

# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 256-95

A By-Law to adopt Amendment Number 461 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 461 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedules "1" and "2" 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 461 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.

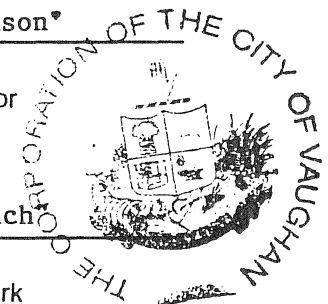
READ a FIRST, SECOND and THIRD time and finally passed this 5th day of September, 1995.

"L.D. Jackson"

L. D. Jackson, Mayor

"J.D. Leach"

J.D. Leach, City Clerk



AMENDMENT NUMBER 461  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 461 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" constitutes Amendment Number 461.

Also attached hereto but not constituting part of this Amendment is Appendices "I" and "II".



*DS*  
*Sp/5/51*

## I PURPOSE

The purpose of this Amendment is to amend Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) to redesignate the subject lands from "Medium Density Residential" and "Open Space" to "Low Density Residential", "General Commercial", "Open Space" and "Drainage Tributary", to facilitate the development of the subject lands for residential, office/commercial, park and open space purposes. In addition, the Amendment will provide for site specific development policies.

The portion of the Sylvan Brook Avenue road allowance, between Ravine Court and Highway #7, is also being redesignated from "Medium Density Residential" to "Low Density Residential" and "General Commercial", to facilitate the possible disposition of the road allowance by the City for acquisition by abutting landowners.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1" hereto as "Area Subject To Amendment No. 461". The lands are located on the north side of Highway No. 7, west of Pine Valley Drive, known municipally as 4650 Highway No. 7, in Lot 6, Concession 7, City of Vaughan. The Sylvan Brook Avenue road allowance, located between Ravine Court and Highway #7, is also subject to Amendment No. 461.

## III BASIS

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

1. The subject lands are currently designated "Medium Density Residential" and "Open Space" by Official Plan Amendment No. 240 (Woodbridge Community Plan), as amended. The proposed low density residential subdivision and office/commercial development would not be permitted in the aforementioned designation. Therefore, an amendment to the Official Plan is required.
2. Staff from the Metropolitan Toronto and Region Conservation Authority and the City of Vaughan have established the top-of-bank surrounding the subject lands and are satisfied that the subject lands comprise a developable area of table land.
3. The lands are located in Neighbourhood 1 as defined by Amendment No. 240. The

subject lands will form part of the larger existing residential neighbourhood.

4. On June 13, 1995, the Council of the City of Vaughan considered Official Plan and Zoning Amendment Applications OP.26.91 and Z.34.91 (250623 Properties Ltd.), respectively, at a Public Hearing. At that meeting, Council approved the Official Plan Amendment application.

#### IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERE TO

Amendment No. 240 to the Official Plan of the Vaughan Planning Area (Woodbridge Community Plan) is hereby amended by:

1. Redesignating the lands shown as "Area Subject To Amendment No. 461" on Schedule "1" hereto from "Medium Density Residential" and "Open Space" to "Low Density Residential", "General Commercial", "Open Space" and "Drainage Tributary", in the manner shown on Schedule "2" hereto.
2. Adding the following policies to Subsection 4.7 "General Commercial":

"4.7 (g) Notwithstanding the provisions of Paragraph 4.7 (a), the two parcels of land designated "General Commercial" on the north side of Highway No. 7, being approximately 300 metres and 430 metres west of Pine Valley Drive, respectively, in Lot 6, Concession 7, being the lands subject to OPA No. 461, shall be used only for the purpose of business or professional offices and banks or financial institutions.

The following development and design policies shall apply:

- i) office commercial development shall be compatible with and sensitive to the existing and proposed residential and office commercial development in the surrounding neighbourhood, with respect to the overall height, mass, scale and architectural design of the buildings, landscaping and buffering, entry features, parking, lighting, and the Highway No. 7 streetscape;
- ii) the height of office commercial buildings shall generally not exceed 2-storeys, with an opportunity for a third storey to be incorporated into the roof area, depending on a compatible relationship to adjacent development;

- iii) office commercial buildings shall incorporate a residential design at a scale which is complementary to and compatible with adjacent land uses;
- iv) parking, service and garbage storage areas shall be shielded to as great an extent as possible by means of landscaping or design elements;
- v) the visual impact of the automobile shall be reduced within the office commercial parking areas, by applying the following design criteria:
  - parking may be provided in a combination of surface or underground structures;
  - surface parking shall be screened from public streets by buildings or by other means such as landscaping;
  - landscaping shall be provided within and around surface parking lots;
- vi) exterior lighting for office commercial development shall be designed and erected in consideration of the following criteria:
  - lighting of parking areas shall promote safety while not impacting upon adjacent areas;
  - the use of low level pedestrian lighting is encouraged, which shall be directed downward and inward, and away from existing and proposed residential development."

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands should be implemented by way of an Amendment to the Vaughan Zoning By-law and a plan of subdivision 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.

CONCESSION 8

CONCESSION 7

CONCESSION 6

THIS IS SCHEDULE "1"  
TO AMENDMENT NO. 461  
ADOPTED THE 5th DAY OF SEPTEMBER, 1995.

L.D. JACKSON

MAYOR

J.D. LEACH

CLERK

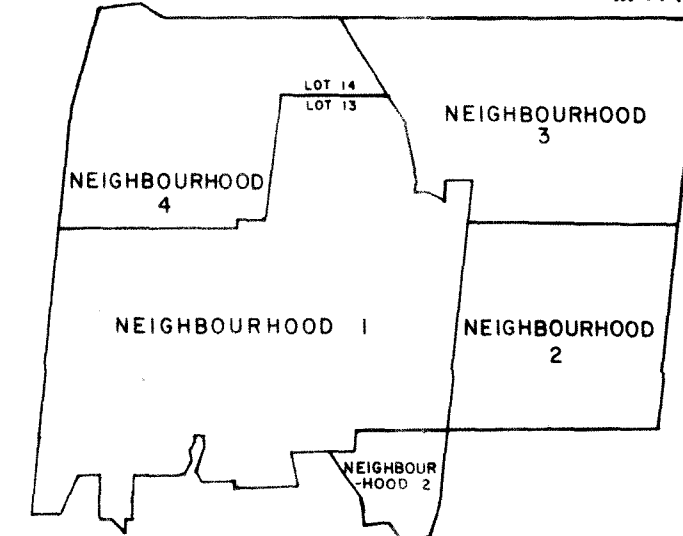
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- LOCAL CONVENIENCE COMMERCIAL
- GENERAL COMMERCIAL
- SERVICE STATION
- SERVICE COMMERCIAL
- INDUSTRIAL
- UTILITY
- OPEN SPACE
- DRAINAGE TRIBUTARY
- CHURCH
- SPECIAL USE
- CONSERVATION AUTHORITY FLOODLINE
- ELEMENTARY SCHOOL
- SECONDARY SCHOOL
- BOUNDARY OF WOODBRIDGE CORE - SEE SCHEDULE "B"
- BOUNDARY OF WOODBRIDGE COMMUNITY PLAN
- PARKWAY BELT BOUNDARY

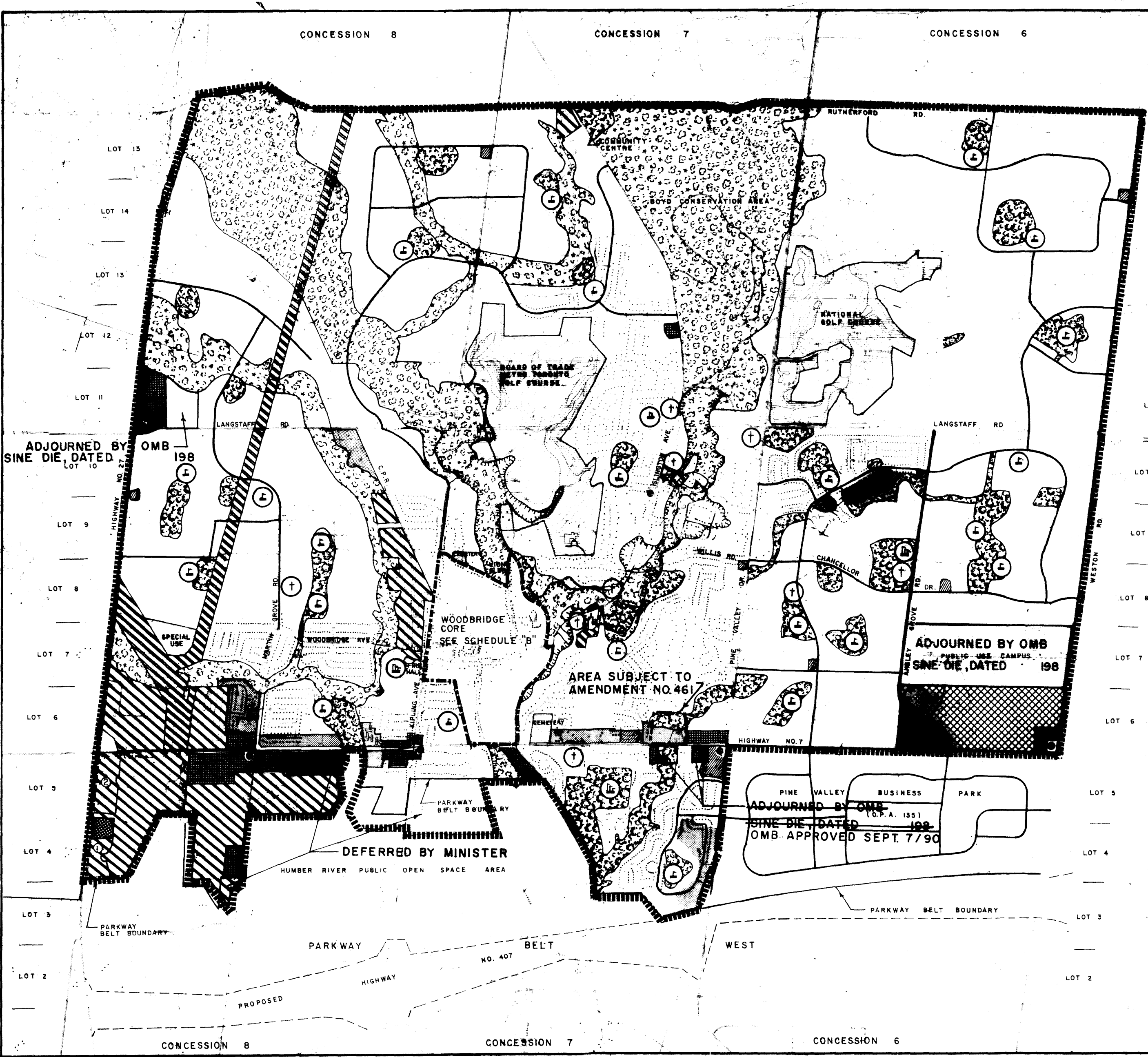
SCALE: 0 500 1000 m

WOODBRIDGE COMMUNITY PLAN

NEIGHBOURHOOD KEY MAP



THIS IS SCHEDULE "A"  
TO AMENDMENT NO. 240



ADJOURNED BY OMB  
SINE DIE, DATED 198

BOARD OF TRADE  
CENTRE FOR TOMMY'S  
WOLF COURSE

WOODBRIDGE CORE  
SEE SCHEDULE "B"

AREA SUBJECT TO  
AMENDMENT NO. 461

ADJOURNED BY OMB  
PUBLIC USE CAMPUS  
SINE DIE, DATED 198

PINE VALLEY BUSINESS PARK  
ADJOURNED BY OMB  
(O.P.A. 135)  
SINE DIE, DATED 198  
OMB APPROVED SEPT. 7/90

DEFERRED BY MINISTER  
HUMBER RIVER PUBLIC OPEN SPACE AREA

CONCESSION 8

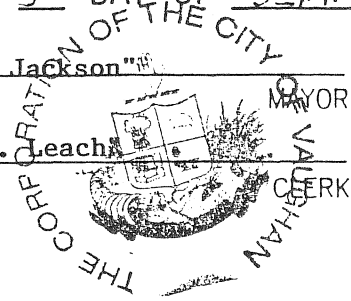
CONCESSION 7

CONCESSION 6

THIS IS SCHEDULE '2'  
 TO AMENDMENT NO. 461  
 ADOPTED THE 5<sup>TH</sup> DAY OF SEPT., 1995.

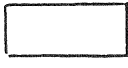
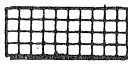

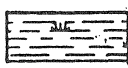
"L.D. Jackson" MAYOR

"J.D. Leach" CLERK

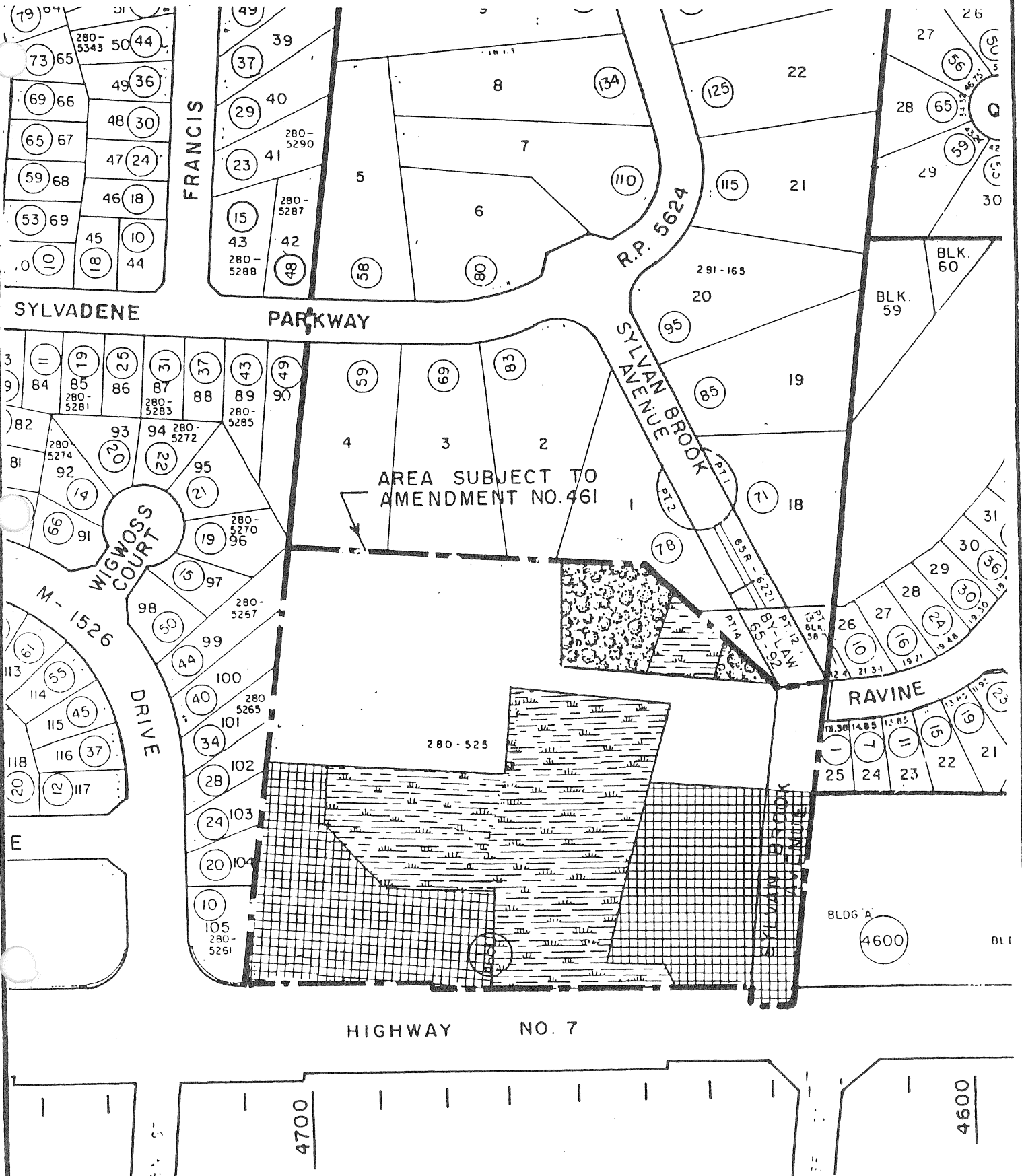
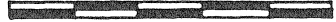


LOCATION : PART OF LOT 6, CONCESSION 7

LEGEND

-  LOW DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL
-  OPEN SPACE
-  DRAINAGE TRIBUTARY

SCALE: 0 1000m



APPENDIX I

On June 13, 1995, Vaughan Council considered Official Plan Amendment OP.26.91 and Zoning Amendment Z.34.91 (250623 Properties Ltd.) and resolved:

- "A. THAT Official Plan Amendment OP.26.91 (250623 Properties Ltd.) BE APPROVED, subject to the following conditions:
1. That prior to Council's adoption of an Official Plan Amendment, the Owner shall submit a revised draft plan of subdivision showing the required parkland dedication, to the satisfaction of the Parks Department, and additional lots fronting on the south side of Ravine Court;
  2. That provisions be included in an Official Plan Amendment that will have the effect of:
    - a) redesignating the subject lands from "Low Density Residential", "Open Space" and "General Commercial" land uses, in the manner shown on Attachment #2 of this report, and subject to the revisions respecting parkland dedication and addition of single lots;
    - b) restricting Blocks "A" and "C" to office and commercial uses consistent with the property to the east, subject to the following policies:
      - i) requiring the office commercial development to be compatible with and sensitive to the existing and proposed residential and office commercial development in the surrounding neighbourhood, with respect to the overall height and architectural design of the buildings, landscaping and buffering, entry features, parking, lighting, and the Highway #7 streetscape; and
      - ii) restricting the height of the office commercial buildings to not more than 2-storeys, with an opportunity for a third storey to be incorporated into the roof area, depending on a compatible relationship to adjacent development.
- B. THAT Zoning By-law Amendment Z.34.91 (250623 Properties Ltd.) be received and adjourned to be reconsidered at another Public Hearing once the City has adopted the Official Plan Amendment for the subject lands.
- C. THAT Staff be requested to consider the possibility of disposition of the Sylvan Brook road allowance between Highway #7 and Ravine Court in conjunction with the Official Plan Amendment; and
- THAT Staff provide a report regarding same, at a future public hearing."



APPENDIX II

# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 461

CITY OF VAUGHAN

LOCATION: PART OF LOT 6, CONCESSION 7

### LEGEND

-  RESIDENTIAL
-  OPEN SPACE
-  COMMERCIAL

DATE: 95 / 07 / 21

SCALE: 0  200m

