
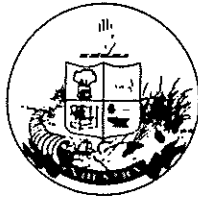


I, ROBERT A. PANIZZA, Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 299 , to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs and/or the Ontario Municipal Board, without modifications on the 27th day of June , 1989 .



R.A. Panizza
Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 20th day of July ,
1989 .



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 503-88

A By-law to adopt Amendment Number 299 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 299 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 299 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 31st day of October, 1988.

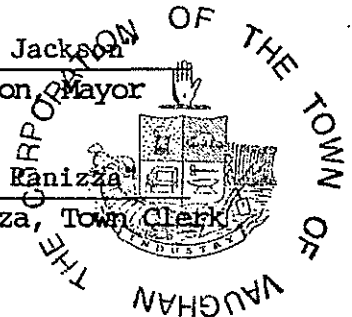
"L.D. Jackson"
L.D. Jackson, Mayor

"R.A. Panizza"
R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 31st day of October, 1988.

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

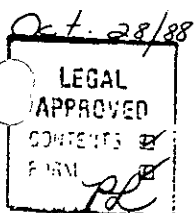
"R.A. Panizza"
R.A. Panizza, Town Clerk



AMENDMENT NUMBER 299
TO THE OFFICIAL PLAN
OF THE TOWN OF VAUGHAN PLANNING AREA

The following text and Schedule "1" to Amendment Number 299 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 299.

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



subject to comma
being inserted in
the fifth line, pg. 3

I PURPOSE

The purpose of this Amendment is to grant a site specific exception to the "Residential" policies of Amendment Number 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan), to permit the development of a two-storey business/professional office building on the subject lands.

In addition, this Amendment will provide detailed policies respecting the development of this lot for the purposes of a business/professional office building. These policies will address such matters as:

- the harmonious interface between commercial and residential uses;
- access and parking facilities;
- appropriate site plan design including landscaping.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" as "Area Subject to Amendment No. 299". The lands are located south of the Maple Community Centre, on the west side of Keele Street and east of McQuarrie Lane in part of Lot 21, Concession 4, Town of Vaughan. The lands are known municipally as 10150 Keele Street and are situated in Neighbourhood 1 of the Maple Community.

III BASIS

On May 31, 1988, at a Council Public Hearing, Council considered the applications for an Official Plan and Zoning By-law to permit a professional and business office building on the subject lands. The applications were

received pending the outcome of a meeting between the Planning Department, the developer, and area residents to discuss the issues of screening, landscaping, noise attenuation, access to McQuarrie Lane, the retention of mature trees, fencing and parking restrictions.

Subsequently, meetings were held between the developer and area residents with representatives of the Planning Department in attendance. The matter was further discussed at a Council Committee Meeting on September 14, 1988, and a Council meeting on September 19, 1988. At the Council meeting, the following motion was passed:

"THAT Official Plan Amendment Application OP.72.87 and Zoning By-law Amendment Application Z.169.87 (Northchapel Investments Inc.) BE APPROVED, subject to conditions from Staff."

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan) is hereby amended by providing the following site specific policies in respect of the lands shown as "Area Subject to Amendment Number 299" on Schedule "1" hereto:

- i) in addition to the permitted residential uses, the subject lands may be used for the development of a business/professional office building;
- ii) the proposed development shall be functionally and aesthetically compatible with the existing buildings and streetscapes of historical and architectural merit in the area; the proposed building shall not materially change the existing residential character of the lot, or the streetscape and the development of the lot shall

not prejudicially affect the amenity of the adjacent residential uses;

- iii) to minimize the impact of this development on the residential area on McQuarrie Lane, no access shall be permitted to McQuarrie Lane;
- iv) all measures necessary to ensure a pleasing Keele Street streetscape shall be taken. In this regard, adequate off-street parking facilities shall be provided and shall primarily be located to the rear of the office building. The parking area shall be well screened and buffered from any adjacent residential use;
- v) linkages are to be provided for pedestrian traffic which avoid conflicts with vehicular traffic. The said linkages shall be well landscaped and act as focal points for pedestrian movement;
- vi) visual screening, planting and fencing shall be provided between this commercial use and the residential area to the south and west of the site and the institutional use to the north. The screening shall include a generous landscaped strip adjacent to the widened limit of Keele Street;

V IMPLEMENTATION

It is intended that the policies of this Amendment shall be implemented through an amendment to the Vaughan Restricted Area Zoning By-law and through a site plan agreement pursuant to Section 40 of the Planning Act, 1983.

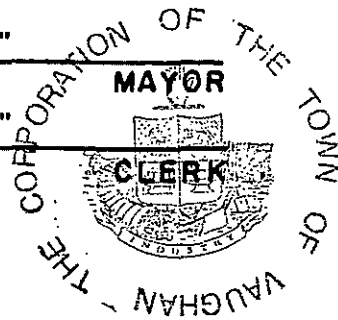
VI INTERPRETATION

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. 299
 ADOPTED THE 31ST DAY OF OCTOBER, 1988.

"L.D. Jackson"

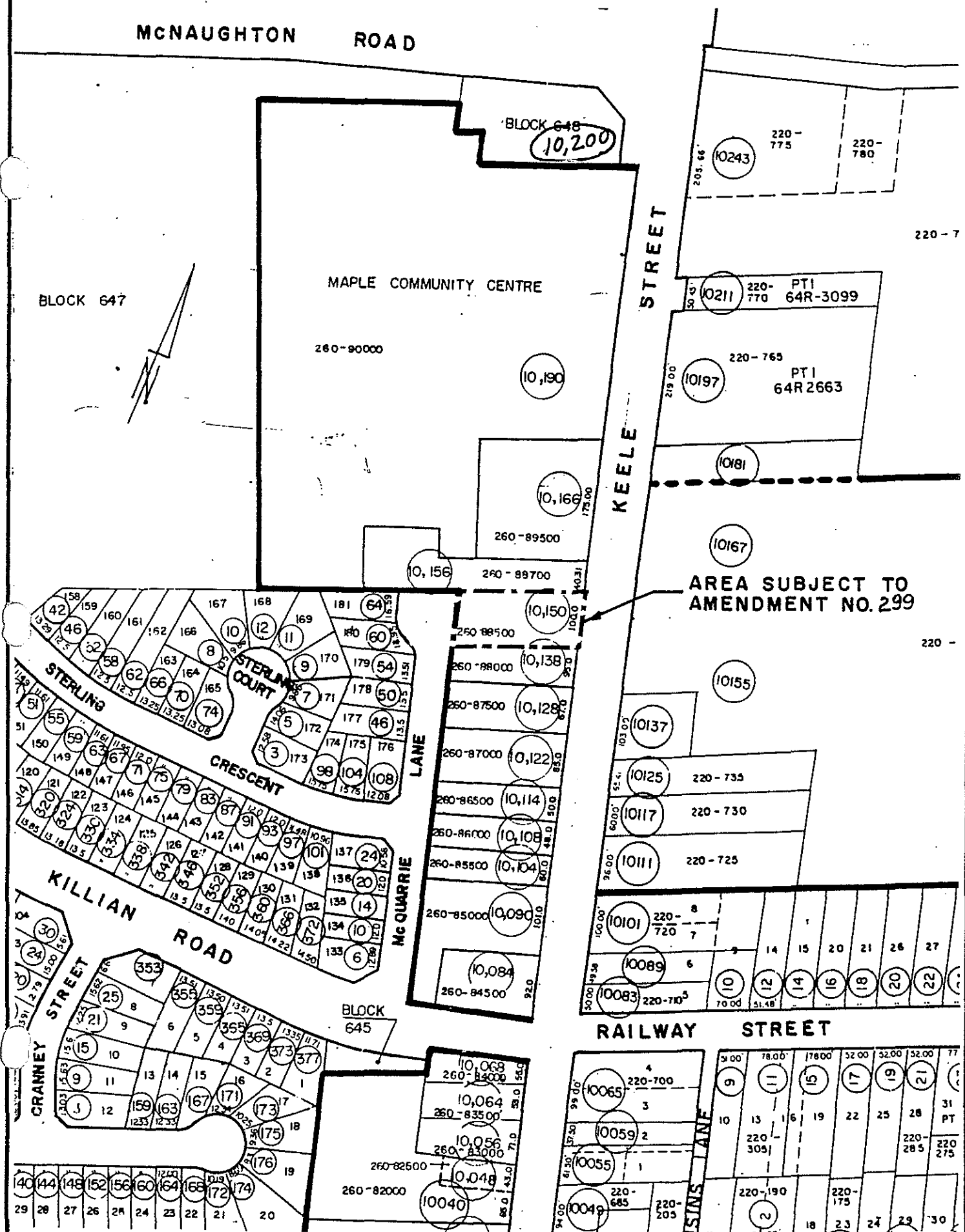
"R.A. Panizza"



PART OF LOT 21, CONCESSION 4

DATE: 88 / 10 / 20

SCALE: 0 200 FT.



APPENDIX "I"

SUMMARY OF COUNCIL ACTION

The lands subject to this application are located south of the Maple Community Centre on the west side of Keele Street and east of McQuarrie Lane, in part of Lot 21, Concession 4, Town of Vaughan, being known municipally as 10,150 Keele Street. The purpose of this amendment is to grant a site specific exception to the "Residential" policies of Amendment Number 150 (Maple Community Plan) in order to permit the development of a business and professional office on the subject lands.

On May 31, 1988, Vaughan Council held a public hearing in respect of this application. At the hearing several people expressed concerns about the redevelopment design and the retention of the mature trees on the subject lands. Council received the application and directed the Planning Department to convene a meeting between the developer and the area residents to discuss issues of screening, landscaping, noise attenuation, access to McQuarrie Lane, retention of mature trees, fencing and parking restrictions.

This application was reconsidered by Council Committee on September 14, 1988, whereupon Council Committee approved the application. At the meeting of Council on September 19, 1988, Council passed the following motion:

"THAT Official Plan Amendment Application OP.72.87 and Zoning By-law Amendment Application Z.169.87 (Northchapel Investments Inc.) BE APPROVED, subject to conditions from Staff."

