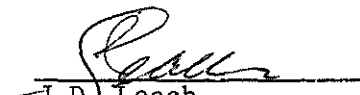
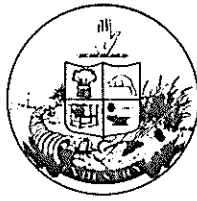


I, JOHN D. LEACH, Deputy Town Clerk of The
Cororation of the Town of Vaughan in the Regional
Municipality of York, do hereby certify that the
attached is a true copy of Amendment Number 308 to the
Official Plan of the Vaughan Planning Area which was
approved by the Ministry of Municipal Affairs, without
modification, on the 15th day of July, 1989.


J.D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 22nd day of August, 1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 86-89

A By-law to adopt Amendment Number 308 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 308 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "A" & "A1" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorised and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 308 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 20th day of February, 1989.

"L.D. Jackson"

Lorna D. Jackson, Mayor

"F.G. Jackman"

~~R.A. Panizza, Town Clerk~~
F.G. Jackman, Acting Deputy Clerk

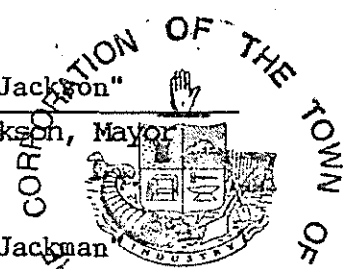
READ a THIRD time and finally passed this 20th day of February, 1989.

"L.D. Jackson"

Lorna D. Jackson, Mayor

"F.G. Jackman"

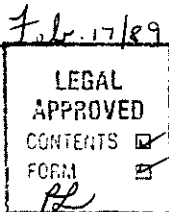
~~R.A. Panizza, Town Clerk~~
F.G. Jackman, Acting Deputy Clerk



**AMENDMENT NUMBER 308
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "A" and "A1" entitled "Schedules "A" and "A1" to Amendment No. 308 to the Official Plan of the Vaughan Planning Area" constitute Amendment No. 308.

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



I PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment #107, with respect to certain lands shown as "Area Subject to Amendment No. 308" on the attached Schedules "A" and "A1" and hereinafter called "Subject Lands", by redesignating the Subject Lands from "Industrial" and "Service Commercial" to "Service Commercial", to permit commercial development on the site.

II LOCATION

This Amendment applies to the parcel of land known as the Subject Lands, located on the northwest corner of Creditstone Road and Highway #7, having a frontage of approximately 350m along Highway #7 and being part of Lot 6, Concession 4, Town of Vaughan.

III BASIS

The decision to change the "Industrial" and "Service Commercial" designations on the Subject Lands to "Service Commercial" is based on the following considerations:

1. The site was originally designated "Industrial" by OPA #107. OPA #207, which amends OPA #107, permits the existing convention centre which is located on the east portion of the site. It has been recognized that the blocks on either side of Jane Street, along Highway #7 will form a predominant "gateway" to the Vaughan-400 Industrial Estates. OPA #207 states that "given the existing and future industrial development in this area a service commercial designation is justified in this location." OPA #107 originally set out specific areas that would be appropriate for Service Commercial uses. It has become

evident that this entire site can be appropriately redesignated for Service Commercial type uses.

2. Council recently directed that an Official Plan Amendment be prepared for the four quadrants bordering the intersection of Highways #400 and #7. Amendment #304 identifies areas for major office development in this quadrant. This area would constitute a logical extension of this development area. It will also help create a secondary north/south gateway into the Vaughan-400 Industrial Estates.
3. OPA #107 limits the size of major office development in Service Commercial areas along Highway #7 to 2 acres, with the maximum gross floor area of buildings not to exceed .5 times the lot area. For the current application, the east part consists of 2.61 ha (6.45 acres) and the west part consists of 3.52 ha (8.7 acres). The proposed total maximum floor area of the building is just less than 1.0 times the lot area.
4. In consideration of the type of development proposed and its close proximity to Highway #400, it is appropriate to allow a larger, more comprehensive development by designating the westerly portion of the site to "Service Commercial" to be joined with the easterly "Service Commercial" portion, and permitting an increase in coverage to almost 1.0 times the lot area. This is consistent with the density treatment recommended for the Highway #400 and Highway #7 intersection for office uses. It is this type of prestige development that the Town of Vaughan is encouraging.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

That Official Plan Amendment #107, as amended, be and is hereby further amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 308" from "Industrial" and "Service Commercial" to "Service Commercial";
2. Adding the following policy to Paragraph 2.2.3 Service Commercial Areas:

"(d) Notwithstanding Paragraph 2.2.3 (a), the lands located at the northwest corner of Highway #7 and Creditstone Road and shown as "Area Subject to Amendment No. 308" on Schedule "A" to OPA #308, shall be developed in accordance with the following site specific policies:

- 1) Notwithstanding the provisions of Paragraph 2.2.3 (a) that each site shall not exceed two acres, the subject lands consisting of 6.13 ha (15.15 acres) shall be designated "Service Commercial";
- 2) The uses shall be restricted to offices, hotels, banquet facilities, theatres, restaurants and uses normally accessory and ancillary thereto;
- 3) A maximum floor space index of 1.0 (times lot area) shall be applied to the Subject Lands, but only as a result of favourable transportation and servicing studies. The final density determined will be reflected in the implementing zoning by-law;
- 4) Any necessary road improvements dictated by the final approved traffic study shall be implemented to the satisfaction of the Town and other authorities having jurisdiction;

- 5) Prior to the enactment of the zoning by-law, the Vaughan Development Engineering department shall be satisfied that the proposed development can be adequately serviced."

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 an amendment to the Town of Vaughan Zoning By-law and 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.

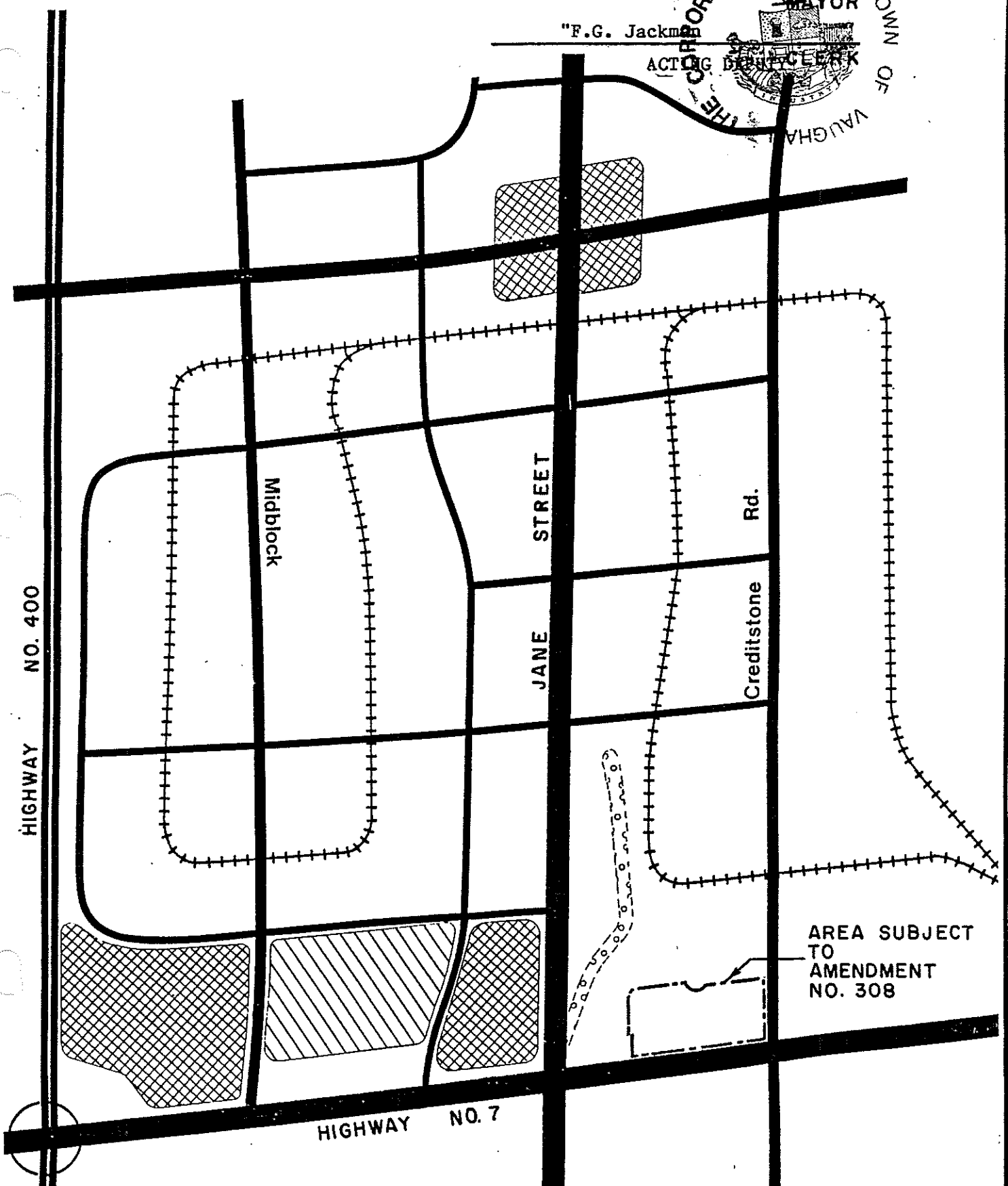
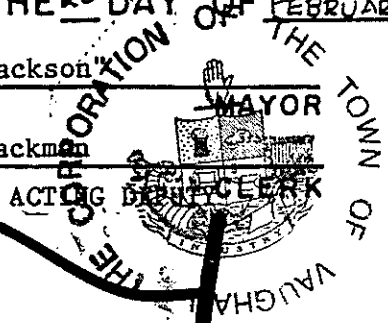
THIS IS SCHEDULE 'A'
 TO AMENDMENT NO. 308
 ADOPTED THE 20TH DAY OF FEBRUARY 1989.

"L.D. Jackson"





MAYOR








"F.G. Jackman"

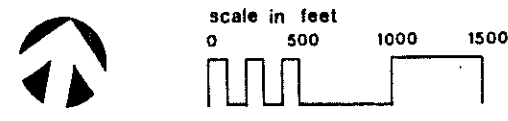
ACTING DEPUTY CLERK



AREA SUBJECT
 TO
 AMENDMENT
 NO. 308

-  Industrial
-  Special Purpose Industrial
-  Service Commercial
-  Valley Lands

-  Provincial Highways
-  Standard Arterial Roads
-  Minor Arterial Roads
-  Industrial Roads
-  Local Industrial Streets
-  Possible Rail Service
-  Designated Area



**The Vaughan Four Hundred
 Industrial Estates**

PART OF LOT 6, CONCESSION 4

DATE: 89/01/09

NOT TO SCALE

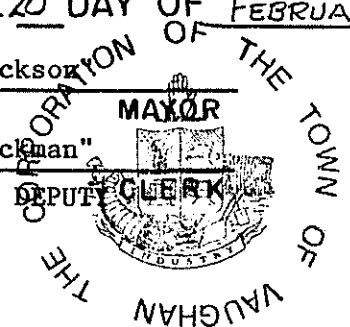
THIS IS SCHEDULE 'A1'
TO AMENDMENT NO. 308
ADOPTED THE 20TH DAY OF FEBRUARY, 1989.

"L.D. Jackson"

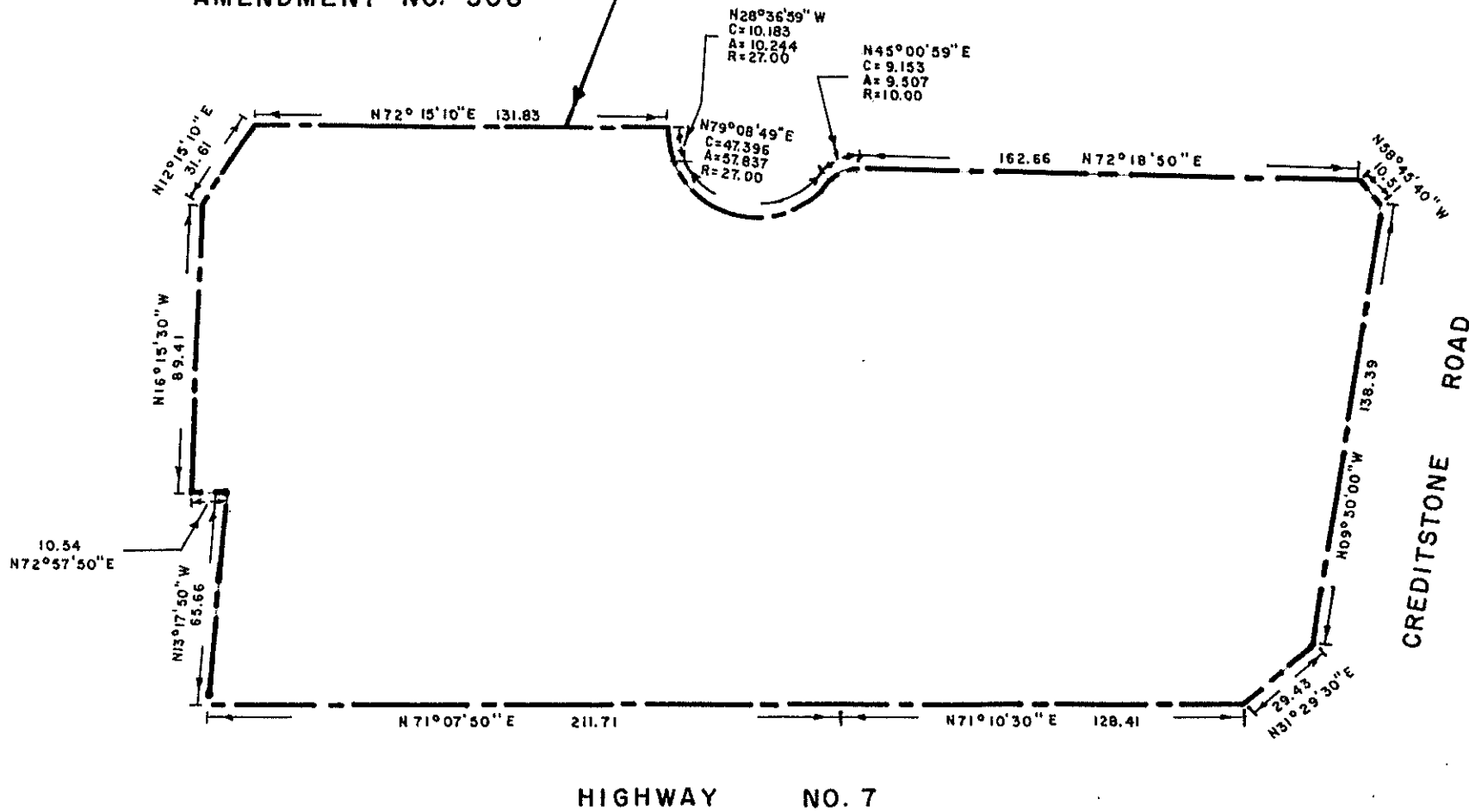
MAXOR

"F.G. Jackson"

ACTING DEPUTY CLERK



AREA SUBJECT TO
AMENDMENT NO. 308



APPENDIX I

The subject lands are located at the northwest corner of Highway #7 and Creditstone Road, being part of Lot 6, Concession 4, Town of Vaughan.

This Amendment redesignates the lands shown as "Area Subject to Amendment No. 308" from "Industrial" and "Service Commercial" to "Service Commercial" to permit the lands located at the northwest corner of Highway #7 and Creditstone Road, to be developed for offices, hotels, banquet facilities, theatres, restaurants and uses normally accessory and ancillary thereto, subject to the density and road improvements.

The subject applications were considered at a Public Hearing held on October 18, 1988, at which time, Vaughan Council resolved:

"THAT Official Plan Amendment Applications OP.22.88 and OP.23.88 and Zoning By-law Amendment Applications Z.49.88 and Z.50.88 (653099 Ontario Ltd./627150 Ontario Ltd.), BE APPROVED, subject to the following:

1. That the Official Plan Amendment redesignate the site "Service Commercial" and include the following policies:
 - a) that the uses be restricted to offices, hotels, banquet facilities, theatres, restaurants and uses normally accessory and ancillary thereto;
 - b) that a maximum floor space index of 1.0 be applied to the site. The maximum density shall only be permitted as a result of a favourable transportation study. The resulting density will be reflected in the implementing zoning by-law;
 - c) that any necessary road improvements dictated by the final approved traffic study be implemented to the satisfaction of the Town and other authorities having jurisdiction.
2. Prior to the enactment of the implementing by-law, Council shall approve a site plan application which will include approval from the Vaughan Development Engineering Department regarding municipal services for this development, and approval from the Vaughan Transportation Manager with respect to traffic issues.
3. That the implementing by-law:
 - a) provide a floor space index based on the outcome of the revised traffic study;
 - b) provide parking on the basis set out in this staff report;
 - c) limit the height of the office buildings to ten (10) storeys each and the hotel to twelve (12) storeys in height;
 - d) limit the size of the movie theatres to a maximum of 1380 seats;
 - e) incorporate any revisions as may be necessitated by the detailed site plan review."

