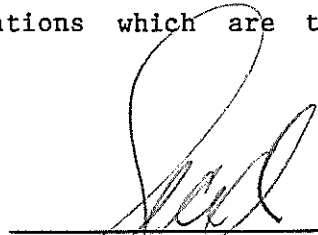


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 264 to the Official Plan of the Vaughan Planning Area, which was approved, with modifications, by the Ontario Municipal Board on the 27th day of July, 1995. The attached text incorporates said modifications which are typed in script.



J.D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 31st day of August, 1995.

DB # 108 FOLIO # 152
ORDLR ISSUE DATE
AUG 18 1995
OB # 1945-5 FOLIO # 167

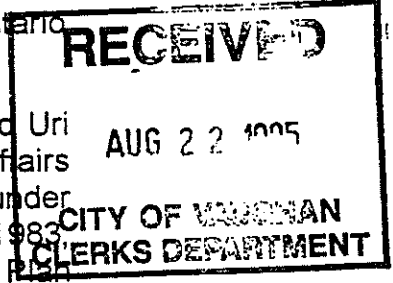


ROBERT AVINOAM

O910072
O910073

Ontario Municipal Board

Commission des affaires municipales de l'Ontario



At the request of Development 2000 Inc. and Uri Saks, the Honourable Minister of Municipal Affairs has referred to the Ontario Municipal Board under subsection 17(11) of the Planning Act, 1983 proposed amendment No. 264 to the Official Plan for the City of Vaughan
Ministry File No. 19-OP-1500-264
O.M.B. File No. 0910072

At the request of 523910 Ontario Limited, the Honourable Minister of Municipal Affairs has referred to the Ontario Municipal Board under subsection 17(11) of the Planning Act, 1983, proposed amendment No. 295 to the Official Plan for the City of Vaughan
Ministry File No. 19-OP-1500-295
O.M.B. File No. 0910073

COUNSEL:

- Robert Avinoam for City of Vaughan
- M.H. Chusid, Q.C. for Uri Saks (in Trust) and Development 2000 Inc.
- J.W. Harbell for Linblasco Investments Inc. and The Prudential Insurance Company of America

**DISPOSITION delivered by J.R. MILLS on July 27, 1995
AND ORDER OF THE BOARD**

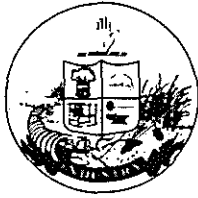
The two OPA's before the Board were initially passed by Council in the late 80's. Subject to both ratepayer and landowner input they have been modified over the years and now in the opinion of the City's planner, represent sound planning for the subject area. The Board accepts his evidence.

History has shown via another development to the east that low density residential development abutting commercial properties on Steeles Avenue West doesn't work. Time has also demonstrated that residential streets are not the place for commercial traffic.

The Board therefore approves the two OPA's as modified in Exhibits 3 and 4 at tabs 15 and 12 respectively and attached as Schedules I and II to this decision. The Board so orders.

J.R. Mills

J.R. MILLS
MEMBER



THE TOWN OF VAUGHAN BY-LAW

NUMBER 160-88

A By-law to adopt Amendment Number 264 to the Official Plan of the Vaughan Planning Area.

The Council of The Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 264 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1", "2" and "3" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 264 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the final day of the passing thereof.

READ a FIRST and SECOND time this 5th day of April, 1988.

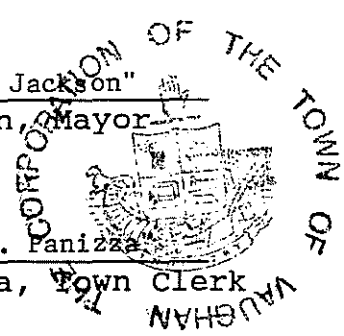
"L.D. Jackson"
L.D. Jackson, Mayor

"R.A. Panizza"
R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 5th day of April, 1988.

"L.D. Jackson"
L.D. Jackson, Mayor

"R.A. Panizza"
R.A. Panizza, Town Clerk





Ontario

0910072
0910073

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

SCHEDULE I

AMENDMENT NUMBER 264
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1", "2" and "3" to Amendment Number 264 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 264.

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

I PURPOSE

The purpose of this amendment is twofold: Firstly, it will redesignate the lands shown as "Area Subject to Amendment No. 264" 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 similarly designated, immediately to the south; and secondly, it will provide for area specific policies relating to the development and landscaping of the subject lands.

II LOCATION

The subject lands are located in the Town of Vaughan being part of Lots 16 to 19 inclusive, Plan 1607. More particularly, the lands are located on the south side of Royal Palm Drive (proposed and existing) from the westerly border of Registered Plan M-2237 to Franklin Avenue. The amendment area has a depth of approximately 41m. The lands are shown in more detail on Schedule "2" to this Amendment.

III BASISBackground to the Preparation of the Amendment

Several applications have been submitted to the Town of Vaughan to amend the Official Plan, the Zoning By-law and existing site development agreements to allow the rear areas of the lots fronting onto Steeles Avenue, west of Hilda Avenue, and east of Franklin Avenue, to be used for commercial parking purposes. The lands subject to the applications are designated "Low Density Residential" by Official Plan Amendment Number 210. It was the intent of Official Plan Amendment Number 70, and subsequent policy documents (the "A1 Neighbourhood Plan and Official Plan

SCHEDULE I

Amendment Number 210) that a municipal road be constructed straddling the boundary of the lands to the north (Registered Plan 3205) and the lands to the south which have frontage on Steeles Avenue. One-half of the road allowance (33 feet) would be provided by the owners to the north in Plan 3205 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 these lands, on both sides of the new road develop in a manner prescribed by the "Low Density Residential" designation contained in the Official Plan.

The implementation of this road commenced with the registration of Plan M-2237. It allowed for the construction of Royal Palm Drive, as the new road is called, from Hilda Avenue to a point just west of the subdivision and into the lands subject to this amendment. The southerly portion of the road allowances has been obtained by the Town, from this point to Franklin Avenue, as a condition of enactment of the zoning by-laws which permitted the commercial uses of the lots fronting on Steeles Avenue.

On October 14, 1986, Council Committee considered two applications to amend existing site plan agreements (Development 2000 Inc., File DA.59.86 and Tadier and Smyth Landscaping, File DA.68.86). It was proposed that commercial parking be permitted on the subject lands in accordance with the existing zoning (Restricted Industrial (M1) Zone under By-law 2523), notwithstanding the residential designation in the Official Plan. In addition, Committee considered a Staff Report which dealt with the status of Royal Palm Drive and land use alternatives. The Committee recommended that an "interim control by-law" be enacted by Council to appropriately deal with the rear portion of the lands in question, namely from Precision

SCHEDULE I

Small Parts, (434 Steeles Avenue West) to the Steeles College Memorial Chapel, (350 Steeles Avenue West). The Committee further recommended that Staff be directed to undertake a study for these lands with respect to land use planning policies. This recommendation was ratified by Council on October 20, 1986 and also on that date, the interim control by-law was enacted. The interim control by-law and the site development application were referred to the Ontario Municipal Board at the request of Development 2000 Inc.

On August 5, 1987, the Ontario Municipal Board adjourned its consideration of the site plan application and the interim control by-law to allow for Council to consider the recommendations of the report prepared in respect of the interim control by-law. In the interim, Development 2000 Inc. submitted Official Plan and Zoning Amendment Applications (Files OP.44.87 and Z.116.87) for the subject lands, proposing redesignation to "General Commercial" and rezoning to General Commercial (C2) Zone under By-law 2523. These applications were considered at a public meeting held on September 22, 1987, concurrently with a report recommending land use policies for the area.

The reports indicated that it would be appropriate to redesignate the lands for commercial purposes. The provision of residential uses on the south side of the proposed Royal Palm Drive would have the effect of having dwellings backing onto the existing commercial plazas. This would bring them into conflict with activities related to the normal operation of commercial uses - loading, garbage pick-up and incidental odours. The juxtaposition of uses in this manner in the immediate area has not been considered successful. Fundamental to this recommendation was the establishment of a buffer between the residential uses to the north and the commercial uses to the south.

SCHEDULE I

The solution favoured would require a 6m wide landscaped strip, fronting on the proposed Royal Palm Drive road allowance consisting of a landscaped berm and a solid fence, located 4m from the edge of the road allowance. This approach has been used successfully in the area and has been approved by the Ontario Municipal Board in one instance.

In respect of the reports, Council directed that the Official Plan be amended to redesignate the lands from "Low Density Residential" to "General Commercial" subject to considerations to be dealt with in more detail in amendments to the Official Plan, Zoning By-laws and Site Development Agreements.

On January 17, 1988, the owner of the lands at the westerly extent of the OPA #264 amendment area submitted separate Official Plan and zoning amendment applications (Files OP.10.88 and Z.22.88 - 593910 Ontario Limited). The lands, being Lot 15, Registered Plan 1607, are noted above as 434 Steeles Avenue, formerly occupied by Precision Small Parts Ltd., a manufacturing firm. As in the other applications, the owner proposed to develop the subject lands for commercial purposes on the basis of the lands being fully designated and zoned for commercial purposes.

Since the preparation of OPA #264, development approvals for the surrounding area have proceeded, including plans for the development of Planning Blocks 1 to 5 of OPA #247. Located to the west of the subject lands, OPA #247 contemplates a combination of high density residential and commercial development. The policies of OPA #247 have an impact on the development of the subject lands insofar as it respects roads and transportation matters. OPA #247 requires, as a condition of the development of the lands, that a new 23m east-west collector road be constructed

SCHEDULE I

along the rear of the properties immediately to the west of the subject lands. This road is to end immediately to the west of Franklin Avenue in a cul-de-sac. It is the intention of Council that the rear portions of the lots to the north be allowed to sever with frontage onto the new road. In order to maximize the development potential of the lots to the north, it is necessary that the turning circle be located approximately 20 m to 25 m into the northerly 41 m of Lot 15, Registered Plan 1607 which affects the developability of the lands to a minor degree. It does, however, affect the landscaping treatment necessary to screen the residential development to the north. In this regard, it was deemed appropriate to exclude these lands from the OPA #264 amendment area. Council in approving the Official Plan Amendment directed that the amendment contain policies that shall:

- a) designate the rear 41 m of the subject lands "General Commercial";
- b) remove the subject lands from the provisions of the proposed OPA #264. The separate amendment shall provide for the differing landscaping requirements and the acquisition of the turning circle.

On July 24, 1989 Vaughan Council passed the following resolution amending the originally approved OPA #264:

"THAT the Ministry of Municipal Affairs be advised that the Town has no objection to deleting Section IV) b) iv) respecting the costing of Royal Palm Drive, but supports all other provisions of Official Plan Amendment #264."

On this basis the amendment to the Official Plan has been modified and prepared accordingly.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

1. Amendment Number 210 to the Official Plan of the Vaughan Planning Area is hereby amended by:

SCHEDULE I

- a) redesignating the lands, hereinafter referred to as the subject lands, shown as "Area Subject to Amendment No. 264" on the Schedule "A" attached hereto as Schedule "1" and on Schedule "2" hereto from "Low Density Residential" to "General Commercial";
- b) Adding the following site specific development policies to Paragraph 2.2.3.6:
 - o) The following policies apply to the lands, described as part of Lots 16 to 19 inclusive, Plan 1607, as shown on Schedule "A" as "Area subject to Amendment No. 264".
 - i) in order to ensure that residential properties to the north enjoy an adequate distance separation from commercial uses, the implementing zoning by-law shall provide for a generous building setback from the south limit of Royal Palm Drive. In addition, the zoning by-law and/or site development agreement shall ensure that servicing areas (loading, garbage, etc.) do not have a negative impact on the buildings to the north,
 - ii) a substantial landscaped strip and privacy fencing shall be provided adjacent to the Royal Palm Drive right-of-way in order to establish a buffer between the commercial uses to the south and the residential use to the north. Conceptually, the landscaped strip and screen shall be provided generally in the manner set out in Schedule "3" to this Amendment and shall be implemented through individual amending zoning by-laws and site development agreements,
 - iii) no commercial access to Royal Palm Drive shall be permitted.

SCHEDULE I

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.

MOOR BAYON # 4

LAND USE Thornhill-Vaughan Community Schedule A

Legend

Residential

- [Symbol] Low Density
- [Symbol] Medium Density
- [Symbol] High Density
- [Symbol] Further Study Area
- [Symbol] Village of Thornhill Heritage District

Commercial

- [Symbol] General Commercial
- [Symbol] Neighbourhood Commercial
- [Symbol] Town Centre Commercial
- [Symbol] Service Station
- [Symbol] Mixed Commercial & Residential
- [Symbol] Local Convenience Commercial

Open Space

- [Symbol] Parkway Belt
- [Symbol] Pedestrian System
- [Symbol] Pedestrian Grade Separation

Institutional

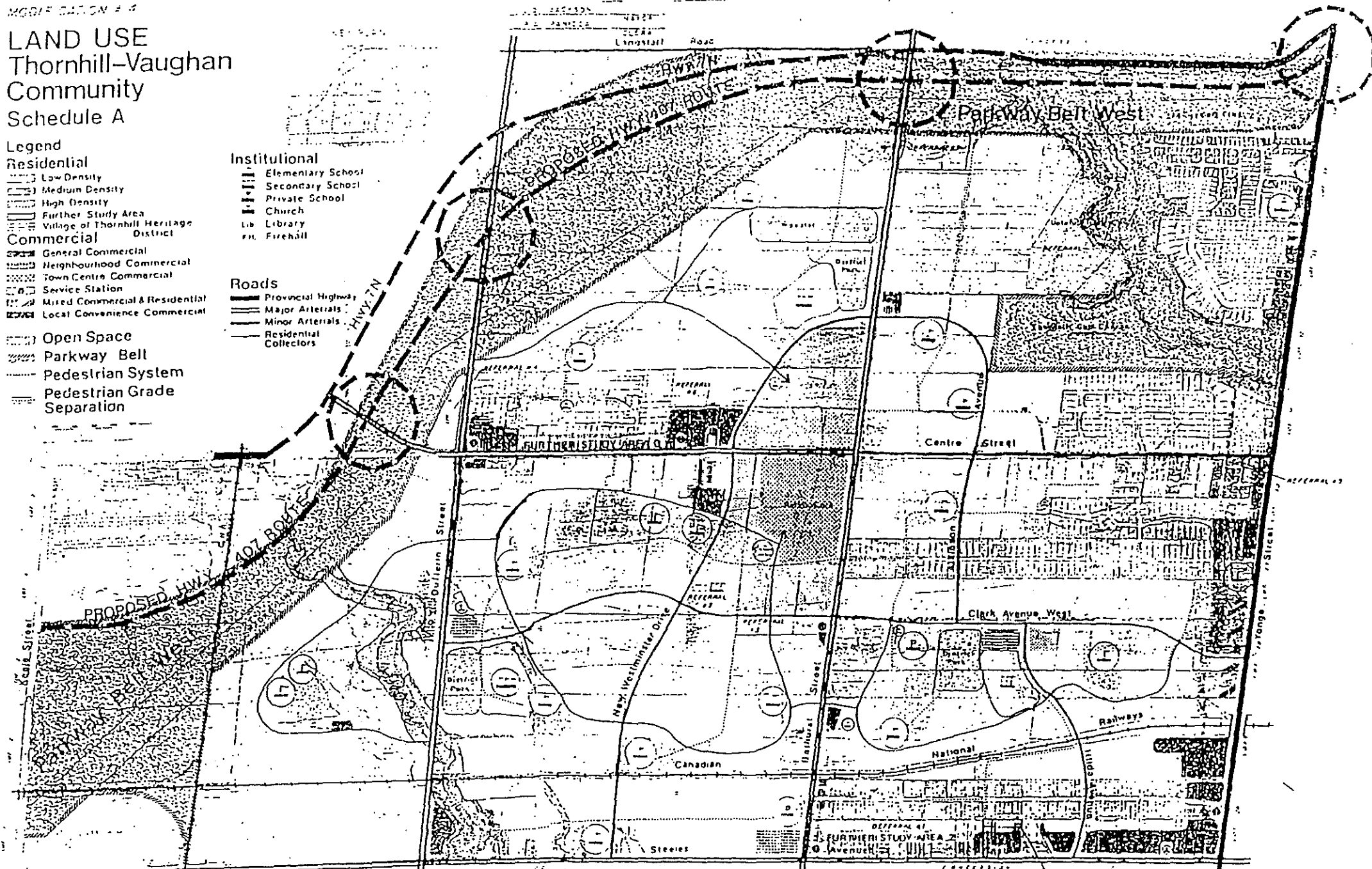
- [Symbol] Elementary School
- [Symbol] Secondary School
- [Symbol] Private School
- [Symbol] Church
- [Symbol] Library
- [Symbol] Firehall

Roads

- [Symbol] Provincial Highway
- [Symbol] Major Arterials
- [Symbol] Minor Arterials
- [Symbol] Residential Collectors

THIS IS SCHEDULE "I"
TO AMENDMENT NO 254
ADOPTED THE 11/27/07 OF COUNCIL

SECTION 11
ARTICLE 22



0910072
0910073

AREA SUBJECT TO
AMENDMENT NO. 254

LEGEND

--- SUBJECT LANDS
LOCATION: PARTS OF LOTS 16, 17,
18 & 19, REGISTERED
PLAN 1607

SCALE: 0 30 m



THIS IS SCHEDULE '2'
TO AMENDMENT NO. 264
ADOPTED THE 31ST DAY OF OCTOBER, 1988.

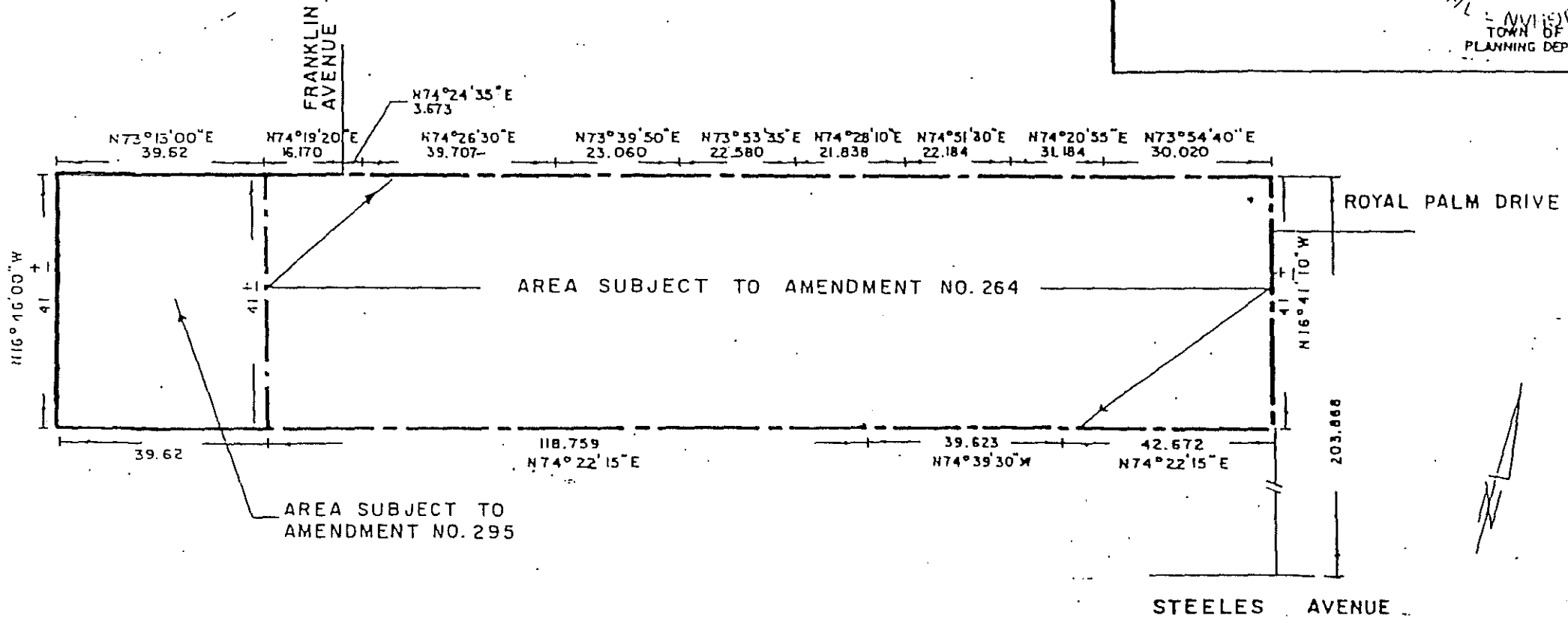
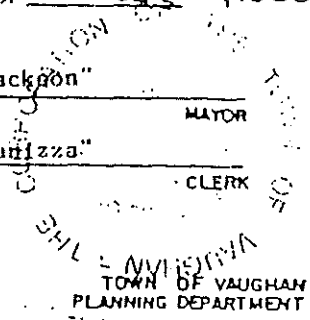
SIGNING OFFICERS

"L.D. Jackson"

MAYOR

"R.A. Panizza"

CLERK



CONCEPTUAL BUFFER DESIGN OFFICIAL PLAN AMENDMENT No. 264

TOWN OF VAUGHAN

THIS IS SCHEDULE '3'
TO AMENDMENT NO. 264
ADOPTED THE 31ST DAY OF OCTOBER, 1988.

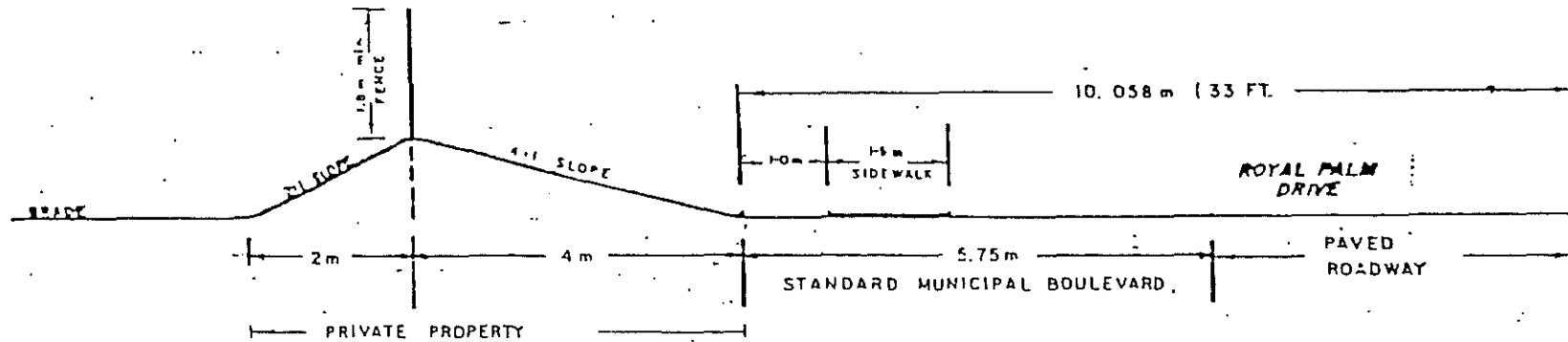
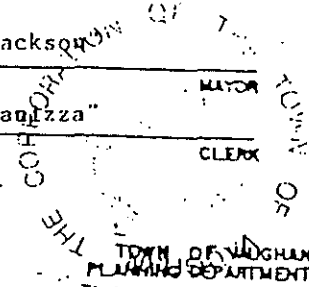
SIGNING OFFICERS

"L.D. Jackson"

MAYOR

"R.A. Paolizza"

CLERK



DATE: 88 /10 / 11



SCHEDULE I

APPENDIX 1

Summary of Council Action

The lands subject to this amendment are located in Lot 26, Concession 1, in the Town of Vaughan. More particularly, the lands are located on the south side of Royal Palm Drive (proposed and existing) from the westerly border of Registered Plan M-2237 to a point approximately 40m west of Franklin Avenue. The amendment area has a depth of approximately 42m.

On September 22, 1987, Vaughan Council considered two staff reports dealing with the subject lands. The first dealt with land use options for the subject lands. This report originated from an interim control by-law enacted by Council on October 20, 1986. The second dealt with site specific Official Plan and Zoning amendment applications submitted by Development 2000 Inc. (Files OP.44.87 and Z.116.87).

In respect of the report recommending land use options for the subject lands, Council adopted the following motion:

1. Those lands east of Franklin Avenue and west of the current end of Royal Palm Drive, shown as Subject Lands on Attachment #1, be redesignated from Low Density Residential to General Commercial, and be rezoned from Restricted Industrial (M1) Zone and Second Density Residential (R2) Zone to an appropriate commercial zoning, subject to the following:
 - a) that prior to approval of the zoning by-law, all respective landowners shall provide the following:
 - i) the owner shall agree to provide a 4m landscape strip adjacent to the 10m road allowance at the north end of the subject lands to be used for the purposes of providing a landscape buffer/screen,
 - ii) the dedication of a 0.3m reserve along the entire length of the adjusted northerly lot line,
 - iii) a minimum 1.5m to 1.8m high solid wood screen fence at the mutual property line, to the satisfaction of the Vaughan Property & Parks and Planning Departments,
 - iv) that 50% of the cost of the construction of Royal Palm Drive be paid by the owner to the south.
2. That the cross-section shown on Attachment #5 to this staff report be adopted as the conceptual buffer design for the south side of Royal Palm Drive, adjacent to non-residential uses.:

In respect of the applications submitted by Development 2000 Inc., Council adopted the following motion:

"THAT Official Plan Amendment Application OP.44.87 and Zoning Amendment Application Z.116.87 (Development 2000 Inc. and Uri Saks, In Trust) BE APPROVED subject to the following:

SCHEDULE I

1. That the portion of the subject lands currently designated Low Density Residential be redesignated to General Commercial, to be utilized only for the purposes of parking automobiles, in conjunction with the retail plaza on the southern portion of the subject lands.
2. That By-law 2523 as amended by By-law 263-85 and 306-85 be amended to rezone the northerly portion of the subject lands from Restricted Industrial (M1) Zone * to General Commercial (C2) Zone, to permit only the parking of automobiles in conjunction with the retail plaza to the south.
3. That as a condition of approval, the owner:
 - a) shall agree to provide a 4 m landscape strip adjacent to the 10 m road allowance at the north end of the subject lands, to be used for the purpose of providing a landscape buffer/screen;
 - b) construct a minimum 1.5 m to 1.8 m high fence in conjunction with a berm constructed in the manner shown on Attachment #3 to this staff report;
 - c) install a minimum 2.0 m landscaped area on the south side of the proposed fence in the manner shown on Attachment #3 to this staff report;
 - d) convey a 0.3 m reserve along the adjusted northerly lot line to restrict commercial access to Royal Palm Drive.
4. That the site plan agreement be amended and approved by Council Committee to indicate the parking area, the buffer area and the 0.3 m reserve.
5. That prior to the execution of the site plan agreement, the requirements of the Vaughan Engineering Department regarding stormwater management study, engineering and grading plans be fulfilled.
6. That the comments of Metropolitan Toronto Planning Department be fulfilled.
7. That 50% of the construction of Royal Palm Drive be paid for by the owner to the south."



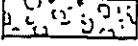


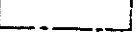
*Denotes correction to original Council Minutes of September 22nd, 1987.

On July 24, 1989 Vaughan Council passed the following resolution:

"THAT the Ministry of Municipal Affairs be advised that the Town has no objection to deleting Section IV) 1) b) iv) respecting the costing of Royal Palm Drive, but supports all other provisions of Official Plan Amendment #264."

APPENDIX II
EXISTING LAND USE
OFFICIAL PLAN AMENDMENT NO. 264
TOWN OF VAUGHAN

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE
-  INDUSTRIAL
-  AGRICULTURAL
-  AREA SUBJECT TO AMENDMENT No. 264

DATE: 88 / 10 / 11

SCALE: 0  600 FT.

