

Certificate of Approval
AMENDMENT NO. 555
TO THE
OFFICIAL PLAN FOR THE
CITY OF VAUGHAN

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on the date indicated on this certificate.

Nov. 17, 2000
Date



Neil Garbe, M.C.I.P., R.P.P.
Director of Development Services
The Regional Municipality of York

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 240-2000

A By-law to adopt Amendment Number 555 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 555 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2", "3", "4", "5", "6", and "7" is hereby adopted.

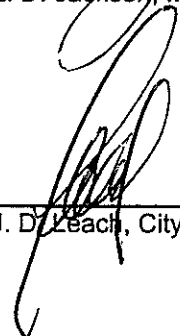
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 555 to the Official Plan of the Vaughan Planning Area.

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 26th day of June, 2000.



L. D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 555
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 555 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2", "3", "4", "5", "6", and "7", constitute Amendment Number 555.

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

LEGAL APPROVED	
Contents	<input checked="" type="checkbox"/>
Form:	<input checked="" type="checkbox"/>

1.0 PURPOSE

The purpose of this Amendment is to delete the subject lands from Amendment No. 210 (Thornhill-Vaughan Community Plan) and to add the subject lands to Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area. This will be achieved by redesignating the subject lands from "Parkway Belt" and "Low Density Residential" under Amendment No. 210 to "Prestige Area" within Amendment No. 450. The Amendment will facilitate the development of the subject lands as an Employment Area comprised of prestige employment uses.

2.0 LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands" are shown on Schedule "1" attached hereto as "Area Subject To Amendment No. 555". The subject lands are located southwest of Dufferin Street and Highway No. 407, north of the Ontario Hydro Corridor (North Part), and northwest of Dufferin Street and Centre Street, south of the Ontario Hydro Corridor (South Part), in Part of Lots 6 to 8, Concession 3, City of Vaughan.

3.0 BASIS

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

- 3.1 The North Part of the subject lands are currently designated "Parkway Belt" by Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan), and subject to the policies in the Provincial Parkway Belt West Plan. The Parkway Belt West Plan designates the lands "General Complementary Use Area", which permits only existing agricultural, institutional, recreational and public uses, a single residential dwelling on a legally existing lot, and other uses that secure the open space character of the area.

On October 23, 1997, the Ministry of Municipal Affairs and Housing approved the removal of the subject lands from the Provincial Parkway Belt West Plan through Amendment No. 129. As the proposed prestige employment uses are not permitted in the aforementioned designations, an amendment to the Official Plan is required.

- 3.2 The South Part of the subject lands are currently designated "Low Density Residential" by Official Plan Amendment No. 210 and are subject to a long outstanding Referral (#4).

- 3.3 The redesignation to allow prestige employment uses constitutes an appropriate development of the subject lands for the following reasons:
- 3.3.1 The subject lands are located at a highly visible and prominent location, namely, Highway No. 407, Dufferin Street and Centre Street, which is conducive for businesses and industries.
- 3.3.2 The proposed development of the subject lands are not considered to impact upon the existing and planned surrounding land uses, with respect to traffic and parking, and the natural environment.
- 3.3.3 The proposed development is considered to be compatible with existing and planned surrounding uses, including the development of the Trullwrook lands (OPA No. 515), Thornhill Regional Park and the residential neighbourhoods on the east side of Dufferin Street.
- 3.3.4 The subject lands are highly accessible to pedestrians using public transit and to vehicles, given its location adjacent to Highway No. 407, Dufferin Street and Centre Street, which will ensure quick dispersal of traffic in the area and negligible traffic impact. The area will also become a significant transit centre once the Ministry of Transportation Ontario's light rapid transit line and station are constructed on the east side of Dufferin Street, directly across from the North Part of the eastern boundary of the amendment area.
- 3.3.5 The proposed development provides additional prestige employment lands for the City, which will facilitate businesses and industries to locate and thrive in Vaughan, and will create new opportunities for employment, taxable assessment, and spin-off economic and social opportunities, that will benefit the surrounding community and the City as a whole.
- 3.4. On June 5, 2000, Council approved the Recommendations of the "Dufferin Street -West Side Land Use Study" (File 15.82), as prepared by Sorensen Gravely Lowes Planning Associates Inc., which recommended a "Prestige Area" designation for the subject area.

4.0 DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 (Thornhill-Vaughan Community Plan) and Amendment No. 450 (Employment Area Growth and Management Plan) to the Official Plan of the Vaughan Planning Area are hereby amended by:

- 4.1 Redesignating the subject lands located southeast of Dufferin Street and Highway No. 407, shown as "Area Subject To Amendment No. 555" on Schedule "1" attached hereto, from "Parkway Belt" and "Low Density Residential" under Amendment No. 210 to "Prestige Area", under Amendment No. 450.
- 4.2 Deleting Schedule "A" in Amendment No. 210, and substituting therefor, Schedule "A" attached hereto as Schedule "2", thereby deleting the subject lands from Amendment No. 210.
- 4.3 Deleting Schedules "1", "2", "2C", "3" and "7" in Amendment No. 450, and substituting therefor, Schedules "1", "2", "2C", "3" and "7" attached hereto as Schedules "3", "4", "5", "6" and "7", respectively, thereby adding the subject lands to Amendment No. 450.
- 4.4 Adding the following site-specific policies to Exception Section 9.0 in Amendment No. 450:

"9.5 OPA No. 555: The following policies shall apply to the lands bounded by Dufferin Street, Highway 407 ETR and Centre Street:

1. The lands designated "Prestige Area" in the above-noted location shall be developed and used in accordance with the policies for the Prestige Area designation in Subsection 2.2.3, provided that the priority uses for the area shall be offices, hotels with related hospitality and conference facilities, major corporate complexes and other prestige employment uses. The amount and type of retail commercial and personal service uses shall be limited to that which is ancillary to these priority functions and, in orientation and location, such uses shall be integrated within a development devoted to the priority uses.
2. Civic uses are also permitted. Accordingly, a new fire station may be located in the area. If the City-owned site on Dufferin Street, currently the

existing Patricia Kemp Community Centre, is no longer required for civic purposes, this property may be reused for non-civic employment purposes permitted by the Prestige Area designation, without further amendment to this Plan.

3. Hydro-electric utility facilities are also a permitted use in the Prestige Area designation. If certain lands owned by Vaughan Hydro are identified as surplus to hydro needs, they may be developed for purposes permitted by the Prestige Area designation, in conjunction with nearby private lands and in accordance with the applicable site-specific policies of this subsection.
4. As a pre-requisite to the approval of development applications, comprehensive assembly or land exchanges shall be required in order to create efficient parcels to accommodate the intended development, as well as co-ordinated access to Dufferin Street for all land uses.
5. Access to all development parcels shall be consolidated by means of new public road(s) connecting the development parcels to Dufferin Street at planned signalized locations or, alternatively, in the event that comprehensive assembly makes the public road provision unnecessary, by means of private agreements, easements and/or rights-of-way to achieve the same consolidation of access points for all land uses, including Vaughan Hydro facilities.
6. The City shall utilize its powers of site plan control and other approvals so as to:
 - 6.1 ensure that the longer-term potential of the development parcels is recognized during the initial development phases, and encourage such initial development to be undertaken in a manner that also provides for subsequent phases of development and, thereby, accommodates not only the short-term development potentials for priority uses, but also their longer-term expansion/intensification;
 - 6.2 provide built-form guidance to address compatibility with nearby lower density areas of the Thornhill-Vaughan community;

6.3 require provision of pedestrian and transit facilities to accommodate safe pedestrian movement and transit accessibility, including direct connections to bus stops and, in future, the Transitway Station; and,

6.4 encourage building designs and architectural treatments which enhance the landmark qualities of the area, particularly from the vantage points on major transportation routes adjacent to the area, and provide attractive "signature" building opportunities for prestige users.

7. In order to encourage early actions which will bring the area forward for development, the City's approach will be pro-active. A zoning study will be undertaken, leading to the preparation of a zoning by-law amendment to "prezone" the lands for the range of uses to be permitted. The amendment will reflect the important development pre-requisites, including those identified in the paragraphs of this subsection, by incorporating holding provision(s) in the by-law to ensure appropriate attention to all of these matters prior to actual development being permitted to proceed. The specific requirements and process for lifting the holding provision(s) shall be set out in the by-law(s) and shall include, in addition to those matters addressed in Official Plan Amendment No. 200, the following:

7.1 comprehensive assembly or agreements with respect to land exchanges in order to create efficient parcels to accommodate the intended development;

7.2 master plans showing how initial development phases would be undertaken in a manner that also provides for full build out and for longer-term expansion and intensification of priority land uses;

7.3 agreements to ensure the co-ordination of access points to Dufferin Street;

7.4 site plan approval and agreements to effectively implement such approval;

7.5 studies and approvals as necessary to demonstrate compliance with environmental guidelines, as well as plans and agreements required to ensure compliance; and,

7.6 other approvals or provisions, as identified in the zoning study.

8. In order to address the above-noted planning concerns in the period prior to completion of the zoning study and the preparation of a comprehensive zoning by-law amendment implementing the policies of this subsection, the City shall enact an initial by-law amendment to bring the current outdated zoning under suitable control.

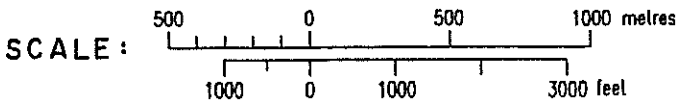
THIS IS SCHEDULE "1"
 TO AMENDMENT NO. 555
 ADOPTED THE 26 DAY OF June, 2000.

[Handwritten Signature]

MAYOR

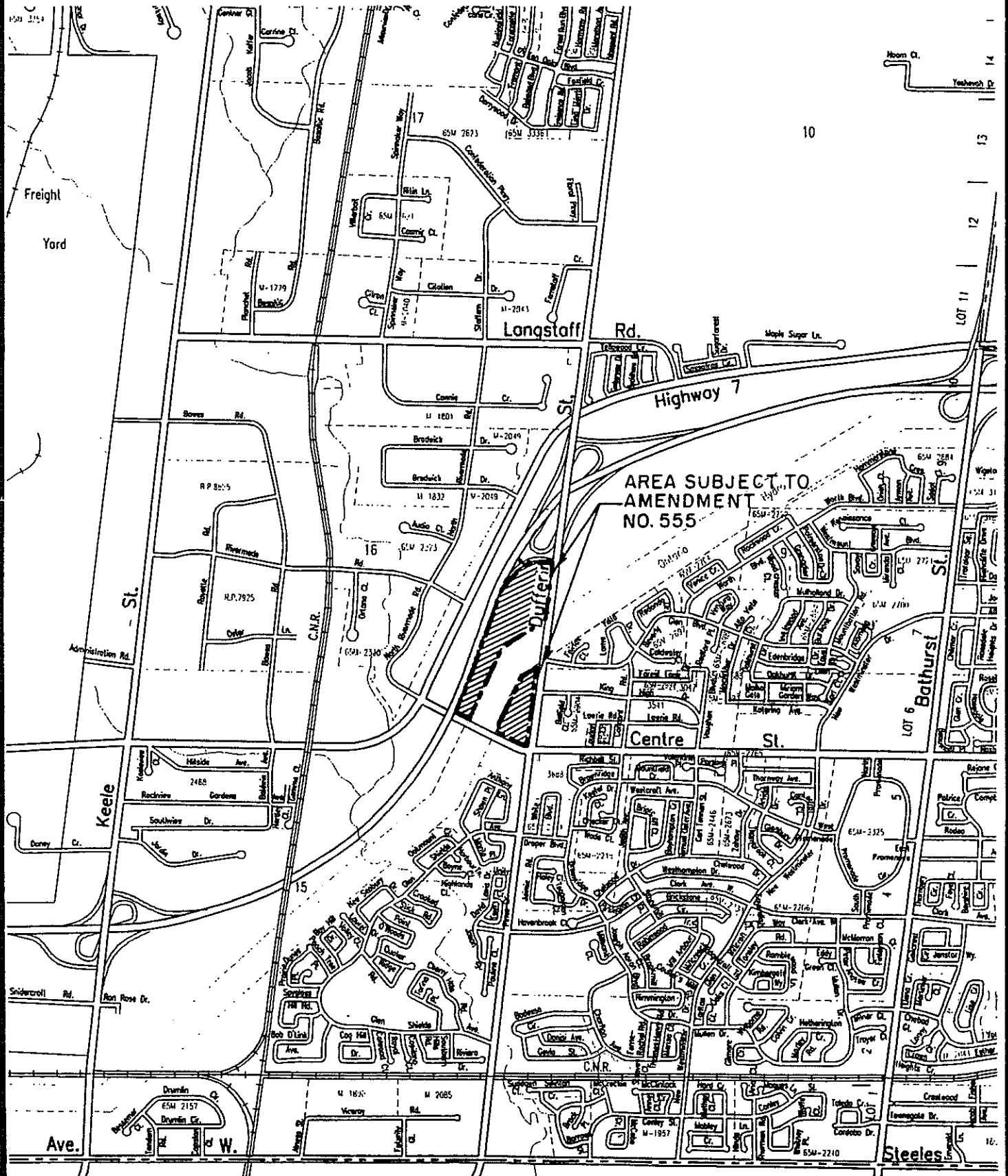
CLERK

LOCATION: PART OF LOTS 6 TO 8, CONCESSION 3



LEGEND

PRESTIGE AREA



AREA SUBJECT TO
 AMENDMENT
 NO. 555

MODIFICATION #14

LAND USE Thornhill-Vaughan Community

Schedule A Updated March, 1997

Legend

Residential

- Low Density
 - Medium Density
 - High Density
 - Further Study Area
 - Village of Thornhill Heritage District
- #### Commercial
- General Commercial
 - Neighbourhood Commercial
 - Town Centre Commercial
 - Service Station
 - Mixed Commercial & Residential
 - Local Convenience Commercial

- Open Space
- Parkway Belt
- Pedestrian System
- Pedestrian Grade Separation

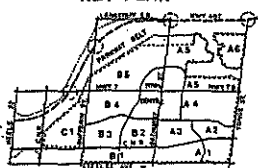
Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Lib. Library
- FH. Firehall

Roads

- Provincial Highway
- Major Arterials
- Minor Arterials
- Residential Collectors

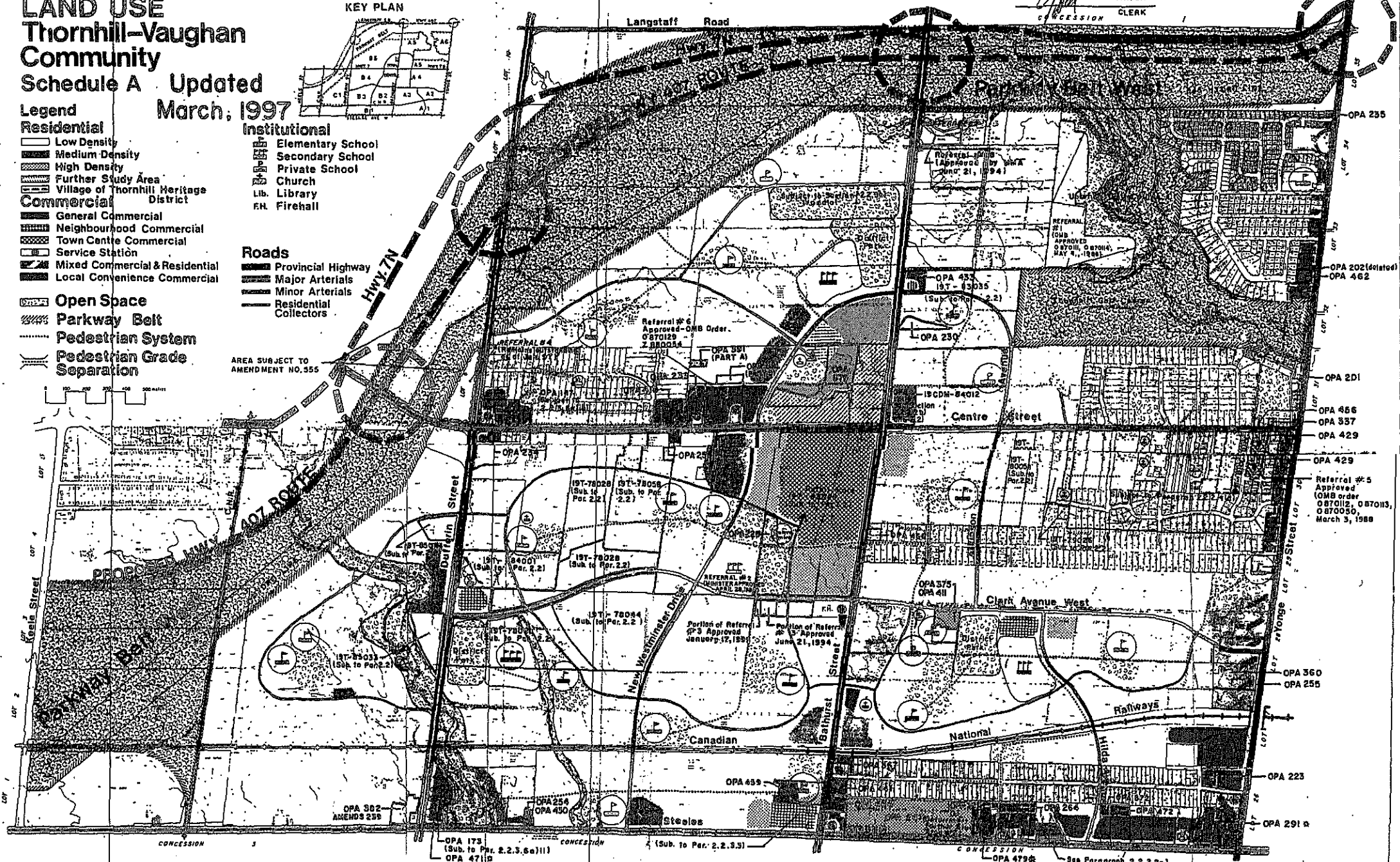
KEY PLAN



OPA 590 - ALTERNATIVE PARKLAND APPLIES TO ENTIRE CITY

THIS IS SCHEDULE "2"
TO AMENDMENT NO. 555
ADOPTED THE 26 DAY OF JUNE, 2000.

[Signature]
MAYOR
CONCESSION CLERK



* OPAS ADOPTED BY COUNCIL BUT NOT YET APPROVED AS OF MARCH 1, 1997

Amendment 210 to the Official Plan of the City of Vaughan

NOTE: THIS MAP IS PREPARED FOR CONVENIENCE PURPOSES ONLY. IN ALL CASES, REFERENCE SHOULD BE MADE TO THE ORIGINAL DOCUMENTS.

LOCATION: PART OF LOTS 6 TO 8,
CONCESSION 3

THIS IS SCHEDULE '3'
TO AMENDMENT NO. 555
ADOPTED THE 26 DAY OF June, 2000.

[Signature]
MAYOR

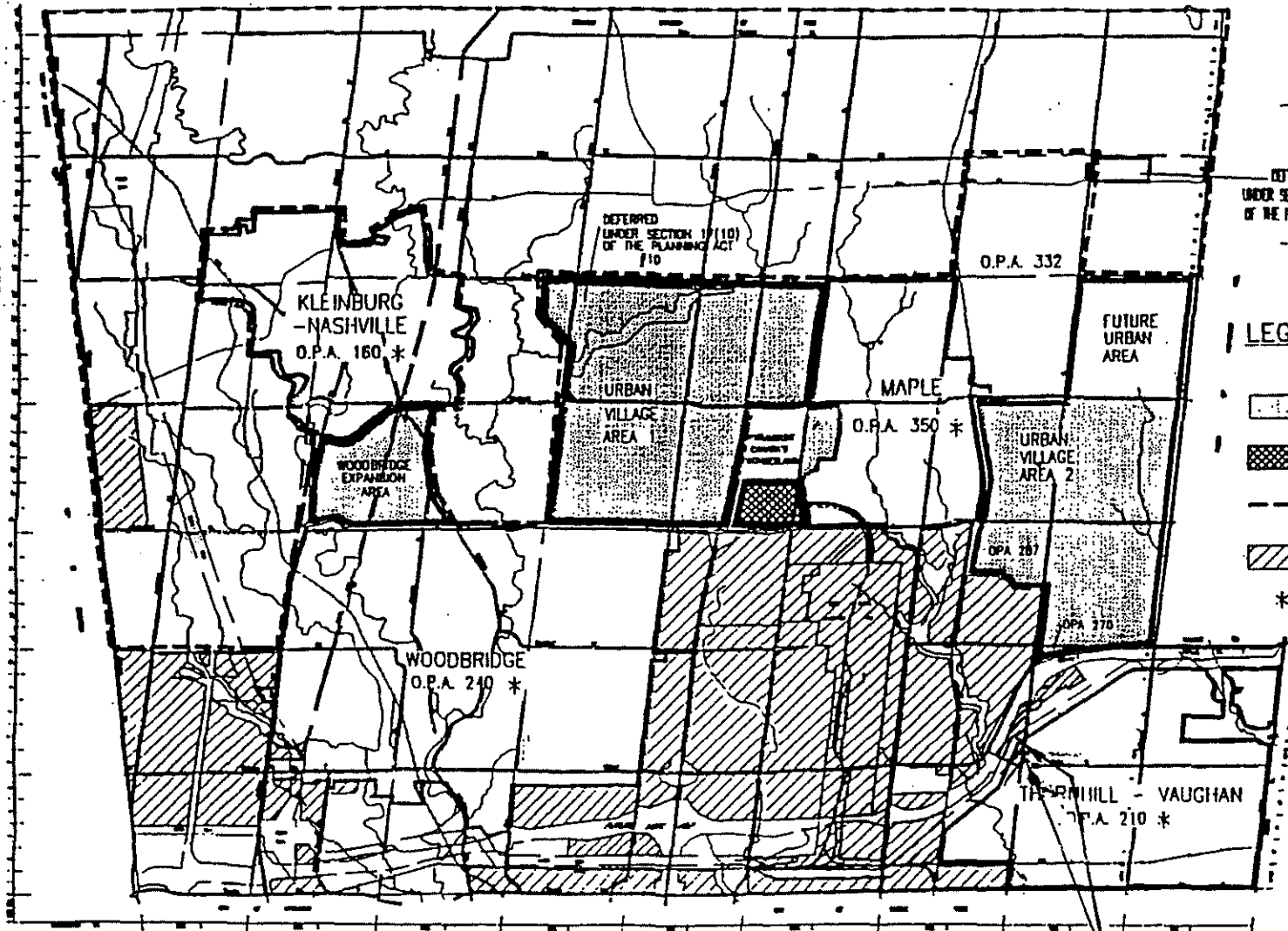
[Signature]
CLERK

EMPLOYMENT AREA CONTEXT PLAN

THIS IS SCHEDULE '1'
TO AMENDMENT NO. 450
ADOPTED THE ___ DAY OF ___, 1994

[Signature]
MAYOR

[Signature]
CLERK



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

LEGEND

- URBAN VILLAGE AREAS AND WOODBRIDGE EXPANSION AREA
- VAUGHAN CENTRE SECONDARY PLAN AREA
- RURAL AREA - GENERAL
- EMPLOYMENT AREA
- * AS AMENDED

MODIFICATION
No. 11
UNDER SECTION 17(1) OF
THE PLANNING ACT



REVISED FEBRUARY 26, 1996








AREA SUBJECT TO
AMENDMENT NO. 555





LOCATION: PART OF LOTS 6 TO 8,
CONCESSION 3

THIS IS SCHEDULE '4'
TO AMENDMENT NO. 555
ADOPTED THE 26 DAY OF June, 2000.

LEGEND

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

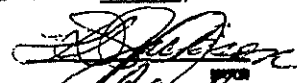

MAYOR

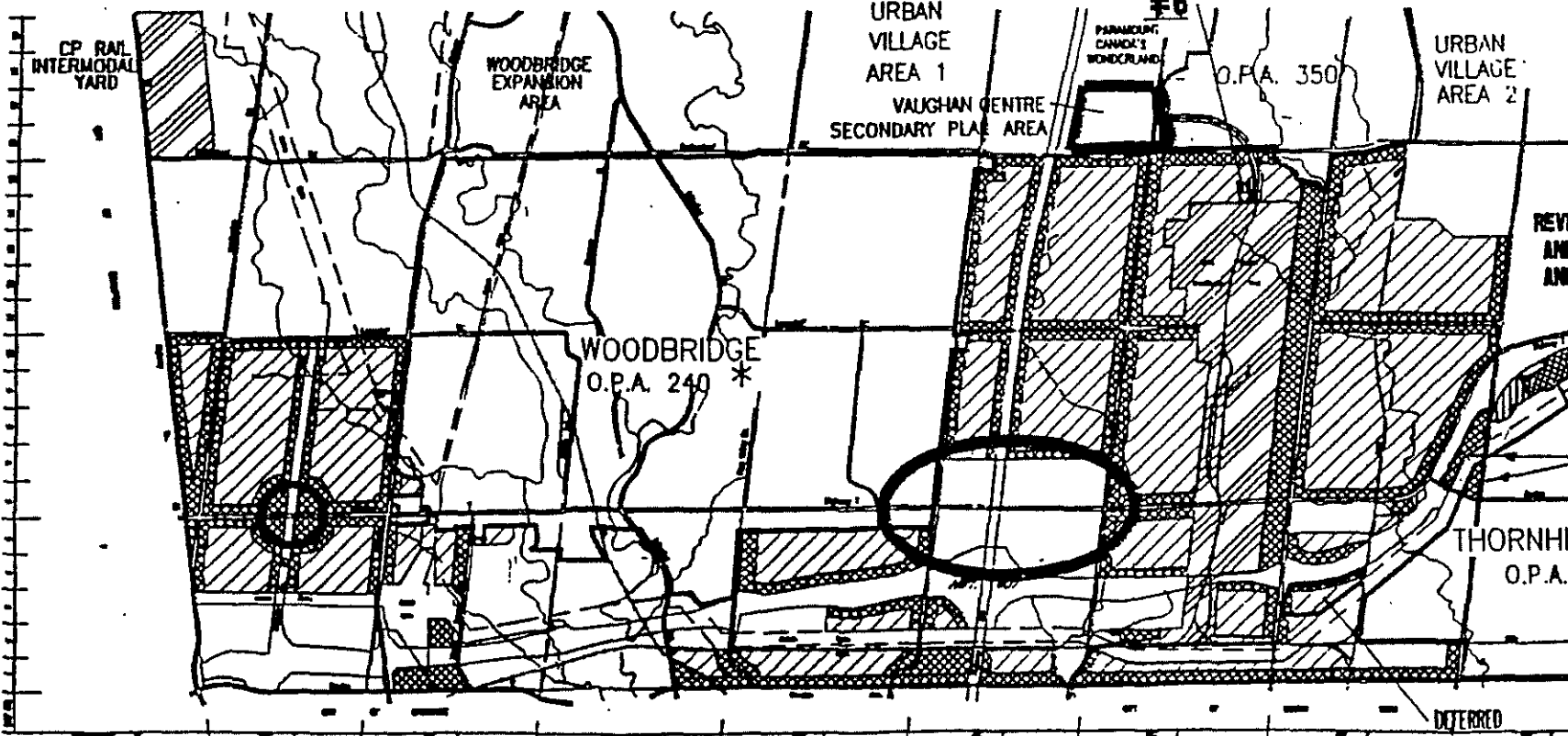

CLERK

**EMPLOYMENT AREA
STRUCTURAL PLAN**

THIS IS SCHEDULE '2'
TO AMENDMENT NO. 450

ADOPTED THE 3RD DAY OF OCTOBER 1994


CLERK



DEFERRED
UNDER SECTION 17(10)
OF THE PLANNING ACT
#0

REVISED FEBRUARY 26, 1998
AND MARCH 28, 1998
AND JANUARY 2, 1997

MODIFICATION
No. 28
UNDER SECTION 17(10) OF
THE PLANNING ACT

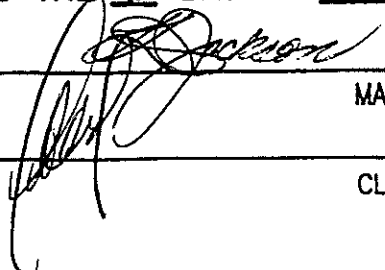
AREA SUBJECT TO
AMENDMENT NO. 555
(PRESTIGE AREA)

THORNHILL-VAUGHAN
O.P.A. 210 *

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



THIS IS SCHEDULE '5'
 TO AMENDMENT NO. 555
 ADOPTED THE 26 DAY OF June, 2000.



 MAYOR

 CLERK

LOCATION: PART OF LOTS 6 TO 8,
 CONCESSION 3








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

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

 L.D. JACKSON

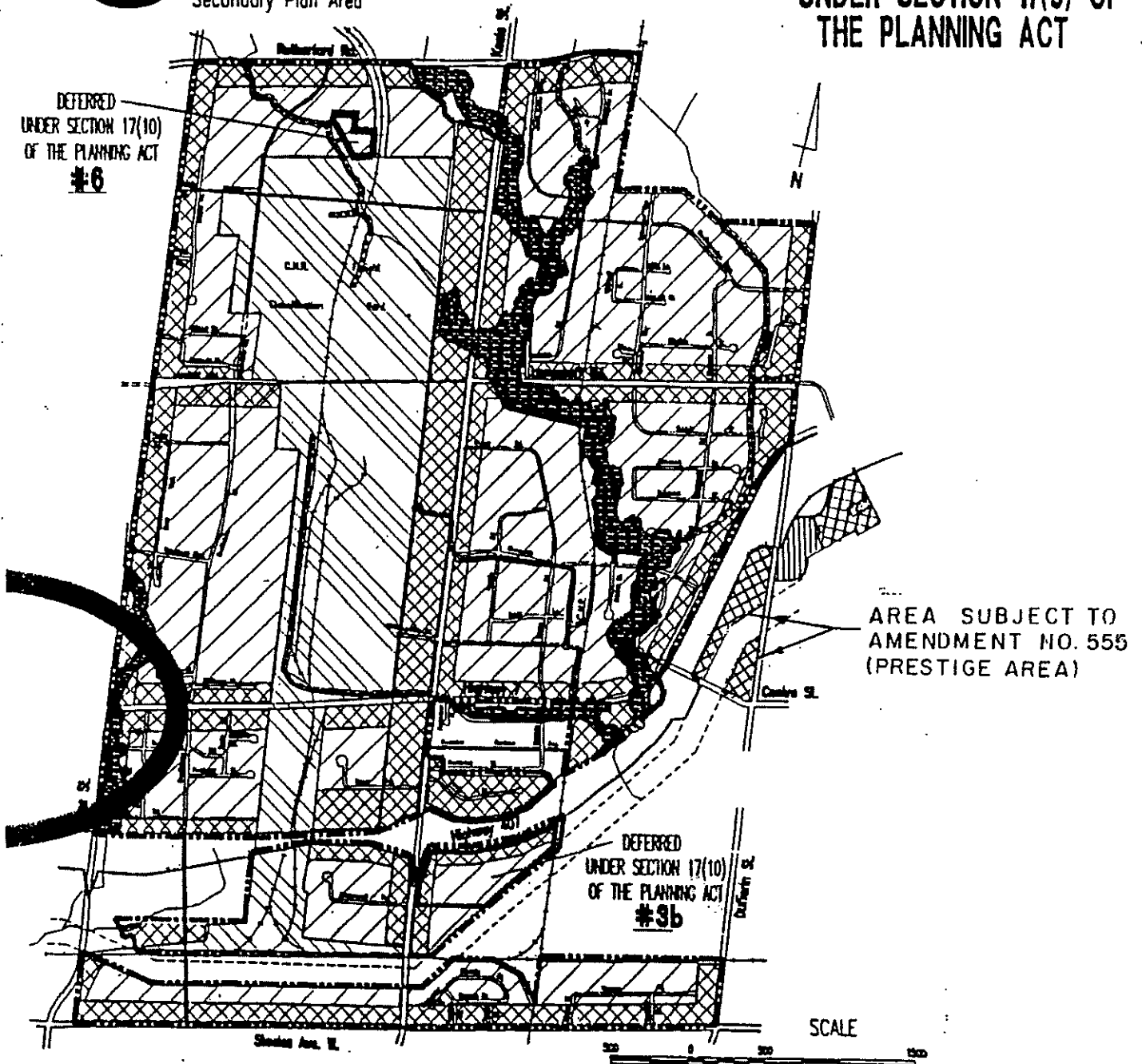
 J.D. LEACH

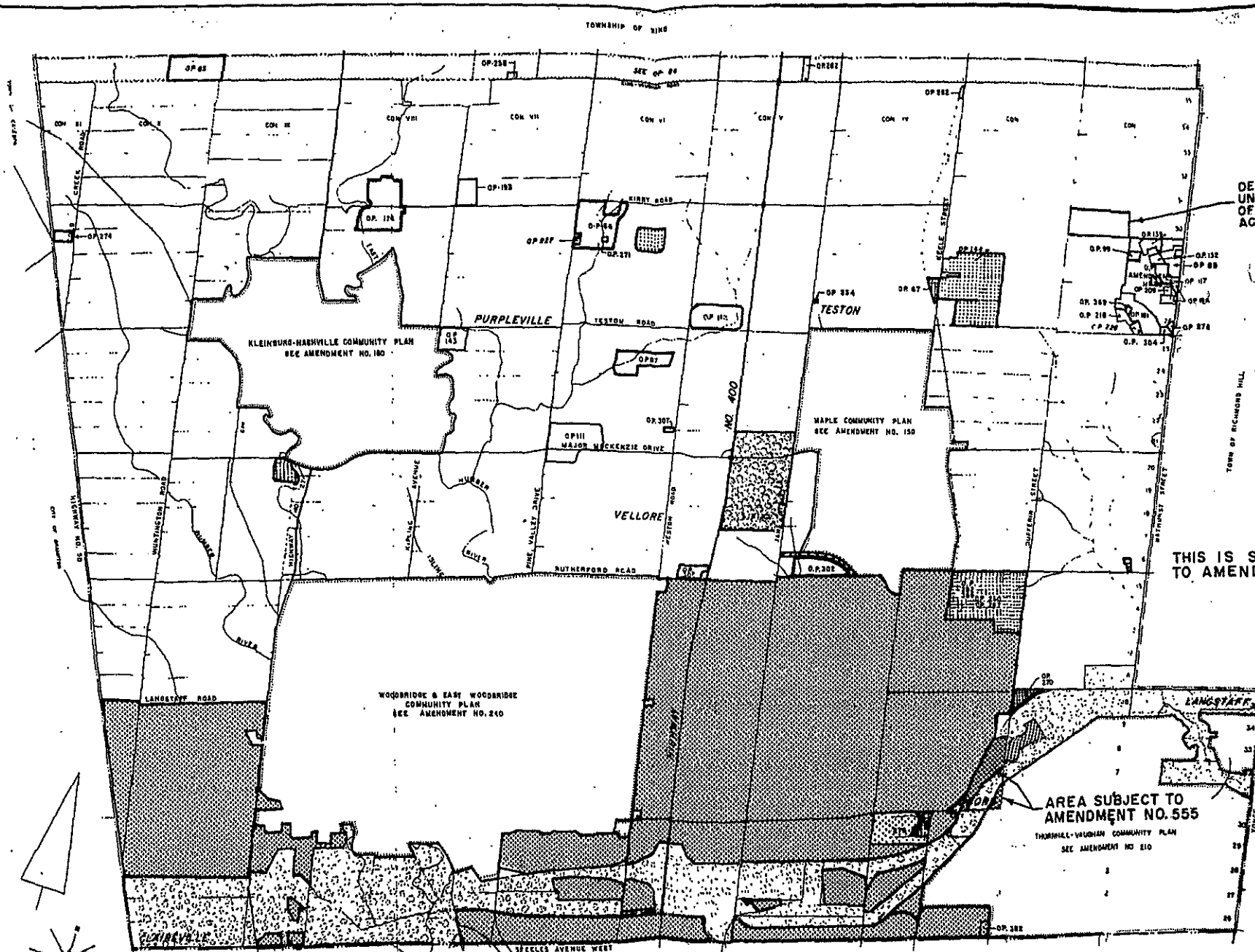
 CLERK

- Amendment Area
-  Prestige Area
-  Employment Area General
-  Rail Facilities
-  Valley Lands (Valley Corridors)
- Stream Corridors
-  Vaughan Corporate Centre
Secondary Plan Area
-  GENERAL
COMMERCIAL
-  OPEN
SPACE

REVISED FEBRUARY 26, 1996
 AND MARCH 25, 1996

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





GENERAL LAND USE

THIS IS SCHEDULE "6"
TO AMENDMENT NO. 555
ADOPTED THE 26 DAY OF JUNE, 2000!

[Signature]
MAYOR

[Signature]
CLERK

REVISED FEBRUARY 26, 1996

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

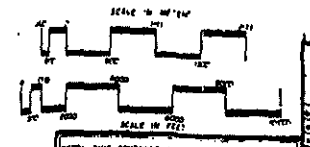
LEGEND

- BOUNDARY OF PLANNING AREA
- [Stippled Box] RESIDENTIAL AREA
- [Grid Box] INDUSTRIAL AREA
- [White Box] RURAL AREA
- [Diagonal Lines] TRANSPORTATION AREA
- [Cross-hatched Box] THEME PARK AREA
- [Dotted Box] PARKWAY BELT WEST PLAN
- [Patterned Box] EMPLOYMENT AREA

THIS IS SCHEDULE "3"
TO AMENDMENT NO. 450

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

AREA SUBJECT TO
AMENDMENT NO. 555
THORNHILL-VISION COMMUNITY PLAN
SEE AMENDMENT NO. 810



6D-31	SCHEDULE "6" TO AMENDMENT NO. 555
28	THE OFFICIAL PLAN OF THE
	THORNHILL-VISION COMMUNITY PLAN
	GENERAL LAND USE
	SCALE 1" = 400'

THIS SCHEDULE FORMS PART OF AMENDMENT NO. 555 TO THE OFFICIAL PLAN OF THE THORNHILL-VISION COMMUNITY PLAN AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT.

REVISED JUNE 2000
MAYOR'S OFFICE
MAYOR'S OFFICE

**MODIFICATION
No. 36
UNDER SECTION 17(9) OF
THE PLANNING ACT**

THIS IS SCHEDULE '7' TO
AMENDMENT NO. 555
ADOPTED THE 26 DAY OF JUNE
2000.

SIGNING OFFICERS

[Signature]
MAYOR
[Signature]
CLERK

REVISED FEBRUARY 26, 1998

**TRANSPORTATION -
CITY ROAD NETWORK**

LEGEND

- RESIDENTIAL LOCAL
- - - 20M INDUSTRIAL
- - - 23M
- 23M PRIMARY (PLANNED)
- - - 23M RESIDENTIAL FEEDER
- - - 26M COLLECTOR
- ... 30M
- 35M
- - - 23M PRIMARY (FUTURE)

THIS IS SCHEDULE
'7' TO AMENDMENT
NO. 450

REFERRED TO O.M.B. #5
(Under OPA 400)

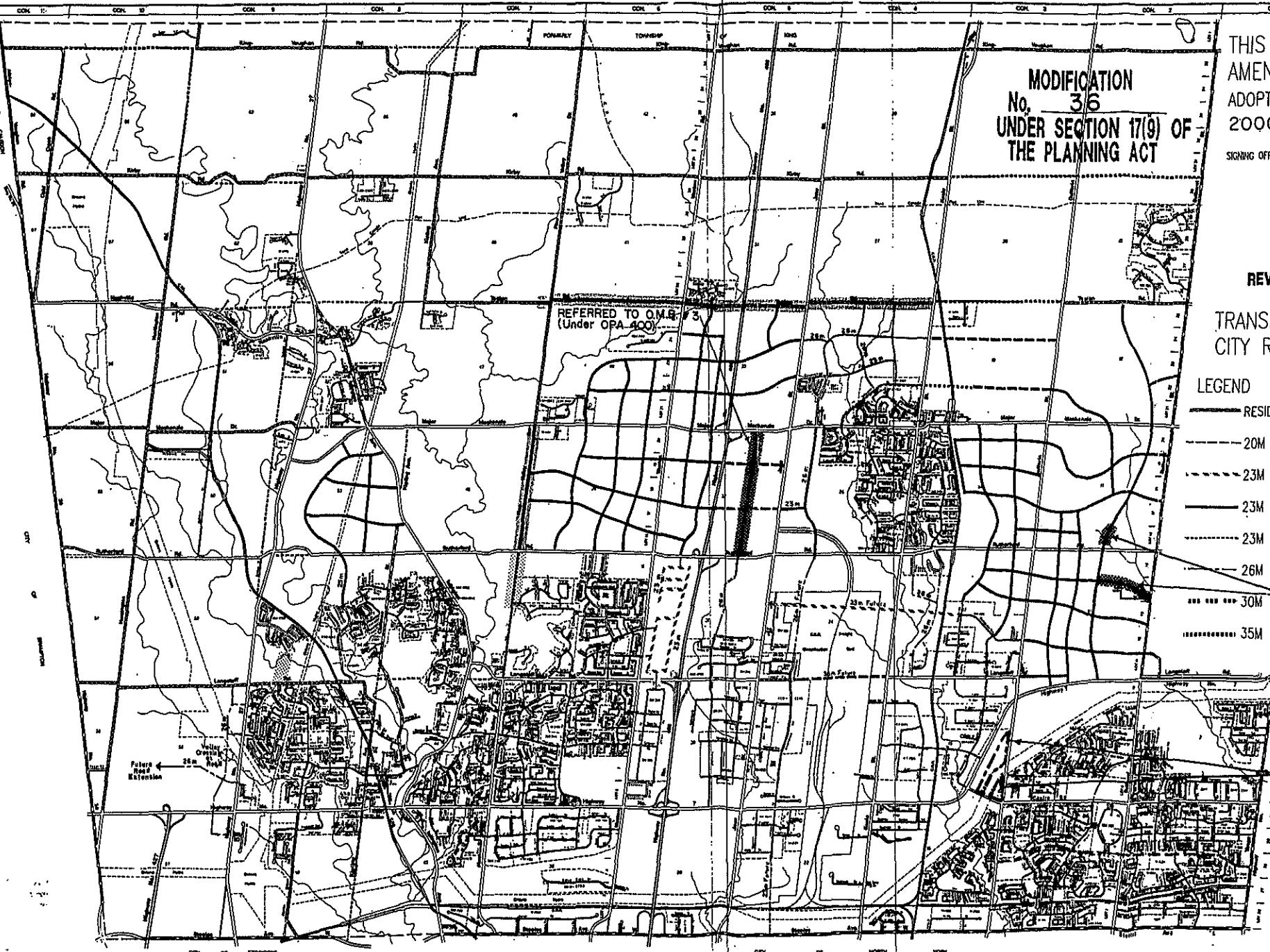
IMPROVEMENTS
(AS PER CITY WIDE
TRANSPORTATION STUDY)

NEW LINKS

AREA SUBJECT TO
AMENDMENT NO.555

*The Ministry of Transportation
consideration and approval is required
to implement the following industrial
several kilometers of Highway 400
in Urban Village 1) the streets of
Highway 407 for the Creditvale Road
corridor; the new 20k immediately
west of Highway 400 as the location
exists to the vicinity of the ramp
of Inter-connector Interchange and
three proposed roads in the Urban
Village 2 intersecting with Highway 7

THIS IS SCHEDULE '2' TO
AMENDMENT NO. 200



APPENDIX I

On June 5, 2000, Council considered the Dufferin Street Land Use Study, as prepared by Sorensen Gravely Lowes Planning Associates Inc.(File 15.82) and adopted the following resolutions:

1. That the Public Hearing and The Dufferin Street Land Use Study: Final Report, dated May 30, 2000, prepared by Sorensen Gravely Lowes Planning Associates Inc., be received;
2. That recommendations 1, 2 and 4 to 10 inclusive, in the Dufferin Street Land Use Study: Final Report, be approved;
3. That the City Solicitor and Sorensen Gravely Lowes Planning Associates Inc. be directed to appear in support of the above recommendations of the Study at the Ontario Municipal Board hearing scheduled to commence on June 26, 2000;
4. That staff be directed to bring forward an Official Plan Amendment for adoption at the earliest possible Council Meeting; and,
5. That City staff be authorized to proceed with a zoning study to identify appropriate zoning by-law amendments to implement the Preferred Land Use Option and other conclusions of the Study, to include consideration of an initial amendment to bring the current outdated zoning under suitable control, as well as comprehensive pre-zoning by-law incorporating suitable holding provisions to ensure appropriate attention to the identified pre-requisites prior to development proceeding."

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 555

CITY OF VAUGHAN

LOCATION: PART OF LOTS 6 TO 8,
CONCESSION 3

DATE: 00/06/15

SCALE:

