
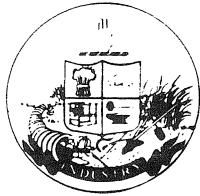


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 444 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modifications, on the 4th day of March, 1994.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 21st day of March, 1994.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 347-93

A By-law to adopt Amendment Number 444 to the Official Plan of the Vaughan Planning Area.

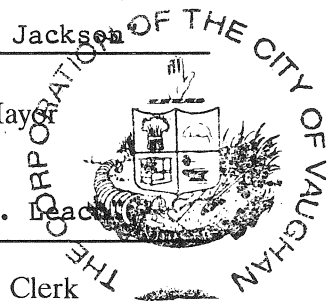
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 444 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" 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 444 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 6th day of December 1993.

"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, featuring a central shield with various symbols, surrounded by a circular border with the text "THE CORPORATION OF THE CITY OF VAUGHAN".

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide a site specific exception to the policies of Amendment No. 247 in order to permit, in addition to the current provision applicable to the subject lands, a retail plaza with an office component to locate on the portion of Planning Block 1 designated General Commercial.

II LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands" are located on the southeast corner of Bathurst Street and Townsgate Drive, being Part 4 on Reference Plan 65R-12781, in Lot 26, Concession 1, City of Vaughan, and are shown as "Area Subject to Amendment No. 444." on Schedule 1 attached hereto.

III BASIS

1. Vaughan Council considered Official Plan and Zoning Amendment Applications for the subject lands at a public meeting held on October 4, 1993. At that meeting Vaughan Council received the public hearing and referred the applications to a future Committee of the Whole meeting.
2. On November 22, 1993, Committee of the Whole considered the Official Plan and Zoning Amendment Applications. At that meeting, the Committee of the Whole approved the applications.
3. The subject lands are located on a major arterial road, Bathurst Street, just north of Steeles Avenue West. The lands are part of the OPA No. 247 area which is ultimately envisaged to be developed with over 1,600 residential units and office and commercial development. Applications to permit a three storey office building were recently approved for the lands immediately north of the site. An automobile service station is located south of the property. Both Bathurst Street and Steeles Avenue West are served by a high level public transportation system.
4. In the context of these lands uses, the proposed use is considered to be an appropriate form of development which is compatible with surrounding land uses.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 247 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following to Section 2.3, General Commercial, subparagraph b):

"In addition to the above, that portion of Planning Block 1, designated General Commercial being the Area Subject to Amendment No.444, may be used for a two-storey retail plaza with an office component. Retail uses shall be restricted to the ground floor only. Specific development standards shall be established in the implementing by-law."

V IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Restricted Area Zoning By-law and a site plan agreement in accordance with the provisions of the Planning Act.

VI INTERPRETATION

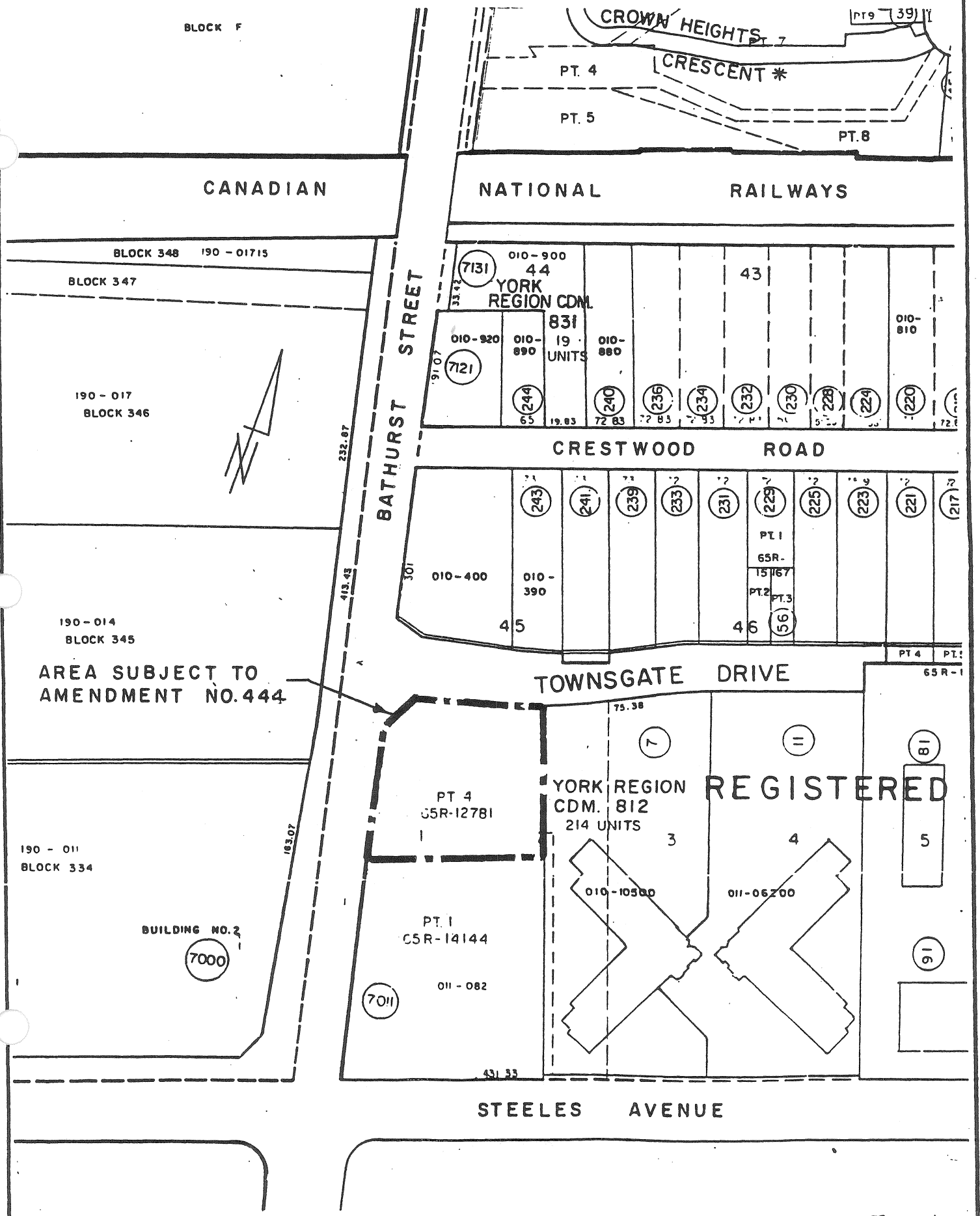
The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that plan, shall apply with respect to this amendment.

THIS IS SCHEDULE 'I'
 TO AMENDMENT NO. 444
 ADOPTED THE 6 DAY OF December, 1993.

J. Jackson
 CLERK
 THE CORPORATION OF THE CITY OF VAUGHAN

LOCATION: PART OF LOT 26, CONCESSION I,
 PART OF LOTS 1 AND 2, PLAN 1607,
 PART 4, PLAN 65R-12781

SCALE: 0 100 m



APPENDIX I

At an October 4, 1993 Public Hearing, Council considered an Official Plan and Zoning By-law Amendment application to permit a one-storey retail building. At that meeting, Council adopted the following resolution:

THAT Official Plan and Zoning Amendment applications OP.20.93 and Z.53.93 (Townsgate Corporate Centre Inc.) BE REFUSED.

MOTION WITHDRAWN

MOVED by Councillor Frustaglio
seconded by Councillor Green

THAT the Public Hearing, be received, and

THAT this matter be referred to a future meeting of the Committee of the Whole to allow for further discussions between staff and the applicant; and

THAT the urban design and density aspects must be considered and be compatible to the existing and proposed developments.

MOVED by Councillor Frustaglio
seconded by Councillor Cipollone

THAT the question on the floor be called.

CARRIED

Voting on the main motion was recorded as follows:

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Cipollone
Councillor Frustaglio
Councillor Green
Mayor Jackson
Councillor Racco
Regional Councillor Rosati

NAYS

Regional Councillor Di Biase
Councillor Meffe

On November 22, 1993, Committee of the Whole approved the Official Plan and Zoning Amendment applications.

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 444

CITY OF VAUGHAN

LOCATION: PART OF LOT 26, CONCESSION 1,
PART OF LOTS 1 AND 2, PLAN 1607,
PART 4, PLAN 65R-12781

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE

DATE: 10/11/93

SCALE: 0 200 m

