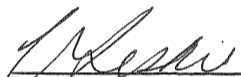
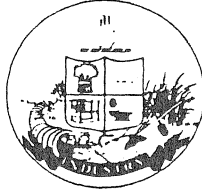


I, VICTORIA LESKIE, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 441 which was approved, with modification, by the Ontario Municipal Board, on the 8th day of June, 1995. The attached text incorporates said modifications which are typed in script.



V. Leskie
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 1st day of August, 1995.



THE CITY OF VAUGHAN BY-LAW

BY-LAW NUMBER 312-93

A By-law to adopt Amendment Number 441 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 441 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 441 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.

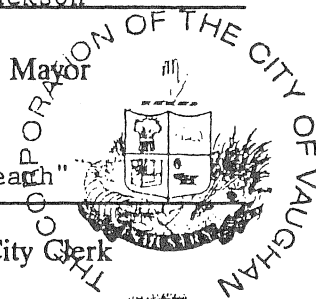
READ a FIRST, SECOND and THIRD time and finally passed this 1st day of November 1993.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J. D. Leach, City Clerk



**AMENDMENT NUMBER 441
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number 441 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of this Amendment are Appendices 1 and II.

Oct 27/93
LEGAL
APPROVED
CONTENTS
FORM
PL

I. PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to provide a site specific exception to the policies of Amendment #210 (Thornhill/Vaughan Community Plan) in order to permit an office building with ground floor retail uses and an eating establishment.

II. LOCATION

The lands subject to this Amendment hereinafter referred to as the "Subject Lands" are located on the east side of Bathurst Street between Townsgate Drive and Crestwood Road, being part of Lot 45, Plan 3205 in Lot 26, Concession 1, City of Vaughan. The easterly 22.2m (73') of the subject lands are known municipally as 243 Crestwood Road.

III. BASIS

1. Vaughan Council considered Official Plan and Zoning Amendment Applications for the subject lands at a public meeting held on October 4, 1993. At that meeting, Vaughan Council approved the applications.
2. The subject lands are located on a major arterial road, Bathurst Street, just north of Steeles Avenue West. The lands are in close proximity to a high density residential area which will be developed with over 1600 units. The lands to the north of the subject lands are developed with a service station and a recently constructed three storey medical building. The lands to the south are designated for a seven storey office building. To the east of the subject lands is a single family residential community. Both Bathurst Street and Steeles Avenue West are served by a high level public transportation system.
3. In the context of these land uses, and the locational advantages of the subject lands, this site is a desirable location for a more intense form of urban development. The proposed use is also considered to be compatible with the surrounding land uses.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 to the Official Plan of the Vaughan Planning Area is hereby amended by:

a) Amending Schedule "A" (Land Use) by redesignating the lands shown as "Area Subject to Amendment No. 441 on Schedule "1" attached hereto from "Low Density Residential" and "Service Station" to "General Commercial":

b) Adding clause (m) to paragraph 2.2.3.6 "General Commercial Areas":

(m) (OPA #441) *In addition to the general commercial policies the proponent shall incorporate such measures as may be necessary to protect the development from the potential impacts from residential soil contamination to the satisfaction of the City.*

V. IMPLEMENTATION

The policies of this Amendment shall be implemented through an amendment to the City of Vaughan Restricted Area Zoning By-law and a site plan agreement in accordance with the provisions of 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. 441
 ADOPTED THE 1ST DAY OF Nov. 1993.

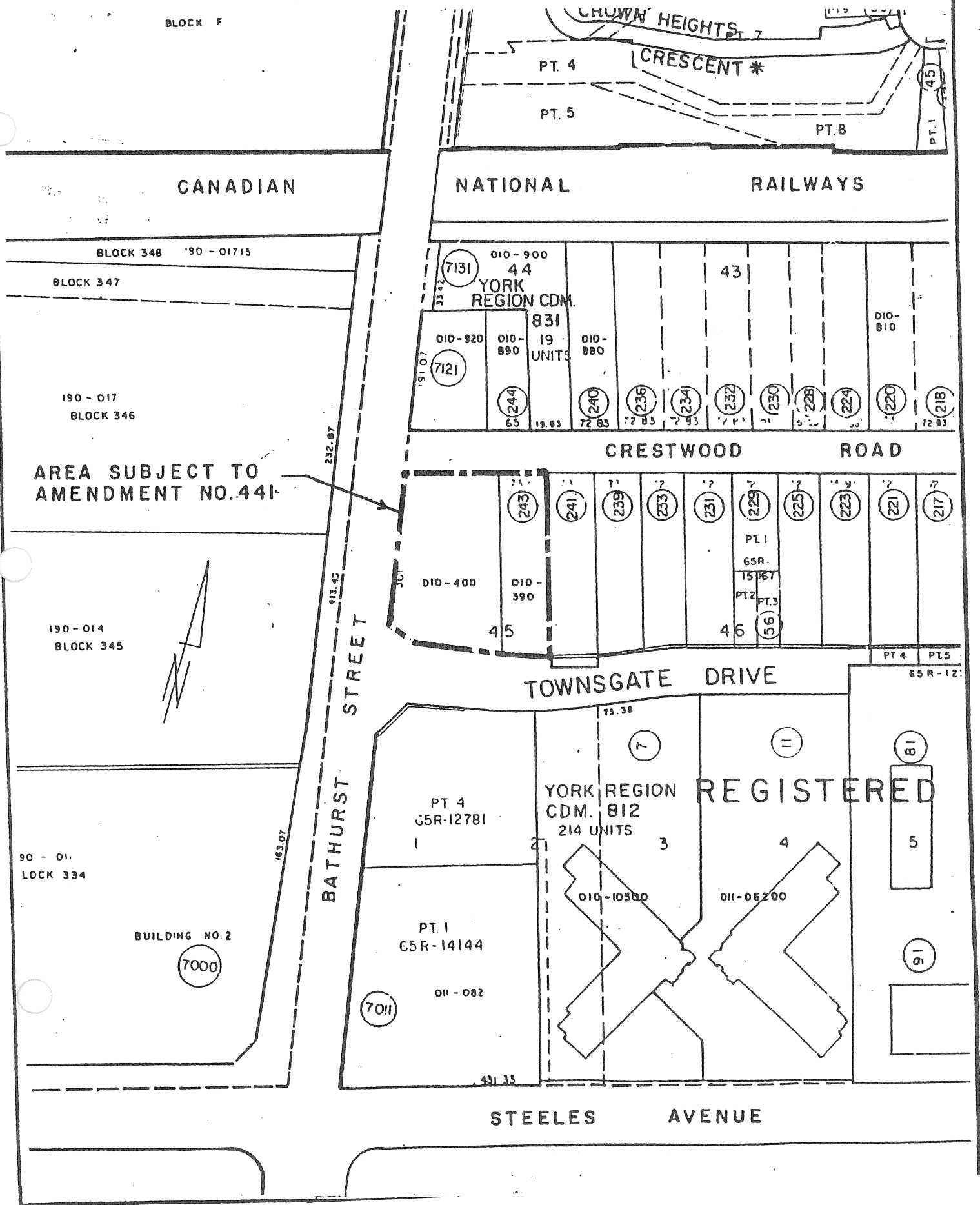
"L.D. Jackson"

 MAYOR
 "J.D. Leach"

 CLERK
 THE CORPORATION OF THE CITY OF VAUGHAN

LOCATION: PART OF LOT 26, CONCESSION 1
 PART OF LOT 45, PLAN 3205

SCALE: 0  100m



APPENDIX I

At an October 4, 1993 Public Hearing, Council considered an Official Plan and Zoning By-law Amendment Application to permit Office uses with ground floor retail and an eating establishment on the subject lands. At that meeting, Council adopted the following resolution:

- "1. THAT Official Plan Amendment application OP.19.93 (683693 Ontario Limited Et Al), BE APPROVED subject to the following:
 - a) The Amendment redesignate the lands "General Commercial" under OPA No. 210 (Thornhill Vaughan Community Plan) and that the amendment specifically permit an office building with related ground floor retail and eating establishment uses.

2. THAT Zoning Amendment Application Z.49.93 (683693 Ontario Limited Et Al), BE APPROVED, subject to the following:
 - a) The implementing by-law shall:
 - i) permit the necessary exceptions to implement the approved site plan;
 - ii) limit the maximum height of the office building to 3 storeys;
 - iii) limit the maximum gross floor are to approximately 5000 sq m, the exact gross floor area to be determined upon final approval of the site plan application;
 - iv) limit the retail and eating establishment uses to the ground floor only and establish maximum gross floor areas for each use;
 - v) require that a minimum of 205 parking spaces be provided, including 3 spaces for the exclusive use of the physically challenged.

 - b) Prior to the enactment of the implementing by-law, Council shall have approved a site plan application which shall specifically address the following matters:
 - i) a noise study, prepared by a qualified acoustical engineer, identifying matters such as, but not limited to noise sources, noise levels, and mitigating measures;
 - ii) a lighting plan, lighting details, and photometric site plan showing proposed lighting levels for the site;
 - iii) remedial measures which are required to address any environmental concerns resulting from the former service station site;
 - iv) site servicing and grading plan s and a storm water management report to the satisfaction of the Engineering Department.
 - v) Relocation of the utility shed from its current position."

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 441

CITY OF VAUGHAN

LOCATION: PART OF LOT 26, CONCESSION 1
PART OF LOT 45, PLAN 3205

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  OPEN SPACE

DATE: 08 / 10 / 93

SCALE: 0 200 m

