

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 17, 2023

Item 1, Report No. 40, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on October 17, 2023.

1. YORK REGION CONDOMINIUM CORPORATION NO. 945 OFFICIAL PLAN AMENDMENT FILE OP.23.006 - 201 MILLWAY AVENUE VICINITY OF JANE STREET AND PORTAGE PARKWAY

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated October 3, 2023, be approved; and**
- 2. That the following Communication be received:**
 - C1. Presentation material, Kurt Franklin, KBFranklin Planning, Lower Jarvis Street, Toronto, on behalf of the applicant, dated October 3, 2023.**

Recommendations

- 1. THAT the application not proceed in advance of the Vaughan Metropolitan Centre Secondary Plan Update being considered by Council;**
- 2. THAT Staff be directed to continue to process Official Plan Amendment File OP.23.006 (York Region Condominium Corporation No. 945) and receive technical comments; and**
- 3. THAT the Public Meeting report for Official Plan Amendment File OP.23.006 (York Region Condominium Corporation No. 945), BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 3, 2023

WARD(S): 4

TITLE: YORK REGION CONDOMINIUM CORPORATION NO. 945
OFFICIAL PLAN AMENDMENT FILE OP.23.006
201 MILLWAY AVENUE
VICINITY OF JANE STREET AND PORTAGE PARKWAY

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to permit the development of four high-rise mixed-use buildings with heights ranging from 30 to 45-storeys, including 1,625 residential units of which 161 would include home office suites, 9,399 m² grade-related retail and two Privately-Owned Publicly Accessible Spaces ('POPS') having a total area of 6,160 m², shown on Attachments 3 to 5. The Owner seeks approval of their plan to permit the application in advance of the completion of the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') Update, as shown on Attachment 1.

Report Highlights

- To receive comments from the public and the Committee of the Whole on the proposed amendments to facilitate the development by redesignating the subject lands to "Station Precinct" and include the subject lands in the VMCSP Update with site-specific policies identified on Attachment 6.
- The development is not currently located within the VMCSP however, has been identified as being within a potential boundary expansion. The application is premature and staff recommend that the application not be brought forward for Council consideration prior to the adoption of the VMCSP Update.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the application not proceed in advance of the Vaughan Metropolitan Centre Secondary Plan Update being considered by Council;
2. THAT Staff be directed to continue to process Official Plan Amendment File OP.23.006 (York Region Condominium Corporation No. 945) and receive technical comments; and
3. THAT the Public Meeting report for Official Plan Amendment File OP.23.006 (York Region Condominium Corporation No. 945), BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 201 Millway Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 2.

The Subject Lands are currently not included in the VMCSPP however, have been identified as within the "Potential Expansion Area B" (Attachment 1) within the VMCSPP Update which is discussed further in the matters to be reviewed section.

Date of Pre-Application Consultation Meeting: April 28, 2022

Date application was deemed complete: N/A – the application is deemed incomplete

An Official Plan Amendment Application has been submitted to facilitate the proposed development.

York Region Condominium Corporation No. 945 (the 'Owner') has submitted an Official Plan Amendment File OP.23.006 (the 'Application') to amend VOP 2010, Volume 1 and Volume 2, Section 11.12 the VMCSPP to facilitate a mixed-use commercial/residential development on the Subject Lands. The Application will amend the following:

- i) Amend the Schedules to the VMCSPP to add the Subject Lands to the VMCSPP boundary
- ii) Redesignate the Subject Lands from "Prestige Employment" to "Station Precinct"
- iii) Permit office uses on the Subject Lands
- iv) 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 (the 'Development')

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: September 8, 2023.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed Millway Avenue, Jane Street and Portage Parkway in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of September 12, 2023 by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to a previous report regarding the Subject Lands:
[VMC SECONDARY PLAN UPDATE: PHASE II - LAND USE OPTIONS - VMC Sub-Committee - June 21, 2022](#)

Analysis and Options

An amendment to Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 VMCSPP is required to permit the development.

Official Plan Designation:

- "Employment Area" on Schedule 1 – Urban Structure by VOP 2010
- "Prestige Employment" on Schedule 13 – Land Use by VOP 2010
- This designation permits industrial uses including manufacturing, warehousing, processing, distribution uses with no outside storage, office and or retail uses accessory to the main industrial use.
- The Subject Lands have been converted from an employment area in the 2022 York Region Official Plan ('YROP 2022'). YROP 2022 designates the Subject Lands as "Community Area".
- The Subject Lands abut the existing VMCSPP which is bounded by Highway 400 to the west, Highway 407 to the south, Portage Parkway to the north and Creditstone Road and Maplecrete Road to the east.
- The City is currently undertaking an update to the existing VMCSPP. On June 21, 2022, the Vaughan Metropolitan Centre Sub-Committee received a status update on the VMCSPP Update: Phase II – Land Use Options. The report identified two potential expansion areas. Potential Expansion Area A (Attachment 1), would extend the existing boundary east to Creditstone Road on the south side of Highway 7, resulting in a continuous, linear east boundary line; Potential Expansion Area B (Attachment 1), would extend the existing boundary north, incorporating the lots on the north side of Portage Parkway and the new boundary line would follow one lot depth of the existing properties fronting onto Portage Parkway.

- Height and density parameters have not been established as residential uses are not permitted within the existing “Prestige Employment” designation by VOP 2010.
- The proposed maximum building height and densities of 30 to 45-storeys and 7.6 Floor Space Index (‘FSI’) exceed the maximum building height and density permissions of the “Station Precinct” designation of the VMCSPP, which permit generally a maximum height of 35-storeys and 6.0 FSI. As height and density parameters have not been established and the VMCSPP Update continues to be underway, the Application may be considered premature.
- VOP 2010 includes the following policies regarding the consideration of a development application where a Secondary Plan has not been completed or commenced by the City:
 - Policy 10.1.1.6 states: “That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning bylaw will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”;
 - Policy 10.1.1.13 states: “That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the Owner attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.”; and
 - Policy 10.1.1.9 of VOP 2010 also enables the City to request additional studies in support of a development application by stating (in part) “That in addition to the studies listed in Policy 10.1.3.3, the City may require the preparation of additional studies...as determined through the Pre-Consultation Meeting.”
- An amendment to VOP 2010 is required to redesignate the Subject Lands to “Station Precinct”, add site-specific exceptions as identified above and include them in the VMCSPP to facilitate the Development.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the YROP 2022 and VOP 2010 including Volume 2, Section 11.7 VMCSPP.
b.	Appropriateness of Amendments to VOP 2010	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the VMCSPP Update and within the “Potential Expansion Area B”, which is not approved at this time.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> Should Council approve the Recommendations in this report, staff will continue to process the Applications and receive comments. The Application will be reviewed in consideration of any emerging policies from the VMCSP Update and the VOP 2010 policies. The appropriateness of the Application and the site-specific policies identified on Attachment 6 required to implement the Development will be reviewed in consideration of the existing and planned surrounding land uses.
c.	The Owner is Seeking to Proceed in Advance of the VMCSP Update	<ul style="list-style-type: none"> The Subject Lands are located within a Potential Expansion Area B with the VMCSP Update. The Owner is seeking a site-specific approval to proceed in advance of Council approval of the Secondary Plan There are two Land Use Options identified for the Subject Lands; however, the Development currently does not align with either Option contemplated for the Subject Lands, as both options identify a Public Park, which is not being contemplated in the Development: <ul style="list-style-type: none"> <u>Land Use Option 1</u> calls for a “Mixed-Use” and Public Park designation with a Mews traversing east-west on the Subject Lands. While residential, hotel and retail uses are contemplated, there is no Public Park component being contemplated. Accordingly, the Development does not align with Land Use Option 1 <u>Land Use Option 2 (preferred option)</u> calls for a “Mixed-Use – Office Uses Required” and Public Park designation with a Mews traversing east-west on the Subject Lands. No office uses are contemplated; only residential, hotel, home office, and retail uses are proposed and therefore the Development does not align with Land Use Option 2. Office Uses within the proposed Development will be required. Millway Avenue is also recommended for retail, service commercial or public use frontage uses. Both Land Use Options contemplate an east-west Mews traversing through the Subject Lands. The Development does not include this east-west mews and identifies a private-driveway which terminates at a private loading area.
d.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Application has been deemed incomplete as the submitted Traffic Demand Management Plan needs additional information. The Owner is working with Development Engineering Department to submit the outstanding information. ▪ Additional studies and/or reports may be required as part of the application review process.
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
f.	Design Review Panel('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the Application prior to proceeding to the Committee of the Whole.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bio swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved. ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of

	MATTERS TO BE REVIEWED	COMMENT(S)
		unit sizes and types to meet the City's affordable housing goals.
i.	Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> The Development will be reviewed in accordance with the TPP, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved.
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. The VM CSP Update depicts an east-west through-block mews rather than the proposed private driveway terminating at a service/loading area. Matters including the driveway access entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. The City must confirm the final planned road right-of-way ('ROW') for Portage Parkway and Millway Avenue. Driveway access locations, design and road improvements, if required. York Region must confirm the final planned road ROW for Jane Street. In addition, driveway access locations, design and road improvements, if required.
n.	Required Applications	<ul style="list-style-type: none"> Should the Application be approved, the Owner will be required to submit future related Zoning By-law Amendment and Site Development Applications as per City of Vaughan policies. A Draft Plan of Subdivision and Condominium may also be required.
o.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development Planning staff have circulated the Application to internal City Departments for review.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and have advised that a decision on this Application should await further direction from the Secondary Plan, as it will provide guidance on the appropriate height, density, urban design, transportation and water and wastewater requirements in a comprehensive and coordinately manner. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application and shall not proceed until such time as the VM CSP is complete. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

Attachments

1. Context Location Map
2. Location Map and Zoning
3. Proposed Site Plan and Official Plan Designation
4. Landscape Plan
5. Building Renderings
6. Draft Official Plan Amendment

Prepared by

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

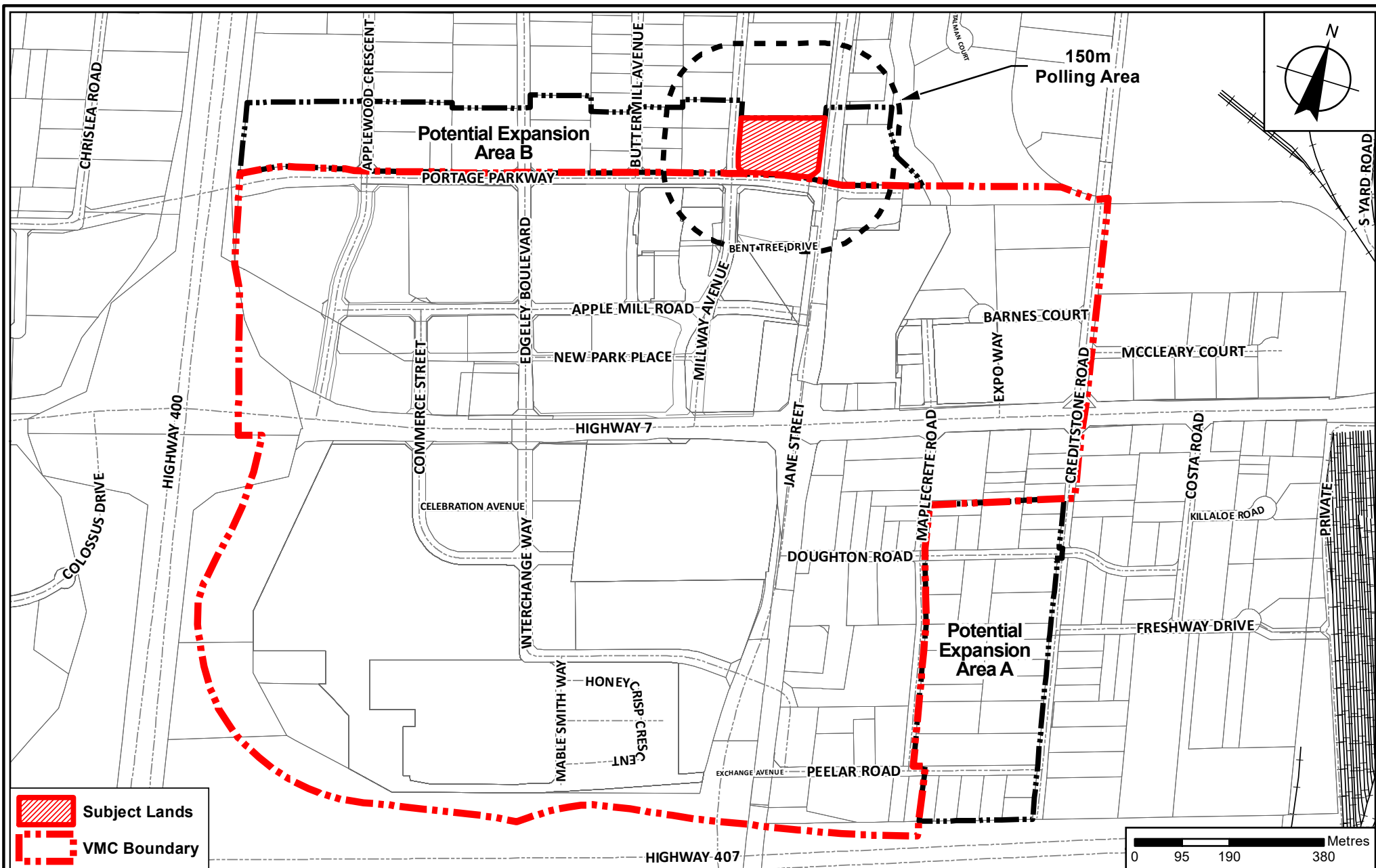


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Context Location Map

LOCATION:
201 Millway Avenue
Part of Lot 7, Concession 5

APPLICANT:
York Region Condominium Corporation No. 945

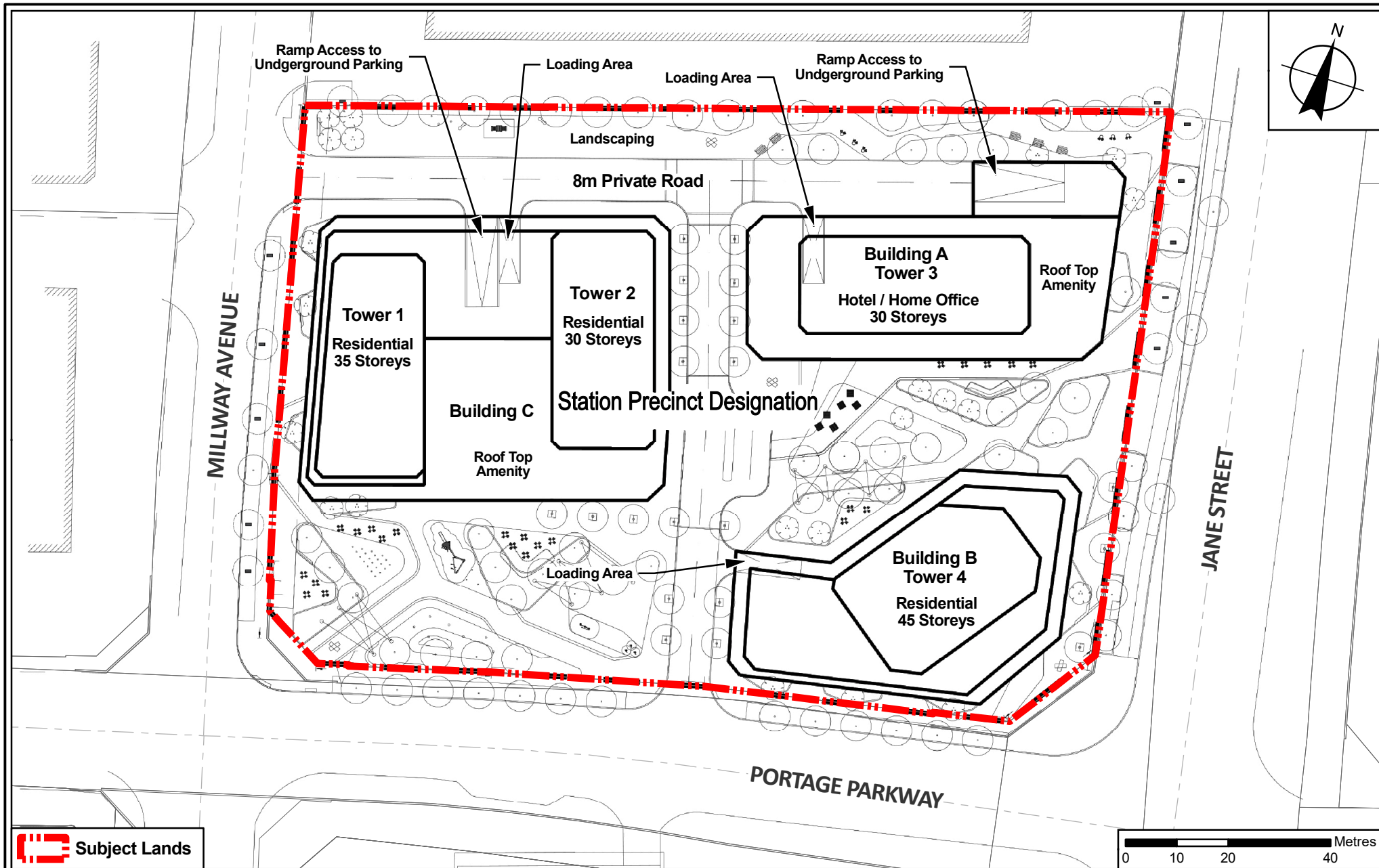


Attachment

FILE:
OP.23.006

DATE:
October 3, 2023

1



Proposed Site Plan and Official Plan Designation

Location:
201 Millway Avenue
Part of Lot 7, Concession 5

Applicant:
York Region Condominium
Corporation No. 945

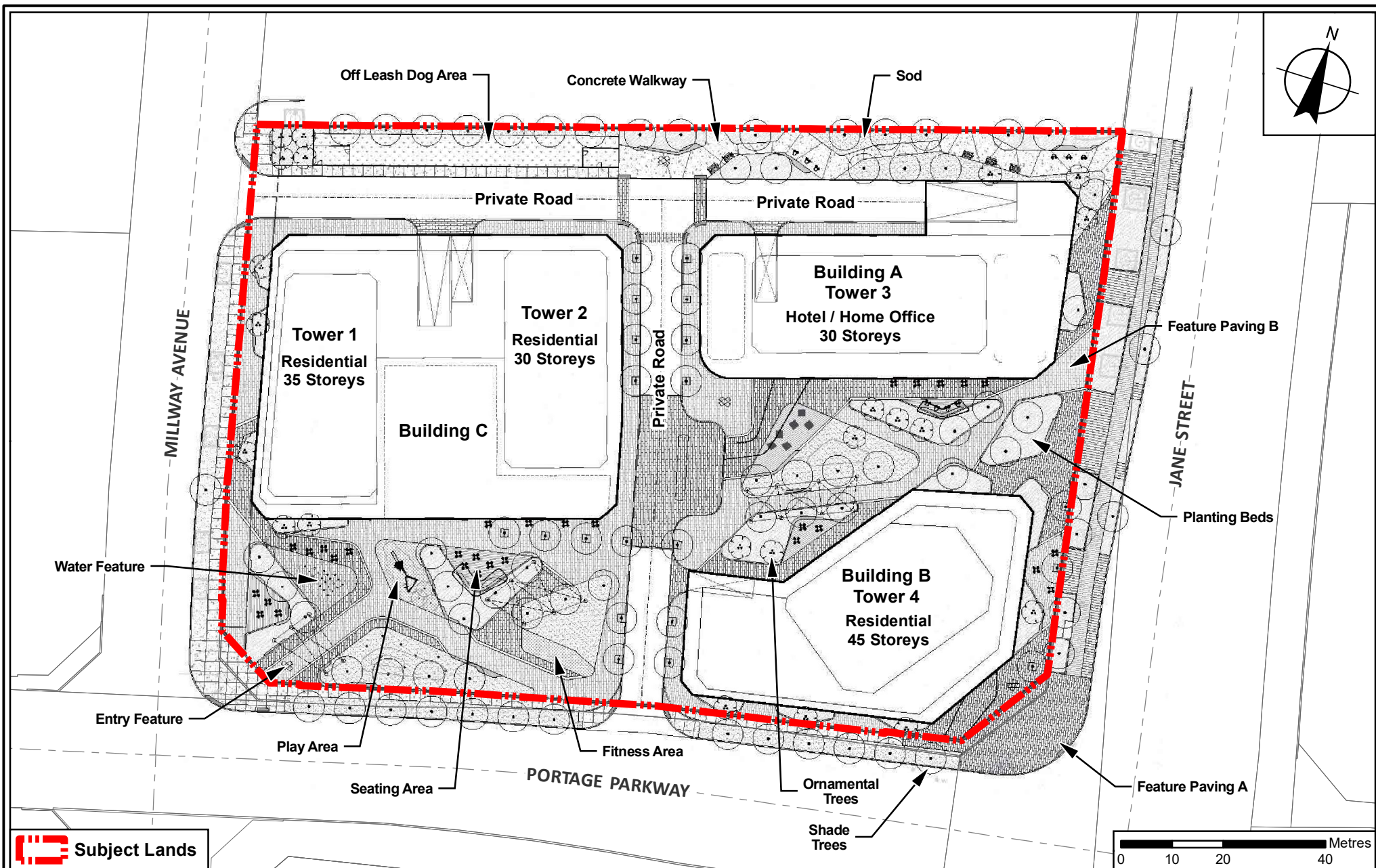


Attachment

File:
OP.23.006

Date:
October 3, 2023

3



 **Subject Lands**

Landscape Plan

Location:
201 Millway Avenue
Part of Lot 7, Concession 5

Applicant:
York Region Condominium Corporation No. 945



Attachment

File:
OP.23.006

Date:
October 3, 2023

4



Street View from the South West



Bird's Eye View from the North

Building Renderings

Location:
201 Millway Avenue
Part of Lot 7, Concession 5

Applicant:
York Region Condominium Corporation No. 945



Attachment

File:
OP.23.006

Date:
October 3, 2023

5

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

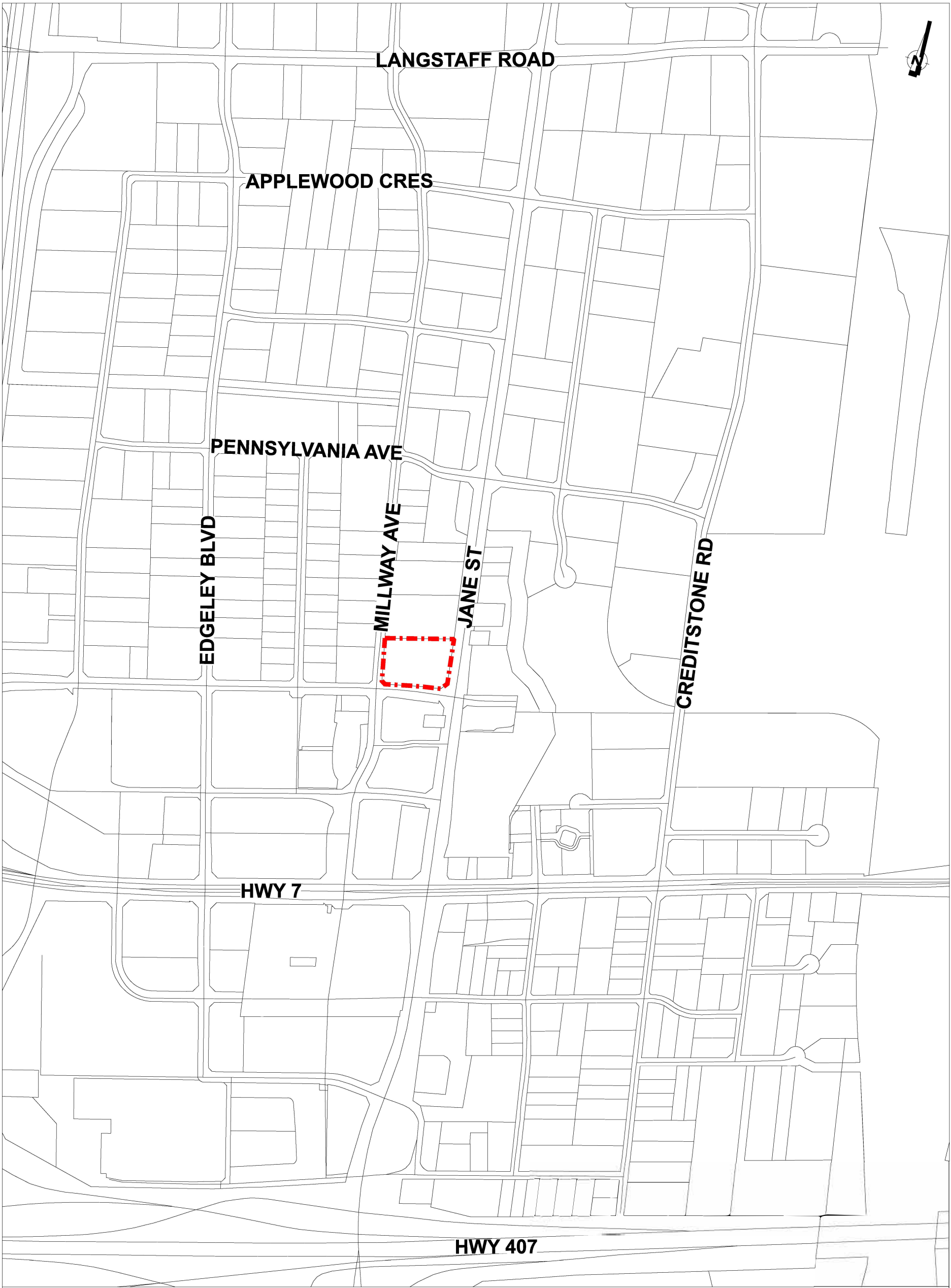
- c. in addition to the permitted use in Policy 8.2.2, the following uses shall also be permitted:
 - i. home office suites/live-work units.

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

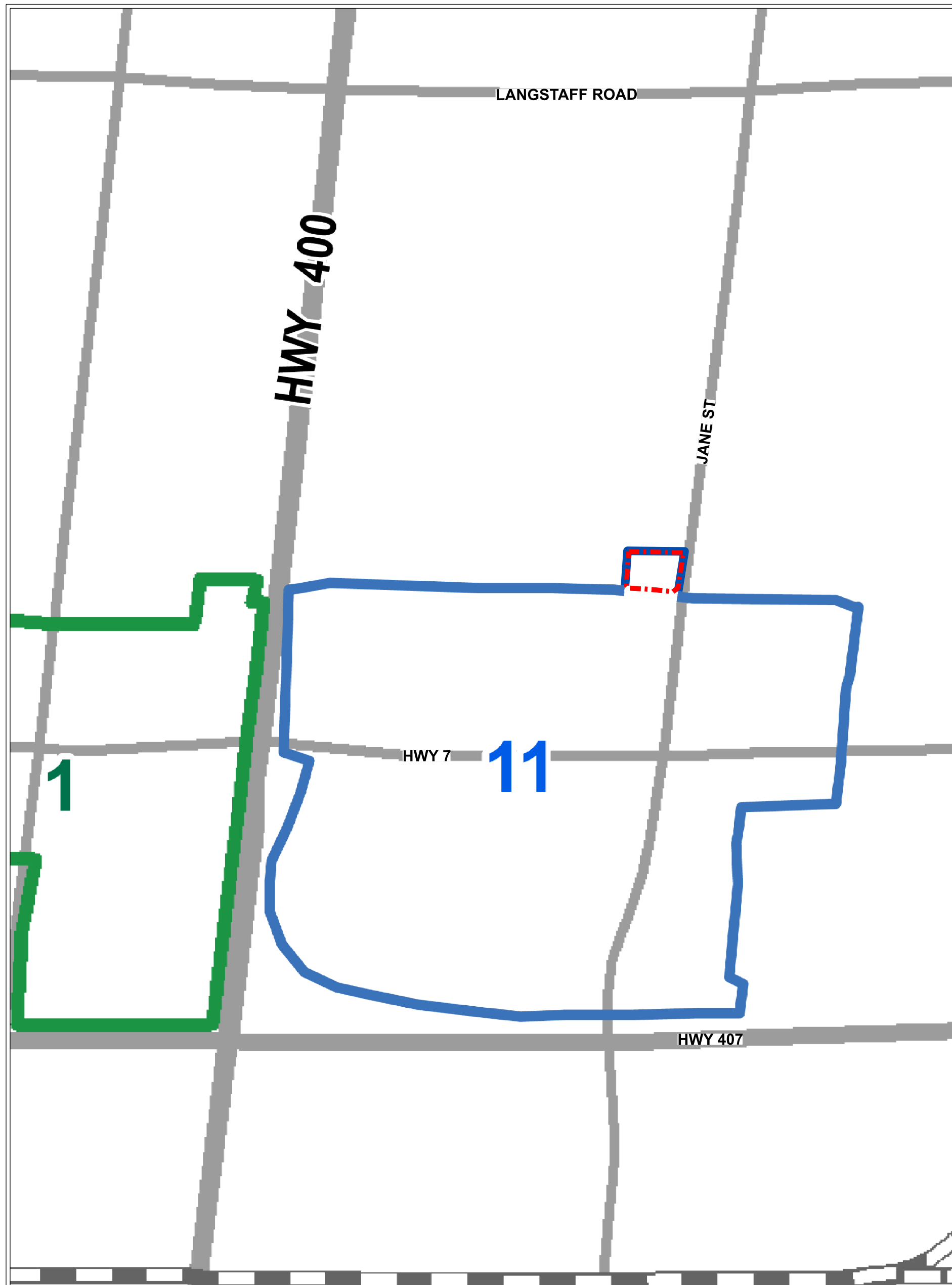
 Lands Subject to
Amendment No. ____



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



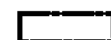



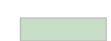

VMC Boundary

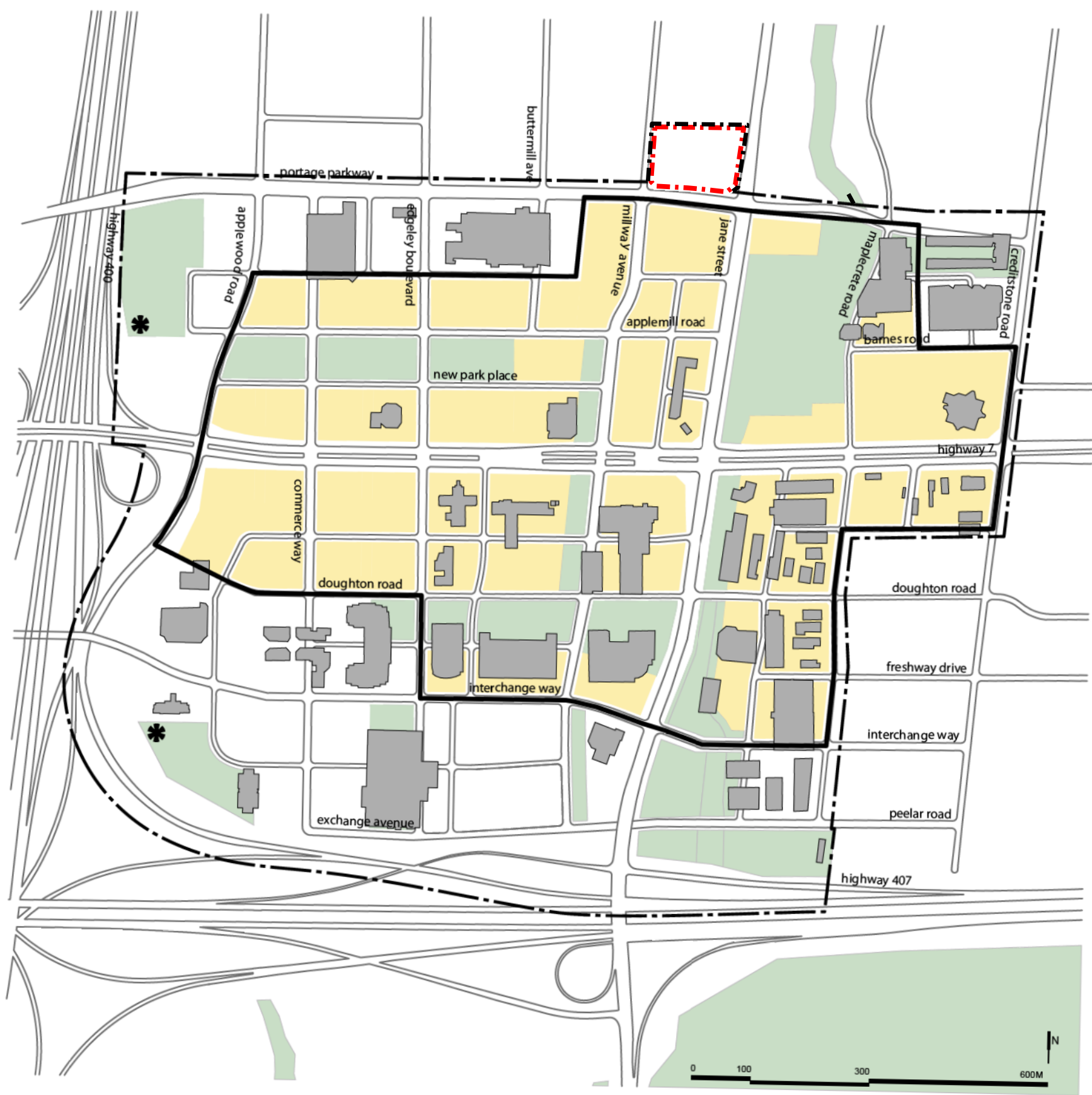


Lands Subject to
Amendment No. ____

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:

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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

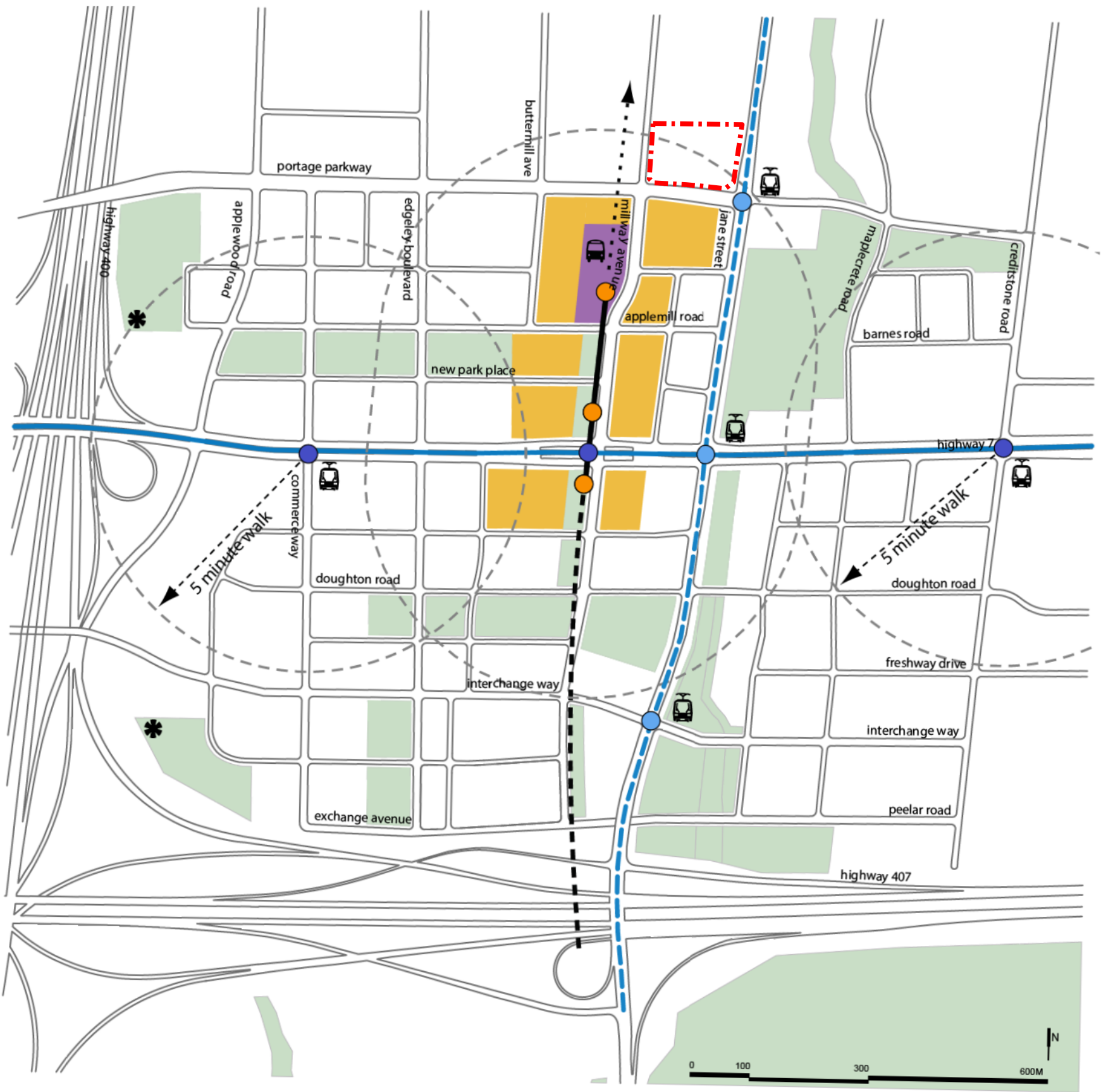
⋯

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:
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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)

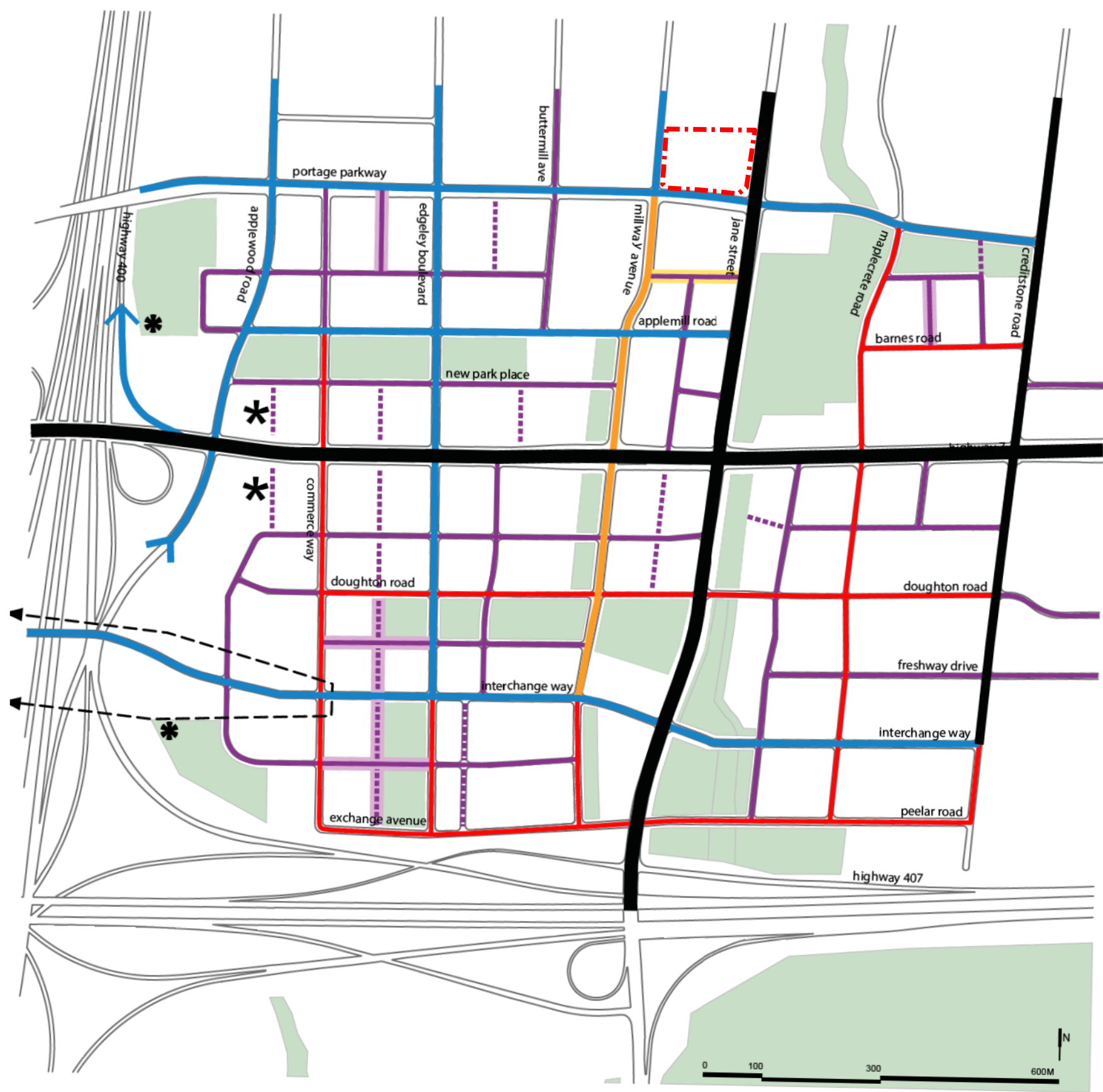
major parks and open spaces

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
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CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

SCHEDULE D > MAJOR PARKS AND OPEN SPACES

LEGEND

- environmental open spaces

urban parks

neighbourhood parks

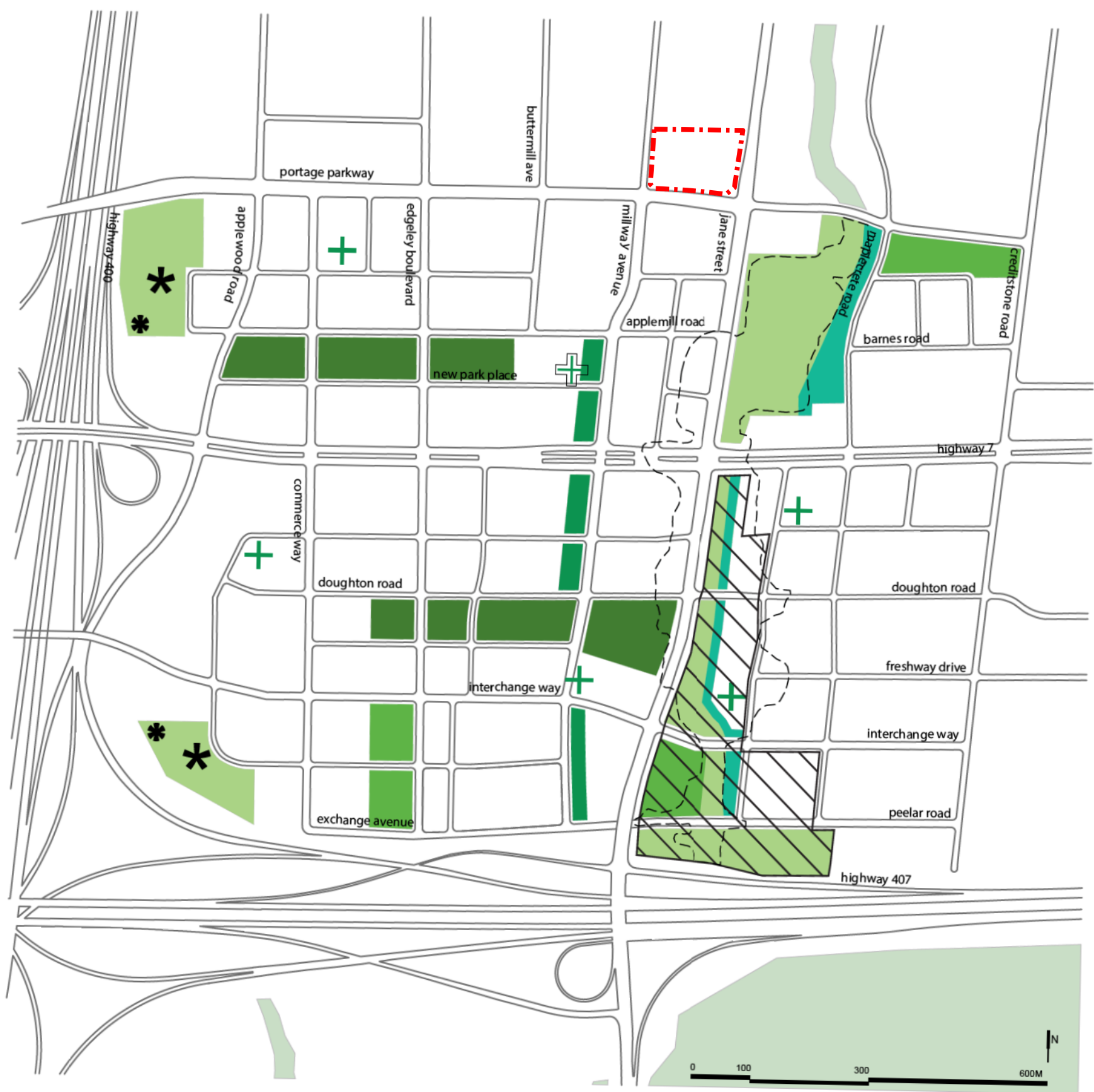
millway avenue linear park

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

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CITY OF VAUGHAN

 Lands Subject to
Amendment No. ____

LEGEND

-
- The map illustrates the study area in the City of Regina, Saskatchewan. The central focus is the Regina Central Business District (C), which is shaded with diagonal lines. Surrounding this central area are four sub-areas labeled S1, S2, S3, and S4. The map shows a network of roads, including major highways (400 and 407) and local streets (e.g., Portage Parkway, Edgeley Boulevard, Applewood Road, Doughton Road, Interchange Way, Exchange Avenue, Peelar Road, Freshway Drive, Creditstone Road, Maplecote Road, Applemill Road, and Jane Street). A scale bar at the bottom indicates distances from 0 to 600 meters, and a north arrow is located in the bottom right corner. A red dashed rectangle highlights a specific area in the upper right quadrant of the map.

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

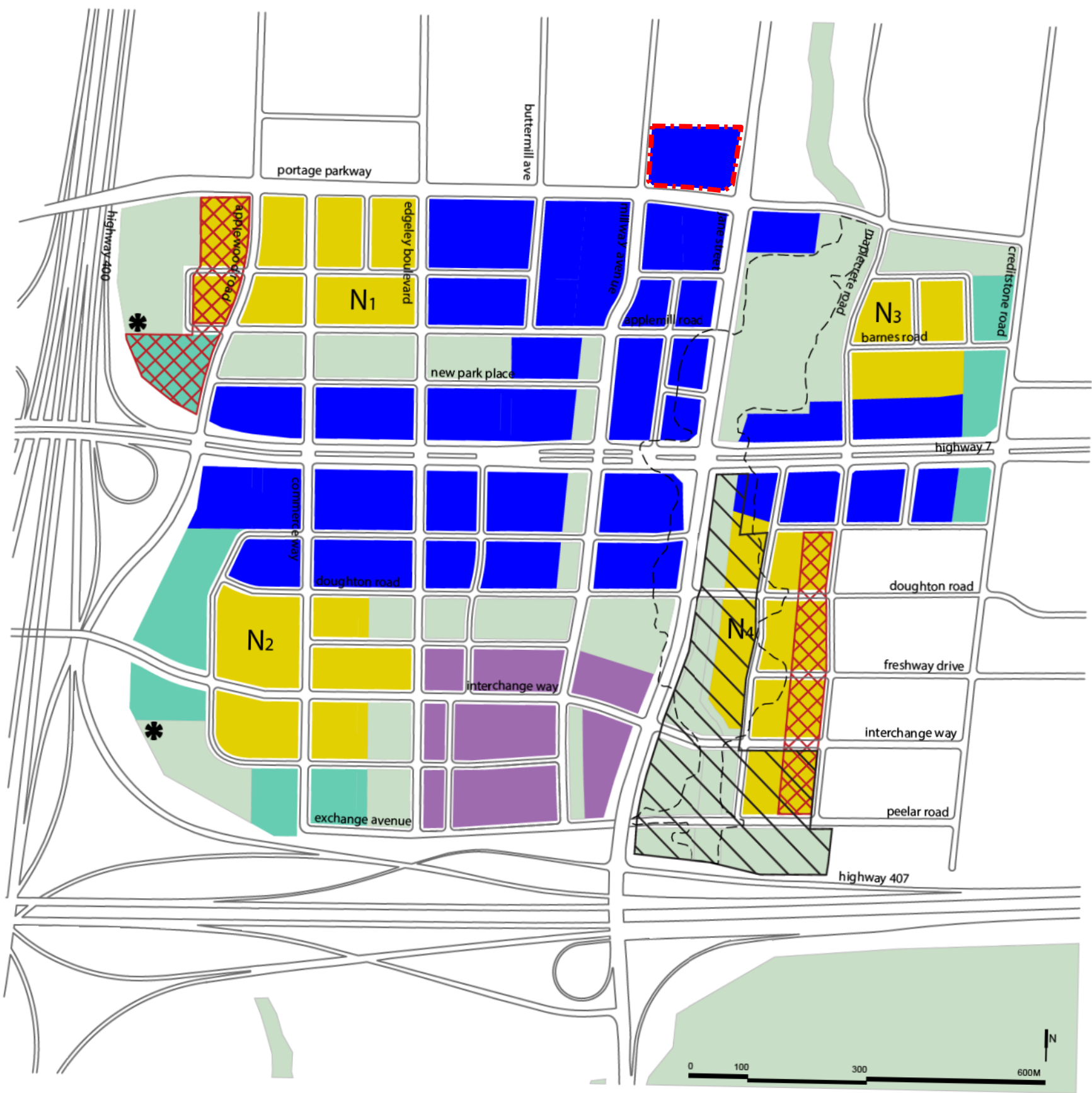
neighbourhood precincts

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

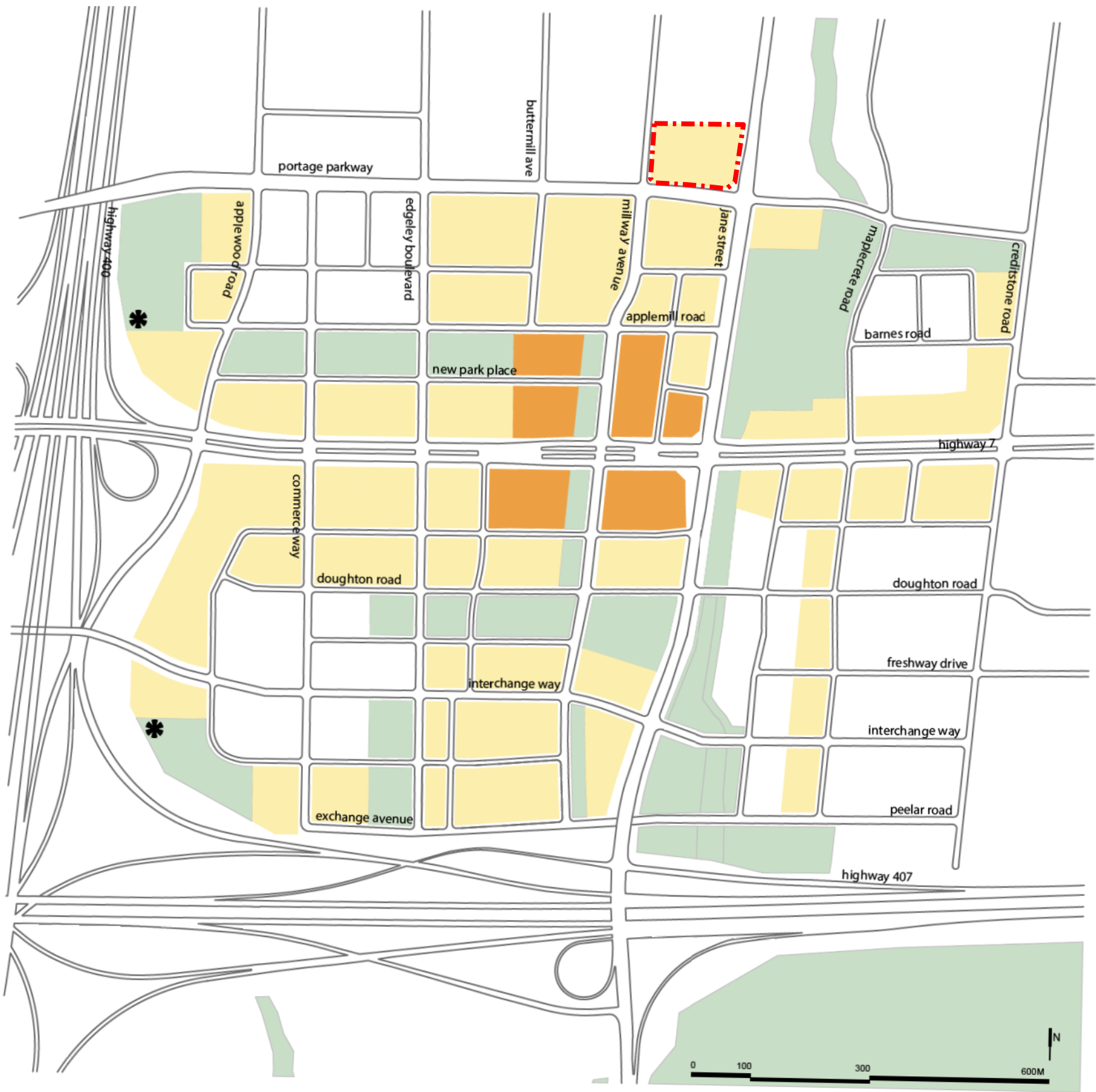
FILE:
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CITY OF VAUGHAN

 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'
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Adopted the ____ Day of ____ , 2023

FILE:
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CITY OF VAUGHAN

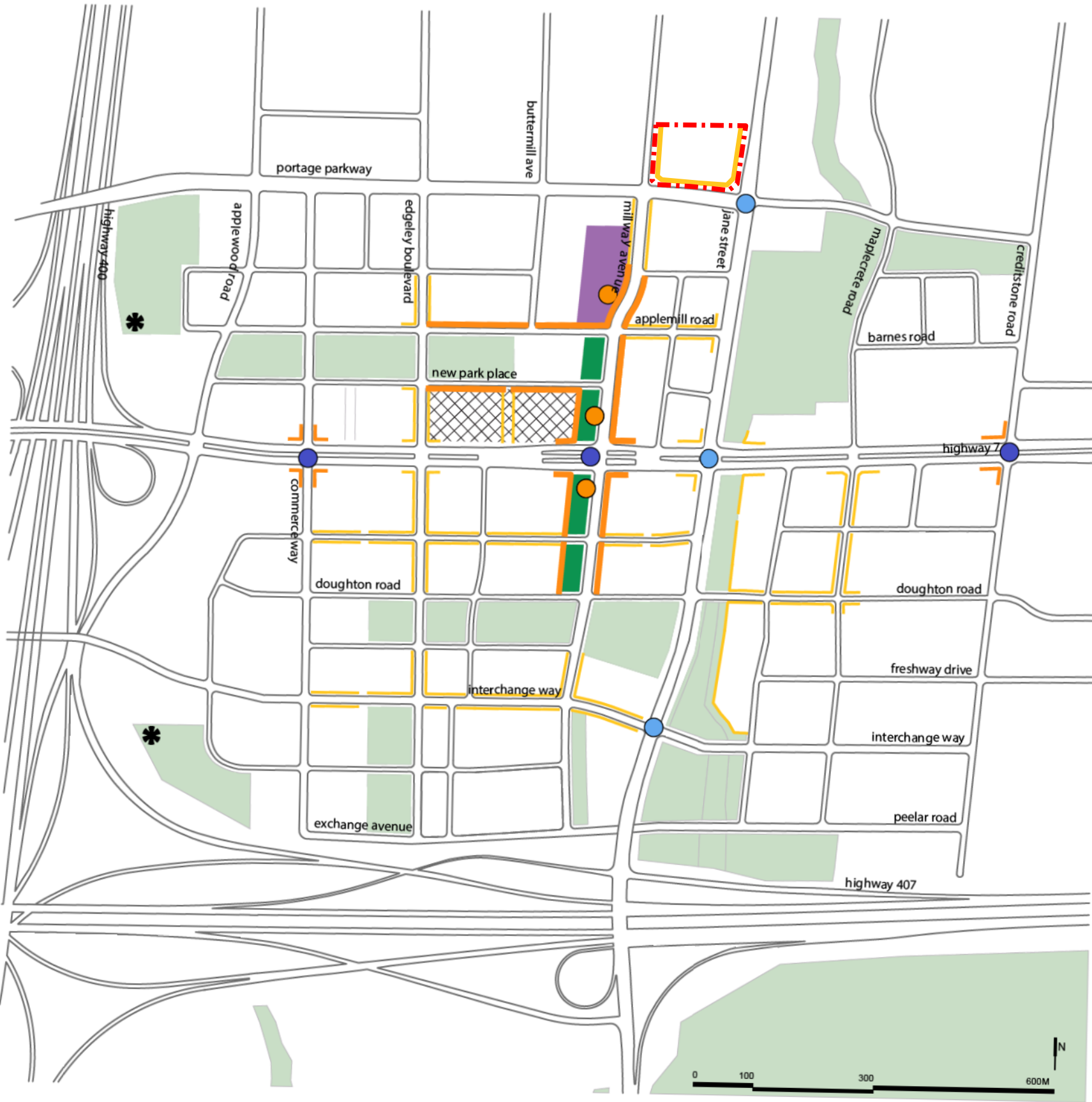
 Lands Subject to
Amendment No. ____

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:
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CITY OF VAUGHAN

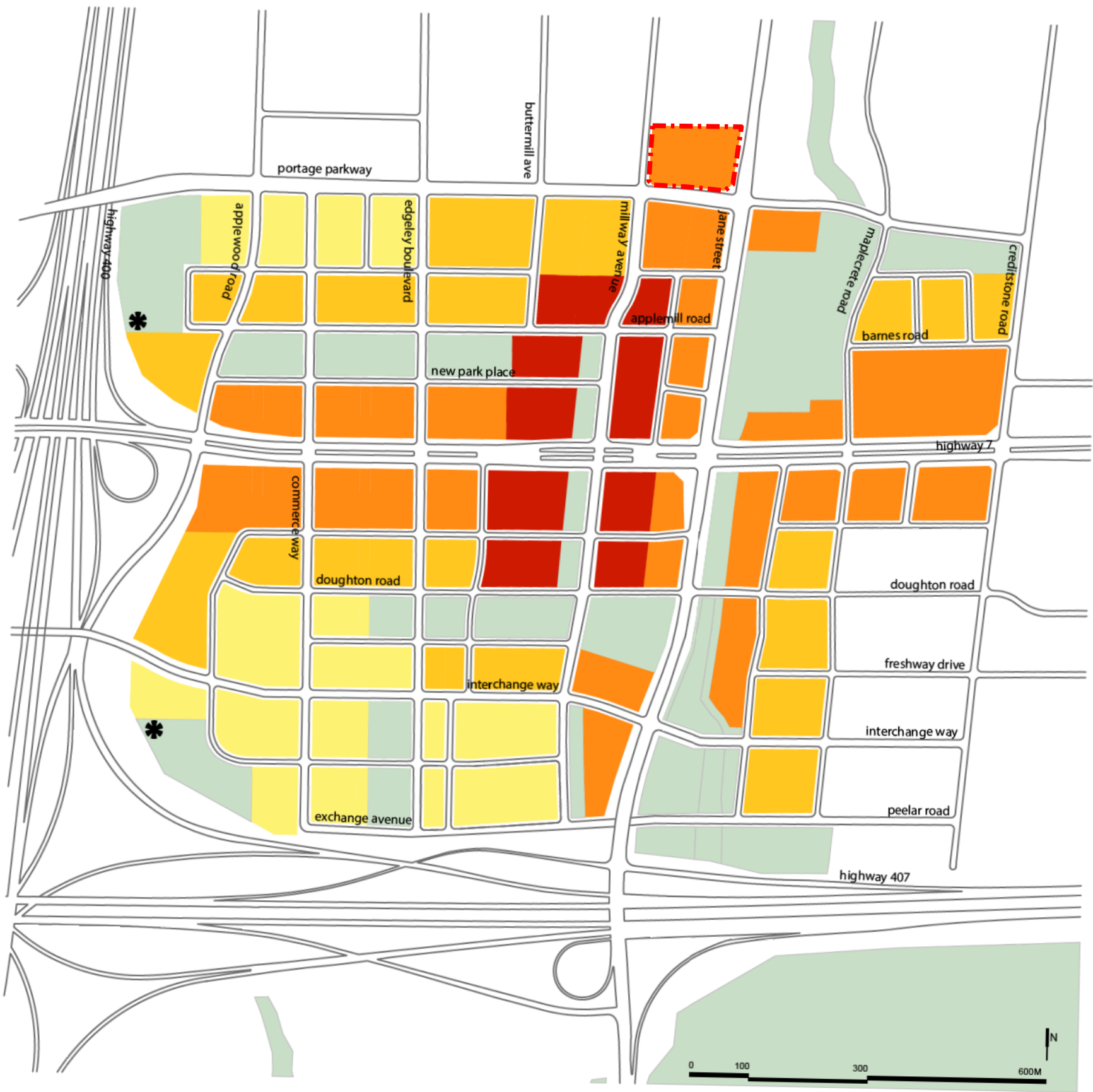
Lands Subject to
Amendment No. ____

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

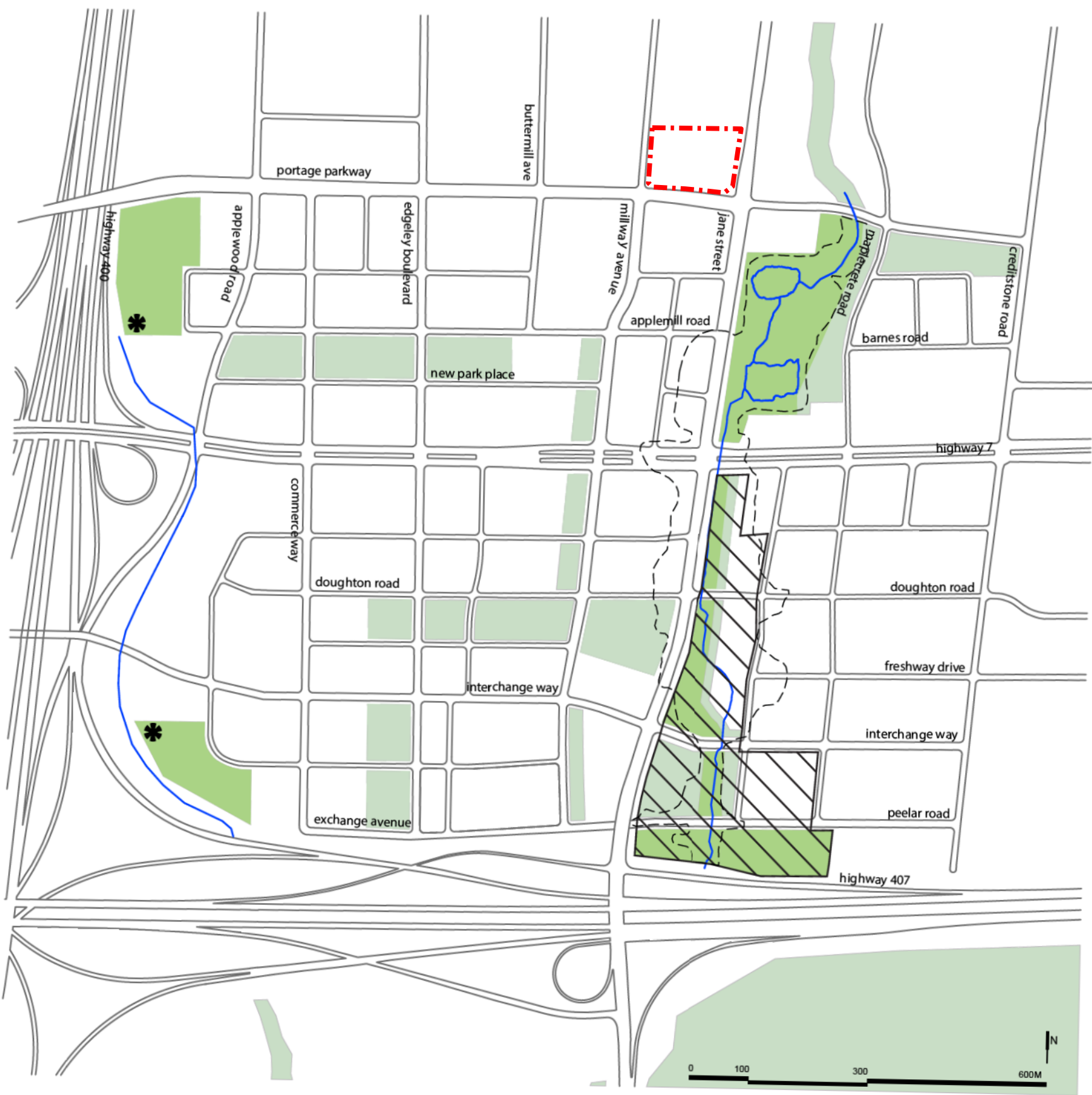
FILE:
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CITY OF VAUGHAN

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'
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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'
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CITY OF VAUGHAN

Lands Subject to
Amendment No. ____