.

Development abutting major arterial roads shall have high regard for civic design. Special treatment of the lands in close proximity to the intersection of Steeles Avenue and Bathurst Street will be provided in order to enhance this focal point and create a "Gateway" to the Town.

2.0 THE AMENDMENT

2.1 GOALS

The Amendment is intended to promote the following goals for the Amendment Area (Steeles Avenue Corridor):

- a) To create a distinctive prestige High Density Residential and Commercial development at the entrance to the Town of Vaughan.
- b) To establish a specified amount of office space for business and professional offices.
- c) To provide for a number of specialty commercial and service commercial facilities to service the needs of the potential residents of the new area, as well as the broader neighbourhood.
- d) To achieve and institute a high level of overall *urban design* within the development area to ensure maximum compatibility with surrounding uses and maximum compatibility between adjacent land uses internally, and to promote Council's objectives for this area, being a major "Gateway" development to the Town.
- e) To develop an integrated and, where appropriate, continuous system of open space and landscaped areas to serve passive recreational areas, as well as for aesthetic buffering purposes.
- f) To provide for a range of recreational facilities within the residential structure to meet the active recreational needs of the residents.
- g) To phase development in a logical comprehensive manner, particularly with respect to municipal services and implementation of the road system.
- h) To establish a minimum size of development that is well proportioned and of sufficient size to allow high quality design and form and provide for a cohesive and integrated development structure.
- i) To ensure that each Planning Block develops in a manner which is compatible with existing and proposed land use activities.
- j) To minimize the impact from development in traffic flows on adjacent arterial roads.
- k) To provide for the future development of adjacent lands where appropriate and, in particular, to provide for the future

Vaughan
Council Meeting
May 30, 1988

development of rear lot severances for lots on the south side of Crestwood Road.

- 1) To establish a policy that requires the provisions of lands for park or other public recreational purposes at the ratio of up to one hectare for each 300 dwelling units proposed as an alternative to the conveyance provided in Subsection 41(1) of the Planning Act, and the acceptance of cash-in-lieu of such conveyance.
- m) To establish the necessary financial framework to ensure co-ordinated development within the area.

2.2 LAND USE POLICIES

Schedule "A" sets out the Land Use designations for Planning Blocks #1 to #5.

| Council Public Hearing (Deletion) August 18, 1988

2.2.1 HIGH DENSITY RESIDENTIAL

- a) The permitted use on lands designated High Density Residential shall be apartments or other residential forms, provided that residential development shall not exceed 124 units per gross residential hectare per Planning Block.
- b) Gross residential hectare shall include the land used for the apartment building, any roads dedicated to the Town for municipal road purposes, driveways, parking areas, landscaping, and amenity areas related to the specific high density development, but not including any road widenings required for Steeles Avenue.
- c) Notwithstanding Paragraphs 2.2.1 (a) and (b) above, additional bonus density of up to 12 units per gross hectare is permitted, subject to the criteria identified in paragraph (c) (1), (2), and (3) below and an additional 12 units per hectare is permitted subject to the provisions of subsection (c) (4) below:

| (1) Incorporation of Design Elements

Additional density of up to six (6) units per hectare may be given for:

- . *Massing and conceptual design*, massing of buildings, including staggered tiered facades creating a distinctive view from Steeles Avenue, and the residential neighbourhood to the north; and

Vaughan
Council Meeting
May 30, 1988

Vaughan Council
Meeting
May 30, 1988

- . Emphasis on the importance of exterior construction material, (*) as specified by the Town.

(*) Vaughan Council Meeting May 30, 1988
(Deletion of "and architectural elements")

(2) Public Uses

While it is understood that most of the high density uses to be developed will be private "adult life style" condominium buildings, additional density of up to six (6) units per hectare may be given for any of the following uses:

- . Development of one or more senior citizen buildings.
- . Agreement with the Town, approved by its Property and Parks Department regarding the use of facilities by the Town for its recreational program purposes.

(3) Landscaping and Fencing

Additional density may be given for landscape amenities which will contribute to creating a harmonious and park-like setting and which will create a distinctive and attractive streetscape along Steeles Avenue and the proposed east/west residential collector road.

This will include:

- . The provisions of landscape material in excess of the Town's standard requirements (i.e. larger caliper trees, plant material, etc.); and
- . Linkage of Planning Blocks by way of interconnecting walkways and trail systems to enhance the integration of the Subject Lands; and
- . Uniform signage and street furniture, including light standards, litter cans, and seating; and
- . Uniform and distinctive fencing, including wrought iron.

(4) Parking

- . Reduction of surface visitor parking by providing at least 80 percent of visitor parking underground.

2.2.2 GENERAL RESIDENTIAL DESIGN POLICIES

- a) Buildings erected on the Subject Lands shall be arranged so as to generally maximize the distance separation between such buildings and the proposed east/west collector road. The intervening land shall be used as a landscaping area which may include outdoor recreational amenities.
 - b) Limited parking in small portions of the landscaped area referred to above shall be permitted provided it is completely screened from the lots on the south side of Crestwood Road. The landscaped area shall provide a substantial distance separation of approximately 25 metres to 30 metres between the east/west collector road and the proposed apartment buildings. The specific width of the landscaped area shall be established in the implementing zoning by-law. The parking areas shall be designed to avoid continuous and extensive parking areas paralleling the east/west collector road. The extent of such parking areas shall be specifically identified and limited in the Zoning By-law.
 - c) Above ground parking shall only be permitted for visitor parking and parking for the handicapped.
 - d) Permanent driveway access to the adjoining arterial roads, namely Steeles Avenue and Bathurst Street, shall not be permitted. Temporary access may be permitted subject to approval of the Town and appropriate road authorities.
 - e) The visual attractiveness of the development along the adjoining arterial roads shall be emphasized, with particular attention during site planning to building design and landscape elements. Building locations and alignment shall be varied to ensure that a linear building form does not occur. Innovative (*) design and massing of buildings, including staggered, tiered facades to create a distinctive view will be encouraged.
- (*) *Vaughan Council Meeting May 30, 1988
(Deletion of "architectural")*
- f) Provision shall be made to include the use of uniform signage and street furniture, including light standards, litter cans, and seating; uniform and distinctive fencing, including the use of wrought iron; and linkage of the Planning Blocks by way of interconnecting walkways and trail systems to enhance the integration of the Subject Lands.

The landscape treatment between buildings and the street shall utilize a high standard of landscaping, specifically regarding density and size of plantings to be utilized.

- g) To integrate the High Density Residential developments with existing Low Density Residential development to the north of the Subject Lands, the implementing zoning by-law shall establish a building height/setback ratio (rise/run) in the order of 1 to 1.5 (1:1.5). Such setback ratio shall commence at the southerly limit of the landscaped amenity buffer area abutting the east/west roadway,

Ontario Municipal Board Modification

which shall be deemed to be a point located a minimum of 38 metres south of the northerly limit of Registered Plan 1607. This requirement may be reduced along that westerly portion of the new east/west residential collector road which is to be channelized and realigned and in the case of those Blocks (Block #3 and the east side of Block #4) where the development parcel is substantially decreased in size by the provision of roads for the construction of the north/south residential collector roads, there shall be some flexibility in the interpretation of the visual plane affecting the north side of the development lands, provided that Council is satisfied through the implementing zoning by-law and site plan agreement that the intent of the visual plane is maintained.

- h) Maximum building heights shall be regulated in the implementing zoning by-law and shall be in the range of 45 metres to 50 metres.
- i) Provision shall be made to accommodate the future development of the rear lots from those lands on the south side of Crestwood Road which currently abut the north limit of the Subject Lands.

2.3 GENERAL COMMERCIAL

Notwithstanding the provisions of Official Plan Amendment Number Ontario Municipal Board Modification

210,

the following policies shall apply to the lands designated General Commercial on Schedule "A", attached hereto:

- a) The uses permitted shall be as presently established in the Thornhill/Vaughan Community Plan.
- b) Notwithstanding 2.3(a) above, that portion of Planning Block 1, designated General Commercial, shall only be utilized for the purposes of an office building with a maximum gross floor area of 9,300 m² and a ground floor retail commercial area not exceeding 10% of the total gross floor area.
- c) That the maximum permitted gross floor area for Planning Block #5 shall be 7,000 m².
- d) No outside display or storage shall be permitted in the General Commercial Area.
- e) Comprehensive block development shall be required for General Commercial areas incorporating an overall design to achieve

Vaughan Council
Meeting
July 30, 1988

proper access, external traffic circulation, adequate parking, and appropriate urban design policies. In this regard, full access shall not be permitted from this block to Bathurst Street.

Vaughan Council
Public Hearing
August 18, 1988

- f) No commercial uses shall be permitted on Planning Blocks #2, #3 and #4.

2.4 STAGING

- a) The development of the Steeles Avenue Corridor area shall proceed on the basis of comprehensive Planning Blocks, as depicted on Schedule "A". Minor adjustments to the block boundaries may occur without amendment to this plan.
- b) Minimum areas for the processing of development applications shall be a Planning Block, as shown on Schedule "A". Actual development will be phased in order to achieve a cohesive, functional, and sequential pattern of development between Planning Blocks and will be implemented by a site specific zoning by-law.
- c) Development of any Planning Block shall be dependent upon the provision of adequate municipal services and road facilities as shown on Schedule "B" to this Amendment. In particular, the following road improvements will be required:
- i) construction, signalization and channelization of an east/west residential collector road, 23 metres in width, parallel to Crestwood Road from Bathurst Street, to terminate in a cul-de-sac near the westerly limit of Franklin Avenue.
- ii) construction, signalization and channelization of Village Gate and Cactus Avenue the north/south residential collector roads, 23 metres in width, northerly from Steeles Avenue West to the proposed east/west residential collector. The width of the Village Gate extension may be reduced to 20 metres provided that Vaughan is satisfied through the implementing zoning by-law and site plan agreement that the road construction, intersection and servicing requirements of the Town can be met.
- iii) closure of Crestwood Road in the vicinity of Bathurst Street at a location satisfactory to the Town in consultation with the Region of York.
- iv) reconstruction of Campbell Avenue.

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Director response
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As a condition of development of any Block, the Town in consultation with the Region and Metro shall be satisfied that appropriate arrangements have been made for the equitable provisions of required road facilities and municipal services. Development and sequencing requirements for each Planning Block is outlined in Paragraphs 2.4(d) to 2.4(f).

d) Development of Planning Block #1 is dependent upon the following:

i) Construction, signalization, and channelization of east/west residential collector road, 23 metres in width, parallel to Crestwood Road from Bathurst Street to Campbell Avenue, and potentially terminating in a cul-de-sac west of Franklin Avenue. This will require the closure of Crestwood Road *in the vicinity of Bathurst Street, in a location satisfactory to the Town in consultation with the Region of York.*

ii) Reconstruction of Campbell Avenue from east/west residential collector road to Crestwood Road.

iii) Provision of municipal services to the satisfaction of the Town Engineer.

iv) Such alternative arrangements to the above staging policy as may be satisfactory to the Town, in consultation with the Region and Metro.

e) Development of Planning Blocks #2 and #3 is dependent upon the following:

i) The completion of staging requirements under Section 2.4(c) above.

ii) The completion of east/west residential collector road (23 metres in width) to the easterly limit of Planning Block 3.

iii) Construction of Village Gate (residential collector 23 metres in width) northward from Steeles Avenue to the east/west residential collector road and signalization of Steeles Avenue at this intersection. *The width of the Village Gate extension may be reduced to 20 metres provided that Vaughan is satisfied through the implementing zoning by-law and site plan agreement that the road construction, intersection and servicing requirements of the Town can be met.*

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- iv) Provision of municipal services to the satisfaction of the Town Engineer.
 - v) Such alternative arrangements to the above staging policy as may be satisfactory to the Town, in consultation with the Region and Metro.
- f) Development of Planning Blocks 4 and 5 is dependent upon the following:
- i) The completion and extension of the east/west residential collector road (23 metres in width) from Bathurst Street to immediately west of Franklin Avenue at which point the east/west residential collector road terminates in a cul-de-sac, as shown on Schedule "B" to this Amendment.
 - ii) Construction of Cactus Avenue northeast from Steeles Avenue to the new east/west residential collector road and signalization of Steeles Avenue at this intersection.
 - iii) Planning Block #5 may develop independently provided that prior to rezoning the Block, the owner shall deed to the Town free of all costs and encumbrances, his proportionate share of the road allowances along the northerly and westerly limits of Planning Block #5, being the road allowances for the east/west residential collector road and the north/south residential collector (Cactus Avenue) along with the funds for the construction of the necessary municipal services, which shall include but not necessarily limited to, storms and sanitary sewers, water, roads, sidewalks, street lights and other services as may be required by the Town, Region and Metro.
 - iv) Provision of municipal services to the satisfaction of the Town Engineer.
 - v) Such alternative arrangements to the above staging policy as may be satisfactory to the Town, in consultation with the Region and Metro.

2.5 SERVICING

- a) All new development shall be permitted only on the basis of full municipal servicing, satisfactory to the Town, the Region and other authorities having jurisdiction over these matters.
- b) The sanitary sewers, storm sewers, and watermains shall service new lots created by severance of the existing Crestwood Road lots which abut the proposed east/west residential collector and the existing gas station at the northeast corner of Bathurst Street and Steeles Avenue.

2.5.1 SANITARY SEWERS

- a) All of the sanitary sewage generated by the Subject Lands shall be drained to the York/Durham Collector located on Steeles Avenue. The connection point is at the west side of Bathurst Street.
- b) The sub-trunks are proposed to be constructed along the northern limit of the Subject Lands, along the boundary road (east/west residential collector), and along Bathurst Street.

2.5.2 STORM DRAINAGE

- a) Stormwater from the minor drainage systems for the Subject Lands shall be discharged into existing storm sewers located on Steeles Avenue, under the jurisdiction of North York, as recommended in the MacLaren Engineering Report, subject to an Agreement with North York.
- b) Flows from a major storm event shall be retained on site and drained to the minor systems. Overland flows along roadways swales and walkways and on site detention controls, by roof tops or parking lots will be required.

2.5.3 WATERMAINS

- a) Water supply systems for the Subject Lands shall connect to the existing watermains on Bathurst Street and Steeles Avenue.

2.5.4 FINANCING

- a) *The Town will ensure, among other things, that the necessary municipal services, which shall include but not be limited to, storm and sanitary sewers, water, roads, sidewalks, street lights, etc., required by this Amendment, will be provided for by appropriate agreements to be entered into by the owners and the Town.*
- b) Council will initiate a system whereby if a landowner to the north uses the proposed east/west residential collector road for future severance development, he will be required to pay an appropriately pro-rated share of such costs. The systems will be administered through agreements.

2.5.5 OPEN SPACE PARKS

- a) *Given the current standards of parks and recreational facilities within the Thornhill/Vaughan Community and the anticipated parkland and recreational facilities requirements*

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of the proposed population mix in the Amendment Area, it is deemed appropriate for the Town to accept cash-in-lieu of parkland, for development within the Amendment Area. The Town could allocate such funds towards development and upgrading recreational facilities in the area required as a condition of residential development. Accordingly, lands for park or other recreational purposes shall be provided at a ratio of one hectare for each 300 dwelling units as an alternative to the conveyance provided in Subsections 41(1) of the Planning Act. The Town will be requiring the cash value of such conveyance instead of parkland conveyance; pursuant of Section 41(6) of the Planning Act. The alternative parkland requirements as provided for under Section 41(2)-(4) of the Planning Act shall only apply to lands within the Amendment Area designated as High Density Residential.

- b) These facilities shall be accessible to residents of the development and may be accessible to residents of the larger neighbourhood pursuant to an Agreement with the Town.
- c) Recreational facilities shall include pools and tennis courts. In addition, gyms, running tracks, exercise and fitness facilities, and other sports facilities may be included.
- d) Landscaping, buffering, screening, and other on site open space amenities will be to a high standard.
- e) Where practical, open space linkages or walkways may occur to link recreational facilities and landscaped areas associated with the various Planning Blocks.
- f) Cash-in-lieu of parkland at the rate of 2% of the land developed for commercial purposes, shall be required.

3.0 TRANSPORTATION

- a) Notwithstanding Schedule "B" of Official Plan Amendment Number Ontario Municipal Board Modification

210,

the Roads Plan, as depicted on Schedule "B" of this Amendment, shall apply.

- b) The hierarchy of roads has been established based on a classification of street functions according to volume, speed, and access. The road system within the Subject Lands consists of roads which are classified as residential collector streets. Traffic signals at the intersections of collector streets and arterial streets shall be provided in the stages of development.
- c) All public streets shall be built in accordance with the Town's standards and private roads shall be built to the satisfaction of the Town.
- d) All new development areas shall be from internal roads, and these internal roads shall ultimately provide access to individual properties within the Subject Lands.
- e) *Crestwood Road shall be closed in the vicinity of Bathurst Street, at a location satisfactory to the Town in consultation with the Region of York*

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response
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having regard to compatibility with adjacent residential uses.

This closure is necessary to achieve the extension and signalization of the east/west collector road and Bathurst Street intersection. This action should also reduce the flow of traffic from the subject lands and surrounding community through the single family residential area along Crestwood Road to the north.

3.1 IMPLEMENTATION

Implementation of this Amendment will entail the following steps:

- a) Processing of individual plans of subdivision, pursuant to the Planning Act, in accordance with the policies set forth in this Amendment. Alternatively, the applicant may request the Region and the Town to process the development of the lands by an application for consent or plan of condominium in which case the Region and the Town may agree to do so upon the applicant entering into an agreement acceptable to the Region and the Town. Where appropriate, severances may be approved provided the policies of this Plan are adhered to. All development shall proceed by way of a Site Plan Agreement pursuant to Section 40 of the Planning Act.
- b) Development (*) will be implemented through the enactment of a site specific zoning by-law per Planning Block, in accordance with Section 34 of the Planning Act.

(*) Vaughan Council Meeting May 30, 1988 (Deleted)

- c) Prior to the enactment of the implementing Zoning By-law, Council shall be satisfied that adequate arrangements are in place to ensure the provision of the overall road systems, servicing facilities, and financing of each phase. (*) Council may enact Holding By-laws in this regard.

(*) Vaughan Council Meeting May 30, 1988
(Deletion)

- d) *Lands for park or other public recreational purposes shall be provided at the ratio of up to one hectare for each 300 dwelling units as an alternative to the conveyance provided in Subsection 41(1) of the Planning Act. The Town will be requiring the cash value of such conveyance instead of parkland conveyance; pursuant of Section 41 (6) of the Planning Act. The alternative parkland requirements as provided for under Section 41(2)-(4) of the Planning Act shall only apply to lands within the Amendment Area designated as High Density Residential. Furthermore, adequate provisions shall be made for recreational facilities on-site or within residential structures and suitable amenity areas by Planning Block.*

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Meeting
May 30, 1988

3.2 INTERPRETATION

- a) The boundaries of the land use description depicted on Schedule "A" (Land Use) are approximate. Minor adjustment will not require an amendment to this Plan, provided the intent of the policies is maintained.
- b) Locations of roads are approximate and minor adjustments will not necessitate an amendment to this Plan, as long as the intent of its policies are maintained.

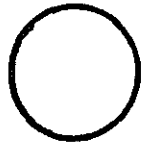
LEGEND



GENERAL COMMERCIAL

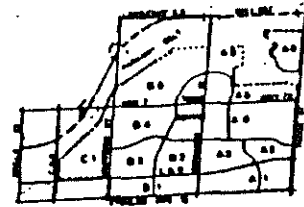


HIGH DENSITY RESIDENTIAL



PROPOSED SIGNALIZED INTERSECTION

KEY PLAN



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 247
ADOPTED THE 21ST DAY ~~SEPTEMBER~~ 1987.

MAYOR

CLERK

CANADIAN NATIONAL RAILWAYS

"TO BE CLOSED"

CRESTWOOD ROAD

AREA SUBJECT TO
AMENDMENT NO. 247

CUL-DE-SAC
TO BE CLOSED

REGISTERED

PLAN

3205

REGISTERED

PLAN

3205

PLANNING
BLOCK 1

PLANNING
BLOCK 2

PLANNING
BLOCK 3

PLANNING
BLOCK 4

PLANNING
BLOCK 5

BATHURST STREET

STEELES AVENUE

CONCESSION WEST




MODIFIED AS OF MAY 26/89

PART OF LOT 26, CONCESSION I

DATE: 87/01/27

NOT TO SCALE

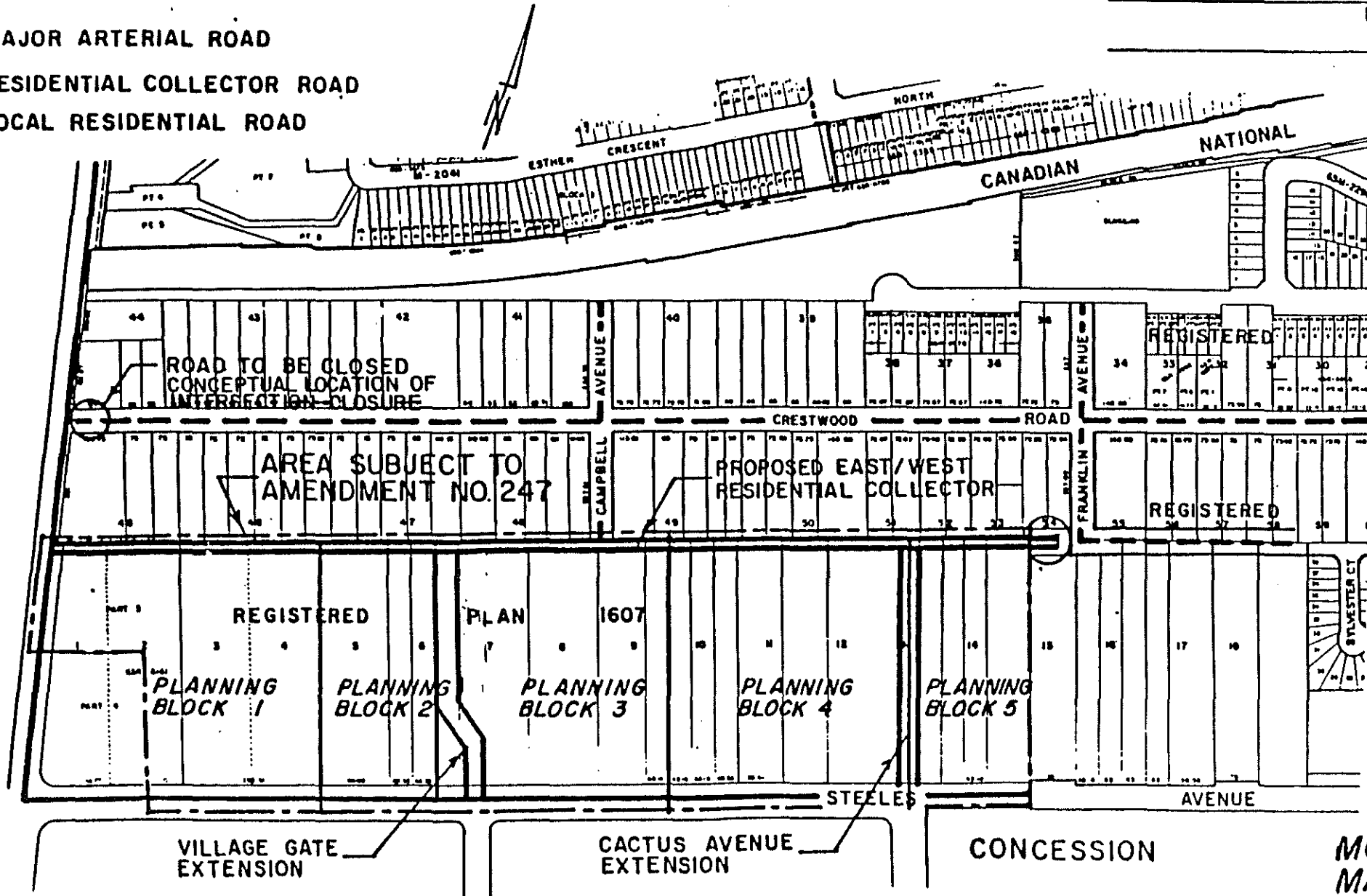
LEGEND

-  MAJOR ARTERIAL ROAD
-  RESIDENTIAL COLLECTOR ROAD
-  LOCAL RESIDENTIAL ROAD

THIS IS SCHEDULE "B"
TO AMENDMENT NO. 247
ADOPTED THE 21ST DAY ~~SEPTEMBER~~ 1987.

MAYOR

CLERK



MODIFIED AS OF
MAY 26 / 89

APPENDIX I

The Subject Lands were considered by Vaughan Council at a Public Hearing on October 21st, 1986, under Official Plan Amendment Files OP.7.86, OP.11.86, OP.12.86, OP.19.86, OP.63.86, and OP.49.81, at which time it was the decision of Council that the proposed amendments be supported and that Staff be directed to prepare a draft Official Plan Amendment containing provisions with respect to the following, and such other matters as considered appropriate:

1. That a maximum density of 124 units per hectare on a gross residential basis be applied.
2. That the potential for density bonusing be based upon facilities/amenities not normally provided.
3. That the Subject Lands be developed in minimum Planning Blocks, as shown on Schedule 2 of this Staff report.
4. That the Subject Lands be developed in accordance with the land use designations, as shown on Attachment #1 to this Staff report.
5. That local convenience uses only be oriented to service high density development, with a maximum gross floor area for Planning Blocks #2, #3, and #4 of 930 m².
6. That a maximum building height in the range of 45 m to 50 m, incorporating a tiered approach, be applied.
7. Incorporation of extensive design guidelines for the high density area, such as a "visual plane", with minimum 30.5 m landscaped/amenity area, to reduce the impact to residents on Royal Palm Drive, in addition to other policies which may be determined with the Town's design consultant.
8. That the development shall be phased, as outlined in the Phasing Section of this report, and dependent upon the transportation improvements indicated, and such temporary arrangements for access and servicing as approved by the Town of Vaughan Engineering Department.
9. That the Amendment ensure the provision of all municipal lot levies and parkland dedication be taken at the rate of 1 hectare parkland for each 300 units constructed. For commercial development, parkland calculated at 2% of land area devoted to each use.

10. Consideration of other matters as raised at the Public Hearing.
11. Development shall be dependent upon strict and severe traffic controls in order to protect area residents.
12. Site plan considerations shall include homeowner input into the site plan specifications.

AND THAT upon finalization of the traffic report by the applicant and its review by the Town, Region, and Metropolitan Toronto jurisdictions, the draft Amendment proceed to Council Committee for further review, including notification of any person requesting notice at the Public Hearing.

On February 9th, 1987, Vaughan Council Committee considered Draft Official Plan Amendment Number 247 (Steeles Avenue Corridor) at which time it was the decision of Council Committee to receive the proposed Official Plan Amendment, and that Staff be directed to finalize the Amendment for presentation to Council, subject to the following:

- "1. That the draft amendment be modified to "defer" the High Density Residential designation on Planning Blocks #2, #3 and #4; and
2. That the designation for the Planning Blocks subject to the "deferral" be reconsidered as to density and in conjunction with formal site plan development applications;
3. That the Amendment provide that Royal Palm Drive not be extended easterly to connect to Hilda Avenue as per the memorandum from the Director of Planning entitled "Traffic Controls", Steeles Avenue Corridor."

On May 30, 1988, Vaughan Council considered modifications to OPA #247 as proposed by the Ministry of Municipal Affairs in its letter dated March 14, 1988. Vaughan Council approved the modifications respecting financing, urban design, access and open space and directed that the Staff Report be forwarded to the Ministry of Municipal Affairs.

On August 18, 1988, Vaughan Council considered proposed modifications to OPA #247, under Official Plan Amendment Files OP.1.88, OP.4.88 and OP.44.88, at which time it was the decision of Council that the proposed modifications be supported containing provisions with respect to the following and such other matters as may be considered appropriate:

- a) that Planning Blocks #2, #3 and #4 be designated High Density Residential as shown on Attachment #6;

- b) that no local convenience commercial be permitted on any of Planning Blocks #2, #3 and #4, notwithstanding the provisions of Paragraph 2.2.3.4 of OPA #210;
- c) that a statement be added to OPA #247 providing for flexibility in the interpretation of the visual plane affecting the north side of the development lands where a development parcel is substantially decreased by the provision of lands for the construction of the north/south residential collector roads provided that Council is satisfied through the implementing zoning by-law and site plan agreement that the intent of the visual plane is maintained;
- d) that a statement be added to OPA #247 providing flexibility in requirements for the width of Village Gate provided that Council is satisfied through the implementing zoning by-law and site plan agreement that the road construction intersection and servicing requirements of the Town can be met.


APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT No. 247

TOWN OF VAUGHAN
(GENERALIZED LAND USE)

DATE: 87/01/27
SCALE: 0 500 FT.



LEGEND

Commercial

 COMMERCIAL

 SERVICE STATION

Residential

 Low Density

 Medium Density

 High Density

