

AMENDMENT NUMBER NO. ____
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “M”, and “N” constitute Amendment No. ____ to the Official Plan of the Vaughan Planning Area.

I PURPOSE

To amend the provisions of the Official Plan of the Vaughan Planning Area (Vaughan Official Plan 2010 – “VOP 2010”), Volume 1, and Volume 2, Section 11.12 Vaughan Metropolitan Centre (“VMC”) Secondary Plan, to facilitate a mixed-use commercial/residential development on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as “Lands Subject to Amendment No. ___” on Schedule “1”, attached hereto:

1. To permit maximum building heights of 30 storeys (Building A), 45 storeys (Building B), 35-storeys (Building C1), and 30-storeys (Building C2) with a Floor Space Index (“FSI”) of 7.6 times the area of the lot;
2. To permit amendments to Schedules “1”, “9”, “13”, and “14A” of the VOP 2010 and Schedule “A” of the VMC Secondary Plan to add the Subject Lands to the VMC boundary;
3. To permit amendments to Schedule “F” of the VMC Secondary Plan to add the Subject Lands to the station precinct;
4. To permit amendments to Schedule “G” of the VMC Secondary Plan to add the Subject Lands to the area where office uses are permitted;
5. To permit amendments to Schedule “I” of the VMC Secondary Plan to add the Subject Lands to the “H 5 storey minimum – 30 storey maximum, D 2.5 minimum FSI – 5.0 maximum FSI” designation.
6. To permit amendments to Schedule “K”, Site-Specific Policy Area, of the VMC Secondary Plan to include the above amendments.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Portage Parkway, west of Jane Street and east of Millway Avenue, being BLOCK 1, PL 65M2545, VAUGHAN, AS MORE PARTICULARLY SET OUT IN SCHEDULE ‘A’ OF DECLARATION LT1548265. EXCEPT PARTS 1, 2, 3, 4, 5 & 6 EXPROPRIATION PLAN YR3091940 SUBJECT TO AN EASEMENT OVER PART 7 EXPROPRIATION PLAN YR3091940 AS IN YR3091940 in the City of Vaughan, as shown on Schedule “A”, attached hereto, as “Lands Subject to Amendment No. ____”.

III BASIS

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

1. The Amendment promotes and contributes to a density within the VMC, a Provincially recognized Urban Growth Centre (“UGC”), where public investment in higher order transit, being the SmartCentres Place Bus Terminal, the Toronto Transit Commission (“TTC”) VMC Subway Station, and the VivaNext Bus Rapid Transit (“BRT”) along Regional Road 7 is located, and VivaNext BRT along Jane Street is planned (collectively “Higher Order Transit”). The Subject Lands are in an area that is serviced by existing and planned infrastructure, and which will efficiently utilize land and resources at a density that supports the surrounding Higher Order Transit.
2. The Provincial Policy Statement, 2020 (“PPS”) provides direction on matters of provincial interest related to land use planning and development. The PPS encourages new growth within existing settlement areas and promotes intensification and transit-supportive development in order to achieve efficient and cost-effective development patterns.

The development intensifies an existing underutilized site within the existing settlement area with a compact and transit-supportive built form and density that will contribute to diversity of housing, commercial and employment options in the VMC. It makes efficient use of the Subject Lands as well as existing infrastructure and services, while reducing land consumption and servicing costs. A large, connected privately-owned public open space (“POPS”) is located within the development to provide outdoor amenity and recreation space for both existing and new residents in the VMC. The POPS will be maintained as publicly accessible open space and will function as a community asset that will provide much needed activities and facilitate similar to those that would be found in a traditional public park. Pedestrian connections through the site will provide convenient and safe access to the new uses on site as well to nearby Higher Order Transit, including the Subway Station. The compact built form, mix of uses, pedestrian connectivity, and access to publicly accessible open space will contribute to a complete and healthy community, while providing opportunities for reducing the impact of climate change through the promotion of active transportation use.

The development represents new investment within the UGC which supports economic prosperity within the VMC and contributes to the urban environment. A mix of residential and commercial uses, including large and small floorplate retail, hotel, and home office will provide new opportunities to live, work and play and will provide much needed services and amenities to support the existing densities in the VMC. The development is consistent with the policies and objectives of the PPS.

3. The Growth Plan for the Greater Golden Horseshoe 2020 (the “Growth Plan”) guides the management of growth and development of land by encouraging the appropriate location of growth, compact built form, transit-supportive and complete communities, diverse land uses, and a range and mix of housing options. The Growth Plan directs the majority of growth and intensification to the delineated built-up area and more specifically, to

strategic growth areas and locations serviced by existing and planning higher order transit.

The development contains a mix of residential and commercial uses, as well as a POPS, which will provide new opportunities for housing, employment and daily services thereby contributing to the creation of a complete community. The development also includes a mix of housing types and sizes, including live-work units, that will assist in diversifying the housing stock to provide options to accommodate the needs of various household sizes, incomes, and stages of life. Given the changing office market, dedicated home office spaces are important features of new housing for people who are self-employed, who work from home all or part of the time, and who seek a work life balance. The proposal will contribute to the achievement of the population and employment targets set out by the Growth Plan through the efficient use of land within the built-up area and within a strategic growth area. The development will achieve intensification of an underutilized site within 200 metres walking distance of Higher Order Transit and within a Protected Major Transit Station Area ("PMTSA").

The development proposes a compact and transit-oriented built form at a density that will make efficient use of investment in higher order transit. The integration of a POPS and a network of pedestrian connections throughout the site will encourage alternative modes of transportation and the increased density will locate more transit-users within walking distance of existing and planned Higher Order Transit. The building designs, landscaping, and streetscapes will promote a high-quality and pedestrian-oriented built form in support of a complete and healthy community that reduces greenhouse gas emissions.

The development makes efficient use of land and existing services and infrastructure, is located in proximity to existing and planned Higher Order Transit, and provides a range

and mix of commercial and housing options at a density that supports the achievement of intensification targets and the investment in transportation and transit infrastructure in the VMC. The development conforms to the policies and objectives of the Growth Plan.

4. The York Region Official Plan, 2022 (“YROP”) identifies the Subject Lands as within the “*Urban Area*” and designates the Subject Lands “*Community Area*”. The Subject Lands are also located within the delineated boundary of Protected Major Transit Station Area (“PMTSA”) 67 – Vaughan Metropolitan Centre Subway Station. The YROP encourages compact built form; complete communities; pedestrian scale, safety, comfort, and mobility; and the enrichment of the existing area with attractive buildings, landscaping, public spaces, and streetscapes.

The proposed development consists of a mix of residential units ranging from 1- to 3-bedrooms in size, including home office suite units, in a high-rise built form that is compact and reflects a transit-supportive density. The development will implement the approved regional structure and will provide new housing options, as well as a range of community-oriented jobs and commercial opportunities to meet the daily needs of residents. The combination of uses and transition in height and density would complement the existing and planned uses in the surrounding area and will contribute additional housing diversity and amenities that would contribute to the success of the VMC.

The development conforms to the YROP as it includes a mix of unit types and sizes and contributes to housing choice. It maximizes investment in higher order transit and supports the Regional Centre as a focus of economic activity and culture. The development will contribute to a high-quality and sustainable community.

5. The Subject Lands are adjacent to the City of Vaughan's emerging downtown; a Regional Centre that is supported by regional BRT and subway service. The VMC is envisioned as a hub where transit-supportive residential and employment densities are accommodated to supportive investment and promote a vibrant and high-quality downtown with amenities and services to meet daily needs. The Subject Lands are strategically located, being less than 500 metres walking distance from the nearest subway entrance and within a PMTSA.

The development will achieve a balance between housing and economic development objectives by locating a mix of residential unit types and sizes, as well as other local commercial and employment opportunities within the VMC at a density that is transit-supportive. It will bring new residents and jobs to this priority intensification area and will contribute to housing choice and economic diversification.

The development is considered good planning as it addresses the policies contained in the Official Plan, including intensification, housing, economic development and urban design policies and objectives. This Amendment will bring the Official Plan into closer conformity with the YROP by permitting residential mixed-use on the Subject Lands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

- A. VOP 2010, Volume 1, is hereby amended by:

1. Amending Schedules "1", "9", "13", and "14A" by redesignating the Subject Lands as within the VMC Secondary Plan boundary in accordance with Schedules "B" and "C" attached hereto.

B. VOP 2010, Volume 2, Section 11.12 being the VMC Secondary Plan, is hereby amended by:

2. Amending Schedules “A”, “B”, “C”, “D”, “E”, “I”, and “J” by adding the Subject Lands to the VMC Secondary Plan boundary in accordance with Schedules “D”, “E”, “F”, “G”, “H”, “L”, and “M” respectively, attached hereto.
3. Amending Schedule “F” by adding the Subject Lands to the VMC Secondary Plan boundary and designating the Subject Lands “*Station Precinct*” in accordance with Schedule “I” attached hereto.
4. Amending Schedule “G” by adding the Subject Lands to the VMC Secondary Plan boundary and designating the Subject Lands “*office uses permitted*” in accordance with Schedule “J” attached hereto.
5. Amending Schedule “K” by identifying the Subject Lands as “*Area P*” in accordance with Schedule “N” attached hereto.
6. Adding the following after Policy 9.1.17 (Area O):

“Area P (OPA #__)

- 9.1.18 1. Notwithstanding Schedule I, for the lands identified as “Area P” on Schedule K:
- a. a maximum building height of 30 storeys (identified as Building A), 45 storeys (identified as Building B), 35 storeys (identified as Building C1), and 30 storeys (identified as Building C2) is permitted;
 - b. a maximum Floor Space Index of 7.6 times the area of the lot is permitted; and

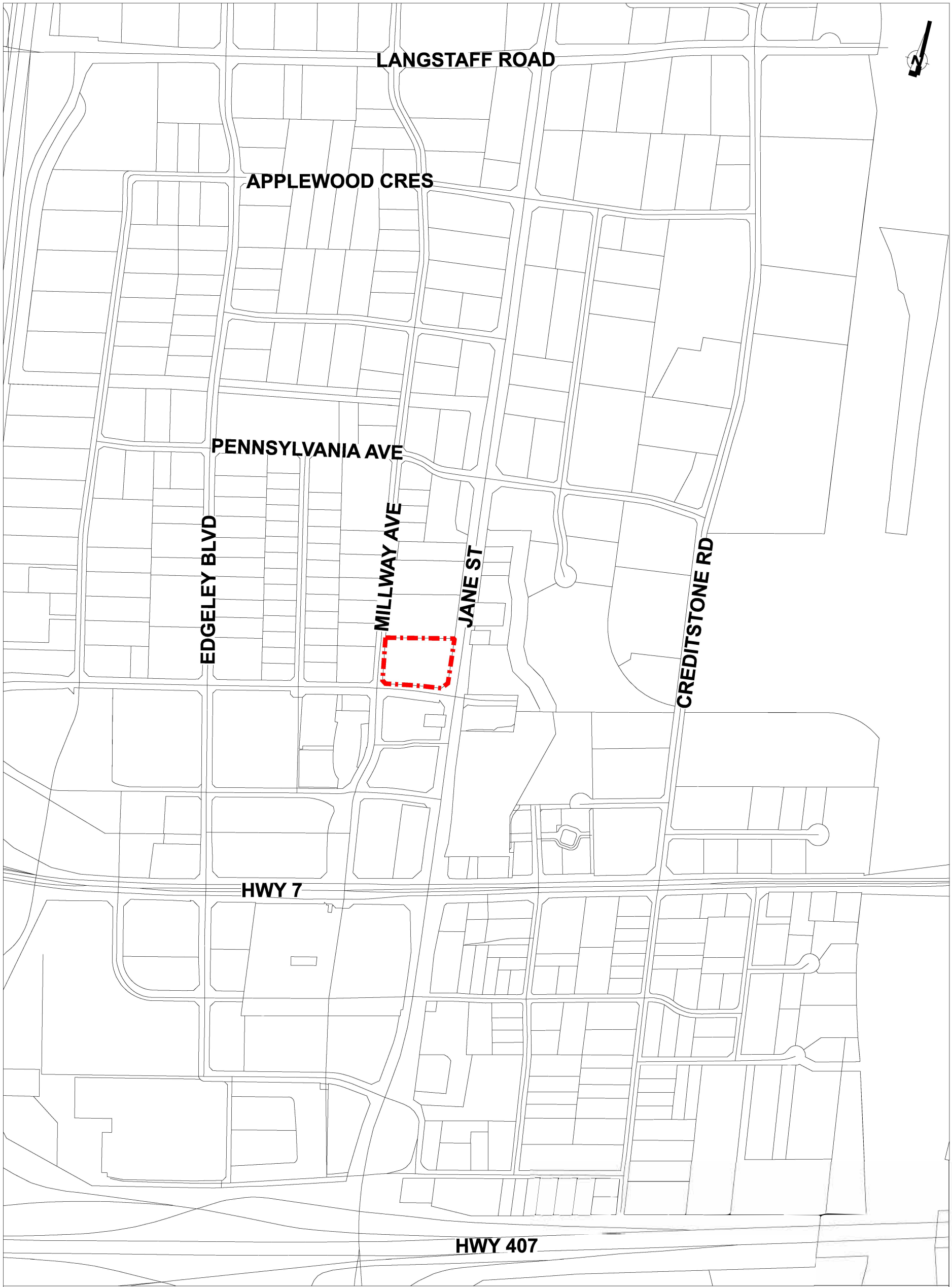
- c. in addition to the permitted use in Policy 8.2.2, the following uses shall also be permitted:
 - i. home office suites/live-work units.

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 001-2021, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

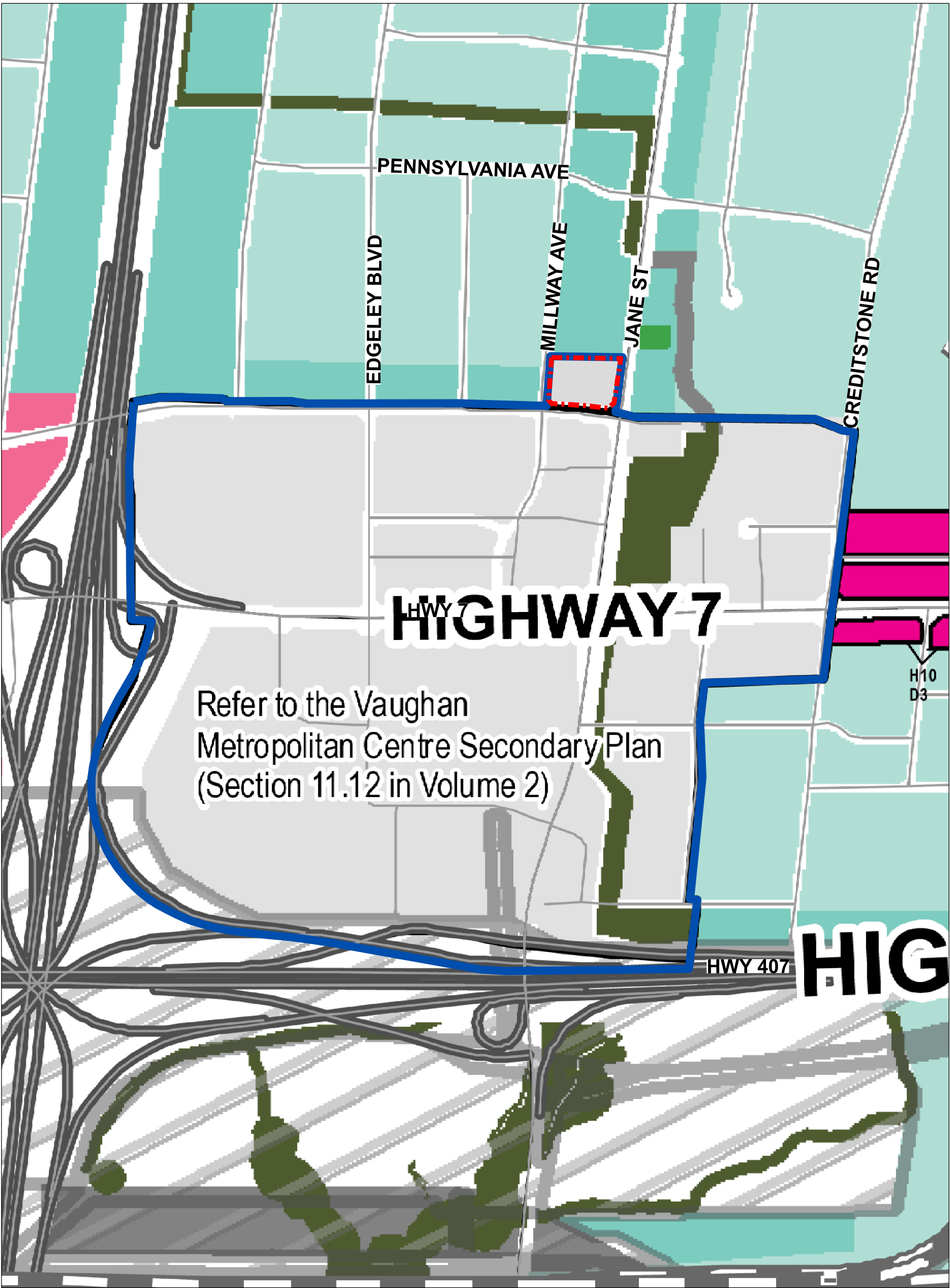
The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that Plan shall apply with respect to this Amendment.



This is Schedule 'A'
To Official Plan Amendment No.
Adopted the Day of , 2023



FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

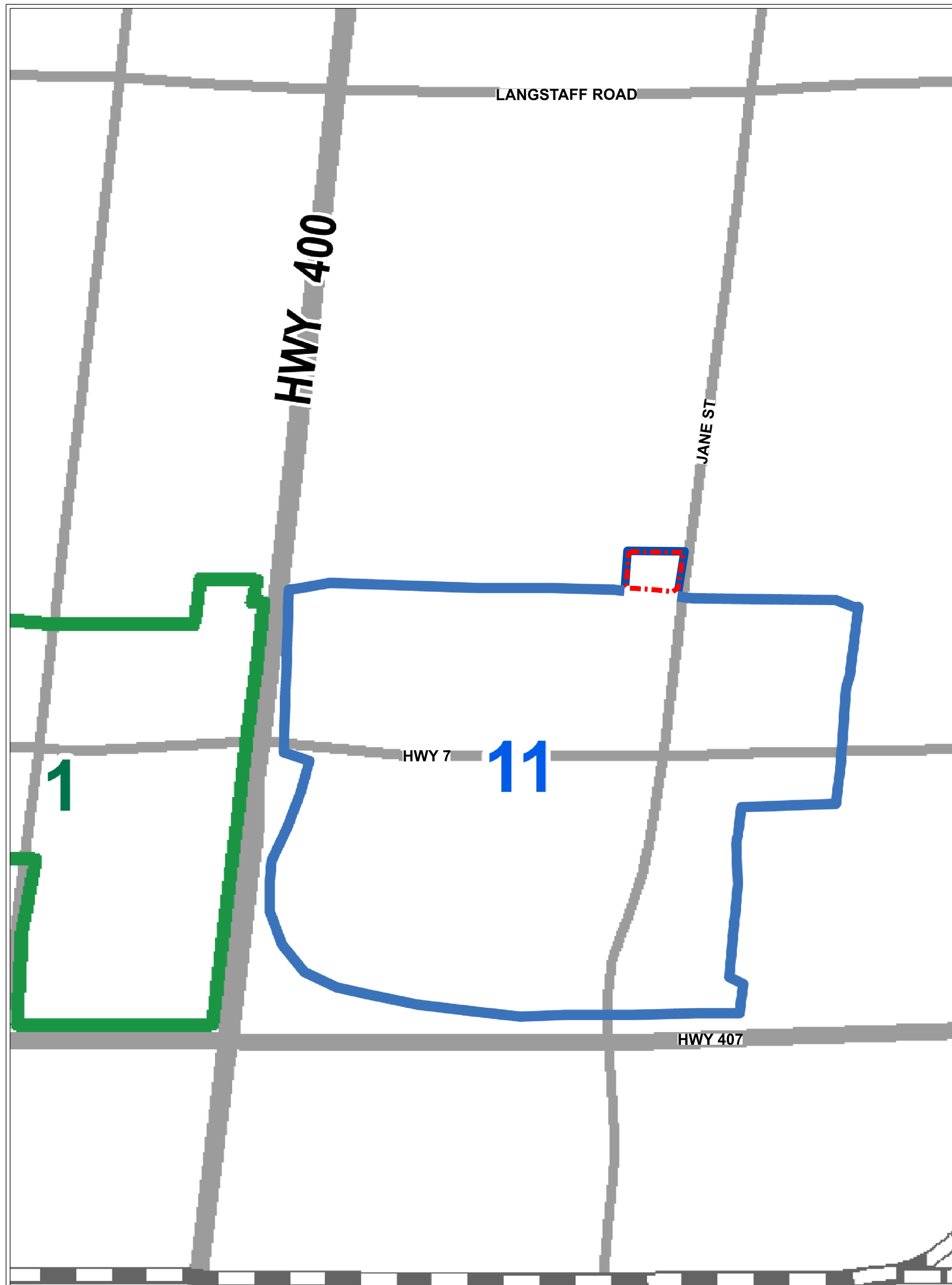
 Lands Subject to
Amendment No. ____



This is Schedule 'B'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

-  VMC Boundary
-  Lands Subject to Amendment No. ____



This is Schedule 'C'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:

RELATED FILE:

LOCATION: 201 Millway Avenue

APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")

CITY OF VAUGHAN



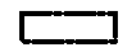



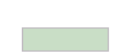

VMC Boundary

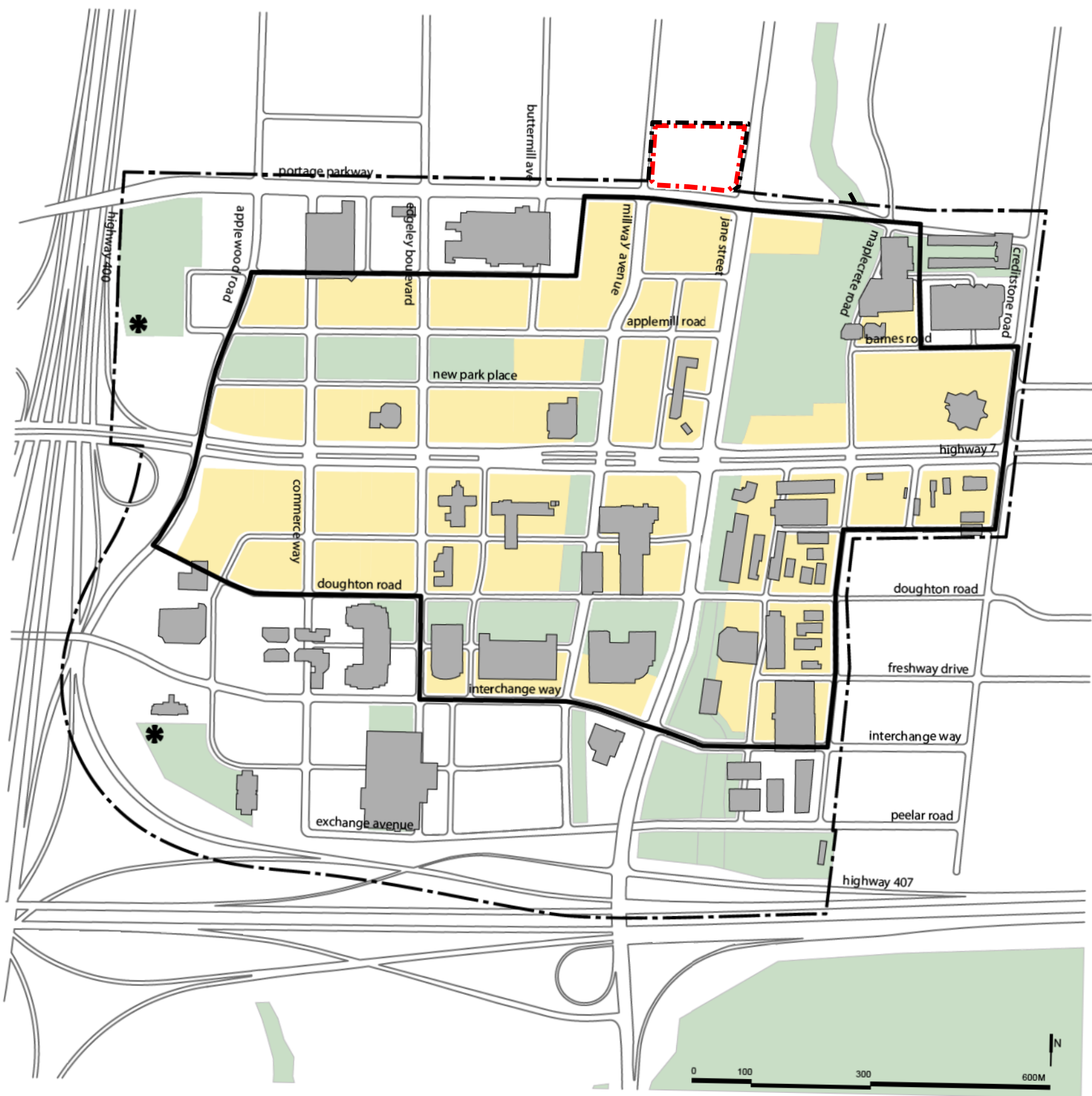


Lands Subject to
Amendment No. ____

SCHEDULE A > VAUGHAN METROPOLITAN CENTRE BOUNDARIES

LEGEND

-  vaughan metropolitan centre boundary
-  urban growth centre boundary
-  existing buildings
-  existing and planned streets
-  major parks and open spaces
-  see policy 6.3.2



This is Schedule 'D'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:

RELATED FILE:

LOCATION: 201 Millway Avenue

APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")

CITY OF VAUGHAN



Lands Subject to
Amendment No. ____

SCHEDULE B > TRANSIT NETWORK

LEGEND

- subway entrances

●

potential highway 7 rapidway stations

●

potential jane street rapidway stations

⋯

5 minute walking radii

■

blocks adjacent to subway

■

bus station

✱

see policy 6.3.2
- ▬▬▬

spadina subway alignment

⋯⋯⋯

future spadina subway extension

▬

spadina subway station box

▬

highway 7 rapidway

▬

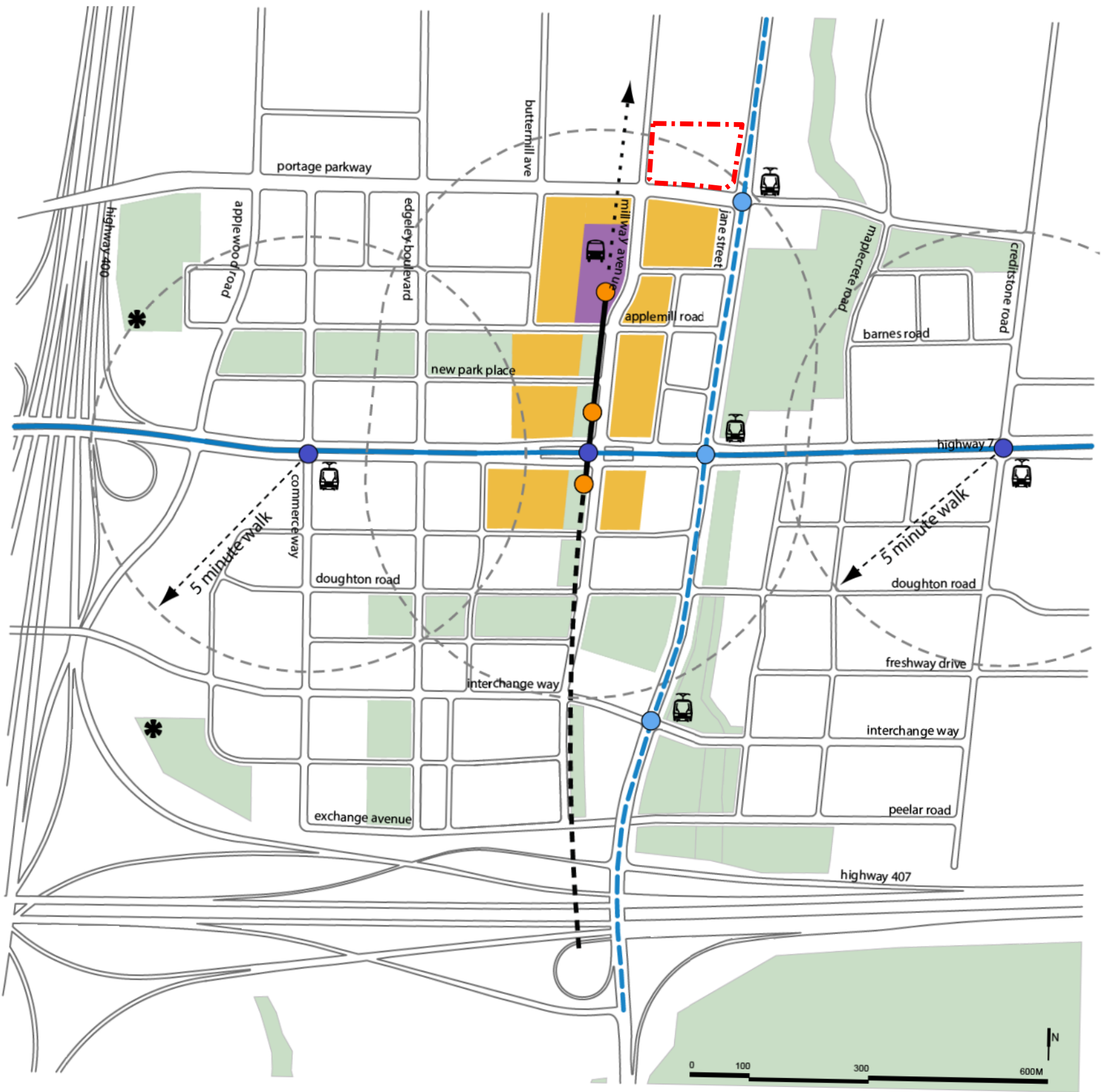
potential jane street rapidway

🚊

potential viva station

■

major parks and open spaces



This is Schedule 'E'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

Lands Subject to
Amendment No. ____

SCHEDULE C > STREET NETWORK

LEGEND

- arterials (width to be consistent with region of york official plan)

minor arterial (33 m)

major collectors (28-33 m)

special collector (33 m)

minor collectors (23-26 m)

local streets (20-22 m)
- mews (15-17 m) or local streets (see Policy 4.3.16)

colossus drive overpass corridor protection area (see policy 4.3.10)

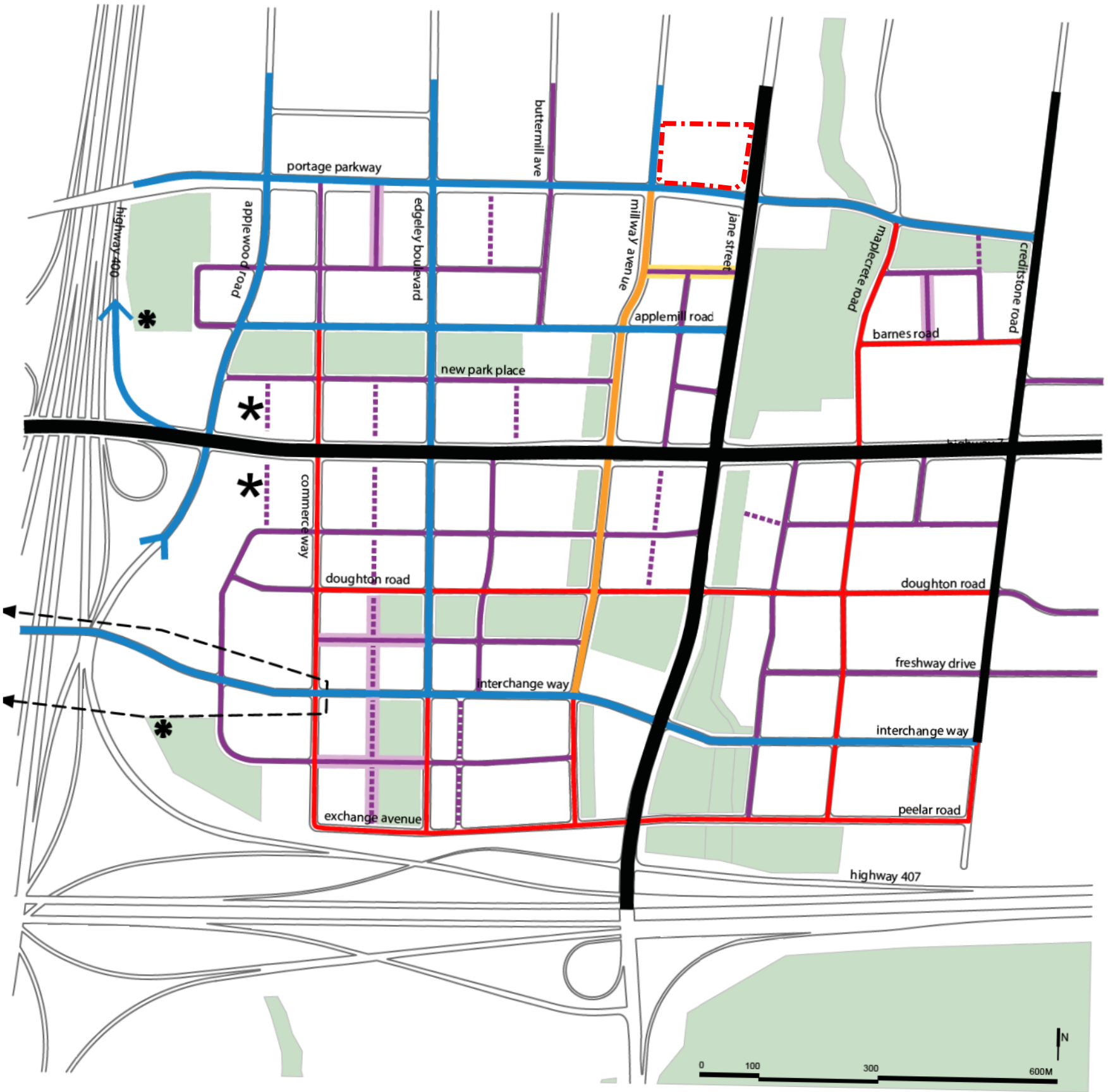
major parks and open spaces

see policy 4.3.2

see policy 4.3.17

see policy 6.3.2

see policy 4.3.20



This is Schedule 'F'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

SCHEDULE D > MAJOR PARKS AND OPEN SPACES

LEGEND

- environmental open spaces

urban parks

neighbourhood parks

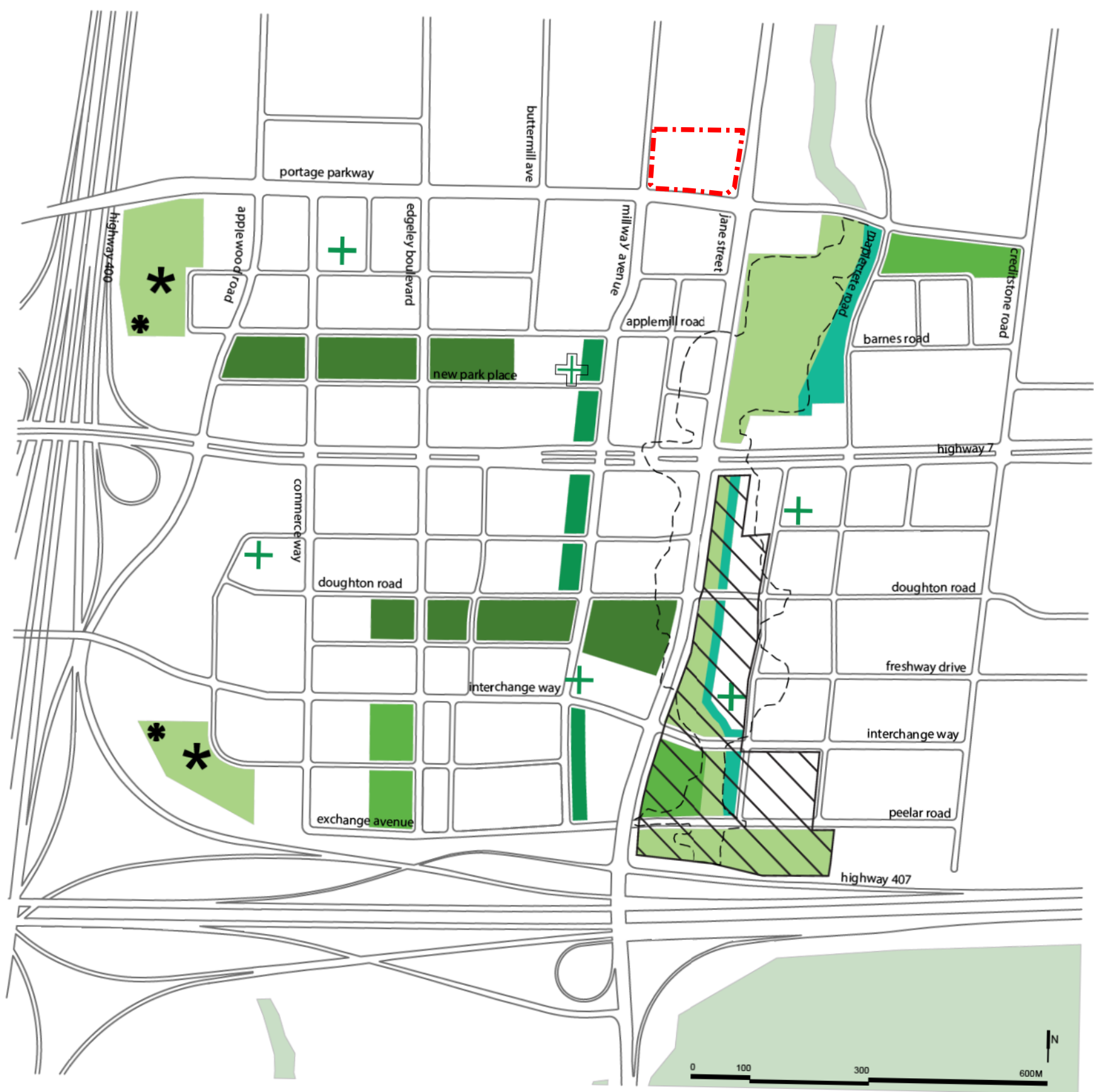
millway avenue linear park

black creek greenway
- public squares (see Policies 6.2.4.-6.2.5.)

transit Square

parkland associated with environmental spaces

see policy 6.3.2
- 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



This is Schedule 'G'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____, 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

SCHEDULE E > COMMUNITY SERVICES AND CULTURAL FACILITIES

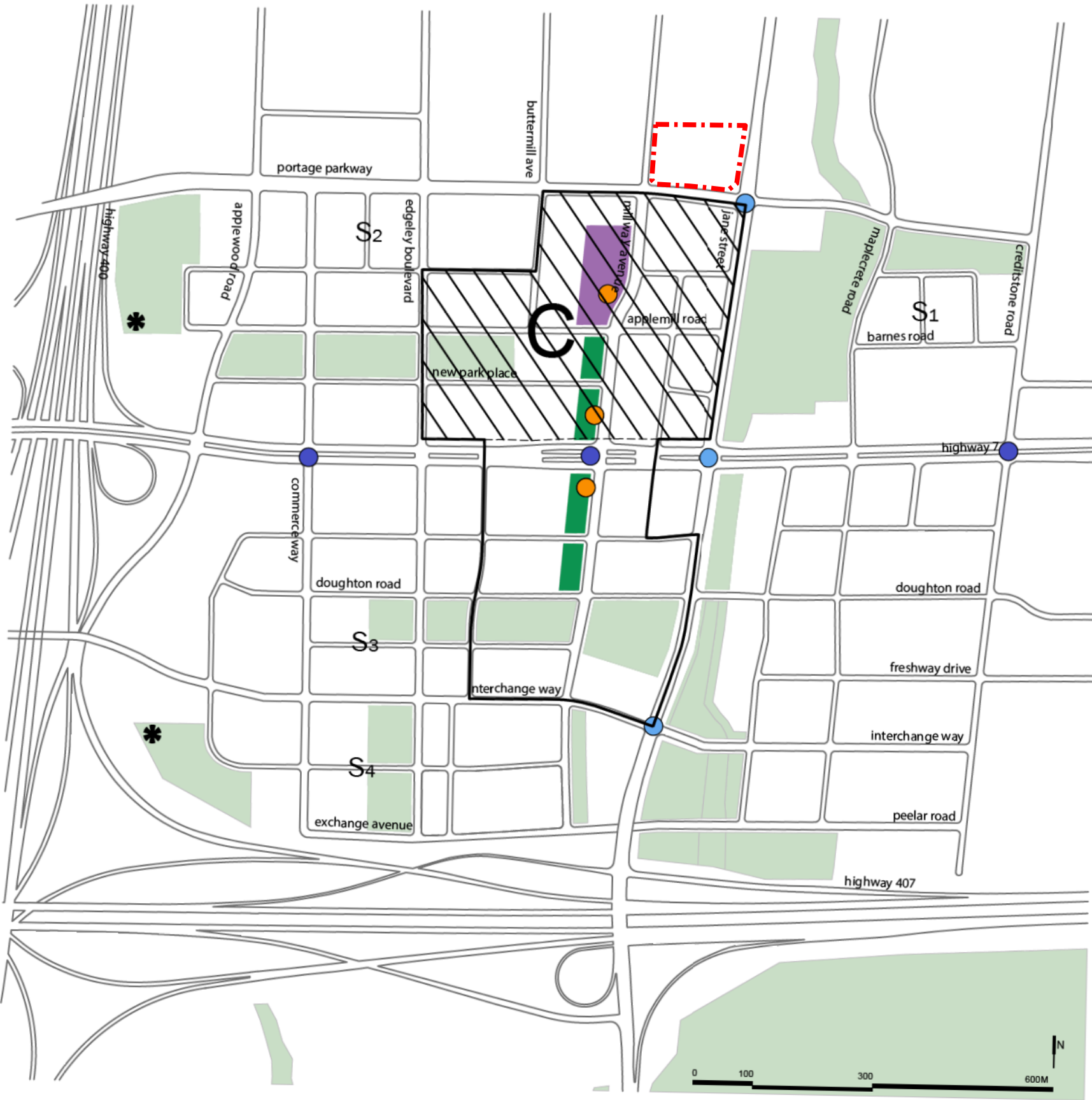
LEGEND

- S

potential school site (see section 7.2)
- C

potential multipurpose community centre
- sites for community and cultural amenities
- bus station
- millway avenue linear park
- major parks and open spaces
- subway entrances
- potential highway 7 rapidway stations
- potential jane street rapidway stations
- *

see policy 6.3.2



This is Schedule 'H'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____, 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

SCHEDULE F > LAND USE PRECINCTS

LEGEND

- station precinct

south precinct

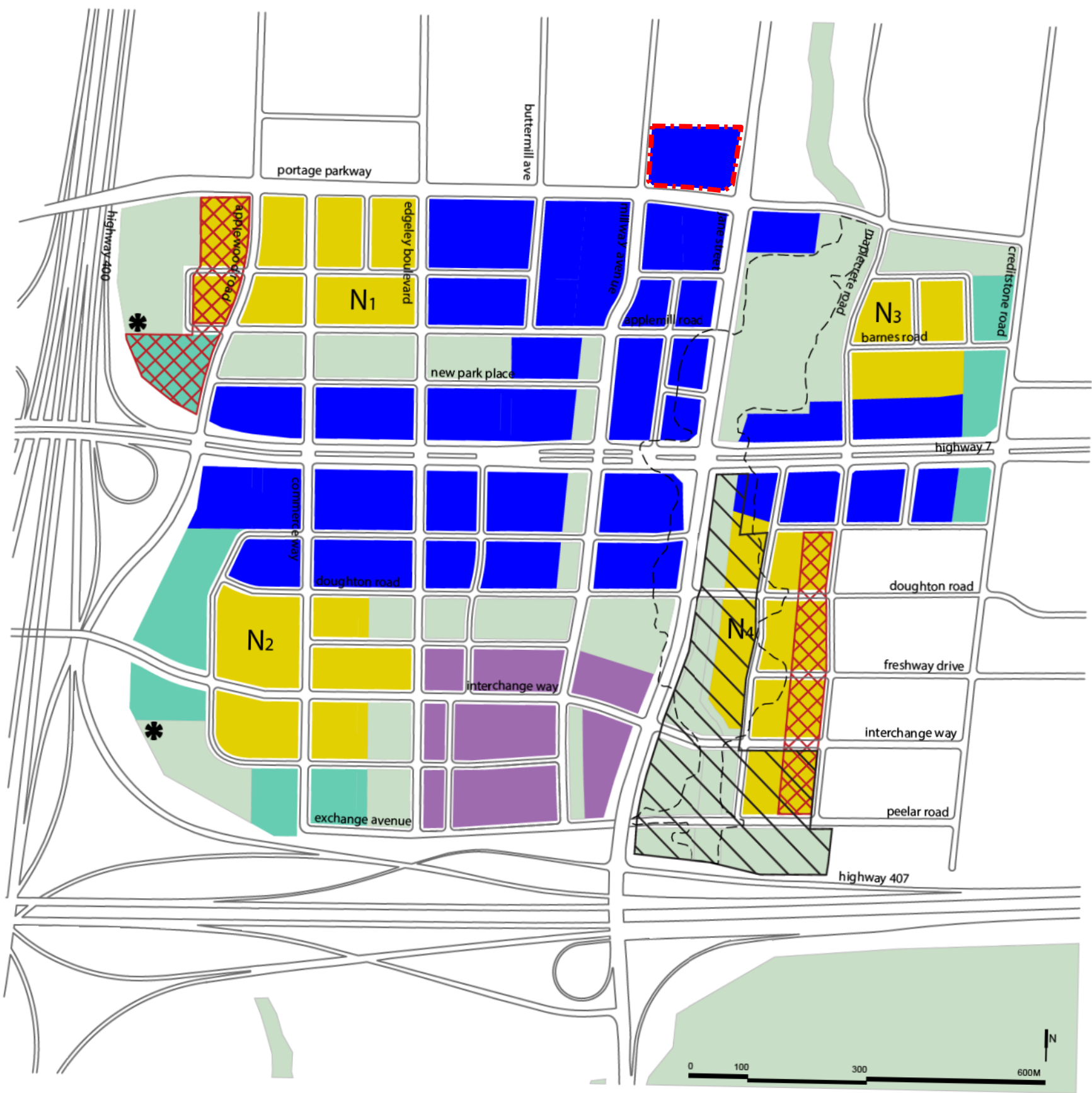
neighbourhood precincts

west and east employment precincts

major parks and open spaces
- existing floodplain (see policies 5.6.4 - 5.6.10)

office uses permitted (see policy 8.4.3 & 8.5.3)

see policy 6.3.2
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4)
(see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)



This is Schedule 'I'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

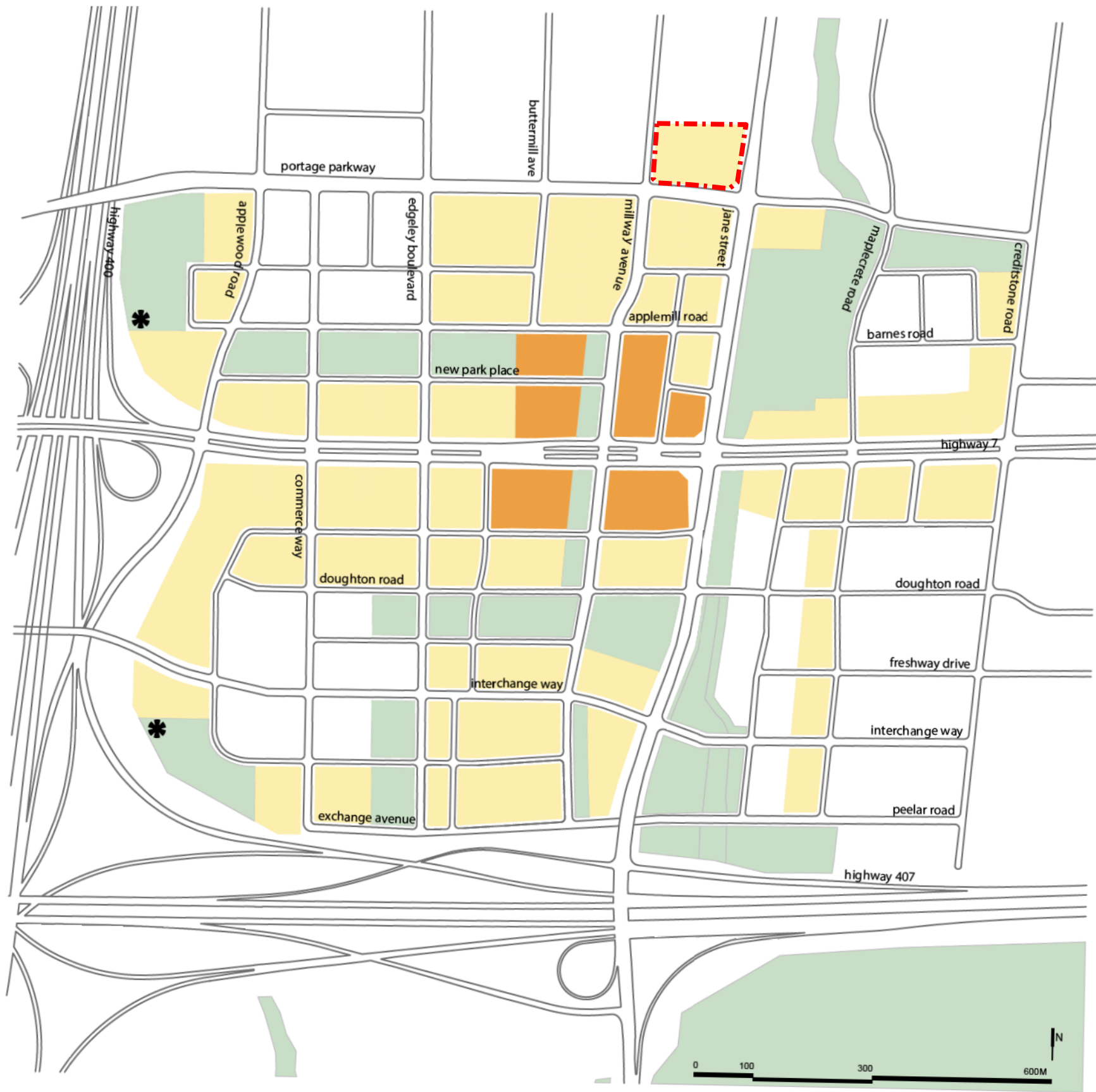
FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

SCHEDULE G > AREAS FOR OFFICE USES

LEGEND

- office uses required (see policy 8.2.3)
- office uses permitted
- major parks and open spaces
- * see policy 6.3.2



This is Schedule 'J'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

SCHEDULE H > AREAS FOR RETAIL, SERVICE COMMERCIAL OR PUBLIC USES

LEGEND

- required retail, service commercial or public use frontage (see section 8.6)
- recommended retail, service commercial or public use frontage (see section 8.6)
- bus station
- millway avenue linear park
- major parks and open spaces
- subway entrances
- potential highway 7 rapidway stations
- potential jane street rapidway stations
- *

 see policy 6.3.2
- see policy 8.6.10



This is Schedule 'K'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

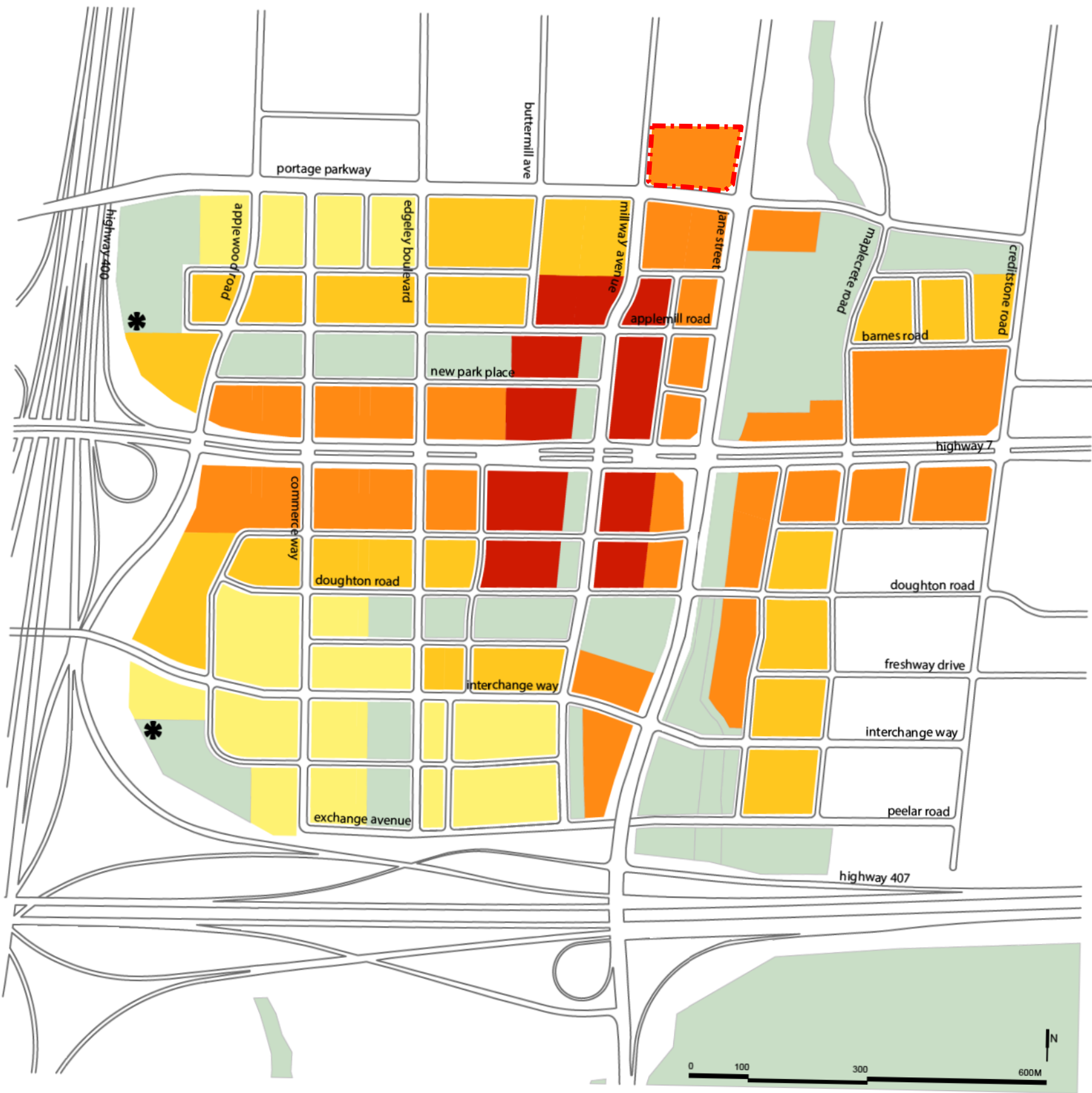
 Lands Subject to
Amendment No. ____

SCHEDULE I > HEIGHT AND DENSITY PARAMETERS

LEGEND

- H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI
- H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI
- H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI
- H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
- *

see policy 6.3.2








This is Schedule 'L'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

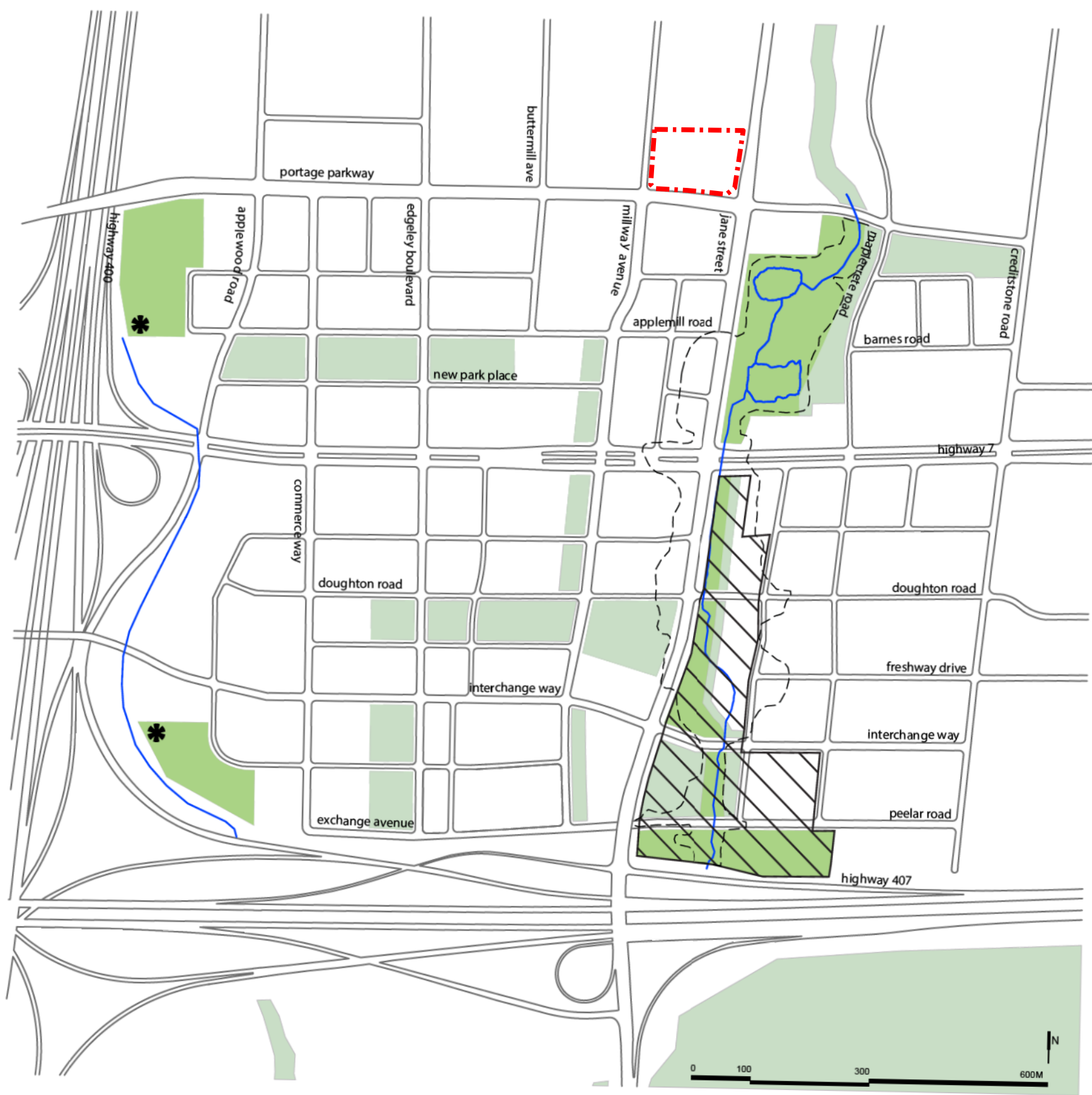
FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

SCHEDULE J > FLOODPLAIN AND ENVIRONMENTAL OPEN SPACES

LEGEND

-  environmental open spaces
-  black creek remediation area (see policies 5.6.4 - 5.6.10, and 3.6.4 of Volume 1)
-  existing watercourses (future alignment to be determined)
-  existing floodplain (see policies 5.6.4 - 5.6.10)
-  see policy 6.3.2



This is Schedule 'M'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:

RELATED FILE:

LOCATION: 201 Millway Avenue

APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")

CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

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 'N'
To Official Plan Amendment No. ____
Adopted the ____ Day of ____ , 2023

FILE:
RELATED FILE:
LOCATION: 201 Millway Avenue
APPLICANT: York Region Condominium Corporation No. 945 ("YRCC 945")
CITY OF VAUGHAN

Lands Subject to
Amendment No. ____