

THE CITY OF VAUGHAN BY-LAW

OPA 371

BY-LAW NUMBER 136-91

A By-law to designate an Official Plan Amendment Number for an Amendment to the Official Plan of the Vaughan Planning Area, as effected by the Ontario Municipal Board.

The Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the Official Plan Amendment of the Vaughan Planning Area, as effected by an Order of the Ontario Municipal Board, dated the 29th day of August, 1990 (0 900049), is hereby designated as Official Plan Amendment Number 371 and is attached hereto.

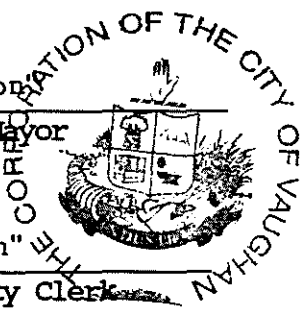
READ a FIRST, SECOND and THIRD time and finally passed this 21st day of May 1991.

"L.D. Jackson"

 L. D. Jackson, Mayor

"J.D. Leach"

 J. D. Leach, City Clerk





O 900049
Z 880222
M 880111

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 22 of the
Planning Act, 1983

AND IN THE MATTER OF a referral to
this Board by the Honourable John
Sweeney, Minister of Municipal
Affairs, on a request by 526560
Ontario Limited and Loretto Prospero
for consideration of a proposed
amendment to the Official Plan for
the Town of Vaughan
Minister's File No. 19-OP-1500-A29
O.M.B. File No. O 900049

IN THE MATTER OF Section 34(11) of
the Planning Act, 1983

AND IN THE MATTER OF an appeal to
this Board by 526560 Ontario Limited
and Loretto Prospero for an order
amending Zoning By-law 2523 and 1-88
of The Corporation of the Town of
Vaughan to rezone part of Lots 9 and
10, Concession 7 from Highway
Commercial Zone (C6) and Residential
Zone (R3) to Restricted Commercial
Zone (C1) to permit service-station
uses
O.M.B. File No. Z 880222

IN THE MATTER OF Section 40(12) of
the Planning Act, 1983

AND IN THE MATTER OF a referral by
526560 Ontario Limited and Loretto
Prospero to determine and settle the
terms and conditions of site plan
with respect to the development of
lands known municipally as 8338, 8348
and 8354 Islington Avenue, in the
Town of Vaughan
O.M.B. File No. M 880111

RECEIVED

APR 25 1991

CITY OF VAUGHAN
CLERK'S DEPT

B E F O R E :

T. YAO
Member

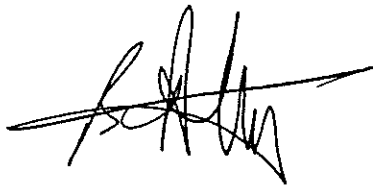
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Wednesday, the 29th day
of August, 1990

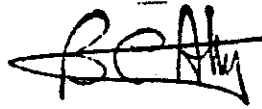
THESE MATTERS having come on for public hearing, and the Board having
reserved its decision until this day;

THE BOARD ORDERS that the proposed amendment to the Official Plan is

approved as modified in Schedule "A" attached to and forming part of this order. The appeal is allowed and Zoning By-law 2523 and 1-88 is amended as set out in Schedule "B" attached to and forming part of this order.



 SECRETARY

ENTERED	
O. B. No.	090-1
Folio No.	47
APR 23 1991	
	
ACTING SECRETARY, ONT. MUNICIPAL BOARD	



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

Schedule "A"

to the order of
the Ontario Municipal Board
made on the 29 day of August , 1990

RECEIVED
THE ONTARIO
MUNICIPAL BOARD

MAR 26 1991

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A

AMENDMENT NUMBER 371 TO
THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following explanatory text and accompanying Schedules "A" and "B" constitute Amendment Number 371 to the Official Plan of the Vaughan Planning Area.

PART 1

1.0. BACKGROUND AND CONTEXT

1.1 Purpose

The purpose of this amendment is to redesignate .39 hectares (.96 acres) of land at the south west corner of Islington Avenue and Gamble Street for Local Convenience Commercial uses with a service station as a permitted use.

1.2 Location

The area which forms the subject lands of this amendment is located at the southwest corner of Islington Avenue and Gamble Street, being Lots 24, 25 and part of Lot 26, Registered Plan M-1106, Town of Vaughan in the Regional Municipality of York. The location of the lands are depicted in Figure 1.

1.3 Basis of the Amendment

The subject lands were designated "Low Density Residential" and "Service Station" by OPA No. 240 (Woodbridge Community Plan). The "service station" designation applies directly to the lands located at the southwest corner of Gamble Street and Islington Avenue. It is proposed that the existing service station use be maintained while providing an opportunity for additional local convenience uses to serve the needs of the immediate residential area.

The location of this site for local convenience commercial uses and a service station is appropriate in the context of the Woodbridge Area. The general development pattern in the Woodbridge Area has resulted in a concentration of commercial facilities within the Woodbridge Core Area and along Highway No. 7. In more current development areas plazas have been provided throughout the neighbourhoods in such a manner as to serve the immediate residential population. The north-central area of Woodbridge is an area which is currently lacking a local convenience facility. Accordingly, there is a need for retail convenience development along with a full serve automobile centre in this area of Woodbridge. The amendment area has the following additional locational advantages:

- subject lands front onto an arterial road with sufficient frontage to permit safe and direct access;
- subject lands have access to full municipal services including storm, sanitary and water;
- re-development of the subject lands will improve the aesthetics of the existing site while allowing the proper integration of the proposed local convenience commercial uses with the existing community through the site plan control process.

1.4 Planning Context

The proposed local convenience commercial development conforms to the policies contained within OPA #240 as adopted by the Town of Vaughan Council on June 22, 1987, with regards to general permitted uses, permitted site areas, permitted Gross Floor Area, and the design and appearance criteria.

OPA #240 provides that permitted uses within the "Local Convenience Commercial" designation shall be one or more retail stores offering convenience goods and personal services for the residents of the immediate area. OPA #240 stipulates that local convenience sites shall be planned and developed as a single unit and shall be a maximum of .39 hectares (.96 acres). The lands subject to this amendment consist of .39 hectares (.96 acres). The design, appearance and scale of local convenience stores shall be in harmony with the surrounding residential uses. Furthermore, the maximum permissible gross floor area of each local convenience centre shall be 1000 m² (10,700 sq ft) pursuant to OPA #240. The proposed development is to consist of a total gross floor area of 808.24 m² (8700.12 sq ft). This aspect of the amendment shall be regulated through an appropriate site plan.

The Official Plan Amendment will also permit the incorporation of the service station use under the local convenience commercial designation. This will allow the redevelopment of the existing service station in a manner which will be more compatible with the surrounding community. The service station and the proposed convenience site are to be developed in a unified manner. Accordingly, the development of the site and re-development of the service station portion will improve the visual appearance of the lands while complimenting the surrounding community. Site plan control shall be implemented to ensure conformity with the character of the surrounding lands. Particular emphasis shall be expressed on architectural design and landscape so as to ensure a high standard of development.

Accordingly, the proposed amendment to OPA #240 is in keeping with the policies set out for local convenience commercial development.

1.5 Existing & Proposed Land Uses

The proposed use of the site for local convenience uses in conjunction with the existing service station is compatible with the surrounding community, which is primarily comprised of a low density residential neighbourhood. The proposed development will create a buffer from traffic noise from Islington Avenue. To minimize any detrimental impacts on existing residential development sufficient buffering shall be provided through adequate fencing and landscaping.

1.6 Servicing

Water Supply

Municipal water is currently available to service the site.

Sanitary Sewer

Sanitary sewers are currently available to service the site. Discharge from the service station must meet Town standards. Accordingly, an oil interceptor and a sedimentation base shall be required.

Stormwater

Prior to the development of the subject lands, a detailed grading plan and stormwater management report must be approved by the Town of Vaughan, Region of York, and Metropolitan Toronto and Region Conservation Authority.

Access

As Islington Avenue is a Regional Road, access will be subject to the requirements and design criteria of the Regional Municipality of York Engineering Department. Two (2) access points shall be utilized to allow for traffic flow from the service centre and gasoline dispensing area to the retail sales component of the development. The final design and configuration of the retention of the Gamble Street access shall meet the design standards of the Town of Vaughan Engineering standards.

PART II

2.0 THE AMENDMENT

2.1 Specific Land Use Policies

2.1.1 General

- a) Schedule "A" of Official Plan Amendment No. 240 to the Town of Vaughan Planning Area is amended by deleting the "Service Station" and "Low Density Residential" designation on the lands which are the subject of this amendment and by replacing it with the "Local Convenience Commercial" designation as indicated on Schedule "A" - Land Use, attached hereto.

This amendment to Official Plan No. 240 also establishes a conceptual site plan for the subject lands as shown in Schedule "B" attached hereto. The "Local Convenience Commercial" site is approximately .39 hectares (.96 acres) with Building "A" and Building "B" as shown on Schedule "B" totalling a maximum Gross Floor Area which does not exceed 820 m².

The following policies pertain specifically to the "local convenience commercial" designation as indicated on Schedule "A".

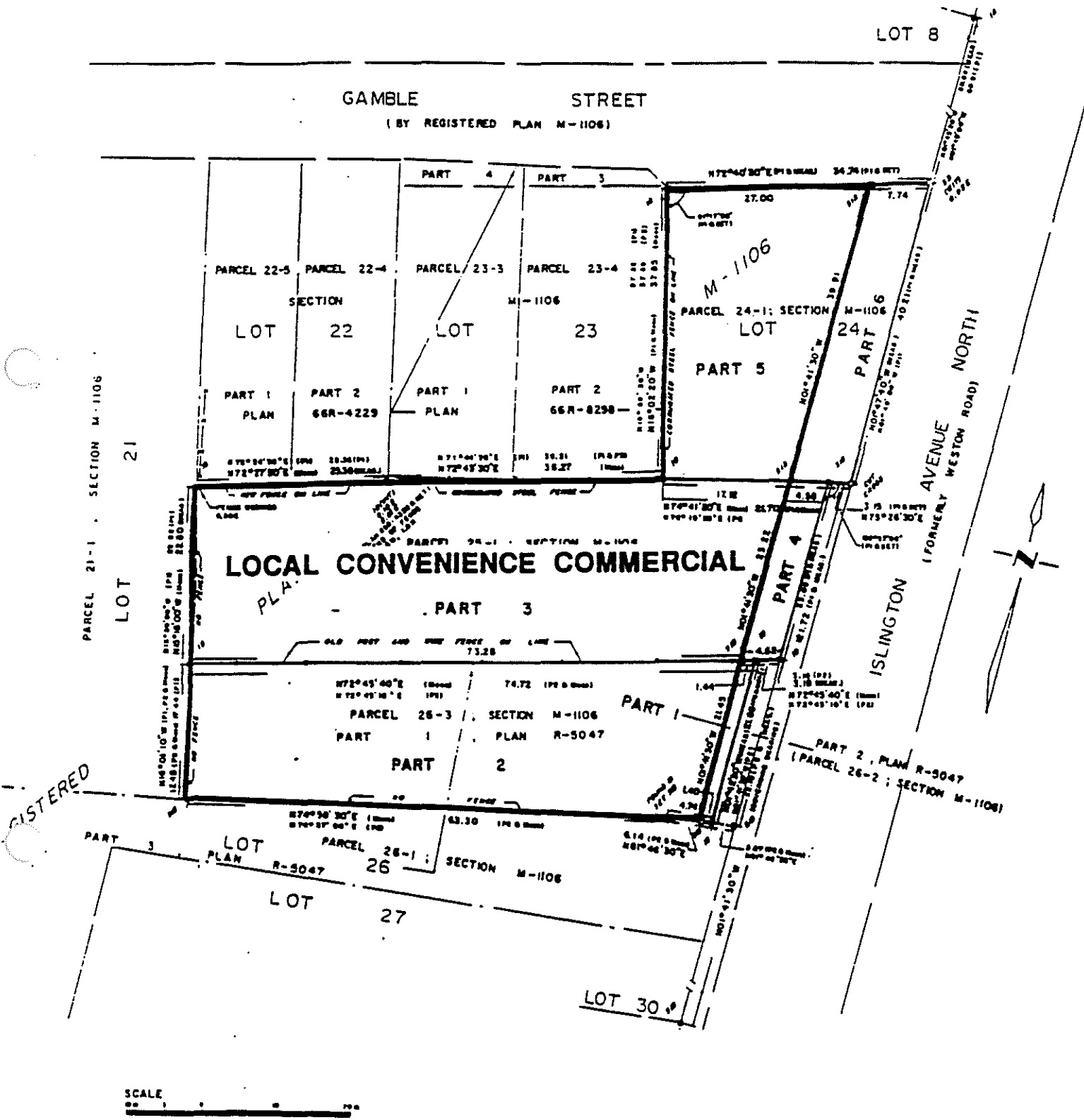
2.1.2 Local Convenience Commercial Areas

- a) In the Local Convenience Commercial Area permitted uses are the following:
- Automobile Service Station
 - Bank or Financial Institution
 - Personal Service Shop
 - Convenience Retail
 - Delicatessen
 - Bakery
 - Business or Professional Office
- b) The site shall be developed as outlined in Schedule "B" in order to create a unified development. The site area shall not exceed .39 hectares (.96 acres).
- c) The maximum permissible gross floor area for the entire local convenience commercial site shall not exceed 820 square metres.

- d) The design, appearance and scale of the local convenience commercial development shall be in harmony with the character of the surrounding residential uses. This shall include adequate landscaping and buffering to ensure compatibility with abutting residential land use.

LAND USE

Showing Lots 24, 25
and Part of 26,
Registered Plan, M-1106



SUBJECT LANDS

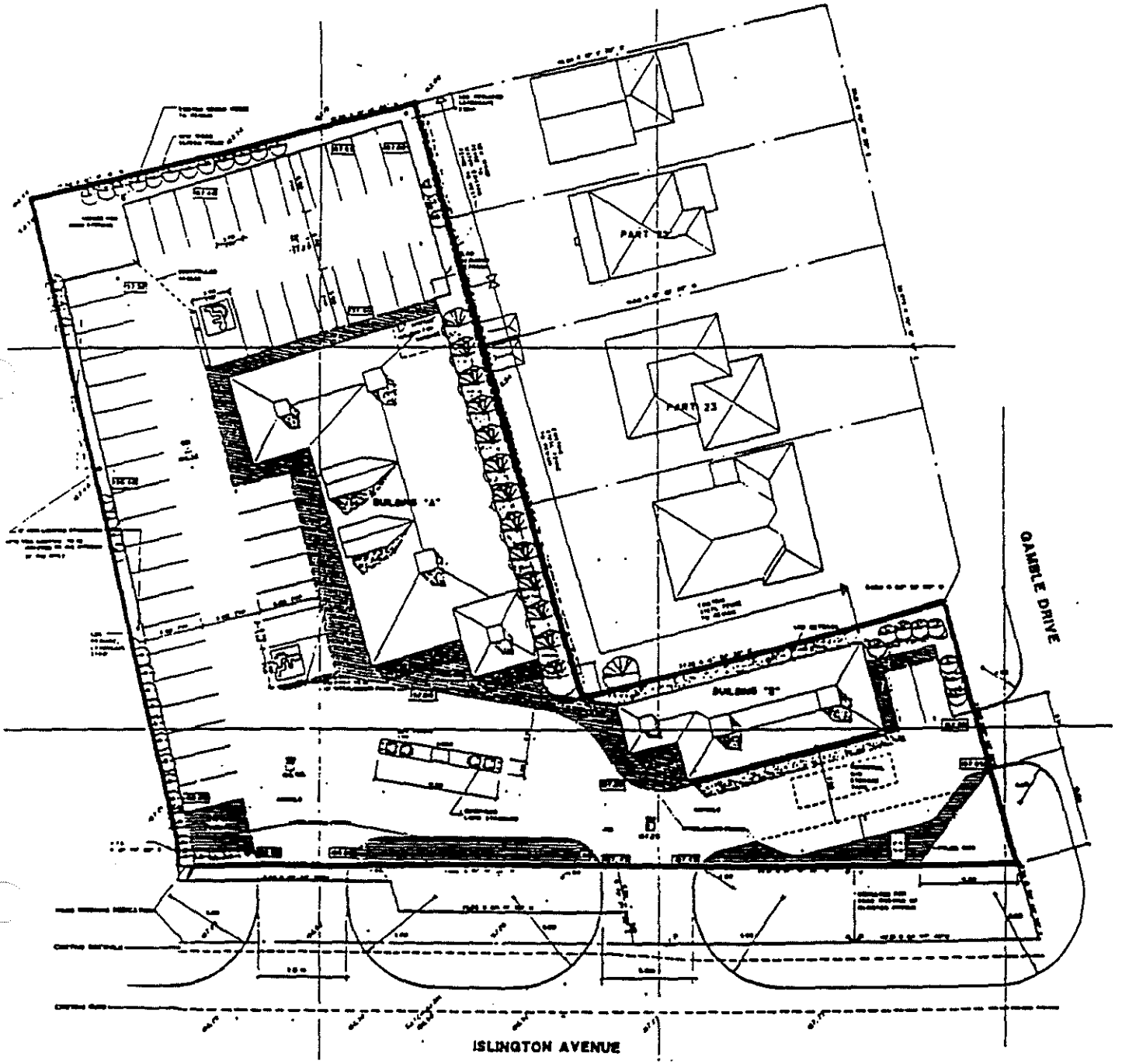
This is Schedule "A" to
Amendment No. 371
Approved the ___ day
of ___, 19___

Signing Officer _____

ONTARIO MUNICIPAL BOARD ORDER
(0900049) - AUGUST 29/90

CONCEPTUAL SITE PLAN

Showing Lots 24, 25, and
Part of Lot 26
Registered Plan M-1106
Scale 1:600



 SUBJECT LANDS

This is Schedule "B"
to Amendment No. 371
Approved the _____ day
of _____, 19__.

Signing Officers

ONTARIO MUNICIPAL BOARD ORDER
(0900049) - AUGUST 29/90