
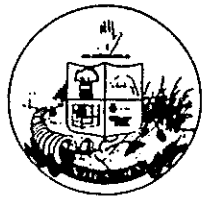


I, JOHN D. LEACH, Town Clerk of The Corporation of the Town of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 325 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 14th day of September, 1990.

  
\_\_\_\_\_  
J.D. Leach  
Town Clerk  
Town of Vaughan



DATED at the Town of Vaughan  
this 21st day of September, 1990.



# THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 304-89

A By-law to adopt Amendment Number 325 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 325 to the Official Plan of the Vaughan Planning Area, consisting of the attached text 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 325 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 24th day of July, 1989.

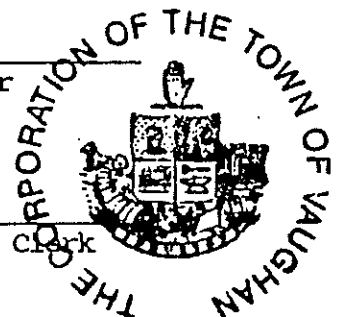
"L. D. Jackson"  
\_\_\_\_\_  
L.D. Jackson, Mayor

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

READ a THIRD time and finally passed this 24th day of July, 1989.

"L. D. Jackson"  
\_\_\_\_\_  
L.D. Jackson, Mayor

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



AMENDMENT NUMBER 325  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 325 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 325.

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

July 24, 1989  
LEGAL  
APPROVED  
CONTENTS ✓  
FORM ✓  
HW

## I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Community Planning Area is to amend the Official Plan by the addition of policies to permit private home daycare in all residential designations and day nurseries in specified designations; to establish appropriate policies and guidelines to govern siting and development of day nurseries, and; to establish the criteria for providing a day nursery within a development.

## II LOCATION

This Amendment applies to all lands in the Town of Vaughan.

## III BASIS

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

### Public Policy Framework

Amendment Number 4 to the Official Plan of the Vaughan Community Planning Area has no provisions respecting daycare. The Town's older industrial areas, and the rural, open space, Parkway Belt West and rural residential designations do not permit day nurseries. However, the four Community Plans, being Official Plan Amendments #150 (Maple), #160 (Kleinburg), #210 (Thornhill) and #240 (Woodbridge) permit daycare centres as institutional uses at focal points throughout the community, either in association with church, educational and recreational facilities or in separate buildings.

The Official Plan Amendments applicable to Vaughan's newer industrial areas (i.e. #107, #135, #170, #190, #191 and #217) do not address daycare as a specific land use; however, they do provide for accessory uses serving the needs of employees working in these areas, which could be interpreted to include a daycare centre.

The absence of explicit municipal policies respecting the location and development of day nurseries, provides no direction to prospective daycare operators in terms of suitable sites and Town requirements.

The Vaughan Daycare Policy Study has determined that a shortage of day nursery spaces exists now, relative to demand, and that this shortage will remain a problem for the foreseeable future unless a significant number of new spaces are created.

The Amendment includes a number of policies which will serve as evaluation criteria for future day nursery development applications. The policies address all of the principal municipal planning concerns usually associated with a day nursery application, being compatible with neighbouring uses, traffic generation, parking, environmental issues (i.e. noise), and motor vehicle access and maneuvering.

The Amendment's policies relating to lot size provide that the minimum floor space requirements of the Day Nurseries Act can be met. It is also intended that they will permit a centre large enough to be functionally and financially viable, but not so large as to become intrusive to the neighbourhood.

The Amendment encourages day nurseries to be located near uses like parks and schools because they are complementary and thus minimize conflict with neighbouring uses.

The Amendment increases the number of potential locations in Vaughan where day nursery spaces may be provided by permitting private home daycare in all residential designations, and day nurseries in a wider variety of land use designations. The Amendment will also encourage the provision of additional day nursery sites by developers by requiring the review of an area's daycare needs during consideration of larger residential, industrial and commercial development applications.

#### IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area is hereby amended by the addition of the following policies:

##### 1. General Policy

The provision of home-based and workplace daycare

shall be supported and encouraged in principle, in recognition of daycare as an essential community service of importance to Vaughan's growing residential and industrial communities.

2. Permitted Uses

- a) Private home daycare, as defined in the Day Nurseries Act, shall be a permitted use in all residential designations.
- b) A day nursery, as defined in the Day Nurseries Act, shall be a permitted use in all designations except the following:

General Industrial Areas, Railway Areas, Transportation Industrial Areas, Pits and Quarries Industrial Areas, Disposal Industrial Areas, Salvage Yard Industrial Areas, Storage Yard Areas, Flood Areas, Highway Commercial Areas.

- c) A day nursery shall be permitted as an accessory use to a school, community centre, recreation centre and place of worship, without restricting its size.
- d) In residential designations, day nurseries shall be encouraged to locate adjacent to parks and schools.

3. Specific Policies

A day nursery shall satisfy the following criteria:

i) Size

In residential designations, a freestanding day nursery shall be located on a site not less than 800 sq.m (8611.4 sq.ft.) in area.

In residential designations, a freestanding day nursery shall be located on a site not larger than 1200 sq.m (13,000 sq.ft.) in area.

For the purposes of this amendment, a "freestanding day nursery" means a day nursery located in a building used for no other purpose.

ii) On-Site Facilities

A day nursery shall provide on-site areas for safe drop-off and pick-up of children, traffic circulation, vehicle maneuvering and parking.

In residential designations, landscaped areas and buffers shall comprise a minimum of 10% of the gross site area; provision shall generally be made for landscaping, buffering and fencing, as appropriate, to ensure compatibility with adjacent uses.

The requirement for landscaped areas and buffers shall be met in the front yard and side yards. On-site parking shall be properly screened from view and designed to be compatible with and minimize impact on surrounding uses. Playground areas shall be encouraged to locate to the rear or sideyard of the day nursery.

iii) Access

A day nursery's direct access to an arterial road may be limited to "right-in, right-out" turning movements.

A day nursery shall not have access directly onto a local road.

The access to a day nursery shall be at least 30m from an intersection involving an arterial or collector, and at least 18m from an intersection involving a feeder road.

iv) Parking

In residential designations, a freestanding day nursery fronting on an arterial or

collector road shall provide on-site, one parking space for each 37 sq.m (400 sq.ft.) of gross floor area.

In residential designations, a freestanding day nursery fronting on a feeder road shall provide on-site, one parking space for each 56 sq.m (600 sq.ft.) of gross floor area.

4. Provision of Day Nursery  
In Large Development Plans

- a) In the preparation of neighbourhood plans, larger residential and industrial subdivision plans and higher density office/commercial development plans, consideration shall be given to the desirability of providing for a day nursery in terms of the needs of the area, the availability of existing services, and the composition of the resident and working populations.
- b) The need for a day nursery site within a development plan other than a neighbourhood plan, shall be assessed for development applications of the scale indicated below:
  - i) In residential plans of subdivision exceeding 200 residential units.
  - ii) In industrial plans of subdivision exceeding 10 ha.
  - iii) In higher density office/commercial development plans exceeding 10,000 sq.m G.F.A.



## APPENDIX I

The Vaughan daycare Policy Study was undertaken at Council's direction in the Spring of 1988.

At a Council Committee meeting on 27 February 1989, the Vaughan Daycare Policy Study was presented to Council.

The Vaughan Daycare Policy Study reached three principal findings:

1. Vaughan needs more explicit policies respecting the location and development of day nurseries. Currently, each application is assessed on its own merits, making it difficult for prospective daycare operators to anticipate the Town's requirements, and for Staff to provide them with direction in terms of suitable locations and sites. The absence of explicit municipal policies is an additional impediment to the operator, already severely constrained by high land costs, modest operating revenues and Provincial regulations.
2. Vaughan's current shortage of full-day daycare spaces will grow during the forecast period to 1996. A conservative estimate suggests that at least 1200 additional spaces are now needed, increasing to 1500-1600 between 1991-1996. These estimates take account of school board plans to provide daycare spaces, and the current rate of daycare delivery by the private sector in Vaughan.
3. If Vaughan is committed to addressing the shortage of full-day daycare spaces, new municipal initiatives are essential to assure that additional day nursery sites are available in the future.

The Study then proposed a number of policies to govern the future location and development of day nurseries in Vaughan. These policies are based on sound planning principles, and are directed toward assuring that the Town's principal planning concerns are addressed. Several site-specific requirements are intended to serve as evaluation criteria in assessing the appropriateness of future day nursery development applications.

In addition, the Study concluded that the most effective method of improving daycare supply would be to require a daycare site to be provided within larger development proposals.

At a Council meeting on 6 March 1989, Council resolved:

- "1. The Vaughan Daycare Policy Study be received.
2. The Study be made available to developers and ratepayers for their review and comments.
3. Staff be directed to prepare a draft Official Plan Amendment for Council's consideration, along with the Daycare Policy Study, at a future public hearing."

At a public hearing on 6 June, 1989, Council resolved:

"THAT draft OPA #325 be forwarded to Council for enactment."