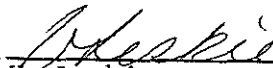
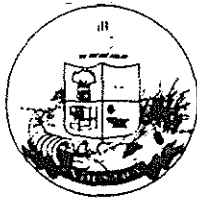


I, VICTORIA LESKIE, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 301 to the Official Plan of the Vaughan Planning Area, which was approved by the Ministry of Municipal Affairs, without modification, on the 7th day of December, 1989.

  
V. Leskie  
Deputy City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 4th day of November, 1994.



# THE TOWN OF VAUGHAN BY-LAW

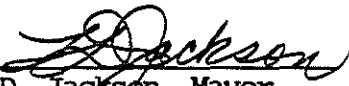
## BY-LAW NUMBER 482-88

A By-law to adopt Amendment Number 301 to the Official Plan of the Vaughan Planning Area.

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

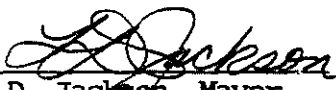
1. THAT the attached Amendment Number 301 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule 1, is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 301 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.

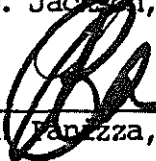
READ a FIRST and SECOND time this 31st day of October, 1988.

  
L.D. Jackson, Mayor

  
R.A. Panizza, Town Clerk

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

  
L.D. Jackson, Mayor

  
R.A. Panizza, Town Clerk

**AMENDMENT NUMBER 301  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 301 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 301.

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. 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan) to redesignate certain lands from "Residential" to "Local Convenience Commercial" in order to permit the construction of medical offices, a pharmacy, a retail/office building and a day care centre on the subject lands.

In addition, this amendment provides detailed policies respecting the development of the subject lands for the aforementioned uses. These policies address such matters as:

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

## II LOCATION

The lands subject to this amendment are located on the east side of Keele Street, north of Fieldgate Drive in Neighbourhood 2 of the Maple Community (OPA No. 150), being part of Lot 17, Concession 3, Town of Vaughan. More particularly, the lands are shown as "Area Subject to Amendment No. 301" on Schedule "1" attached hereto and are hereinafter referred to as the "Subject Lands".

## III BASIS

The decision to amend the Official Plan to permit the medical offices, pharmacy, a retail/office complex and a day care centre in this area is based on the following considerations:

1. This Amendment will limit the use of the subject site to medical offices, a pharmacy, a retail/office building together with day care uses. In addition, the Amendment will contain policies respecting the design of the site, including the landscaping, screening and intensity of the development. The lands will be redesignated "Local Convenience Commercial" however, the development of the site in the character normally associated with this designation is considered inappropriate. Therefore, these specific policies have been included recognizing that the Maple Community Plan currently does not contain a designation which more closely provides for the uses and design intended for this site.

2. To the south of the site is situated Fieldgate Drive and a "Local Convenience Commercial" designation under OPA No. 150. Permitted uses include retail stores, personal service shops and business and professional offices. An open space area lies to the east of the subject site. Only five residential lots, under the same ownership as the subject lands are to be developed immediately north of the subject site. This will minimize the impact on adjacent residential uses.

The proposed uses will not conflict with land uses in the surrounding area. The component of retail use permitted on the site will be 15 percent of the total gross floor area of the office uses. Therefore, the retail uses would not negatively impact the viability of the Local Convenience Commercial site located immediately south of Fieldgate Drive.

3. The subject lands have access to municipal sanitary sewers and water supply.

IV DETAILS OF THE ACTUAL AMENDMENT AND  
POLICIES RELATIVE THERETO

1. Amendment No. 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan) is hereby amended by:

a) Redesignating the lands shown as "Area Subject to Amendment No. 301" on Schedule "1" hereto from "Residential" to "Local Convenience Commercial Area";

b) Adding the following paragraph to Subsection 2.4 Local Convenience Commercial Areas:

"( ) Notwithstanding the above, the lands subject to Amendment No. 301, being located at the northeast corner of Fieldgate Drive and Keele Street, shall be developed in accordance with the following policies:

i) The following uses shall be permitted on the subject lands:

- the existing James McNeil House shall be maintained and may be converted to a business and professional office building with a pharmacy, provided that the total gross floor area of the House does not exceed 325 square metres of gross floor area;

- a medical office building with a maximum gross floor area of 600 square metres;

- an office building with an office component with a maximum gross floor area of 1460 square metres;
- ancillary uses with a maximum gross floor area of 200 square metres;
- a day care centre in accordance with the Day Nursery Act;
- the total gross floor area of all retail components of the development shall be limited to a maximum of 15 percent of the total gross floor area of all office uses on site;

ii) the proposed development shall be functionally and aesthetically compatible with existing buildings and streetscapes of historical and architectural merit in the area. More particularly, the character of buildings to be constructed on the site shall emulate the massing and architecture of the James McNeil House; the proposed buildings shall not materially change the existing residential character of the lot, and the development of the lot shall not prejudicially affect the amenity of the adjacent residential uses;

iii) the development adjacent to Keele Street and Fieldgate Drive shall be street oriented with special attention being given to developing a pedestrian focus at the northeast corner of Fieldgate Drive and Keele Street;

- iv) ingress and egress to Keele Street shall be minimized. Driveway locations shall be approved by the York Regional Engineering Department in the case of Keele Street or the Town of Vaughan Engineering Department in the case of Fieldgate Drive;
- v) adequate and conveniently located off-street parking facilities which are well screened and buffered from any adjacent residential use shall be provided at locations accessible to the vehicular system and pedestrian flows. Parking areas shall be designed to reduce the visual impact of the automobile. Design criteria to be considered include: screening from the adjacent roads by buildings and architectural elements; berming and planting; and landscaping in parking areas;
- vi) linkages shall be provided to adjacent municipal sidewalks for pedestrian traffic which avoid conflicts with vehicular traffic. The said linkages shall be effectively landscaped and be located at focal points on the site;
- vii) visual screening, planting and fencing shall be provided to buffer commercial use from the adjacent residential area;
- viii) the day care centre and outdoor play area shall be located in such a manner as to take advantage of the open space area to the rear of the site."



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.



## APPENDIX I

### Summary of Council Action

The lands subject to this application are located on the east side of Keele Street, north of Fieldgate Drive, being part of lot 17, Concession 3, in the Town of Vaughan. The purpose of this amendment is to redesignate the subject lands as "Local Convenience Commercial Area" and provide exceptions to the policies of this designation in Amendment Number 150 (Maple Community Plan) in order to permit the conversion of the James McNeil House for a pharmacy/office use and permit the construction of a medical/professional office building, a retail/office building, and a day care centre on the subject lands.

On September 22, 1988, Vaughan Council held a public hearing in respect of this revised application. At the hearing, residents of the area and a representative of the Maple Village Ratepayers' Association spoke in favour of the proposal, with the exception of the seniors' condominium. Approval for a one-storey retail use at that location was preferred. A representative of Heritage Vaughan also indicated its endorsement of the plan. One person spoke in opposition to the proposal. The reasons for opposition included: changing the intended residential use of the site, increase in the number of commercial uses in this neighbourhood and outside the Maple Core, inappropriateness of the professional office use adjacent to low density residential, the density of the proposed commercial plaza and condominium and the negative traffic and environmental considerations.

In respect of the above, Council adopted the following motion:

"THAT Official Plan Amendment Application OP.70.88 (R. Corbo (In Trust)/M. Panicali), BE RECEIVED as a Public Hearing and referred to Staff to make the following modifications:

1. That the seniors' condominium be removed.
2. That consideration be given to increase the size of the day care facility.
3. That consideration be given to an appropriate extension of the commercial use in light of the existing approved commercial use in the area and whether there can be a more appropriate mix of commercial and office uses."

At a Council Committee meeting on October 24, 1988, Council Committee reconsidered the application which was amended to exclude the seniors' condominium and increased the day care facility. The retail use permitted would constitute a maximum of 15 percent of the total office gross floor area of the site. At this meeting, Council Committee passed the following motion:

"THAT Official Plan Amendment Application OP.70.88 (R. Corbo (In Trust)/M. Panicali), BE APPROVED and designated Commercial, subject to the following:

1. That the site be designated Commercial.
2. Provide for predominantly office use on the site, incorporating the rehabilitation of the McNeil House, the provision of an 80-100 space daycare centre, and limiting retail use to 15% of the total gross floor area of the area devoted to office and ancillary purposes.

3. A number of design guidelines concerning building design, landscaping and parking requirements, shall be incorporated within the Official Plan Amendment."

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 301

TOWN OF VAUGHAN

PART OF LOT 17 , CONCESSION 3

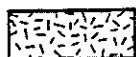
### LEGEND



COMMERCIAL



INSTITUTIONAL



OPEN SPACE



RESIDENTIAL



PARK

DATE : 88 / 10 / 21

SCALE : 0 100 200m

