

**THORNHILL CENTRE STREET AREA
LAND USE PLAN**

MODIFICATIONS

**CITY OF VAUGHAN OFFICIAL PLAN 2010
VOLUME 2, SECTION 12.10**

Council Adopted – April 23, 2013

Revised in accordance with Council Direction

Proposed Modification to Volume 2 of the Vaughan Official Plan 2010

As per the Centre Street Corridor Land Use Study, the following modifications to policy 12.10 of Volume 2 of the Vaughan Official Plan are recommended. Policy modifications and additions are shown in orange, while deletions are shown as ~~strikeouts~~.

12.10 Centre Street Corridor

12.10.1 Goals

- 12.10.1.1. The goal of ~~this Area Specific Policy~~ ~~this Secondary Plan~~ is to improve the Centre Street Corridor, shown on Map 12.10.A, as an attractive, pedestrian-friendly and transit-supportive corridor through the application of a comprehensive, coordinated and integrated approach to planning, transportation, ~~environmental sustainability~~ and urban design, ~~based on consistent with the Centre Street Urban Design Guidelines, which shall set of urban design policies consistently applied apply to all new development and redevelopment.~~

12.10.2 Urban Design

- 12.10.2.1. Future development in the Centre Street Corridor ~~will address~~ ~~shall be in conformity with~~ the following urban design policies as they apply to the public realm and private lands, in order to create an attractive, safe and pedestrian-friendly environment, ~~with appropriate relationships to adjacent existing low-rise neighbourhoods:~~
- a. ~~Buildings should~~ ~~shall~~ have active facades including primary windows and entrances facing the street, ~~to provide convenient accesses to pedestrians and users of public transit;~~
 - b. ~~When buildings are located close to the street, the buildings should~~ ~~Buildings fronting on public or private streets shall~~ not be separated from the street by either parking areas or drive aisles;
 - c. ~~Buildings should be sited to minimize their impact on neighbouring properties, respecting and protecting the existing scale and character of adjacent residential neighbourhoods;~~
 - c. All developments shall respect and protect the existing scale and character of adjacent low-rise residential neighborhoods by minimizing visual, noise, light, privacy and shadow impacts; and shall be subject to the following policies:
 - i. A minimum rear yard setback of 7.5 metres is required for any development abutting an existing low-rise residential property;
 - ii. In addition to the minimum rear yard setback requirement, a minimum 4 metre Landscaped Buffer consisting of a minimum double row of trees, is required extending for the entire length of the rear property line where abutting an existing low-rise residential property;
 - iii. The height and massing of all buildings are subject to a 45-degree angular plane originating from the nearest property line of any low-rise residential area or existing low-rise residential development that is within 80 metres of the building(s) site;

- iv. Access to parking, loading and servicing areas should be integrated within buildings, and oriented to minimize visual, noise and light impacts on abutting existing low-rise residential properties;
 - v. The elevation of new buildings adjacent to existing residential properties should be designed in a complementary residential form and character and should ensure minimal overlook into existing private backyards;
 - vi. Uses or functions that generate traffic and noise at late hours shall be directed away from locations that abut existing low-rise residential properties; and,
 - vii. Lighting plans, designs and fixtures shall be sensitive to ensuring minimal environmental light pollution and no adverse impact on abutting existing low-rise residential properties;
- d. Further reverse lot development (residential and/or commercial) will not be permitted along Centre Street. Where parking access is located off the street by way of an internal driveway circulation system, the units ~~should~~ shall still have a functional primary pedestrian entrance that relates to Centre Street;
 - e. The area between the building wall and the street ~~should~~ shall contribute to a positive social and visual environment on the street;
 - f. Buildings ~~should~~ shall be designed with a high level of quality architectural materials;
 - g. Large, blank walls and repetitive facades ~~should~~ shall be avoided. Variation in certain elements of façade treatment should be provided;
 - h. Architectural variation and animation ~~should~~ shall be encouraged and include building elements such as balconies, windows, porches, railings, entrances and awnings and attractive signage where appropriate;
 - i. Landowners shall consolidate driveways and provide interconnected rear laneways, where appropriate, as sites develop or redevelop over time;
 - j.
 - i- Surface parking ~~should~~ shall have the least possible impact on the public realm; large surface parking areas are discouraged;
 - k. Surface parking, if required, shall be located in the interior of a development block, and screened by buildings. Off-street parking shall not be located between the building and the street. ~~and if required, should be setback, screened and buffered from the street edge, with comfortable pedestrian routes provided through and around parking areas which are~~
 - l. ~~Parking areas shall be~~ shaded with trees at a ratio of one tree per five parking spaces ~~and in accordance with the City of Vaughan Parking Design Guidelines;~~
 - m.
 - j- Where the grade changes over the length or width of the site, adequate grade relationships should be retained and ground floor retail shall be flush with the public sidewalk; ~~accommodation for the grade changes, if required, be accomplished on the site within the parking lot or within the buildings, not at the street edge;~~

- n. Individual front-accessed garages for grade related residential units such as detached, semi-detached or townhouses should not protrude beyond the main front building wall, and should occupy no more than 40% of the width of the building or unit frontage;
- o.
- k- Service and loading areas are prohibited adjacent to public streets and must, at all times, be effectively screened and, if possible, generally fully enclosed;
- p.
- f- Access to underground parking should shall be appropriately integrated into the buildings it serves and located so as to minimize physical and visual impact on public sidewalks and open spaces;
- q.
- m- Garbage will be stored within the a building;
- r. Roof heating, ventilation, air conditioning and mechanical equipment for new buildings shall be erected behind a parapet wall to screen noise and visibility from abutting existing low-rise residential properties and the public realm;
- s.
- n- ~~Urban Design Guidelines and~~ Architectural Control Guidelines may be required from development applicants, and shall address both built form and public realm considerations to the satisfaction of the City; and,
- t.
- e- The following area-specific policies apply to properties located within the four quadrants around the Dufferin Street and Centre Street intersection:
 - i. Corner sites should be defined with more intense development and high quality architecture and serve as landmarks or gateway entry points;
 - ii. Development density shall be concentrated close to the Dufferin/Centre Street intersection, and along the frontages of Dufferin Street and Centre Street;
 - iii. Maximum permitted building heights shall provide for the tallest buildings, including landmark buildings, to be located at the key corner locations, and such buildings shall be designed to allow stepping down of the heights from the corner back towards adjacent low-density residential neighbourhoods. The minimum height for buildings at key corner locations shall be two-storeys;
 - iv. Pedestrian and vehicle crossings at the key intersection shall be well defined;
 - v. Streetscape and street furniture shall be high quality and of unified design to clearly demarcate the gateway;
 - vi- ~~Landowners should consolidate driveways and provide interconnected laneways, where appropriate, as sites develop or redevelop over time; and,~~
 - vii- ~~Commercial and/or mixed-use buildings shall be built to within 3 metres of the front property line and residential buildings setback, with soft landscaping (up to 5 metres) from the front property line.~~

- vi. With regard to the Fisherville Creek channel which traverses the subject lands, action items in the Don River Watershed Plan – Implementation Guide (TRCA 2009), such as the regeneration plan for the Upper West Don River subwatershed, shall be considered in the redevelopment plans for any lands adjacent to this tributary. Such action items regarding stream restoration may include, but are not limited to: daylighting of the channel, flood remediation, improving riparian cover, improving public access and viewing opportunities around the creek, and controlling terrestrial invasive species.
- u. When locating and massing a building on a lot, the following policies shall apply:
- i. The build-within zone is between 2.0 and 3.0 metres from any lot line fronting a street. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be within the build-within zone.
 - ii. Notwithstanding policy 12.10.2.1.t.i. above, buildings along the north frontage of Centre Street between New Westminster Drive and Vaughan Boulevard shall be setback a minimum of 7 metres from the lot line fronting Centre Street; and, 6 meters for frontages between Vaughan Boulevard and Concord Road.
 - iii. Front porches or other entry features associated with grade-related residential uses may encroach beyond the defined build-within zone up to 2.0 metres from the front lot line.
 - iv. Permanent structural components of any non-residential building (colonnades and balconies) are not permitted to encroach into the defined pedestrian realm. The following encroachments into the public realm and onto or over the public sidewalk may be permitted subject to approval of an appropriate permit by the City:
 - Awnings;
 - Outdoor cafés and seating for restaurants;
 - Planters to delineate outdoor café and restaurant seating; and,
 - Semi-permanent structures, including perpendicular signage attached to the building.
 - v. The amount of any permitted encroachment for non-residential buildings, whether temporary or permanent, shall be established by the City on a site-by-site basis.
 - vi. Buildings six (6) storeys or 22 metres in height, whichever is less, are subject to a minimum front and exterior side yard setback of 1.5 metres at the third or fourth storey.
 - vii. Buildings greater than six (6) storeys or 22 metres and up to and including 8 storeys or 28 metres in height, whichever is less, are subject to:
 - a minimum front and exterior side yard setback of 3.0 metres at the third or fourth storey;

- for properties fronting on Centre Street or other streets and open spaces that are wider than 30 metres, this stepback may be provided at the fifth or sixth storey;
- a maximum building length of 80 metres for levels of the building above the sixth storey or 22 metres that face a public street or open space; and,
- a minimum facing separation distance of 20 metres between adjacent buildings.

viii. Buildings greater than 8 storeys or 28 metres in height, whichever is less, are subject to:

- a minimum lot frontage of 50 metres;
- a minimum podium height of 3 storeys;
- a maximum podium height of 6 storeys or 22 metres, whichever is less, for buildings on Centre Street; and, 4 storeys or 16.5 metres, whichever is less, on all other streets;
- a minimum front and exterior side yard stepback of 3.0 metres above the podium;
- a maximum gross residential floorplate size of 750 square metres for levels of the buildings above the podium;
- a maximum gross office/commercial floorplate size of 1,600 square metres for levels of the buildings above the podium;
- a maximum building length of 30 metres for the levels of a residential building above the podium that face a public street or open space;
- a maximum building wall length of 40 metres for the levels of an office/commercial building above the podium that face a public street or open space; and,
- a minimum separation distance of 20 metres between the levels above the podium of adjacent buildings taller than 8 storeys or 29 metres and up to and including 12 storeys; and, 30 metres for adjacent buildings taller than 12 storeys.

12.10.2.2. Minor deviations to the quantitative factors included within the Urban Design Policies in Section 12.10.2.1 above may be permitted, up to a 5% variation, provided that they assist the City in achieving higher quality urban design or other objectives of this Plan, as determined through the development application process.

12.10.2.3. In addition to the policies of this Plan, the implementing zoning by-law shall establish specific requirements related to building height and massing, including angular planes, setbacks and step backs.

12.10.2.4. All proposed developments within the Area Specific Policy area may be subject to review by a Design Review Panel to ensure consistency with the Centre Street Corridor Urban Design Guidelines and any future Architectural Control Guidelines.

12.10.3 Land Use: Low Rise Residential

- 12.10.3.1. Notwithstanding policy 9.2.1.1, the following policies apply to the lands identified as **Low-Rise Residential** on Map 12.10.A.
- 12.10.3.2. In **Low-Rise Residential** areas the permitted uses shall be residential units.
- 12.10.3.3. In **Low-Rise Residential** areas the permitted building types shall be Detached Houses pursuant to policy 9.2.3.1.
- 12.10.3.4. The net density in **Low-Rise Residential** areas shall not exceed 22 units per ha. In addition existing single family detached dwelling units exceeding a density of 22 units per ha shall be permitted.
- 12.10.3.5. For the purposes of calculating net residential density in **Low-Rise Residential** areas, a net residential hectare shall include local streets and residential collector roads as well as the land for the dwelling units, but shall exclude parks, walkways and other public open space uses.

12.10.4 Land Use: Low Rise Residential A

- 12.10.4.1. Notwithstanding policy 9.2.1.1., the following policies apply to the lands identified as **Low-Rise Residential A** on Map 12.10.A.
- 12.10.4.2. In **Low-Rise Residential A** areas the permitted uses shall include:
 - a) residential units;
 - b) public and/or private open space, including parks and urban squares, pursuant to policy 12.10.13; and,
 - c) public and/or private utilities.
- 12.10.4.3. In **Low-Rise Residential A** areas the permitted building types shall be Townhouses pursuant to policy 9.2.3.2.
- 12.10.4.4. Notwithstanding policy 9.2.3.2., building heights within **Low Rise Residential A** shall be regulated as shown on Map 12.10.B, and described as follows:
 - a) Within the land identified as **Low Rise Residential A** as shown on Map 12.10.A., the maximum building height shall be two and a half (2.5) storeys or 9.5 metres, whichever is less.
- 12.10.4.5. Notwithstanding policy 9.2.3.2., Townhouses may front onto a private street.
- 12.10.4.6. Where detached rear garages are provided accessed by a rear laneway, the minimum rear yard setback shall be 13.5 metres from the laneway.
- 12.10.4.7. The maximum net density within **Low Rise Residential A** shall be 0.75 FSI. Net density is the ratio of gross floor area to net developable area of the site, which excludes lands to be conveyed for public purposes such as streets and open spaces.

12.10.5 Land Use: Mid-Rise Mixed-Use A

- 12.10.5.1. Notwithstanding policy 9.2.1.1, the following policies apply to the lands identified as **Mid-Rise Mixed-Use A** on Map 12.10.A.
- 12.10.5.2. Permitted uses in **Mid-Rise Mixed-Use A** area include:

- a. Residential units;
 - b. *Home Occupations*;
 - c. *Community facilities*;
 - d. *Day Cares*;
 - e. Cultural uses, including commercial galleries and performing arts theatres;
 - f. *Retail* uses, including restaurants, up to a maximum permitted Gross Floor Area of 2,000 square metres per individual establishment, subject to the policies of Section 5.2.3;
 - g. No more than one grocery store, which shall not exceed a maximum permitted Gross Floor Area of 7,000 square metres;
 - h. Office uses;
 - i. Parking structures, pursuant to policies 12.10.12.5., 12.10.12.6., and consistent with the Centre Street Urban Design Guidelines;
 - j. *Hotel*;
 - k. public and/or private open space, including parks and urban squares, pursuant to policy 12.10.13;
 - l. public and/or private utilities; and,
 - m. Institutional uses.
- 12.10.5.3. In areas designated as **Mid-Rise Mixed-Use A**, mixed-use buildings shall be required, including a mix of office, *retail* and/or residential uses. Within the designation, a range of 30% or more of the gross floor area is encouraged for retail and office-commercial uses.
- 12.10.5.4. In areas designated as **Mid-Rise Mixed-Use A**, *retail* uses or cultural/community facilities shall be required at-grade in all buildings fronting Centre Street. Floor-to-floor grade level heights for non-residential uses shall be no less than 4.5 metres.
- 12.10.5.5. Stand-alone *retail* uses are not permitted in areas designated as **Mid-Rise Mixed-Use A**.
- 12.10.5.6. Permitted building types in **Mid-Rise Mixed-Use A** area shall include:
- a. Low to mid-rise residential and/or office mixed-use buildings forms;
 - b. Large format grocery store integrated within a mixed-use building form, located at either the second storey with smaller retail shops at grade, or located at-grade but sleeved with smaller retail shops fronting the street;
 - c. Public or private institutional buildings.
- 12.10.5.7. Notwithstanding policy 9.2.3.5, building heights within **Mid-Rise Mixed-Use A** shall be regulated as shown on Map 12.10.B, and described as follows:
- a) Within the lands identified as **Mid-Rise Mixed-Use A** on Map 12.10.A and identified as having a height range of **3-12 storeys** on Map 12.10.B., the minimum building height shall be 3 storeys and the maximum building height shall be 12 storeys or 43 metres, whichever is less.
 - b) Within the lands identified as **Mid-Rise Mixed-Use A** on Map 12.10.A and identified as having a height range of **3-8 storeys** on Map 12.10.B., the minimum building height shall be 3 storeys and the maximum building height shall be 8 storeys or 28 metres, whichever is less.
 - c) Within the lands identified as **Mid-Rise Mixed-Use A** on Map 12.10.A and identified as having a height range of **3-6 storeys** on Map 12.10.B., the minimum building height shall be 3 storeys and the maximum building height shall be 6 storeys or 22 metres, whichever is less.

- 12.10.5.8. Notwithstanding policy 9.2.1.5, The maximum net density within **Mid-Rise Mixed-Use A** shall be 2.8 FSI. Net density is the ratio of gross floor area to net developable area of the site, which excludes lands to be conveyed for public purposes such as streets and open spaces.
- 12.10.5.9. The City shall work with landowners to develop a coordinated strategy for achieving an enhanced streetscape design along the north frontage of Centre Street between New Westminster Drive and Vaughan Boulevard, to facilitate on-street parking and provide an expanded pedestrian realm.

12.10.6 Land Use: Mid-Rise Mixed-Use B

- 12.10.6.1. Notwithstanding policy 9.2.1.1, the following policies apply to the lands identified as **Mid-Rise Mixed-Use B** on Map 12.10.A.
- 12.10.6.2 Permitted uses in **Mid-Rise Mixed-Use B** area shall include:
- a. Residential units;
 - b. *Home Occupations*;
 - c. *Community facilities*;
 - d. *Day Cares*;
 - e. Cultural uses, including commercial galleries and performing arts theatres;
 - f. *Retail* uses fronting on Centre Street, including restaurants, up to a maximum permitted Gross Floor Area of 500 square metres per individual establishment, subject to the policies of Section 5.2.3;
 - g. Office uses;
 - h. public and/or private open space, including parks and urban squares, pursuant to policy 12.10.13; and,
 - i. public and/or private utilities; and,
 - j. Institutional uses.
- 12.10.6.3. In areas designated as **Mid-Rise Mixed-Use B**, mixed-use buildings shall be required, including a mix of office, *retail* and/or residential uses. Within the designation, a range of 30% or more of the gross floor area is encouraged for retail and office-commercial uses.
- 12.10.6.4. In areas designated as **Mid-Rise Mixed-Use B**, *retail* uses or cultural/community facilities shall be required at-grade in all buildings fronting Centre Street. Floor-to-floor grade level heights for non-residential uses shall be no less than 4.5 metres.
- 12.10.6.5. Stand-alone *retail* uses are not permitted in areas designated as **Mid-Rise Mixed-Use B**.
- 12.10.6.6. Permitted building types in **Mid-Rise Mixed-Use B** area shall include:
- a. Low to mid-rise residential and/or office mixed-use buildings forms;
 - b. Low to mid-rise residential and/or office building forms; and,
 - c. Public or private institutional buildings.
- 12.10.6.7. Notwithstanding policy 9.2.3.5, building heights within **Mid-Rise Mixed-Use B** shall be regulated as shown on Map 12.10.B, and described as follows:
- a) Within the lands identified as **Mid-Rise Mixed-Use B** on Map 12.10.A and identified as having a height range of **2.5 – 6 storeys** on Map 12.10.B, the minimum building height shall be 2.5 storeys and the maximum building height shall be 6

storeys or 22 metres, whichever is less.

- b) Within the lands identified as **Mid-Rise Mixed-Use B** on Map 12.10.A and identified as having a height range of **2.5 – 4 storeys** on Map 12.10.B., the minimum building height shall be 2.5 storeys and the maximum building height shall be 4 storeys or 16 metres, whichever is less.
- c) Within the lands identified as **Mid-Rise Mixed-Use B** on Map 12.10.A and identified as having a maximum height of 2.5 storeys on Map 12.10.B., the maximum building height shall be 2.5 storeys or 9.5 metres, whichever is less.

12.10.6.8. Notwithstanding policy 9.2.1.5, the maximum net density within **Mid-Rise Mixed-Use B** shall be 1.6 FSI. Net density is the ratio of gross floor area to net developable area of the site, which excludes lands to be conveyed for public purposes such as streets and open spaces.

12.10.6.9. Recognizing that the planned bus rapid transitway will limit in-bound turns from the west, and out-bound easterly turns on the north side of Centre Street, a minimum 7 metre rear yard laneway/access driveway shall be provided adjacent to the south side of the required 4 metre landscape buffer, connecting Concord Road and Vaughan Boulevard. An easement to the City shall be provided over the entire length of the rear yard laneway/access driveway and shall be achieved as a condition of Site Plan approval, as per Section 41. (7) a) of the Planning Act.

12.10.6.10. Comprehensive planning and development of land parcels shall be required within the **Mid-Rise Mixed-Use B** designation; development parcels shall be assembled to the satisfaction of the City in order to minimize access points to Centre Street, and to facilitate the development of the rear yard laneway/access driveway. Appropriate easements shall be granted by all participating owners to permit right-of-ways over access laneways to Centre Street and over the rear yard laneway/access driveway.

12.10.6.11. To augment outdoor open space within the **Mid-Rise Mixed-Use B** designation, required amenity space to serve private developments shall be provided in the form of at-grade outdoor courts and located to the rear of future building structures. In order to optimize the size and design of these outdoor amenity areas, they shall be planned and developed in co-ordination with adjoining lots included in the assembled development parcel.

12.10.6.12. Prior to approving development applications in the **Mid-Rise Mixed-Use B** designation, the City shall require that landowners enter into an agreement(s) to the satisfaction of the City, to facilitate the comprehensive and coordinated development of properties in this portion of the Centre Street corridor, and to ensure equitable cost sharing for such aspects as: the shared rear yard laneway/access driveway, sanitary sewer connections, hydro, storm water, the north boundary 4 m landscape buffer, and other common right-of-ways.

12.10.6.13. The City shall work with landowners to develop a coordinated strategy for achieving an enhanced streetscape design along the north frontage of Centre Street between New Westminster Drive and Vaughan Boulevard, as per the Urban Design Guidelines, to facilitate on-street parking and provide an expanded pedestrian realm.

12.10.7 Land Use: Mid-Rise Residential

12.10.7.1. Notwithstanding policy 9.2.1.1, the following policies apply to the lands identified as **Mid-Rise Residential** on Map 12.10.A.

12.10.7.2. Permitted uses in **Mid-Rise Residential** area shall include:

- a. Residential units;
- b. *Home Occupations*;
- c. *Community facilities*;
- d. *Day Cares*;
- e. Maximum two grade-level restaurants and/or cafes fronting on a park and contained within a residential building, up to a maximum permitted Gross Floor Area of 500 square metres per individual establishment;
- f. public and/or private open space, including parks and urban squares, pursuant to policy 12.10.13; and,
- g. public and/or private utilities.
- h. Institutional uses.

12.10.7.3. Permitted building types in **Mid-Rise Residential** area shall include:

- a. Low to mid-rise residential buildings forms; and,
- c. Public or private institutional buildings.

12.10.7.4. Notwithstanding policy 9.2.3.5, building heights within **Mid-Rise Residential** shall be regulated as shown on Map 12.10.B, and described as follows:

- a) Within the land identified as **Mid-Rise Residential** on Map 12.10.A. and identified as having a height range of **2.5-6 storeys** on Map 12.10.B., the minimum building height shall be 2.5 storeys and the maximum building height shall be 6 storeys or 22 metres, whichever is less.

12.10.7.5. Notwithstanding policy 9.2.1.5, the maximum net density within **Mid-Rise Residential** shall be 2.5 FSI. Net density is the ratio of gross floor area to net developable area of the site, which excludes lands to be conveyed for public purposes such as streets and open spaces.

12.10.4 Land Use: Commercial Mixed-Use Area A

~~12.10.4.1. Notwithstanding policy 9.2.1.1, the following policies apply to the lands identified as **Commercial Mixed-Use A** on Map 12.10.A.~~

~~12.10.4.2. Permitted uses in **Commercial Mixed-Use Area A** area shall include:~~

- ~~a. small scale office uses; and,~~
- ~~b. religious institutions, day care centres, schools, and libraries.~~

~~12.10.4.3. Notwithstanding policy 9.2.1.5 the maximum height for any building within the **Commercial Mixed-Use A** designation shall be two and one-half storeys (11 metres). The one-half storey is permitted in the roof of the building, and its floor area may be up to 50% of the GFA of the second storey. The one-half storey shall be incorporated in a peaked-roof design, with the roof having a minimum pitch of 45° and maximum of 60° off the horizontal.~~

~~12.10.4.4. To encourage operational compatibility any development within the **Commercial Mixed-Use A** designation will be required to proceed by way of site-specific zoning by-law amendment, and site development applications shall have specific regard to operational matters, including but not limited to parking, lighting, loading and service areas. Also, a consolidation of individual driveways is required wherever possible within this designation.~~

12.10.5 Land Use: Commercial Mixed-Use Area B

- ~~12.10.5.1. Notwithstanding policy 9.2.1.1, the lands at the northeast corner of Vaughan Boulevard and Centre Street, being Lots 92, 93, 94, 95 and 96, Registered Plan 3541, and municipally known as 1130, 1144, 1152, 1164, 1176 Centre Street and identified as **Commercial Mixed-Use Area B** on Map 12.10.A, shall be developed only in accordance with the following policies:~~
- ~~a. The permitted uses include business and professional offices and commercial uses, provided that the minimum gross floor area devoted to business and professional offices shall not be less than 60% of the gross floor area of the building(s);~~
 - ~~b. Notwithstanding a) above, general commercial uses such as any automotive related uses, places of amusement or entertainment, or any commercial uses requiring outside storage shall not be permitted; commercial uses permitted shall be defined in the implementing zoning by-law;~~
 - ~~c. The total ground gross floor area devoted to all eating establishment uses shall be a maximum of 30% of the ground floor area of each building in this development, provided that a maximum of 30% of the total gross floor area of each building devoted to all eating establishment uses shall be developed for convenience or take-out eating establishments; and no drive-through style restaurants shall be permitted;~~
 - ~~d. The maximum floor space index shall be 0.8 F.S.I.;~~
 - ~~e. Substantial landscape areas shall be provided to screen the parking areas from abutting roadways, particularly on Centre Street, and to provide an attractive "campus style" setting oriented to the pedestrian streetscape and complementary to the adjacent residential neighbourhood;~~
 - ~~f. The massing and conceptual design of all buildings shall be low profile, being limited to a combination of two and three storeys in building height, and shall be compatible with residential areas to the north and west; and,~~
 - ~~g. Comprehensive assembly and/or development of the entire Subject Lands is required, with implementation to occur on the basis of a comprehensive zoning by-law and site plan.~~
- ~~12.10.5.2. The following building types are permitted in **Commercial Mixed-Use Area B** shown on Map 12.10.A pursuant to policies in Section 9.2.3:~~
- ~~a. Employment/Industrial buildings; and,~~
 - ~~b. Low-Rise buildings.~~

12.10.8

12.10.6 Land Use: Commercial Mixed-Use Area C

12.10.8.1.

~~12.10.6.1. Permitted uses in **Commercial Mixed-Use Area C** areas shall be existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices.~~

12.10.8.2.

~~12.10.6.2. New commercial uses must be compatible with the proposed site, in terms of building design and coverage, parking provided, landscaping and buffering, and adjacent land uses. Council consideration should be given to broadening the permitted retail and~~

service commercial uses within an implementing Zoning By-law and definitions to allow a greater range of commercial uses which reflect evolving consumer needs without imposing negative impacts on neighbouring residential areas.

12.10.8.3.

~~12.10.6.3.~~ Such uses shall only be approved consolidated in nodes in accordance with good design principles with emphasis on common internal traffic circulation. Access to internal road shall only be by service or collector roads, wherever possible.

12.10.8.4.

~~12.10.6.4.~~ Notwithstanding the above, the lands municipally known as 1453 and 1465 Centre Street, being Lots 3 and 4, Registered Plan 3668, shall be subject to the following:

- a. The Lands shall be used only for the purpose of a sit down restaurant having a maximum gross floor area of 450 square metres and containing a maximum of 100 seats;
- b. The Lands shall not be developed until such time as full municipal services are available; and,
- c. The Lands have been identified by the Ministry of Transportation and ~~Communications~~ as future Highway #407 interchange and accordingly these lands are to be utilized for the above-noted specified commercial use (i.e. restaurant) until such time as the property is required for the physical construction of Highway #407 by the Ministry of Transportation and Communications.

12.10.8.5.

~~12.10.6.5.~~ Comprehensive development plans will be required for new development in all **Commercial Mixed-Use Area C** areas and such development shall be subject to the approval of site plans by the City through agreements or letters of undertaking, whichever is in effect.

12.10.8.6.

~~12.10.6.6.~~ No residential use shall be permitted in commercial areas other than as a direct accessory and related individual use to a permitted use.

12.10.8.7.

~~12.10.6.7.~~ Building setbacks, visual screening, planting and/or fencing shall be provided between commercial uses and adjacent residential areas, except where such areas form an integral part of medium and high density residential schemes.

12.10.8.8.

~~12.10.6.8.~~ The following building types are permitted in **Commercial Mixed-Use Area C** shown on Map 12.10.A pursuant to policies in Section 9.2.3:

- a. Employment/Industrial buildings; and,
- b. Low-Rise buildings.

12.10.9

12.10.7 Land Use: Commercial Mixed-Use Area D

12.10.9.1.

~~12.10.7.1.~~ Notwithstanding policies 9.2.1.1, the following policies apply to the area identified as **Commercial Mixed-Use Area D** on Map 12.10.A.

12.10.9.2.

~~12.10.7.2.~~ A wide range of industrial, office, business and civic uses shall be permitted. No outside storage of goods or materials shall be permitted in this designation, provided that the priority uses for the area shall be offices, hotels with related hospitality and conference facilities, major corporate complexes and other prestige employment uses. The amount and type of retail commercial and personal service uses shall be limited to that which is ancillary to these priority functions and, in orientation and location, such uses shall be integrated within a development devoted to the priority uses.

12.10.9.3.

~~12.10.7.3.~~ In addition to the uses listed in policy 12.10.9.2, the following recreational and Institutional uses shall also be permitted:

- a. community facilities;
- b. arenas (private or public);
- c. swimming pools (private or public);
- d. greenway systems;
- e. places of worship;
- f. public health facilities;
- g. cultural and social facilities;
- h. day care centers;
- i. non-profit clubs and organizations; and,
- j. Branch Colleges

12.10.9.4.

~~12.10.7.4.~~ Civic uses are also permitted. Accordingly, a new fire station may be located in the area. If the City-owned site on Dufferin Street, currently the existing Patricia Kemp Community Centre, is no longer required for civic purposes, this property may be reused for non-civic employment purposes permitted by the Prestige Area designation, without further amendment to this Plan.

12.10.9.5.

~~12.10.7.5.~~ A “service station/gas bar” use shall not be permitted within the subject lands.

12.10.9.6.

~~12.10.7.6.~~ Hydro Electric utility facilities are also a permitted use within the subject lands. If certain lands owned by Vaughan Hydro are identified as surplus to hydro needs, they may be developed for purposes permitted by the **Commercial Mixed-Use** designation described in policies 12.10.9.2 and 12.10.9.3, in conjunction with nearby private lands and in accordance with the applicable site-specific policies of this subsection.

12.10.9.7.

~~12.10.7.7.~~ The zoning by-law shall establish the permitted uses and development standards.

12.10.9.8.

~~12.10.7.8.~~ Vehicular access to lots abutting arterial roads and provincial highways shall generally be from the internal road network. Access to the provincial or arterial road systems shall be subject to the approval of the appropriate authority.

12.10.9.9.

~~12.10.7.9.~~ In instances where through lots are provided, buildings shall be designed so that all elevations facing a street present a “front” elevation. Loading areas are not considered appropriate in any yard facing a street. The location of loading areas will be controlled in the zoning by-law.

12.10.9.10.

~~12.10.7.10.~~ Notwithstanding policy 9.2.1.6, the lands identified as **Commercial Mixed-Use Area D** on Map 12.10.A shall be limited to a maximum overall density of 1.0 FSI.

12.10.9.11.

~~12.10.7.11.~~ Any site-specific rezoning application must be based on a Council approved comprehensive plan addressing the location of local roads, street access points, pedestrian connections, buildings, etc.

12.10.9.12.

~~12.10.7.12.~~ As a pre-requisite to the approval of development applications, comprehensive assembly or land exchanges shall be required in order to create efficient parcels to accommodate the intended development, as well as co-ordinated access to Dufferin Street for all land uses.

12.10.9.13.

~~12.10.7.13.~~ Access to all development parcels shall be consolidated by means of new public road(s) connecting the development parcels to Dufferin Street at planned signalized locations or, alternatively, in the event that comprehensive assembly makes the public road provision unnecessary, by means of private agreements, easements and/or rights-of way to achieve the same consolidation of access points for all land uses, including Vaughan Hydro facilities.

12.10.9.14.

~~12.10.7.14.~~ The following building types are permitted in **Commercial Mixed-Use Area D** shown on Map 12.10.A pursuant to policies in Section 9.2.3:

- a. Employment/Industrial buildings; and,
- b. Low-Rise buildings.

12.10.10

~~12.10.8~~ Land Use: Gas Station

12.10.10.1.

~~12.10.8.1.~~ Notwithstanding policy 9.2.1.1 regarding Gas Stations, such uses are permitted in the locations identified on Map 12.10.A.

12.10.10.2.

~~12.10.8.2.~~ Notwithstanding the above, any Gas Station site designated on Map 12.10.A may be developed in accordance with the land use designation of the immediately adjoining land without amendment to this **Area Specific Policy Secondary Plan**.

12.10.10.3.

~~12.10.8.3.~~ Convenience Retail uses are permitted on the same site as an automobile gas bar, provided that such uses are sensitively designed and integrated on the site, and in particular, are compatible with surrounding development.

12.10.10.4.

~~12.10.8.4.~~ Outside storage shall be limited in any future implementing zoning by-laws.

~~12.10.8.5.~~ On the property at 1030 Centre Street, where an automobile service station is located, the permitted uses shall be the sale of auto fuel, oil and lubricant and other related products, the provision of repair and maintenance services for vehicles, and the existing car wash and convenience retail use as listed on the property. Any future redevelopment of this site shall be subject to the following compatibility criteria.

a. The site shall be developed pursuant to an approved site plan which

~~demonstrates proper site access, internal traffic circulation, adequate parking, substantial landscaped areas and appropriate urban design characteristics that will ensure compatibility with the adjacent lands; and,~~

- ~~b. The design, appearance and scale of development on the site shall be consistent with the existing and intended character of the surrounding community, with utmost consideration given to aesthetic design.~~

12.10.11

~~12.10.9~~ Special Policy Area

12.10.11.1.

~~12.10.9.1.~~ Lands within the Special Policy Area shall be subject to further study by the applicant.

12.10.11.2.

~~12.10.9.2.~~ Prior to the submission of any development proposal, the applicant shall provide a planning study, including a traffic report, public participation component, rationale for proposed density and land uses, noise study, and a height and massing study demonstrating consistency with the urban design principles of this Official Plan. The urban design, parking, and other general policies of this Official Plan, including the “Service Station/Gas Bar” policy, which in effect prohibits a service station use at the southwest corner of Dufferin and Centre Street, shall apply for any development within this designation. This Study shall provide the justification for any proposed Official Plan Amendment to redesignate the lands.

12.10.11.3.

~~12.10.9.3.~~ Until such Official Plan Amendment is submitted in accordance with the aforementioned Special Policy Area requirements, the current **Low-Rise Residential** and Gas Station designations shall apply to the southern portion of the Western Gateway.

12.10.12

~~12.10.10~~ Transportation and Street Network

12.10.12.1.

~~12.10.10.1.~~ That the Region of York recognize the importance of maintaining full movement access to the existing commercial centres, **and the future redevelopment of those commercial centres**, on the north side of Centre Street between Vaughan Boulevard and New Westminster Drive, and reflect this in the planning for any transit facilities in the Centre Street Corridor between Bathurst and Dufferin Street.

12.10.12.2. **Comprehensive development plans shall ensure the establishment of a highly connected and permeable network of local streets that accommodate pedestrians and cyclists and promote pedestrian connectivity to planned transit facilities.**

12.10.12.3.

~~12.10.10.2.~~ Sharing of parking will be encouraged within the **Area Specific Policy area Secondary Plan Area**, subject to evaluation by the City.

12.10.12.4.

~~12.10.10.3.~~ Within the **Area Specific Policy area Secondary Plan Area**, parking underground and in structures shall be encouraged.

12.10.12.5. **Where parking structures are permitted, the frontages shall predominately consist of retail uses or other active uses that animate the street.**

12.10.12.6. The design and materiality of parking structures shall be of a high quality and in keeping with adjacent buildings and be consistent with the City of Vaughan's Parking Design Guidelines.

~~12.10.10.4. To assist with the reduction in large surface parking areas within the Secondary Plan, a reduction to the current parking standards for commercial development shall be applied to all surface and/or structured parking provided. A parking standard of a minimum of 4.0 spaces/100 square metres will be used in calculating the required parking spaces for retail commercial development in any designation within the Secondary Plan.~~

12.10.12.7. Pursuant to policy 4.3.2, reduced parking requirements shall be promoted within the Area Specific Policy area.

12.10.12.8. Map 12.10.A. identifies the potential alignment of a public street with a minimum 18.0 m right-of-way within the Area Specific Policy area. It is intended to optimize connectivity while providing flexibility for a range of development scenarios. Minor modifications to the location and alignment of the planned public street are permitted without amendment to this plan.

12.10.13 Open Spaces

12.10.13.1. The City shall promote open space features as key aesthetic and functional components that complement adjacent developments.

12.10.13.2. The open space system within the Area Specific Policy area should be focused on an interconnected system of Parks, Landscaped Buffers and Urban Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and shall be maintained in a healthy condition.

12.10.13.3. Parks are open spaces that are generally landscaped areas for both passive and active recreational activities. They serve as important amenities for the new residential population as well as the surrounding neighbourhoods. The potential location of new Parks are conceptual and generally correspond to central sites within major development blocks. The scale and programming will hinge on a variety of factors such as adjacent land uses, densities and local needs.

12.10.13.4. Landscaped Buffers are linear green open spaces that serve to provide an appealing and "soft" transitional interface between new development areas and the backyards of existing low-rise homes in adjacent neighbourhoods. They can also assist in mitigating any potential visual impacts associated with headlights, loading and parking areas. The scale and extent of these open spaces will vary but shall not be less than 4.0 wide and may consist of trees, shrubs, planting beds, drainage swales and pedestrian pathways.

12.10.13.5. Urban Squares are generally paved open spaces associated with a civic or commercial function. They vary in shape and size depending on their purpose, but are generally smaller and more intimate in scale than parks. Urban Squares generally serve high pedestrian traffic areas and may be used to accommodate events and activities that generate large crowds. Urban squares function best when they are framed by highly animated uses such as shops, restaurants and cafes, and consideration is given to microclimate for comfortable use.

12.10.13.6. Notwithstanding policy 7.3.1.2.d., the following development criteria shall apply to the development of an Urban Square:

- a. an Urban Square shall have a minimum frontage on the abutting sidewalk of 30 metres, and a depth of at least 30 metres;
- b. large development sites may include a single, large scale Urban Square and/or a series of smaller Urban Squares;
- c. Urban Squares shall be designed to reinforce a high quality formalized relationship with its adjacent building use and the streetscape;
- d. Hard and soft landscape elements and features within the Urban Square shall be designed to define and articulate activity areas, circulation, entry points, seating and gathering areas.
- e. Urban Squares shall reflect high quality design and support year round use; and,
- f. Urban Squares in private ownership and a public access easement provided in favour of the City shall ensure that the space is open and accessible to the public at all times, or as identified in the easement agreement shall be built and maintained by the landowner.

12.10.13.7. Map 12.10.A. identifies the planned location for Open Spaces and Urban Squares within the Area Specific Policy area. Minor modifications to the location of planned Open Spaces and Urban Squares are permitted without amendment to this plan.

12.10.14 Community Sustainability

12.10.14.1. All development in the Area Specific Policy area shall have regard for the goals and objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) and consider the action items within the Don River Watershed Plan – Implementation Guide (TRCA 2009) with respect to the regeneration plan for the Upper West Don River subwatershed and specifically the Fisherville Creek.

12.10.14.2 Consistent with policy 9.1.3.3, applications for development in the Area Specific Policy area shall include a Sustainable Development Report that describes how the proposed development supports this plan's objectives regarding environmental sustainability and the requirements of any subsequently approved Community Energy Plan. Sustainable Development Reports shall address at a minimum the following:

- a. energy efficiency;
- b. water conservation;
- c. renewable energy use;
- d. heat island mitigation;
- e. stormwater management; and,
- f. solid waste management.

12.10.15 Implementation

12.10.15.1 This Area Specific Policy shall be implemented using some or all of the following, as provided for under the Planning Act:

- a. the approval of individual draft plans of subdivision/condominium and part lot control exemptions;
- b. the enactment of zoning by-laws;
- c. applicable only on those lands identified as **Mid-Rise Mixed-Use A** on Map 12.10.A, the use of density and height bonusing provisions in exchange for community benefits as identified in **Appendix I – Priority Community Benefits** or as determined by the City;
- d. the execution of Letters of Undertaking and/or registration of site plan agreements;
- e. the use of the Holding Symbol “H”;
- f. the dedication of parkland or cash-in-lieu of parkland;
- g. the use of powers and incentives enabled by a Community Improvement Plan;
- h. the use of development agreements registered on title.

12.10.15.2. To facilitate a coordinated phasing approach to development within the Centre Street Corridor, the requirement for a Development Concept Report as outlined in policy 10.1.1.5. shall apply to the lands identified on Map 12.10.A.

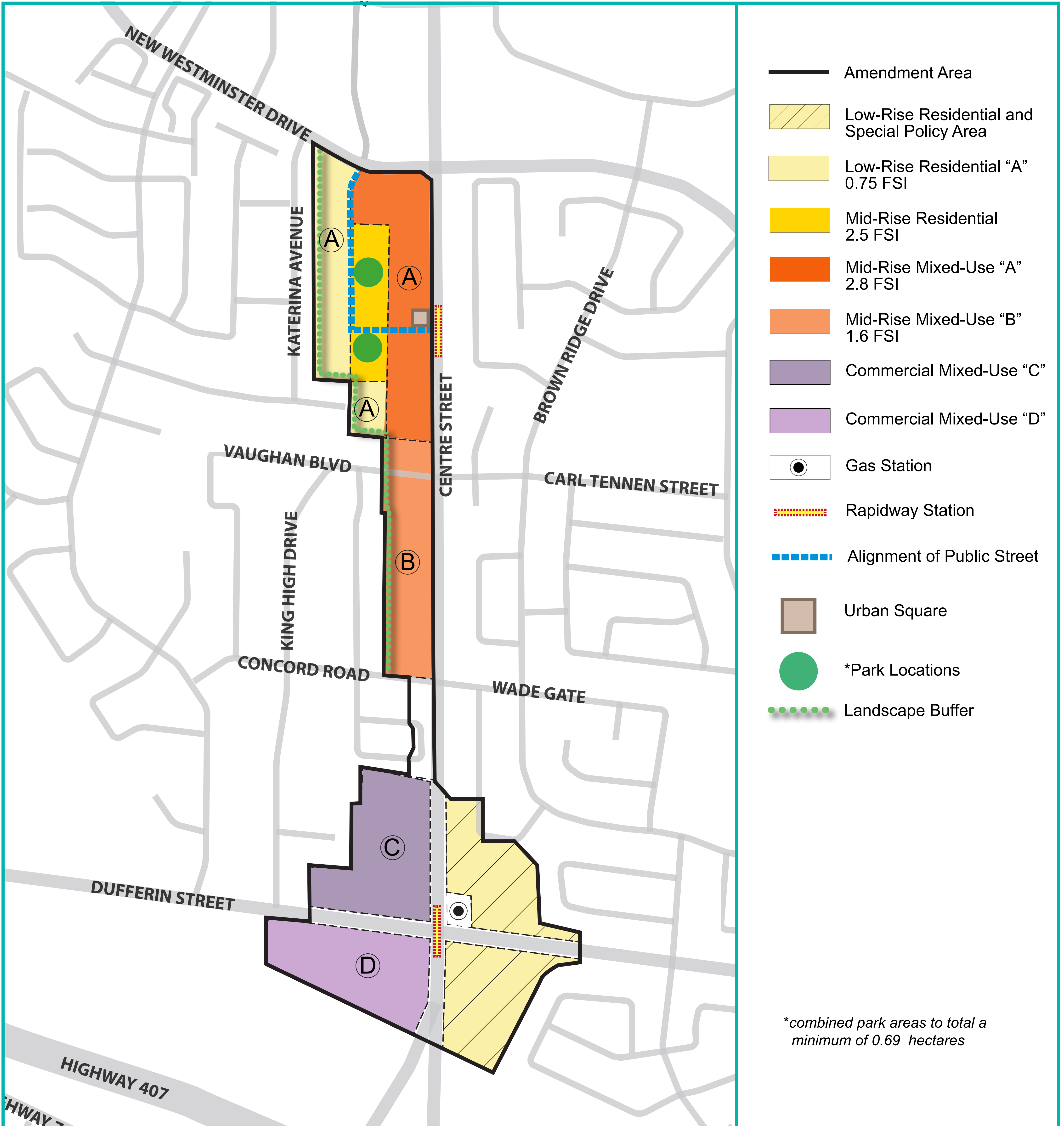
Appendix I – Priority Community Benefits

Monetary contributions secured through Section 37 of the Planning Act should be prioritized towards funding enhanced streetscaping along Centre Street.

In addition, second to the priority of funding for enhanced streetscaping above City established service levels along Centre Street, the following have been identified as Community Service/Facility needs in the Centre Street Corridor and broader Community Planning Area #9 – Thornhill. They should be considered (according to the priority in which they are listed); in addition to the community benefits identified for Section 37 use in the VOP 2010, Volume 1, Section 10.1.2.9:

1. Cultural amenities, including public art and outdoor cultural event space within the boundaries of the subject lands.
2. The provision of community facilities identified by the City as desirable for the planning area, but which are not accommodated in the City's standard levels of service.
3. The following community services/facilities within the broader Community Planning Area #9 – Thornhill:
 - Renewal of existing community centre facilities, library space, and indoor skating arenas as necessary.

Map 12.10.A: Centre Street Corridor



BUILDING HEIGHT MAXIMUMS

Map 12.10.B: Centre Street Corridor

