


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 457 to the Official Plan of the Vaughan Planning Area which was approved by the Regional Municipality of York, without modification, on the 15th day of July, 1996.



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 258-95

A By-Law to adopt Amendment Number 457 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 457 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "A" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 457 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.

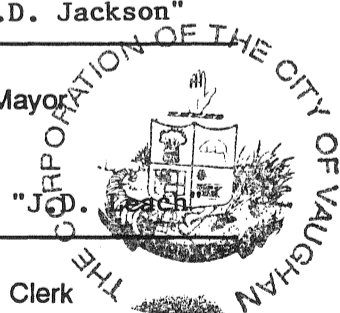
READ a FIRST, SECOND and THIRD time and finally passed this 5th day of September, 1995.

"L.D. Jackson"

L. D. 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 hand holding a scale, a ship, and a plow. The shield is surrounded by a wreath. The text "CORPORATION OF THE CITY OF VAUGHAN" is written around the perimeter of the seal.

AMENDMENT NUMBER 457
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" constitute Amendment Number 457 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix 1.

2-11-1992
FORM
1992

I PURPOSE

Currently, the use of the subject lands is restricted to financial and professional institutions and prestige industrial uses by Official Plan Amendment No. 190. The purpose of this Amendment is to redesignate these lands from "Service Commercial" to "Neighbourhood Commercial Centre" and to allow for service commercial uses on the subject lands.

II LOCATION

The lands subject to this Amendment are located on the northwest corner of Confederation Parkway and Dufferin Street, being Block 23, Registered Plan 65M-2623 in Lot 12, Concession 3, City of Vaughan. The lands, herein referred to as the "Subject Lands", are shown as the "Area Subject to Amendment No. 457" on Schedule "A" attached hereto.

III BASIS

1. Official Plan Amendment No. 190 designates the lands as "Service Commercial". Permitted uses in the Service Commercial area abutting Dufferin Street are limited to financial and professional institutions, and prestige industrial uses. Such uses shall be limited to a size and scale sufficient to serve the needs of the businesses and employees of the adjacent industrial area.

Since the proposed retail commercial uses do not conform to the "Service Commercial" provisions of the plan, an official plan amendment is required.

2. On February 27, 1995; Vaughan Council considered the Official Plan and Zoning Amendment applications at a Public Hearing. At the meeting, Council approved the Official Plan application.
3. At present, there is no residential population that could support retail type uses. However, this application has been submitted on the basis of the designation of the lands to the north and east, consisting of Concession Blocks 10, 11, and part of Block 18, as Urban Village Area #2 by Official Plan Amendment No. 400. Urban Village #2 forecasts a future target

population of approximately 50,000-61,000. As such, designating the lands Neighbourhood Commercial would be more reflective of the objective to service the residential population and of the types of commercial uses proposed.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number No. 190 to the Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

A: Redesignating the lands subject to OPA 457 from Service Commercial to Neighbourhood Commercial Centre as shown on Schedule "A" attached hereto;

B1: Adding the following Definition to Section B. LAND USE POLICIES, 1.0 COMMERCIAL AREAS:

"b) Lands designated "Neighbourhood Commercial Centre" may include a food store, a drug store, other retail stores, pharmacies, banks, financial institutions, business and professional offices, personal services, restaurants, service stations and gas bar but shall not include a department store.

In addition, the following service commercial uses may also be permitted on the lands subject to OPA #457, at the north west corner of Dufferin Street and Confederation Parkway, being Block 23, Plan 65M-2623:

hotels

motor hotels and motels

car washes

private clubs

convention facilities

personal service shops and studios

specialty trades

prestige industrial uses

bulk warehouse retail store

parks and open space

Provided that a maximum of 50% of the total gross floor area of the commercial buildings (excluding the office building at the north end of the site) may be used for retail purposes."

B2: Adding the following to Section B. Land Use Policies, Commercial Areas:

"1.3 Neighbourhood Commercial Centre Policies

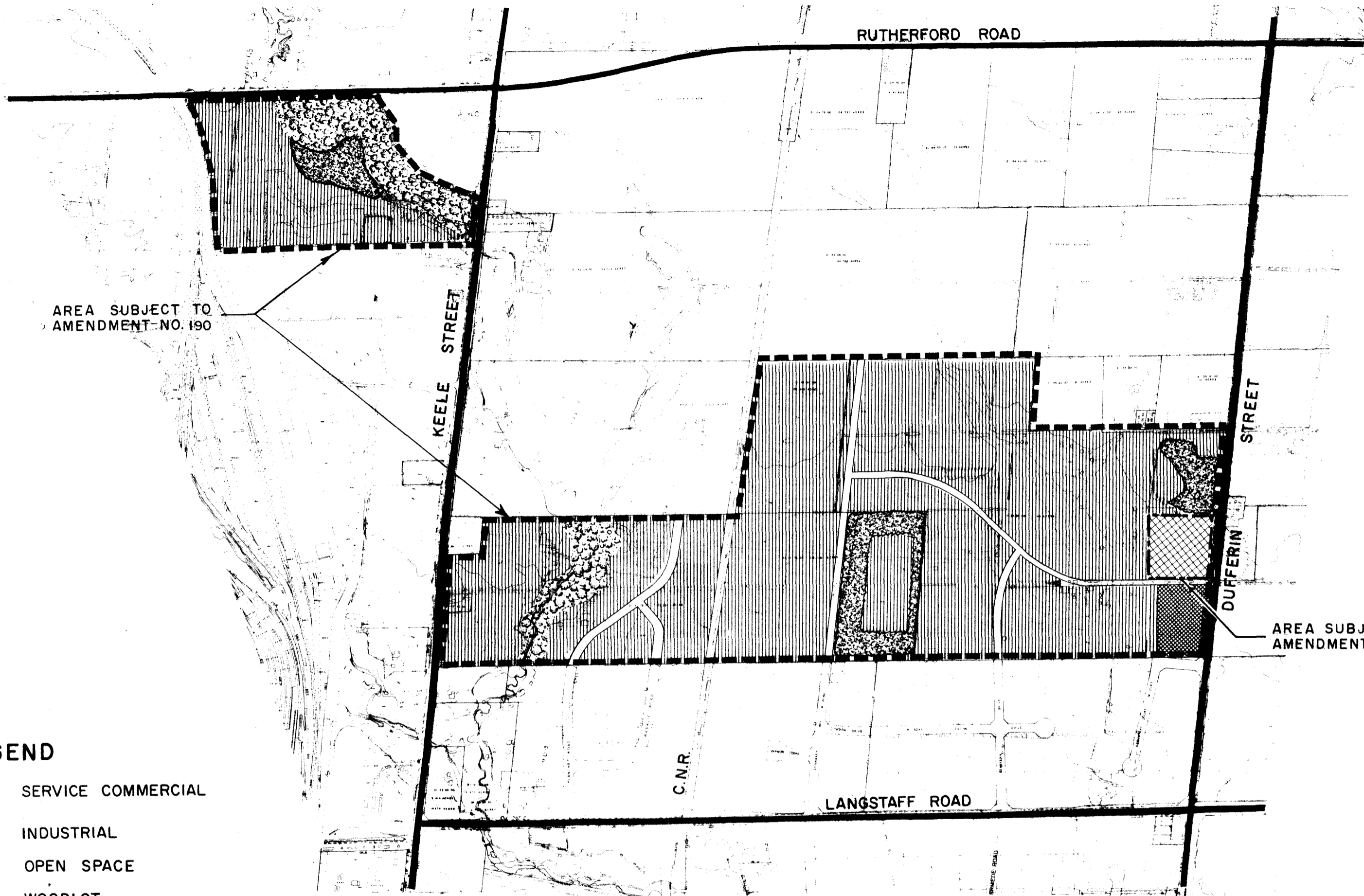
- a) In order to maximize accessibility, Neighbourhood Commercial Centres shall be located at or near the intersection of arterial roads.
- b) Neighbourhood Commercial Centres shall be planned to provide approximately 5,000-15,000 sq.m. of gross leasable area, and in any case shall not exceed 20,000 square meters of GLA.
- c) A Neighbourhood Commercial Centre shall be developed in accordance with a comprehensive site plan which shall be pedestrian-oriented and transit friendly, and which shall be approved by the City prior to development. The City may also require traffic and urban design studies.

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Zoning By-law and a comprehensive Site Plan Agreement in accordance with the provisions of 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 the Plan shall apply with respects to this amendment.






AREA SUBJECT TO AMENDMENT NO. 190

AREA SUBJECT TO AMENDMENT NO. 457

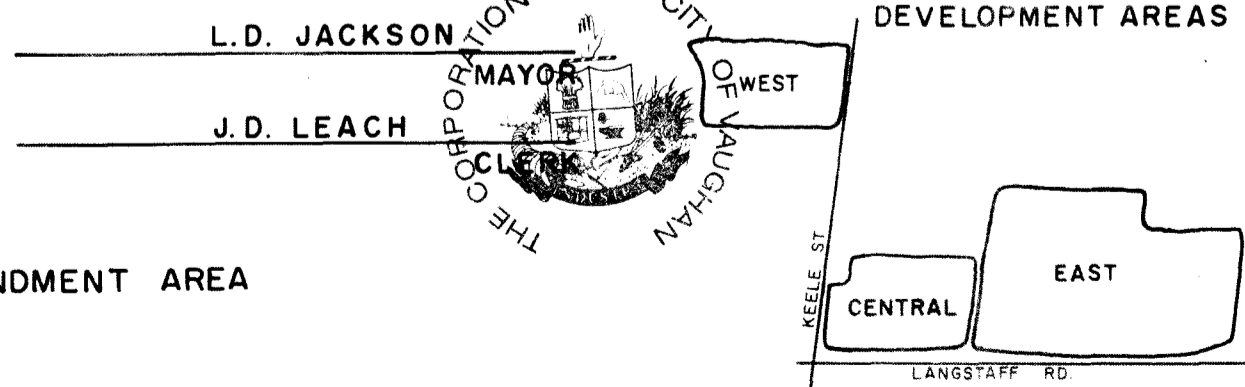
LEGEND

-  SERVICE COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE
-  WOODLOT
-  NEIGHBOURHOOD COMMERCIAL

ROADS

-  ARTERIAL ROADS
-  FEEDER ROADS
-  BOUNDARY OF AMENDMENT AREA

THIS IS SCHEDULE "A"
TO AMENDMENT NO. 457
ADOPTED THE 5th DAY OF SEPTEMBER, 1995.



**TUDOR
COMMUNITY PLAN**

**SCHEDULE 'A'
LAND USE PLAN**

SCALE 1:10,000
FEBRUARY 14, 1986



APPENDIX 1

Council Action

At a February 27, 1995, Public Hearing, Council considered Official Plan and Zoning By-law Amendment applications to allow for expanded service commercial and certain retail commercial uses on the subject lands. At the meeting Council adopted the following resolution:

1. That Official Plan Amendment Application OP.94.019 (Confederation Business Park), BE APPROVED to permit a full range of Service Commercial and expanded uses in a portion of the site;
2. THAT the uses as put forth by the applicant to include a supermarket, bulk warehouse retail store and up to 50% retail stores also be incorporated into the Official Plan Amendment application OP.94.019 (Confederation Business Park Inc.)
3. THAT Zoning By-law Amendment Application Z.94.034 (Confederation Business Park Inc.), BE RECEIVED and brought back to Committee of the Whole together with the site development application.