

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 234-2024

A By-law to adopt Amendment Number 127 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 127 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, “7” and “8” is hereby adopted
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 17th day of December, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 41 of the Committee of the Whole.
Report adopted by Vaughan City Council on December 17, 2024.
City Council voted in favour of this by-law on December 17, 2024.
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.
Effective Date of By-Law: December 17, 2024

**AMENDMENT NUMBER 127
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, “7”, and “8” constitute Amendment Number 127 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I”.

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 1, Schedule 1 – Urban Structure, Schedule 13 – Land Use, Schedule 14-A – Areas Subject to Secondary Plans; and Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan policies (the 'Amendment') to facilitate a high-rise mixed-use development on the Subject Lands, consisting of three (3) residential towers atop a 6-storey podium (the 'Development').

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 127" on Schedule "1" attached hereto, subject to the requirements of a Community Benefit Charge Agreement:

1. To modify Schedule 1 – Urban Structure, Schedule 13 – Land Use and Schedule 14-A – Areas Subject to Secondary Plans to include the Subject Lands within "Vaughan Metropolitan Centre (Regional Centre)", "Lands Subject to Secondary Plans or Particular Area Specific Plans" and "11, Vaughan Metropolitan Centre, 11.12", as shown on Schedules 2 - 4;
2. To modify Schedule "A" of the VMC Secondary Plan to include the Subject Lands within the VMC boundary, as shown on Schedule 5;
3. To modify Schedule "C" of the VMC Secondary Plan to extend the north-south Local Street from White Elm Road to Doughton Road, as shown on Schedule 6;
4. To modify Schedule "F" of the VMC Secondary Plan to designate the Subject Lands as "Station Precinct", as shown on Schedule 7;
5. To add the Subject Lands as a new site-specific Policy Area on Schedule K – Site Specific Policy Areas, as shown on Schedule 8, with the following:
 - a) To increase the maximum permitted building height to:
 - i. Building C: 47-storeys (152 m)
 - ii. Building D: 51-storeys (168 m)
 - iii. Building E: 38-storeys (128 m);

- b) To permit a maximum FSI up to 10.5 times the area of the lot;
- c) To permit a maximum podium height of six (6) storeys (26.2 m);
- d) To permit a maximum tower floor plate size of 850 m², up to a maximum of 860 m² for Level Seven (7);
- e) To permit a new 20 m, private right-of-way ('ROW') north-south road with a public access easement;
- f) To allow the Amendments to proceed prior to the adoption of the updated VMC Secondary Plan,

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Doughton Road, east of Maplecrete Road and west of Creditstone Road and municipally known as 130 Doughton Road, being a) Part of Lot 7, Plan 7977, designated as Parts 1, 2, 3 and 4 on Reference Plan 65R-40840; b) Block 3, Plan 65M-4775; and c) Part of White Elm Road on Plan 65M-4775, designated as Parts 2, 3, 4 & 5 on Reference Plan 65R-40756 (Closed by By-law 106-2024 as in YR3708141); City of Vaughan, Regional Municipality of York, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 127."

III BASIS

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

1. The Amendment promotes a higher-density mixed-use development that is located within an Urban Growth Centre in close proximity to existing and planned transit facilities such as the VivaNext Bus Rapid Transit ('BRT') along Highway 7, the SmartVMC Bus Terminal, and the VMC Subway Station at Millway Avenue and Highway 7 and is situated within a Protected Major Transit Station Area ('PMTSA'), the Creditstone BRT Station (PMTSA #56).

2. The Amendment is consistent with the 2024 Provincial Planning Statement ('PPS 2024') as it represents appropriate intensification and efficient use of land. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitates a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS 2024.
3. The Subject Lands straddle the existing VMC boundary, resulting in split land use permissions. The north portion of the Subject Lands, located within the VMC, previously formed part of the lands known municipally as 2851 Highway 7. This portion was subsequently consolidated with the adjacent parcel to the south under one title, forming part of the Subject Lands. The south portion of the Subject Lands are located within "Potential Expansion Area A" and are being contemplated for inclusion in the VMC as part of the VMC Secondary Plan Update. To ensure consistency across the Subject Lands, the Applicant is requesting to re-designate the balance of the Subject Lands to "Station Precinct" in order to bring the entire site into conformity with the existing land use designation on the north portion of the Subject Lands.
4. Vaughan Council, on May 27, 2020, approved the Employment Land Conversion request for the Subject Lands. York Region Committee of the Whole, on October 15, 2020, considered the recommendations presented in a report prepared by the Commissioner of Corporate Services and Chief Planner for York Region regarding the 2041 Municipal Comprehensive Review ('MCR'). On October 22, 2020, York Region Council ratified the recommendations of the report with modifications and approved the conversion request for the Subject Lands.
5. The statutory Public Meeting was held on June 4, 2024. The recommendation of the Committee of the Whole to receive the Public Meeting 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 December 17, 2024, when Vaughan

Council approved Official Plan Amendment File OP.23.007, (GB (Doughton) Limited Partnership).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Vaughan Official Plan 2010 ('VOP 2010'), Volume 1 is hereby amended by:

1. Amending Schedule 1 – Urban Structure of Volume 1, VOP 2010, by redesignating the south part of the Subject Lands, identified on Schedule “2” hereto, from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)”, as shown on Schedule “2” of this Amendment;
2. Amending Schedule 13 – Land Use of Volume 1, VOP 2010, by redesignating the south part of the Subject Lands from “General Employment” to “Lands Subject to Secondary Plans or Particular Area Specific Plans”, as shown on Schedule “3” of this Amendment;
3. Amending Schedule 14A – Areas Subject to Secondary Plans, to include the south part of the Subject Lands within “11, Vaughan Metropolitan Centre, 11.12”, as shown on Schedule “4” of this Amendment.

And Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 11.12 of the VMC Secondary Plan, is hereby amended by:

1. Amending Schedule A – VMC Boundaries in the VMC Secondary Plan, to include the south part of the Subject Lands, as shown on Schedule “5” of this Amendment;
2. Amending Schedule C – Street Network in the VMCSPP, to extend the north-south Local Street from White Elm Road to Doughton Road, as shown on Schedule “6” of this Amendment;
3. Amending Schedule F – Land Use Precincts in the VMC Secondary Plan, to designate the south portion of the Subject Lands to “Station Precinct”, as shown on Schedule “7” of this Amendment;
4. Amending Schedule K – Site Specific Policy Areas in the VMC Secondary Plan, to delete the north portion of the Subject Lands, identified on Schedule “8” hereto,

from “Area L2”, and thereby identifying the Subject Lands located on Doughton Road between Maplecrete Road and Creditstone Road as “Area X”, as shown on Schedule “8” of this Amendment.

5. Adding the following after Policy 9.3.25, Area W:

“Area X (OPA # 127)

9.3.26

1. Notwithstanding Schedule I - Height and Density Parameters of the VMC Secondary Plan, the maximum permitted density (Floor Space Index) shall not exceed 10.5 times the area of the lot and a maximum building height of:

- i. Tower C: 47-storeys (152 m)
- ii. Tower D: 51-storeys (168 m)
- iii. Tower E: 38-storeys (128 m)

a. Floor Space Index shall be calculated based on the gross land area including the developable lands, road widenings, 0.3 m reserves and future streets, and based on the zoning by-law definition of Gross Floor Area that excludes certain areas of the building as follows:

“Gross Floor Area: Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.”

2. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, the maximum permitted podium height is six (6) storeys (26.2 m).

3. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, the maximum permitted tower floor plate size shall be 840 m² for Towers

C, D and E, and 860 m² for Level 7, based on the zoning by-law definition of Gross Floor Area.

4. The new 20 m north-south road, as shown on “Schedule 6”, is permitted to be of a private tenure with a public access easement.
5. Notwithstanding Policy 10.1.1.6 of VOP 2010, Volume 1, the Amendment may proceed prior to the adoption of the updated VMC Secondary Plan.

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, Site Development, and Draft Plan of Condominium approvals, pursuant to the *Planning Act*.

VI INTERPRETATION

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

APPENDIX I

The Subject Lands are located on the north side of Doughton Road, west of Maplecrete Road and east of Creditstone Road and are municipally known as 130 Doughton Road, being a) Part of Lot 7, Plan 7977, designated as Parts 1, 2, 3 and 4 on Reference Plan 65R-40840; b) Block 3, Plan 65M-4775; and c) Part of White Elm Road on Plan 65M-4775, designated as Parts 2, 3, 4 & 5 on Reference Plan 65R-40756 (Closed by By-law 106-2024 as in YR3708141); City of Vaughan, Regional Municipality of York.

The purpose of this Amendment is to permit a high-rise mixed-use development on the Subject Lands, consisting of three (3) residential towers atop a 6-storey podium. The proposed Development requires the following amendments:

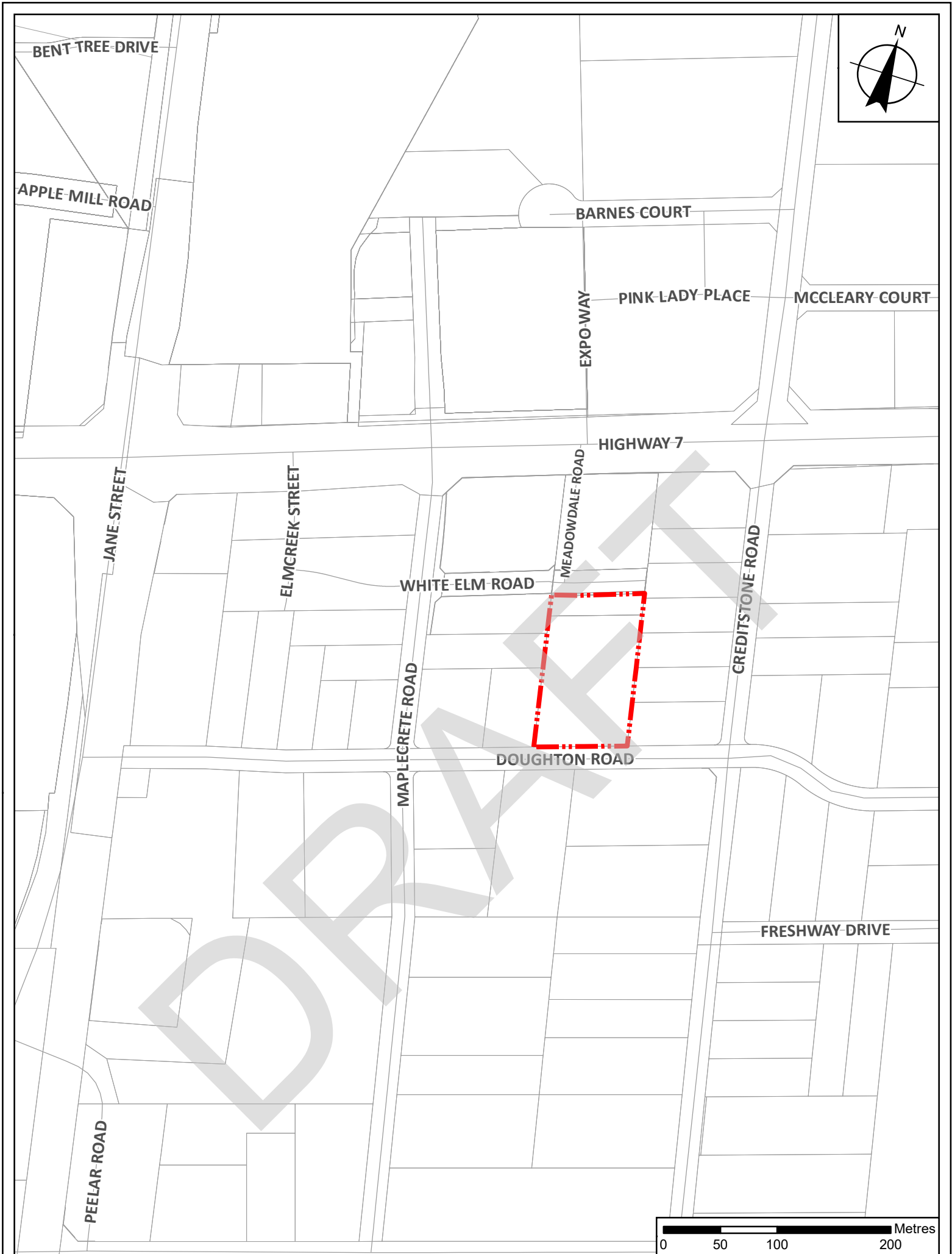
VOP 2010, Volume 1

1. To amend Schedule 1 – Urban Structure to convert a portion of the Subject Lands from “Employment Areas” to “VMC (Regional Centre)”, as shown on Schedule 2;
2. To amend Schedule 13 – Land Use to include the Subject Lands within “Lands Subject to Secondary Plans or Particular Area Specific Plans”, as shown on Schedule 3;
3. To amend Schedule 14A – Areas Subject to Secondary Plans to include the Subject Lands within the “VMC, 11.12, as shown on Schedule 4”

VOP 2010, Volume 2 – Vaughan Metropolitan Centre Secondary Plan (VMCSP)

1. To modify Schedule A – Vaughan Metropolitan Centre Boundaries to include the Subject Lands within the existing VMC boundary, as shown on Schedule 5;
2. To modify Schedule C – Street Network to extend the north-south Local Street from White Elm Road to Doughton Road, as shown on Schedule 6;
3. To modify Schedule F – Land Use Precincts to designate the Subject Lands as “Station Precinct”, as shown on Schedule 7;
4. To add the Subject Lands as a new site-specific Policy Area on Schedule K – Site Specific Policy Areas, as shown on Schedule 8, with the following:
 - a) To increase the maximum permitted building height to:
 - i. Building C: 47-storeys (152 m)
 - ii. Building D: 51-storeys (168 m)
 - iii. Building E: 38-storeys (128 m);
 - b) To permit a maximum FSI up to 10.5 times the area of the lot;
 - c) To permit a maximum podium height of six (6) storeys (26.2 m);
 - d) To permit a maximum tower floor plate size of 850 m², up to a maximum of 860 m² for Level Seven (7);
 - e) To permit a new 20 m, private right-of-way (‘ROW’) north-south road with a public access easement.
 - f) To permit the Applications to proceed in advance of the finalization and adoption of the VMCSP Update.

On December 17, 2024, Vaughan Council ratified the December 3, 2024, recommendation of the Committee of the Whole (1) recommendations, to approve Official Plan Amendment File OP.23.007 (GB (Doughton) Limited Partnership) (and the corresponding Zoning By-law Amendment File Z.23.012).



This is Schedule '1'
To Official Plan Amendment No. 127 Adopted
the 17th Day Of December, 2024

File: OP.23.007

Related File: Z.23.012

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;
 PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

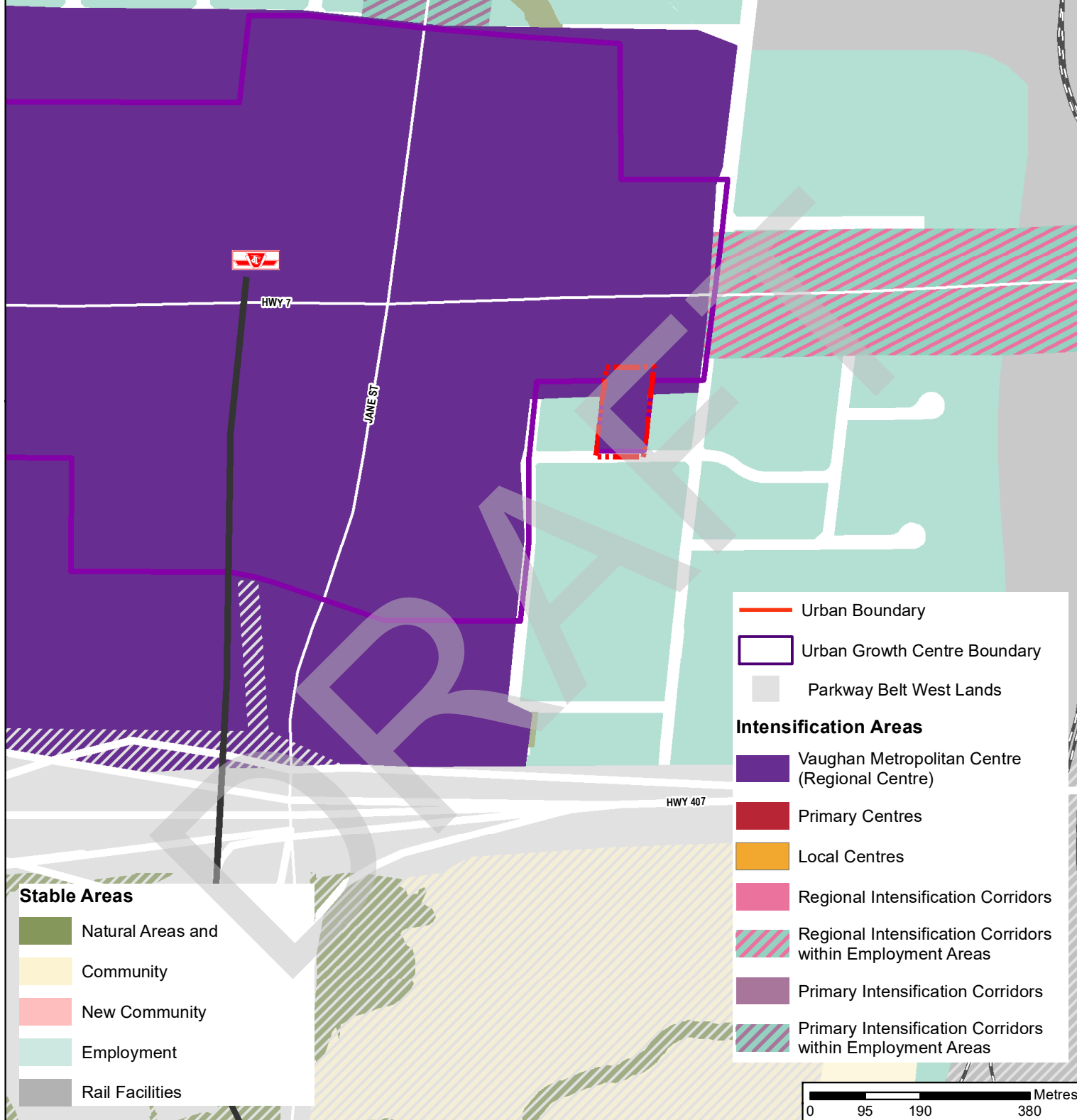
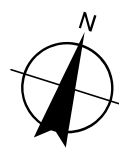
Applicant: GB (Doughton) Limited Partnership

City of Vaughan



Lands Subject to
 Amendment No. 127

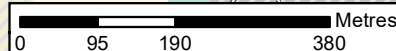
**This is Part of Schedule 1 - Urban Structure
To Vaughan Official Plan 2010, Volume 1**



Stable Areas

- Natural Areas and
- Community
- New Community
- Employment
- Rail Facilities

- Urban Boundary
- Urban Growth Centre Boundary
- Parkway Belt West Lands
- Intensification Areas**
- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas



**This is Schedule '2'
To Official Plan Amendment No. 127
Adopted the 17th Day Of December, 2024**

File: OP.23.007

Related File: Z.23.012

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;
PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

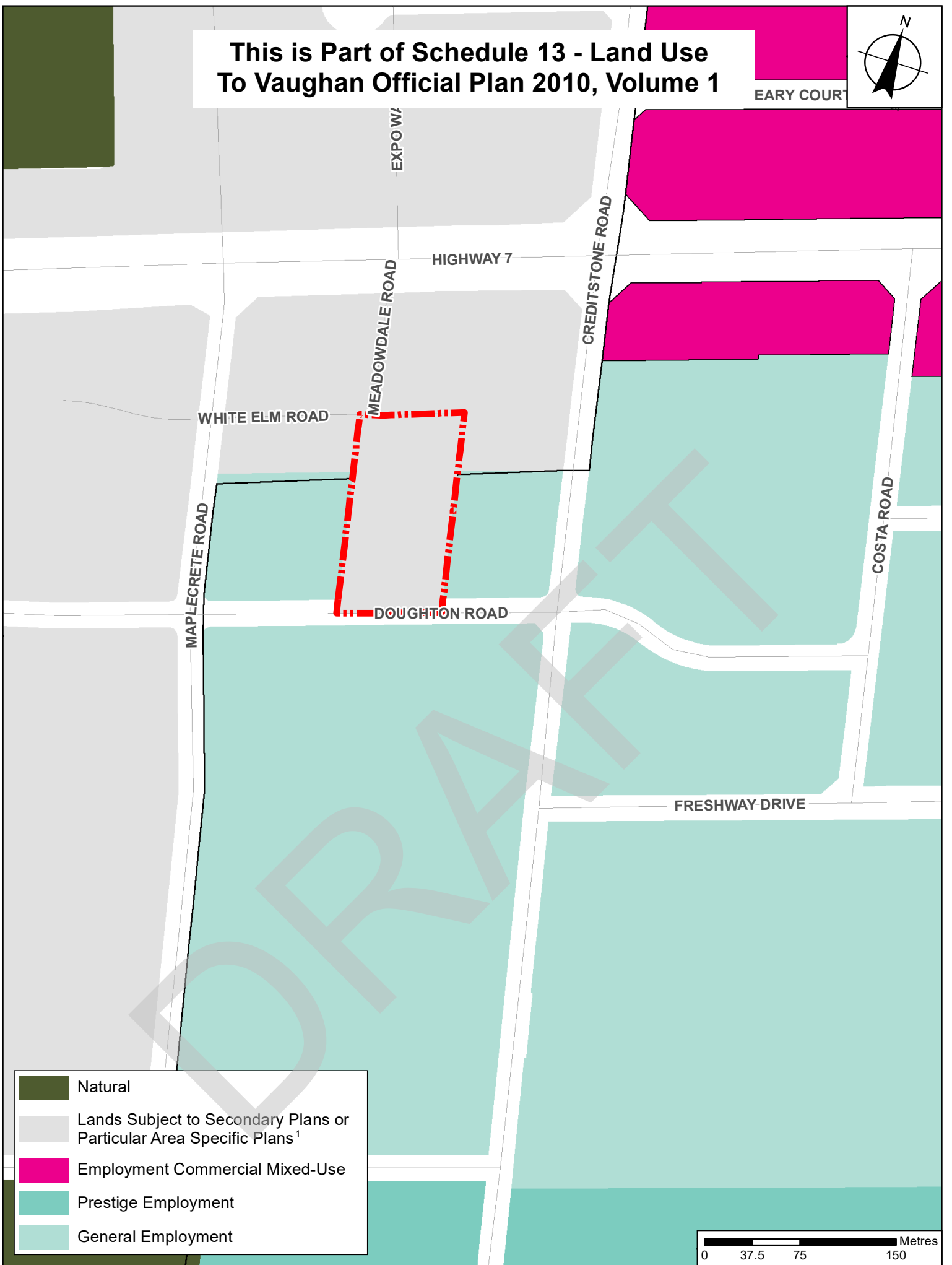
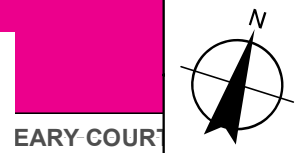
Applicant: GB (Doughton) Limited Partnership

City of Vaughan

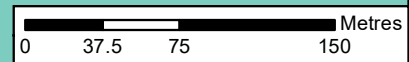


Lands Subject to
Amendment No.127

**This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1**



- Natural
- Lands Subject to Secondary Plans or Particular Area Specific Plans¹
- Employment Commercial Mixed-Use
- Prestige Employment
- General Employment



**This is Schedule '3'
To Official Plan Amendment No. 127
Adopted the 17th Day Of December, 2024**

File: OP.23.007

Related File: Z.23.012

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;

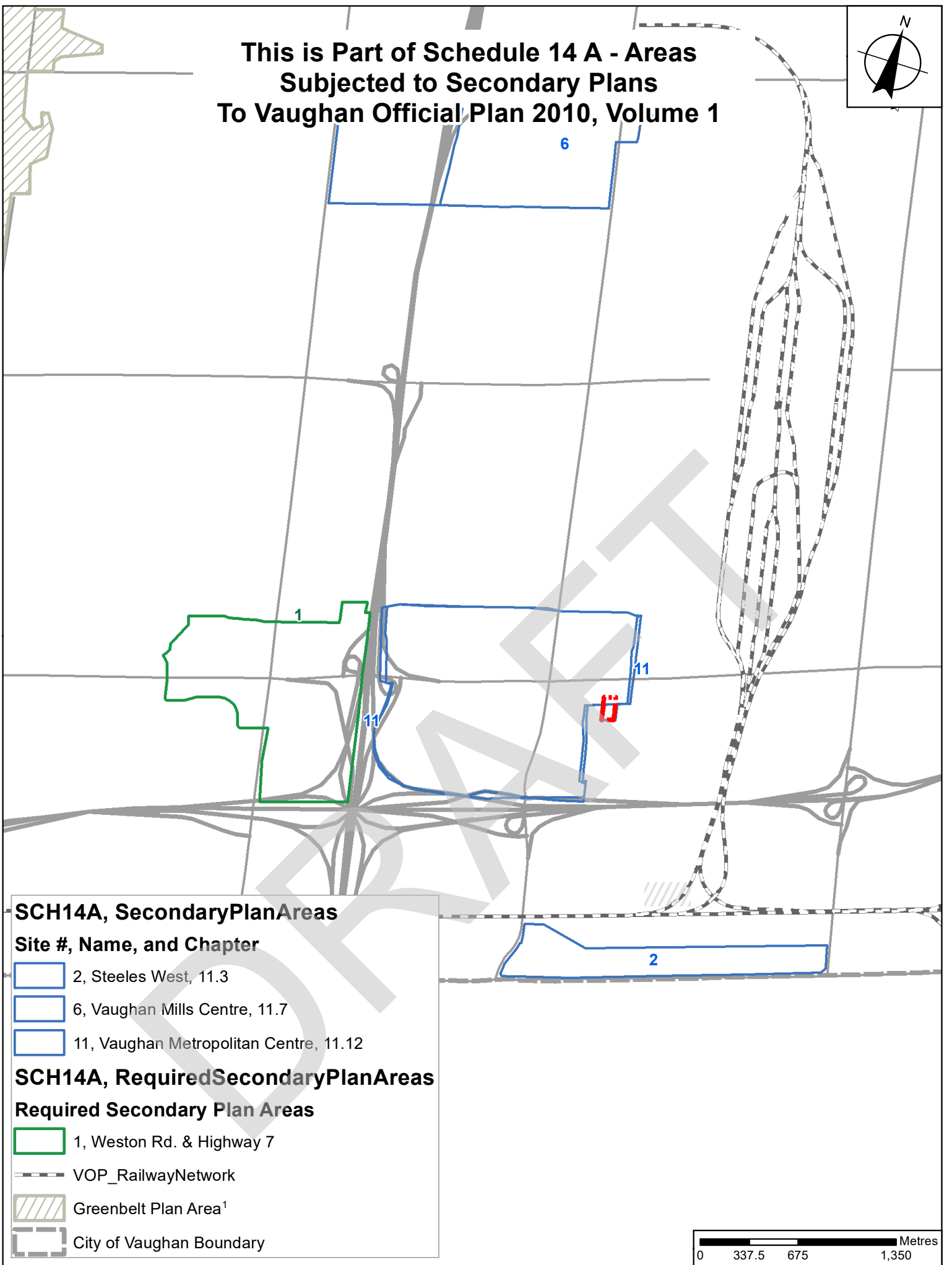
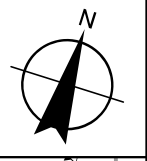
PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership

City of Vaughan




**Lands Subject to
Amendment No. 127**

**This is Part of Schedule 14 A - Areas
Subjected to Secondary Plans
To Vaughan Official Plan 2010, Volume 1**







SCH14A, Secondary Plan Areas

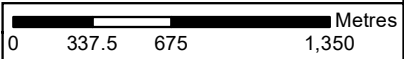
Site #, Name, and Chapter

-  2, Steeles West, 11.3
-  6, Vaughan Mills Centre, 11.7
-  11, Vaughan Metropolitan Centre, 11.12

SCH14A, Required Secondary Plan Areas

Required Secondary Plan Areas

-  1, Weston Rd. & Highway 7
-  VOP_RailwayNetwork
-  Greenbelt Plan Area¹
-  City of Vaughan Boundary



**This is Schedule '4'
To Official Plan Amendment No. 127
Adopted the 17th Day Of December, 2024**

File: OP.23.007

Related File: Z.23.012

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2, 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;

PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership







City of Vaughan

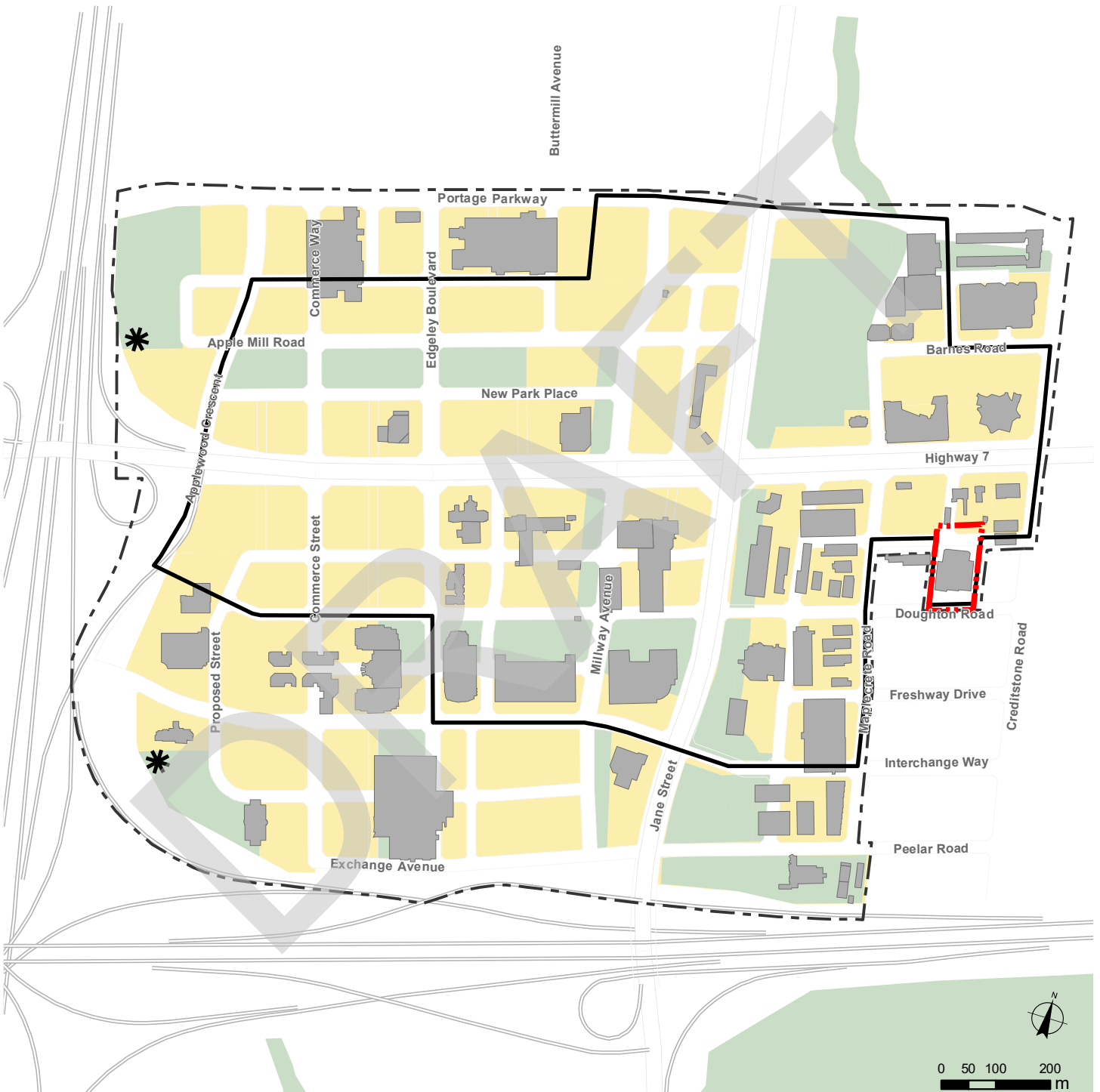


**Lands Subject to
Amendment No.127**

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 '5'
To Official Plan Amendment No. 127 Adopted
the 17th Day Of December, 2024

File: OP.23.007

Related File: Z.23.012


Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2, 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;

PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership

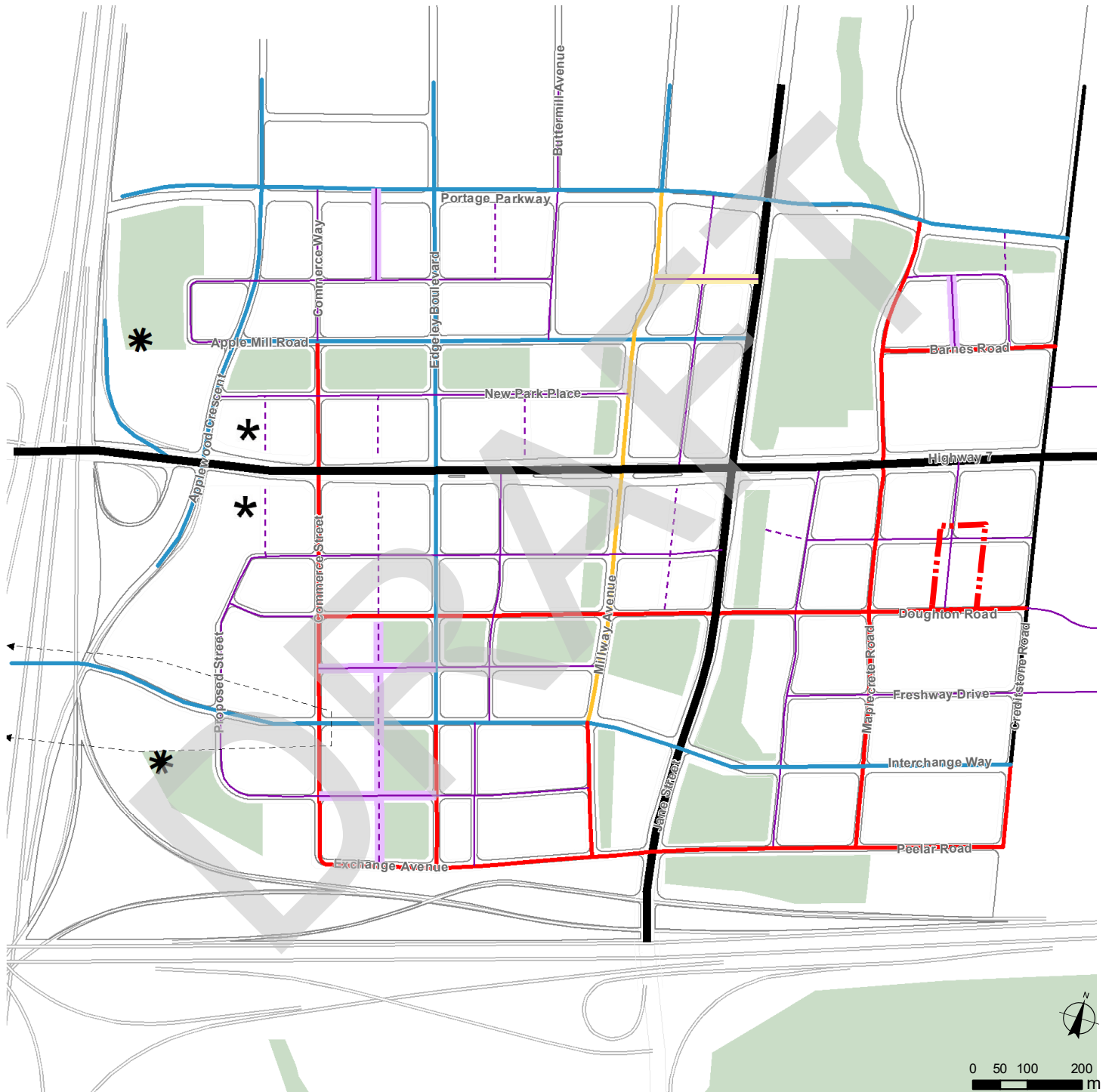
City of Vaughan

 Lands Subject to
Amendment No. 127

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 collectors (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 '6'
To Official Plan Amendment No. 127 Adopted
the 17th Day Of December, 2024

File: OP.23.007

Related File: Z.23.012

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2, 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;

PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership

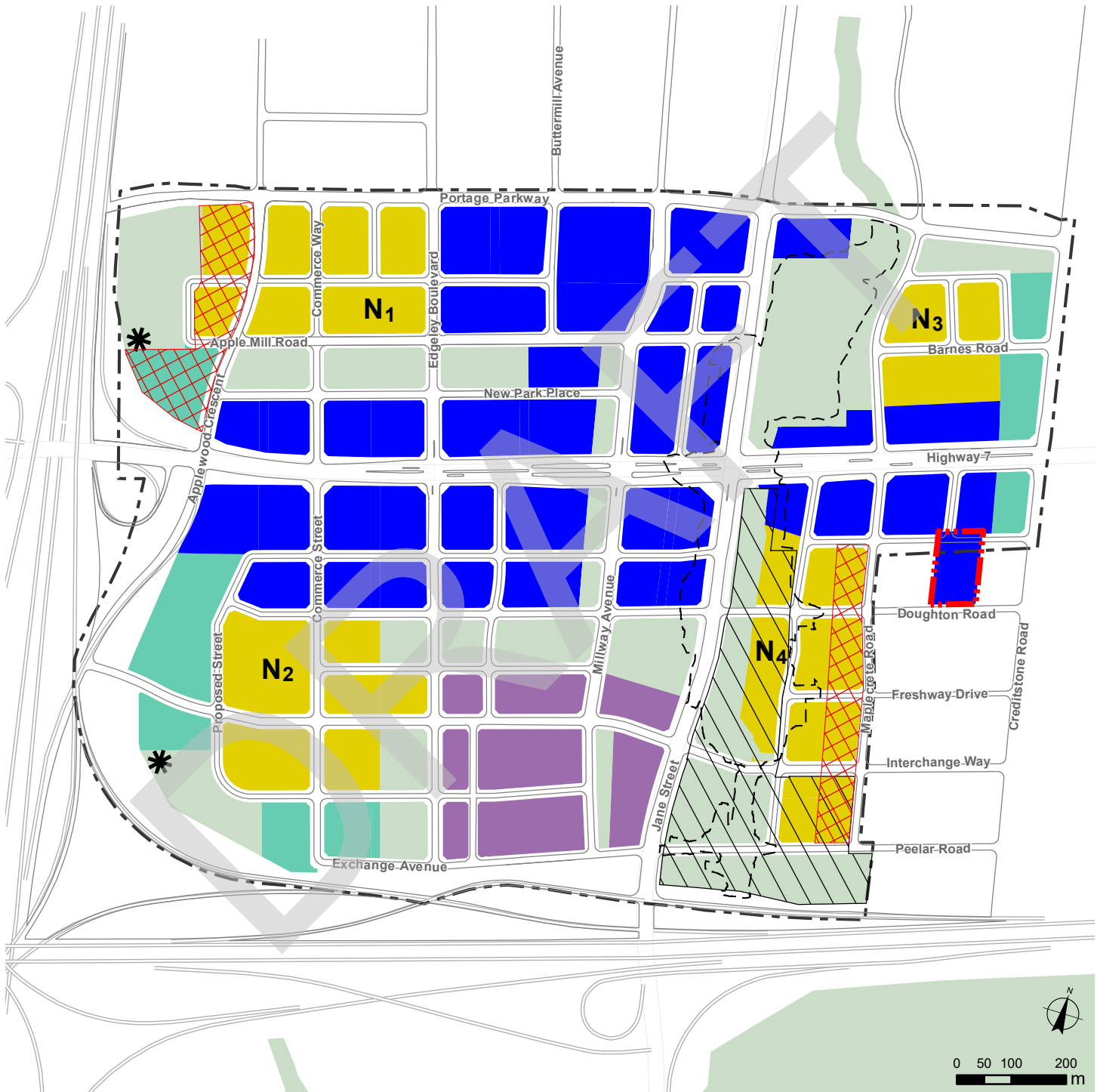
City of Vaughan

Lands Subject to Amendment No. 127

SCHEDULE F > LAND USE PRECINCTS

LEGEND

- station precinct
- south precinct
- neighbourhood precinct
- west and east employment precinct
- major parks and open spaces
- 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)
- 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



This is Schedule '7'
To Official Plan Amendment No. 127 Adopted
the 17th Day Of December, 2024

File: OP.23.007

Related File: Z.23.012

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2, 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;

PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership





City of Vaughan

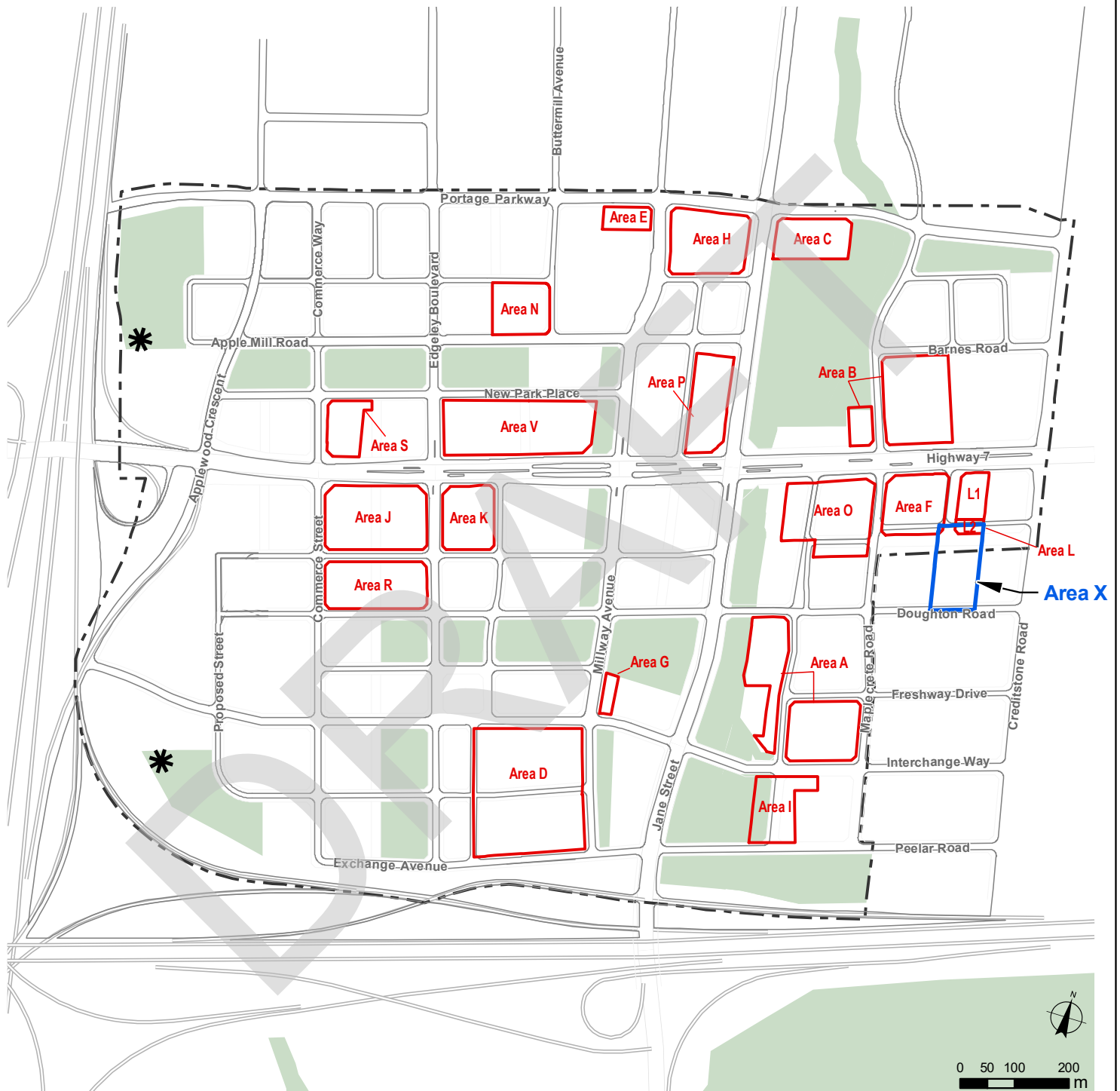


Lands Subject to
Amendment No.127

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 '8'
To Official Plan Amendment No. 127 Adopted
the 17th Day Of December, 2024

File: OP.23.007


Related File: Z.23.012

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;
PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership

City of Vaughan

 Lands Subject to
Amendment No. 127