

OMB

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 126-96

A By-Law to adopt Amendment Number 472 to the Official Plan of the Vaughan Planning Area.

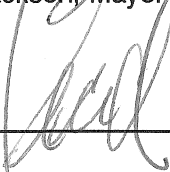
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 472 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 472 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 27th day of May, 1996.



L.D. Jackson, Mayor

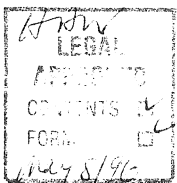


J.D. Leach, City Clerk

AMENDMENT NUMBER 472
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 472 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 472.

Also attached hereto but not constituting part of this Amendment are Appendices "1" and "2".



I. PURPOSE

The purpose of this amendment is to redesignate the lands shown as "Area Subject to Amendment No. 472" on the attached Schedule "1" from "Low Density Residential" to "General Commercial" in order to permit the Subject Lands to be used in conjunction with lands immediately to the south which are designated "General Commercial".

II. LOCATION

The lands subject to OPA No. 472 are located east of Hilda Avenue, north of Steeles Avenue being part of Lot 32, Registrar's Compiled Plan 9685 consisting of the northerly portion of the property known municipally as 212 Steeles Avenue West, in Lot 26, Concession 1, City of Vaughan and hereinafter referred to as "Subject Lands".

III. BASIS

Official Plan Amendment No. 210 designates the Subject Lands as "Low Density Residential". It was the intent of the original Official Plan Amendment No. 70, and subsequent policy documents (the "A1" Neighbourhood Plan and Official Plan Amendment Number 210) that an east/west municipal road (Royal Palm Drive extension) be constructed from Hilda Avenue to Powell Road, straddling the boundary between the lands fronting onto Crestwood Road and the lands fronting onto Steeles Avenue. One-half of the width of the road allowance would be provided by the owners to the north with the other half being dedicated by the owners to the south whose lands front on Steeles Avenue. The intention of the Official Plan was that the lands fronting on both sides of the new road develop for single family lots under the "Low Density Residential" designation.

Notwithstanding the Official Plan designation, however, the lands east of Hilda Avenue, fronting onto Steeles Avenue West, have long-standing commercial or industrial zoning for their full depths. This zoning enables the lands to be used to their full depth for non-residential purposes, in particular, parking for those uses permitted in the respective zones. A number of these parcels have legally developed with parking to the rear property lines. As properties along Steeles Avenue gain a higher profile with increasing traffic volumes along Steeles Avenue, it is unlikely that parking areas which serve commercial developments will be eliminated to provide for low density residential development.

Providing residential units on the south side of future Royal Palm Drive, as originally envisioned by the Official Plan, would result in houses being much closer to the commercial buildings and their associated activity areas, such as loading, garbage pick-up, etc. than is desirable. Effective separation between residential uses to the north, and commercial and industrial uses to the south would be more difficult to provide if the lands along the south side of future Royal Palm Drive were developed for residential purposes. The redesignation of the Subject Lands for commercial uses, along with the provision for a major landscape screen on the south side of future Royal Palm Drive, would facilitate a more effective separation.

On March 2, 1987, a site plan application (DA.76.86) for a car dealership on the property to the

immediate west of the Subject Lands was approved by Council. As a condition of site plan approval, the applicant was required to dedicate a 14 metre road allowance and a daylighting triangle to Vaughan for the future extension of Royal Palm Drive, east of Hilda Avenue. This width included a 4 metre strip for a landscape buffer along the south side of Royal Palm Drive. In addition, the site plan agreement provides for a 3 metre wide landscaping strip and a 1.8 metre high privacy fence and berm along the rear lot line of those lands. The total 7 metres of landscaping, together with the road allowance, provide a major buffer between the commercial and residential uses. The landscaping screen is continuous as access to the property to the immediate west of the Subject Lands is not permitted from either Hilda Avenue or the future Royal Palm Drive.

Amendment No. 472 is an extension of the planning approach and principles previously approved by Council for the area through the approval of OPA No. 372 for the adjacent lands.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Amendment No. 210 to the Official Plan of the Vaughan Planning Area as amended is hereby amended by redesignating the "Area Subject to Amendment No. 472", east of Hilda Avenue, north of Steeles Avenue West, from "Low Density Residential" to "General Commercial".
2. Adding the following site specific policies to Paragraph 2.2.3.6 of Amendment No. 210:
 - p) The following policies apply to the lands, described as part of Lot 32, Registrar's Compiled Plan 9685, known municipally as 212 Steeles Avenue West and shown on Schedule "1" as "Area Subject to Amendment No. 472":
 - i) a generous rear setback for the commercial property shall be provided to ensure that residential properties to the north enjoy an adequate distance separation from commercial uses;
 - ii) sensitive siting of the servicing areas shall be encouraged (loading, garbage, storage, etc.) for the commercial use to ensure such uses do not have a negative impact on the residential properties to the north;
 - iii) a substantial landscape strip along the future Royal Palm Drive right of way shall be provided including planting, berming and privacy fencing to establish a buffer between the commercial uses to the south and the residential uses to the north;
 - iv) no commercial access to the future Royal Palm Drive shall be permitted.

V) IMPLEMENTATION

The policies of this Amendment shall be implemented through amendments to the zoning by-law and the execution of site development agreements, pursuant to 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 this Plan shall apply with respect to this Amendment.

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

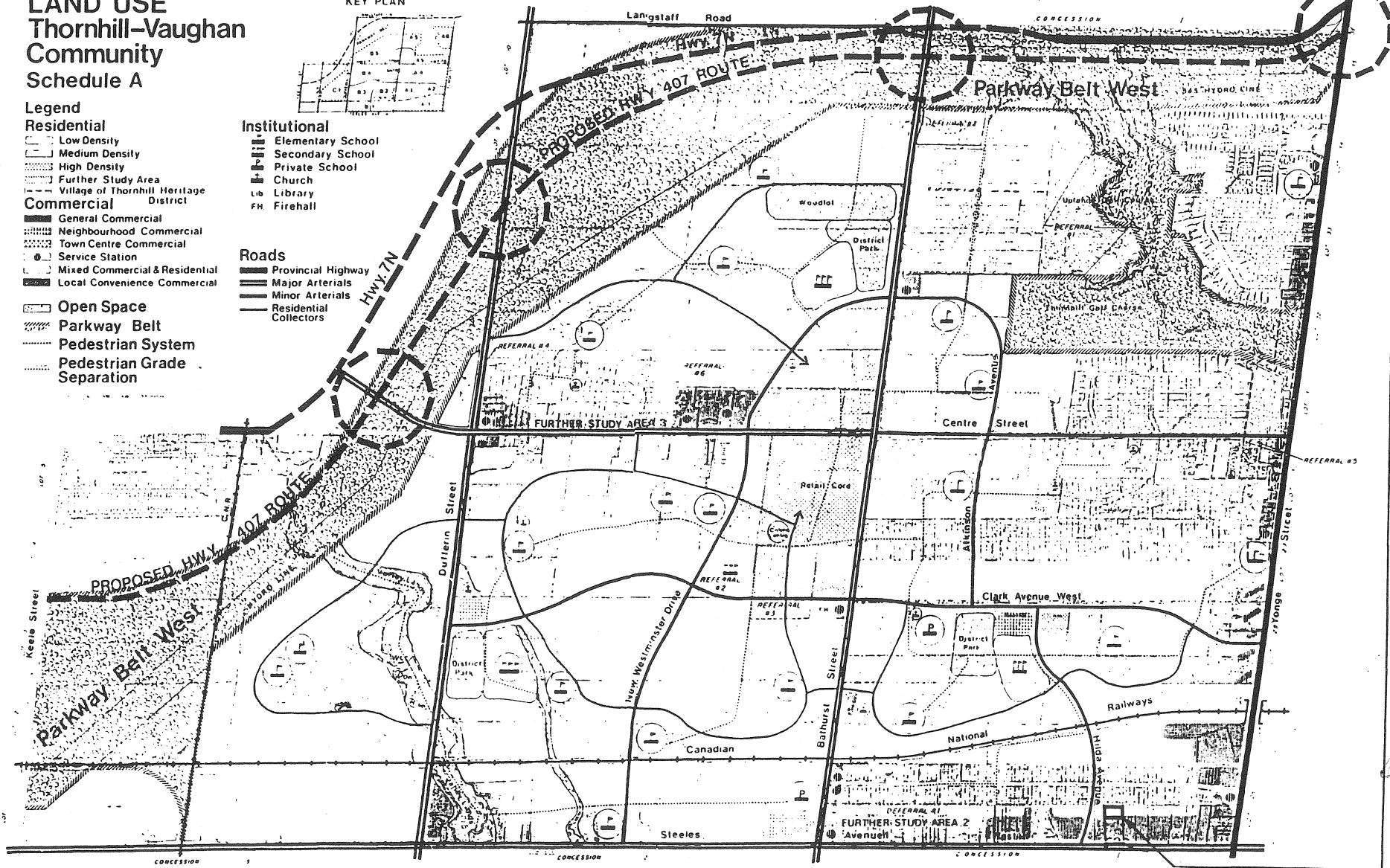
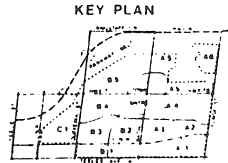
- Parkway Belt
- Pedestrian System
- Pedestrian Grade Separation

Institutional

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

Roads

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



THIS IS SCHEDULE 'I'
TO AMENDMENT NO. 472
ADOPTED THE 27TH DAY OF MAY 1996

[Handwritten Signature]
[Handwritten Signature]

MAYOR

CLERK

Amendment 210 to the Official Plan of the Town of Vaughan

AREA SUBJECT TO
AMENDMENT NO. _____

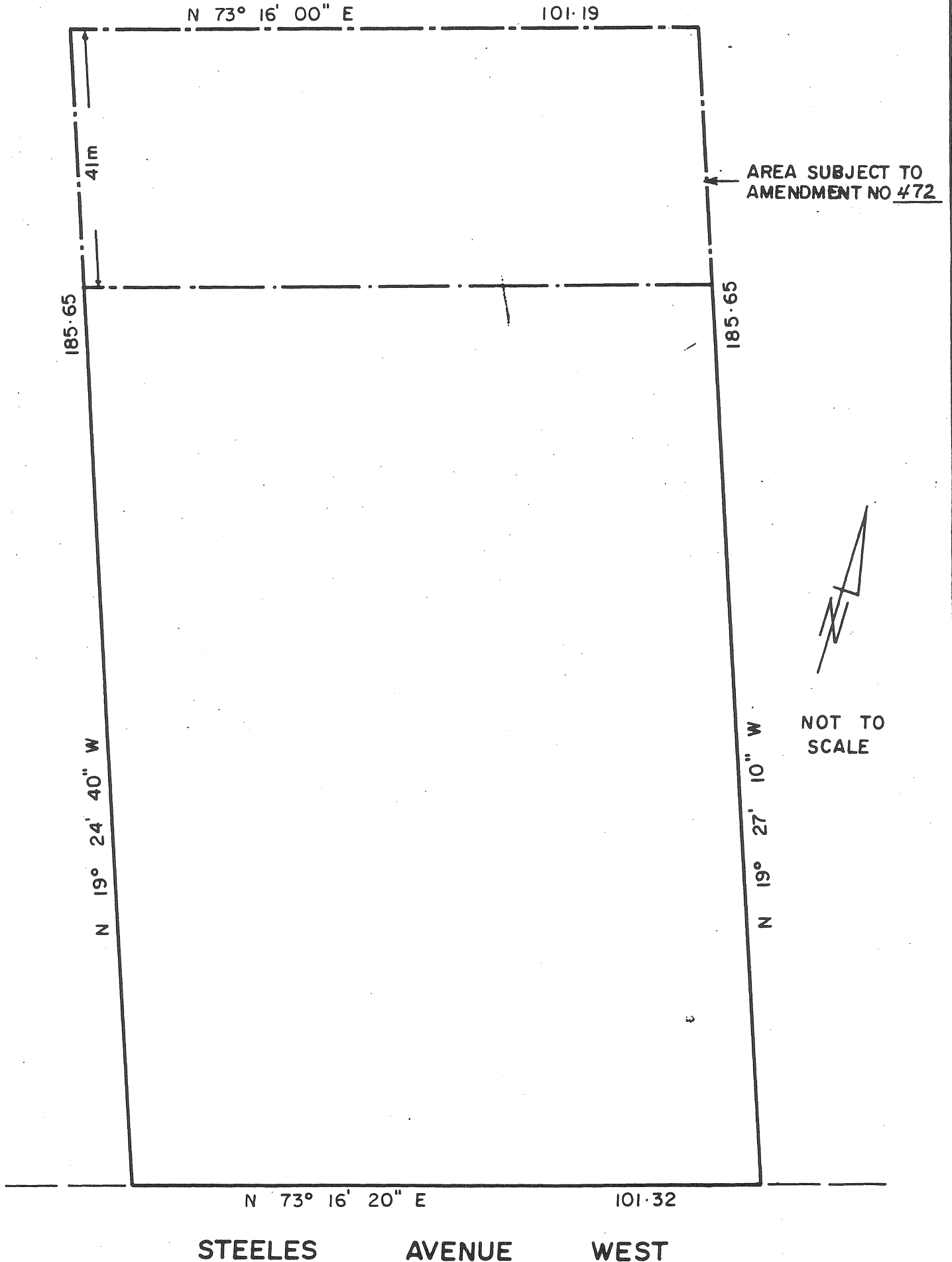
LOCATION:—
PART OF LOT 26
CONCESSION 1

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 472
ADOPTED THE 27TH DAY OF MAY 1996

[Signature]
[Signature]

MAYOR

CLERK.



APPENDIX 1

RECORD OF COUNCIL ACTION

Official Plan and Zoning Amendment applications OP.96.006 and Z.96.001 (Bell Canada) were considered at a Council Public Hearing on April 15, 1996.

The lands subject to the applications are located on the north side of Steeles Avenue West approximately 50 metres east of Hilda Avenue, being Part of Lot 26, Concession 1 and Part of Lot 32, Registrar's Compiled Plan 9685 and known municipally as 212 Steeles Avenue West.

The proposal before Council was to redesignate the north portion of the subject lands from "Low Density Residential" under OPA #210, the Thornhill-Vaughan Community Plan, to "General Commercial" and to rezone the entire property from M1, Restricted Industrial Zone under By-law 1-88, to C2, General Commercial Zone.

The following is the record of Council actions at the aforementioned Public Hearing:

THAT the recommendation contained within the following report of the Commissioner of Planning and Development dated April 15, 1996, be APPROVED:

1. THAT Official Plan Amendment Application OP.96.001 (Bell Canada) BE APPROVED to redesignate the rear portion of the property "General Commercial", subject to the following policies:
 - a) prohibiting vehicular access to Royal Palm Drive;
 - b) providing a substantial landscaped buffer adjacent to the Royal Palm Drive road allowance;
 - c) ensuring the sensitive location and treatment of loading and garbage activities on the site.
2. THAT Zoning By-law Amendment Application Z.96.006 (Bell Canada) BE APPROVED, to rezone the lands to C2 General Commercial Zone.
3. THAT Site Development Application DA.96.006 (Bell Canada) BE APPROVED, subject to the following conditions:
 - a) Prior to entering into a site development agreement:
 - i) the final site plan shall be to the satisfaction of the Vaughan Planning Department;
 - ii) the final landscape plan shall be to the satisfaction of the Planning and Parks Departments;
 - iii) the final grading, stormwater and servicing plan shall be to the satisfaction of the Vaughan Engineering Department;
 - iv) the applicant shall have submitted signage details for approval of the Vaughan Planning Department;
 - v) the applicant shall submit for approval a site lighting plan; and
 - vi) the final building elevations shall be to the satisfaction of the Vaughan Planning Department.
 - b) The site development agreement shall include wording:
 - a) to prohibit the use of external speaker/paging systems on the subject lands.
 - b) that prior to the issuance of a building permit the requirements of Metropolitan Toronto shall have been addressed.

THAT the following further clauses be added:

4. That the applicant pay half of the actual costs for construction of a portion of Royal Palm Drive;
5. That proper landscaping be provided by the applicant;
6. That all the comments raised by the deputants be addressed at the next level of the process; and
7. That the final site plan and final landscape plan be brought back to Council for approval thereof.

APPENDIX II


EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 472

CITY OF VAUGHAN

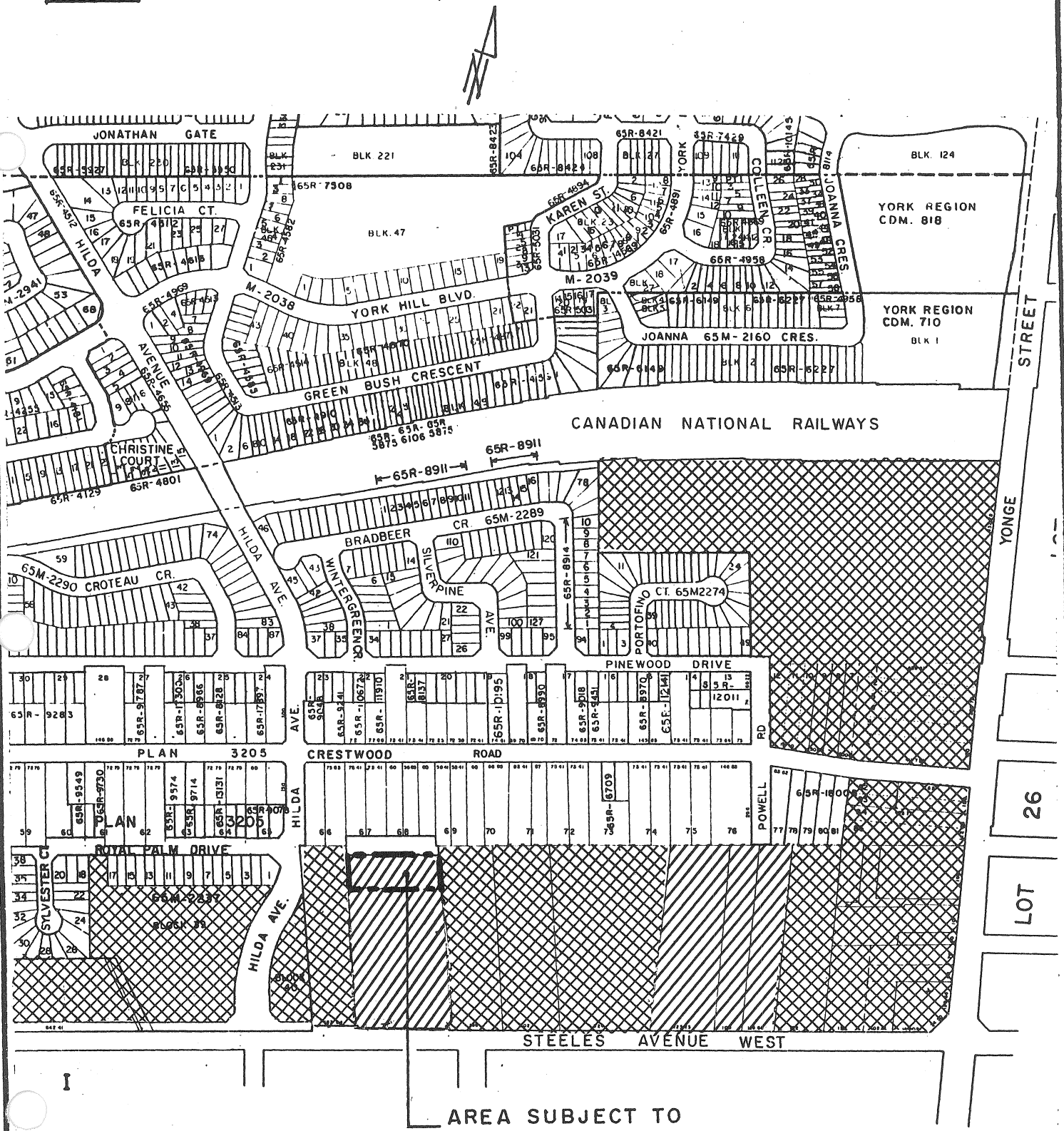
LOCATION: PART OF LOT 26, CONCESSION I

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

DATE: 96/04/23

SCALE: 0  200m



AREA SUBJECT TO AMENDMENT No. 472