

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 207-2024**

**A By-law to adopt Amendment Number 125 to the Vaughan Official Plan 2010 for 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 125 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2” and “3” 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.

Voted in favour by City of Vaughan Council this 19<sup>th</sup> day of November, 2024.

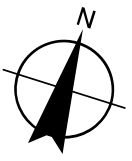
---

Steven Del Duca, Mayor

---

Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 37 of the Committee of the Whole.  
Report adopted by Vaughan City Council on November 19, 2024.  
City Council voted in favour of this by-law on November 19, 2024.  
Approved by Mayoral Decision MDC 015-2024 dated November 19, 2024.  
**Effective Date of By-Law: November 19, 2024**



APPLEWOOD CRESCENT

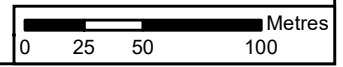
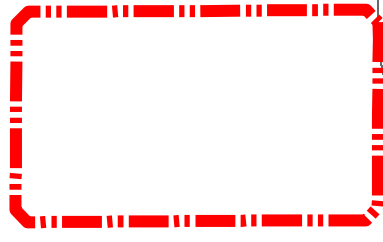
EDGELEY BOULEVARD

HIGHWAY 7

COMMERCE STREET

CELEBRATION AVENUE

INTERCHANGE WAY



This is Schedule '1'  
To Official Plan Amendment No. 125  
Adopted the 19th Day Of November, 2024

**File:** OP.22.010

**Related File:** Z.22.019

**Location:** Part of Lot 5 Concession 5

**Applicant:** 2748355 Canada Inc.

**City of Vaughan**

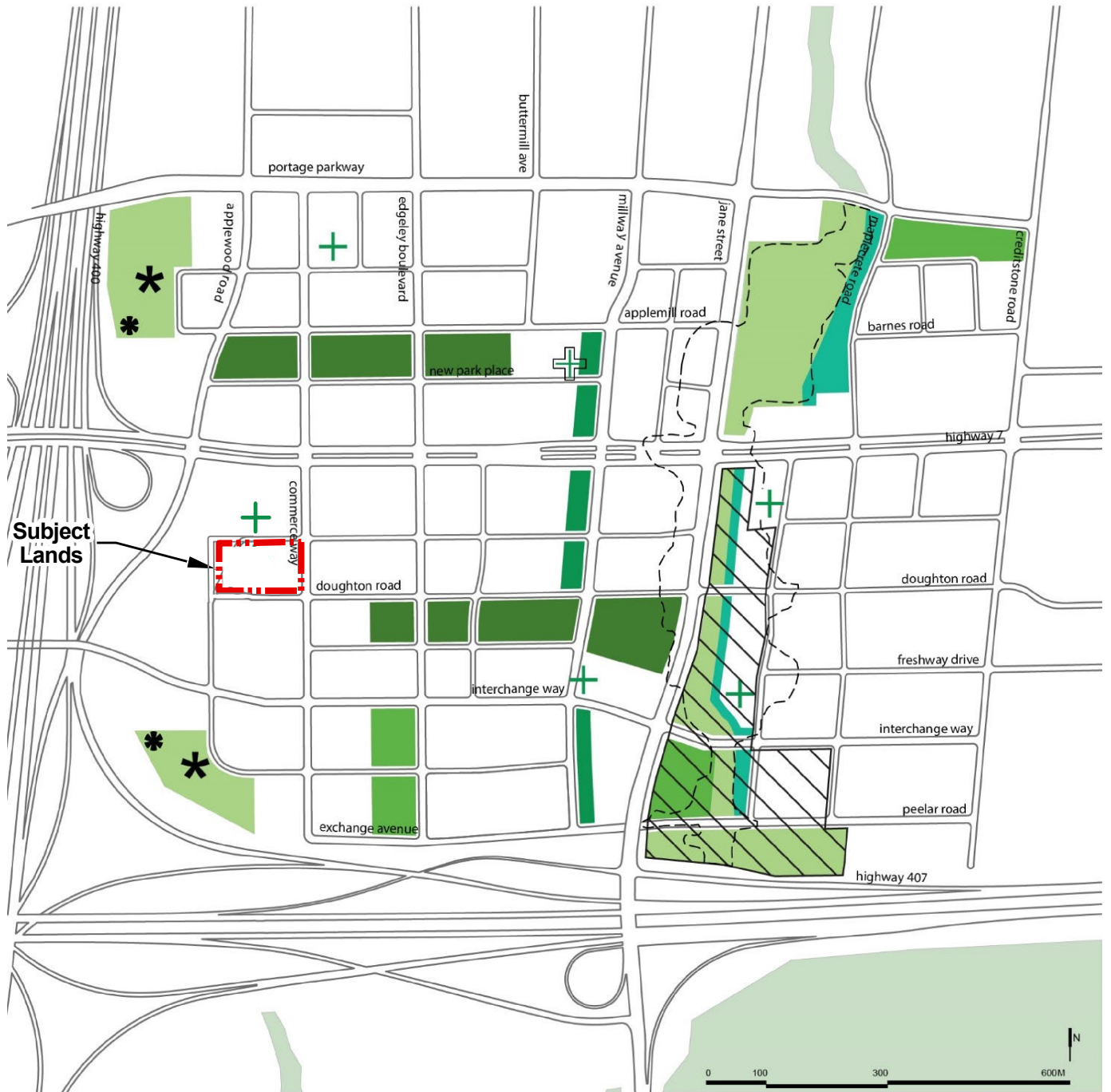


Lands Subject to  
Amendment No. 125

SCHEDULE D > MAJOR PARKS AND OPEN SPACES

LEGEND

- environmental open spaces
- urban parks
- neighbourhood parks
- milway avenue linear park
- black creek greenway
- final configuration of parks and open spaces within this area are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) and the detailed design of the Black Creek Corridor
- + public squares (see Policies 6.2.4.-6.2.5.)
- + transit Square
- ✱ parkland associated with environmental spaces
- ✱ see policy 6.3.2







**This is Schedule '2'**  
**To Official Plan Amendment No. 125**  
**Adopted the 19th Day Of November, 2024**

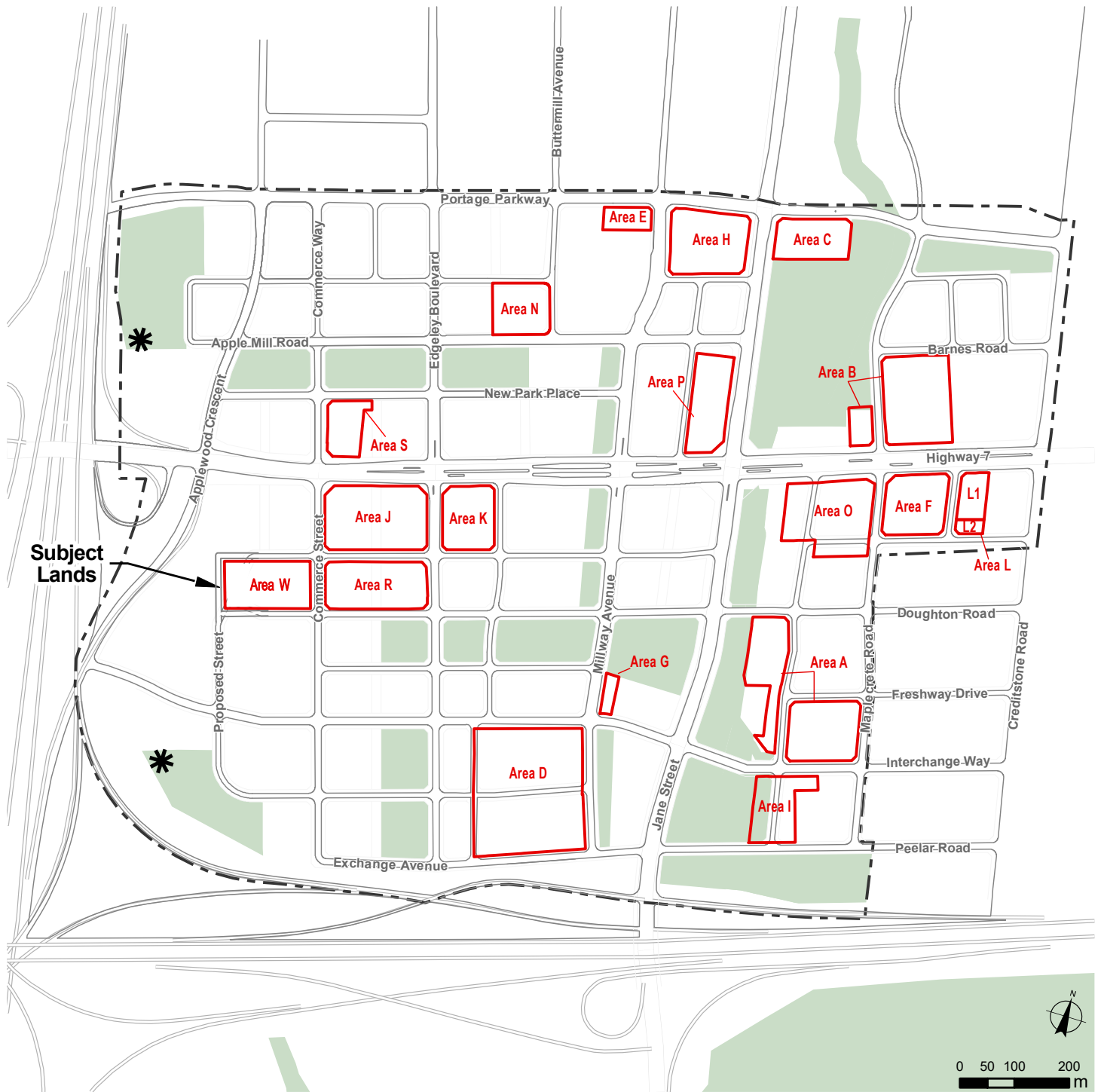
**File:** OP.22.010  
**Related File:** Z.22.019  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

**Lands Subject to  
Amendment No. 125**

SCHEDULE K > SITE SPECIFIC POLICY AREAS

LEGEND

-  vaughan metropolitan centre boundary
-  existing and planned streets
-  major parks and open spaces
-  areas subject to site-specific policies (see section 9.3)



This is Schedule '3'  
 To Official Plan Amendment No. 125  
 Adopted the 19th Day Of November, 2024

**File:** OP.22.010  
**Related File:** Z.22.019  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

**AMENDMENT NUMBER 125**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 125 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “1”.

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan, to facilitate a high-rise mixed-use development on the Subject Lands, consisting of three (3) residential towers atop 1-5 storey podiums, and a privately-owned publicly-accessible open space ('POPS').

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 125" on Schedule "1" attached hereto, subject to the requirements of a Community Benefit Charge Agreement:

1. To identify the Subject Lands located north of Doughton Road and west of Commerce Street as Area "W".
2. To amend Schedules "D" of the VMC Secondary Plan to relocate the 'Public Square' as shown on Schedule 2.
3. To amend Schedule "K" of the VMC Secondary Plan to add a new Site-Specific Policy Area on the Subject Lands, as shown on Schedule 3.
4. To permit a maximum building height of 55 storeys.
5. To permit a maximum Floor Space Index ('FSI') of 9.31 times the area of the lot.
6. To permit a maximum residential floorplate size of 850 m<sup>2</sup> for Towers A1 and B, and to permit a maximum residential floorplate size of 895 m<sup>2</sup> for Tower A2 for any building up to 18-storeys in height, or 850 m<sup>2</sup> for any building exceeding 18-storeys in height.
7. To permit a minimum podium height of 1-storey.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Doughton Road, and west side of Commerce Street, being

Part of Lot 5, Concession 5, Designated as Part 1 on Plan 65R-40816, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 125."

### III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Amendment promotes and contributes appropriate intensification on lands with a high-rise mixed-use pedestrian oriented and transit supportive development within a Provincially recognized Urban Growth Centre ('UGC'). In close proximity to higher-order transit.
2. The Provincial Policy Statement 2020 ('PPS 2020') sets out the overall direction on matters of provincial interest related to land use planning and development and includes policies that encourage new growth in urban areas. The PPS 2020 promotes efficient, cost-effective development and land use patterns that are based on densities which:
  - i. Efficiently use land, resources, infrastructure and public facilities which are planned or available;
  - ii. Area appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
  - iii. Minimize the length and number of vehicle trips by supporting active transportation and public transportation; and
  - iv. Provide a mix of land uses.
3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports mixed-use intensification within built-up areas, promoting growth within areas identified as a "Strategic Growth Area" and located within a Major Transit Station Area" ('MTSA') and will accommodate forecasted growth in a complete community where all daily amenities are met and a range of housing types is provided. The proposed Amendment will provide a denser built form that will accommodate mixed-use growth. The

proposed Amendment conforms with the Growth Plan by developing on underutilized land, directing growth to an area well-served by transit, providing a mix of housing options, and by making efficient use of existing municipal infrastructure.

4. The Provincial Planning Statement 2024 ('PPS 2024') provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life. The PPS 2024 identifies the Amendment area as a Settlement Area, a Strategic Growth Area, and a Protected Major Transit Station Area ('PMTSA'). Strategic Growth Areas are intended to support complete communities with a range of housing options, intensification with mixed-use development. Strategic Growth Areas should be planned:
  - i. To accommodate a significant population and employment growth;
  - ii. As a focal areas for education, commercial, recreational, and cultural uses;
  - iii. To accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
  - iv. To support affordable, accessible, and equitable housing.
5. The York Region Official Plan 2022 ('YROP 2022') identifies the Amendment areas as being within an "Urban Area", which accommodates areas of growth, specifically directing major development to "Intensification Areas" and land abutting "Regional Corridors". The Amendment area is well positioned within York Region to accommodate growth. The proposed Amendment is consistent with the YROP 2022. Further, the Amendment Area is located within the VMC MTSA as defined in the YROP 2022.
6. The VOP 2010 supports intensification in areas that are well serviced by transit and other municipal infrastructure. VOP 2010 has recognized the Subject Lands as an appropriate site for intensification by including the site within a Primary Centre having a designation of "Station Precinct". VOP 2010



supports redevelopment of underutilized site within the existing built-up boundary and settlement areas of Vaughan. In consideration of the above, the proposed Amendment is appropriate and is supported by the policies of VOP 2010 as they relate to built-form, urban design, transportation and the public realm. The proposed Amendment to accommodate taller buildings with greater densities and a mix of uses reflects an appropriate scale and form of development within an identified MTSA.

7. The Vaughan Metropolitan Centre Secondary Plan ('VMCSP') supports intensification of the Subject Lands. The development generally implements the policies contained in the VMCSP, including urban design policies and objectives, the relationship of the development to its context, the adjacent streets, the creation of an adequate public realm, improvements to the public realm adjacent to the site, and off-site improvements and infrastructure.
8. The Statutory Public Meeting was held on September 19, 2022. The recommendation of the Committee of the Whole to receive the Public Meeting report of September 19, 2022, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 28, 2022. Vaughan Council approved in principle, Official Plan Amendment application OP.22.010 (2748355 Canada Inc.) on November 19, 2024, having considered a comprehensive report at a Committee of the Whole meeting on November 5, 2024.

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

VOP 2010, specifically Volume 2, Section 11.12 of the VMC Secondary Plan, is hereby amended by:

1. Amending Schedule "D" – Major Parks and Open Spaces by modifying the location of the "Public Square" on the Subject Lands, as shown on Schedule "2" attached to this Amendment.

2. Amending Schedule “K”, attached hereto as Schedule “3”, thereby identifying the Subject Lands located northwest of Doughton Road and Commerce Street as “Area W”, and updating Schedules “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J” and “K”, to reflect the realignment of the local road, as shown on Schedule “3”.

3. Adding the following after Policy 9.3.24 Area V:

“Area W (OPA #125)

9.3.25

1. Notwithstanding Schedule I, Height and Density Parameters, of the VMC Secondary Plan, the maximum permitted density (Floor Space Index (FSI)) shall not exceed 9.31 times the area of the lot, calculated in accordance with Policy 8.1.17 of the VMC Secondary Plan, and the maximum building height envelope of each building shall not exceed 55-storeys in height.
2. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, the minimum podium height shall be 1-storey.
3. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, the maximum permitted tower floor plate size shall be as follows:
  - i. Tower A1: 850 m<sup>2</sup>,
  - ii. Tower A2: 895 m<sup>2</sup> for any building up to 18-storeys; or 850 m<sup>2</sup> for any building exceeding 18-storeys, and
  - iii. Tower B: 850 m<sup>2</sup>.
4. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, the minimum distance between the facing walls of two residential towers shall be: between Towers A1 and A2: 30 m, between Towers A1 and B: 80 m, and between Towers A2 and B: 40m.”

## 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 Comprehensive Zoning By-law 1-88 and Zoning By-law 001-2021, and Site

Development Approval, pursuant to the *Planning Act*.

## VI INTERPRETATION

The provisions of the VOP 2010, and the VMC Secondary Plan, as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

## APPENDIX I

The Subject Lands are located north of Doughton Road and west of Commerce Street, being Part of Lot 5, Concession 5, Designated as Part 1 on Plan 65R-40816, City of Vaughan.

The purpose of this Amendment is to permit a high-rise mixed-use development on the Subject Lands. The proposed Development requires the following amendments:

1. To modify Schedule "D" to relocate the public square to the lands immediately north of the Subject Lands.
2. To add a new site-specific Policy Area on Schedule "K" to:
  - a. Increase the maximum permitted building height from 25 storeys to 55 storeys;
  - b. Increase the permitted density (Floor Space Index (FSI)) from 4.5 to 9.31 times the area of the lot;
  - c. Decrease the minimum podium height from 3-storeys to 1-storey;
  - d. Increase the maximum permitted residential tower floor plate size from 750 m<sup>2</sup> to:
    - i. Tower A1: 850 m<sup>2</sup>;
    - ii. Tower A2: 895 m<sup>2</sup> for any building up to 18-storeys in height; or 850 m<sup>2</sup> for any building exceeding 18-storeys in height; and
    - iii. Tower B: 850 m<sup>2</sup>.

On November 19, 2024, Vaughan Council ratified the November 5, 2024, recommendation of the Committee of the Whole (1) recommendations, to approve Official Plan Amendment File OP.22.010 (2748355 Canada Inc.) (and the corresponding Zoning By-law Amendment File Z.22.019).