
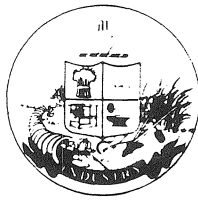


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 413 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, with modifications, on the 22nd day of July, 1993. The attached text incorporates said modifications which are typed in script.



J.D. Leach
Clerk
City of Vaughan

DATED at the City of Vaughan
this 27th day of July, 1993.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 364-92

A By-law to adopt Amendment Number 413 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 413 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule(s) "1" and "2" 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 413 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.

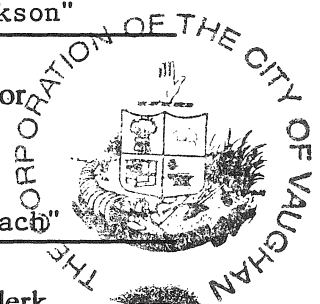
READ a FIRST, SECOND and THIRD time and finally passed this 7th day of December 1992.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



**AMENDMENT NUMBER 413
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 413 constitute Amendment Number 413 to the Official Plan of the Vaughan Planning Area.

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

Dec 3/92

LEGAL APPROVED
CONTENTS <input checked="" type="checkbox"/>
FORM <input checked="" type="checkbox"/>
HAW/pd

I PURPOSE

The purpose of this amendment is to amend Amendment No. 150 (Maple Community Plan), as modified, of the Vaughan Planning Area to redesignate the subject lands from "Residential" to "Medium Density Residential" and to provide exceptions to the "Residential" policies to permit a business and professional office and/or a day care centre within a heritage dwelling.

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. 413". The lands are located on the west side of Keele Street, north of Naylor Street, and are known municipally as 9880, 9886, 9898, 9908 and 9920 Keele Street, in Lot 20, Concession 4, in the City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the following:

1. The subject lands are bounded by the Post Office to the north, Keele Street and the Maple Commercial Core to the east, Naylor Street and residential to the south and residential to the west. Therefore, the lands are considered to comprise a contiguous planning block, allowing redevelopment in a comprehensive fashion;
2. The proximity of the Maple Commercial Core suggests that an intensification of land use may be appropriate;
3. The applications were also considered with respect to compatibility with adjacent land uses. A medium density residential use between commercial development and a low density residential community can be viewed as suitable transitional land use. The impact related to noise, traffic flows, paved surfaces and site lighting of a medium density residential development are usually less than those associated with commercial developments.

Aesthetically, the design can reflect traditional residential construction.

4. The conversion of the heritage structure for office or day care use provides a transitional use between the Post Office and the proposed medium density residential;
5. It is anticipated that design techniques will provide visual buffering between the parking areas and the residential properties located to the west of the site;
6. The proposed building design is reflective of the historic character of the Village of Maple.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Amendment No. 150 to the Official Plan of the Vaughan Planning Area is hereby amended as follows:
 - a) Redesignating the lands shown as "Lands Subject to Amendment No. 413" on Schedule "1" attached hereto, from "Low Density Residential" to "Low Density Residential" and "Medium Density Residential" in the manner shown on Schedule "2" hereto.
 - b) Add the following to Section 1.4 General Residential Policies:
 - 1.4 n) *Notwithstanding the policies of Section 1.4 i), the lands located on the west side of Keele Street and known municipally as 9920 Keele Street, shall be subject to the following policies:*
 - i) the existing heritage dwelling shall be preserved, with any alterations or additions to this structure being to the satisfaction of Vaughan Council on the advice of Heritage Vaughan. The permitted use of the dwelling shall be a day care facility, a professional and business office and/or single family residence.

ii) lighting of the subject lands shall be restricted to low intensity decorative light standards;

iii) prior to the enactment of the implementing zoning by-law, the applicant shall have submitted a tree impact and assessment study to the satisfaction of the Vaughan Parks Planning and Development Division. The applicant shall ensure that trees located off-site are not adversely impacted by the development of the subject lands;

c) Adding the following to Section 1.4 General Residential Policies:

1.4 o) Notwithstanding the policies of Section 1.2 a) and Section 1.4 b), the lands located on the northwest corner of Keele Street and Naylor Street and comprised of 9880, 9886, 9888 and 9908 Keele Street, shall be subject to the following policies:

i) the maximum permitted number of units shall be 20, in the form of five quadrplexes;

ii) the design of the residential dwellings shall be in keeping with the traditional and historic building forms located throughout the Maple community, specifically in respect of building massing, height and style;

iii) the garage structures located in the rear yards shall be minimum distance from the rear lot line and shall be of a scale and configuration complementary to the dwellings;

iv) the residential development area to the west shall be screened from the proposed development by a series of fences connecting the garage structures. The fences shall be

approximately 1.5 m in height and shall be complementary to the garages in respect of design;

- v) A decorative fence, the design of which shall be approved by Vaughan Council at a maximum height of 1.1 m, shall be provided along both the Keele Street frontage and the Naylon Street flankage;
- vi) access to the subject lands shall be restricted to one driveway from Naylon Street and one driveway from Keele Street;
- vii) lighting of the subject lands shall be restricted to low intensity decorative light standards;
- viii) prior to the enactment of the implementing zoning by-law, the applicant shall have submitted a tree impact and assessment study to the satisfaction of the Vaughan Parks Planning and Development Division. The applicant shall ensure that trees located off-site are not adversely impacted by the development of the subject lands;

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 Vaughan Zoning By-law and Site Development Agreement(s).

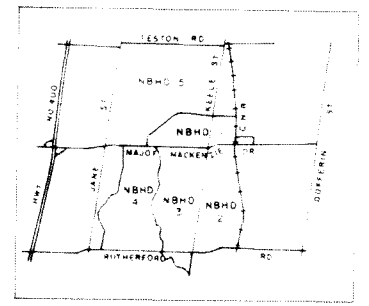
VI. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that plan apply with respect to this Amendment.

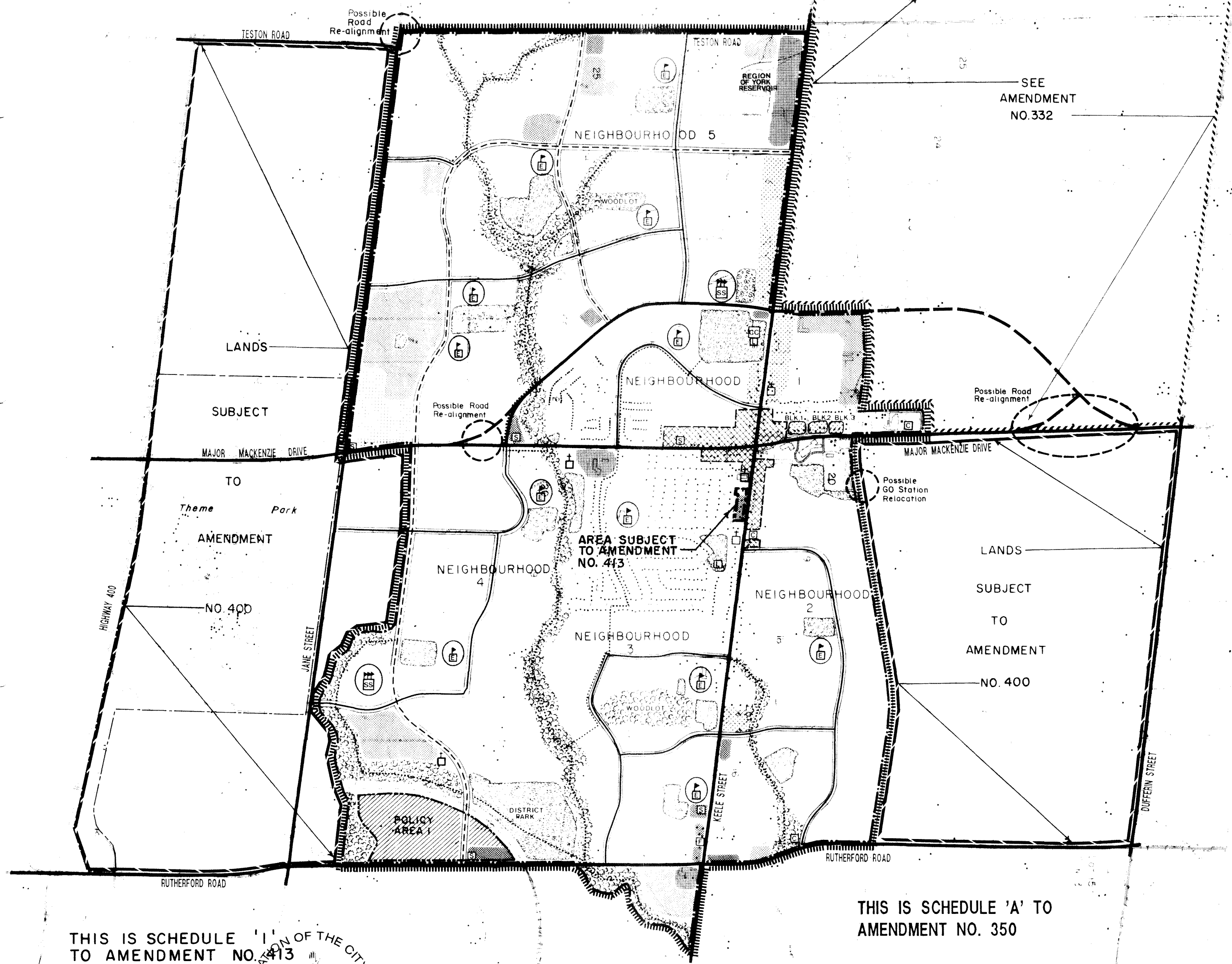
MAPLE COMMUNITY PLAN SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 350

(AS MODIFIED BY COUNCIL
ON SEPTEMBER 21, 1992)

- LEGEND**
- Low Density Residential
 - Medium Density Residential
 - Park
 - Open Space
 - Institutional
 - Elementary School
 - Secondary School
 - Firehall
 - Library
 - Community Centre
 - Church
 - Cemetery



- Commercial**
- Maple Commercial Core Area
 - Community Commercial Centre
 - Neighbourhood Commercial Area
 - Local Convenience Commercial
 - Office Commercial
 - Service Centre
- Prestige Industrial**
- Prestige Industrial
- Policy Area I**
- Policy Area I
- Pedestrian and Bicycle Path System**
- Pedestrian and Bicycle Path System
- Roads**
- Existing Arterial
 - Proposed Arterial
 - Collector
 - Feeder
 - Community Boundary
- Planning Area Boundary**
- Planning Area Boundary



SEE
AMENDMENT
NO. 332

AREA SUBJECT
TO AMENDMENT
NO. 413

THIS IS SCHEDULE 'A' TO
AMENDMENT NO. 350

THIS IS SCHEDULE 'A'
TO AMENDMENT NO. 413
ADOPTED THE 7th DAY OF DECEMBER, 1992.

L. D. JACKSON
MAYOR
J. D. LEACH
CLERK

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 413
ADOPTED THE 7TH DAY OF DEC., 1992.

"L.D. Jackson"

MAYOR

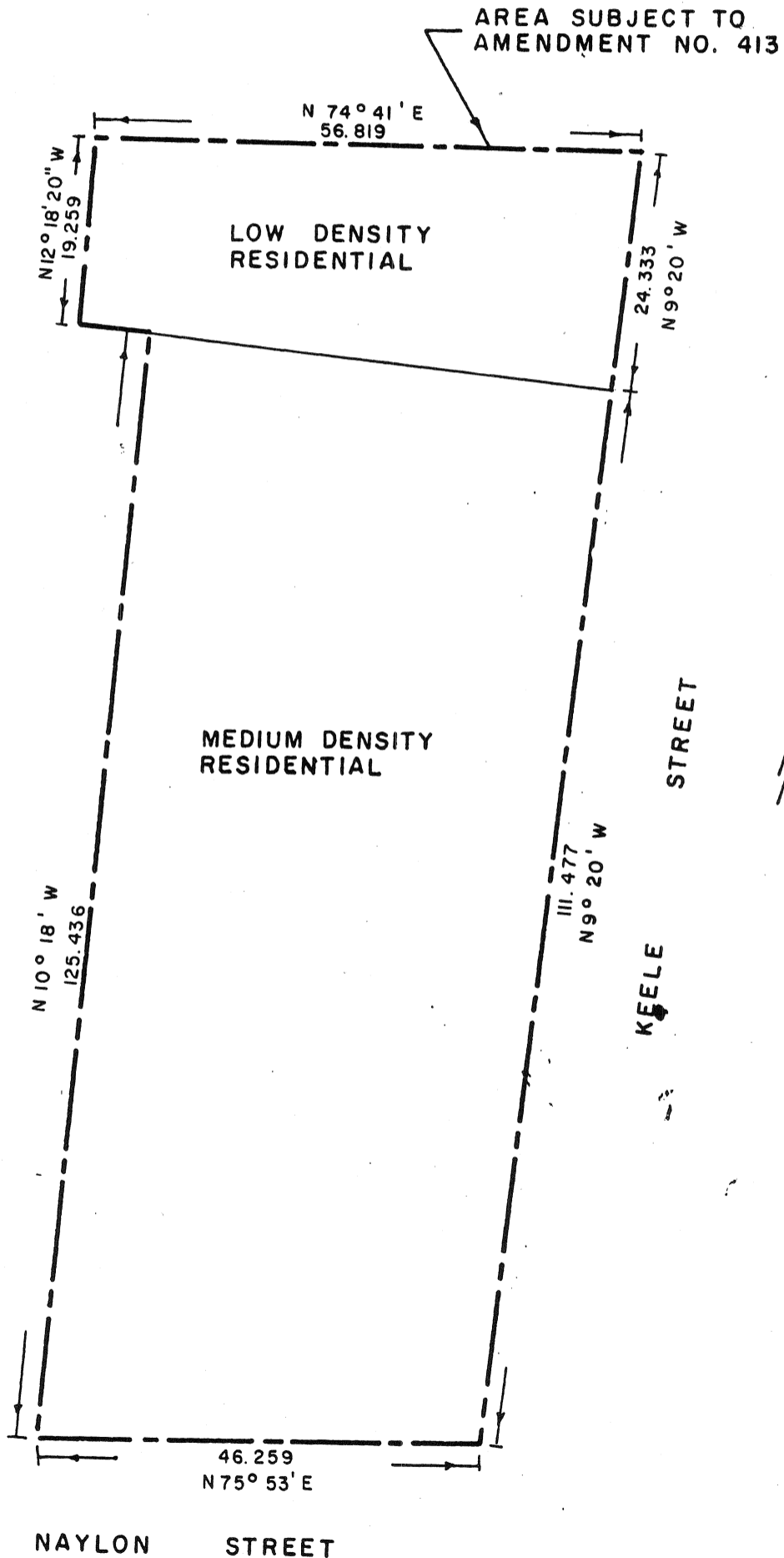
"J.D. Leach"

CLERK



LOCATION: PART OF LOT 20, CONCESSION 4

NOT TO SCALE



APPENDIX I

The subject lands are located on the north west corner of Keele Street and Naylor Street, known municipally as 9920, 9898, 9886 and 9880 Keele Street, in part of Lot 20, Concession 4, in the City of Vaughan.

The subject lands comprise approximately 6742 sq. m and are currently designated "Low Density Residential" by OPA #350 (Maple Community Plan).

On September 21, 1992, the following motion was approved:

- "1. THAT the public hearing respecting Official Plan Amendment Application OP.38.91 and Zoning Amendment Application Z.92.91 (Pamar Construction Company Ltd.), BE RECEIVED.
2. THAT Staff continue to work with the applicant and neighbourhood to establish an appropriate design for the development which may include a reduction in the number of units, revisions to the access provisions and improvements to the interface with the residential neighbourhood.
3. AND THAT Staff subsequently report back to Committee of the Whole with respect to potential design solutions for the site and a draft Official Plan Amendment to implement a preferred design approach."

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 413

CITY OF VAUGHAN

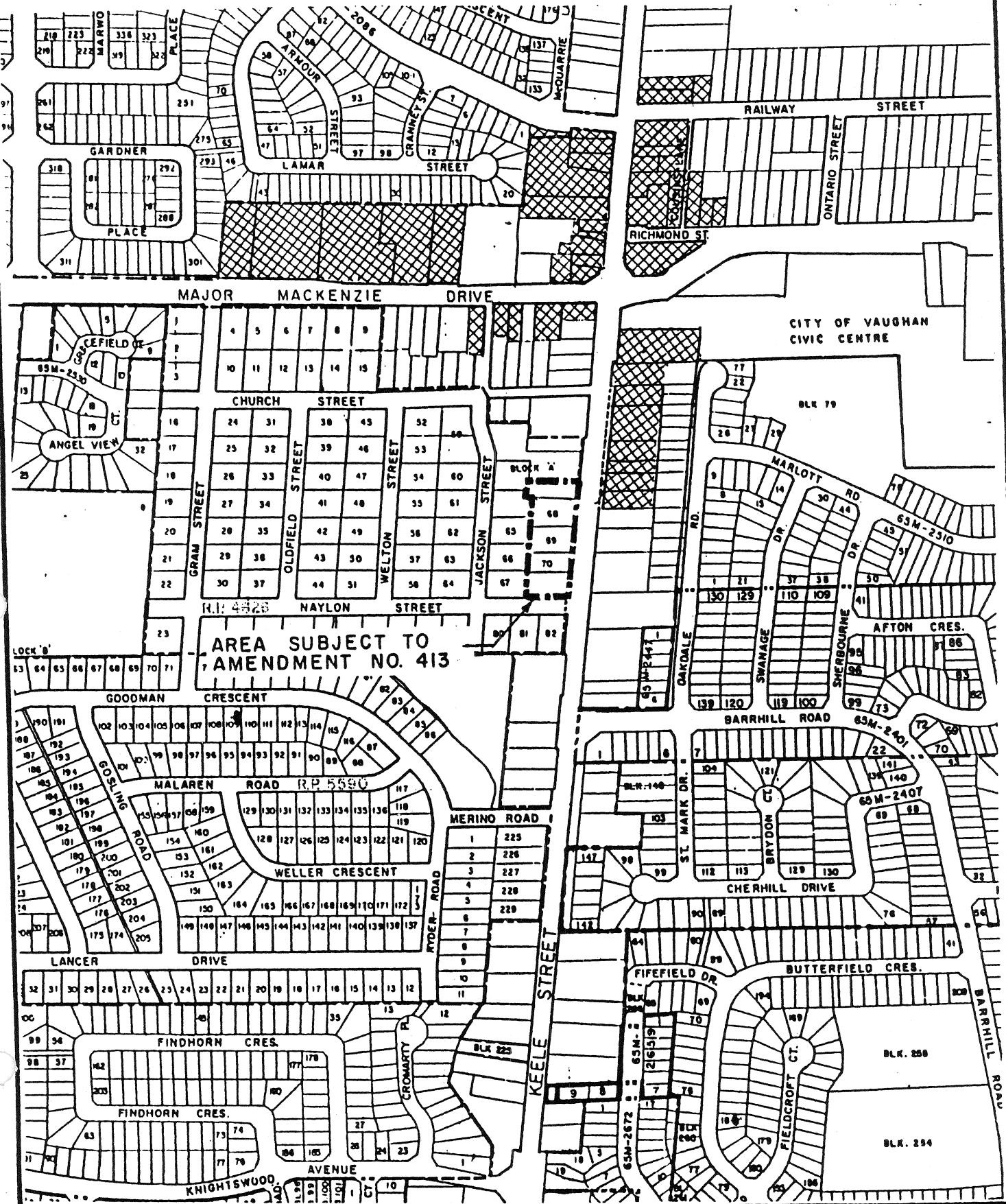
LOCATION: PART OF LOT 20, CONCESSION 4

LEGEND

-  RESIDENTIAL
-  COMMERCIAL

DATE: 92/11/17

SCALE: 0  200 m



APPENDIX III

DECORATIVE FENCE DETAIL KEELE STREET

OFFICIAL PLAN AMENDMENT NO. 413
CITY OF VAUGHAN

LOCATION: PART OF LOT 20, CONCESSION 4

NOT TO SCALE

