

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 077-2026

A By-law to amend the Vaughan Official Plan 2010 for the Vaughan Planning Area with Amendment Number 144, as effected by the Ontario Land Tribunal.

WHEREAS applications for official plan and zoning by-law amendments were filed with respect to the subject lands at 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street to permit two 12 storey mixed-use buildings;

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-23-000924, and the Tribunal made an order with respect to the appeal.

NOW THEREFORE the Ontario Land Tribunal **ORDERS AS FOLLOWS:**

1. THAT Amendment Number 144 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, as approved by the Ontario Land Tribunal Order dated the 14th day of November, 2025 (OLT Case No. OLT-23-000924), is attached hereto as Appendix "1" consisting of the attached text, Schedule "1" and "2" and Appendix "I" and is effective on November 14, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by the Decision of the Ontario Land Tribunal
Issued November 14, 2025, Case No. OLT-23-000924
Effective Date of By-Law: November 14, 2025

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: November 14, 2025

CASE NO.: OLT-23-000924

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Concen Development Limited
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit the development of two 12-storey mixed-use residential buildings consisting of 700 dwelling units, 1,080 square metres of ground floor commercial space fronting on to Centre Street, a 1,205 square metre privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot.
Reference Number: OP.22.023
Property Address: 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street
Municipality: City of Vaughan/Regional Municipality of York
OLT Case No: OLT-23-000924
OLT Lead Case No: OLT-23-000924
OLT Case Name: Concen Development Limited. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Concen Development Limited
Subject: Application to amend the Zoning By-Law – Refusal or neglect to make a decision
Description: To permit the development of two 12-storey mixed-use residential buildings consisting of 700 dwelling units, 1,080 square metres of ground floor commercial space fronting on to Centre Street, a 1,205 square metre privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot.
Reference Number: Z.22.045
Property Address: 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street
Municipality: City of Vaughan/Regional Municipality of York
OLT Case No: OLT-23-000925
OLT Lead Case No: OLT-23-000924

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Concen Development Limited
 Subject: Site Plan
 Description: To permit the development of two 12-storey mixed-use residential buildings consisting of 700 dwelling units, 1,080 square metres of ground floor commercial space fronting on to Centre Street, a 1,205 square metre privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot.

Reference Number: DA.22.077
 Property Address: 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street
 Municipality: City of Vaughan/Regional Municipality of York
 OLT Case No: OLT-23-000926
 OLT Lead Case No: OLT-23-000924

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Concen Development Limited
 Subject: Zoning By-law
 Description: New City-wide comprehensive zoning by-law
 Reference Number: By-law 001-2021
 Property Address: City Wide
 Municipality: Vaughan/York
 OLT Case No: 002803
 OLT Case No: OLT-22-002104

BEFORE:

W. DANIEL BEST)
 MEMBER)
)
) Friday, the 14th
) day of November, 2025

THESE MATTERS being appeals of an official plan amendment, zoning bylaw amendment, site plan application and a site-specific appeal of the City’s New Comprehensive Zoning By-law 001-2021 having come before this Tribunal for a settlement hearing on April 11, 2025 (the “**Settlement Hearing**”);

AND THE TRIBUNAL having reviewed and accepted the land use planning evidence of Ryan Guetter contained in an Affidavit affirmed on April 1, 2025 and provided orally at the Settlement Hearing;

AND THE TRIBUNAL having issued an interim decision on May 16, 2025 (the “Decision”) withholding its Final Order, pending the confirmation of the City Solicitor that certain conditions have been fulfilled as outlined in paragraph 23 of the Decision,

AND THE TRIBUNAL having ordered, within paragraph 27 of the Decision, the dismissal of the appeals by the Appellant in respect of the City’s New City-Wide Comprehensive Zoning By-law 001-2021, upon the Tribunal’s issuance of its Final Order;

AND THE TRIBUNAL being satisfied that the pre-requisite matters identified in paragraph 23 of the Tribunal’s Decision have been addressed and being in receipt of the final form of the Official Plan Amendment and the draft Zoning By-law Amendment agreed upon by the parties;

THE TRIBUNAL THEREFORE MAKES A FINAL ORDER THAT in accordance with the provisions of subsections 17(50), 22(11) and 34(26) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended:

1. The appeals are allowed in part and the City of Vaughan’s Official Plan and Zoning By-law are hereby amended in the manner set out in the draft Official Plan Amendment at **Appendix “1”** and the draft Zoning By-law Amendment at **Appendix “2”**. The Tribunal authorizes the municipal clerk to format the instruments as may be necessary for record keeping purposes.
2. The appeals by the Appellant in respect of the City’s New City-Wide Comprehensive By-law 001-2021 is hereby dismissed.

“Matthew D.J. Bryan”

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Appendix 1

AMENDMENT NUMBER 144

TO

THE VAUGHAN OFFICIAL PLAN 2010

OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1” and “2” constitute Amendment Number 144 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, Chapter 12.9, Centre Street Corridor Area Specific Policies and Map 12.9.B to permit two 12 storey mixed-use buildings on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 141" on Schedules "1" and "2" attached hereto: Permit a maximum Floor Space Index (FSI) of 4.44 times the area of the lot, and,

2. Permit a maximum building height of 12-storeys.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the north side of Centre Street, municipally known as 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street being Part of Lots 80 to 85 inclusive, Registered Plan 3541, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 144."

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 intensification area, in proximity to higher order transit facilities and are located within a Major Transit Station Area ('MTSA').
2. The Amendment is consistent with the 2024 Provincial Planning Statement ('PPS 2024') as it represents appropriate intensification and efficient use of land. The transit supportive 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 a mix of housing options 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 are located within a “Community Area” and along a “Regional Intensification Corridors” by Schedule 1 – Urban Structure of VOP 2010 and are designated “Mid-Rise Mixed-Use “B”” by VOP 2010, specifically Chapter 2, Section 12.9 - Centre Street Corridor as shown on Map 12.9.B of the Centre Street Corridor Area Specific Policy.
4. The statutory Public Hearing was held on May 30, 2023. The recommendation of the Committee of the Whole to receive the Public Hearing report May 30, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 20, 2023. Vaughan Council on March 19, 2024 initially approved Official Plan Amendment File OP.22.023, (Concen Developments Limited). Further, on January 28, 2025 Council endorsed a recommendation to support an amended version of the Official Plan Amendment File OP.22.023, (Concen Developments Limited) which resulted in an increase of FSI from 4.08 to 4.44 times the area of the lot, and an increase of units from 700 to 828.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Volume 2, Section 12.9, Centre Street Corridor of VOP 2010, Policy 12.9.5.7 and 12.9.5.8 – “Area Specific Policies” by adding the following policy, to be renumbered in sequential order:

“(OPA # 144) 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street
designated Mid-Rise Mixed-Use “B”:

- i. A maximum FSI of 4.44 shall be permitted.
- ii. A maximum building height of 12-storeys shall be permitted.”

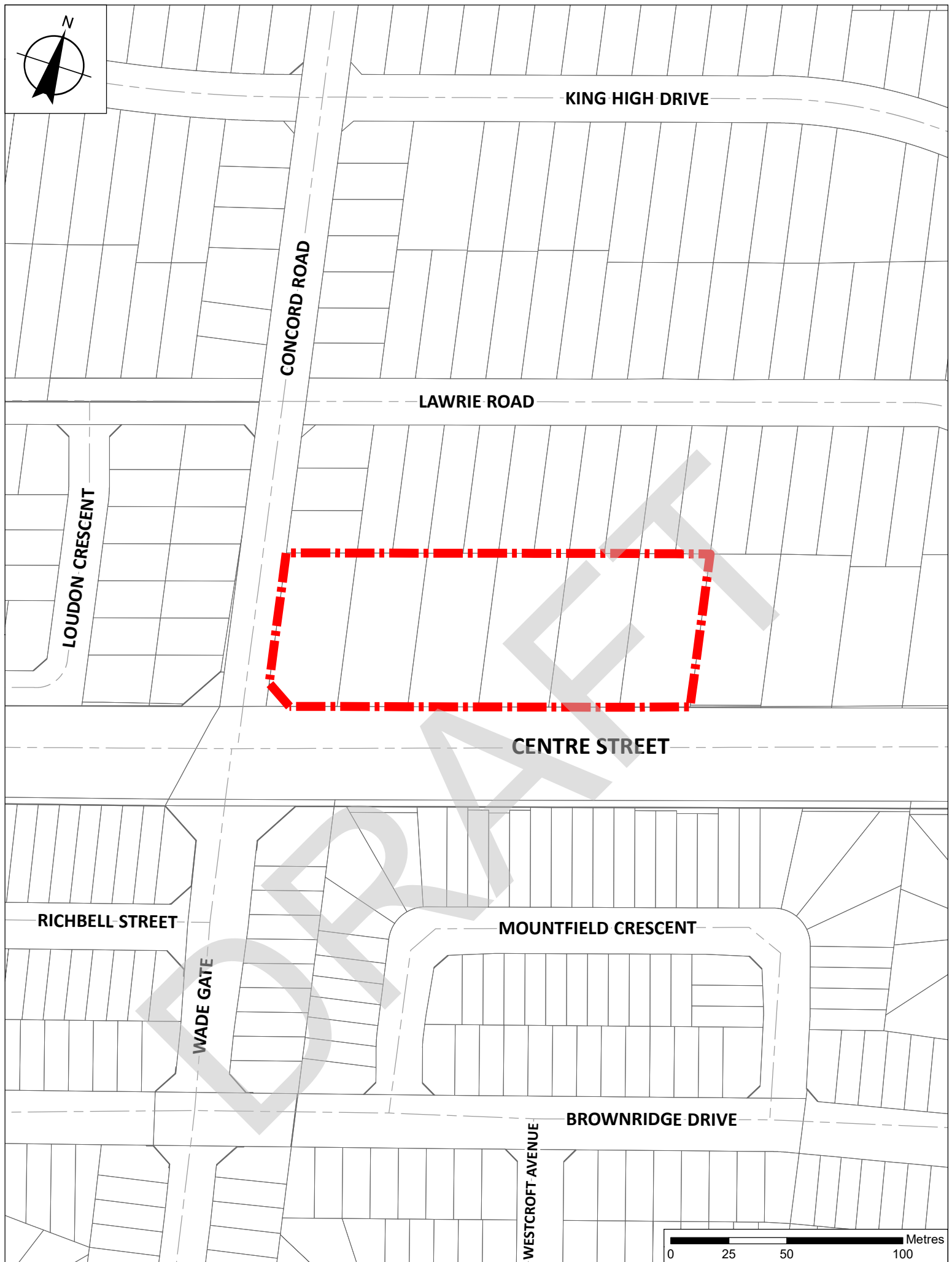
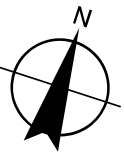
2. Amending Map 12.9.B “Centre Street Corridor Building Height and Density Maximums” of Volume 2, Section 12.9 Centre Street Corridor Area Specific Policy of VOP 2010, as identified on Schedule “2” hereto, to identify a maximum FSI of 4.44 times the area of the lot for the Subject Lands, whereas an FSI of 3.8 times of the area of the lot is permitted;
3. Amending Map 12.9.B “Centre Street Corridor Building Height and Density Maximums” of Volume 2, Section 12.9 Centre Street Corridor Area Specific Policy of VOP 2010, as identified on Schedule “2” hereto, to identify a maximum Building Height of 12-storeys for the Subject Lands, whereas a maximum Building Height of 9-storeys of is permitted.

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 '1'
 To Official Plan Amendment No. 144
 Adopted the 14th Day Of November, 2025

File: OP.22.023

Related Files: Z.22.045, DA.22.077

Location: Part of Lot 6, Concession 2

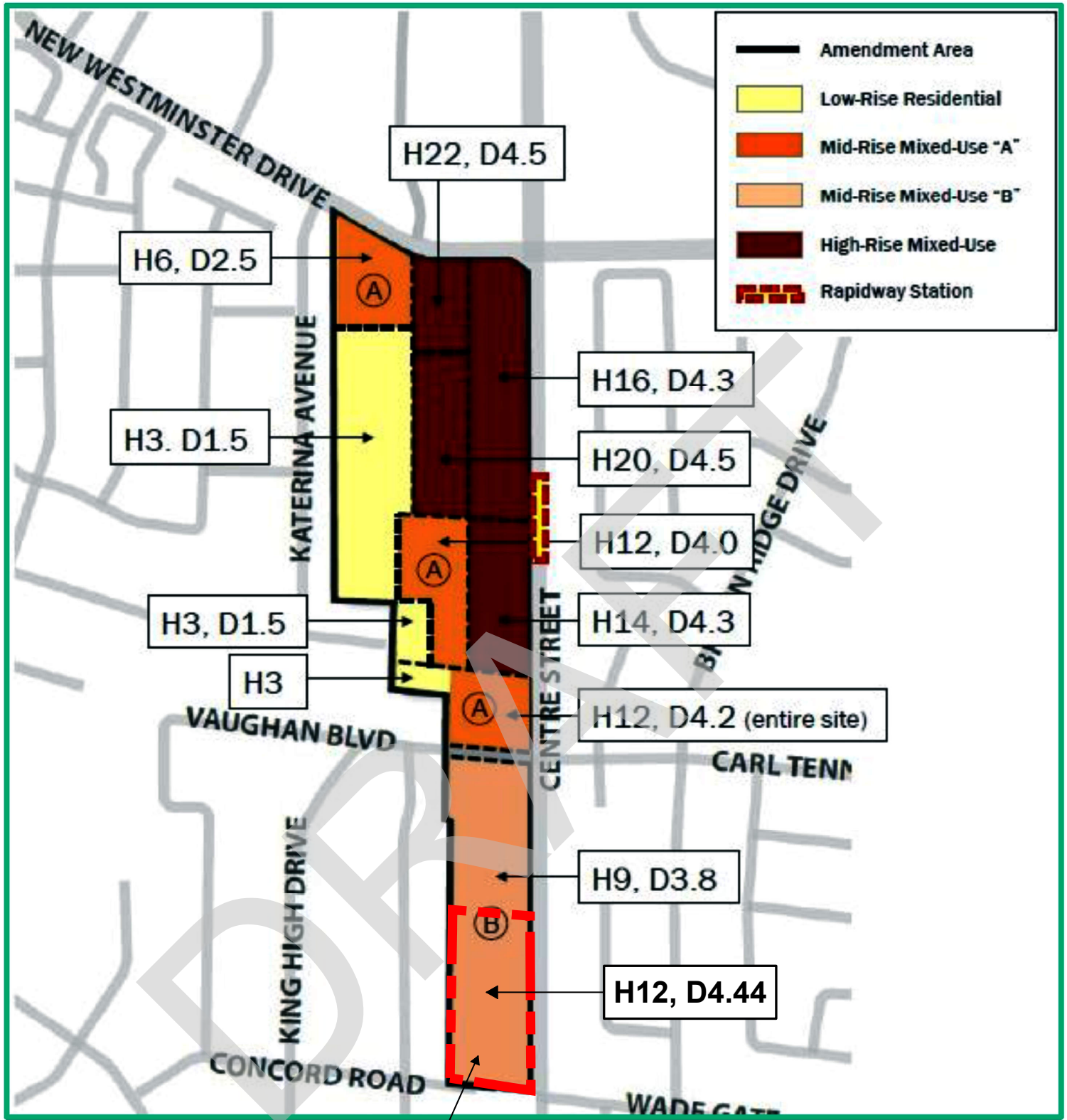
Applicant: Concen Development Limited

City of Vaughan



Lands Subject to
Amendment No. 144

Map 12.9.B:
Centre Street Corridor Building Height and Density Maximums



Lands Subject to
Amendment No. 144

This is Schedule '2'
To Official Plan Amendment No. 144
Adopted the 14th Day Of November, 2025

File: OP.22.023

Related Files: Z.22.045, DA.22.077

Location: Part of Lot 6, Concession 2

Applicant: Concen Development Limited

City of Vaughan



Lands Subject to
Amendment No. 144

APPENDIX I

The Subject Lands subject to this Amendment are located on the north side of Centre Street, municipally known as 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street being Part of Lots 80 to 85 inclusive, Registered Plan 3541, in the City of Vaughan.

The purpose of this Amendment is to permit a maximum Floor Space Index of 4.44 times the area of the lot and a maximum building height of 12-storeys to permit two 12-storey mixed-use buildings.

On January 28, 2025, Vaughan Council approved the recommendation in Confidential Communication from the Interim Deputy City Manager, Planning, Growth Management, and Housing Delivery dated January 28, 2025 which endorsed approval of the Official Plan Amendment File OP.22.023 (Concen Developments Limited) to amend the City of Vaughan Official Plan 2010, specifically Volume 2, Section 12.9, Centre Street Corridor Area Specific Policies to permit a maximum Floor Space Index of 4.44 times the area of the lot and a maximum building height of 12-storeys to permit two 12-storey mixed-use buildings.

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