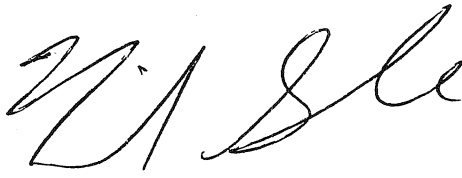


**Certificate of Approval**  
**AMENDMENT NO. 540**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**CITY OF VAUGHAN**

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on the date indicated on this certificate.

Nov. 21, 2000

Date



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Neil Garbe, M.C.I.P., R.P.P.  
Director of Development Services  
The Regional Municipality of York

# *THE CITY OF VAUGHAN*

# *BY-LAW*

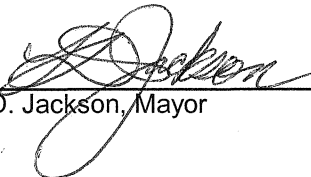
## BY-LAW NUMBER 369-2000


### **A By-law to adopt Amendment Number 540 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 540 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "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 540 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 25<sup>th</sup> day of September, 2000.

  
\_\_\_\_\_  
L. D. Jackson, Mayor

  
\_\_\_\_\_  
J. D. Leach, City Clerk

**AMENDMENT NUMBER 540**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 540 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3" and "4", constitute Amendment Number 540.

Also attached hereto but not constituting part of this Amendment is Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment is to recognize the deletion of the subject lands shown on Schedule "1" to this amendment from the Parkway Belt West Plan, and to add this parcel to Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area by designating them "Employment Area General".

The amendment will facilitate the development of the subject lands as an Employment Area comprised of prestige and general employment uses.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands" are shown on Schedule "1" attached hereto as "Area Subject To Amendment No. 540". The lands are located southeast of Keele Street and Highway 407, and south of the Ontario Hydro Corridor, in Lots 2 and 3, Concession 3, City of Vaughan.

III BASIS

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

1. The subject lands are currently subject to the Employment Area designation shown on Schedule "1" to Amendment No. 450. As the lands were not included in the Employment Area Structural Plan contained in Schedules 2 and 2C of Amendment No. 450, an amendment to the Official Plan is required.
2. The Parkway Belt West Plan had designated the subject lands as "Special Complementary Use Area", which permits some industrial development, legally existing uses, agricultural, institutional, recreational, public uses, a single residential dwelling on a legally existing lot, and other uses that secure the open space character of the area.

On August 23, 2000, the Ministry of Municipal Affairs and Housing approved the removal of the subject lands from the Provincial Parkway Belt West Plan through Application 19-PBA-028-155.

3. The redesignation of the subject lands will allow employment uses subject to the provisions

of OPA No. 450, which constitutes an appropriate development of the subject lands for the following reasons:

- a) the subject lands are located at a highly visible and prominent location, Highway No. 407 and Keele Street, which is conducive for businesses and industries;
  - b) the subject lands are the logical extension of the employment area designation and are separated from existing residential uses by a rail line; the proposed development will be compatible with existing and planned surrounding uses;
  - c) the City will benefit from additional employment lands for economic development, creating new opportunities for employment, taxable assessment, and initiating an economic multiplier effect that will benefit the surrounding community and the City as a whole;
  - d) the lands are easily accessible by the extension of a local road network, providing direct access to Keele Street and Highway No. 407; the availability of rail lines to the east and south will provide opportunities to utilize rail transport; and,
  - e) the subject lands may be efficiently serviced through the extension of existing municipal infrastructure.
4. On August 28, 2000, Council approved the application to amend the Official Plan to redesignate the subject lands to permit employment uses in accordance with the "Employment Area General" policies of Amendment No. 450. Approval was conditional on the site specific Official Plan Amendment including policies to protect the residential community east of the subject lands, and to ensure the highest possible design standards for the proposed development.

#### IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Redesignating the subject lands, located southeast of Keele Street and Highway No. 407 and shown as "Area Subject to Amendment No. 540" on Schedule "1" attached hereto, to "Employment Area General" under Amendment No. 450, and adding Schedule "1" attached

hereto as Schedule "2E" to Amendment No. 450.

2. Deleting Schedules "2" , "2C" and "5" of Amendment No. 450, and substituting therefore, Schedules "2", "2C" and "5" attached hereto as Schedules "2", "3" and "4".
3. Adding the following site specific policies to Exception Section 9.0 in Amendment No. 450:

"9.-- **OPA No. 540**: The following policies shall apply to the lands located southeast of Keele Street and Highway No. 407, and south of the Ontario Hydro Corridor, in Lots 2 and 3, Concession 3, City of Vaughan comprising approximately 24 ha:

1. **Employment Area General**

The "Employment Area General" policies of Section 2.2.4 shall apply to the subject lands. In addition, the following land use policy shall apply:

"Uses which result in a nuisance or which may have an adverse effect on the residential neighbourhood to the east by virtue of emissions or discharge of noise, dust, odour or other contaminants, may not be permitted in the implementing Zoning By-law."

2. **Urban Design**

The Urban Design policies in Section 2.3.1 shall apply to the subject lands. In addition, the following policy shall apply:

"The subject lands shall be developed in accordance with comprehensive urban design guidelines and a landscape master plan approved by the City. The urban design guidelines shall address, but not be limited to, the following:

- architectural massing and treatment for the development; the number of critical view lines, an important component of the guidelines shall be the enhancement and treatment of buildings to ensure all street views are addressed in an attractive manner;

- streetscaping and landscaping;
- location and screening of open storage area(s) and loading area(s); and
- treatment of the Ontario Hydro Corridor.”

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning area pertaining to the subject lands should be implemented by way of an Amendment to the Zoning By-law, draft plan of subdivision, and site plan approval, pursuant to the Planning Act.


## VI INTERPRETATION

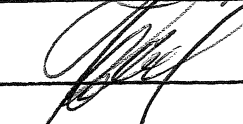
The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

**THIS IS SCHEDULE '1'  
TO OFFICIAL PLAN AMENDMENT NO. 540**

**ADOPTED THE 25TH DAY OF SEPTEMBER, 2000**

SIGNING OFFICERS

  
MAYOR

  
CLERK

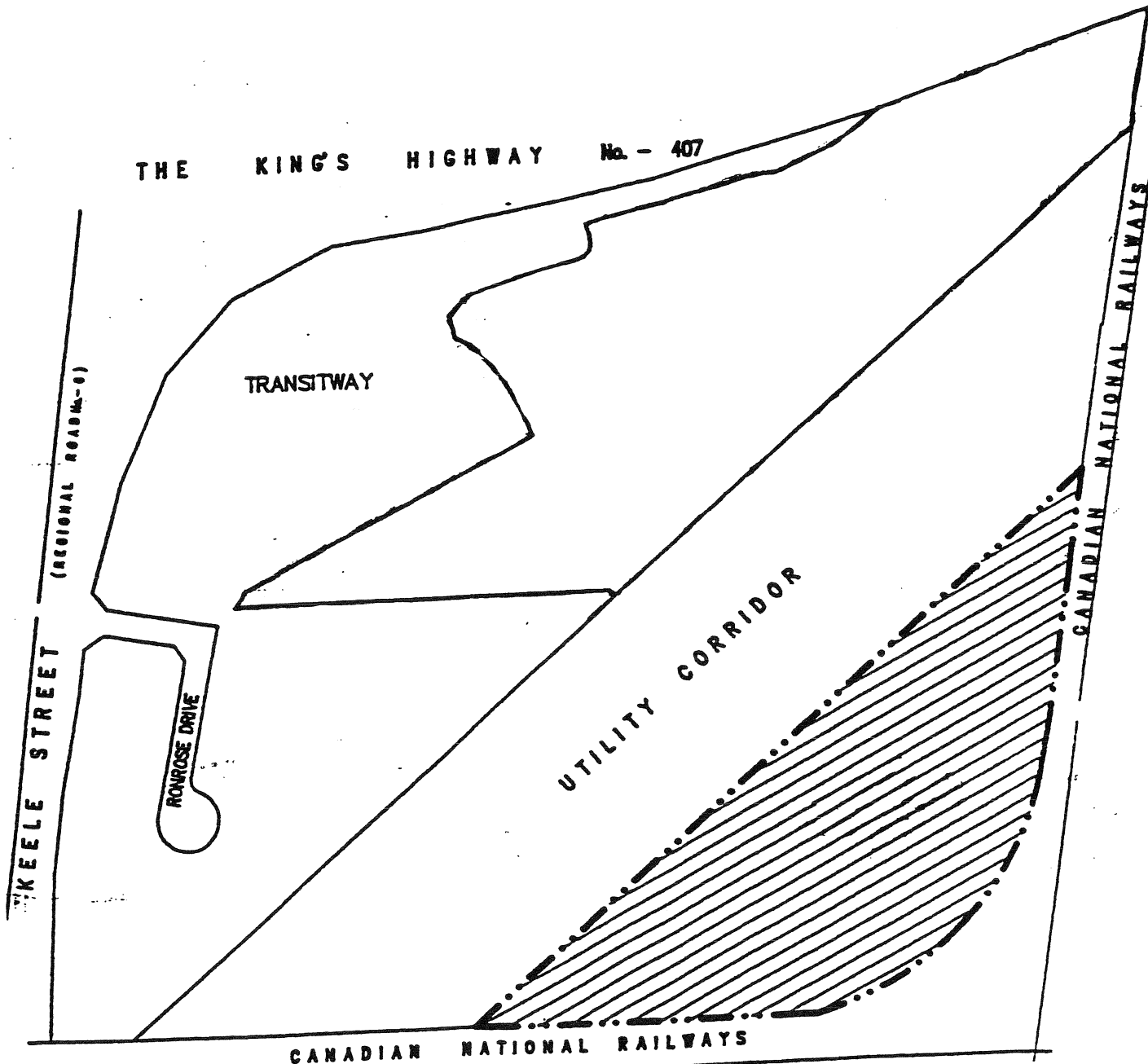
**LEGEND**

 EMPLOYMENT AREA GENERAL

AREA SUBJECT TO AMENDMENT No. 540






LOCATION: Part of lots 2  
and 3 concession 3

NOT TO SCALE







**LEGEND**

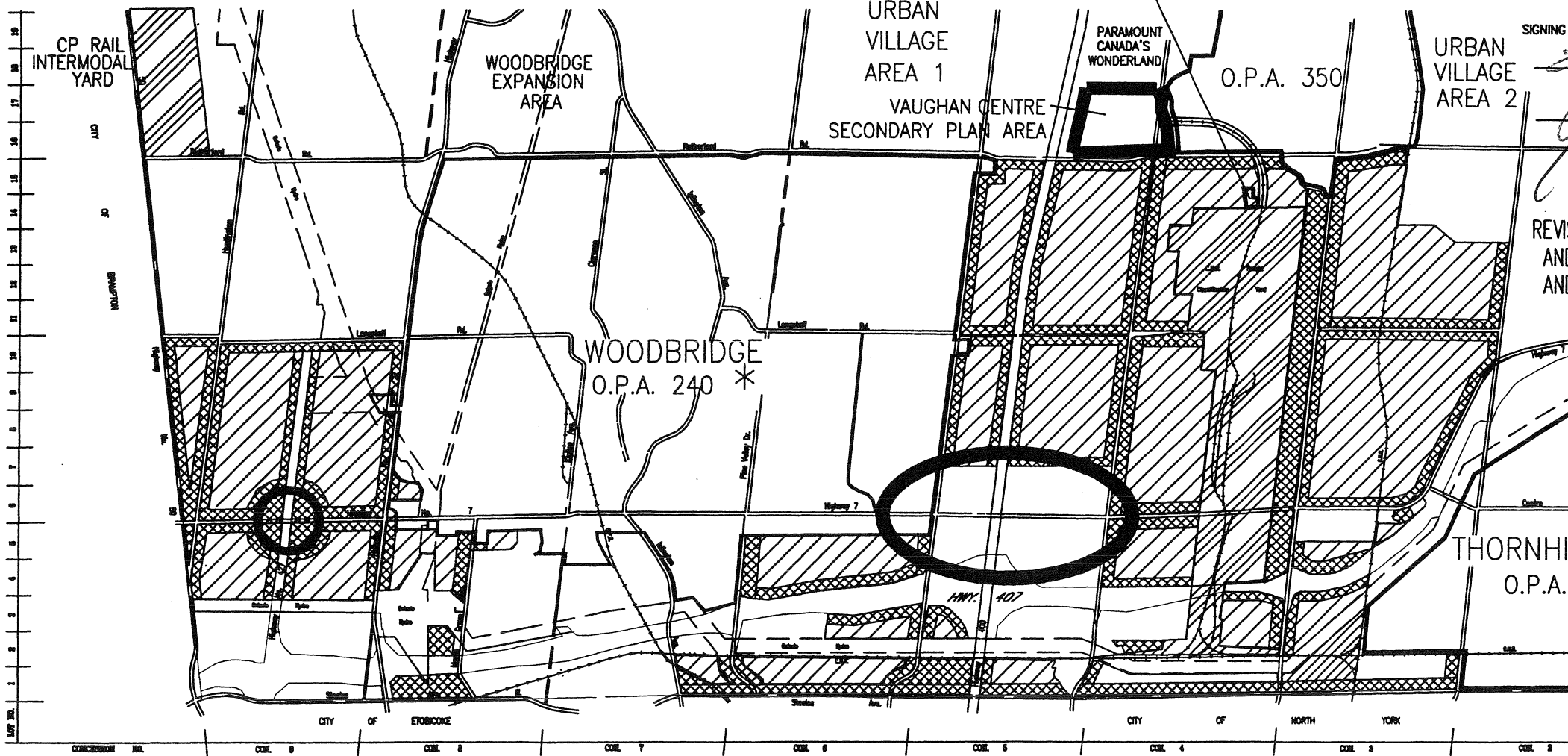
-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
- \* AS AMENDED

# EMPLOYMENT AREA STRUCTURAL PLAN

THIS IS SCHEDULE '2'  
TO AMENDMENT NO. 540  
ADOPTED THE 25th DAY OF  
SEPTEMBER, 2000

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

SIGNING OFFICERS  
  
MAYOR  
  
CLERK



REVISED FEBRUARY 26, 1996  
AND MARCH 25, 1996  
AND JANUARY 2, 1997

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




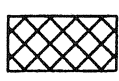
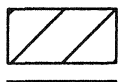



# EMPLOYMENT AREA (EAST) STRUCTURAL PLAN

THIS IS SCHEDULE '3'  
TO AMENDMENT NO. 540

ADOPTED THE 25 OF SEPTEMBER, 2000

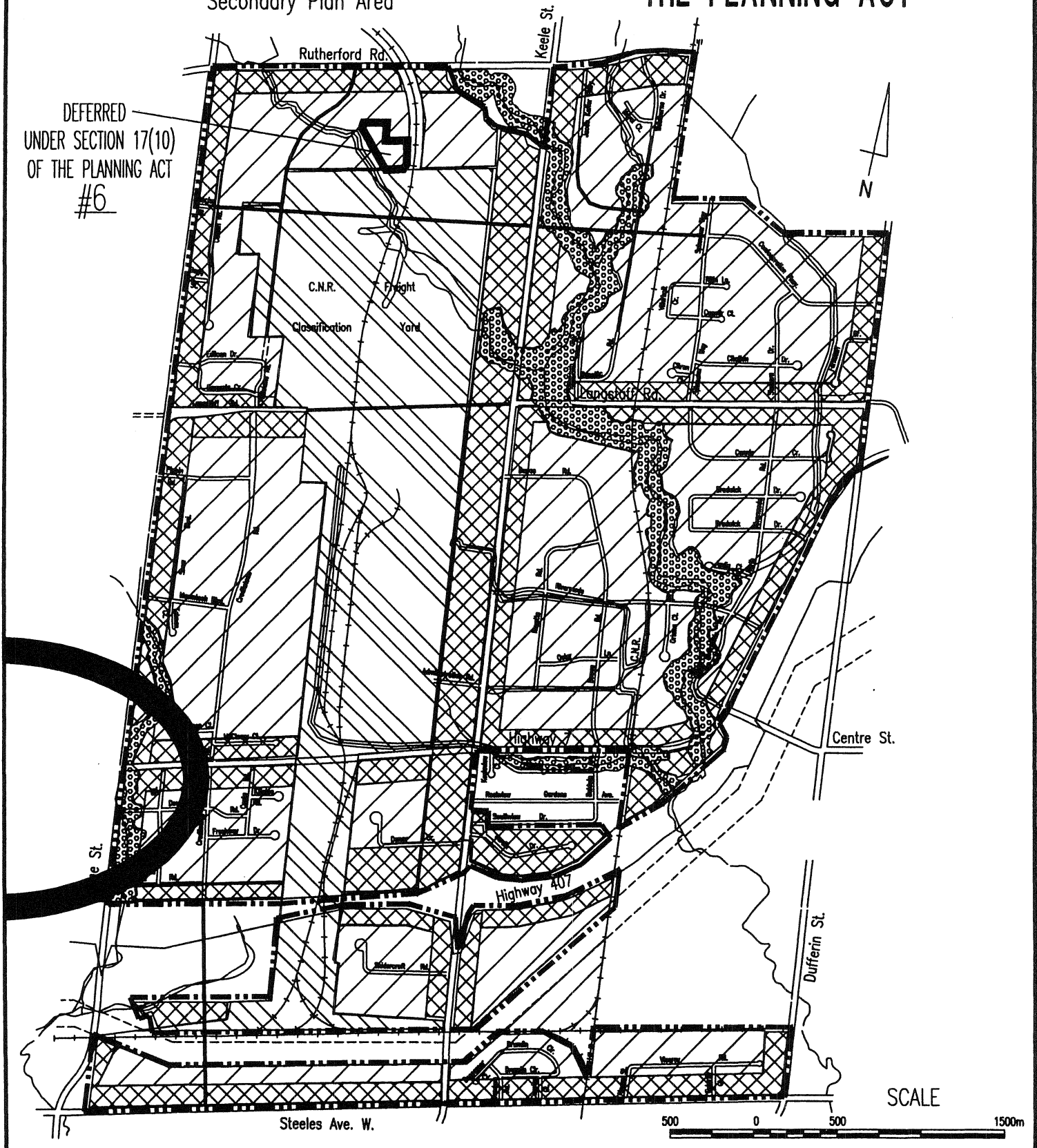
*[Signature]*  
MAYOR  
*[Signature]*  
CLERK

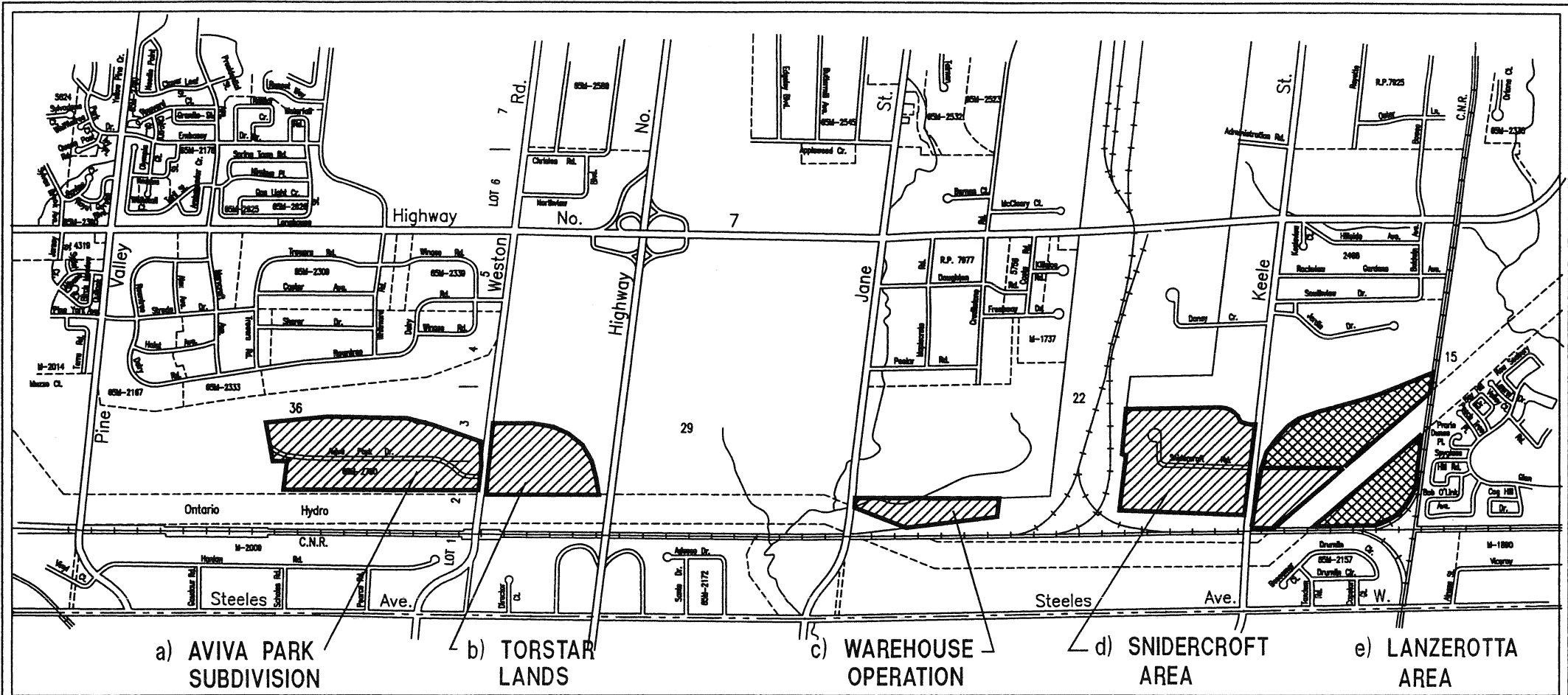
REVISED FEBRUARY 26, 1996  
AND MARCH 25, 1996

-  Amendment Area
-  Prestige Area
-  Employment Area General
-  Rail Facilities
-  Valley Lands (Valley Corridors)
-  Stream Corridors
- Vaughan Corporate Centre  
Secondary Plan Area

## MODIFICATION No. 31 UNDER SECTION 17(9) OF THE PLANNING ACT

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





REVISED FEBRUARY 26, 1996



LANDS PROPOSED FOR DELETION FROM THE PARKWAY BELT WEST PLAN

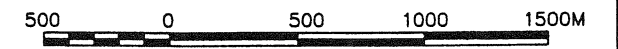
NOTE: SEE SECTION 3.4.3 IN RESPECT TO POLICIES APPLYING TO THESE LANDS ON THEIR DELETION FROM THE PARKWAY BELT PLAN

MODIFICATION No. 34 UNDER SECTION 17(9) OF THE PLANNING ACT

THIS IS SCHEDULE '4' TO AMENDMENT NO. 540 ADOPTED THE 25TH DAY OF SEPTEMBER, 2000

LEGEND

-  LANDS REMOVED FROM THE PARKWAY BELT BY ORDER DATED AUGUST 23, 2000
-  LANDS REMOVED FROM PARKWAY BELT BY ORDER DATED NOV. 28, 1996 & MADE SUBJECT TO OPA 450 BY APPROVAL OF SECTION 3.4.3 BY MINISTER OF MUNICIPAL AFFAIRS AND HOUSING ON JANUARY 17, 1997



L.D. JACKSON *[Signature]*  
MAYOR  
J.D. LEACH *[Signature]*  
CLERK

## APPENDIX 1

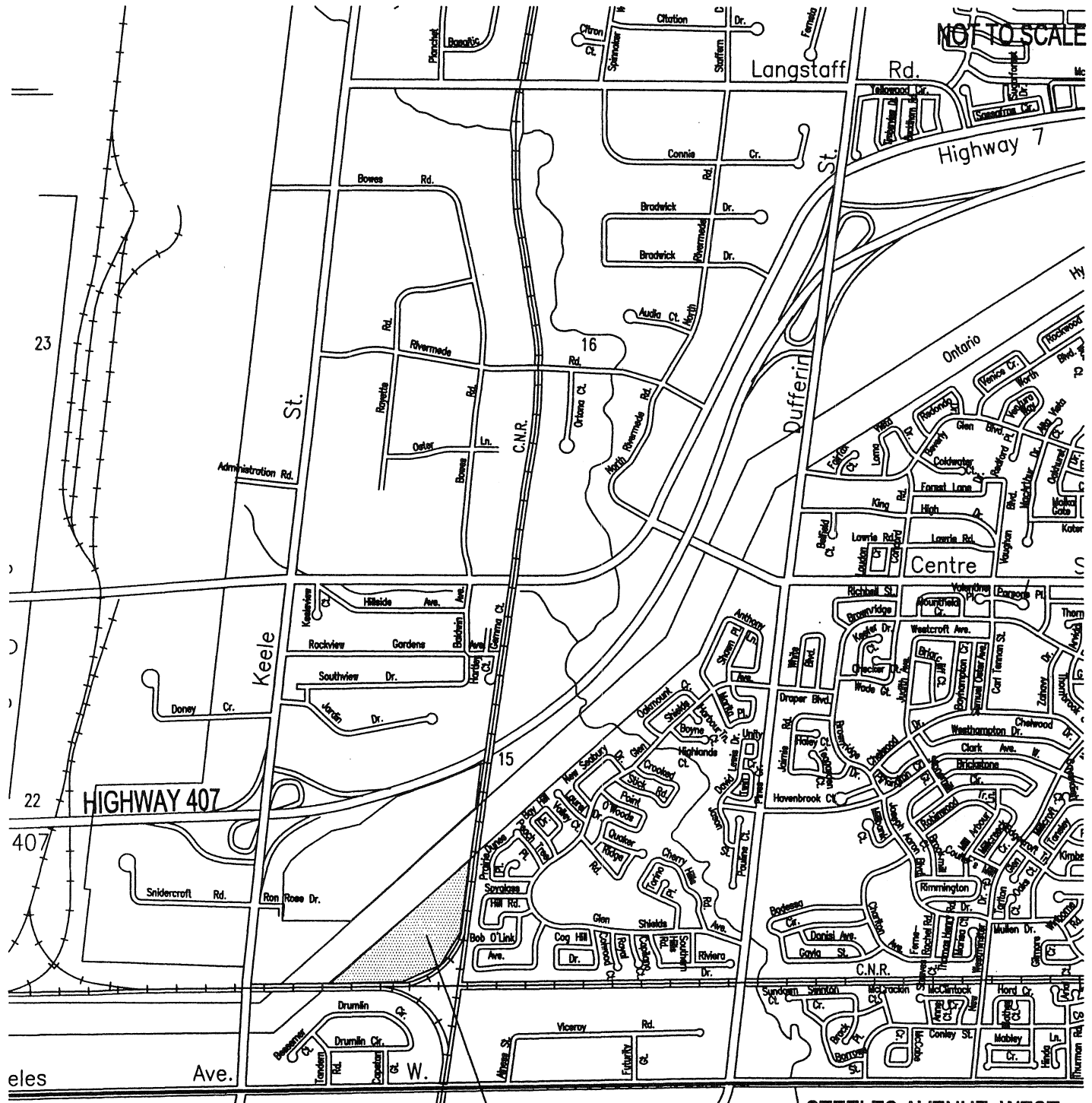
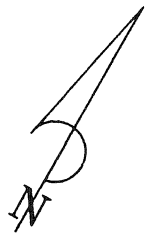
On August 28, 2000, Vaughan Council approved Official Plan Amendment Application OP.00.009 (First Gulf Capital Corporation), and resolved:

- "1. THAT Official Plan Amendment Application OP.00.009 (First Gulf Capital Corporation) BE APPROVED, subject to the following conditions:
- a) that the Ministry of Municipal Affairs and Housing shall have approved the deletion of the subject lands from the Parkway Belt West Plan through Ministry Application 19-PBA-028-155, prior to the adoption of the Official Plan Amendments by Council;
  - b) that the Region of York be advised that the City has no objection to the Region lifting Deferral '3C' in OPA #450, and the approval of the underlying "Prestige Area" and "General Employment Area" designations on the northerly Parcel; and,
  - c) that the Official Plan Amendment include the following provisions:
    - i) redesignate the southerly parcel to "Employment Area General" under OPA #450;
    - ii) the Owner be required to submit an urban design/architectural control report to the City, as a condition of subdivision approval, to complement the landscape master plan and ensure a high level of urban design and elevation treatment are included in site plan approval; and,
    - iii) wording to ensure that prior to the enactment of the implementing zoning by-law, any proposed uses which may have a negative impact on the adjacent residential neighbourhood shall not be permitted."

# THIS IS APPENDIX II

TO OFFICIAL PLAN AMENDMENT NO. 540  
CITY OF VAUGHAN

LOCATION: Part of lots 2 and 3 concession 3



Area Subject to  
Amendment 540

STEELES AVENUE WEST

OF TORONTO

CON. 3

CON. 2