

COMMITTEE OF THE WHOLE JUNE 23, 2009

ZONING BY-LAW AMENDMENT FILE Z.08.073 CITY OF VAUGHAN CORPORATE CENTRE WARDS 3 AND 4

Recommendation

The Commissioner of Planning recommends:

- 1) THAT Zoning By-law Amendment File Z.08.073 (City of Vaughan) BE APPROVED, to control building height for lands designated "Corporate Centre Node", Corporate Centre District" and Corporate Centre Corridor shown as "Subject Lands" on Attachment 1, as follows:
 - i) For lands designated "Corporate Centre District" the minimum building height shall be 16.5 metres.
 - ii) For lands designated "Corporate Centre Node" the minimum building height shall be 16.5 metres and restricted to a maximum height of 25 metres except for development blocks identified on Schedule "B" to OPA #500, as "Gateway Sites", which have no maximum height limit, and shown as Landmark Locations on Schedule "A2", of By-law 1-88.
 - iii) For lands designated "Corporate Centre Corridor" the minimum building height shall be 16.5 metres and shall not exceed 25.0 metres.
 - iv) Existing buildings as of the date of passing of this by-law, within the area shown as "Subject Lands" on Attachment 1 shall be considered to comply with the minimum building height by-law height provisions
 - v) The minimum building height by-law shall apply to lands zoned EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, C1 Restricted Commercial Zone, C2 General Commercial Zone, C5 Community Commercial Zone, C6 Highway Commercial Zone, C7 Service Commercial Zone, C8 Office Commercial Zone, C9 Corporate Centre Zone, C10 Corporate District Zone.
 - vi) New development equal to 10% of the gross floor area of existing buildings on a site, as of the date of the passing of the by-law, shall be exempted from the proposed minimum building height by-law.

Contribution to Sustainability

The implementation of this By-law amendment will assist in discouraging 1-2 storey, car-oriented development in an area envisaged as Vaughan's downtown. The currently ongoing Focused Area Review for the Vaughan Corporate Centre (VCC) will result in a development framework that guides pedestrian friendly, transit-supportive, environmentally sustainable, medium to high density, mixed-use development in the VCC.

Economic Impact

There is no significant economic impact to the City associated with this report.

Communication Plan

On January 16, 2009, a Notice of Public Hearing for February 10, 2009, was circulated to all property owners within the Vaughan Corporate Centre as Shown on Attachment 1 and within 120m of the Vaughan Corporate Centre. The notice of Public Hearing was also posted in the Vaughan Citizen and the Vaughan Liberal on January 18, 2009 and Vaughan Today on January 23, 2009.

Purpose

The City of Vaughan has initiated an amendment to By-law 1-88, to establish a minimum building height limit of 16.5m (no buildings less than 16.5 m in height) until such time as the Vaughan Corporate Centre Focused Area Review is finalized. The By-law would apply to lands zoned for Commercial or Employment Area Zone (Industrial) uses within the "Corporate Centre Corridor", "Corporate Centre Node" and a small portion of lands designated "Corporate Centre District" designations in the Vaughan Corporate Centre, as shown on Attachment 1. The Focused Area Review will develop revised Official Plan policies and revised Zoning standards for the Vaughan Corporate Centre lands.

Background – Analysis and Options

On December 8, 2008, Item 26, Report No.61, of the Committee of the Whole, was adopted, as amended, by Vaughan Council as follows:

- “1. That Staff be directed to prepare a City initiated Official Plan Amendment to amend OPA No. 500, as amended by OPA No. 663. to extend the "Corporate Centre Corridor" designation north of Jane Street to Portage Parkway, east of Millway Avenue, in the Vaughan Corporate Centre, and hold a Public Hearing on the matter.
2. That Staff bring forward a City initiated zoning amendment respecting the establishment of a 5 storey (16.5m) minimum building height limit in the areas designated "Corporate Centre Corridor" and "Corporate Centre Node" in the Vaughan Corporate Centre to the same Public Hearing meeting.
3. That a by-law be brought forward to amend the Site Plan Control By-law 228-2005, as amended, to include all types of buildings in the Vaughan Corporate Centre Area under Site Plan Control.
4. That Staff be directed to bring a report to the Committee of the Whole, Working Session, by June 2009 on the establishment of a pilot Design Review Panel to provide design advice on developments in the Vaughan Corporate Centre and potentially for other developments in the City.”

The resolution was further amended by Council "By approving that a copy of this report be forwarded to the Region of York."

In light of Council's resolution staff is bringing forward this report for Council's consideration.

History

On May 12, 2008, Vaughan Council approved the Terms of Reference for the Vaughan Corporate Centre (VCC). The focus of the project will be the areas designated "Corporate Centre Node" (the future downtown), "Corporate Centre District" and lands designated "Corporate Centre Corridor" in the Vaughan Corporate Centre Secondary Plan Area of Official Plan Amendment No. 500, as amended by OPA No. 663 (Attachment #2).

The current VCC Secondary Plan has not been comprehensively reviewed since its approval in March 1998. Since that time, there have been a number of planning-related initiatives and events that have occurred over the past 10 years that affect the Corporate Centre Plan.

The March 23, 2006 announcement of provincial funding for the Spadina Subway extension to the VCC has set the stage for intensified development and changed the planning context within the VCC. There is a need to revisit and update the policies guiding future development. Therefore, the VCC Focused Area Study is underway to generate an updated policy framework. While this work is underway Council is concerned that development proposals that may come forward which are

inconsistent with the vision for the Vaughan "Corporate Centre Node" and "Corporate Centre District" areas.

Vaughan Corporate Centre Area

The Corporate Centre has an important function in the urban structure established by both the City of Vaughan and Region of York Official Plans. York Region's Official Plan identifies the Vaughan Corporate Centre as one of four primary "Regional Centres" in the Region and the only Regional Centre in the City of Vaughan. Regional Centres are intended to have the highest concentration of uses in the Region and will be the focus of business, government, entertainment and culture with complementary medium and high density development.

The Secondary Plan Area covers an area of approximately 400 hectares (Attachment #1) and consisted of three designations.

The "Corporate Centre Node" straddles both sides of Regional Road 7 between Highway 400 and (just west of) Creditstone Road and consists of approximately 50 ha. The Node is to be recognized as a higher order transit hub and its function as the City's future "downtown". The Node is surrounded by a planned ring road that is intended to divert traffic from Regional Road 7, allowing it to become a more pedestrian and transit-supportive urban street.

The "Corporate Centre District" surrounds the Node and includes lands east and west of Highway 400, and north and south of Regional Road 7 (outside the Node). The District is intended to provide opportunities for land uses requiring visual exposure, good vehicular access and large development sites. Unlike the Node, residential uses are not permitted but larger retail facilities are allowed along with employment uses. The "Corporate Centre Corridor" designation was recently added to the Secondary Plan by OPA No. 663 (July 17, 2008). This designation applies to lands located on both sides of Regional Road 7, east and west of the Node and on both sides of Jane Street, south of Regional Road 7. The Corridor designation permits similar uses to the Node with the addition of employment uses and contains development and urban design policies in support of transit ridership.

Minimum Building Height By-law

The City's vision for the Vaughan Corporate Centre, and in particular, the Node, is that this area will be the future downtown for Vaughan. It is intended to be developed with higher density, pedestrian friendly, mix of uses in a more compact urban form, which is intended to have the highest concentration of uses and will be the focus of business, government, entertainment and culture with complementary medium and high density development. The Vaughan Corporate Centre is also to be connected to higher order transit facilities such as the extension of the Spadina Subway from York University and downtown Toronto and the York Region Transit "Highway 7 Transitway".

Currently, the area comprises industrial and commercial users that range from hotels to big box developments, entertainment facilities and vacant lands. This is the case both within the Corporate Centre and the Corporate Centre Node areas from Creditstone Road to west of Weston Road. An older industrial area located between Jane Street and the CN Rail Yard and between Regional Road 7 and Highway 407 consists of first generation employment uses that were developed in the 1960's and comprise a range of industrial users. Most of the development ranges in height from 1 to 2 storeys except for a few office buildings along Regional Road 7 which are greater than 6 storeys. It is the intent of the VCC Focused Area Review to explore and further develop policies addressing height, density, built form, streetscape, open space and sustainable measures in order to ensure that the vision for the Centre is achieved.

Council has raised concern respecting the continued development of single or two storey buildings within the Vaughan Corporate Centre which are not consistent with the objective of medium and high density mixed use, transit-supportive development. It is appropriate to prevent any additional development approvals which could be inconsistent with this objective. Furthermore, development in

this area needs to be of a scale and type to support the multi-million dollar investment in the extension of the Spadina Subway to the future “Avenue Seven”.

In order to effect control over development applications, a minimum building height by-law is being proposed. The minimum building height requirement (16.5 m or 5 storeys) would be applicable to lands zoned for Commercial or Employment Area Zone (Industrial) uses, designated “Corporate Centre Node”, “Corporate Centre Corridor”, and a small portion of “Corporate Centre District”, shown on Attachment 1. This would effectively prevent buildings/structures below 16.5 m in height from being constructed. The enactment of a minimum height requirement does not mean that there will be no limit on building heights. Maximum building heights will be looked at through the technical review and the Focused Area Review.

Official Plan

The subject lands are designated “Corporate Centre Node”, “Corporate Centre Corridor” and “Corporate Centre District” by OPA #500, as amended by OPA #663.

OPA #500, as amended, by OPA #663, has established maximum height limits within the “Corporate Centre District” and the “Corporate Centre Node” designations. The height limit in the “Corporate Centre District” is a maximum of 16.5 m, however, that height limit may exceed 16.5 m for theatre uses and office uses. The “Corporate Centre Node” designation restricts maximum heights to 25 m, except for development blocks identified on Schedule “B” to OPA #500 as “Gateway Sites”, which have no maximum height limit. No height limit has been established in the “Corporate Centre Corridor” designation by OPA # 663. However, in the preamble to the OPA respecting the context and the “Avenue Seven Vision” the “Hierarchy of Centres”, Table 1 contemplates maximum heights of 26.0 m or 8 storeys abutting non-residential uses and a maximum 12.0 m or 4 storeys abutting low density residential. These height maximums serve as the basis for the maximum and minimum height limit ranges in the minimum building height limit by-law proposed for the subject lands.

Zoning

The subject lands comprise a variety of zoning categories and are zoned EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, C1 Restricted Commercial Zone, C2 General Commercial Zone, C5 Community Commercial Zone, C6 Highway Commercial Zone, C7 Service Commercial Zone, C8 Office Commercial Zone, C9 Corporate Centre Zone, C10 Corporate District Zone, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, A Agricultural Zone.

By-law 1-88 applies the following maximum building height restrictions:

Chart 1 By-law 1-88 Height Restrictions

By-law 1-88 on Schedules “A” and “A2” (Zone Requirement Table) has specific height limits for the various Zone categories within the Corporate Centre Area as follows:

Zone Category	Maximum Building Height
EM1 Prestige Employment Area Zone	15 m ¹³
EM2 General Employment Area Zone	15 m ¹³
EM3 Retail Warehouse Employment Area Zone	15 m ¹³

Note 13: A building may exceed 15 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 15 metres.

C1 Restricted Commercial Zone	11 m
C2 General Commercial Zone	11 m
C5 Community Commercial Zone	11 m ⁷
C6 Highway Commercial Zone	11 m ⁷

C7	Service Commercial Zone	11 m ⁷
C8	Office Commercial Zone	11 m ⁷
C9	Corporate Centre Zone	Unlimited Height in Landmark Locations 25 m in all other locations
C10	Corporate District Zone	15m

Note 7: A building may exceed 11 metres provided the minimum interior side yard is increased by 0.3 metres for every 0.6 metres of additional building height in excess of 11 metres.

OS1	Open Space Conservation Zone	11 m
OS2	Open Space Park Zone	11 m
A	Agricultural Zone	11 m

Height Exceptions

There are also a number of properties with site specific height Exceptions to By-law 1-88, the following exceptions relate to building height:

Exception 9(487) restricts building height for lands zoned C5 Community Commercial Zone to a maximum of 12.0 metres in height. This height may be increased to 45 metres provided certain provisions are met.

Exception 9(875) restricts building heights for lands zoned C8 Office Commercial Zone as follows:

- Building "A" - 20.5 metres
- Building "B" - 8.5 metres
- Building "C" - 17.0 metres

Exception 9(957) restricts height limit for a place of entertainment and office building in the C10 Corporate District Zone to 35m and 25m respectively.

Exception 9(959) restricts the minimum building height in a C9 Corporate Centre Zone to 8 metres.

Exception 9(989) restricts maximum building height for a place of entertainment in the C10 Corporate District Zone to 35 metres.

Exception 9(1248) Schedule "E-1376-A" outlines building envelopes with building heights greater than 17 metres and less than 17 metres. These lands are located at 2900 Regional Road 7, (Royal Empress Gardens Ltd., Files; Z.06.051 and 19T-00V21 (Revised)) are proposed to be exempted from the minimum building height by-law as they were recently approved by the Ontario Municipal Board, and should not be subject to the minimum building height by-law, as further discussed below.

Lands to Be Exempted from Minimum Height By-law

Recently lands located at 2900 Highway No.7 (See Attachment 1), (Draft Plan of Subdivision File 19T-00V21 (Revised) and File: Z.06.051 (Royal Empress Gardens Ltd.)), were approved by the Ontario Municipal Board on September 4, 2008. The OMB approval had the effect of rezoning the subject lands from C9(H) Corporate Centre Zone with the addition of the Holding Symbol (H) and OS2 Open Space Park Zone to C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the addition of the Holding Symbol (H) and OS2 Open Space Park Zone with site specific exceptions to facilitate the development of a mixed use high density residential/commercial development comprising five residential apartment buildings having a total of 1,935 residential apartment units and permit a maximum of 4,028m² of commercial area. As the proposed development has been recently approved by the O.M.B., and contemplates development height in excess of the 16.5m minimum building height being proposed by the City, the subject lands should be excluded from the provisions of the proposed minimum building height by-law.

Lands on the east side of Jane Street, south of Portage Parkway, municipally known as 7895 Jane Street (See Attachment 1), (File: Z.08.012 - Berkley Developments (Jane) Inc.), a proposed 7 storey office building with ground floor retail, are partially located within lands that are currently designated "Corporate Centre District" (OPA #500) and "Prestige Area" within OPA #450, however, the OPA #500 portion is intended to be designated "Corporate Centre Corridor" by the City of Vaughan (File: OP.08.018). As these lands are partially located within the Vaughan Corporate Centre OPA # 500 and partially within OPA #450, the applicant has indicated that they would like all of their lands designated to "Corporate Centre Corridor" both within OPA #500 and within OPA # 450. These lands are currently zoned A Agricultural Zone.

Additional lands which should be exempted from the provisions of the minimum building height by-law are those lands that area zoned A Agricultural, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone.

Proposed Minimum Building Heights

OPA #500, as amended by OPA #663, has specific policies respecting building heights for the "Corporate Centre District", and the "Corporate Centre Node" and refers to a maximum height in the "Corporate Centre Corridor". The proposed Minimum Building Height By-law must be in conformity with the current Official Plan policies, as outlined in the Official Plan section of this report. Accordingly the following building height standards are being proposed for the lands shown as Subject Lands on Attachment 1.

There is currently a parcel of land designated "Corporate Centre District" on the east side of Millway Avenue, south of Portage Parkway, on the west side of Jane Street, which is intended to be redesignated to "Corporate Centre Corridor" (File: OP.08.018, City of Vaughan). This proposed redesignation is supported and is deemed to be an appropriate extension of "Corporate Centre Corridor" designated lands to the south, which is consistent with the Regional Centres and Corridor Strategy. In the meantime, however, these lands are designated "Corporate Centre District" which restricts maximum building height to 16.5 metres. The proposed minimum building height by-law would restrict building heights to a minimum of 16.5 metres, accordingly, the minimum building height and the maximum building height would be 16.5 m. In light of the foregoing it would be appropriate to have a minimum building height of 16.5 metres.

For lands designated "Corporate Centre Node" the minimum building height will be 16.5 metres and the maximum building height will be 25 metres, except for development blocks identified on Schedule "B" to OPA #500, as "Gateway Sites", which have no maximum height limit, and shown as Landmark Locations on Schedule "A2", of By-law 1-88.

For lands designated "Corporate Centre Corridor" the minimum building height will be 16.5 metres and shall not exceed 25.0 metres.

In order to eliminate any confusion respecting existing buildings being considered legal non-conforming, the new building height by-law will contain a clause which shall recognize all existing buildings to be in conformity with the new minimum height by-law.

Comments Raised by Area Residents

Through the Public Hearing of February 10, 2009 the Policy Planning Department received a number of responses in opposition to the from residents adjacent to the Vaughan Corporate Centre, and VCC landowners and/or their representatives. The concerns raised are summarized as follows:

- a) Lived in Woodbridge over 30 years because of residential feel of area. The buildings have been limited to low level, therefore have avoided skyscrapers that exist in the big city.
- b) The reasons we moved to Woodbridge is that it is a low density area and have avoided high rise development.

- c) Woodbridge does not need to allow buildings to be higher than current maximum storey level in the proposed area, which is already congested.
- d) Don't want the community to look like other areas within Vaughan that have allowed skyscrapers to be built and to feel like the big city.
- e) We pride ourselves on the residential nature of our community. Do not destroy that by allowing these tall buildings to be permitted adding more stress to the area.
- f) The area is already congested by traffic and to allow buildings higher than 5 storeys will add more stress/pressure to an already congested area.
- g) Oppose proposal because the area will be under construction for many years, creating immediate pollution and long term pollution from cars and carbon emissions.
- h) Oppose building of structures higher than 5 storeys. Do not believe Woodbridge has the continued infrastructure to support these developments.

Response to Comments

In response to the above noted concerns it should be noted that the current Official Plan already permits certain areas to have structures exceed the 16.5 metre height limit. For example, OPA #500, as amended by OPA #663, already permits buildings heights that range from 16.5 m to 25m, and unlimited height at "Gateway locations within the "Corporate Centre Node".

No height limit has been established in the "Corporate Centre Corridor" designation by OPA # 663, however, in the preamble to the OPA respecting the context and the "Avenue Seven Vision" the "Hierarchy of Centres", Table 1 contemplates maximum heights of 26.0 m or 8 storeys abutting non-residential uses and a maximum 12.0 m or 4 storeys abutting low density residential. These height maximums will serve as the basis for the maximum and minimum height limit ranges.

The current Zoning By-law provisions permit buildings ranging in height from 11m to 15m and from 25 m to unlimited height for the C9 Corporate Centre Zone, as outlined in the By-law 1-88 Height Restrictions, Chart 1 of this report.

OPA #500, as amended by OPA #663, currently permits a range of mixed use commercial/residential high density development. The uses that residents have raised concern about are already permitted in the "Corporate Centre Node" and within the "Corporate Centre Corridor" designations. However, these designations generally do not abut the surrounding residential communities and are confined to the Regional Road 7 corridor or the Jane Street corridor.

Comments Received by VCC Landowners

Additional comments have been received from a number of consultants representing various area landowners. These comments relate to the following areas of concern:

1. Comments from I.B.I Group respecting lands on behalf of Tormont Industries owner of the lands at 3131 Highway 7 West (southwest corner of Jane Street and Highway 7) indicate that their client would have no objection to the proposed By-law Amendment subject to including a provision in the By-law that would permit the expansion of existing buildings under 5 storeys to a maximum of 10% of the total site GFA. It is their opinion that this provision would allow Tormont Industries appropriate flexibility to make ongoing investments to their facility, so they can continue to serve the evolving needs of their customers.
2. Comments from I.B.I Group respecting lands on behalf of 2748355 Canada Inc., owners of the "Interchange" lands located in the southeast quadrant of Highway 400 and Highway 7 within the

Vaughan Corporate Centre indicate that they would have no objection to the proposed By-law Amendment subject to the following provisions:

- Include a provision within the By-law that will permit the expansion of the existing buildings under 5 storeys to a maximum of 10% of the total site GFA;
- A modification of the proposed Amendment areas to impact only those areas designated "Corporate Node" by the Official Plan;
- Clarification in the By-law stating that in cases in which a portion of a parcel of land is impacted by the new provisions, the height restriction relates only to that portion covered by the By-law and not the entire parcel of land.

It is their opinion that this approach would satisfy the City's desire to control undesirable applications without unduly impacting their client's ability to respond to market conditions and provide for their existing and future tenants.

3. Comments from Zelinka Priamo Ltd. representing Riotrin Properties (Vaughan) Inc. (Vaughan Colossus Centre) at the southwest quadrant of Highway No. 400 and Regional Road 7 have noted that interim intensification activities on the Colossus lands will be compromised by the proposed By-law and would have an impact on the potential for an additional building pad and or redevelopment of buildings of less than the proposed 16.5 m minimum height within the proposed minimum building height area. They suggest that these developments within the Colossus lands could occur through minor variance process, with support anticipated from Staff.

Riotrin Properties (Vaughan) Inc. states that "In accepting the minor variance approach for interim one storey development and prior to making a final determination on Riotrin' position regarding the said by-law, we would appreciate some indication of specific support for at least one, one storey 10,000 sq. ft. building in one of the approximate locations shown on the attached plan."

Response to Comments

1. The Minimum Building Height By-law will include a provision that will allow development equal to 10% of the gross floor area of existing buildings on the site, as of the date of the passing of the by-law, which shall be exempted from the proposed minimum building height by-law.
2. With respect to 2748355 Canada Inc. recommendation that the By-law only apply to the lands designated "Corporate Node", the proposed Minimum Building Height By-law will generally apply to lands designated "Corporate Centre Node" and "Corporate Centre Corridor" and a small portion of lands designated "Corporate Centre District" at the southwest corner of Portage Parkway and Jane Street.

In addition clarification will be provided in the proposed By-law that in cases in which a parcel of land is affected by the new provisions, the height restriction will relate only to that portion covered by the By-law and not the entire parcel of land.

3. The 10% gross floor area exemption provision as outlined in 1, above should satisfy Riotrin's development concern. Furthermore it should be noted that only a small portion of the Colossus lands (northwest corner of their lands located at Regional Road 7 and Famous Avenue, east and west sides) would be subject to the provisions of the minimum building height by-law. As to City support for minor variance applications that may be submitted, any such applications must be reviewed on their own merits under the formal minor variance process and appropriate recommendations would be made accordingly.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

n/a

Conclusion

The intent of OPA #500 as amended by OPA #663 is to encourage high density, higher order transit supportive development (TTC Spadina Subway Extension). The Provincial Growth Plan for the Golden Horseshoe has designated the VCC as an "Urban Growth Centre".

The Region of York Official Plan identifies the VCC as one of four "Regional Centres" that are intended to become the focus for business, government, entertainment and culture with complementary high density residential development. Furthermore Regional Road 7 is also identified as a "Regional Corridor" which is expected to develop with higher order transit facilities such as the Spadina Subway and the VIVA rapid bus ways along Regional Road 7 and Jane Street. These transit initiatives serve as an opportunity and a basis for encouraging high density land uses that will support planned transit.

To ensure that these lands are not encumbered by low density, small scale buildings, it is deemed appropriate and consistent with the policies of OPA #500, as amended by OPA #663, and supported by Provincial and Regional Policies to restrict the minimum building height to 16.5 metres until such time as the VCC Focused Review is finalized and revised Official Plan policies and Zoning By-laws are established for the VCC. The Policy Planning Department is satisfied that the enactment of a minimum building height by-law restricting minimum building height for lands designated "Corporate Centre Node", "Corporate Centre Corridor" and a small portion of lands designated "Corporate Centre District" on the west side of Jane Street east of Millway Avenue and south of Portage Parkway, as shown on Attachment 2, is appropriate.

On this basis the Policy Planning Department can support the approval of the Zoning By-law Amendment, in accordance with the recommendations of this report.

Attachments

1. Location Map - Vaughan Corporate Centre Plan Review
2. Existing Zoning Within The Vaughan Corporate Centre
3. Schedule "A" to Official Plan Amendment No. 663

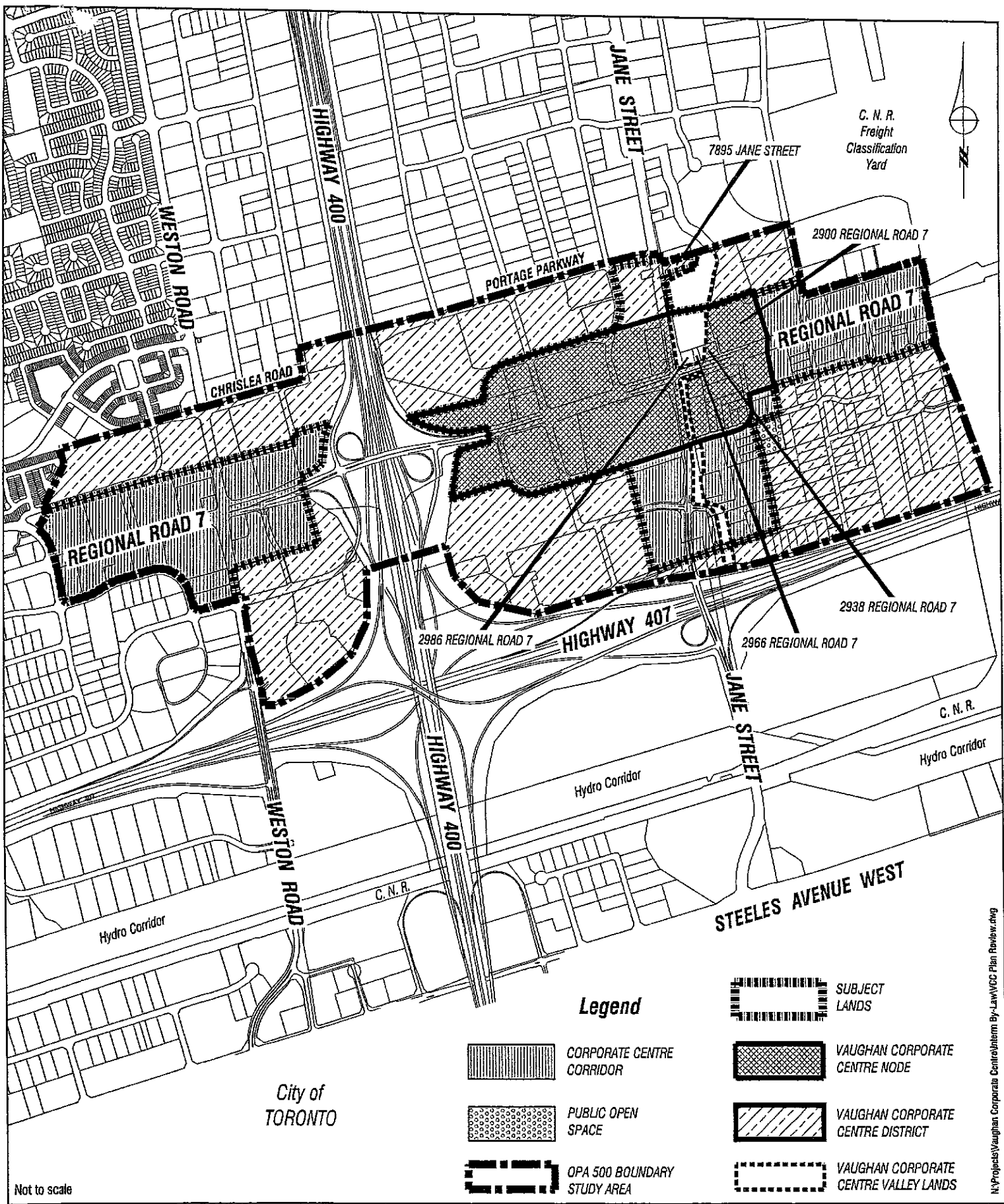
Report Prepared by:

Wayne McEachern, Manager of Policy Planning. ext. 8026

Respectfully submitted

JOHN ZIPAY
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning



Not to scale

City of
TORONTO

Legend



CORPORATE CENTRE CORRIDOR



PUBLIC OPEN SPACE



OPA 500 BOUNDARY STUDY AREA



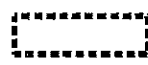
SUBJECT LANDS



VAUGHAN CORPORATE CENTRE NODE



VAUGHAN CORPORATE CENTRE DISTRICT



VAUGHAN CORPORATE CENTRE VALLEY LANDS

N:\Projects\Vaughan Corporate Centre\Intern By-Law\WCC Plan Review.dwg

Location Map -
Vaughan Corporate
Centre Plan Review

File: Z.08.073 (Related File: 25.5)

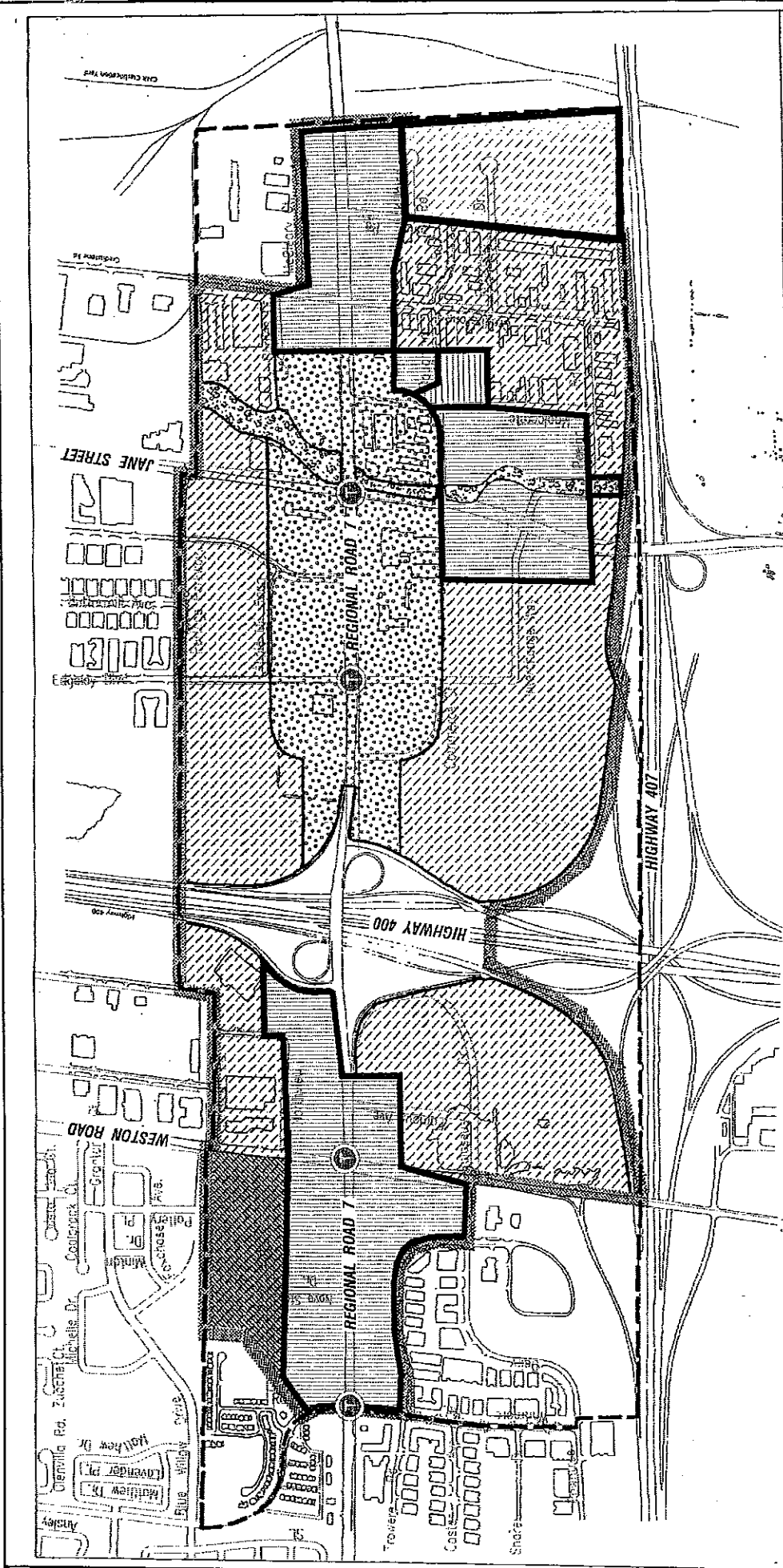


Attachment

Location:
Part Lots 4, 5, 6 & 7
Concessions 4, 5, 6
Date: April 2009

1





Vaughan Corporate Centre Secondary Plan
Amendment No. 500

- Corporate Centre Node
- Corporate Centre District
- Corporate Centre Corridor
- Valley Lands
- Lands identified as the major commercial centre of the Woodbridge Community within the Corporate Centre District

This is Schedule "A" to
Amendment NO. 663

- Vaughan Corporate Centre Secondary Plan Area Boundary
- Study Area Boundary
- Lands redesignated by this amendment (See Map)
- Public Open Space
- Transit Stop Centres

The Planning Partnership • duToit Allsopp Hillier • McCormick Rankin • Arthur Andersen • CH2M Core & Storrle

Schedule 'A' to Official Plan Amendment 663

APPLICANT:
CITY OF VAUGHAN

Development Planning Department



HA09FV1 ATTACHMENT Z.08.073_3.dwg