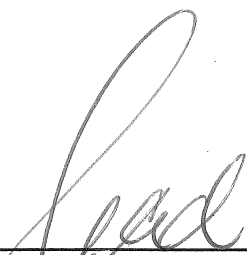


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 459 to the Official Plan of the Vaughan Planning Area which was approved without modification on the 10th day of August, 1995.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 23rd day of August, 1995.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 169-95

A By-Law to adopt Amendment Number 459 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 459 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 459 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.

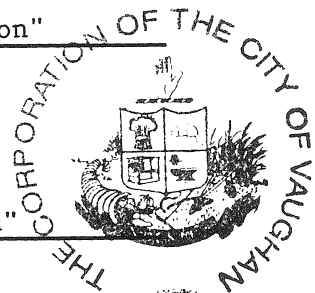
READ a FIRST, SECOND and THIRD time and finally passed this 13th day of June, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



AMENDMENT NUMBER 459
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" constitute Amendment Number 459 to the Official Plan of the Vaughan Planning Area.

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

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Official Plan Amendment Number 210 by:

- a) Deleting Amendment Number 297 and substituting therefore Amendment Number 459;
- b) Redesignating the southeast portion of the lands shown as "Area Subject to Amendment Number 459" on Schedule "A" attached hereto, from "Private School" to "High Density Residential" and redesignating the west portion of the lands shown as "Area Subject to Amendment Number 459" on Schedule "A" attached hereto, from "Private School" to "Medium Density Residential." The northeast portion of the site will maintain the "Private School" designation of OPA #210. The private school lands, the residential medium density lands and the residential high density lands together form the "Subject Lands" referred to in this Amendment;
- c) Establishing appropriate policies and guidelines for the development of the Subject Lands.

1.2 LOCATION

The lands which form the Subject Lands are shown on Schedule "A" and are located on the west side of Bathurst Street, approximately 165 m (54 feet) north of Steeles Avenue, being Block 345, Registered Plan 65M-2240, in Lot 1, Concession 2, City of Vaughan. The lands consist of 2.42 ha (5.98 acres) and have a frontage on Bathurst Street of 111.71 m (306.5 feet).

1.3 BASIS

The decision to redesignate the southeast and the west portions of the Subject lands to "High Density Residential" and "Medium Density Residential" respectively, is based on the following considerations:

1.3.1. Public Policy Framework

The Thornhill/Vaughan Community Plan Review, Amendment Number 210 to the Official Plan of the Vaughan Community Planning Area, was approved in part with modifications by the Minister of Municipal Affairs in November, 1987. Official Plan Amendment Number 210 designates the Subject Lands as "Private School".

The Subject Lands are located in close proximity to a major intersection at a gateway to the City of Vaughan. With its exposure to major arterial roads (Bathurst Street and Steeles Avenue), the area requires the provision of well-designed building forms. The location of the Subject Lands supports the creation of an intense focus along Bathurst Street which will act as an entrance to Vaughan.

The proximity of the subject lands to Metropolitan Toronto, the Vaughan Town Centre, and major arterial roads provides for excellent accessibility to both the road network and public transit system. These facilities provide access to the labour pools and markets of Metropolitan Toronto and the Region of York.

Development of the east part of the Subject Lands for high density residential and a private school will provide for a logical continuation of intensive development along Bathurst Street to the south and east. The west portion of the subject lands, will be redesignated "Medium Density Residential" and will act as a transition zone between the existing low density residential area to the west and the proposed private school and high density residential to the east.

1.3.2 Existing Land Use

To the north of the Subject Lands is a City-owned 2.4 ha park. North of the park is the CNR rail corridor.

To the south, the lands are developed as a retail plaza. These lands abut the north edge of the Steeles Avenue right-of-way.

An existing single family residential subdivision is located to the west of the Subject Lands, of which six houses back directly onto the Subject Lands.

Bathurst Street abuts the east edge of the Subject Lands. The lands on the east side of Bathurst Street

are either developed or designated for Commercial development.

The nature and scale of the proposed development of the Subject Lands is appropriate to the existing and planned developments in the surrounding area.

1.3.3 Municipal Services

Development of the Subject Lands will be on the basis of full municipal services, including sanitary sewers, storm sewers, and water supply.

1.3.4 Traffic

The Subject Lands will have full vehicular access and egress on Bathurst Street. No access or egress is permitted to Conley Street, which is a residential street, in order that the amount of traffic can be minimized in the residential neighbourhood.

Pursuant to an earlier agreement between the owner of the plaza site to the south and the Regional Municipality of York, the Subject Lands will provide a driveway to the plaza site, which will replace its existing temporary vehicular ingress/egress on Bathurst Street. Such access will give the plaza site left-hand turning capability at a signalized intersection. The design of the permanent ingress/egress is subject to approval by the appropriate road authority.

Detailed traffic studies and analysis are required for review by the relevant authorities which examine traffic operation for the proposed uses and its effect on the surrounding area, on-site traffic circulation, and pedestrian circulation, including the safe movement of school children to and from the private school, all in the context of existing and proposed developments within the A1 and B1 Neighbourhoods.

2.0 THE AMENDMENT

2.1 LAND USE POLICIES

Amendment No. 210 to the Official Plan of the Vaughan Planning Area (Thornhill-Vaughan Community Plan) is hereby amended by:

- A. Deleting Official Plan Amendment No. 297, thereby deleting clause 2.2.3.6(a) General Commercial Areas (v).
- B. Amending Schedule "A" (Land Use) to Amendment No. 210 by redesignating the lands shown as "Area Subject to Amendment No. 459" on Schedule "A" attached hereto, from "Private School" to "Private School", "High-Density Residential" and "Medium Density Residential" in the manner shown on the said Schedule "A".
- C. Adding the following clause to subparagraph 2.2.2.2. (c) Medium Density Residential:

"Notwithstanding the definition a) above, a Z-lot detached unit type will be permitted on the lands known as Block 345, Registered Plan 65M-2240, in Lot 1, Concession 2, City of Vaughan."
- D. Adding the following sentence to subparagraph 2.2.2.2:
 - b) Medium Density Residential:

"Notwithstanding the above, the maximum residential density on the lands designated "Medium Density Residential" by Official Plan Amendment No. 459 (Lot 1, Concession 2) shall be 30 units per hectare.
- E. Adding the following sentence to subparagraph 2.2.2.3:
 - b) High Density Residential:

"Notwithstanding the above, the maximum residential density on the lands designated "High Density Residential" by Official Plan Amendment No. 459 (Lot 1, Concession 2) shall be 92 units per hectare.
- F. Deleting clause 2.2.4.1 e) and substituting therefor the following clause e):
 - e) One private school site/religious institution is designated on the south side of Clark Avenue, east of Bathurst Street. A second private school site is designated south of the CNR tracks west of Bathurst Street. In accordance with Official Plan Amendment Number 459, the second site shall be developed for a private school with ancillary institutional uses within a single building with a maximum gross floor area of 7,250 sq

m (78,041 sq.ft.), subject to the following policies:

1. Pedestrian drop off and vehicular access to the Private School shall be provided for in a manner that avoids vehicular/pedestrian conflict;
2. An agreement shall be entered into under Section 41 of the Planning Act, and shall apply to the High-Density Residential and Private School and Medium-Density Residential sites;
3. An appropriate landscape buffer shall be provided between the Private School site and the proposed residential area to the west;
4. Future owner(s) of the Private School site shall enter into an agreement with the City to provide for use of the school parking lot by users of the City-owned park during non-school hours.
5. Buildings erected on the Subject Lands shall be arranged so as to generally maximize the distance separation between such buildings and the existing residential area to the west.
6. No vehicular access to Conley Street shall be permitted;
7. Provision shall be made for integration of the Private School lands with the City-owned parklands to the north;
8. The height of any medium density residential dwelling shall be compatible with abutting existing detached residential buildings.

Comprehensive development shall be required for the Private School, Medium Density and High Density Residential areas, incorporating an overall design to ensure achievement of proper access, external and internal traffic circulation, adequate parking, an excellent level of pedestrian circulation and appropriate urban design guidelines.

3.0 IMPLEMENTATION

Implementation of this Amendment will entail the following steps:

- a) All development shall proceed by way of a Site Plan Agreement pursuant to Section 41 of the Planning Act, which applies to the entirety of the Subject Lands;
- b) Development plans will be implemented through the enactment of a site specific zoning by-law, in accordance with Section 34 of the Planning Act. Council may enact Holding By-laws in respect of matters set out in Official Plan Amendment No. 459.
- c) Prior to the removal of this Holding symbol contained within the implementing zoning by-law, Council shall be satisfied that adequate arrangements are in place to ensure the construction of the Bathurst Street intersection and to provide for the conveyance of the private school site to the school operator.

3.1 INTERPRETATION

The boundaries of the land use designations depicted on Schedule "A" (Land Use) are approximate. Minor adjustment will not require an amendment to this Plan, provided the intent of the policies is maintained.

MODIFICATION #14

LAND USE Thornhill-Vaughan Community Schedule A

Legend

- Residential**
- Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
- Commercial**
- General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial
- Open Space**
- Parkway Belt
 - Pedestrian System
 - Pedestrian Grade Separation

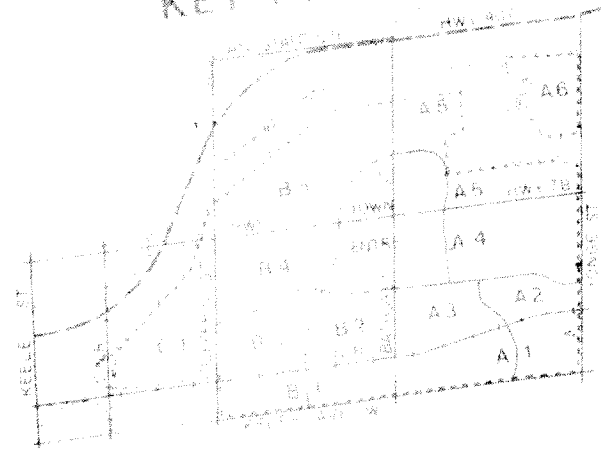
Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Library
- Firehall

Roads

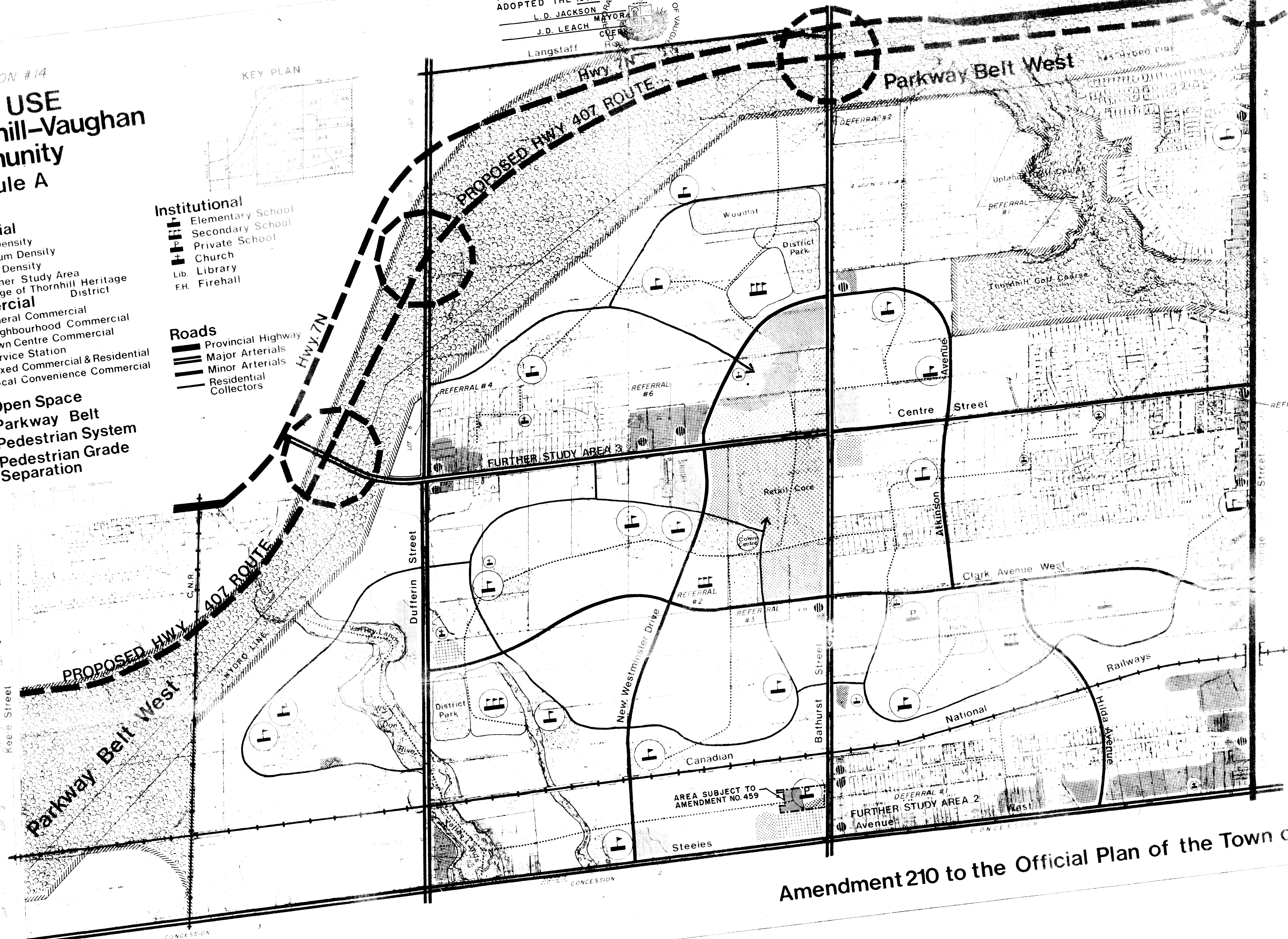
- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors

KEY PLAN



"A"
THIS IS SCHEDULE
TO AMENDMENT NO. 459 OF THE
ADOPTED THE 13th DAY OF JUNE, 1995.

L.D. JACKSON
MAYOR
J.D. LEACH
COUNCILLOR



Amendment 210 to the Official Plan of the Town of Vaughan