

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 17(28) of
the Planning Act, RSO 1990, c.P.13

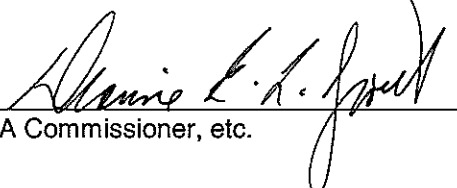
and

IN THE MATTER OF Amendment Number 566
to the Official Plan of the Vaughan Planning Area


I, **JOHN D. LEACH**, of the Town of Caledon, in the Regional Municipality of Peel, **MAKE OATH AND SAY:**

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** Official Plan Amendment Number 566 was adopted by the Council of the Corporation of the City of Vaughan on the 15th day of October, 2001, and written notice was given on the 17th day of October, 2001 in the manner and form and to the persons and public bodies that requested notification of the adoption, pursuant to Subsection 17(23) of the Planning Act, RSO 1990, as amended.
3. **THAT** no notice of appeal setting out an objection to Official Plan Amendment Number 566 was filed with me within twenty (20) days from the date of written notice of the adoption of the amendment.
4. **THAT** Official Plan Amendment Number 566 is deemed to have come into effect on the 7th day of November, 2001, in accordance with Subsection 17(27) of the Planning Act, RSO 1990, as amended.

SWORN BEFORE ME in the City
of Vaughan, in the Regional
Municipality of York, this
8th day of November, 2001.)
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)
)


A Commissioner, etc.

DIANNE ELIZABETH LILY GROUT
a Commissioner. etc.
Regional Municipality of York. for
The Corporation of The City of Vaughan.
Expires April 24, 2004



JOHN D. LEACH

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 410-2001

A By-law to adopt Amendment Number 566 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:


1. THAT the attached Amendment Number 566 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Appendices "1" and "2" is hereby adopted.

2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

READ a FIRST, SECOND and THIRD time and finally passed this 15th day of October, 2001.



L. D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 566
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 566 to the Official Plan of the Vaughan Planning Area constitutes Amendment Number 566.

Also attached hereto, but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to amend Amendment No. 450 (Employment Area Growth and Management Plan), to permit specific retail commercial uses in the "Prestige Area" designation, on the lands subject to Amendment No. 566. The additional uses are as follows: wedding attire (gowns and tuxedos); footwear; hair and beauty salon; dry cleaners; photography/videography; florist; gift shop and wedding decorations; livery service; disc jockey; travel agency; and, eating establishment (including a bakery/ice cream parlour, sports bar, and fast food with drive-through).

II LOCATION

The lands subject to this Amendment are hereinafter referred to as the "subject lands", and are located on the west side of Highway No. 27, south of Langstaff Road, and known municipally as 8440 Highway No. 27, in Part of Lot 10, Concession 9, City of Vaughan.

The 3.58 ha rectangular-shaped site is developed with a free-standing banquet hall located adjacent to Highway No. 27, with 437 parking spaces to the north and west.

III BASIS

The decision to amend the Official Plan to permit the specific list of retail commercial uses on the subject lands is based on the following considerations:

1. The front portion of the subject lands is designated "Prestige Area", and the rear portion is designated "Employment Area General" by Amendment No. 450 (Employment Area Growth and Management Plan). Notwithstanding the Employment designation, the property is subject to a previous site-specific highway commercial zoning (C6 Zone), which permits the banquet hall use as-of-right, in addition to accessory commercial uses up to 10% of the GFA and eating establishment uses up to 20% of the GFA of the building. Official Plan Amendment No. 450 does not permit retail commercial uses within the Employment Area. The commercial gross floor area contemplated for this site is approximately 35% of the total gross floor area, and is not accessory to the main use, nor will it be within the banquet hall building. Therefore an amendment to the Official Plan is required.
2. The amendment to the "Prestige Area" designation to allow specific retail commercial uses is considered appropriate for the following reasons:

- a) The proposed commercial uses are considered to complement the banquet hall business and cater to the wedding industry. The amount of gross floor area devoted to the retail uses will be determined through the zoning amendment and site plan application review processes. Site plan issues such as parking requirements, site circulation and building placement will be fully reviewed to determine the appropriate amount of retail gross floor area that can be accommodated on the site, without compromising proper site functioning.
 - b) A Market Impact Study (MIS) prepared by Emrik H. Suiches and Associates Consulting Economist and Planners, dated March 6, 2001, was submitted in support of the retail commercial uses. The MIS indicates that there will be ample residual in the market to support the proposed eating establishments on the site, and significant space elsewhere in the primary trade market. The MIS also indicates that the existing area eating establishments and retail uses will not be impacted by the planned expansion on the subject lands.
 - c) A Traffic Impact Study (TIS) prepared by Cansult Limited dated May 30, 2001, was submitted in support of the retail commercial uses, indicating that the predicted site traffic can be facilitated by the existing access. Furthermore, the construction of a centre left-turn lane on Highway No. 27 will assist left-turn maneuvers into and out of the site.
 - d) Amendment No. 450 designates the rear or westerly portion of the property as "Employment Area General". The corresponding zone for these lands will be EM2 General Employment Area Zone for a depth of one industrial lot on the east side of the planned north/south collector road. The actual division between the C6 and EM2 Zone categories will be confirmed through the site plan review process.
3. Having received a statutory Public Hearing held on October 2, 2000, Council approved Official Plan Amendment Application OP.00.017 (Parentela Holdings Ltd.) on August 27/01 to permit specific retail commercial uses as identified in this Amendment, on the subject lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Adding the following site-specific policies to Exception Section 9.0 in Amendment No. 450:

"9.10 OPA No. 566: Notwithstanding Development Policy 1(b) in Subsection 2.2.3 "Prestige Areas", the following retail commercial uses shall also be permitted on the subject lands known municipally as 8440 Highway #27, in Part of Lot 10, Concession 9, City of Vaughan, and subject to Amendment No. 566:

- wedding attire (gowns and tuxedos)
- footwear
- hair and beauty salon
- dry cleaners
- photography/videography
- florist
- gift shop and wedding decorations
- livery service
- disc jockey
- travel agency
- eating establishment

The maximum amount of gross floor area devoted to the above-noted uses shall be determined through the site plan application process, and identified in the implementing zoning by-law amendment. In establishing this amount, consideration will be given to properly designed site layout and placement of buildings, vehicular and pedestrian circulation, parking and confirmation of the limits of the employment lands at the rear of the property."

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 by way of an Amendment to the Zoning By-law and site plan approval, 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.

APPENDIX I

On August 27, 2001, Council approved Official Plan Amendment Application OP.00.017 and Zoning By-law Amendment Application Z.00.059 (Parentela Holdings Ltd.), and resolved:

- "1. THAT Official Plan Amendment Application OP.00.017 (Parentela Holdings Ltd.) BE APPROVED, to permit the additional commercial uses identified in the Staff report, on the subject lands; and
2. THAT Zoning Amendment Application Z.00.059 (Parentela Holdings Ltd.) BE APPROVED IN PRINCIPLE, and that the specific list of commercial uses and maximum allowable gross floor area, limits of the C6 Zone and proposed EM2 and EM2(H) Zones, dedication of the north/south road in the westerly portion of the property, and appropriate site design layout including any necessary exceptions, be considered together with a site plan application and addressed in a future report to the Committee of the Whole."

APPENDIX II

LOCATION

OFFICIAL PLAN AMENDMENT No. 566

CITY OF VAUGHAN



NOT TO SCALE

LOCATION: PART LOT 10, CONC. 9 (8440 Highway #27)

SUBJECT LANDS

