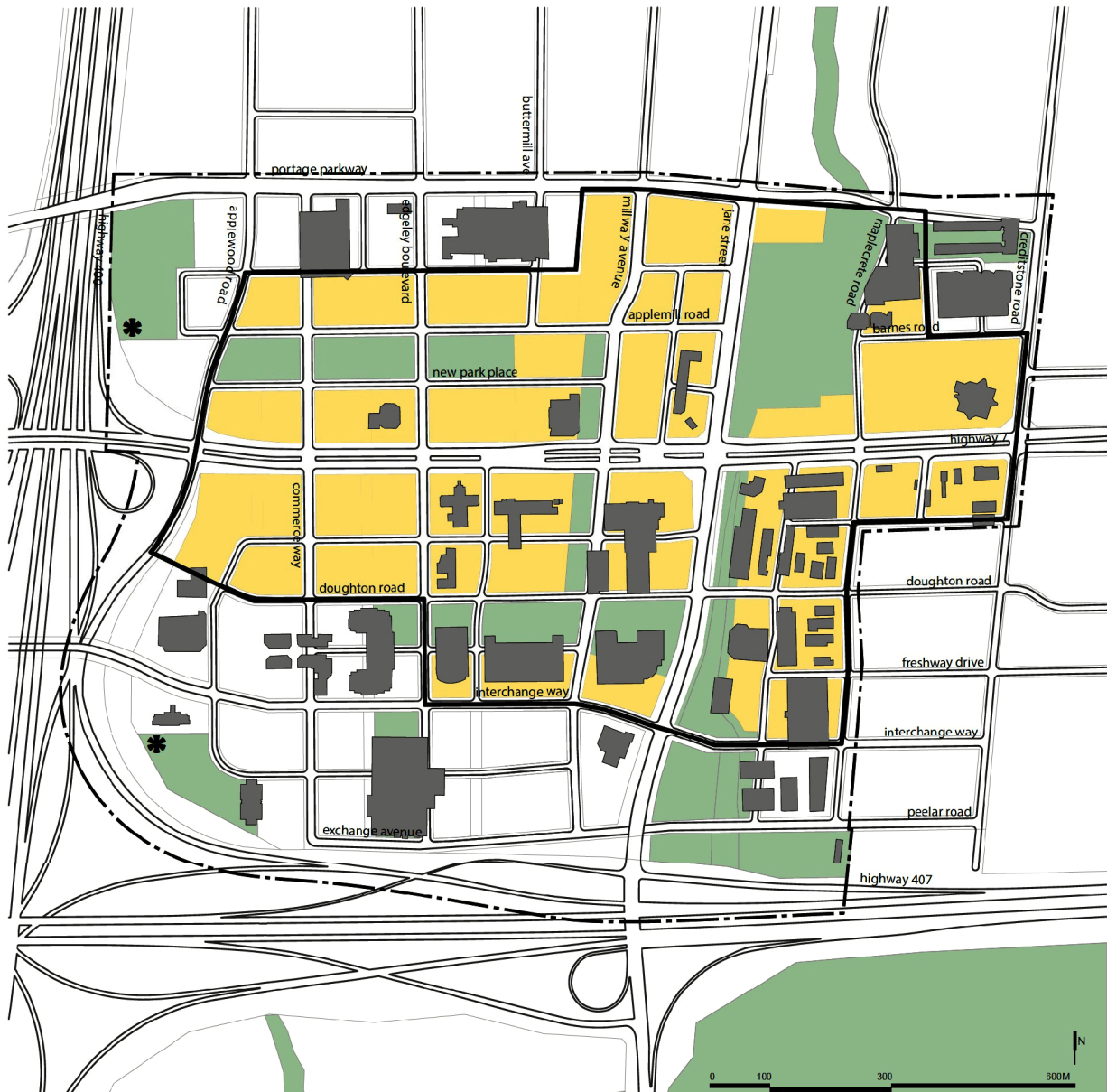




## SCHEDULE A > VAUGHAN METROPOLITAN CENTRE BOUNDARIES

### 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



Not to Scale

## Proposed Revised Schedule A - Vaughan Metropolitan Centre Boundaries

## Attachment

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

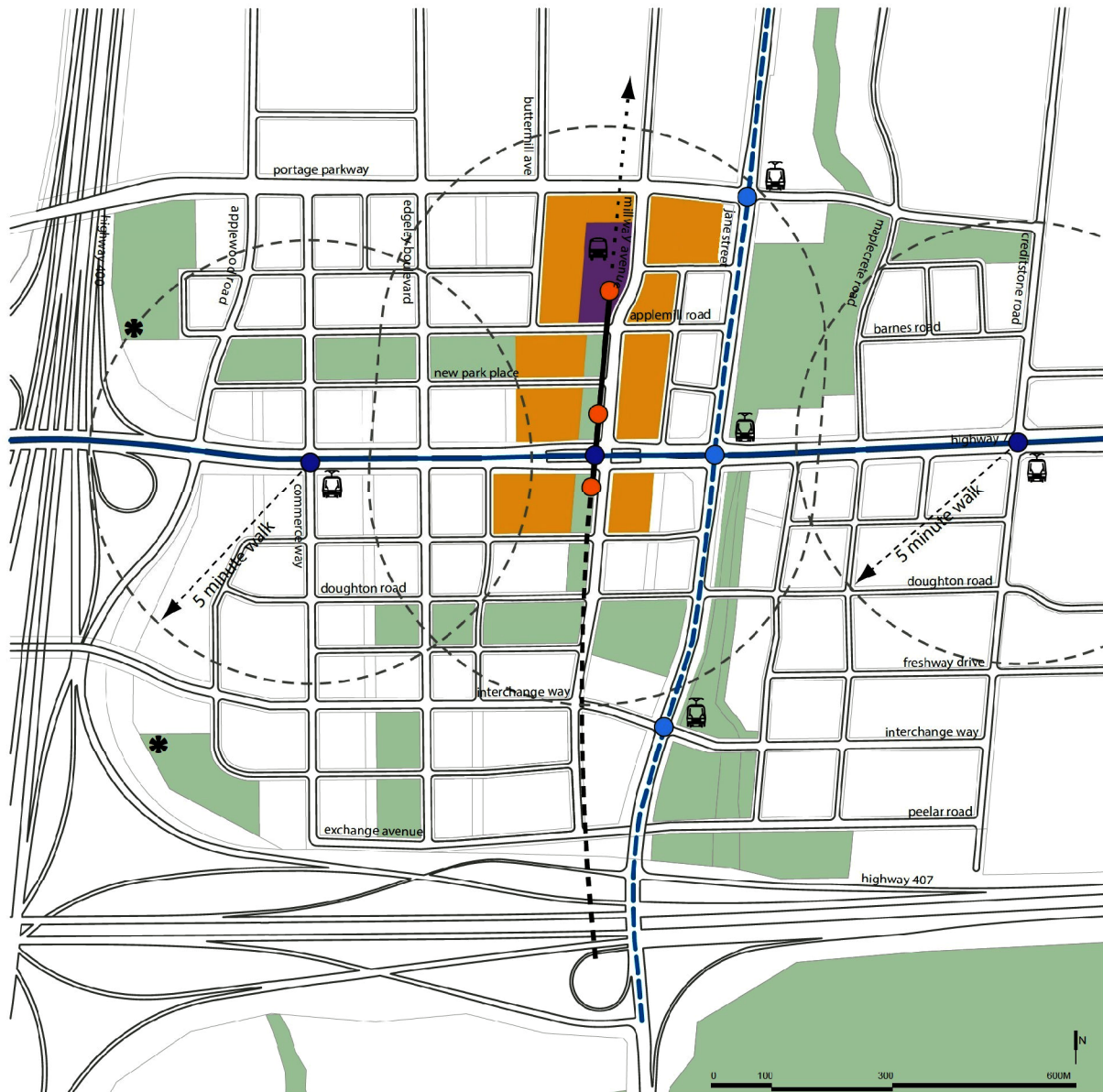
**DATE:**  
May 7, 2019

2

## 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



Not to Scale

## Proposed Revised Schedule B - Transit Network

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



**FILES:**  
OP.18.018, Z.18.030, DA.18.074







**DATE:**  
May 7, 2019



**3**

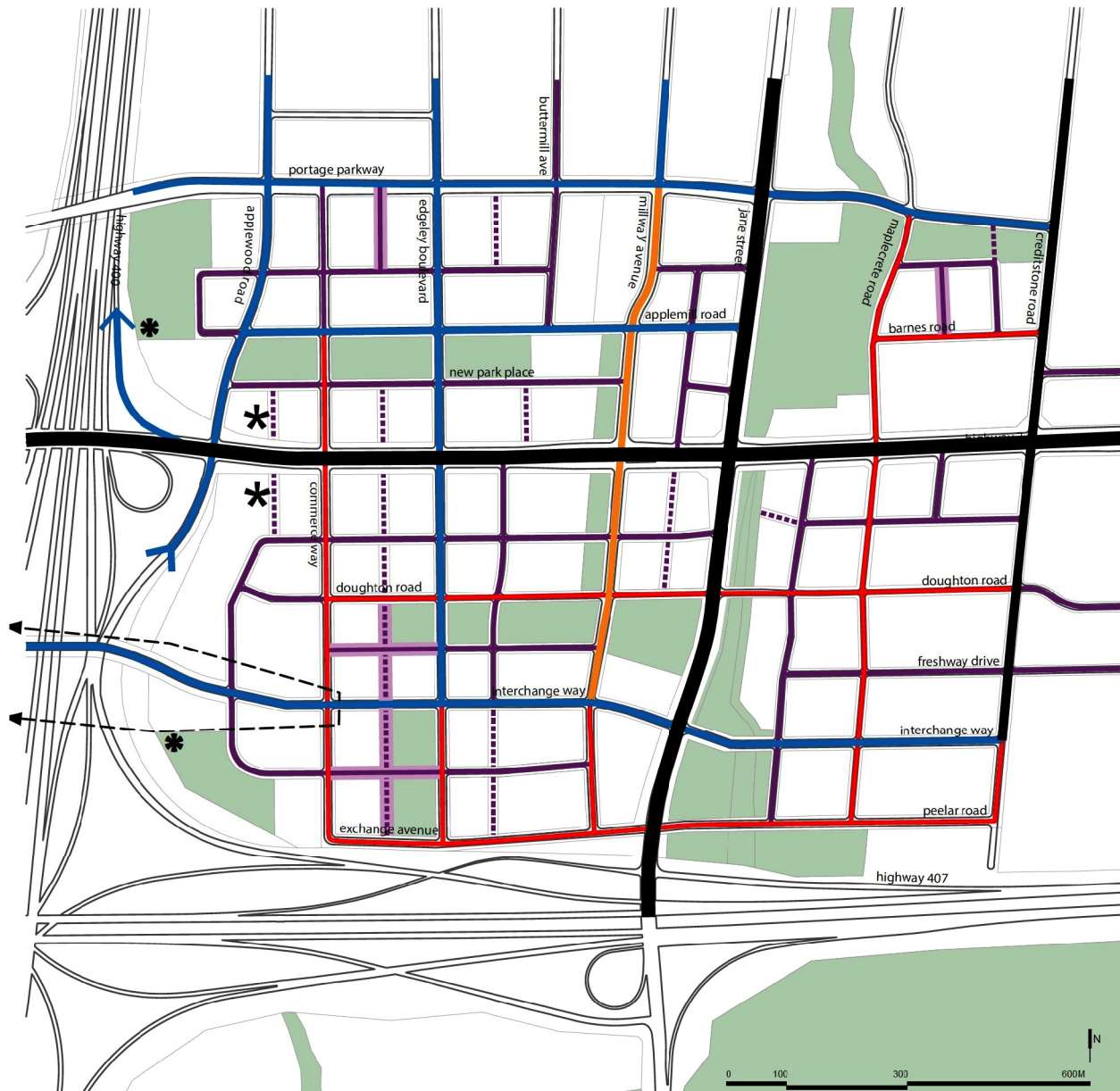


## SCHEDULE C > STREET NETWORK

### 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



Not to Scale

## Proposed Revised Schedule C - Street Network

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

**4**



## SCHEDULE D > MAJOR PARKS AND OPEN SPACES

### LEGEND

- environmental open spaces
- urban parks
- neighbourhood parks
- railway 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



Not to Scale

## Proposed Revised Schedule D - Major Parks and Open Spaces

**LOCATION:**  
175 Millway Avenue  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_5\_ScheduleD.mxd



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

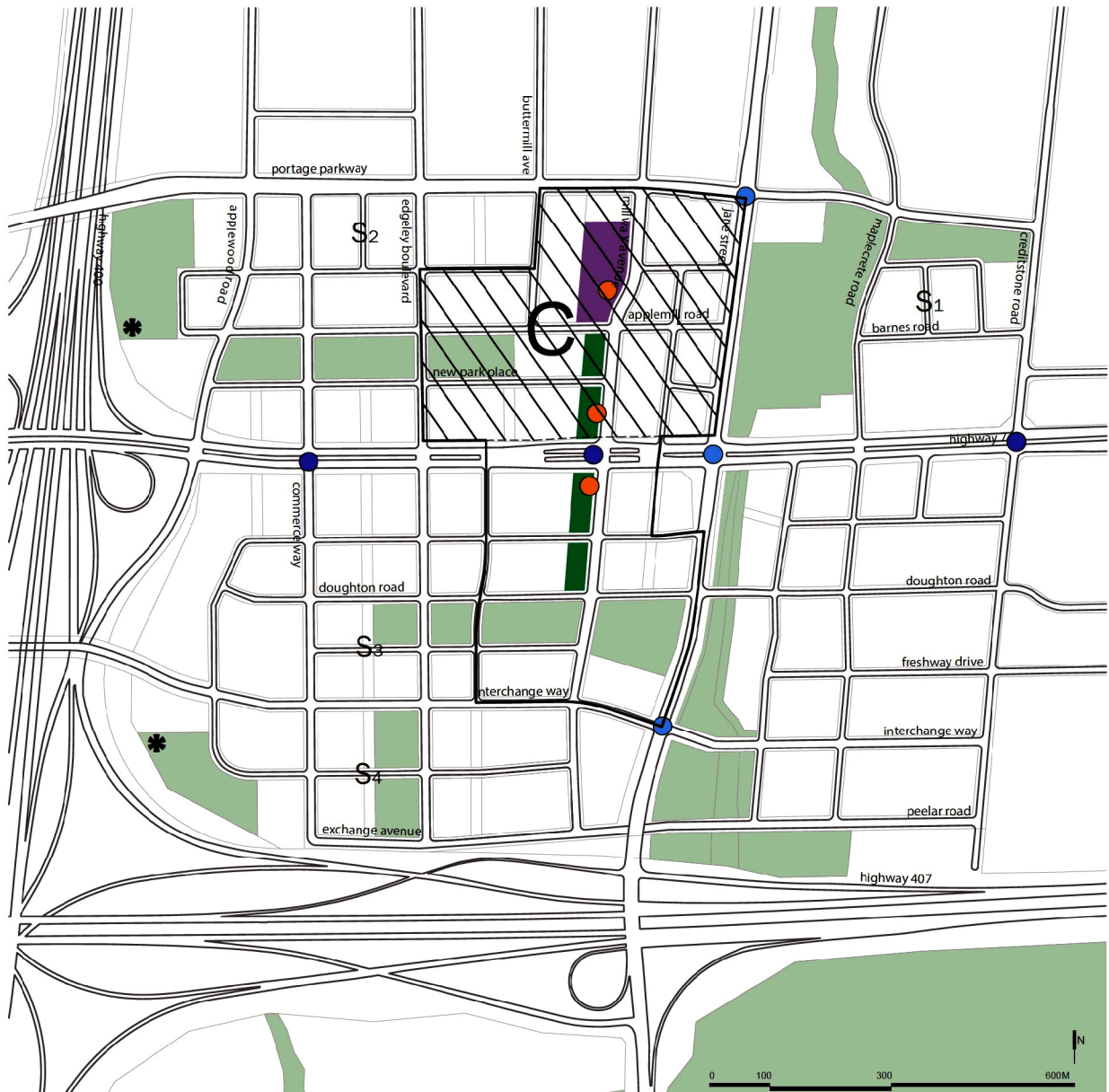
Created on: 4/18/2019

# Attachment 5

## SCHEDULE E > COMMUNITY SERVICES AND CULTURAL FACILITIES

### LEGEND

- |   |  |   |   |
|---|--|---|---|
| S | potential school site (see section 7.2)    | ● | subway entrances                        |
|   | potential multipurpose community centre    | ● | potential highway 7 rapidway stations   |
|   | sites for community and cultural amenities | ● | potential jane street rapidway stations |
|   | bus station                                | ✱ | see policy 6.3.2                        |
|   | millway avenue linear park                 |   |   |
|   | major parks and open spaces                |   |   |



Not to Scale

## Proposed Revised Schedule E - Community Services and Cultural Facilities

## Attachment

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_6\_ScheduleE.mxd



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

Created on: 4/15/2019

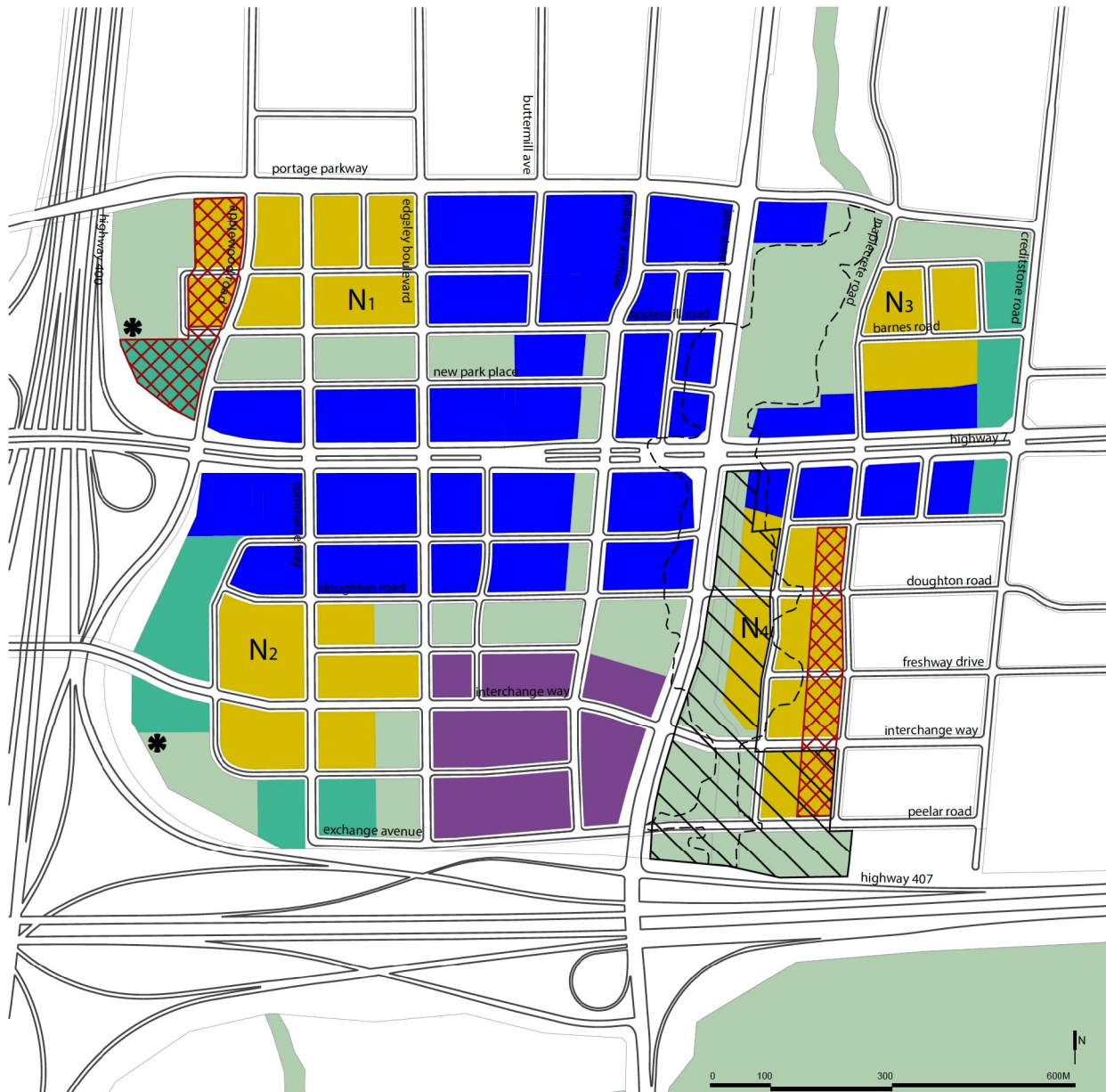
6



## 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)



Not to Scale

## Proposed Revised Schedule F - Land Use Precincts

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

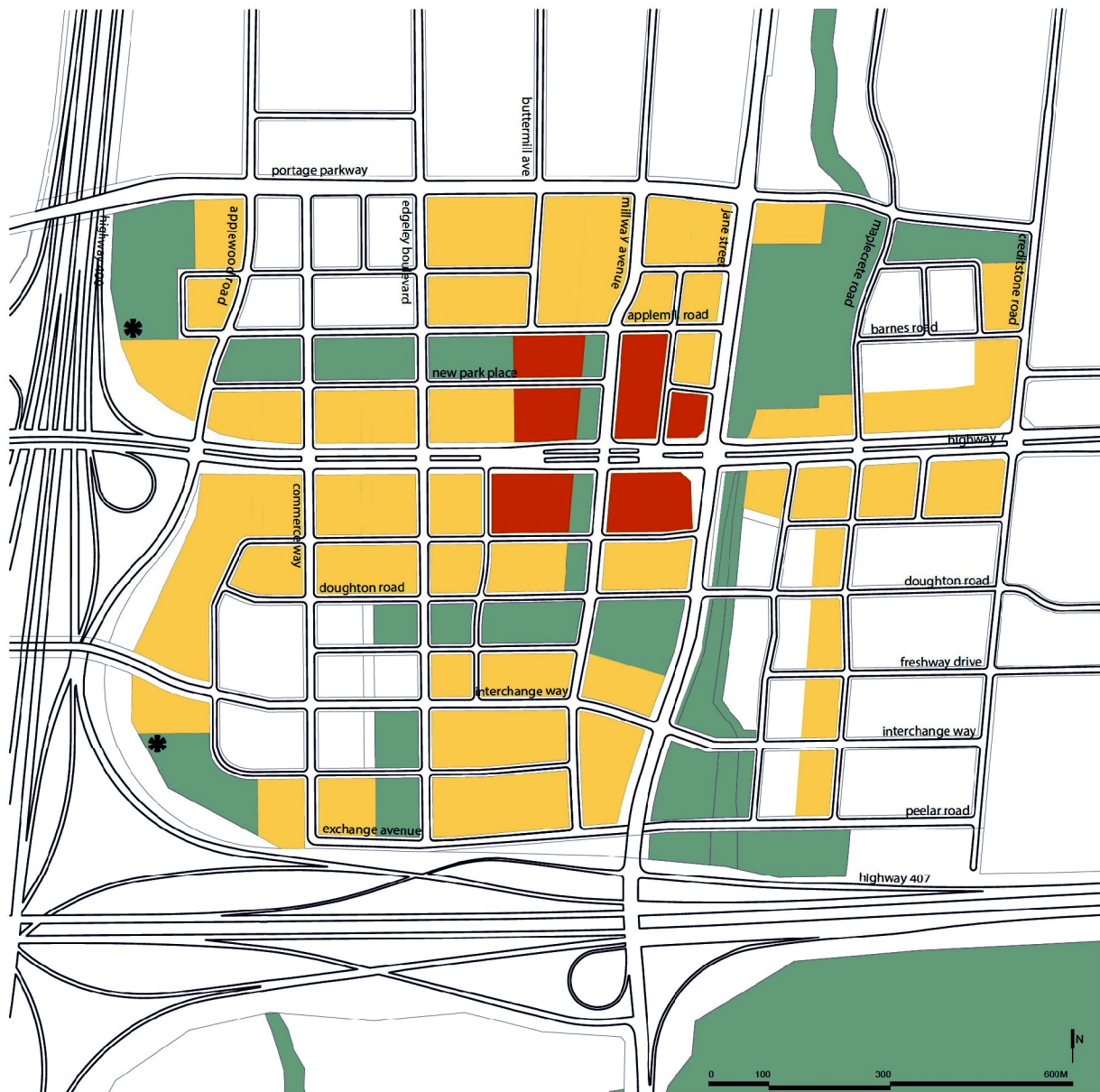
7



## 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



Not to Scale

## Proposed Revised Schedule G - Areas for Office Uses

## Attachment

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

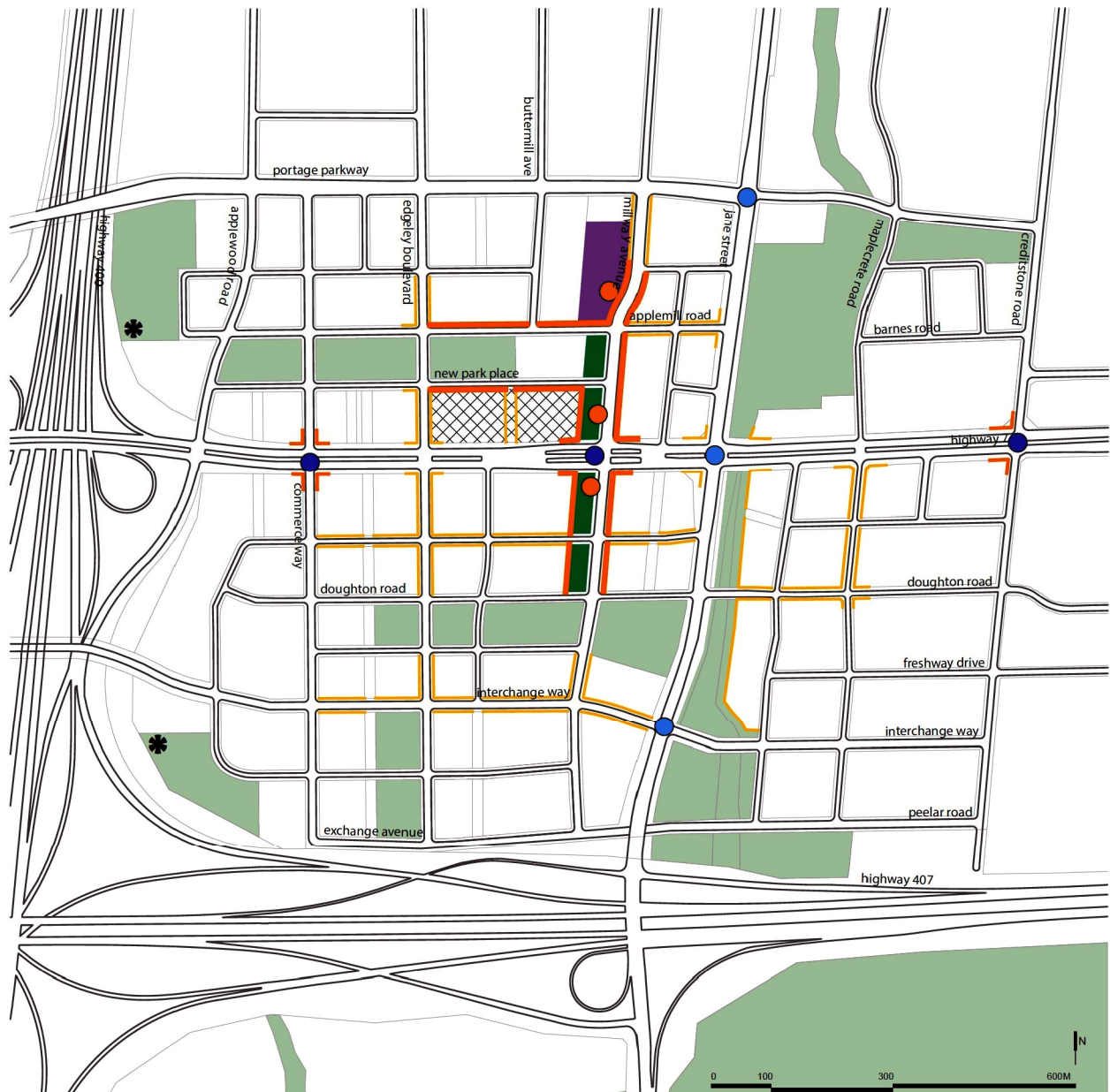
**DATE:**  
May 7, 2019

8

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

### LEGEND

- |   |  |
|---|--|
| <span style="display:inline-block; width:20px; height:10px; background-color:orange; border:1px solid black;"></span> required retail, service commercial or public use frontage (see section 8.6)    | <span style="display:inline-block; width:10px; height:10px; background-color:orange; border-radius:50%; border:1px solid black;"></span> subway entrances  |
| <span style="display:inline-block; width:20px; height:10px; background-color:yellow; border:1px solid black;"></span> recommended retail, service commercial or public use frontage (see section 8.6) | <span style="display:inline-block; width:10px; height:10px; background-color:blue; border-radius:50%; border:1px solid black;"></span> potential highway 7 rapidway stations                                     |
| <span style="display:inline-block; width:20px; height:10px; background-color:purple; border:1px solid black;"></span> bus station   | <span style="display:inline-block; width:10px; height:10px; background-color:blue; border-radius:50%; border:1px solid black;"></span> potential jane street rapidway stations                                   |
| <span style="display:inline-block; width:20px; height:10px; background-color:darkgreen; border:1px solid black;"></span> millway avenue linear park   | <span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> see policy 6.3.2   |
| <span style="display:inline-block; width:20px; height:10px; background-color:lightgreen; border:1px solid black;"></span> major parks and open spaces   | <span style="display:inline-block; width:20px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border:1px solid black;"></span> see policy 8.6.10 |



Not to Scale

## Proposed Revised Schedule H - Areas for Retail, Service Commercial or Public Uses

## Attachment

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_9\_ScheduleH.mxd



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

Created on: 4/15/2019

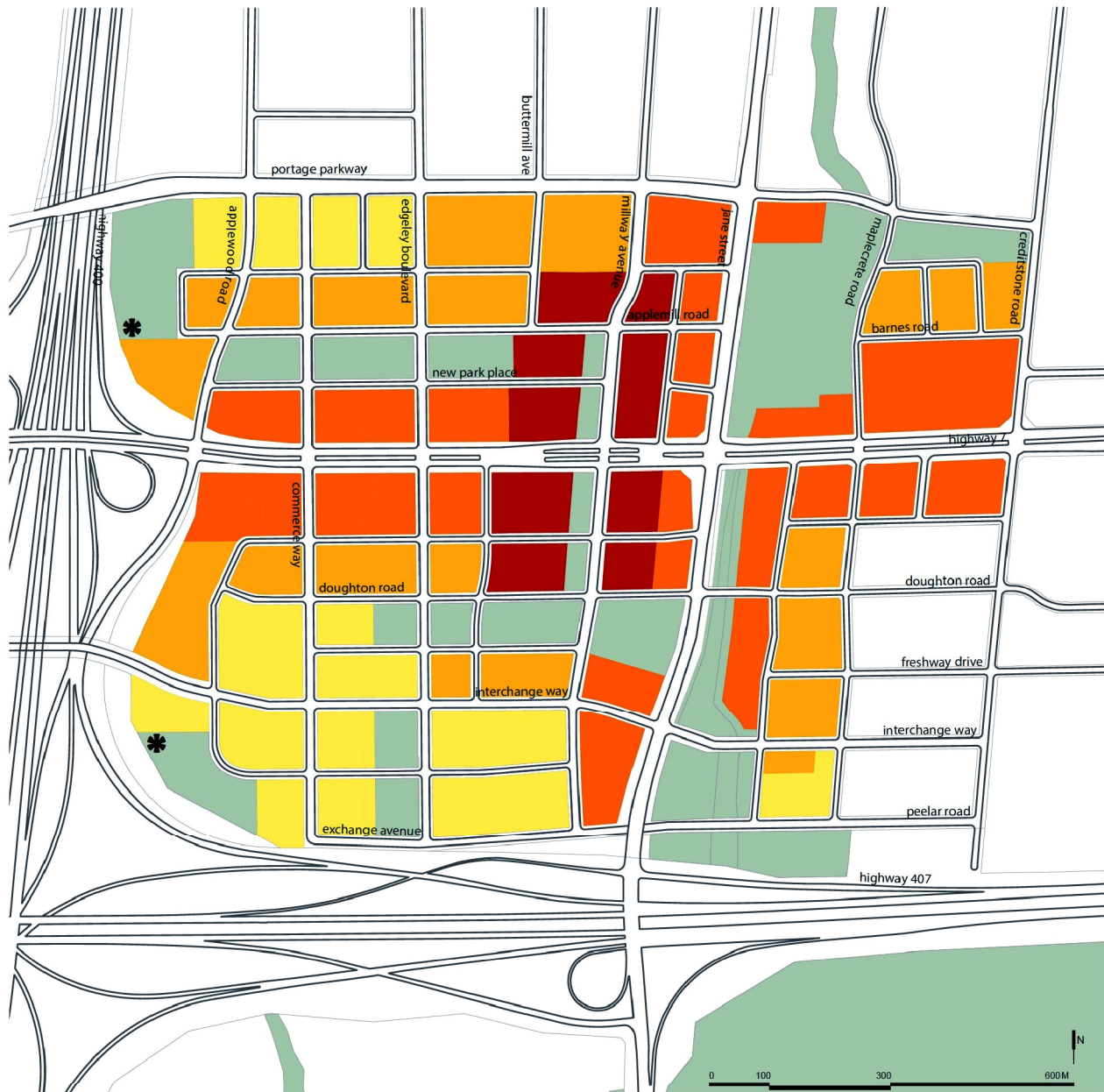
9



## SCHEDULE I > HEIGHT AND DENSITY PARAMETERS

### LEGEND

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span> H 6 storey minimum - 35 storey maximum<br>D 3.5 minimum FSI - 6.0 maximum FSI  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> major parks and open spaces |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black;"></span> H 5 storey minimum - 30 storey maximum<br>D 2.5 minimum FSI - 5.0 maximum FSI  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> * see policy 6.3.2          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> H 5 storey minimum - 25 storey maximum<br>D 2.5 minimum FSI - 4.5 maximum FSI  |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)<br>D 1.5 minimum FSI - 3.0 maximum FSI |   |



Not to Scale

## Proposed Revised Schedule I - Height and Density Parameters

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_10\_ScheduleI.mxd



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

Created on: 4/15/2019

# Attachment 10



## 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



Not to Scale

## Proposed Revised Schedule J - Floodplain and Environmental Open Space

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_11\_ScheduleJ.mxd



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

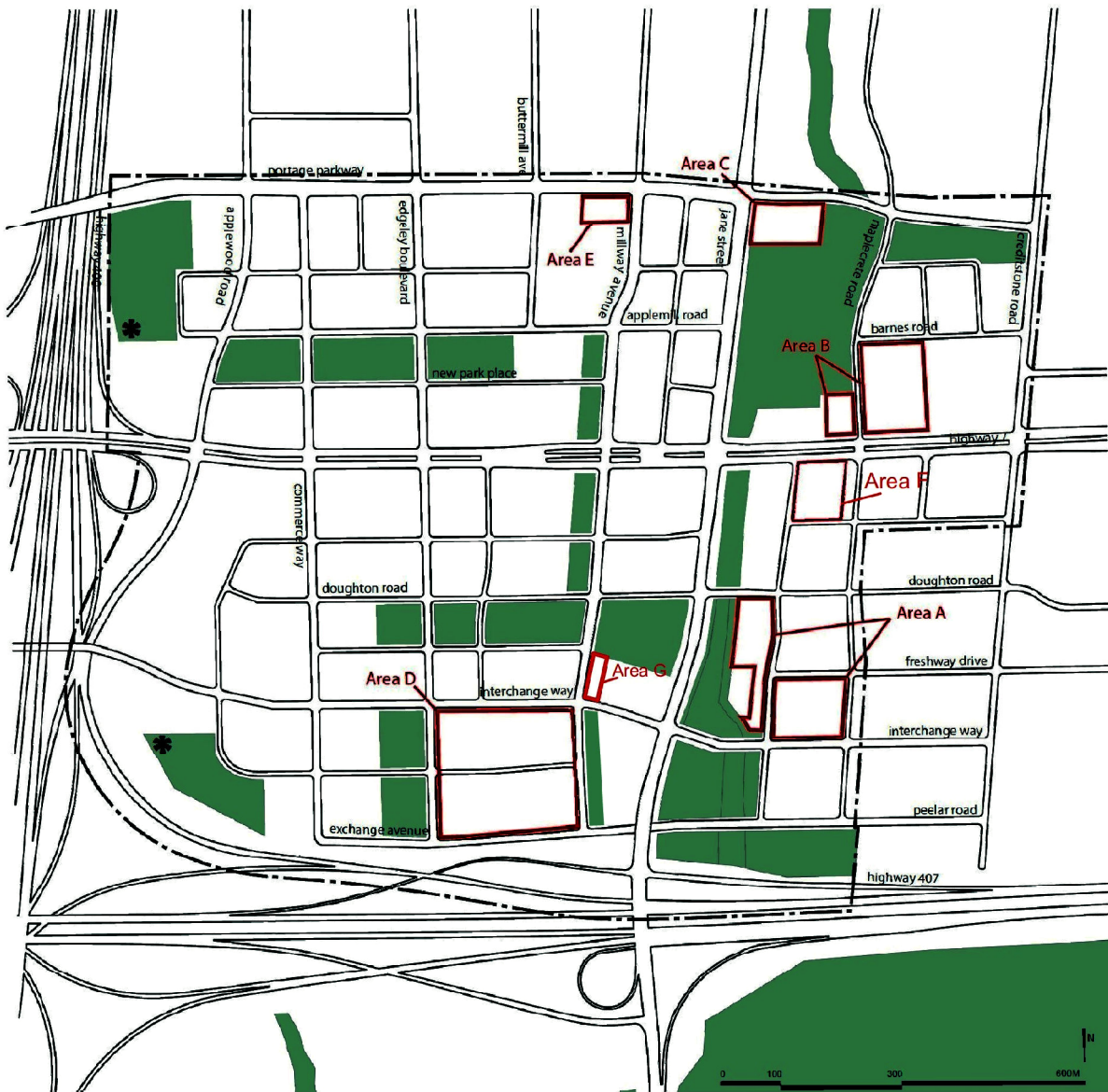
Created on: 4/15/2019

Attachment  
**11**

## 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)



Not to Scale

## Proposed Modification to Schedule K - Site Specific Policy Areas

**LOCATION:**  
175 Millway Avenue  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_12\_ScheduleK.mxd



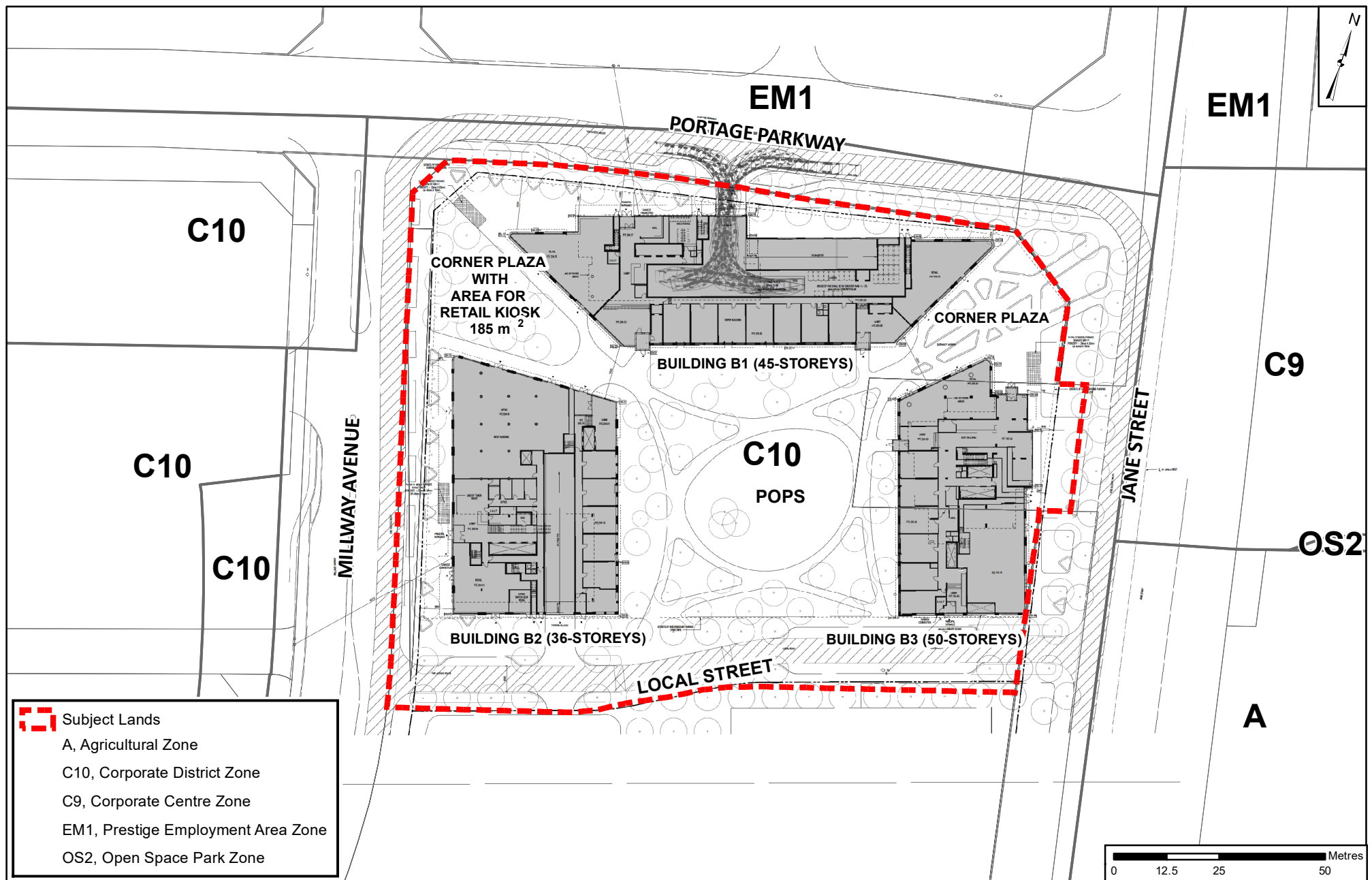
**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

Created on: 4/23/2019

# Attachment

# 12



## Site Plan and Proposed Zoning

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



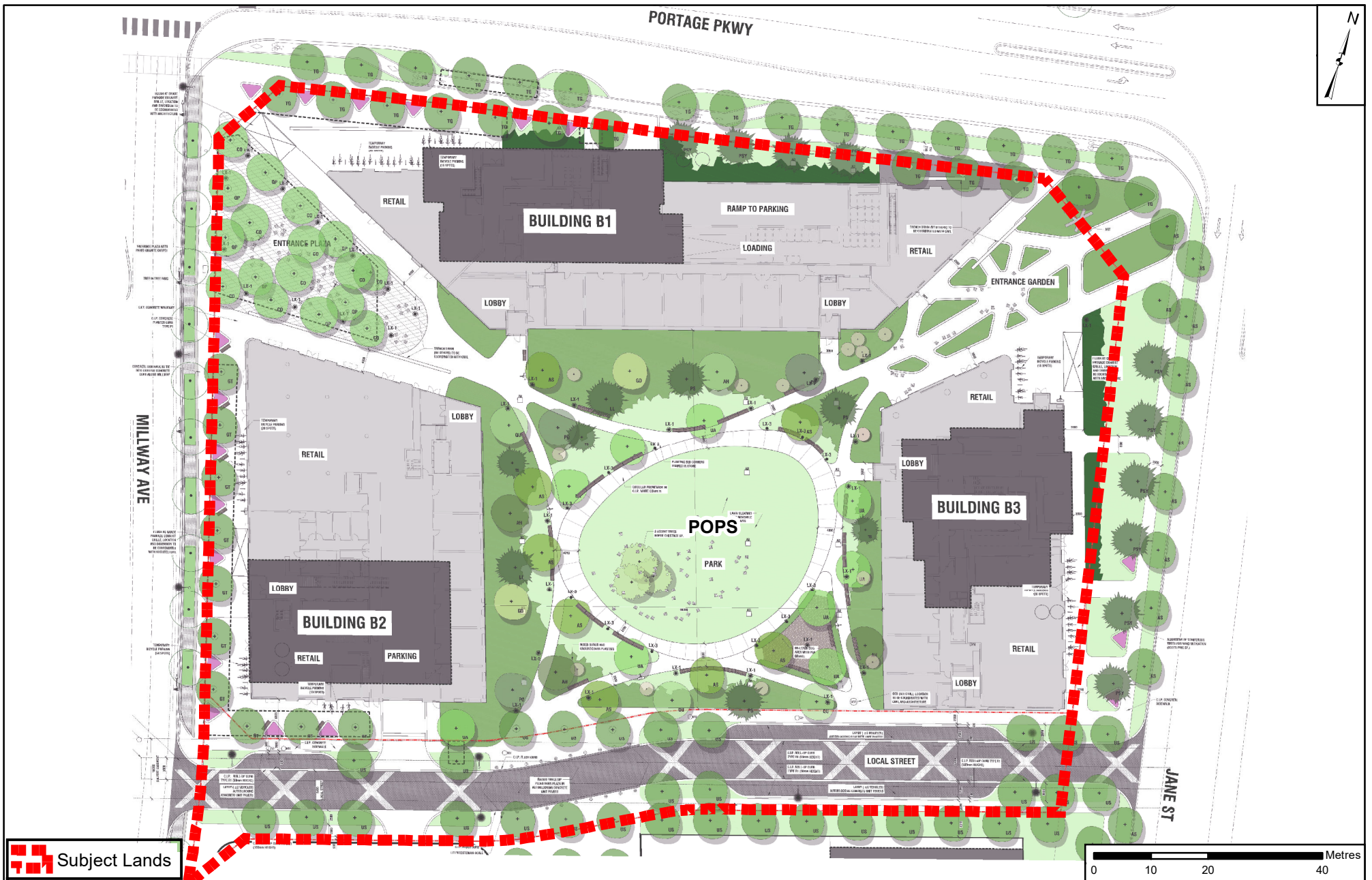
**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

Attachment

13





# Landscape Plan

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_14\_LandscapePlan.mxd



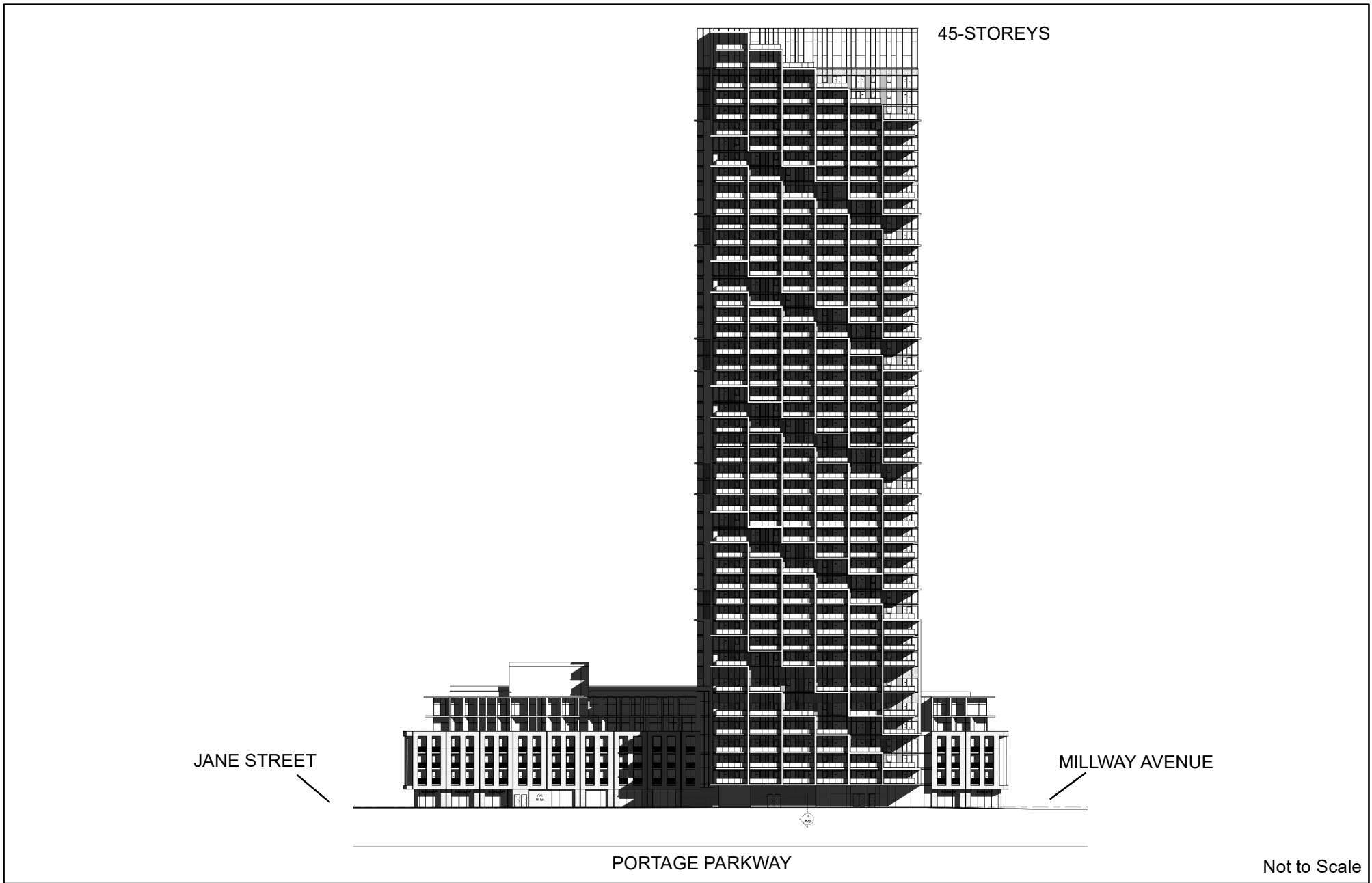
**Attachment**

**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

**14**

Printed on: 4/15/2019



# Building B1 - North Building Elevation (Along Portage Parkway)

Attachment

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

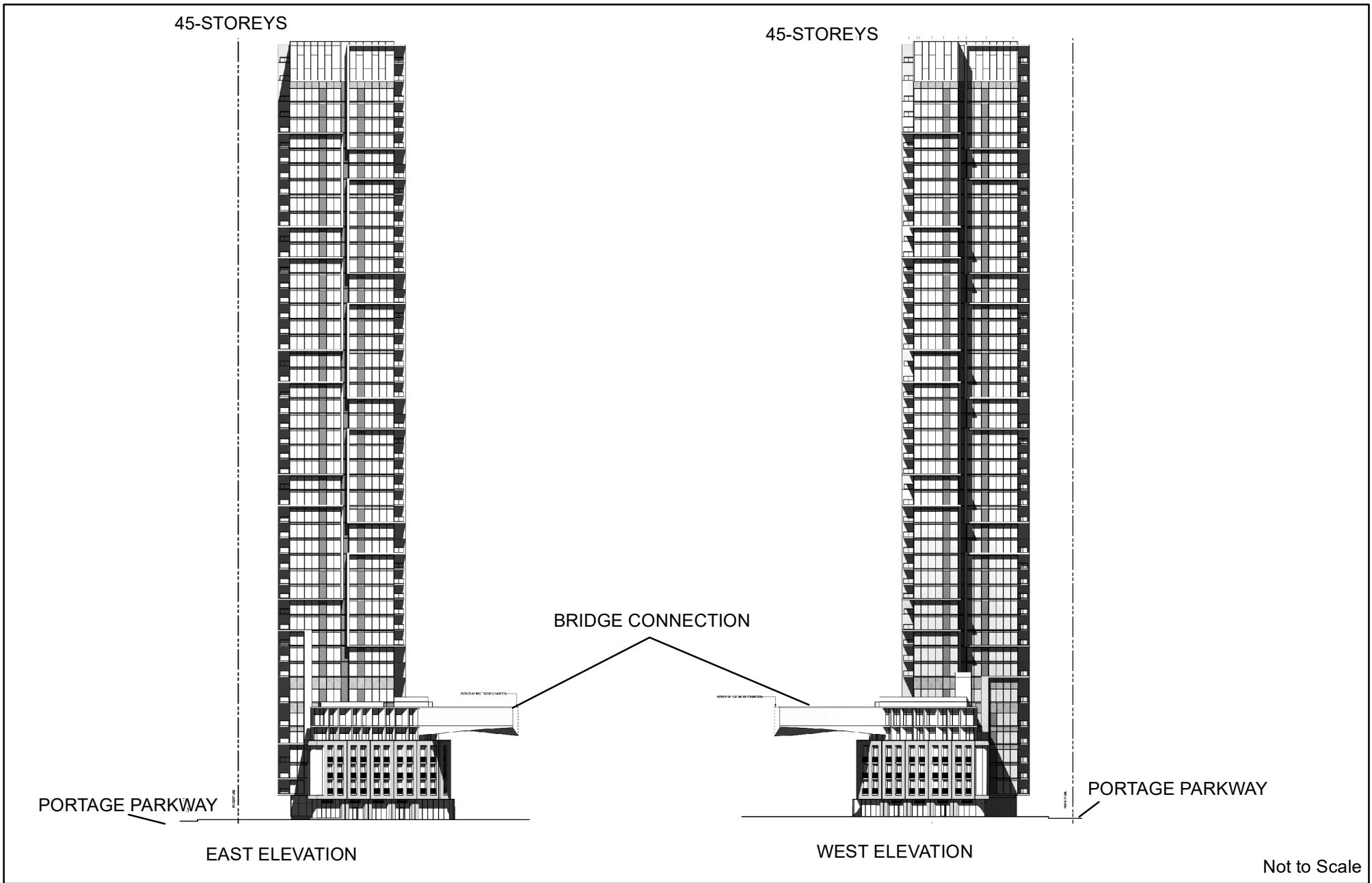
**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

15



## Building B1 - East and West Building Elevations

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

**16**



45-STOREYS

MILLWAY AVENUE

JANE STREET

Not to Scale

## Building B1 - South Building Elevation (Along POPS)

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



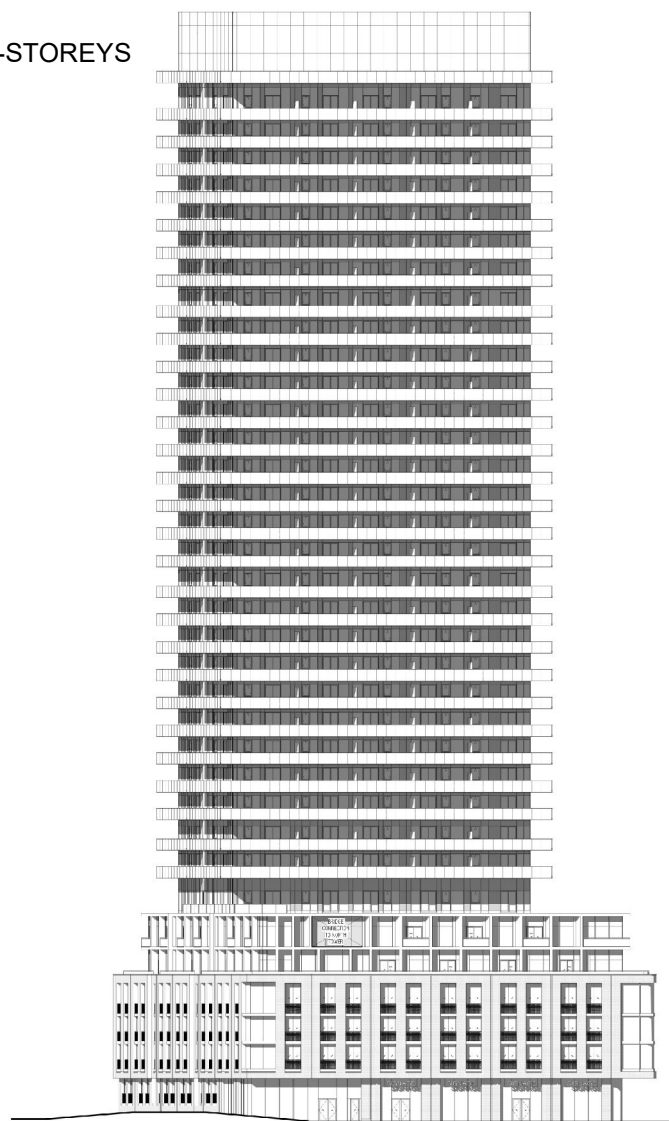
**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

17

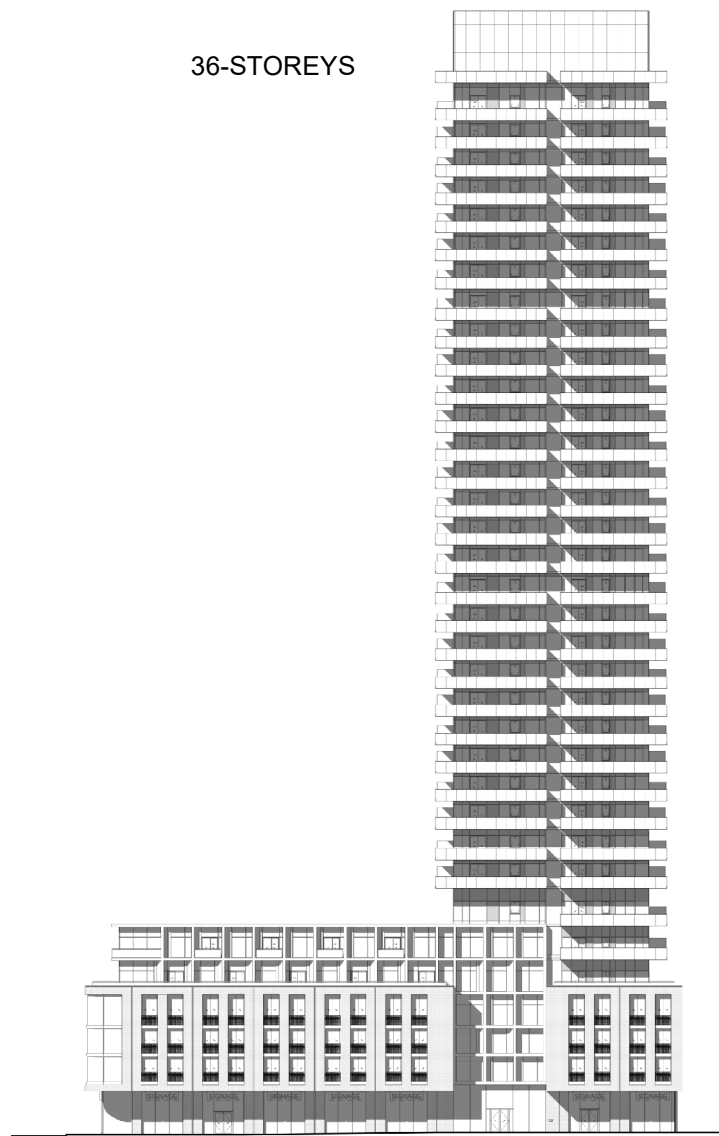
36-STOREYS

36-STOREYS



NORTH ELEVATION

MILLWAY AVENUE



WEST ELEVATION

LOCAL STREET

Not to Scale

## Building B2 - North and West Building Elevations

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



Attachment

**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

18

36-STOREYS

36-STOREYS

LOCAL STREET

MILLWAY AVENUE

POPS

EAST ELEVATION

SOUTH ELEVATION

Not to Scale

## Building B2 - East and South Building Elevations

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Inc.



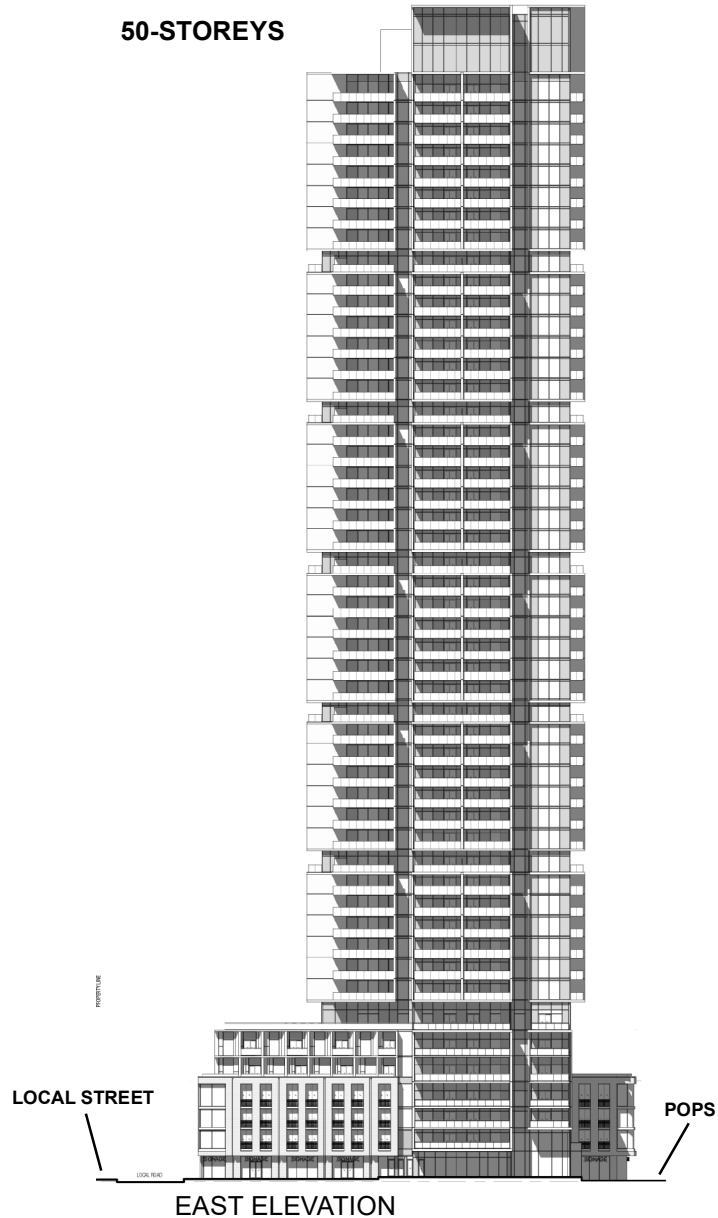
**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

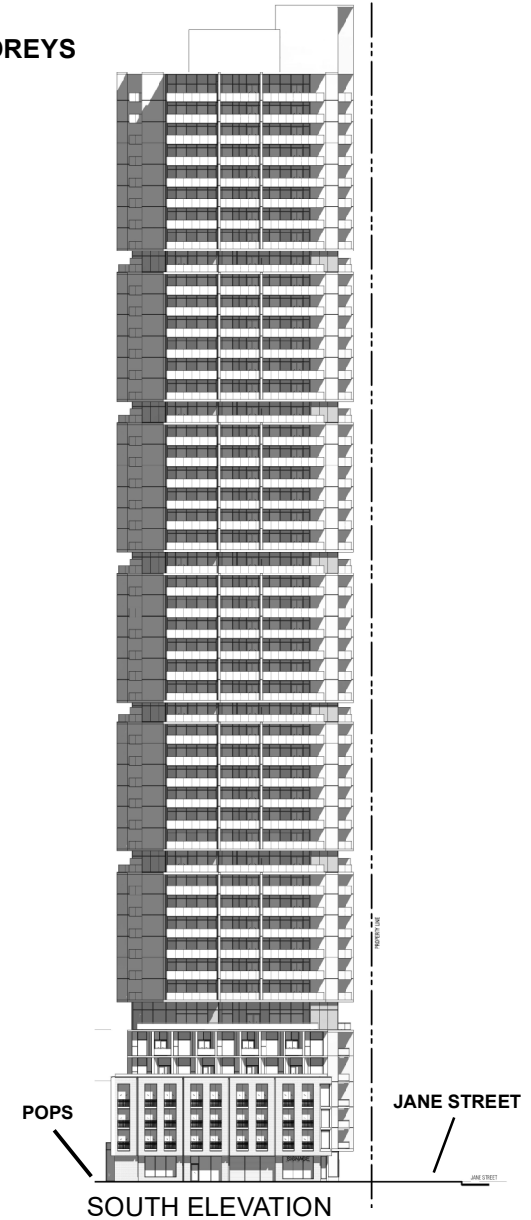
19



50-STOREYS



50-STOREYS



## Building B3 - East and South Building Elevations

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Ltd.

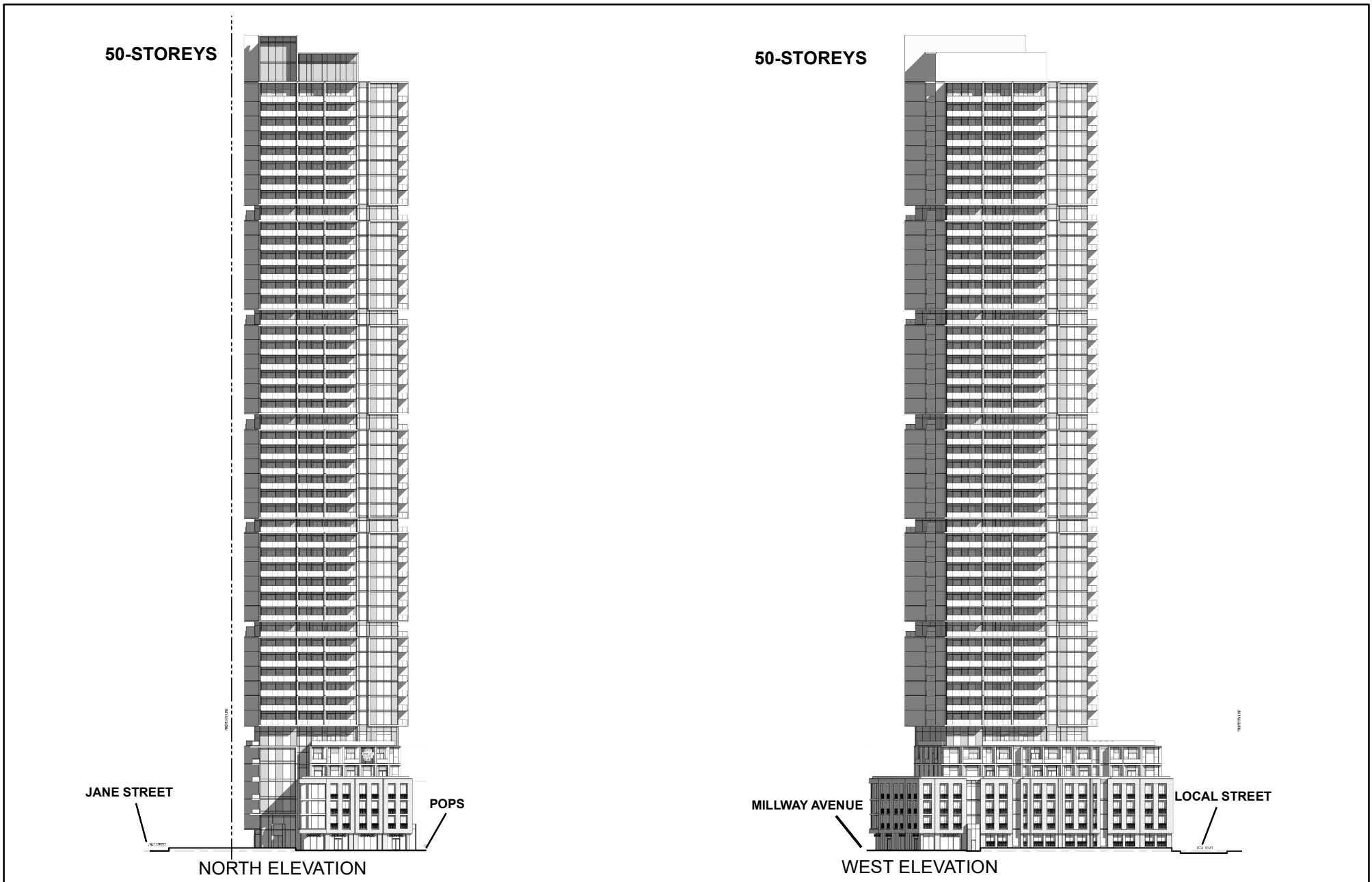


Attachment

**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

20



## Building B3 - North and West Building Elevations

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Ltd.



**Attachment**

**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

**21**





## Colour Perspective - Looking South-East from Portage Parkway and Millway Avenue

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Ltd.



Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_22\_ColorPerspective-FromPortageParkway.mxd

## Attachment

**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

# 22

Printed on: 4/15/2019





## Colour Perspective - Looking North-West from East-West Local Street

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Ltd.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_23\_ColorPerspective-FromMEWS.mxd



## Attachment

**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

# 23

Printed on: 4/15/2019





## Colour Perspective - Overall Looking from Local Street

**LOCATION:**  
Part of Lots 6 & 7, Concession 5

**APPLICANT:**  
Penguin-Calloway (Vaughan) Ltd.



Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.074\DA.18.074\_CW\_24\_ColorPerspective-Overall LookingFromLocalStreet.mxd

Attachment

**FILES:**  
OP.18.018, Z.18.030, DA.18.074

**DATE:**  
May 7, 2019

24

Printed on: 4/15/2019

## ATTACHMENT 25



Corporate Services

April 18, 2019

Mr. Mauro Peverini  
Director of Development Planning  
The City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Natalie Wong, Senior Planner

**Re: Request for Exemption from Regional Approval  
of Official Plan Amendment  
Penguin-Calloway (Vaughan) Inc.  
175 Millway Avenue  
Your File No.: OP.18.018, Z.18.030 and DA.19.074  
Regional File Nos.: LOPA.18.V.0049, ZBA.18.V.0149 and SP.18.V.0263**

Further to our letter dated March 26, 2019, Regional Community Planning staff have now had the opportunity to review the revised proposed Official Plan Amendment (OPA) document and a cursory review of BA's addendum letter report dated April 17, 2019.

The revised proposed OPA now only deletes the northern portion of the north-south local street, between Portage Parkway and the new local east-west public street (described as Part 1 as illustrated on Schedule 1 of the proposed OPA), from the Vaughan Metropolitan Centre Secondary Plan. The proposed OPA also permits building heights of 36, 45 and 50 storeys, a maximum density of 7.1 FSI and contains a specific policy dealing with the design of the 17m east-west public local street.

Regional staff are now satisfied with the proposed OPA document. Based on our review, this proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Planning Committee and Council. This



allows the Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period. We respectfully request a copy of the Notice of Decision be forwarded to this office.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675 ext. 71524 or [augustine.ko@york.ca](mailto:augustine.ko@york.ca) for further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karen Whitney".

Karen Whitney, M.C.I.P., R.P.P  
Director of Community Planning and  
Development Services

AK

c. Sandra Kaiser (Email only)

YORK-#9381309-v1-OP\_18\_018\_-\_York\_Region\_Exemption\_Letter