



Ontario

Ministry of
Municipal
Affairs

Ministère des
Affaires
municipales

777 Bay Street
Toronto, Ontario
M5G 2E5

777, rue Bay
Toronto (Ontario)
M5G 2E5

July 13, 1992

Ms Linda Hudson
Administrative Assistant
Clerk's Department
City of Vaughan
241 Major MacKenzie Drive
Vaughan, Ontario
L6A 1T1

Dear ~~Mr.~~ Hudson:

Re: Approval of Amendment No. 382 to the
Official Plan for the City of Vaughan
File: 19-OP-1500-382

On July 10, 1992 this Official Plan document was approved. Please see the certificate page.

The Original and Duplicate Originals have the approval endorsed thereon. One Duplicate Original has been retained for the Ministry's records. The Original, any remaining Duplicate Originals, and the working copies are enclosed.

Yours truly,

A handwritten signature in cursive script, appearing to read "Diane".

Diane McArthur-Rodgers
Area Planner
Plans Administration Branch
Central and Southwest

Enclosure

c.c. Region

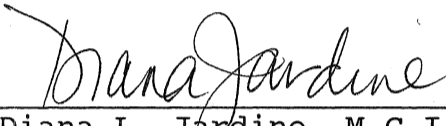
APROVAL1.OP

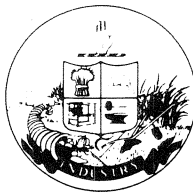


AMENDMENT NO. 382
TO THE
OFFICIAL PLAN FOR THE
VAUGHAN PLANNING AREA

This Amendment No. 382 to the Official Plan for the Vaughan Planning Area which was adopted by the Council of the Corporation of the City of Vaughan (formerly Town of Vaughan) is hereby approved under Sections 17 and 21 of the Planning Act.

Date: 1992-07-10


Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 408-91

A By-law to adopt Amendment Number 382 to the Official Plan of the Vaughan Planning Area.

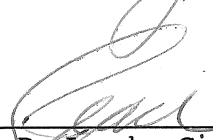
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 382 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 382 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 17th day of December 1991.



L. D. Jackson, Mayor

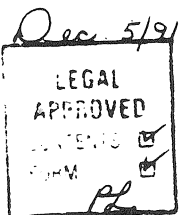


J. D. Leach, City Clerk

**AMENDMENT NUMBER 382
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 382 to the Official Plan of the Vaughan Planning Area constitute Amendment Number 382.

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



I PURPOSE

The purpose of this Amendment is to provide for a site specific amendment to Amendment No. 239 to the Official Plan of the Vaughan Planning Area in order to allow retail and speciality food uses on the site.

II LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands" are located at the northwest corner of Steeles Avenue and Dufferin Street, being Blocks 1 and 3 on Registered Plan 65M-2085, municipally known as 1520 Steeles Avenue West, City of Vaughan, shown as "Area Subject to Amendment No. 382" on Schedule "1" attached hereto.

III BASIS

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

1. The Subject Lands are designated "Industrial" by Official Plan Amendment No. 4. Under this designation the predominant use of land shall be for manufacturing, storage and warehousing, with minor commercial uses to serve the industrial area.
2. Lands designated "Industrial" by Official Plan Amendment No. 4, as amended, are also subject to Official Plan Amendment No. 239. Amendment No. 239 establishes policies for the location and development of service commercial sites in "Industrial Areas" designated by Amendment No. 4. Service Commercial centres are designed to provide for the needs of businesses and workers in the industrial area. Amendment No. 239 provides a site specific policy for the Subject Lands which states:

"Notwithstanding the provisions of this paragraph, part of Block 1 on Registered Plan 65M-2085, more particularly described as Parts 1 and 2 on Reference Plan 65R-7032 may be used for service

commercial uses, and in addition, a retail pharmaceutical store."

The "Service Commercial" policies provide that permitted uses shall include freestanding office development, hotels, motor hotels and motels, automobile service stations and car washes, restaurants, private clubs, banks, offices, personal service shops and studios, specialty trades, convenience retail stores, retail warehouse centres for home improvement, appliance and related products and parks and open space. As retail and speciality food uses are not permitted on the Subject Lands, an amendment to the Official Plan is required.

3. The Subject Lands have the potential to serve both the residential and industrial sectors as a retail/service commercial centre. The subject property is located on the northwest corner of Steeles Avenue and is serviced by public transit. It is located in close proximity to residential communities to the north (Glen Shields); across Dufferin Street north and south of Clark Avenue; and to the east (Conley Street residential community). West of the Subject Lands there is a combination of industrial and commercial uses. In addition it has the potential to serve the travelling public which uses Steeles Avenue.
4. Due to the highly ordered retail hierarchy in the Thornhill-Vaughan Community and given the location of the site, a market study was prepared to establish the range and amount of additional uses which may be provided on the site. The applicant submitted a market study, prepared by Joseph Realty Consultants, entitled "Market Opportunity and Impact Analysis Commercial Development - Remerchandising to Permit Additional Retail Uses, July 31, 1991".

The market study projects the sales potential of the Specialty Food/Convenience and Non-Department Store of the remerchandise facility as follows: \$10.6 million in 1991, \$14.4 million in 1993 and \$15.2 million in 1996. Based on there projections, the consultants conclude that there is a market opportunity to include 1,161 sq.m of specialty food and convience retail uses and 2,787 sq.m of non-department store type uses.

With respect to the market impact, the analysis concludes that the surrounding hierarchy of commercial uses is fully established. Further, the inclusion of the retail and specialty food uses on the Subject Lands will not alter the position of the shopping centre in the planned commercial hierarchy of the area.

IV DETAILS OF THE ACTUAL AMENDMENT AND THE POLICIES RELATIVE THERETO

Official Plan Amendment No. 239 to the Official Plan of the Vaughan Planning Area is hereby amended by adding the following to Subsection IV (iii):

"Notwithstanding the provisions of this paragraph, part of Block 1 on Registered Plan 65M-2085, more particularly described as Parts 1 and 2 on Reference Plan 65R-7032 may be used for service commercial uses, a retail pharmaceutical store, speciality food and retail uses. The floor area devoted to the retail and speciality food uses shall be established in the implementing by-law.

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 Vaughan Zoning By-law 1-88.

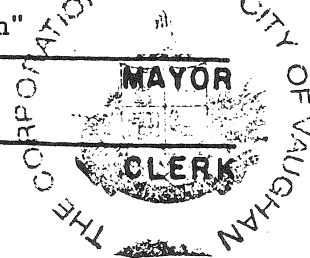
VI INTERPRETATION

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 AMENDMENT NO. 382
ADOPTED THE 17 DAY OF ~~DEC~~, 1991

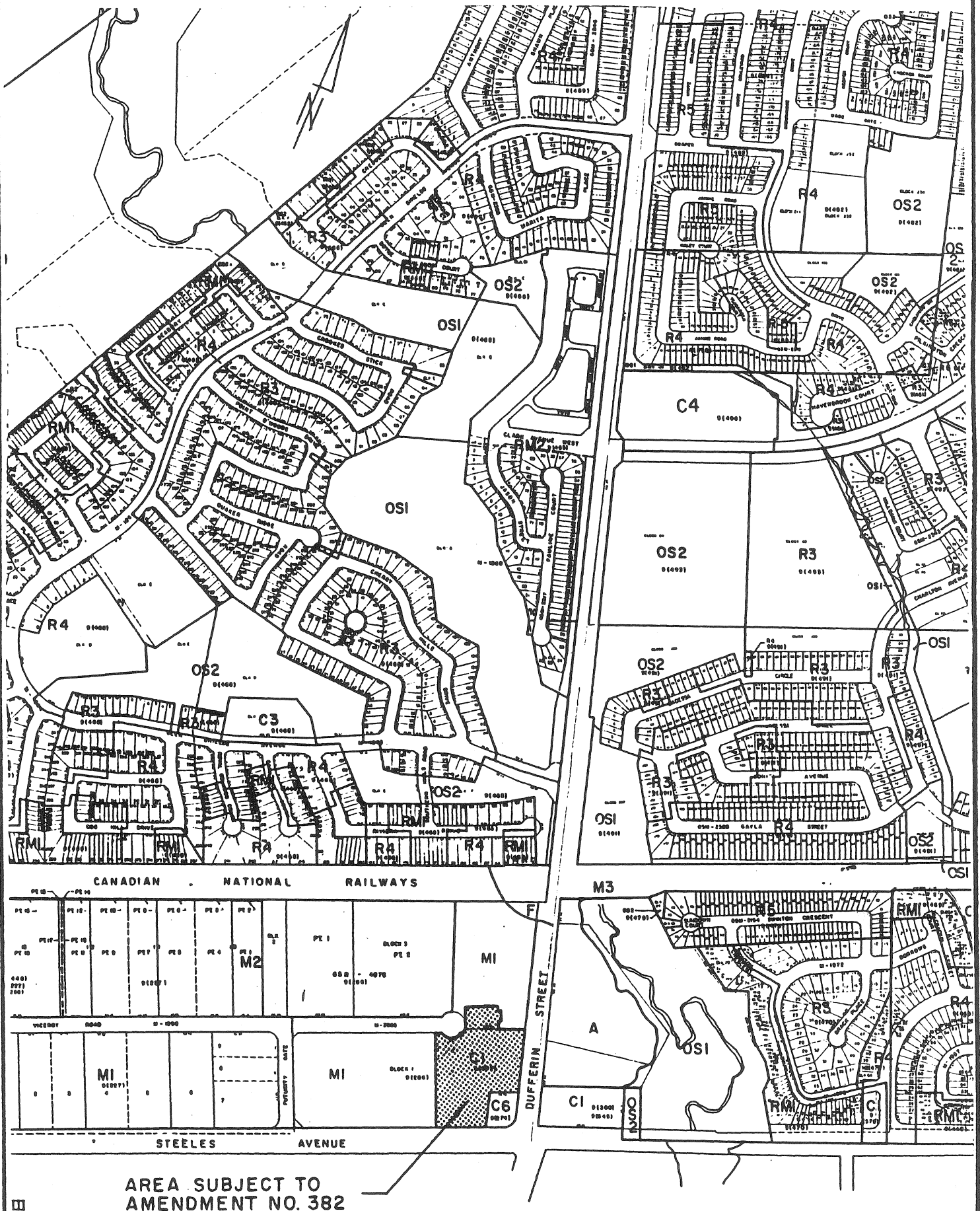
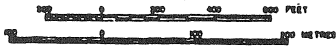
"L.D. Jackson"

"J.D. Leach"



LOCATION: PART OF LOT 1, CONCESSION 3

SCALE:



AREA SUBJECT TO
AMENDMENT NO. 382

□

APPENDIX I

The subject lands are located at the northwest corner of Steeles Avenue and Dufferin Street, being Blocks 1 and 3 on Registered Plan 65M-2085 and known municipally as 1520 Steeles Avenue West, in Lot 1, Concession 3, City of Vaughan.

The Official Plan Policies in Official Plan Amendment No. 239 provides that retail uses are not a permitted use. This amendment provides an exception to the service commercial policies contained in Official Plan Amendment No. 239 to facilitate retail uses on the subject lands, in addition to the existing service commercial uses.

Vaughan Council at its October 21, 1991, Public Hearing resolved:

That Official Plan Amendment (OP.25.91) and Zoning Amendment Z.37.91 (Riceton Holdings Limited), BE APPROVED, subject to the following conditions:

1. That a site specific amendment to OPA No. 239 be provided to add retail and speciality food uses to the list of permitted uses for the subject lands.
2. Amend By-law 1-88 to:
 - a) Rezone the subject lands from C7 Service Commercial to C1 Restricted Commercial.
 - b) Provide for the uses currently permitted on the site with the addition of retail uses to a maximum floor area of 2,787 sq.m and speciality food uses to a maximum floor area of 1,161 sq.m.
 - c) Specify that a supermarket and a department store shall not be permitted.