

THE CORPORATION OF THE CITY OF VAUGHAN

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

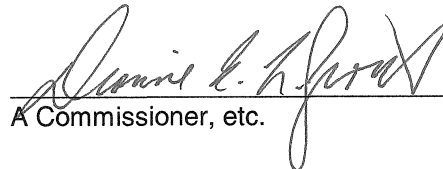
and

IN THE MATTER OF Amendment Number 585
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 585 was adopted by the Council of the Corporation of the City of Vaughan on the 10th day of February, 2003, and written notice was given on the 12th day of February, 2003 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 585 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 585 is deemed to have come into effect on the 5th day of March, 2003, 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)
5th day of March, 2003.)


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 42-2003

A By-law to adopt Amendment Number 585 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 OPA 585 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1", "2", "3" and "4" 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 10th day of February, 2003.



Michael Di Biase, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 585
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 585 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3", "4", and constitute Amendment Number 585.

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 Plan) by redesignating the subject lands from "Prestige Area" to "General Commercial", consistent with the General Commercial policies of Amendment No. 600 as well as appropriate development policies.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as "subject lands", are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 585". The subject lands are located on the northwest corner of Dufferin Street and Viceroy Road, being Block 3 of Plan 65M-2085, in Lot 1, Concession 3, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Prestige Area" to "General Commercial", is based on the following considerations:

1. The subject lands are currently designated "Prestige Area" by Amendment No. 450, which permits prestige employment uses, but not general commercial uses. An amendment to the Official Plan is required to redesignate the subject lands to a site-specific "General Commercial" designation, consistent with the policies in Amendment No. 600, which would facilitate general commercial uses subject to appropriate development policies on the subject lands.
2. The redesignation to allow general commercial uses, constitutes an appropriate development of the subject lands for the following reasons:
 - a) the subject lands are located at the east limits of an Employment Area subdivision with access only from Viceroy Road. Viceroy Road has recently been extended east, across the south portion of the subject lands, forming a signalized intersection with Dufferin Street. As a result, the site will have increased visibility and accessibility at the corner of the new intersection;
 - b) the general commercial uses would be consistent with, and complementary to the commercial development on the abutting lands to the south;

- c) the general commercial uses would provide an appropriate transition between the planned high density residential/commercial uses on the east side of Dufferin Street and the existing employment uses to the west of the subject lands; and,
 - d) the north boundary of the subject lands abut the Canadian National Railway right-of-way; CN Rail requires studies for analysis and mitigation of rail noise, vibration and safety at the site development stage. This noise study, together with studies for analysis of traffic, noise and pollution, will be reviewed at the site plan stage to ensure that the development is functionally compatible with the surrounding uses.
3. The subject lands are designated "Urban Area" by the Region of York's Official Plan. The proposed use of the subject lands is consistent with the Regional Official Plan policies that employment areas be planned to accommodate a variety of businesses. On June 18, 2002, Region of York exempted the subject Amendment from approval by Regional Council, thereby allowing the Amendment to come into effect following its adoption by Vaughan Council and the expiration of the required appeal period in accordance with the "Planning Act".
 4. Having received a statutory Public Hearing held on June 17, 2002, Council approved applications to amend the Official Plan and Zoning By-law on September 9, 2002, subject to conditions, to redesignate and rezone the subject lands to permit general commercial uses.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.450 to the Official Plan of the Vaughan Planning Area is hereby amended by:

1. Redesignating the subject lands located at the northwest corner of Dufferin Street and Viceroy Road, shown as "Area Subject to Amendment No.585" on Schedule "1" attached hereto, from "Prestige Area" to "General Commercial" under Amendment No.450, by:
 - a) deleting Schedules "2", "2C" and "3" in Amendment No. 450, and substituting therefor Schedules "2", "2C" and "3" attached hereto as Schedules "2", "3" and "4", respectively.
2. Adding the following site-specific policies to Exception Schedule 9.0 in Amendment No. 450:

“9.12 (OPA No. 585): The following policies shall apply to the lands located at the northwest corner of Dufferin Street and Viceroy Road, being Block 3 on Plan 65M-2085, in Lot 1, Concession 3, City of Vaughan, and identified as “Area Subject To Amendment No. 585” on Schedules “2”, “2C” and “3” to Amendment No. 450:

1. General Commercial

- a) Permitted uses within the “General Commercial” designation shall be retail stores for the buying, leasing and exchanging of goods and services, eating establishments, banks, business and professional offices, recreational and institutional uses. The implementing Zoning By-law shall establish the permitted uses and development standards.

2. Development Policies

- a) The location of access(es) shall be subject to the approval of the appropriate public authority.
- b) Enhanced architectural treatment and appropriate mass and scale of the buildings shall be provided for the overall development. Buildings shall be designed so that all elevations facing a street present a “front-like” elevation.
- c) Prior to any development of the subject lands, the following studies, together with mitigation measures, if required, shall be submitted in support of the required site plan application, for:
 - i) traffic;
 - ii) rail noise, vibration and safety; and,
 - iii) noise and pollution resulting from the site development and uses.

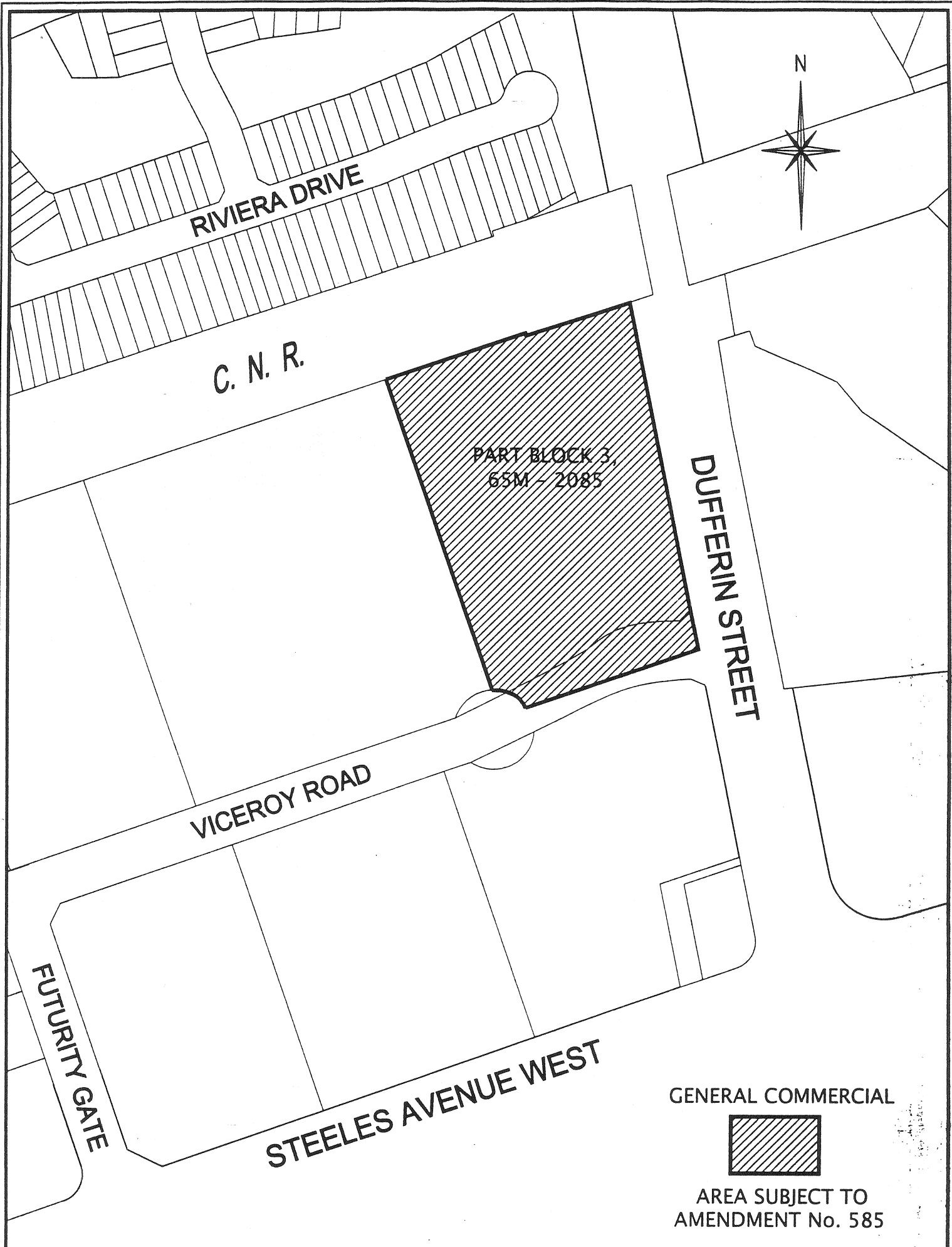
- d) Loading areas shall not be permitted in any yard facing a street. Surface parking and service areas shall be appropriately landscaped and screened from view, and the outside display and storage of goods and materials and garbage shall not be permitted. Appropriate development standards shall be set out in the implementing by-law.”

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.

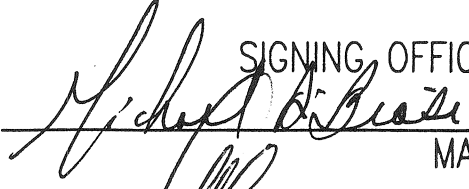
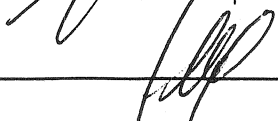


**THIS IS SCHEDULE '1'
TO AMENDMENT No. 585**

NOT TO SCALE

ADOPTED THE 10th DAY OF Feb., 2003

FILE No. OP.02.012
 LOCATION: Lot 1, Concession 3
 APPLICANT: RICETON HOLDINGS LTD.
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK

SIGNING OFFICERS

MAYOR

CLERK

THIS IS SCHEDULE '2'
TO AMENDMENT No. 585
ADOPTED THE 10th DAY OF Feb., 2003

EMPLOYMENT AREA STRUCTURAL PLAN

THIS IS SCHEDULE '2'
TO AMENDMENT No. 450
ADOPTED THE 3RD DAY OF OCTOBER, 1994








[Signature]
MAYOR

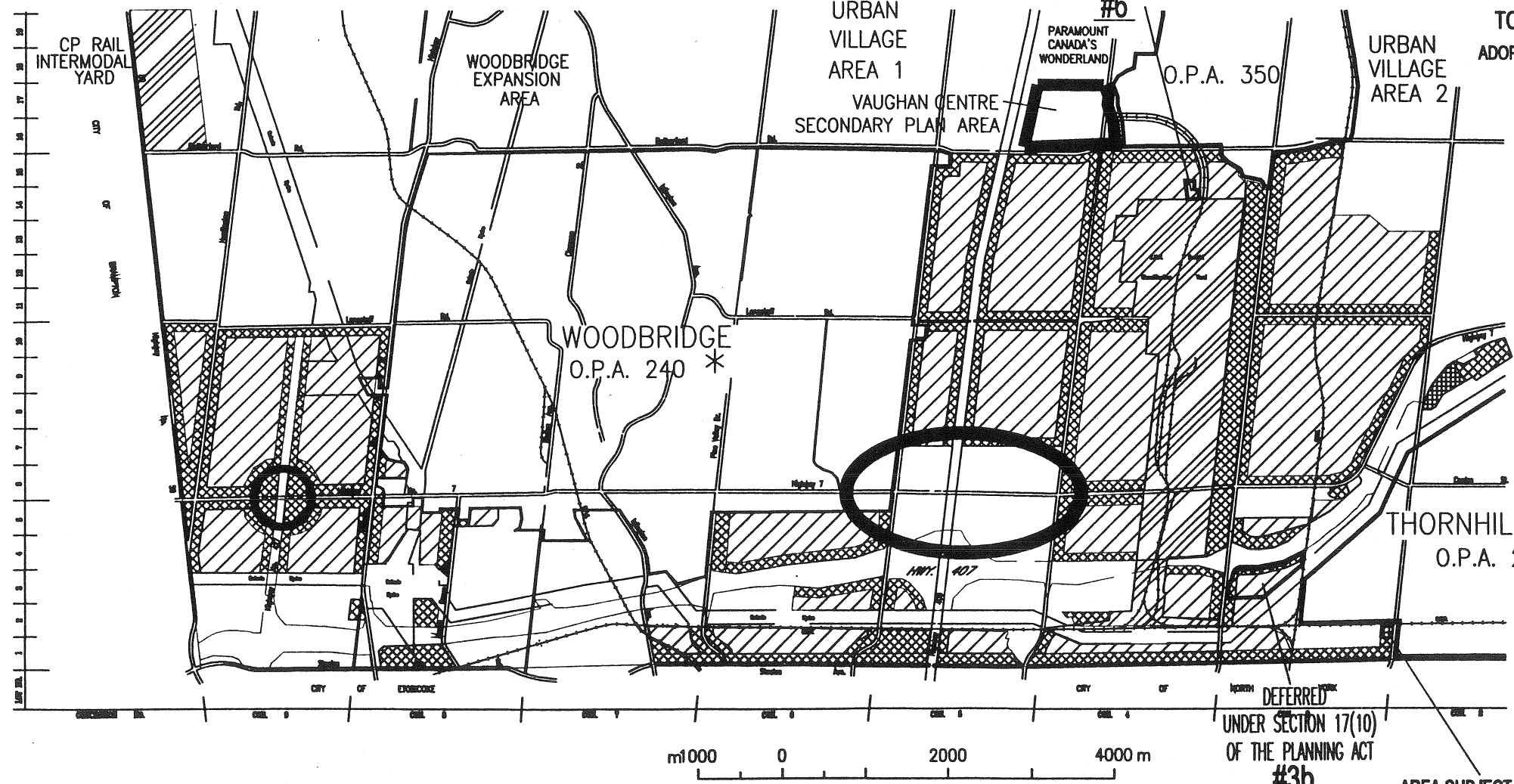
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CLERK

REVISED FEBRUARY 26, 1996
AND MARCH 25, 1996
AND JANUARY 2, 1997

MODIFICATION
No. 28
UNDER SECTION 17(9) OF
THE PLANNING ACT

LEGEND

-  PRESTIGE AREA
-  EMPLOYMENT AREA GENERAL
-  CENTRE
-  RAILWAY FACILITIES
-  GENERAL COMMERCIAL
-  VAUGHAN CORPORATE CENTRE SECONDARY PLAN AREA
-  AS AMENDED



DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#6

O.P.A. 350

WOODBRIDGE
O.P.A. 240 *

THORNHILL-VAUGHAN
O.P.A. 210 *

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#3b

AREA SUBJECT TO
AMENDMENT No. 585



SCHEDULE '2C'
EMPLOYMENT AREA (EAST)
STRUCTURAL PLAN

THIS IS SCHEDULE '3'
 TO AMENDMENT NO. 585
 ADOPTED THE 10th DAY OF Feb., 2003

[Signature]
 MAYOR
[Signature]
 CLERK

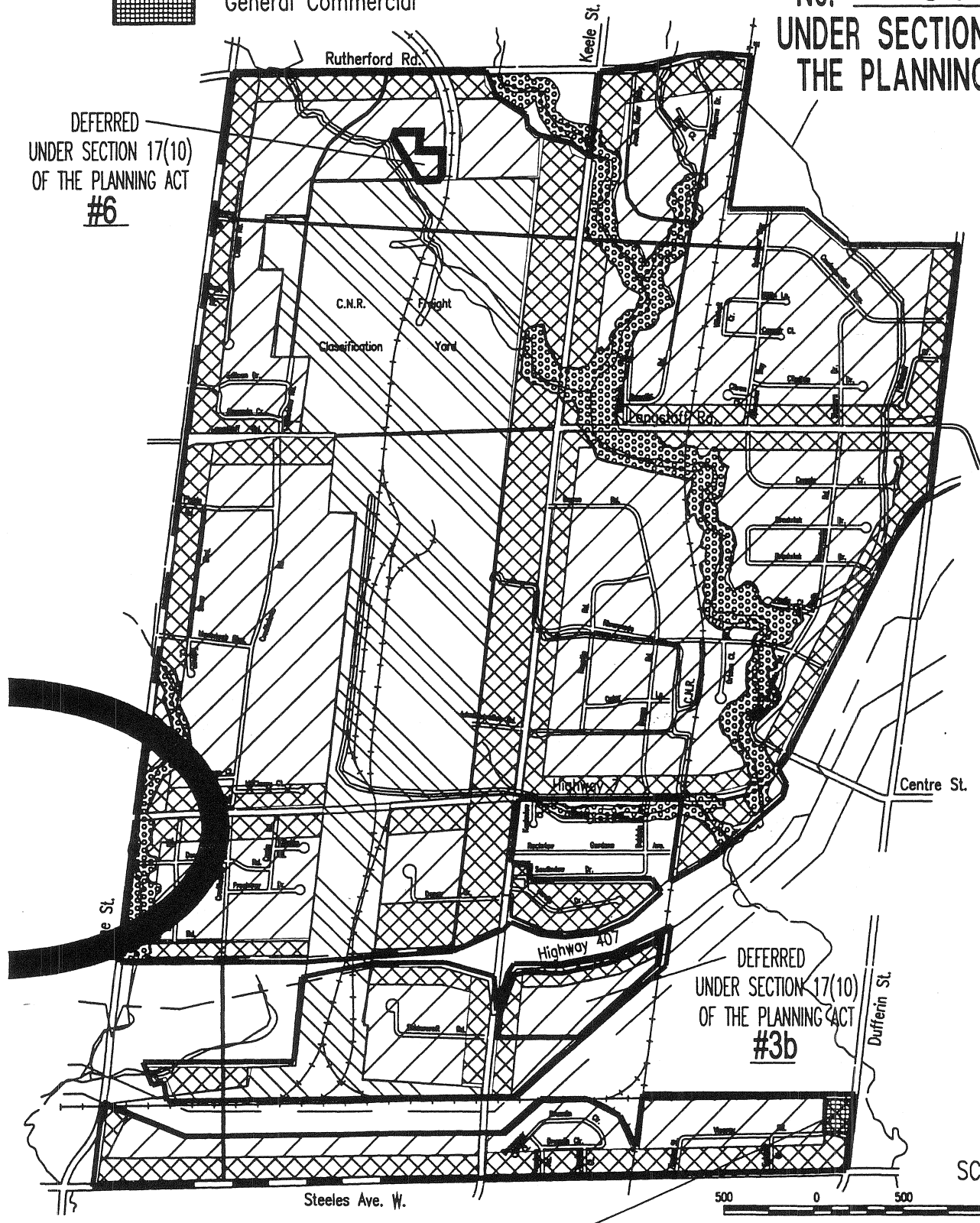
THIS IS SCHEDULE '2C'
 TO AMENDMENT NO. 450
 ADOPTED THE 3RD DAY OF OCTOBER, 1994

L.D. JACKSON
 MAYOR
 J.D. LEACH
 CLERK

REVISED FEBRUARY 26, 1996
 AND MARCH 25, 1996

MODIFICATION
 No. 31
UNDER SECTION 17(9) OF
THE PLANNING ACT

- Amendment Area
- ▨ Prestige Area
- ▧ Employment Area General
- ▩ Rail Facilities
- ◻ Valley Lands (Valley Corridors)
- ▬ Stream Corridors
- Vaughan Corporate Centre
Secondary Plan Area
- ◼ General Commercial



AREA SUBJECT TO
 AMENDMENT No. 585









GENERAL LAND USE

THIS IS SCHEDULE '4'
TO AMENDMENT No. 585
ADOPTED THE 10th DAY OF Feb., 2003

DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING
ACT # 4

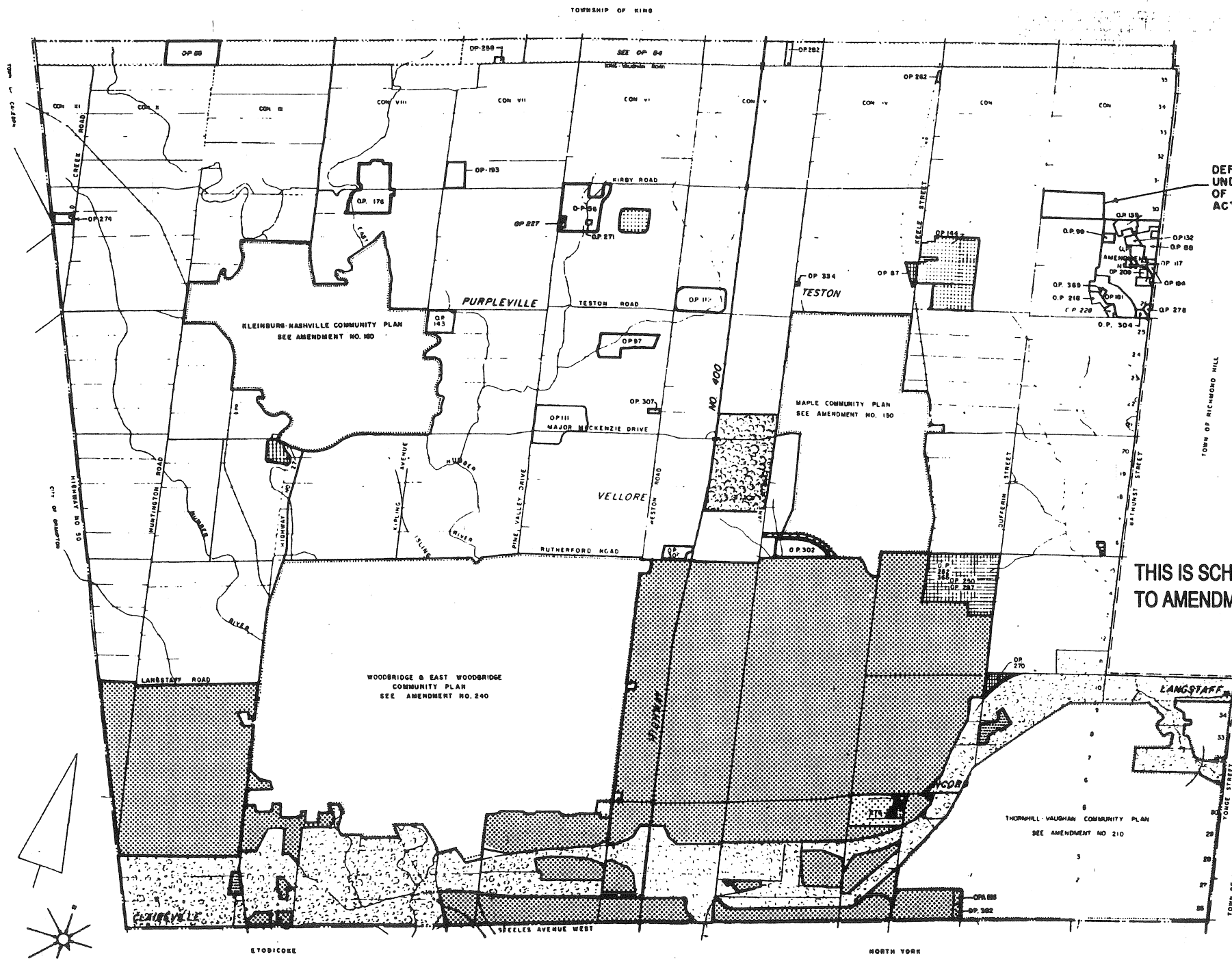
SIGNING OFFICERS
[Signature] MAYOR
[Signature] CLERK

LEGEND

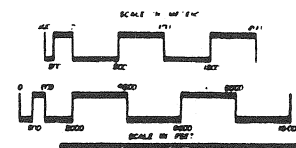
-  BOUNDARY OF PLANNING AREA
-  RESIDENTIAL AREA
-  INDUSTRIAL AREA
-  RURAL AREA
-  TRANSPORTATION AREA
-  THEME PARK AREA
-  PARKWAY BELT WEST PLAN
-  EMPLOYMENT AREA

THIS IS SCHEDULE '3'
TO AMENDMENT NO. 450

MODIFICATION
No. 32
UNDER SECTION 17(9) OF
THE PLANNING ACT



FREQUENCY OF WIND DIRECTION



60 311	SCHEDULE 'A' TO AMENDMENT NO. 10
284	TO THE OFFICIAL PLAN OF THE
	VAUGHAN PLANNING AREA
	GENERAL LAND USE
	SCALE 1" = 4000'
<small>NOTE: THIS DOCUMENT FORMS PART OF AMENDMENT NO. 585 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE OFFICIAL PLAN.</small>	
	REVISED LAYOUT 6 JUNE 1999 VAUGHAN PLANNING DEPT.

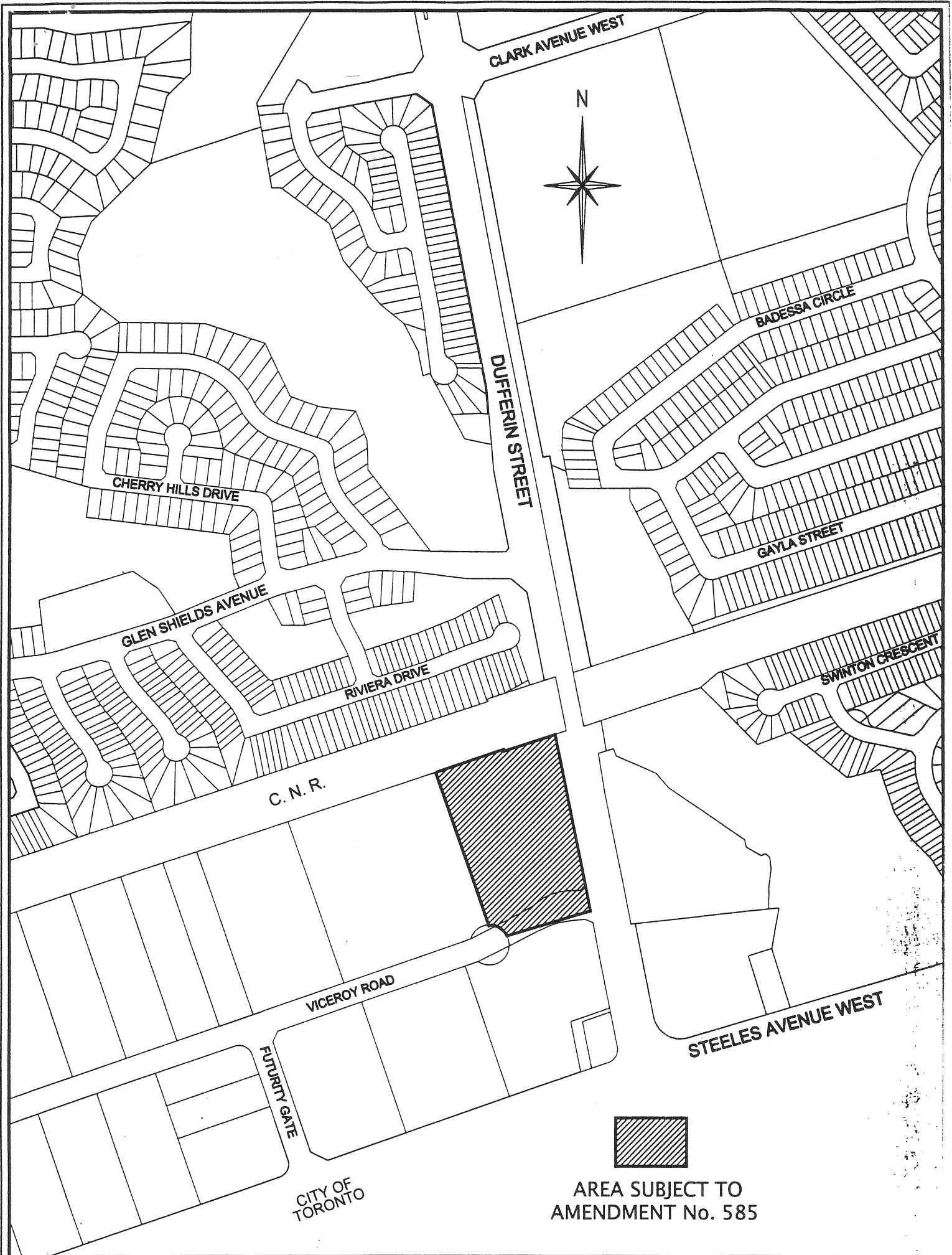
APPENDIX I

The subject lands are located on the northwest corner of Dufferin Street and Viceroy Road, being Block 3 on Plan 65M-2085, in Lot 1, Concession 3, City of Vaughan.

The purpose of the amendment is to redesignate the subject lands to "General Commercial" to permit commercial uses. In addition, the amendment provides for development policies for future development of the site.

On September 9, 2002, Vaughan Council considered applications to amend the Official Plan and Zoning By-law.

- "1. THAT Official Plan Amendment Application OP.02.012 (Riceton Holdings Ltd.) BE APPROVED, subject to the following conditions:
 - a) That the Official Plan Amendment include the following provisions:
 - i) redesignate the lands to 'General Commercial, subject to the policies of OPA #600; and,
 - ii) incorporate policies requiring a traffic study and appropriate mitigation measures with respect to rail noise, vibration and safety, and noise and pollution.
2. THAT Zoning By-law Amendment Application Z.02.043 (Riceton Holdings Ltd.) BE APPROVED, subject to the following conditions:
 - a) That the implementing zoning by-law:
 - i) rezone the subject lands to C1 Restricted Commercial Zone;
 - ii) permit the same uses as the adjacent property to the south, as set out in this report; and,
 - iii) include a minimum 30m building setback from the railway right-of-way.
 - b) That the following permitted uses contained in the report of the Commissioner of Planning, be deleted:
 - specialty trades, such as locksmiths, plumbers and electricians;
 - service or repair shops;
 - print shops; and,
 - car rental service."



NOT TO SCALE

**THIS IS APPENDIX II
TO OFFICIAL PLAN AMENDMENT No. 585**

FILE No. OP.02.012

LOCATION: Lot 1, Concession 3
Block 3, Plan 65M - 2085

APPLICANT: RICETON HOLDINGS LTD.

CITY OF VAUGHAN