

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 205-2024

A By-law to adopt Amendment Number 124 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 124 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2” and “3” are 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 19th day of November, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 11 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

AMENDMENT NUMBER 124
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” “2” and “3” constitute Amendment Number 124 to the Official Plan of the Vaughan Planning Area.

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

DRAFT

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 Secondary Plan ('VMCSP') policies to facilitate a mixed-use development consisting of seven (7) new buildings on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 124" on Schedule "1" attached hereto:

1. Permit a mixed-use development consisting of seven (7) buildings (three (3) office and four (4) residential, all with a retail component ranging from five (5) to 21-storeys in height, a central courtyard area, a total of 825 residential dwelling units, and an overall Floor Space Index ('FSI') of 5.28 times the area of the lot.
2. Permit a minimum podium height of one (1) storey for residential buildings.
3. Permit increased maximum residential tower floorplates as follows:

Building R1

- Below Storey 11: 1,650 m²
- Storeys 11 to 14: 1,400 m²
- Storeys 15 to 17: 950 m²

Building R2

- Below Storey 11: 1,650 m²
- Storeys 11 to 12: 950 m²

Building R3

- Below 8 Storeys: 1,900 m²

Building R4

- Below Storey 11: 1,500 m²
- Storey 11: 850 m²

4. Permit minimum building separation distances as follows:

- 21.0 m between Residential Buildings R1 and R2, provided the facing walls do not exceed 10-storeys for one (1) of the buildings;
 - 20.0 m between Residential Buildings R3 and R4, provided the facing walls do not exceed 10-storeys; and,
 - 15.0 m between the northeast corner of Residential Building R3 and Office Building O1, provided the east portion of Residential Building R3 does not exceed 6-storeys;
5. Delete minimum build-to-zone requirements for all buildings; and,
 6. Require an easement agreement or appropriate alternative for access over the north-south Mews on the Subject Lands to the satisfaction of the City.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located north of Highway 7, south of New Park Place and east of Edgeley Boulevard and are municipally known as 3200 Highway 7, being Part of Lot 6, Concession 5, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 124.”

III BASIS

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

1. The Amendment promotes higher-density mixed-use development within the VMC Mobility Hub, a provincially recognized Strategic Growth Area, where public investment in higher-order transit, being the York Region Transit (‘YRT’) Bus Terminal, the Toronto Transit Commission (‘TTC’) VMC Subway Station, and the VivaNext Bus Rapid Transit (‘BRT’) along Regional Road 7 (the “higher-order transit”) is located. The Subject Lands are located within a Protected Major Transit Station Area (‘PMTSA’), the VMC Subway Station (PMTSA #67), and in an area that is serviced by infrastructure that is existing, under construction, and planned. The proposed heights and density will promote the efficient use of land and

- resources at a density within the Strategic Growth Area and Mobility Hub that would support the optimization of the surrounding higher-order transit investments.
2. The amendment is consistent with the 2024 Provincial Planning Statement ('PPS 2024') as it represents appropriate intensification and efficient use of land. The PPS 2024 promotes efficient, cost-effective development and land use patterns that are based on densities which:
 - a. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - b. Prioritize planning and development in Strategic Growth Areas to support the achievement of complete communities and a compact built form;
 - c. Development is to assist in achieving a minimum density of 200 residents and jobs combined per hectare in a Major Transit Station Area; and
 - d. Promote an appropriate range and mix of housing types and densities required to meet the projected requirements of current and future residents, by maintaining residential growth for a minimum of 15 years through residential development and intensification.
 3. The York Region Official Plan 2022 ('YROP 2022') designates the Subject Lands "Urban Area" which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within a Regional Centre and PMTSA #67. Regional Centres and PMTSA's are focal points for the highest densities and most intensive development. The Development is compact, and urban in built-form with 825 residential units including 1 to 3-bedroom units, which provides for family sized units and contributes to the housing choices in the City. The Development also includes 3 proposed office buildings and retail at-grade of all the buildings, which advances the VMC as an attractive and innovative business sector. Together, the housing and employment options contribute to meeting the needs of residents and workers in York Region and capitalizes on proximal transit infrastructure. The proposed Development conforms to the YROP 2022.
 4. VOP 2010 and the VMCSPP support intensification in areas that are well serviced by transit and other municipal infrastructure. VOP 2010 and the VMCSPP recognize

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 sites within the existing built-up boundary and settlement areas of Vaughan. The proposed Development comprises seven (7) buildings with massing towers and podiums oriented to frame the existing and future public and private realms, in particular consisting of the large central courtyard. The proposed Development contains a total of 825 residential dwelling units (55,537.6 m² of GFA) across four (4) buildings, 83,497.6 m² of office GFA in three (3) office buildings, and a total of 7,705 m² of retail GFA across the Subject Lands. Additionally, the Development is within the prescribed height and density permissions for the Subject Lands, and the calculation of FSI may consider exclusion of a 10,000 m² of office space in accordance with Policy 8.1.1 of the VMCSPP. In consideration of the above, the proposed Development is appropriate and is supported by the policies of VOP 2010 and VMCSPP as they relate to land-use, built-form, urban design, transportation and the public realm.

5. The statutory Public Hearing was held on June 4, 2024. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 4, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 19, 2024, when Vaughan Council approved Official Plan Amendment File OP.24.003 (Penguin-Calloway (Vaughan) Inc.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

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

1. Amending Schedule “K” thereby identifying the Subject Lands located north of Highway 7, south of New Park Place and east of Edgely Boulevard, municipally known as 3200 Highway 7, as “Area V”.
2. Adding the following after Policy 9.3.23 Area U:
“Area V (OPA #124)

9.3.24

1. Notwithstanding Policy 8.7.3 of the VMC Secondary Plan, a minimum build-to-zone shall not apply.
2. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, a minimum podium height of 1-storey for residential buildings is permitted.
3. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, the minimum tower separation between residential buildings shall be the following:
 - 21.0 m between Residential Buildings R1 and R2, provided the facing walls do not exceed 10-storeys for one (1) of the buildings;
 - 20.0 m between Residential Buildings R3 and R4, provided the facing walls do not exceed 10-storeys; and,
 - 15.0 m between the northeast corner of Residential Building R3 and Office Building O1, provided the east portion of Residential Building R3 does not exceed 6-storeys.
4. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, the maximum tower floor plates for residential buildings shall be the following:

Building R1

- Below Storey 11: 1,650 m²
- Storeys 11 to 14: 1,400 m²
- Storeys 15 to 17: 950 m²

Building R2

- Below Storey 11: 1,650 m²
- Storeys 11 to 12: 950 m²

Building R3

- Below 8 Storeys: 1,900 m²

Building R4

- Below Storey 11: 1,500 m²

5. Notwithstanding Policy 4.3.16 of the VMC Secondary Plan, a mews identified on Schedule C may be privately owned but shall be fully publicly accessible via an easement agreement or an appropriate alternative for access on the lands to the satisfaction of the City.

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 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.

DRAFT

APPENDIX I

The Subject Lands are located north of Highway 7, south of New Park Place and east of Edgeley Boulevard, and are municipally addressed as 3200 Highway 7, in the VMC, City of Vaughan

The purpose of this Amendment is to facilitate a mixed-use development consisting of seven buildings (three (3) office and four (4) residential, all with retail at-grade) ranging from 5 to 21-storeys in height, a central courtyard area, a total of 825 residential dwelling units, and an overall Floor Space Index ('FSI') of 5.28 times the area of the lot, and to permit the following policy permissions on the Subject Lands:

- a) To permit a minimum podium height of one (1) storey for residential buildings.
- b) To permit increased maximum residential tower floorplates as follows:

Building R1

- Below Storey 11: 1,650m²
- Storeys 11 to 14: 1,400m²
- Storeys 15 to 17: 950m²

Building R2

- Below Storey 11: 1,650m²
- Storeys 11 to 12: 950m²

Building R3

- Below 8 Storeys: 1,900m²

Building R4

- Below Storey 11: 1,500m²
- Storey 11: 850m²

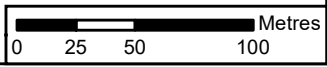
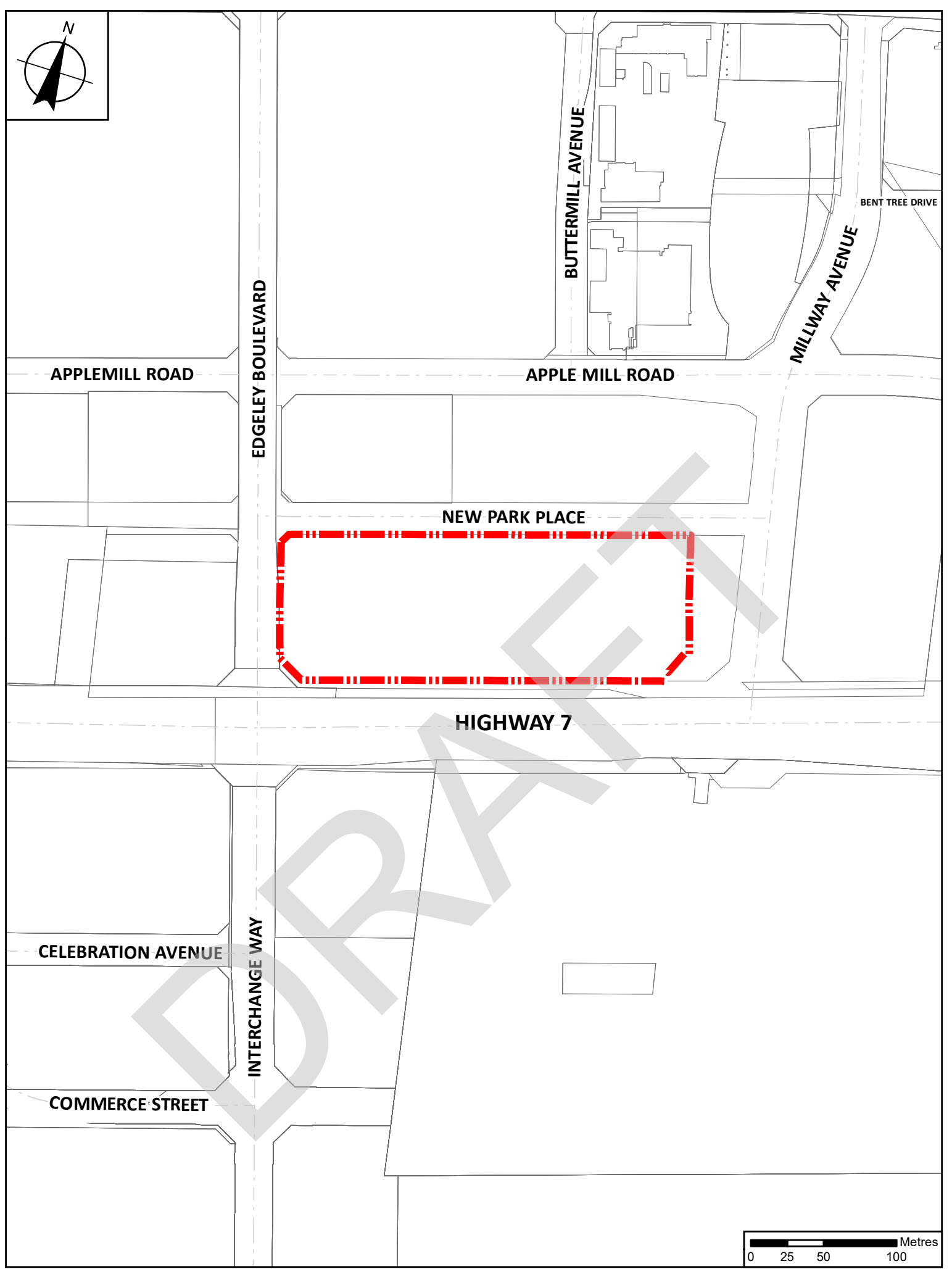
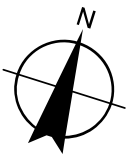
- c) To permit minimum building separation distances as follows:

- 21.0 m between Residential Buildings R1 and R2, provided the facing walls do not exceed 10-storeys for one (1) of the buildings;
- 20.0 m between Residential Buildings R3 and R4, provided the facing walls do not exceed 10-storeys; and,
- 15.0 m between the northeast corner of Residential Building R3 and Office Building O1, provided the east portion of Residential Building R3 does not exceed 6 (six) storeys;

- d) To delete minimum build-to-zone requirements for all buildings; and,


- e) To require an easement agreement or appropriate alternative for access over the north-south Mews on the Subject Lands.

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.24.003 (Penguin-Calloway (Vaughan) Inc.) (and the corresponding Zoning By-law Amendment File Z.24.012).







This is Schedule '1'
To Official Plan Amendment No. 124
Adopted the 19th Day Of November, 2024

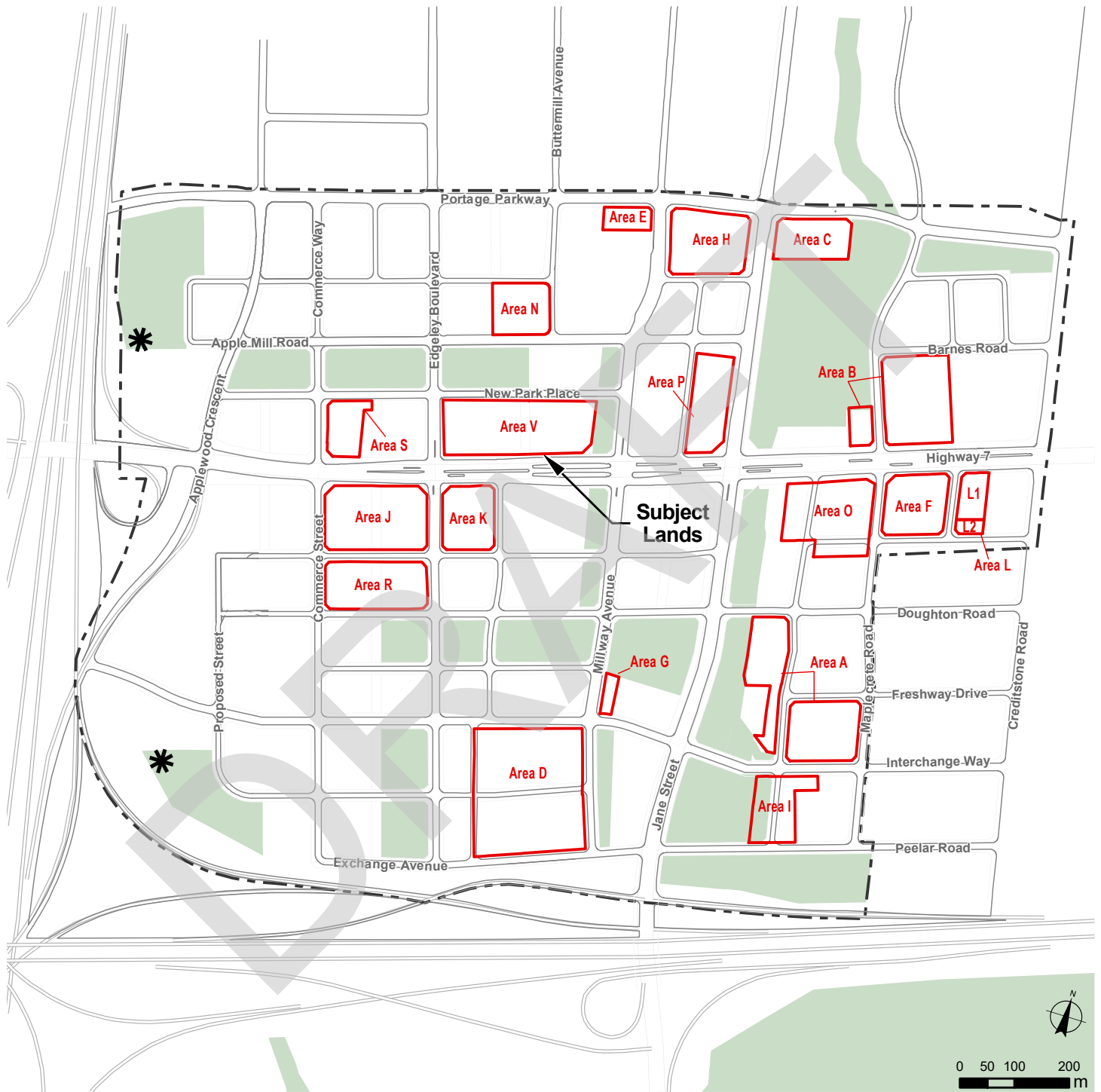
File: OP.24.003
Related File: Z.24.012
Location: 3200 Highway 7
Part of Lot 6 Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan

 Lands Subject to
Amendment No.124

SCHEDULE K > SITE SPECIFIC POLICY AREAS

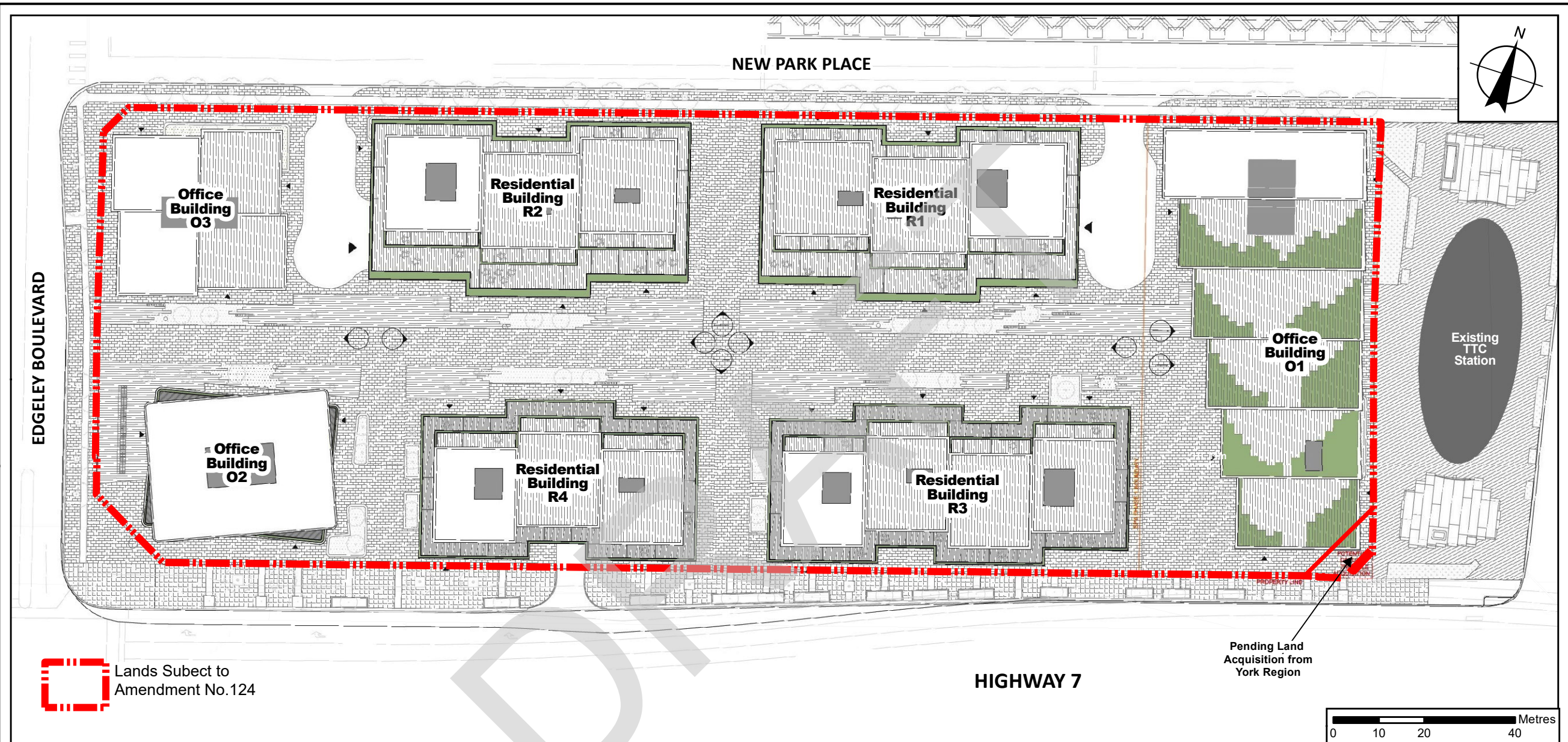
LEGEND

-  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 '2'
To Official Plan Amendment No. 124
Adopted the 19th Day Of November, 2024

File: OP.24.003
Related File: Z.24.012
Location: 3200 Highway 7
Part of Lot 6, Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan



 Lands Subject to Amendment No.124

Pending Land Acquisition from York Region

File: Z.24.012
 Related File: OP.24.003
 Location: 3200 Highway 7
 Part of Lot 6, Concession 5
 Applicant: Penguin-Calloway (Vaughan) Inc.
 City of Vaughan

This is Schedule '3'
 To Official Plan Amendment No. 124
 Adopted the 19th Day of November, 2024

Signing Officers

 Mayor

 Clerk