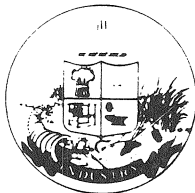


I, JOHN D. LEACH, Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 418 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs without modification on the 25th day of June, 1993.



J.D. Leach
Clerk
City of Vaughan

DATED at the City of Vaughan
this 6th day of July, 1993.



THE CITY OF VAUGHAN

BY - LAW

BY-LAW NUMBER 71-93

A By-law to adopt Amendment Number 418 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 418 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 418 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 1st day of March 1993.

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

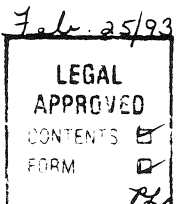
"J.D. Leach"
J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, featuring a central shield with various symbols, surrounded by a circular border with the text "CORPORATION OF THE CITY OF VAUGHAN".

AMENDMENT NUMBER 418
TO THE OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA

The following text and Schedules "1" and "2" to Amendment Number 418 constitute Amendment Number 418 to the Official Plan of the Vaughan Planning Area.

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



I. PURPOSE

The purpose of this Amendment is to amend Official Plan Amendment Number 320 to the Official Plan of the Vaughan Planning Area in order to:

- a) Redesignate Block 4 of the subject lands from "Office Commercial" to "Special Purpose Industrial" as shown on Schedule "1" attached hereto, to permit retail warehousing with more than one single retail warehousing operation within a single building.
- b) Redesignate Block 1 of the subject lands from "Special Purpose Industrial"/"Service Commercial" to an expanded "Service Commercial" designation shown on Schedule "1" attached hereto.
- c) Permit the additional use of apparel sales on Blocks 1 and 4 as shown on Schedule "1" attached hereto.
- d) Permit the additional use of banquet halls and restaurants in multi unit buildings on Blocks 1 and 4 as shown on Schedule "1" attached hereto.
- e) Permit an access onto Weston Road from Block 1 between Chrislea Road and Northview Boulevard.

II. LOCATION

The lands subject to this amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Highway No. 7, on the east side of Weston Road being Parts 3, 4, 5, 6 and 7, Reference Plan 65R-14176, Lot 6, Concession 5, in the City of Vaughan. The amendment applies to the lands shown as "Area Subject to Amendment No. 418" on Schedule "1" attached hereto.

III. BASIS

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

1. The proposed development is consistent with the recommendations set out in the report by John Winters Associates Ltd. entitled Woodbridge Commercial Structure Study (February 1990). This study formed the basis of an Official Plan Amendment (OPA 345) which introduced new commercial designations for the Woodbridge Community. The results of the study confirmed the need for additional retail space and land for commercial uses. Furthermore, the Winter study identified a wide range

of commercial uses that are underrepresented in Woodbridge and are not typically found in enclosed shopping centre developments which includes retail warehouse outlets. The Winter Study also identified the Highway No. 7/Weston Road/Highway No. 400 area as a "Major Commercial Centre".

2. The market study undertaken by the applicant identifies that the Power centre has a regional drawing power of an enclosed mall with the shopping convenience of a strip centre. This study shows that the primary function of the Power Centre will not directly compete with regional shopping centres. The market segments served by Power Centres and regional shopping centres are different. The differences between the two shopping formats are complementary in that one does not preclude the other and one increases the consumer awareness of the other.

Furthermore, the report concludes that neighbourhood/community commercial centres cater to weekly needs and the less frequent household and personal products needs of the surrounding community. As a result, this type of commercial is not comparable in function to a Power Centre.

3. The lands directly north and east of the subject lands are currently designated "Special Purpose Industrial" and have been developed for retail warehousing uses. The lands to the west on the northwest side of Weston road and Highway No. 7 are designated "Community Commercial" and "General Commercial". The lands located at the southwest corner of Highway No. 7 and Weston Road are designated "Major Commercial Centre". The proposed retail warehousing and associated lands uses are considered compatible with the existing retail warehousing uses and the future shopping centre at the northwest quadrant of Highway No. 7 and Weston Road as well as the existing neighbourhood commercial centre at the southwest quadrant of Highway No. 7 and Weston Road.

IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

Amendment Number 320 to the Vaughan Official Plan is hereby amendment by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 418", Block 4 on Schedule "1" hereto from "Office Commercial" to "Special Purpose Industrial" and amending the Schedule "B" (Land Use Plan) to Amendment No. 320, attached hereto as Schedule "2", accordingly.

- b) Redesignating the lands shown as "Area subject to Amendment No. 418", Block 1 on Schedule "1" hereto from "Special Purpose Industrial"/"Service Commercial" to an expanded "Service Commercial" designation.
- c) Deleting subsection 2.2.5, paragraph (e) and adding the following subsection to Section 2.2.6, Special Purpose Industrial:
- "j) Notwithstanding the provisions of subsection 2.2.6 (a) and (b) the lands shown as "Subject Lands", Block 4 on Schedule "1" to Amendment No. 418 to the Vaughan Official Plan, shall be used for Special Purpose Industrial multi-user retail warehouse buildings. Permitted uses shall include Prestige Industrial uses, apparel-sales, building supply outlet, catalogue-sales, club or health centre, day nursery, garden centre, restaurant and banquet halls which shall be permitted in multi unit buildings, retail warehousing (not including food supermarket or grocery store, or health and beauty aid sales), retail sales accessory to an industrial use (subject to the restrictions of the by-law), swimming pool/recreational vehicles and/or equipment sales and trade show building. The development of the subject lands shall take place in accordance with the following site specific policies:
- i) The development of the site shall adhere to high development standards in respect of such matters as the physical design of the buildings and landscaping;
- ii) Prior to site plan approval, an Urban Design Plan shall be submitted to the City for review and approval. The plan will address matters including massing and conceptual design, landscaping, fencing, building elevation treatment, and streetscape treatments;
- iii) The implementing zoning by-law shall:
- a) Shall define the range of permitted uses;
- b) Shall limit the minimum gross floor area of all units in the Special Purpose Industrial area of Block 4;
- c) Establish limits with respect the total floor space and site layout."
- d) Adding the following paragraph to subsection 2.2.4 Service Commercial:
- "h) In addition to the uses permitted by subsection 2.2.4(a) and notwithstanding 2.2.4 (c), the lands shown as "Subject Lands", Block 1 on Schedule "1" to Amendment No. 418 to the Vaughan Official Plan located on the east side of Weston Road between Chrislea Road and Northview Boulevard, shall be restricted to Service Commercial development and shall include the following additional uses: apparel sales, automotive retail store, banquet hall and restaurants which shall be permitted in multi-unit buildings, car rental service, one (1) pharmacy, motel, convention centre, office building, parking garage, retail warehousing, (not including food supermarket or grocery store, or health and beauty aid sales), service or repair shop, tavern, technical and commercial school, travel agency, and veterinary clinic. All uses included in

Prestige Industrial areas."

e) Adding the following paragraph to subsection 2.3 Transportation:

"d)ii a) Notwithstanding the provisions of subsection 2.3 ii) an access shall be permitted onto Weston Road from Block 1 located on the east side of Weston Road between Chrislea Road and Northview Boulevard. The location, design and type of access shall be to the satisfaction of the Region of York."

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 City of Vaughan Zoning By-law.

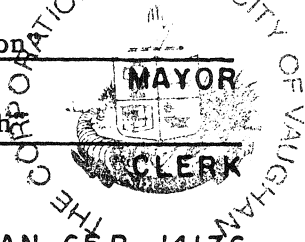
VI. INTERPRETATION

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 'I'
 TO AMENDMENT NO. 418
 ADOPTED THE 1ST DAY OF MARCH, 1993.

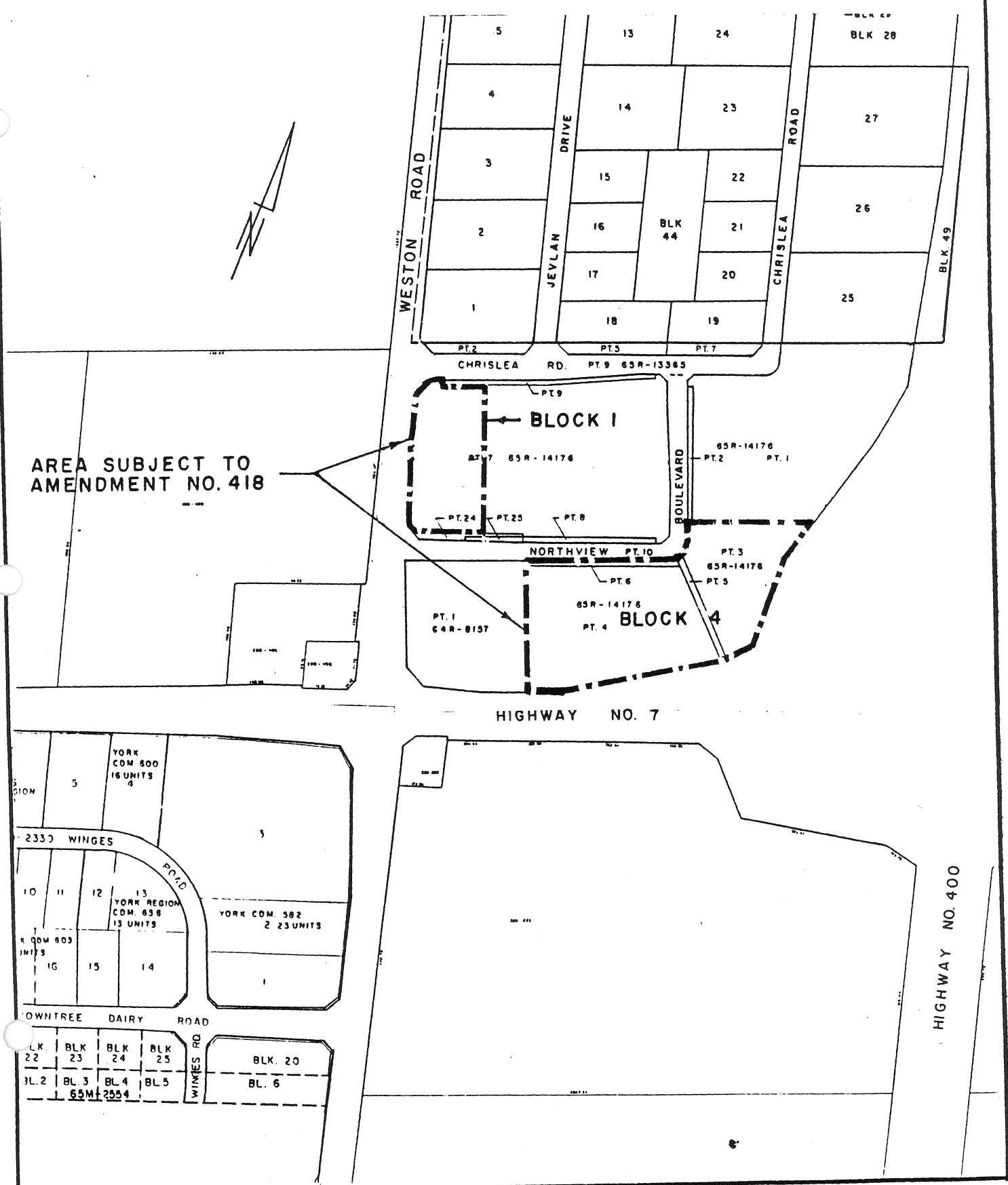
"L.D. Jackson

"J.D. Leach



LOCATION: PARTS 3, 4, 5, 6 AND PART OF PART 7, PLAN 65R-14176
 LOT 6, CONCESSION 5

SCALE: 0 500 FT.

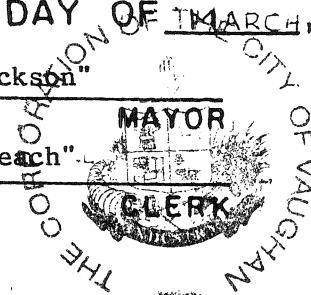


AREA SUBJECT TO
 AMENDMENT NO. 418

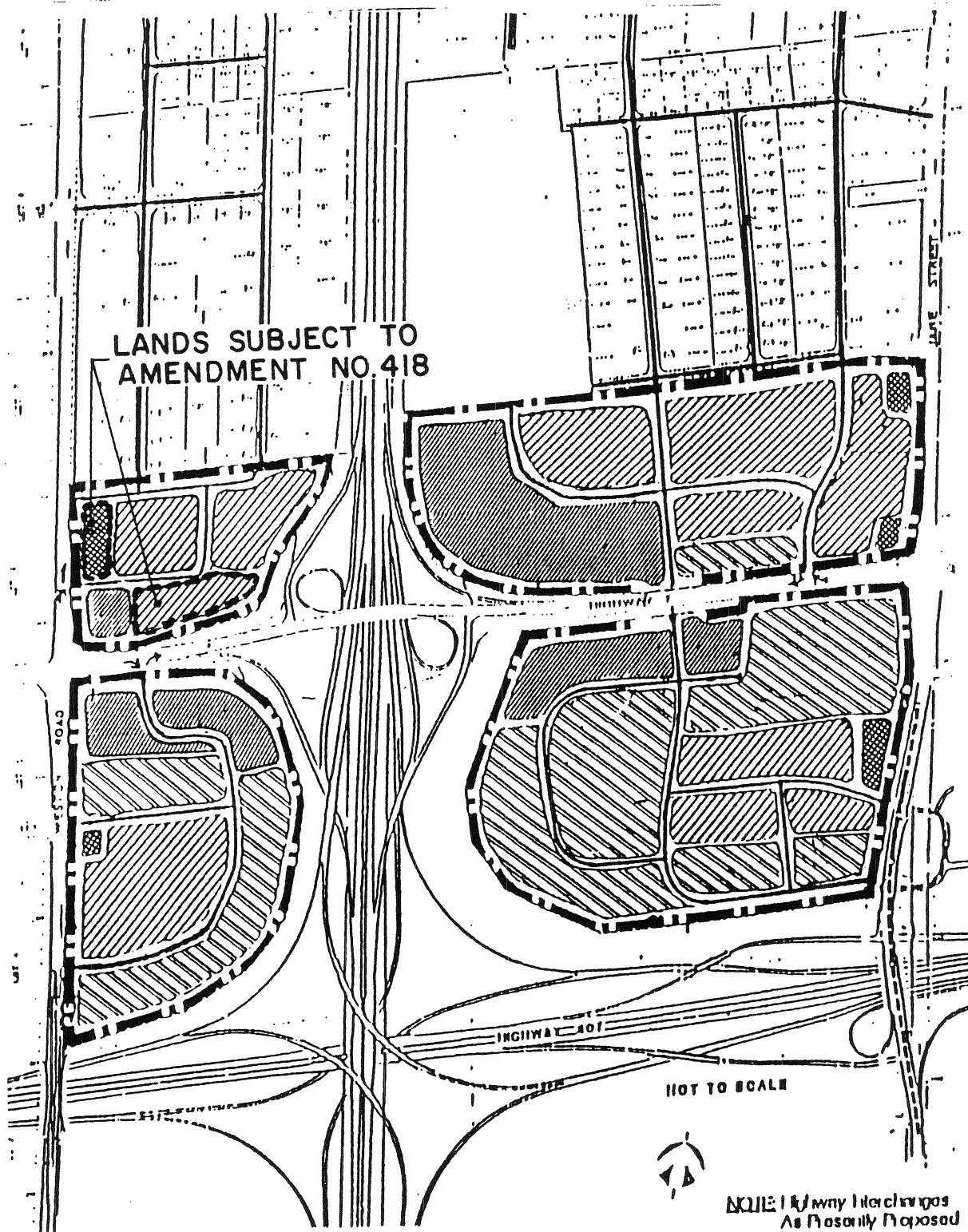
THIS IS SCHEDULE '2'
TO AMENDMENT NO. 418
ADOPTED THE 1ST DAY OF MARCH, 1993

"L.D. Jackson"

"J.D. Leach"



THIS IS SCHEDULE 'B'
TO AMENDMENT NO. 320
ADOPTED THE 24TH DAY OF July, 1989.



LAND USE PLAN



PRESTIGE INDUSTRIAL



SPECIAL PURPOSE INDUSTRIAL



OFFICE COMMERCIAL



SERVICE COMMERCIAL

APPENDIX I

The subject lands are located on the north side of Highway No. 7, east side of Weston Road, being in Parts 3, 4, 5, 6, and 7, Reference Plan 65R-14176, in the City of Vaughan.

This amendment provides the following:

- a) Redesignates Block 4 from "Office Commercial" to "Special Purpose Industrial" to permit retail warehousing with more than one single retail warehousing operation within a single building.
- b) Redesignates Block 1 from "Special Purpose Industrial"/"Service Commercial" to an expanded "Service Commercial" designation to permit a service commercial development.
- c) To permit the additional use of apparel sales on Blocks 1 and 4.
- d) To permit the additional use of banquet halls and restaurants in multi unit buildings on Blocks 1 and 4.
- e) Permit an access from Weston Road to Block 1.

Vaughan Council at its November 16, 1992 Public Hearing resolved:

"THAT Official Plan Amendment Application OP.25.92 (N.H.D. Developments Ltd.), BE APPROVED, subject to the following conditions:

1. The approval of the Region of York for the proposed access to Weston Road;
2. The Official Plan be amended to implement the proposed development and related land use changes.

THAT By-law Amendment Application Z.71.92 (N.H.D. Developments Ltd.), BE APPROVED subject to the following conditions:

1. That the implementing By-law rezone the subject lands to C7(H) Service Commercial Holding Zone, MW(H) Special Purpose Industrial Holding Zone in accordance with Attachment #3 and the uses and standards as set out in this report.
2. That the implementing by-law require minimum gross floor area of 465.0 sq m (5,000 sq ft) for all units in the MW Special Purpose Industrial Zone.
3. That prior to lifting the "H" Holding Zone, the owner shall:
 - a) receive approval from the Vaughan Parks Planning and Development Department and the Planning Department, for an overall Urban Design Plan and Master Landscape and Streetscape Plan for the Weston Road/Highways No. 7 and No. 400 frontages and internal roads;
 - b) receive site plan approval by Council;
 - c) satisfy all traffic matters to the satisfaction of the Vaughan Transportation Division."