


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 474 of the Vaughan Planning Area which was approved by The Regional Municipality of York, without modification, on the 10th day of October, 1996.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 22nd day of October, 1996.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 170-96

A By-Law to adopt Amendment Number 474 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 474 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule(s) "1", "2", "3" and "4" 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 474 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.

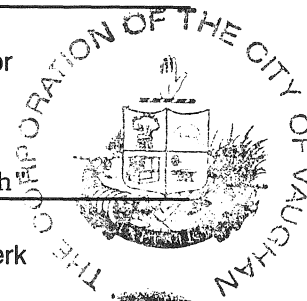
READ a FIRST, SECOND and THIRD time and finally passed this 27th day of June, 1996.

"L.D. Jackson"

L.D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk

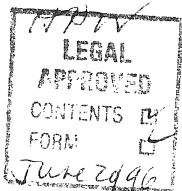


AMENDMENT NUMBER 474

TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1", "2", "3" and "4" constitute Amendment Number 474 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".



I. PURPOSE

The purpose of this Amendment is threefold. First, it deletes the subject lands from OPA No. 450. Second, it redesignates the subject lands from “Prestige Area” to “Neighbourhood Commercial Centre” under OPA No. 240. Finally, a site specific exception paragraph is added to OPA No. 240 which excludes supermarkets and major drug retail stores as permitted uses on the subject lands.

II. LOCATION

The lands subject to this Amendment are located on the northeast corner of Langstaff Road and Weston Road, being all of Part 14 and part of Part 16, Plan 65R-17727, in Lot 11, Concession 5, in the City of Vaughan. The site is shown on the attached Schedules “1”, “2”, “3” and “4” as “Area Subject to Amendment No. 474” and is herein referred to as the “Subject Lands”. The location of the lands are shown in more detail in Appendix 3 to this Amendment.

III. BASIS

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

The subject lands are designated “Prestige Area” and are considered a Service Node by OPA No. 450. Uses permitted shall provide for the day to day convenience and service needs of businesses, industries and their employees. Only limited retail uses, such as a convenience retail store and a pharmacy, are considered to conform. The proposed “Neighborhood Commercial Centre” designation, which permits a full range of retail stores, would serve the future industrial subdivision to the north and the adjacent residential area to the west. Therefore, an amendment to the Official Plan is required.

A report prepared by John Winters Associates Ltd. entitled Woodbridge Commercial Structure Study (February 1990), formed the basis of policies to guide the development of the future retail structure of Woodbridge. Many of the study’s recommendations were implemented through OPA No. 345 which designated a number of sites for commercial uses.

OPA No. 345 introduced a number of “Neighborhood Commercial Centre” policies into OPA No. 240 (Woodbridge Community Plan). The purpose of the designation was to provide for the weekly needs of residents in a one-stop shopping location. Permitted uses include, a supermarket or major warehouse drug store, retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services and eating establishments. These sites shall be developed in such a manner and at locations which minimize their

impact on residential areas.

The Neighborhood Commercial uses on the subject lands would occupy the two multi-unit buildings which are proposed on the east portion of the property. The uses within the buildings would not conflict with the residential area to the west since the buildings are well set back from Weston Road with intervening uses. The site also has full access onto Langstaff Road. The property is also located at the intersection of two arterial roads, being Langstaff Road and Weston Road, and is in close proximity to a residential area. For these reasons the site is an ideal location for Neighborhood Commercial uses.

The policies of OPA No. 345 anticipate a Neighborhood Commercial Centre to be anchored by supermarket or a major warehouse drug store. The Winter study recommended that when a Neighborhood Commercial site is anchored by one of these uses, a market feasibility study is warranted to clarify the market and market impacts.

The applicant requested the deletion of a supermarket as a permitted use. There is an existing supermarket at the "Langstaff Square" site (a Neighborhood Commercial Centre) on the southeast corner of Weston Road and Langstaff Road. A major warehouse drug store is not specifically listed as a permitted use in a C4 Neighborhood Commercial Zone under Zoning By-law 1-88. Given that the site will not be anchored by either use, a market study was not required.

The site will primarily serve the weekly shopping needs of the adjacent residential area to the west. The proposed "Neighborhood Commercial Centre" designation meets the locational and development policies for Neighborhood Commercial sites contained in OPA No. 345.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Amending Schedules "2" and "2B" attached hereto as Schedules "1" and "2" thereby deleting the subject lands from the OPA No. 450 Amendment area.
2. Deleting Schedules "A" and "C" to OPA No. 240 and substituting therefor the Schedules "A" and "C" attached hereto as Schedules "3" and "4" thereby redesignating the subject lands from "Prestige Area" to "Neighbourhood Commercial Centre" under OPA No. 240, as amended by OPA No. 474.

3. Adding to Subsection 4.10 "Commercial Specific Policies" of OPA No. 240 the following paragraph:

"K) The lands located on the northeast corner of Weston Road and Langstaff Road, being all of Part 14 and part of Part 16, Plan 65R-17727, in Lot 11, Concession 5 may be developed as a "Neighbourhood Commercial Centre" provided that supermarkets and/or major drug retail stores shall not be permitted."

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.

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.

LEGEND



PRESTIGE AREA



EMPLOYMENT AREA GENERAL



CENTRE



RAILWAY FACILITIES



VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA



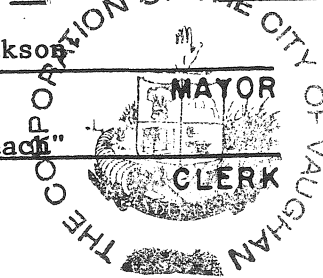
AS AMENDED

EMPLOYMENT AREA STRUCTURAL PLAN

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 474
ADOPTED THE 27TH DAY OF JUNE, 1996

"L.D. Jackson"

"J.D. Leach"



MAYOR

CLERK

AREA SUBJECT TO
AMENDMENT NO. 474

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#6

URBAN
VILLAGE
AREA 1
VAUGHAN CENTRE
SECONDARY PLAN AREA

PARAMOUNT
CANADA'S
WONDERLAND

O.P.A. 350

URBAN
VILLAGE
AREA 2

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 450

REFERRED
TO O.M.B.
#1b

REVISED FEBRUARY 28, 1996
AND MARCH 25, 1996

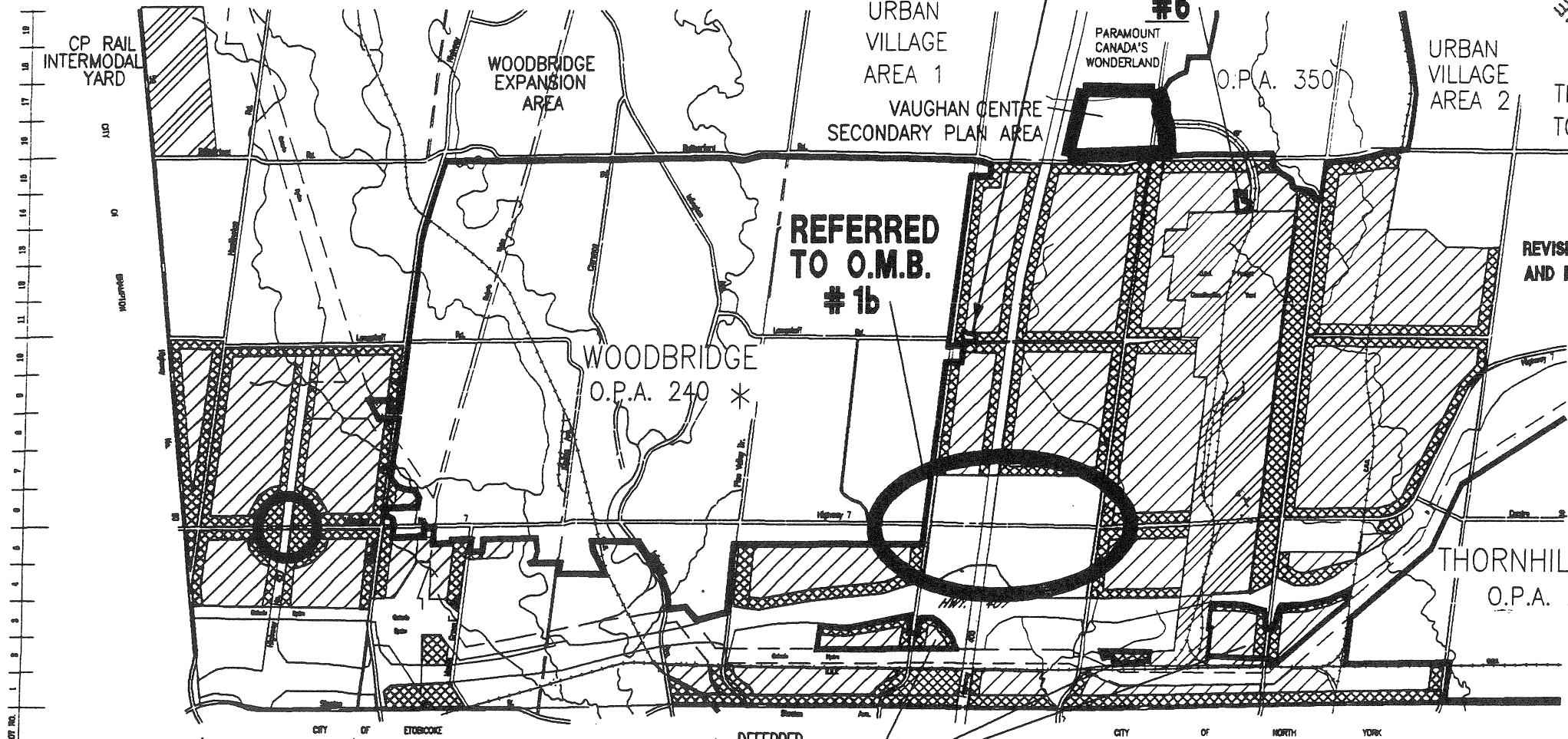
WOODBIDGE
O.P.A. 240 *

MODIFICATION
No. 28
UNDER SECTION 17(9) OF
THE PLANNING ACT

THORNHILL-VAUGHAN
O.P.A. 210 *

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#3b

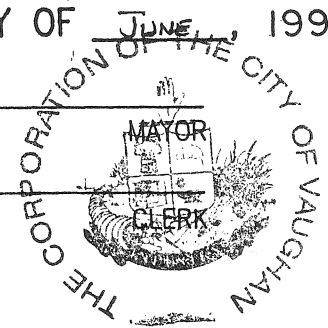
m 1000 0 2000 4000 m



THIS IS SCHEDULE '2'
TO AMENDMENT NO. 474
ADOPTED THE 27TH DAY OF JUNE, 1996.

"L.D. Jackson"






"J.D. Leach"



LOCATION: PART OF LOT II, CONCESSION 5

SCHEDULE '2B' EMPLOYMENT AREA (CENTRAL) STRUCTURAL PLAN

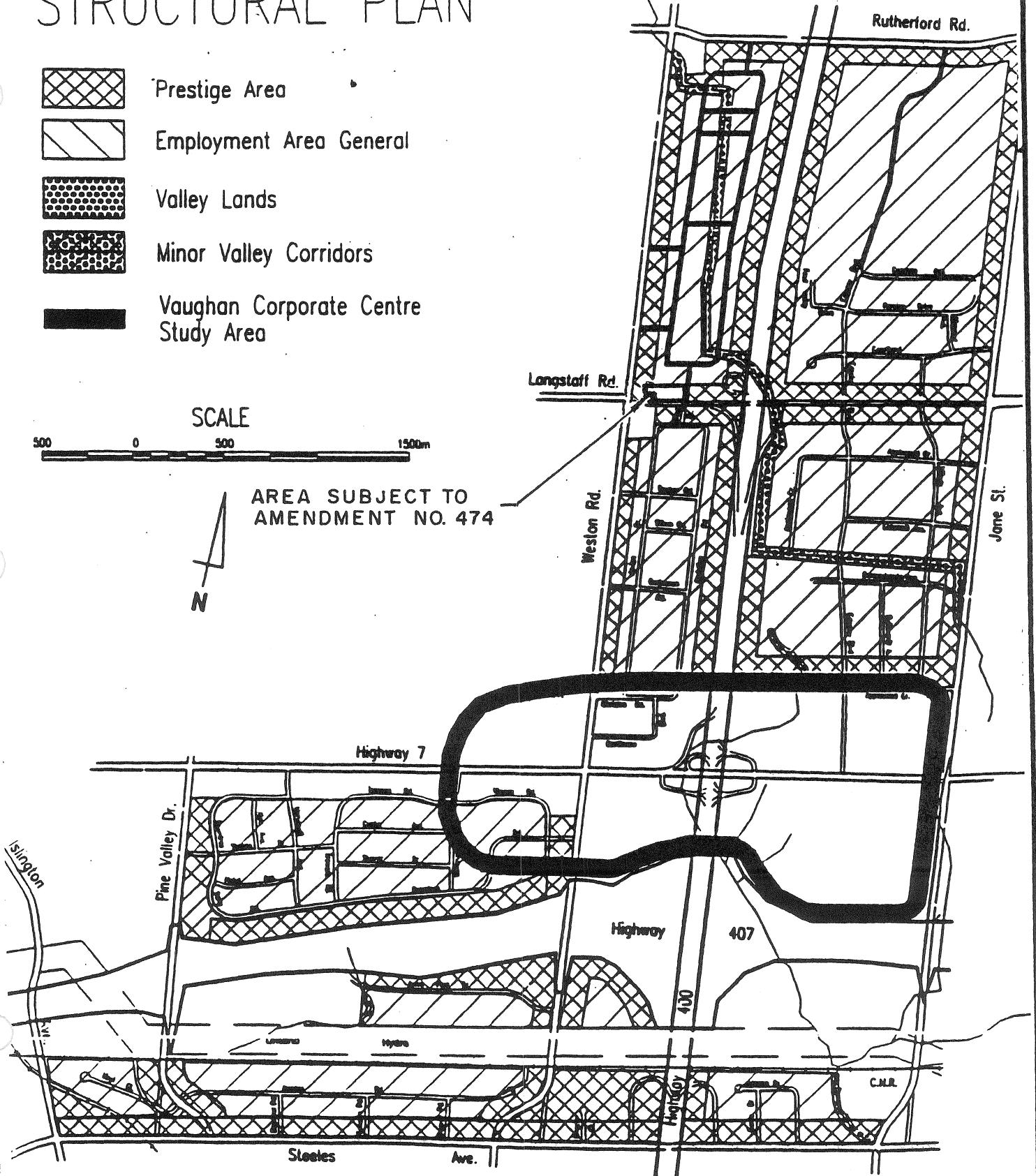
THIS IS SCHEDULE '2B'
TO AMENDMENT NO. 450

-  Prestige Area
-  Employment Area General
-  Valley Lands
-  Minor Valley Corridors
-  Vaughan Corporate Centre Study Area

SCALE



AREA SUBJECT TO
AMENDMENT NO. 474



CONCESSION 8

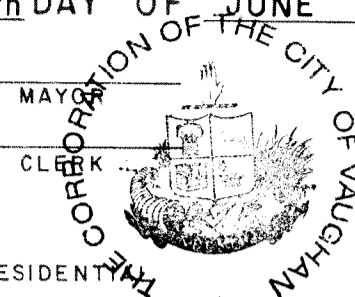
CONCESSION 7

CONCESSION 6

THIS IS SCHEDULE "3"
TO AMENDMENT NO. 474
ADOPTED THE 27th DAY OF JUNE, 1996.

L. D. JACKSON

J. D. LEACH



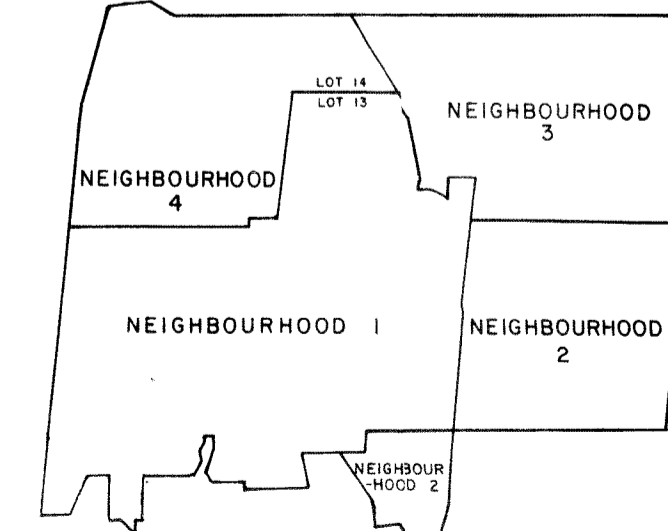
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- LOCAL CONVENIENCE COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CHURCH
- SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY
- NEIGHBOURHOOD COMMERCIAL

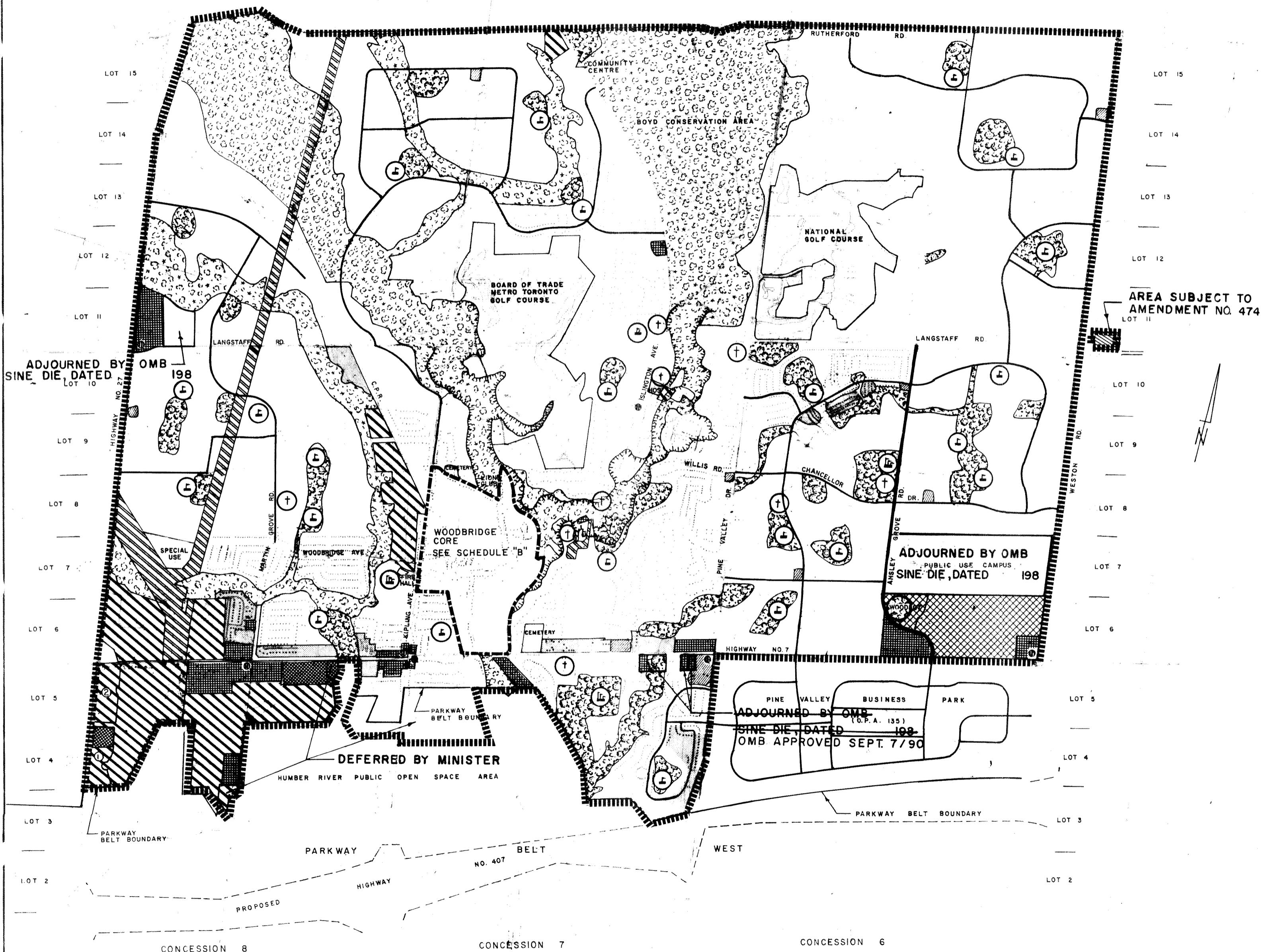
SCALE: 0 500 1000 m

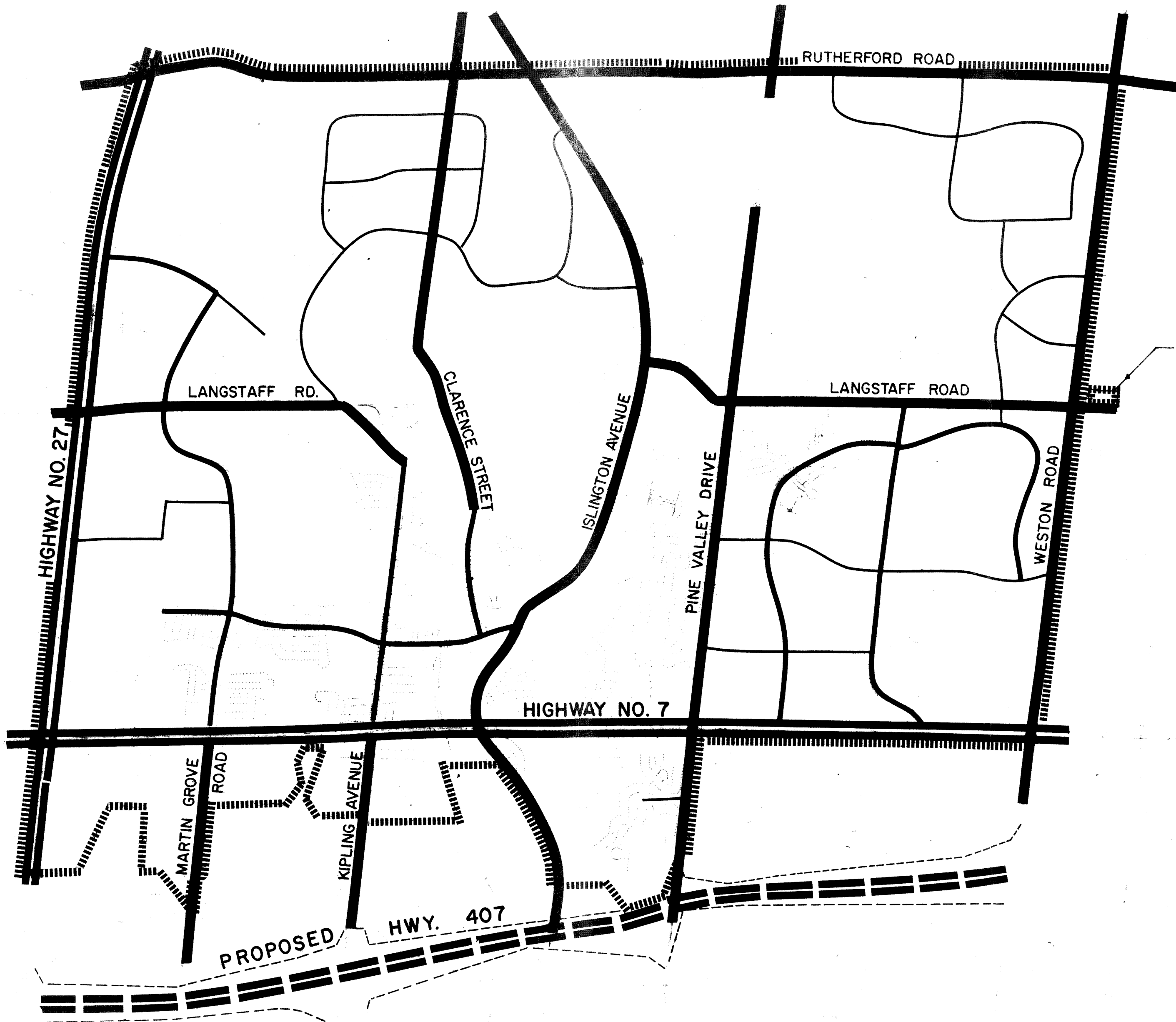
WOODBIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"
TO AMENDMENT NO. 240

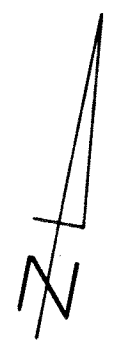




**WOODBIDGE COMMUNITY PLAN
SCHEDULE 'C'
OFFICIAL PLAN AMENDMENT NO. 240**

SCALE: 0 500 1000m

- LEGEND
- PROVINCIAL HIGHWAY
 - 5-LANE ARTERIAL
 - 4-LANE ARTERIAL
 - COLLECTOR
 - RESIDENTIAL FEEDER
 - AMENDMENT AREA BOUNDARY



AREA SUBJECT TO AMENDMENT NO. 474

**THIS IS SCHEDULE "4"
TO AMENDMENT NO. 474**

ADOPTED THIS 27th DAY OF JUNE, 1996.

SIGNING OFFICERS

L. D. JACKSON
MAYOR

J. D. LEACH
CLERK

THIS IS SCHEDULE "C"
TO AMENDMENT NO. 240

APPENDIX "1"

The lands subject to this amendment are located on the northeast corner of Weston Road and Langstaff Road, being all of Part 14 and part of Part 16, Plan 65R-17727, in Lot 11, Concession 5, in the City of Vaughan.

The purpose of this Amendment is threefold. First, it deletes the subject lands from OPA No. 450, it redesignates the subject lands from "Prestige Area" to "Neighbourhood Commercial Centre" under OPA No.240. Finally, a site specific exception paragraph is added to OPA No. 240 which excludes supermarkets and major drug stores as permitted uses on the subject lands.

Vaughan Council at its February 12, 1996 Public Hearing resolved the following:

"THAT Official Plan Amendment Application OP.95.029 and Zoning By-law Amendment Application Z.95.072 (Star Palace Realty Inc.), BE DEFERRED, to a future Committee of the Whole meeting to provide for further discussion on additional uses between the applicant and Staff in consultation with the Weston Downs Ratepayers Association."

Vaughan Council at its meeting of April 22, 1996, adopted the following recommendation from the Committee of the Whole:

1. That Official Plan Amendment Application OP.95.029 (Star Palace Realty Inc.), be approved, provided that:
 - a) the Official Plan Amendment redesignates the easterly portion of the subject lands to "Neighborhood Commercial" consistent with the policies of OPA No. 345, excluding a supermarket and a major warehouse drug store as permitted uses.
2. That Zoning By-law Amendment Application Z.95.072 (Star Palace Realty Inc.) be approved, subject to the following conditions:
 - a) That the implementing by-laws amending By-law 1-88 and By-law 80-95:
 - i) Rezone the easterly portion of the lands to C4 Neighborhood Commercial Zone, excluding a supermarket;
 - ii) Provide for any necessary exceptions to implement the site plan.
3. That the public hearing of February 12, 1996, constitutes the public hearing for the purpose of repealing the site specific by-law amending By-law 1-88, when By-law 80-95 comes into effect."


EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 474

TOWN OF VAUGHAN

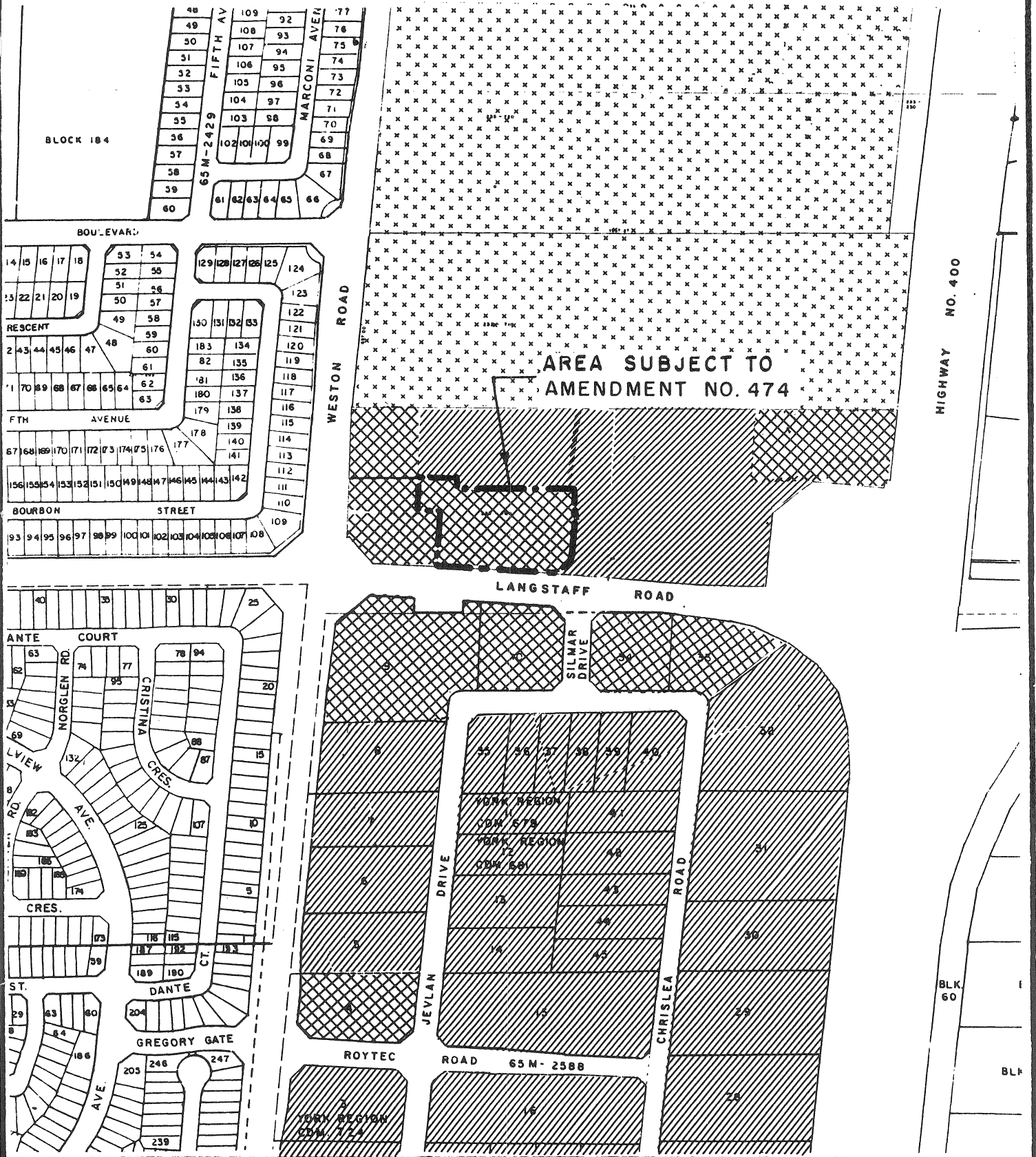
LOCATION: PART OF LOT II, CONCESSION 5

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  AGRICULTURAL

DATE: 96/05/24

SCALE: 0  200m



LOCATION: PART OF LOT II,
CONCESSION 5

THIS IS APPENDIX 3
TO AMENDMENT NO. 474

SCALE: 0 50m

