
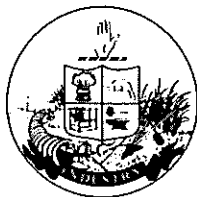


I, ROBERT A. PANIZZA, Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 279 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs with modifications, on the 21st day of September, 1989. The attached text incorporates said modifications.



R. A. Panizza
Town Clerk
Town of Vaughan

DATED at the Town of Vaughan
this 4th day of October, 1989.



THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 404-88

A By-law to adopt Amendment Number 279 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 279 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 279 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 19th day September, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

R.A. Panizza, Town Clerk


READ a THIRD time and finally passed this 19th day of September, 1988.

"L.D. Jackson"

L.D. Jackson, Mayor

"R.A. Panizza"

R.A. Panizza, Town Clerk



AMENDMENT NUMBER 279
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" entitled "Schedule "1" to Amendment No. 279 to the Official Plan of the Vaughan Planning Area" attached hereto constitute Amendment No. 279.

Also attached hereto but not forming part of this Amendment are Appendices I and II.

Sept. 9/88
LEGAL
APPROVED
COMMENTS
FORM
TAC/pl

I PURPOSE

The purpose of this Amendment is to amend Amendment No. 107 to the Official Plan of the Vaughan Planning Area (Vaughan-Four Hundred Industrial Estates) in order to develop a larger office development on the lands at the northwest corner of Edgeley Boulevard and Highway No. 7 than is currently permitted. Particularly, exceptions to the "Service Commercial" policies will be provided to exempt the subject lands from policies which restrict office developments to two acres in area and which limit the gross floor area provided on the site to .5 times the lot area. Additionally, policies in this Amendment will restrict the development of the site to offices and accessory uses.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the northwest corner of Edgeley Road and Highway No. 7. The subject lands comprise part of Lot 6, Concession 5, in the Town of Vaughan and are shown on Schedule "1" hereto.

III BASIS

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

1. The subject lands are considered to have excellent potential for larger scale office development. The site has, or will have access to exceptional transportation facilities in the form of Provincial Highways Numbers 7 and 400, and ultimately, Provincial

Highway No. 407. In this regard, the subject lands and the general area can be seen to be important in both a local and regional context. This can be best recognized by enhancing the development potential of the subject lands.

2. The subject lands will benefit from the urban design potential engendered by larger scale office development. A building form of more substantial height and massing will create a physical counterpoint to the surrounding lowrise industrial development. This will contribute to the development of a focus of major buildings around the Highway No. 400/Highway No. 7 intersection.
3. In order to maintain an appropriate scale of development, the Amendment will place certain limitations on the type and intensity of development. The Amendment provides for development of a site of 1.22 ha (3.0 acres) with a maximum gross floor area based on one and a half (1.5) times coverage. This would result in a development with a maximum gross floor area of approximately 18,211.5 sq.m (196,003.36 sq.ft.) This would be limited to business and professional office uses with limited ancillary uses.
4. A right-of-way in favour of the lands to the west (Lea-Don Canada Limited) is provided over the subject lands to allow for a connection to Edgeley Road. Further examination of alternate accesses to the property to the west will be undertaken in the review of draft plans of subdivision 19T-88021 (Romdon Estates Limited and Uniyork Investments Ltd.) and 19T-88024 (Lea-Don Canada Limited).

DETAILS OF THE ACTUAL AMENDMENT AND
POLICIES RELATIVE THERETO

Amendment Number 107 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following subparagraph to paragraph 2.2.3 "Service Commercial Areas":

"(e) Notwithstanding the provisions of paragraph 2.2.3 a), the following policies shall apply to the lands shown as "Area Subject to Amendment No. 279" on Schedule "1" to Amendment Number 2979 to the Vaughan Official Plan:

- i) the subject lands shall be used only for the purposes of a business and professional office building, including uses ancillary thereto such as banks, restaurants, retail stores, health centres and personal service uses provided that the ancillary uses are limited to 15% of the total gross floor area of the office building and are confined to the ground floor only;
- ii) the maximum gross floor area shall not exceed *one and a half (1.5)* times the lot area;
- iii) the area devoted to the right-of-way in favour of the lands to the west (Lea-Don Canada Limited) over the subject lands, shall be included as lot area for the purposes of calculating the maximum gross floor area. The Town in considering the adjacent draft plans of subdivision, (File 19T-88021 - Romdon Estates Limited and Uniyork Investments Ltd. and 19T-88024 - Lea-Don Canada Limited), will investigate the

opportunity for other accesses to the property to the west in addition to the existing right-of-way. The implementing site plan agreement shall ensure that the right-of-way is attractively treated."

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented through an amendment to the Vaughan Zoning By-law and the execution of a site development agreement, pursuant to the Planning Act.

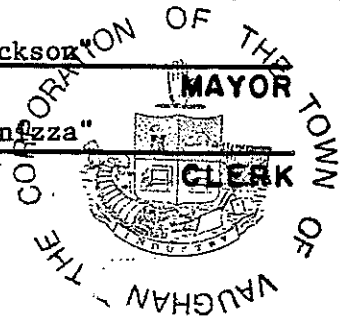
VI INTERPRETATION

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

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 279
ADOPTED THE 19TH DAY OF SEPT., 1988.

"L.D. Jackson"

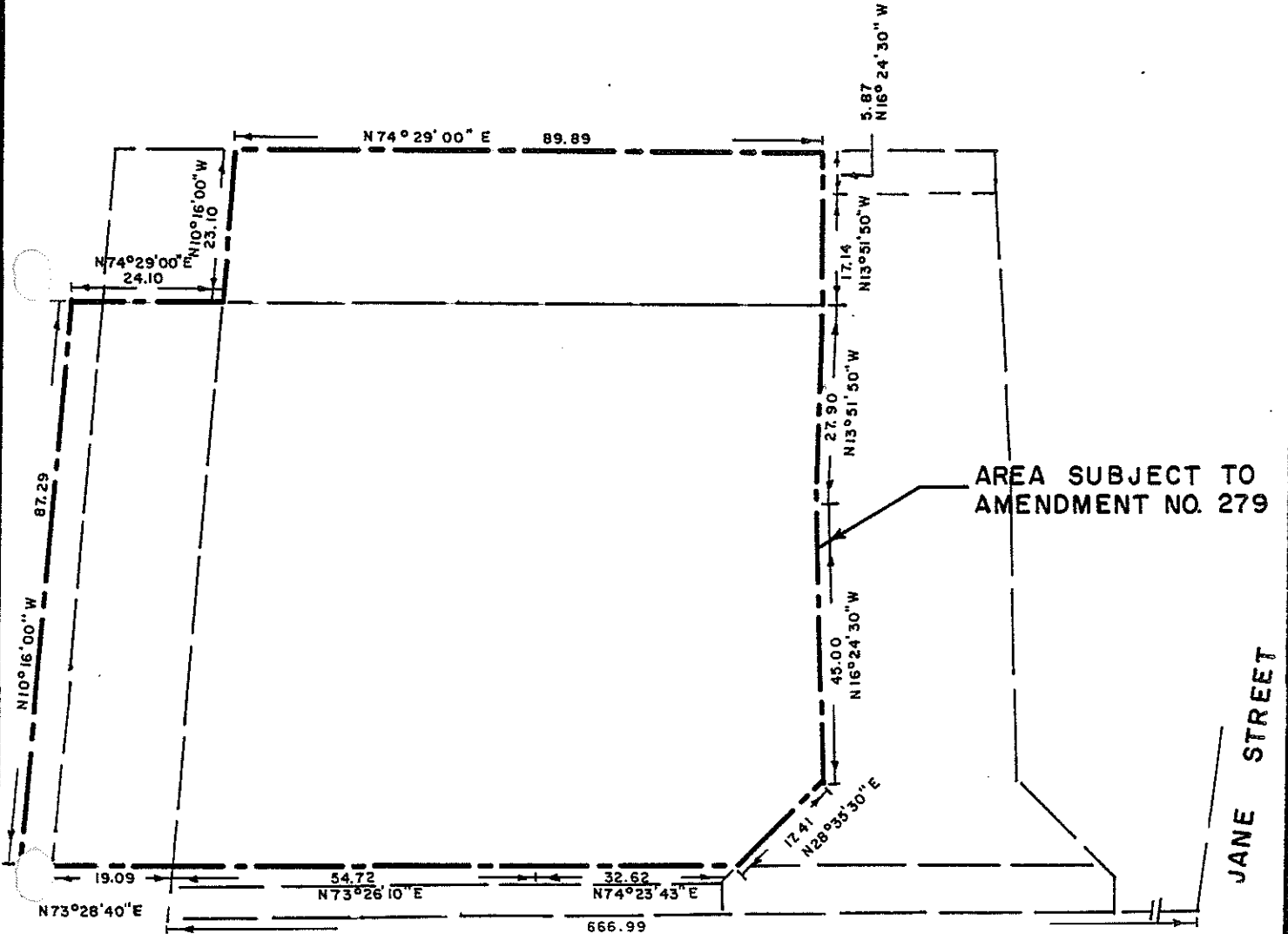
"R.A. Panizza"



PART OF LOT 6, CONCESSION 5

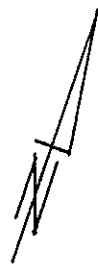
DATE : 88 / 05 / 18

SCALE : 0  25m



HIGHWAY NO. 7

JANE STREET



APPENDIX I

Council Action

The subject lands are located at the northwest corner of Highway No. 7 and Edgeley Boulevard in the Vaughan-400 Industrial Park, being part of Lot 6, Concession 5 in the Town of Vaughan.

The purpose of this amendment is to amend OPA #107 to delete the requirement of a maximum .8 ha (2 acre) lot area for major office development in the "Service Commercial Area" adjacent to Highway No. 7.

On April 6, 1988, Vaughan Council held a public hearing meeting in respect of Official Plan and Zoning Amendment Applications OP.16.88 and Z.34.88 (Romdon Estates/Uniyork Investments Limited). In respect of the above, Council adopted the following motion:

- "1. THAT Official Plan Amendment Application OP.16.88 and Zoning By-law Amendment Application Z.34.88 (Romdon Estates/Uniyork Investments Limited) to delete the 0.8 ha maximum lot area requirement for office development and increase the gross floor area requirement to 1 times coverage, BE APPROVED.
2. THAT the implementing Official Plan Amendment also include development policies which recognize the strategic importance of the subject lands by requiring that major office development occur on the subject lands, and specifying office development policies, including access to the adjacent lands to the west."

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 279
TOWN OF VAUGHAN

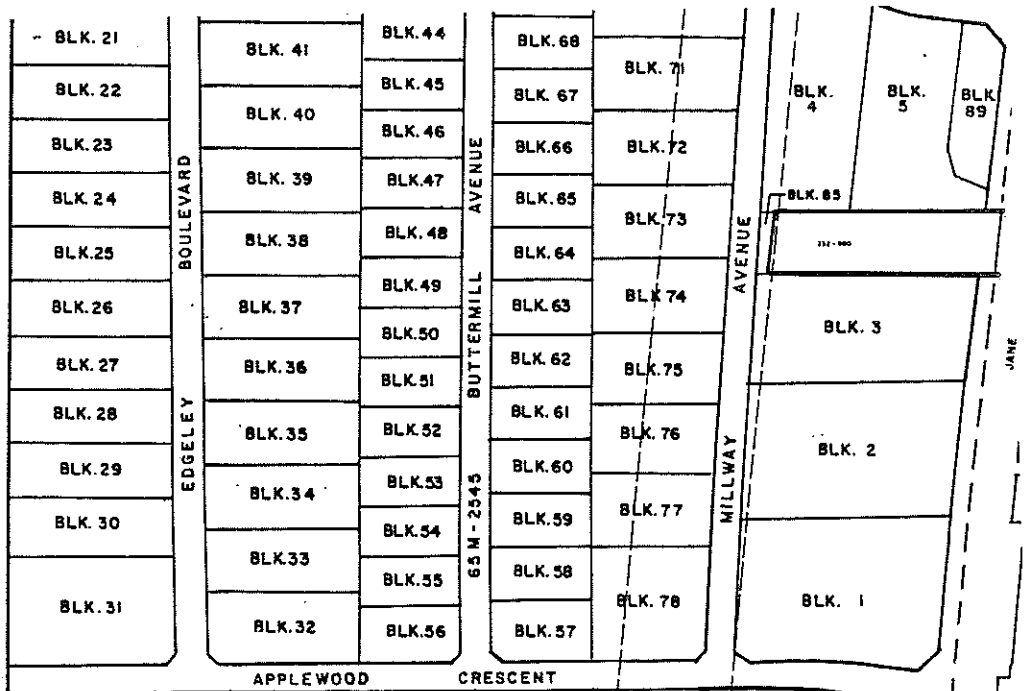
PART OF LOT 6, CONCESSION 5

LEGEND

 INDUSTRIAL / VACANT

DATE : 88 / 05 / 19

SCALE : 0  500 FT.



AREA SUBJECT TO
AMENDMENT NO. 279

HIGHWAY NO. 7

DOUGHTON RD