

I, ROBERT M. PRENTICE, 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 243 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 20th day of May, 1987.



R.M. Prentice
Deputy Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 5th day of June, 1987.

THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 84-87

A By-law to adopt Amendment Number 243 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 243 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 243 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.

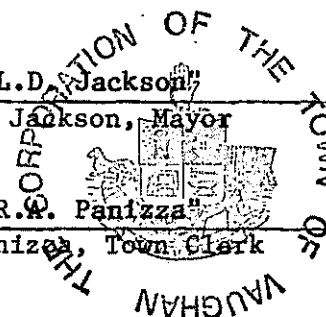
READ a FIRST and SECOND time this 16th day of February, 1987.

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

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

READ a THIRD time and finally passed, this 16th day of February, 1987.

"L.D. Jackson"
L. D. Jackson, Mayor
"R.A. Panizza"
R. Panizza, Town Clerk

The seal of the Corporation of the Town of Vaughan is circular. It features a central coat of arms with a shield, a crown on top, and a banner below. The words "CORPORATION OF THE TOWN OF VAUGHAN" are written around the perimeter of the seal.

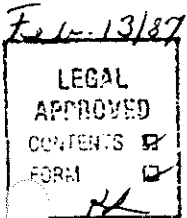
AMENDMENT NUMBER 243

TO OFFICIAL PLAN

OF THE VAUGHAN PLANNING AREA

The following text and Schedule '1' to Amendment Number 243 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 243.

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



I PURPOSE

The purpose of this Amendment is to grant a site specific exception to Official Plan Amendment Number 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan), to permit the construction of a two-storey business/professional office building on the subject lands.

The subject lands are currently designated "Residential" by Amendment Number 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan), and are located within Neighbourhood 3 of the Maple Community.

This Amendment Number 243 provides detailed policies respecting the development of this lot for a business/professional office building. These policies address such matters as:

- . the harmonious interface between commercial and residential uses;
- . access and parking facilities;
- . appropriate site plan design including landscaping.

II LOCATION

The site shown on Schedule "1" hereto as "Area Subject to Amendment No. 243" is located on the southwest corner of Major Mackenzie Drive and Jackson Street, being part of Lot 20, Concession 4, Town of Vaughan. The lands have a frontage of 18.9 metres on the south side of Major Mackenzie Drive and about 55.23 metres flankage on the west side of Jackson Street. The area of the lot is approximately 1002.15 square metres.

III BASIS

The decision to amend the Official Plan to permit the business/professional office use in this area is based on the following considerations:

- a) The subject site fronts onto Major Mackenzie Drive, an arterial road. This road is the major thoroughfare through

the community of Maple. To minimize traffic impact on Major Mackenzie, access to the site will be from Jackson Street, a local residential street;

- b) OPA #150 provides for a mixing of commercial and residential uses along the frontage of Major Mackenzie Drive and Keele Street. Under a controlled situation, the proposed use can provide a harmonious interface between the commercial core area to the north and the surrounding residential area to the west and south. The Amendment will limit the use of the subject site to a business/professional office only. In addition, the Amendment will contain policies respecting the design of the site, including the landscaping, screening and intensity of development.
- iii) The north side of Major Mackenzie Drive, across from the subject site is designated "Maple Commercial Core Area" under OPA #150. Permitted uses include retail stores, personal service shops, business and professional offices, restaurants, public uses and cultural entertainment facilities. The proposed use, therefore, will not conflict with uses on the north side of Major Mackenzie Drive.
- iv) The subject lands have access to municipal sanitary sewers and water supply.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

- 1. Amendment Number 150 to the Official Plan of the Vaughan Planning Area (Maple Community Plan) is hereby amended by providing the following site specific policies in respect of the lands shown as "Area Subject to Amendment No. 243" on Schedule '1' hereto.
 - i) the site may be used for the development of a 2 storey business/professional office building with a maximum gross floor area of 400 m² devoted to office uses.
 - ii) the proposed development shall be functionally and aesthetically compatible with existing buildings and streetscapes of historical and architectural merit in the area; the proposed building shall not materially change

the existing residential character of the lot, and the development of the lot shall not prejudicially affect the amenity of the adjacent residential uses.

- iii) to minimize traffic impact on Major Mackenzie Drive, vehicular access to the Subject Lands shall be obtained only from Jackson Street.
- iv) adequate and conveniently located off-street parking facilities which are well-screened and buffered from any adjacent residential use shall be provided at locations accessible to the vehicular system and pedestrian traffic flows.
- v) pedestrian linkages which are to be finished and landscaped for pedestrian traffic and which avoid conflicts with vehicular traffic shall be provided.
- vi) visual screening, planting and fencing shall be provided between this commercial use and the adjacent residential area.
- vii) no development shall occur until storm water drainage plans for the site have been prepared and approved, to the satisfaction of the Town of Vaughan.
- viii) prior to the issuance of a building permit for the subject lands, the Owner shall submit to the Town of Vaughan for approval, a detailed site plan of the subject lands.

V IMPLEMENTATION

It is intended that the policies of this Amendment shall be implemented through an amendment to the Vaughan Restricted Area Zoning By-law and through a site plan agreement pursuant to Section 40 of the Planning Act, 1983.

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.

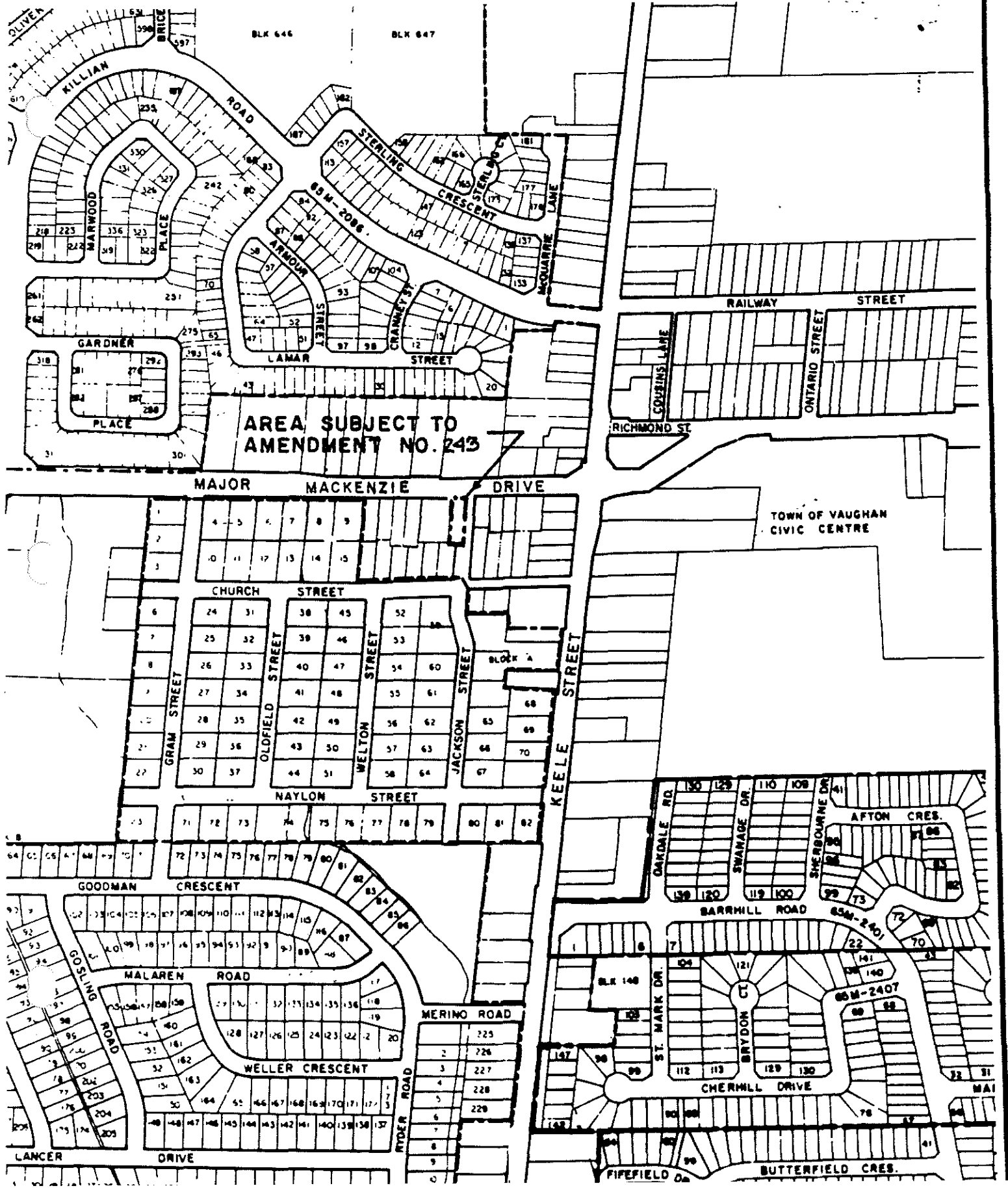
THIS IS SCHEDULE "1"
 TO AMENDMENT NO. 243
 ADOPTED THE 16TH DAY OF FEBRUARY, 1987.

"L. D. Jackson" MAYOR
 "R. A. Panizza" CLERK
 THE TOWN OF VAUGHAN

PART OF LOT 20, CONCESSION 4

DATE : 86 / 12 / 09

SCALE : 0 500 FT.



APPENDIX '1'

SUMMARY OF COUNCIL ACTION

The lands subject to this application are located at the southwest corner of Jackson Street and Major Mackenzie Drive in Maple, being part of Lot 20, Concession 4 in the Town of Vaughan. The purpose of this amendment is to grant a site specific exception to the "Residential" policies of Amendment Number 150 (Maple Community Plan) in order to permit the construction of a business and professional office on the subject lands.

On November 4th, 1986, Vaughan Council held a public hearing in respect of this application. At the hearing seven people attended to speak in favour of the application. Two persons attended to speak in opposition to the proposal. The reasons for opposition included the adequacy of parking on the site, storm water drainage problems and the appropriateness of the proposed use. Those in favour of the proposal contended that it was an appropriate type of development for the Maple Core Area and that residential uses on the site were either impractical or inappropriate on the site.

In respect of the above, Council adopted the following motion:

"THAT Official Plan Amendment and Zoning By-law Amendment Applications OP.38.86 and Z.40.86 (Dr. Carlo Ammendolia) BE APPROVED, subject to the following:

1. That the Official Plan Amendment provide for the following:
 - a) a site specific amendment to OPA #150 to permit the subject lands to be used for the purposes of business and professional offices;
 - b) policies respecting site design similar to that provided by Paragraph 1.4(1) of OPA #150.
2. That prior to the enactment of the implementing by-law, Council Committee shall approve a site plan, which will form a schedule to the by-law.
3. That the implementing by-law include the following provisions:
 - a) the building shall have a maximum of two storeys;
 - b) parking shall be provided on the basis of 3.5 spaces per

100 m² of floor area, for office uses;

- c) a definition of business and professional office;
- d) the yard requirements set out in the report and as established through the site plan approval process.

4. That as a condition of site plan approval, the relevant road widenings be conveyed to the Town of Vaughan and Region of York.




APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 243
TOWN OF VAUGHAN

PART OF LOT 20, CONCESSION 4

LEGEND

-  LIMITS OF THIS AMENDMENT
-  COMMERCIAL
-  RESIDENTIAL

DATE: 86/12/09

SCALE: 0  500 FT.

