

# THE CORPORATION OF THE CITY OF VAUGHAN

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

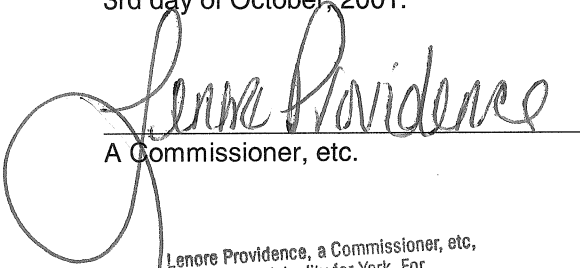
and

IN THE MATTER OF Amendment Number 541  
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 541 was adopted by the Council of the Corporation of the City of Vaughan on the 27th day of August, 2001, and written notice was given on the 10th day of September, 2001 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 541 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 541 is deemed to have come into effect on the 2nd day of October, 2001, 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 )  
3rd day of October, 2001. )

  
A Commissioner, etc.

Lenore Providence, a Commissioner, etc,  
Regional Municipality for York. For  
The Corporation of The City of Vaughan  
Expires February 10, 2004

  
\_\_\_\_\_  
JOHN D. LEACH

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

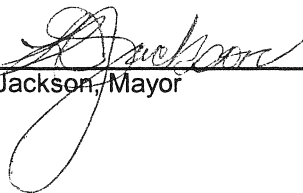
## **BY-LAW NUMBER 370-2001**

**A By-law to adopt Amendment Number 541 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 541 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" and "2" 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 27<sup>th</sup> day of August, 2001.

  
\_\_\_\_\_  
L. D. Jackson, Mayor

  
\_\_\_\_\_  
A. Moore, Deputy City Clerk

**AMENDMENT NUMBER 541**  
**TO THE OFFICIAL PLAN**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" to Amendment Number 541 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 541.

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

## I PURPOSE

The purpose of this Amendment to Amendment No. 210 (Thornhill-Vaughan Community Plan) is to redesignate the subject lands from "Low Density Residential" to "General Commercial" to permit the use of the lands for Business or Professional Office use.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "subject lands" are shown on Schedules "1" and "2" attached hereto as "Area Subject to Amendment No. 541". The subject lands are located on the north side of Centre Street, west of Vaughan Boulevard, being Part of Lot 90 on Registered Plan 3541 and municipally known as 1206 Centre Street, in Lot 6, Concession 2, City of Vaughan.

## III BASIS

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

1. The subject lands are currently designated "Low Density Residential" by Official Plan Amendment No. 210 (Thornhill-Vaughan Community Plan). An amendment to the Official Plan is required to facilitate the redesignation of the subject lands to "General Commercial", to permit the use of the lands for a Business or Professional Office.
2. The redesignation of the subject lands is considered an appropriate redevelopment of the property for the following reasons:
  - a) the current residential uses are no longer in character with the established residential area to the north or the surrounding commercial uses fronting on Centre Street;
  - b) the subject lands are easily accessed by pedestrians, public transit and vehicular traffic, given the location on Centre Street; and,
  - c) the subject lands will be restricted to business or professional office uses only, and therefore, considered to be compatible with the surrounding low density residential uses as opposed to typical commercial uses, which may generate such negative impacts as excessive noise, traffic and odours.

3. Having received a statutory Public Hearing on September 11, 2000, Council approved Official Plan Amendment Application OP.00.004 (Amnon Levmor) to redesignate the subject lands to "General Commercial" to permit the use of the lands as a Business or Professional Office.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 210 (Thornhill-Vaughan Community Plan) to the Official Plan of the Vaughan Planning Area, is hereby further amended by:

1. Redesignating the lands known municipally as 1206 Centre Street, being Part of Lot 6, Concession 2, City of Vaughan, and shown as "Area Subject to Amendment No. 541" on Schedules "1" and "2" attached hereto, from "Low Density Residential" to "General Commercial".

1. Adding the following site-specific development policies to Section 2.2.3.6 "General Commercial Areas":

"r) (OPA #541) The lands located on the north side of Centre Street, west of Vaughan Boulevard, being Part of Lot 90 on Registered Plan 3541 and municipally known as 1206 Centre Street, in Lot 6, Concession 2, City of Vaughan, shall be restricted to a Business or Professional Office use only, subject to the particular office uses being defined more specifically in the implementing zoning by-law and subject to the following development policies:

- a) the business or professional office development shall be compatible with, and sensitive to the existing and proposed residential and commercial development in the surrounding neighbourhood, with respect to the overall height, massing and design of the buildings, landscaping and buffering, parking, lighting, and the Centre Street streetscape;
- b) the height of new buildings shall not be more than two-storeys, however, an opportunity for a third storey may be incorporated into the roof area, depending on a compatible relationship to adjacent development;
- c) buildings shall incorporate a residential design at a scale, which is complementary to, and compatible with, adjacent land uses;

- d) new buildings shall be encouraged to be sited close to the street line of Centre Street, with most parking directed to the rear of the property, where it is not visible to the street;
- e) parking, service and garbage storage areas shall be shielded by means of landscaping and design elements;
- f) the visual impact of the automobile within the parking areas shall be reduced, in consideration of the following design criteria:
  - parking areas may be provided in combination of surface or underground structures;
  - surface parking shall be required to be screened from public streets by buildings or by other means such as landscaping;
  - landscaping shall be provided within and around parking areas;
- g) exterior lighting shall be designed in consideration of the following criteria:
  - lighting in parking areas shall promote safety, while not impacting upon adjacent areas;
  - low level pedestrian lighting shall be directed downward and inward, and away from existing and proposed residential development;
- h) building signage shall not be visible to the residential properties to the north and shall be mounted on the front face of the buildings and subject to site plan approval; and,
- i) shared driveway access and lay-by parking along Centre Street shall be considered."

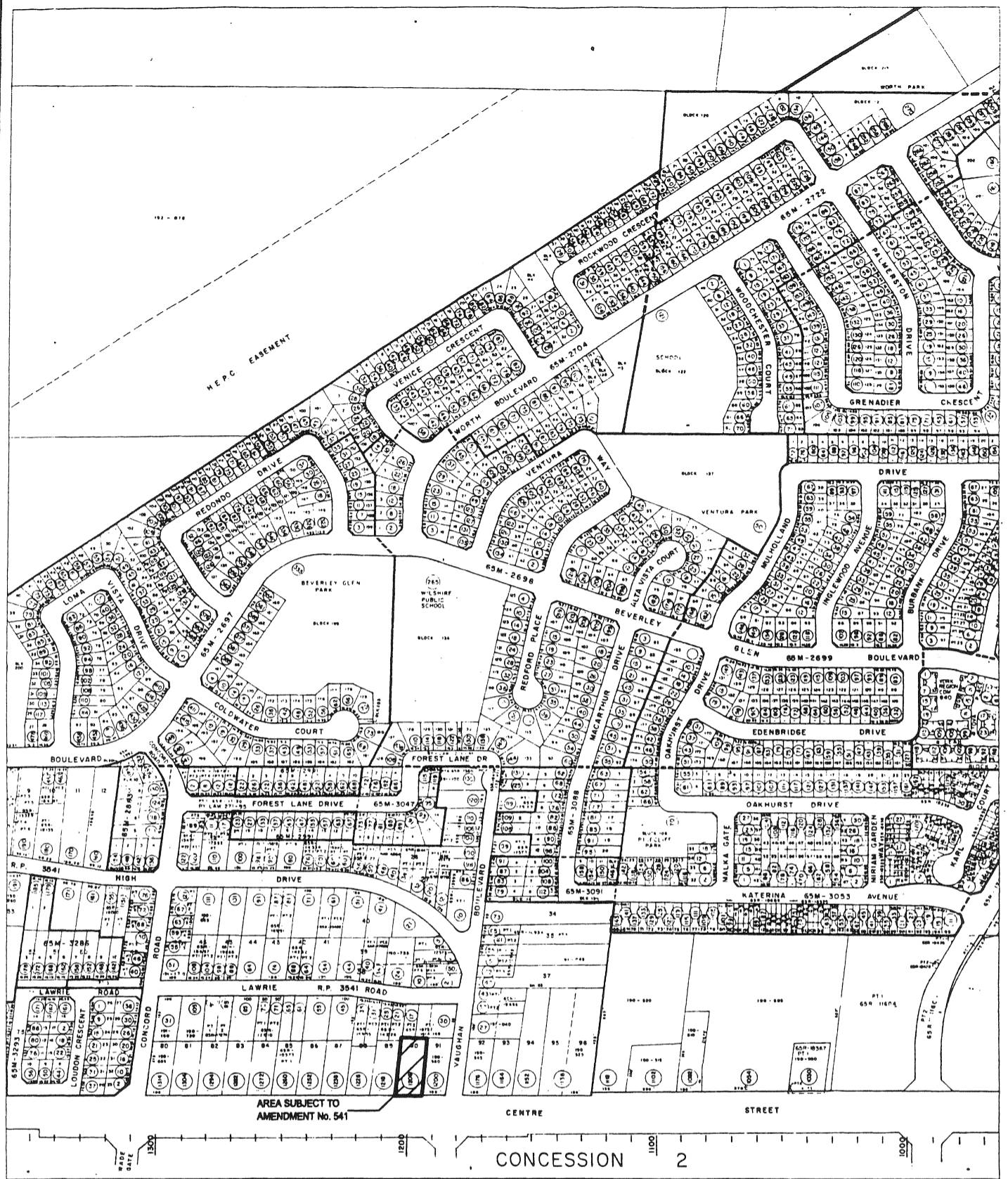
3. Deleting Schedule "A" in Official Plan Amendment No. 210 and substituting therefore with the Schedule "A" attached hereto as Schedule "2".

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".

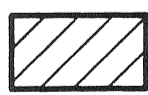
VI INTERPRETATION

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 OFFICIAL PLAN**  
**AMENDMENT NO. 541**

PASSED THE 27 DAY OF AUG., 2001



**SUBJECT LANDS**

FILE No. OPA.541  
 PT. LOT 90 PLAN 3541  
 LOCATION: Part of Lot 6, Conc. 2

SIGNING OFFICERS

*Jackson*  
 MAYOR

*Amore*  
 CLERK

NOT TO SCALE



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

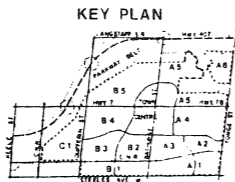
- Parkway Belt
- Pedestrian System
- Pedestrian Grade Separation

#### Institutional

- Elementary School
- Secondary School
- Private School
- Church
- Library
- Firehall

#### Roads

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



OPA 398 - ALTERNATIVE PARKLAND  
APPLIES TO ENTIRE CITY

MAYOR

CLERK

# THIS IS SCHEDULE '2' TO OFFICIAL PLAN AMENDMENT NO.541

PASSED THE 27 DAY OF AUG, 2001

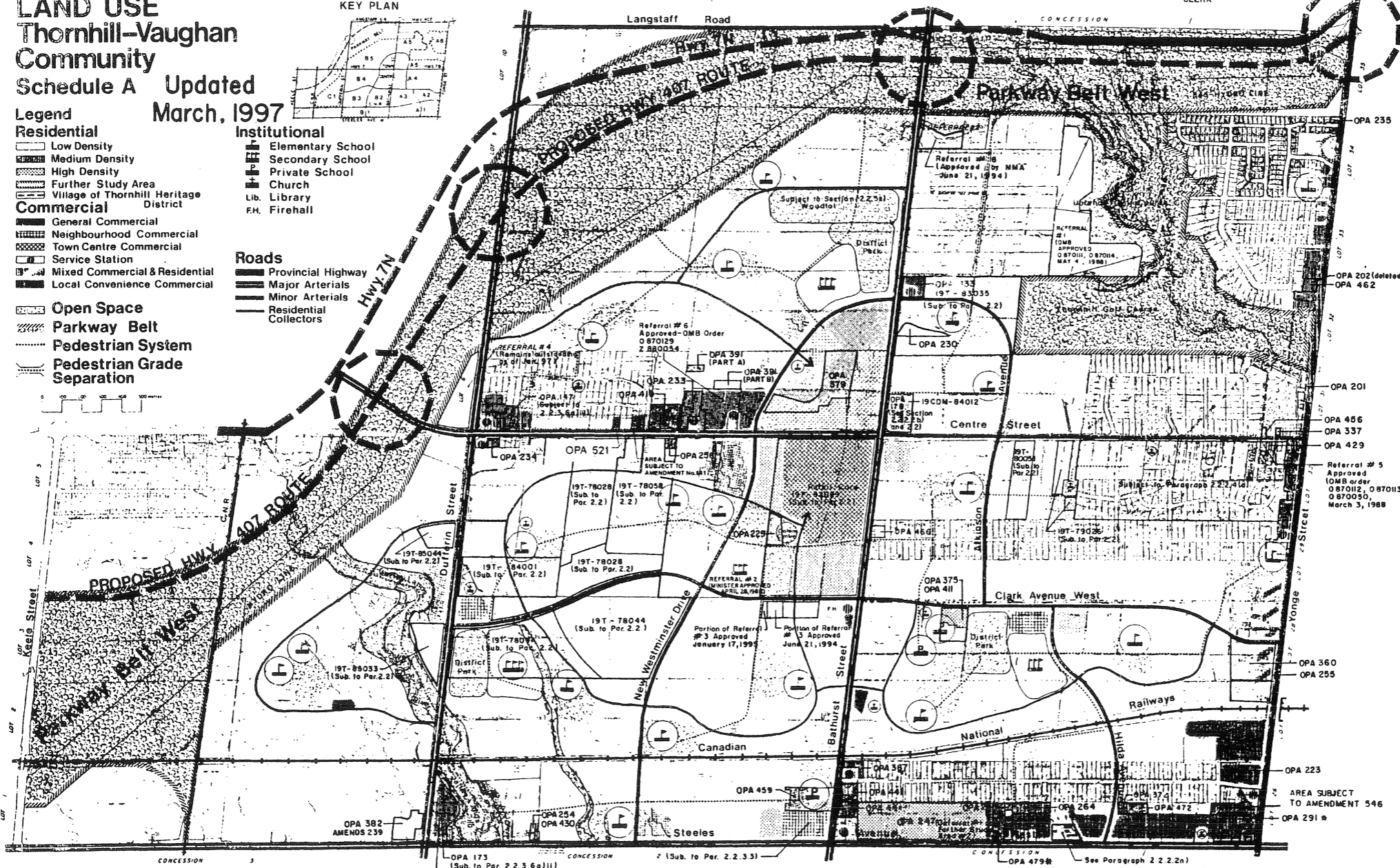
SIGNING OFFICERS

*L.D. Jackson*  
L.D. JACKSON

MAYOR

*J.B. Leach*  
J.B. LEACH

CLERK



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

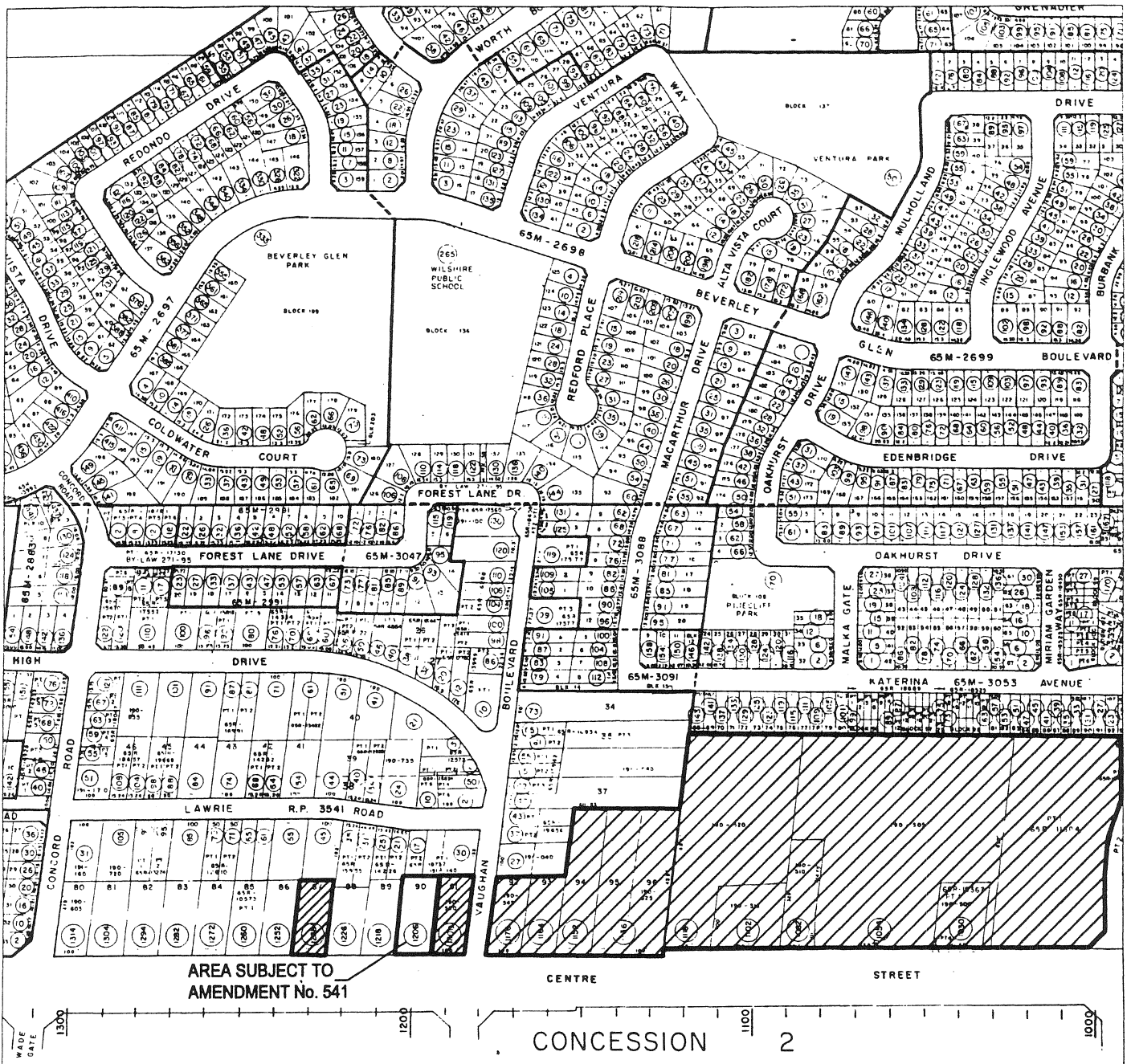
### Amendment 210 to the Official Plan of the City of Vaughan

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

## APPENDIX I

On September 11, 1999, Council approved Official Plan Amendment Application OP.00.004 and Zoning By-law Amendment Application Z.00.011 Dan Tran (formerly known as Amnon Levмор), as follows:

- "1. THAT Official Plan Amendment Application OP.00.004 (Amnon Levмор) BE APPROVED, subject to redesignating the subject lands to "General Commercial", to permit a business or professional office use only, subject to specific design criteria.
2. THAT Zoning Amendment Application Z.00.011 (Amnon Levмор), BE APPROVED, subject to the following:
  - a) rezoning the subject lands to C1 Restricted Commercial Zone, to permit a business or professional office use only;
  - b) providing an exception to the minimum front yard, and any other necessary exceptions to implement the approved site plan; and,
  - c) prior to the by-law being enacted, the required site plan application shall be approved by Council."



**APPENDIX II**  
**EXISTING LAND USE**  
**OFFICIAL PLAN AMENDMENT No. 541**

-  RESIDENTIAL
-  COMMERCIAL

FILE No. OPA 541  
 PT. LOT 90, PLAN 3541  
 LOCATION: Part of Lot 6, Conc. 2

