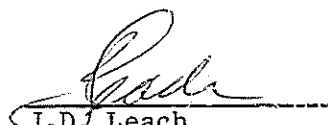
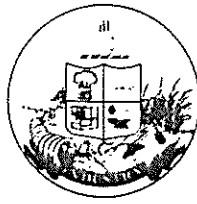


I, JOHN D. LEACH, Deputy Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 285 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 25th day of August, 1989.


J.D. Leach
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 19th day of September, 1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 470-88

A By-law to adopt Amendment Number 285 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 285 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule 1, 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 285 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 and SECOND time this 31st day of October, 1988.

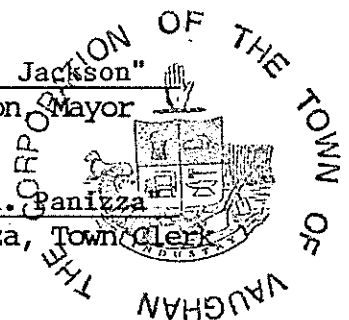
"L.D. Jackson"
L.D. Jackson, Mayor

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

READ a THIRD time and finally passed this 31st day of October, 1988.

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

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



AMENDMENT NUMBER 285
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following text and Schedule "1" entitled "Schedule "1" to Official Plan Amendment No. 285" constitute Amendment Number 285 of the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of this Amendment is Appendix "1".



I PURPOSE

The purpose of this Amendment is to amend the provisions of the Official Plan of the Vaughan Planning Area as amended by a Provincial Order in Council which incorporated the Parkway Belt West Plan into the Vaughan Official Plan. Specifically, this Amendment will increase the maximum permitted lot coverage on lands designated "Special Complementary Use Area" east of Jane Street, being part of Lot 2, Concession 4, in the Town of Vaughan. Presently, the maximum lot coverage for these lands is 20%. This Amendment allows for a maximum coverage of 40%, provided that certain design guidelines and development standards are met in order to implement the prestigious industrial development envisioned for the Parkway Belt. Therefore, this Amendment also establishes performance standards for development on the subject lands.

II LOCATION

The lands subject to this Amendment which are shown as "Area Subject to Amendment No. 285" on Schedule "1" attached hereto, are located immediately north of the CNR (York Subdivision) on the east side of Jane Street, being part of Lot 2, Concession 4, Town of Vaughan. The lands fall within Parkway Belt West Plan area.

III BACKGROUND

During the past two years, the Town of Vaughan has received numerous official plan and zoning amendment applications to develop lands within the Parkway Belt. These applications cover approximately 185 ha being virtually all of the privately owned vacant land within the "Special Complementary Use Area" of the Parkway Belt West Plan. The applications all propose an increase in lot coverage to a

maximum of 40%. It was considered appropriate to assess the overall implications of such applications and if considered appropriate, establish more restrictive development guidelines to ensure that the goals and objectives of the Parkway Belt West Plan are achieved.

On April 23, 1987, Vaughan Council held a public hearing to consider the applications including the subject proposal as a consolidated item. Council reviewed the matter and directed that a comprehensive amendment be prepared to increase the lot coverage subject to strict development and design guidelines.

On April 18, 1988, Council held a public hearing to consider the zoning by-law application to permit the increase in lot coverage from the current 20% to 40%. The lands are presently developed with a single storey, 13,420m² industrial warehouse building and a 1,420m² accessory office use. The applicant proposes to develop a total 26871.m² gross floor area industrial development on the lands. Council approved the zoning by-law application subject to conditions.

The Ministry of Municipal Affairs is aware of the subject official plan and zoning by-law amendment applications within the "Special Complementary Use Area" and has suggested that this Amendment proceed as a site specific amendment.

IV BASIS

The subject lands are presently designated "Special Complementary Use Area" under the provisions of the Parkway Belt West Plan, which forms part of the Official Plan for the Vaughan Planning Area. The policies of the "Special Complementary Use Area" as identified by the Plan restrict lot coverage to a maximum of 20% for undeveloped lots and a

maximum 25% for existing developed lands. One storey is the maximum permitted building height for industrial buildings with a two storey maximum height for associated office uses. These restrictions were applied to this section of the Parkway Belt to maintain the open space character and to encourage large prestige industrial users within the Highway #407 industrial corridor. An amendment to the Official Plan to permit an increase in lot coverage and building height for office buildings with the "Special Complementary Use Area" of the Parkway Belt is based on the following considerations:

1. The subject lands represent a logical extension of the Highway #400/Highway #7 and Steeles Avenue industrial development area. The suitability of these lands for industrial purposes was recognized in the "Special Complementary Use Area" provisions applied to these lands with the approval of the Parkway Belt West Plan in 1978.
2. The Highway #407 corridor represents a prime industrial area within the Town of Vaughan. It is anticipated that this area will attract prestige industrial and office uses due to its proximity to the Provincial Highway system.
3. Prestige industrial uses within the Town are most often associated with large single user industrial development. This type of development will often feature a substantial office component, whether as a part of the industrial use or as a freestanding structure, with significant landscaping provided on the site. In this regard, coverage limitations are often not an assurance of quality in a landscaped open space setting. In order to encourage prestige industrial uses and to maintain the Parkway Belt objectives, lot coverage can be increased based on implementing certain

performance standards directed to achieve a prestige form of development.

4. The development policies of this Amendment will form a basis for formulating more definitive industrial development control standards. In this regard, this document will augment the present policies of the Parkway Belt Plan to ensure the maintenance of landscape features, architectural control and the protection of environmental features.
5. Industrial development as outlined in the "Details" section of this Amendment is consistent with the existing pattern of development within this segment of the municipality.
6. The subject lands are presently developed with a single user industrial building. Development applications are presently filed with the Town for approval of further industrial development on the subject lands in the form of an addition to the existing building. The current policies of the Plan do not encourage a form of development which is conducive to the "Special Complementary Use Area" within and around the Highway #407 corridor. It is appropriate, therefore, to provide more detailed development policies than those that are presently included in the Parkway Belt West Plan prior to considering any implementing development control by-laws.

V DETAILS OF THE ACTUAL AMENDMENT
AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area as amended by the Parkway Belt West Plan is hereby amended as follows:

1. The lands subject to this Amendment, shown as "Area Subject to Amendment No. 285" on Schedule "1" hereto, shall retain their "Special Complementary Use Area" designation in accordance with the policies of the Parkway Belt West Plan. The following additional provisions apply to the subject lands:

a) Paragraph (iii) of Clause 6.5.3 a) shall not apply to the subject lands.

b) The following site specific policies shall apply:

i) Buildings and structures associated with industrial uses may have a maximum lot coverage of 40%, exclusive of parking.

Industrial uses including office development, open space, parks and recreational uses shall be permitted. Freestanding low rise office buildings may have a maximum Floor Space Index of .4 times lot area.

The specific floor space or coverage permitted shall be established in the implementing zoning by-law for development having regard for the policies of this Plan.

ii) Minimum lot size of the subject lands shall be 6 ha.

The said lands shall be developed as a prestige industrial use being principally large single user industrial buildings containing a related office component. Buildings with such uses shall exhibit a high level of architectural design and landscaping standards.

iii) Prior to final approval of the implementing site development plan, a landscape plan shall be approved by the municipality for the subject lands to ensure distinctive high quality industrial development, providing design components conducive to the Parkway Belt Plan objectives.

The landscape plan shall identify landscaping features at the entrance to the subject lands and adjacent to the Beechwood Cemetery.

- iv) Traffic and servicing requirements shall be assessed for all development proposals in consultation with the appropriate agencies or road authorities.
- v) No uses are permitted which might create obnoxious sounds, odours, fumes, or vibrations.
- vi) All uses except parking shall be enclosed.
- vii) Adequate parking facilities shall be provided on the lands for employees and visitors. These facilities shall be landscaped, suitably screened, and paved with a dust-free all-weather surface.
- viii) No outside storage of goods or materials shall be permitted.
- ix) Development shall occur in such a manner as to secure a prestigious, well landscaped development form which will serve as an enhancement to Jane Street streetscape.

- x) Ample landscaping, tree planting, and berms shall be provided on the site. This landscaping shall use predominantly native species to complement natural features.
- xi) Wooded areas, hedgerows, watercourses, wetlands and trees shall be protected to the maximum possible degree.
- xii) Development shall be based on sound contemporary water management practices including objectives of zero increase run-off, the maintenance and improvement of water quality, the recharge of ground water aquifers and the maintenance of natural wildlife habitats. All stormwater discharge to receiving water courses shall meet the Ministry of the Environment water quality objectives for surface water.
- xiii) All other conditions required to secure the provisions of the Plan shall be satisfied.

VI IMPLEMENTATION

The policies of this Amendment shall be implemented through the processing of amendments to the Town of Vaughan Restricted Area Zoning By-law and site plan approval in accordance with the Planning Act.

V 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.

PART OF LOT 2, CONCESSION 4

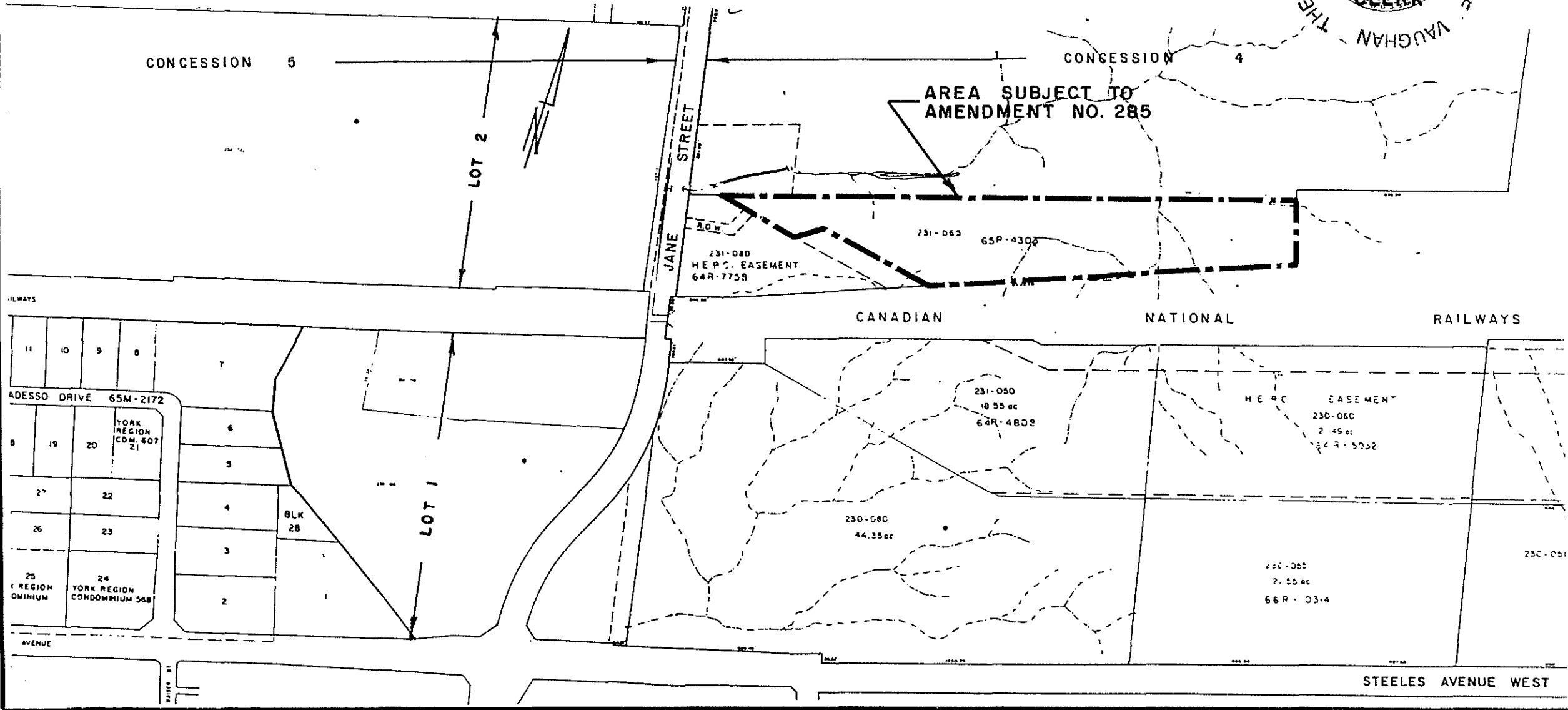
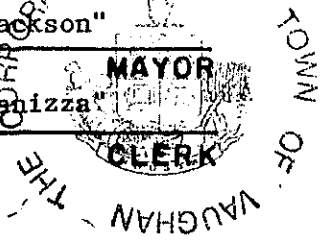
DATE: 88/09/12

SCALE: 0  500 FT.

THIS IS SCHEDULE 'I'
TO AMENDMENT NO. 285
ADOPTED THE 31ST DAY OF OCTOBER, 1988.

"L.D. Jackson"

"R.A. Panizza"



STEELES AVENUE WEST

APPENDIX "1"

This Amendment arises from a number of applications to amend the Vaughan Official Plan as amended by the Parkway Belt West Plan to permit an increase in lot coverage from the present 20% maximum, and 25% where buildings presently exist on the lands, to a 40% maximum.

The item was considered at a Public Hearing of Council dated April 23, 1987. Notification of the public hearing was advertised in local newspapers pursuant to Section 34 of the Planning Act. The following is an excerpt from the minutes of the April 23 Council meeting regarding this Amendment.

"PARKWAY BELT OFFICIAL PLAN AND LOT COVERAGE POLICY DRAFT OFFICIAL PLAN AMENDMENT #253"

ORIGIN

Proposal to amend the Official Plan pursuant to Section 17 of the Planning Act.

LOCATION

The location of the lands subject to this proposed Official Plan Amendment are east of Pine Valley Drive and west of the CNR Newmarket Line, being all lands designated "Special Complementary Use Area" within the Parkway Belt West Plan. These lands are further described as part of Lots 2 and 3, Concessions 3, 4, 5 and 6, in the Town of Vaughan.

PROPOSAL

To amend the Vaughan Official Plan as it applies to certain lands within the Parkway Belt West Plan by permitting a maximum 40% lot coverage. Presently, Section 6.5.3(1) of the Parkway Belt West Plan permits a maximum lot coverage of 20% where no industrial buildings or structures exist on the lands, and a maximum lot coverage of 25% where industrial buildings existed upon the lands on the date of the adoption of the Parkway Belt West Plan.

The Director of Planning outlined the proposed change to the lot coverage policy for lands designated Special Complementary use Area in the Parkway Belt West Plan.

Mr. L. Longo, Solicitor for Rose Park Investments Limited, requested Council to consider the following matters.

1. That Council recognize the lack of clarity in the performance standard provisions as outlined on page 1.3 of the Staff Report specifically in (d) with respect to incorporating significant office components at key locations.
2. That Council recognize that Item (a), single user industrial buildings adjacent to highway #407, was an onerous standard to place upon the developer who might wish to place compatible users in industrial buildings at this location.

Mr. Longo requested that further discussion take place with staff on these matters and that he be kept apprised of the developments with respect to the application.

Council passed the following resolution:

1. That Proposed Official Plan Amendment #253 (Parkway Belt Official Plan and Lot Coverage Policy) BE APPROVED and that the Official Plan Amendment include performance standards to ensure the open space character of the Highway #407 corridor and that prestige industrial uses shall be developed on the subject lands.
2. That the height restriction be increased to a maximum of four storeys for office buildings, providing a maximum floor space index of .4."