

# ***THE CITY OF VAUGHAN***

# **BY-LAW**

## **BY-LAW NUMBER 338-94**

**A By-law to adopt Amendment Number 452 to the Official Plan of the Vaughan Planning Area.**

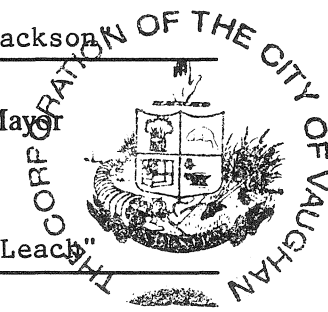
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 452 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 452 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 18th day of October, 1994.

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

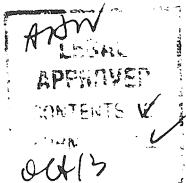
"J.D. Leach"  
\_\_\_\_\_  
J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan is circular. It features a central shield with a crown on top, surrounded by a wreath. The text "THE CORPORATION OF THE CITY OF VAUGHAN" is written around the perimeter of the seal.

**AMENDMENT NUMBER 452  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitutes Amendment Number 452 to the Official Plan of the Vaughan Planning Area.

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



## I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is twofold. First, it will redesignate the lands subject to the Amendment from "Service Commercial" to "Neighbourhood Commercial". Second, it provides policies to guide the use and development of the site.

## II LOCATION

The lands subject to the Amendment hereinafter referred to as the "Subject Lands," are located at the southwest corner of Langstaff Road and Silmar Drive and are more particularly described as Lot 10, Registered Plan 65M-2588, in Lot 10, Concession 5, in the City of Vaughan.

## III BASIS

The Subject Lands are designated "Service Commercial" by OPA No. 175 which permits a range of commercial uses intended to serve the employers and employees of the adjacent industrial park. Specifically not included are retail stores which serve a different commercial purpose and are found in most other commercial zone categories. Retail stores are more appropriate in a Neighbourhood Commercial designation than a Service Commercial designation.

Adding retail stores to a Service Commercial designation alters the intent and purpose of the Official Plan. Retail stores have the potential of becoming the predominant land use, which would change the nature of the site and its clientele.

The applicant owns the adjacent property to the west, being the "Langstaff Square" shopping centre, which was redesignated from "Service Commercial" to "Neighbourhood Commercial" by OPA #347. OPA #347 was a site specific amendment consistent with OPA #345 which implemented the report prepared by John Winters Associates Ltd. entitled Woodbridge Commercial Structure Study (February 1990).

It is appropriate to redesignate the Subject Lands to be included in the "Neighbourhood Commercial" designation abutting to the west. The Neighbourhood Commercial-type uses, along with limited Service Commercial uses currently permitted on the Subject Lands, would be compatible with the surrounding residential and employment areas. The Subject Lands are a logical extension of, and functionally integrated with, the adjacent "Langstaff Square" site. The property also conforms with locational and development criteria identified in OPA No. 345.

In order to insure full integration of the Subject Lands with the "Langstaff Square" site to the west, the Official Plan Amendment will include a requirement for an overall design to achieve proper access, internal traffic circulation, and adequate parking. The appropriate urban design characteristics shall be implemented through the zoning by-law and site development applications.

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

The Official Plan of the Vaughan Planning Area, as amended, is hereby further amended by:

1. Redesignating the lands shown as "Area Subject to Amendment No. 452" on Schedule "1" to Amendment No. 452 from "Service Commercial" to "Neighbourhood Commercial".
2. Deleting the Subject Lands from the Amendment No. 175 Amendment Area.
3. The development policies for the lands subject to Amendment No. 452 to the Official Plan of the Vaughan Planning Area are:
  - a) Permitted uses shall include retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services and eating establishments.
  - b) A Neighbourhood Commercial Centre shall not include a department store.

- c) The subject lands shall be developed comprehensively as either an enclosed or an open shopping centre without open storage, incorporating an overall design to achieve proper access, internal traffic circulation, adequate parking and appropriate urban design characteristics implemented through a zoning by-law and site plan.
  
- d) The subject lands shall be developed in a functionally integrated manner with the existing commercial development on the adjacent lands to the west, being Lot 9, Registered Plan 65M-2588, in respect of access and traffic circulation.

## 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 through an amendment to the Vaughan Zoning By-law and the execution of site plan agreements, 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.

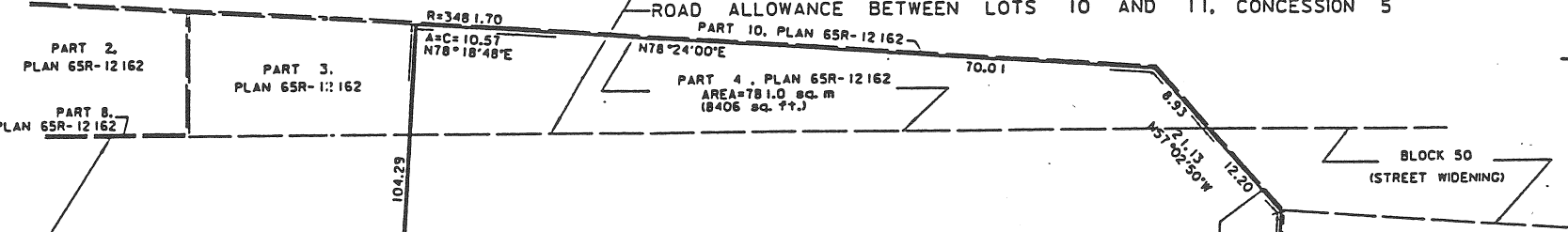
THIS IS SCHEDULE '1'  
 TO AMENDMENT NO. 452  
 ADOPTED THE 18<sup>TH</sup> DAY OF OCT., 1994.

"L.D. Jackson"  
 "J.D. Leach"  
 MAYOR  
 THE CORPORATION OF THE CITY OF VAUGHAN

PART OF LOT 11, CONCESSION 5

LANGSTAFF ROAD

ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 5



TOTAL  
 AREA = 9451.1 sq. m.  
 (101731 sq. ft.)

LOT 10  
 AREA=8670.1 sq. m  
 (53325 sq. ft.)

LOT 10, PLAN 65M-2588 AND  
 PART OF THE ROAD ALLOWANCE  
 BETWEEN LOTS 10 AND 11  
 CONCESSION 5



LOT 9

SILMAR DRIVE

JEVLAN DRIVE

P L A N

### GENERAL LAND USE

THIS IS SCHEDULE "2"  
TO AMENDMENT NO. 452  
ADOPTED THE 18th DAY OF OCTOBER, 1994.

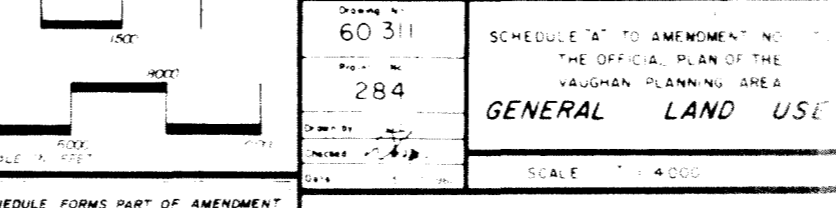
L.D. JACKSON  
MAYOR

J.D. LEACH  
CITY CLERK



### LEGEND

- BOUNDARY OF PLANNING AREA
- [Cross-hatch] RESIDENTIAL AREA
- [Stippled] INDUSTRIAL AREA
- [Blank] RURAL AREA
- [Dotted] TRANSPORTATION AREA
- [Wavy] THEME PARK AREA
- [Vertical lines] PARKWAY BELT WEST PLAN



SCHEDULE "2" TO AMENDMENT NO. 452 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA  
**GENERAL LAND USE**  
REVISED LAYOUT: 9 JUNE 1977 VAUGHAN PLANNING DEPT.

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 452 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

### AMENDMENTS TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA

DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY	DATE	AMDT NO.	DESCRIPTION	BY
5/24/81	1	LOTS 2-16 CONC 4	RJM	13/6/80	108	AMENDMENT TO WOODBRIDGE C.P.	RJM	9/4/84	8	PT. LOT 26/27, CON. 2	DM	4/2/87	254	AMENDMENT TO THORNHILL-VAUGHAN NC	DM
7/23/81	6	TEXT AMENDMENT ONLY	DM	24/3/80	109	PT. LOT 32, CONC 1	DM	14/5/84	182	PT. LOT 11, CON. 7	DM	2/12/87	255	AMENDMENT TO THORNHILL-VAUGHAN NC	DM
4/3/84	7	LOTS 20-24 CONC 4	RJM	11/0				3/12/84	183	AMENDMENT TO WOODBRIDGE C.P.	DB	30/10/82	256	PT. LOT 5, CONCESSION 2	SM
7/11/86	8	LOT 1 CONC 8	RJM	27/10/81	11	PT. LOTS 20/21 CONC 6	RJM	14/5/84	184	AMENDMENT TO THORNHILL-VAUGHAN	DM	19/4/80	329	AMENDMENT TO O.P.A. 175	SM
27/10/86	9	LOTS 22,23 CONC 8	DM	29/6/81	112	PT. LOT 26, CONC 5	DM	9/10/84	185	PT. LOTS 5, CON. 6	DM	2/2/88	258	PT. LOT 1, CONCESSION 7	DM
2/3/86	11	LOT 1 CONC 8	DM	11/3				18/2/84	186	AMENDMENT TO WOODBRIDGE C.P.	DM		331		
8/8/86	13	LOT 1 CONC 8	DM	14/5/81	114	PT. LOTS 18,19,20 CONC 5	DM	10/11/84	187	AMENDMENT TO THORNHILL-VAUGHAN	DM	25/2/88	260	PT. LOT 1, CONCESSION 7	DM
22/2/88	14	TEXT AMENDMENT ONLY	DM	16/3/81	115	PT. LOTS 21,22 CONC 4	RJM	5/14/88		AMENDMENT TO WOODBRIDGE C.P.	DM	16/1/90	314	PT. LOT 27, CONC 4	SM
2/3/88	16	LOT 1 CONC 7	RJM	8/3/82	116	PT. LOT 7, CON. 10	RJM	28/7/86	189	AMENDMENT TO WOODBRIDGE C.P.	DM	1/6/87	262	PT. LOT 35, CONCESSION 4	DM
7/10/89	17	ROADS PLAN	DM	23/2/82	117	PT. LOT 28, CONCESSION 2	DM	14/2/86	190	TUDOR COMMUNITY PLAN	DM	24/4/89	263	PT. LOTS 7 & 8, CONC. 10	SM
28/6/92	28	WOODBRIDGE COMMUNITY PLAN	RJM	20/5/81	118	AMENDMENT TO THORNHILL-VAUGHAN	RJM	28/9/84	191	PT. LOT 4,5, CON. 6	DM	18/4/90	317	AMENDMENT TO O.P.A. 210	SM
1/12/93	29	AMENDMENT TO WOODBRIDGE C.P.	RJM	9/5/81	119	AMENDMENT TO EAST WOODBRIDGE C.P.	DM	6/1/85	192	AMENDMENT TO VAUGHAN 400	DM	18/10/90	265	PT. LOT 7,8,9,10, CON. 3 LOT 4,5, CONC 10	SM
20/3/93	29	LOT 1 CONC 7	DM	9/7/81	120	PT. LOT 5, CONC 3	DM	29/12/87	193	PT. LOT 31, CONCESSION 7	DM	28/6/91	319	AMENDMENT TO O.P.A. 107	SM
18/9/93	30	LOT 4 CONC 7	DM	14/4/81	121	PT. LOTS 23,24 CONC 5, CONC 3	DM	7/1/85	184	AMENDMENT TO EAST WOODBRIDGE	DM		341		
1/9/94	31	AMENDMENT TO WOODBRIDGE C.P.	RJM	15/2/81	123	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	4/4/85	195	PART LOT 1, CONC 4	DM	17/1/88	268	PINE VALLEY BUSINESS PARK	JM
1/6/93	32	TEXT AMENDMENT ONLY	DM	1/8/81	124	AMENDMENT TO WOODBRIDGE	DM	22/9/86	196	PT. LOT 27, CONC 2	DM	18/4/90	269	PT. LOTS 4 & 5, CONC. 7	SM
18/7/93	33	LOT 30 CONC 2	DM	1/2/81	125			30/1/85	197	AMENDMENT TO WOODBRIDGE C.P.	DM		342		
4/6/94	35	LOT 26 CONC 1	RJM	6/12/81	126	PT. LOTS 5, CONC 8	RJM	1/98			0/12/88	271	PT. LOT 29, CONC 6	SM	
8/2/93	36	AMENDMENT TO WOODBRIDGE C.P.	DM	2/4/81	126	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	19/2/85	199	AMENDMENT TO EAST WOODBRIDGE	DM	1/2/92	272		
19/1/93	37	AMENDMENT TO WOODBRIDGE C.P.	DM	1/5/82	127	PT. LOT 13, CONC 5	RJM	24/3/86	200	SITE PLAN CONTROL	DM	1/4/86	273	PT. LOTS 23-25, CONC 5	SM
17/5/94	38	AMENDMENT TO WOODBRIDGE C.P.	DM	1/28				24/3/86	201	PT. LOTS 29,30,31,32, CONC 1	DM	3/11/86	274	PT. LOTS 29 & 30, CONC. 11	SM
20/2/93	39	LOTS 26-29 CONC 2	RJM	26/2/82	129	AMENDMENT TO WOODBRIDGE C.P.	RJM	28/9/86	202	AMENDMENT TO THORNHILL-VAUGHAN	DM	22/8/88	276	PART LOT 4, CONC 5	SM
4/7/94	40	LOTS 21,22 CONC 3	RJM	4/5/82	130	PT. LOTS 5, CONC 8	RJM	29/2/87	203	PT. LOT 1, CONC 6	DM	22/8/88	277	PT. LOT 9, CONCESSION 5	JM
29/7/94	41	AMENDMENT TO WOODBRIDGE C.P.	RJM	6/1/82	131	AMENDMENT TO EAST WOODBRIDGE C.P.	RJM	14/1/87	204	PART LOT 1, CONC 6	DM	17/10/88	278	PT. LOT 26, CONCESSION 2	JM
5/12/94	43	LOT 6 CONC 10	DM	15/9/82	132	PT. LOT 25, CONC 2	RJM	1/5/85	205	PART LOT 4, CONC 8	DM	16/5/89	279	PT. LOT 6, CONCESSION 5	JM
18/6/94	44	LOT 14 CONC 6	RJM	1/5/82	133	AMENDMENT TO VAUGHAN 400 S.P.	RJM	1/5/85	206	AMENDMENT TO WOODBRIDGE	DM	23/9/91	280	PT. LOT 2, CONCESSION 5	SM
29/4/95	45	LOTS 10/11 CONC 3	RJM	2/6/82	134	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	17/8/85	207	PART LOT 6, CONC 4	DM	16/5/89	281	AMENDMENT TO MAPLE C.P.	SM
25/8/95	46	TEXT AMENDMENT ONLY	RJM	9/7/82	135	PINE VALLEY BUSINESS PARK	RJM	19/8/86	208	PT. LOT 27, CONC 2	DM	13/6/91	283	PT. LOTS 12-15, CONC 5	SM
25/7/95	47	LOT 12 CONC 5	RJM	18/1/83	136	PT. LOT 16, CONC 4	RJM	19/8/86	209	PT. LOT 11, CONC 3	DM	29/5/91	284	PT. LOT 2, CONCESSION 6	SM
17/6/96	49	LOTS 11/2 CONC 7	RJM	4/6/82	137	PT. LOT 11, CONC 3	RJM	16/12/85	211	THORNHILL-VAUGHAN C.P. REVIEW	RJM	15/8/92	285	PT. LOT 2, CONCESSION 6	SM
1/6/96	50	LOT 27 CONC 1	RJM	4/6/82	138	PT. LOT 21, CONC 5	RJM	19/5/87	213	PART LOT 11, CONC 3	DM	15/8/92	286	AMENDMENT TO VAUGHAN 400 S.P.	SM
5/18/96	52	LOTS 8/9,10 CONC 3	RJM	5/4/82	139	PT. LOT 29, CONC 2	RJM	22/9/87	214	PT. LOT 13, CONC 6	DM	17/8/90	287	PT. LOTS 13,14 & 15, CONC 3	SM
9/2/97	55	AMENDMENT TO WOODBRIDGE C.P.	DM	12/2/82	140	AMENDMENT TO WOODBRIDGE C.P.	RJM	9/12/85	215	PT. LOT 14, CONC 6	DM	24/2/92	288	WESTON-400 INDUSTRIAL PARK	SM
3/5/98	56	LOTS 29,30 CONC 6	DM	6/2/81	141	PARKWAY BELT WEST PLAN	RJM	17/12/85	217	PT. LOT 5, CONC 8	DM	20/12/92	290	PT. LOTS 28 & 29, CONC 4	SM
11/7/97	57	LOTS 27,28 CONC 9	RJM	26/4/82	142	AMENDMENT TO WOODBRIDGE C.P.	RJM	27/2/86	218	PT. LOT 26, CONC 2	DM	3/5/91	291	AMENDMENT TO O.P.A. 210	SM
9/5/98	62	LOT 1 CONC 7	DM	20/4/82	143	PT. LOTS 5,6,7,8 CONC 3	DM	1/216			14/8/91	292	AMENDMENT TO O.P.A. 210	SM	
14/7/98	68	AMENDMENT TO WOODBRIDGE C.P.	RJM	5/10/82	144	PT. LOTS 27 & 28, CONC 3	RJM	17/12/85	217	PT. LOT 5, CONC 8	DM	20/12/92	290	PT. LOTS 28 & 29, CONC 4	SM
13/9/97	63	LOTS 1 & 2 CONC 4,5	DM	210/82	145	AMENDMENT TO WOODBRIDGE C.P.	RJM	27/7/86	219	PT. LOT 11, CONC 2	DM	3/5/91	291	AMENDMENT TO O.P.A. 210	SM
29/12/97	70	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	6/12/82	146	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	220			27/11/92	293	LOTS 12 & 13, PLAN 65M-2330	SM	
29/7/97	71	AMENDMENT TO WOODBRIDGE C.P.	DM	20/10/82	147	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	221			294				
1/10/98	72	LOTS 11/12 CONC 5	RJM	11/2/82	148	STEELES AVE. ROAD ALLOWANCE	RJM	11/2/82	222	PINE VALLEY BUSINESS PARK	DM	2/95			
18/3/98	74	LOTS 18-21 CONC 3	DM	210/82	149	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	18/8/85	223	PT. LOT 26, CONC 9	DM	14/8/88	296	PT. LOT 5, CONC 8 (Woodbridge C.P.)	SM
5/10/97	76	LOTS 23,24 CONC 9	DM	16/7/84	150	MAPLE COMMUNITY PLAN	RJM	0/6/86	224	PT. LOT 13, CONC 6	DM	4/7/90	297	AMENDMENT TO O.P.A. 210	SM
5/11/97	77	AMENDMENT TO WOODBRIDGE C.P.	DM	17/2/85	151	PT. LOT 25, CONC 9	DM	6/8/86	225	PT. LOTS 12,13 & 4, CONC 4	DM	29/6/89	298	AMENDMENT TO O.P.A. 240	SM
				27/10/82	152	AMENDMENT TO WOODBRIDGE C.P.	DM	19/8/86	226	PT. LOT 1, CONC 3	DM	27/6/89	299	AMENDMENT TO MAPLE C.P.	SM
				26/10/82	154	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	20/10/86	227	PT. LOT 29, CONC 6	DM	300			
				25/9/83	155	EAST WOODBRIDGE COMMUNITY PLAN	RJM	2/11/87	228	PT. LOT 26, CONC 2	DM	7/12/89	301	PT. LOT 7, CONCESSION 3	RS
				1/2/83	156	PT. LOT 14, CONC 6	DM	28/6/86	230	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5/6/30	303	PT. LOT 9, CONCESSION 5	SM
				4/1/83	157	PT. LOT 30, CONC 8	DM	29/12/86	231	PINE VALLEY BUSINESS PARK REVIEW	DM	2/4/92	304	PART LOT 26, CONC 2	SM
				27/9/84	158	PT. LOT 21, CONC 5	RJM	24/2/86	232	AMENDMENT TO WOODBRIDGE C.P.	DM	22/6/89	305	PART LOT 1, CONC 7	DM
				4/10/85	159	PT. LOT 34, CONC 8	RJM	11/2/87	233	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	1/3/90	306	PART LOT 16, CONC 5	SM
				8/12/86	86	KLEINBURG-NASHVILLE COM. PLAN	DM	12/2/87	234	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	21/8/89	307	PART LOT 21, CONC 6	SM
				14/3/79	87	PT. LOT 27, CONC 4	JWS	18/10/86	235	THORNHILL-VAUGHAN COMMUNITY PLAN	DM	5/7/89	308	PT. LOT 6, CONC 4	SM
				14/3/79	88	PT. LOTS 28 & 29, CONC 2	JWS	6/1/83	163	THORNHILL-VAUGHAN COMMUNITY PLAN	RJM	15/8/89	109	AMENDMENT TO O.P.A. 107	SM
					89			18/2/87	237	PT. LOT 14, CONC 4	DM	22/8/89	310	AMENDMENT TO O.P.A. 107	SM
					92	PT. LOT 14, CONC 4	DM	11/81	166	PT. LOT 6 & 7 CONC 5	JM	22/8/89	311	AMENDMENT TO O.P.A. 107	SM
					93			19/10/87	239	LOTS 1-15, CONC 3-7	SM	18/10/89	312	PART LOT 5, CONC 6	SM
					94			25/11/88	740	WOODBRIDGE & EAST WOODBRIDGE C.P.	SM	27/10/89	313	PART LOT 6, CONC 4	SM
					95			17/8/87	241	PT. LOT 1, CONC 6	SM	4/12/89	314	PT. LOTS 9 & 10, CONCESSION 5	RS
					96			12/2/87	242	AMENDMENT TO MAPLE C.P.	DM	27/10/89	315	PT. LOT 4, CONCESSION 5	RS
					97			20/5/87	743	AMENDMENT TO MAPLE C.P.	DM	16/1/89	316	PT. LOT 10, CONCESSION 5	RS
					98			2/4/88	164	PT. LOT 31, CONCESSION 9	RJM	24/11/89	317	AMENDMENT TO O.P.A. 107	SM
					99			25/2/87	165	PT. LOT 12, CONCESSION 6	DM	18/11/89	318	PT. LOTS 6-8, CONCESSION 5	SM
					101			2/4/87	246	PT. LOT 9, CONCESSION 7	DM	9/11/89	319	PT. LOT 8, CONCESSION 5	RS
					102			18/9/89	167	PART LOT 11, CONC 3	RJM	1/12/91	320	PT. LOTS 4-7, CONCESSION 5	SM
					103			3/10/87	168	PART LOTS 4,5 CONC 8	DM	11/90	321	AMENDMENT TO WOODBRIDGE C.P.	DM
					104			13/1/88	177	PT. LOT 23, CONC 8	DM	11/89	322	PT. LOT 8, CONCESSION 5	SM
					105			30/4/86	150	EAST WOODBRIDGE COMMUNITY PLAN	RJM	16/7/90	323	PT. LOT 1, CONCESSION 5	SM

## APPENDIX 1

The lands subject to this amendment are located at the southwest corner of Langstaff Road and Silmar Drive, being Lot 10, Registered Plan 65M-2588, in Lot 10, Concession 5, City of Vaughan.

The purpose of the Amendment is to redesignate the subject lands from "Service Commercial" to "Neighbourhood Commercial" to permit the development of a shopping centre, and provides policies to guide the use and development of the site.

On August 29, 1994, Council considered applications to amend the Official Plan and Zoning By-law submitted by Jevlan Holdings Limited. The following motion was passed:

- "1. THAT Official Plan Amendment Application OP.94.012 (Jevlan Holdings Ltd.), BE APPROVED, provided that:
  - a) The Official Plan Amendment redesignate the subject lands to "Neighbourhood Commercial" consistent with the policies of OPA #345, with any specific policies necessary to permit development in accordance with this report, and;
  - b) The Official Plan Amendment shall require the owner to provide an overall design to achieve proper access, internal traffic circulation, adequate parking and appropriate urban design characteristics as an integrated development with the site to the west.
2. THAT Zoning By-law Amendment Application Z.94.024 (Jevlan Holdings Ltd.), BE APPROVED, subject to the following conditions:
  1. That the implementing by-law:
    - a) Rezone the lands to C4 Neighbourhood Commercial Zone, with exceptions to permit the C7 uses listed in this report, and;
    - b) Provide for any exceptions required to implement the site plan, if necessary.
  2. That prior to the enactment of the implementing by-law:
    - a) Council shall have approved the required site development application."



# EXISTING LAND USE

OFFICIAL PLAN AMENDMENT NO. 452  
CITY OF VAUGHAN

## LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  AGRICULTURAL

DATE: 94/10/18

SCALE: 1:6000

