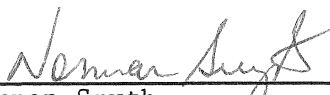
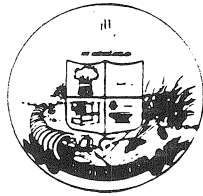


I, NORMAN SMYTH, Deputy City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 433 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs,, without modification, on the 28th day of October, 1993.


Norman Smyth
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 3rd day of November, 1993.



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 205-93

A By-law to adopt Amendment Number 433 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 433 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 433 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 July 1993.

"L.D. Jackson"
L. D. Jackson, Mayor

"J.D. Leach"
J. D. Leach, City Clerk



**AMENDMENT NUMBER 433
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 433 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 433.

Also attached hereto but not constituting part of the Amendment is Appendix I and II.

I. PURPOSE

The purpose of this Amendment is to provide a site specific amendment to Amendment #210 (Thornhill/Vaughan Community Plan) to permit an expanded local convenience commercial centre.

II. LOCATION

The lands subject to this Amendment are located at the northeast corner of Bathurst Street and Atkinson Avenue, being Block 268 on Plan 65M-2394, in Lot 32, Concession 1, City of Vaughan, hereinafter referred to as the "Subject Lands", and shown as "Area Subject to Amendment No. 433" on Schedule "1" attached hereto.

III. BASIS

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

1. The lands are designated "Local Convenience Commercial" by OPA No. 210. Section 2.2.3.4a) and b) provide that the area of a Local Convenience Centre shall not exceed 0.4 ha with a maximum gross floor area of 930 sq m. Section 2.2.3.4a) permits a local convenience commercial site of 0.91 ha in size, provided that a service station is included in the development.
2. Section 2.2.3.4 of OPA No. 210, Local Convenience Centres, states in part:
 - "a) Definition
A commercial area of not more than 0.4 ha. Permitted uses shall be established which offer retail goods, convenience goods and personal services for the residents of the immediate area. In each neighbourhood C1 and A3, a Local Convenience site of 0.73 ha may be permitted. In Neighbourhood A5, a site of 0.91 ha may be permitted at the northeast corner of Bathurst Street and Atkinson Avenue provided that a service station is included on the site.
 - b) The maximum permissible gross floor area of each local convenience commercial centre shall be in the order of 930 sq m except in Neighbourhood C1 and A3, where one site in each shall be a maximum of 1860 sq m."
3. OPA No. 210 does not provide a specific gross floor area for the Subject Lands (a convenience commercial site) in a manner similar to the C1 and A3 Neighbourhoods.

However, the OPA local convenience commercial standard of 930 sq m of GFA on a 0.4 ha. site represents a Floor Space Index (FSI) (GFA/lot area) of 0.2325. If this floor space index is applied to the Subject Lands having an area of 9284 sq m, the resultant gross floor area is 2160 sq m. The development as provided for by this amendment permits a gross floor area of 2100 sq m.

4. From an aesthetic and compatibility perspective, the increase in gross/floor area for the commercial/retail and office uses is preferred over the service station use.
5. On March 1, 1993, Council of the City of Vaughan considered the Official Plan and Zoning Amendment applications at a Public Hearing. At the meeting, Council deferred the applications to a future Committee of the Whole meeting to allow for further consideration and discussion of the issues addressed at the Public Hearing.

On June 14, 1993, Committee of the Whole recommended the application for approval subject to several conditions. On June 21, 1993, Council adopted the recommendation of the Committee of the Whole.

IV. DETAILS OF THE ACTUAL AMENDMENT AND THE POLICIES RELATIVE THERETO

Official Plan Amendment #210 (Thornhill/Vaughan Community Plan) is hereby amended by: Deleting the last sentence of Section 2.2.3.4a) Local Convenience Centres, Definition, and substituting therefor the following:

"In Neighbourhood A5, a site of .93 ha may be permitted at the northwest corner of Bathurst Street and Atkinson Avenue. An eating establishment may be permitted on this site, subject to the provisions of the implementing by-law. Access to the site from Highcliffe Drive is prohibited."

2. Adding the following to Section 2.2.3.4 b)

"and Neighbourhood A5 where the maximum permissible gross floor area for the site at the northeast corner of Bathurst Street and Atkinson Avenue shall be 2100 square metres."

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 enactment to the City of Vaughan Zoning By-law.

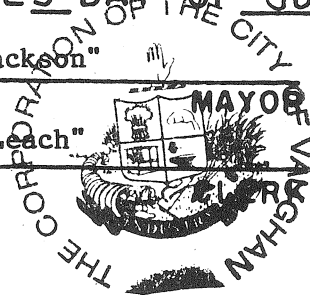
VI **INTERPRETATION**

The provision 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. 433
ADOPTED THE 5TH DAY OF JULY, 1993.

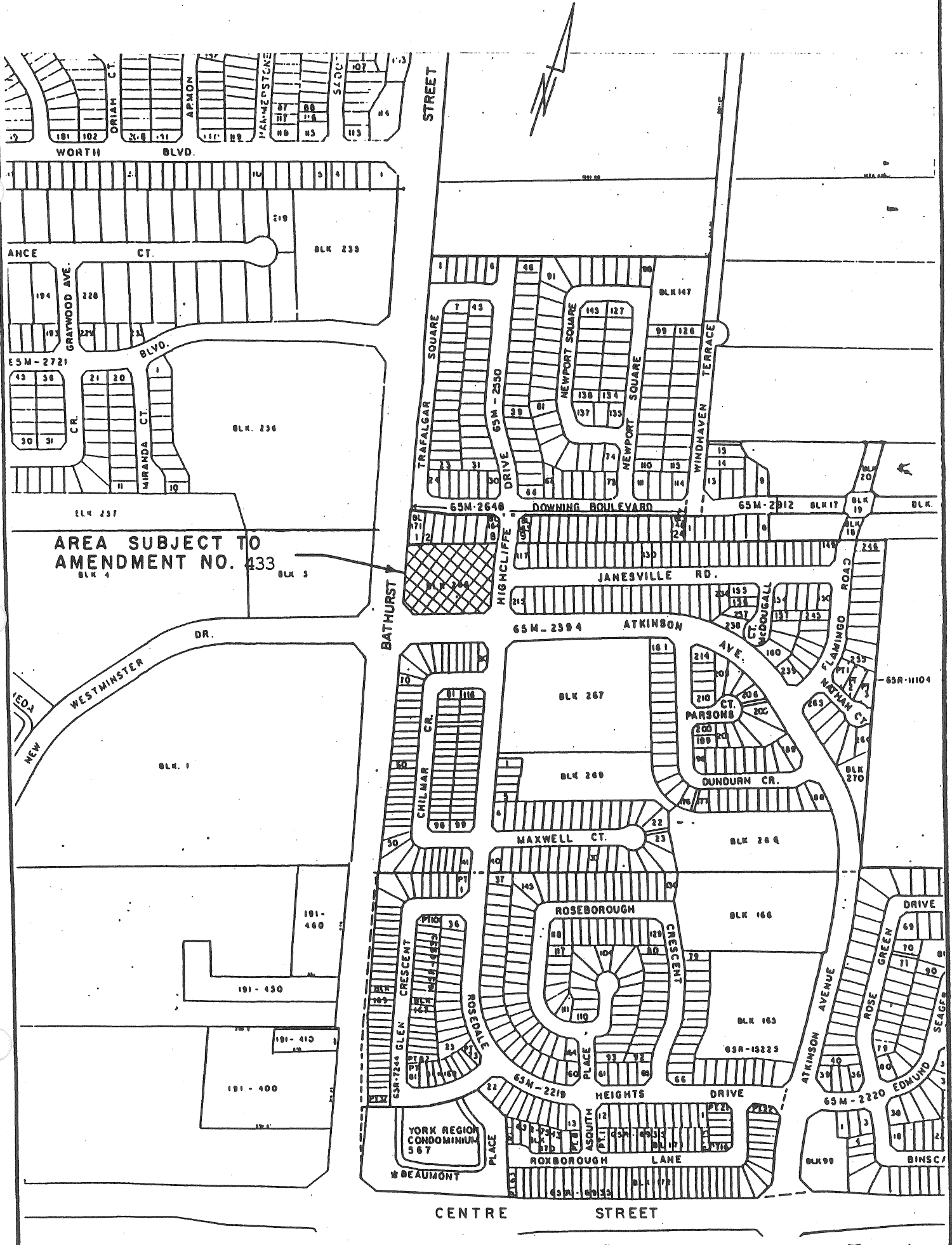
"L.D. Jackson"

"J.D. Leach"



LOCATION: BLOCK 268, PLAN 65M-2394

SCALE: 0 200m



AREA SUBJECT TO
AMENDMENT NO. 433

CENTRE STREET

APPENDIX I

The subject lands are located at the northeast corner of Bathurst Street and Atkinson Avenue, being Block 268 of Plan 65M-2394, in Lot 32, Concession 1, City of Vaughan.

At a Public Hearing on March 1, 1993. Council considered applications to amend the Official Plan and Zoning By-law and resolved:

"THAT the Public Hearing for Official Plan and Zoning Amendment Applications OP.21.92 and Z.56.92 (Janesville Developments Limited), BE RECEIVED; and

THAT the Official Plan Amendment and Zoning By-law Application OP.21.92 and Z.56.92 be deferred to a future meeting of the Committee of the Whole order to allow for further consideration and discussion of the issues addressed at the Public Hearing of 1 March 1993."

On June 14, 1993, the Committee of the Whole reconsidered the subject application and resolved:

"THAT the Official Plan and Zoning By-law Applications OP.21.92 and Z.56.92 (Janesville Developments Ltd.), BE APPROVED, subject to the following conditions:

1. That the recommendation contained in the following report of the Director of Planning, be approved with the deletion of the word "restricting" where same appears in Clause 3.d) and inserting in lieu thereof the word "prohibiting";
2. That the following words be inserted after 2.a) of said recommendation, "and shall include the conditions referred to in the letter from Weston & Associates, dated June 7, 1993";
3. That the memorandum from the Director of Planning, dated June 11, 1993, be received; and
4. That the deputation by Mr. Murray Evans, agent for the applicant, and Mr. Moshe Oved, be received."

On June 21, 1993, Council adopted, without amendment, the recommendation of the Committee of the Whole.

APPENDIX II

EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO.

CITY OF VAUGHAN

LOCATION: BLOCK 268, PLAN 65 M-2394

LEGEND



RESIDENTIAL



COMMERCIAL



OPEN SPACE

DATE: 17/06/93

SCALE: 0 200 m

