



NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 78

TAKE NOTICE THAT By-law 148-2022, which adopted Vaughan Official Plan (2010) Amendment Number 78 (City File No. OP.21.016), was passed by Vaughan Council on June 28, 2022.

City of Vaughan Council received written and/or oral submissions before and/or during their meeting and has taken these submissions into consideration when making its decision.

This Vaughan Official Plan (2010) Amendment is also related to File Z.21.027 & DA.21.031.

The purpose of this Amendment to the Official Plan is to permit the following on the Subject Lands:

- a) A maximum building envelope not exceeding 50-storeys in height, in which each individual tower shall be limited to and not exceed the maximum geodetic height permissions prescribed in the Zoning By-law, subject to the requirements for a Section 37 Agreement, pursuant to the Planning Act
- b) A maximum permitted density (Floor Space Index (FSI)) of 6.8 times the area of the lot
- c) A maximum permitted tower floor plate size of 778 m²
- d) A 1-storey (6.5 m) stand-alone retail building
- e) A publicly accessible pedestrian mews to have a minimum width of 15 m, except at localized pinch points where the minimum width may be reduced to 12 m
- f) A minimum height of 3.0 m for the first storey of a residential building for residential and residential-related uses
- g) An amendment to Schedule "K", Site-Specific Policy Area, of the VMC Secondary Plan to include the above amendments

On June 28, 2022, Vaughan Council ratified the June 21, 2022 recommendation of the Committee of the Whole recommendation to approve Official Plan Amendment File OP.21.016 (and the corresponding Zoning By-law Amendment File Z.21.027) as follows:

1. "THAT Official Plan Amendment File OP.21.016 BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (VMCSP), to add a new Site-Specific Policy Area on Schedule 'K' to:
 - a) Identify the Subject Lands located south of Celebration Avenue, north of Doughton Road, east of Commerce Street and west of Interchange Way as Area "R"
 - b) Permit an increase to the maximum permitted building height from 25-storeys to a maximum building envelope not exceeding 50-storeys in height, in which each individual tower shall be limited to, and not exceed, the maximum geodetic height permissions prescribed in the Zoning By-law
 - c) Permit a 1-storey (6.5 m) stand-alone retail building
 - d) Permit an increase to the maximum permitted density (Floor Space Index ('FSI')) from 4.5 times the area of the lot to 6.8 times the area of the lot
 - e) Permit an increase to the maximum tower floor plate size from 750 m² to 778 m²
 - f) Permit the publicly accessible pedestrian mews to have a minimum width of 15 m, except at the northern entrance where the minimum width may be reduced to 12 m
 - g) Permit a minimum height of 3.0 m for the first storey of a residential building for residential and residential-related uses
2. THAT Zoning By-law Amendment File Z.21.027 BE APPROVED to:
 - a) Amend Zoning By-law 1-88, as amended, to rezone the Subject Lands from "C9 Corporate Centre Zone" subject to site-specific exception 9(957) to "C9 Corporate Centre Zone" together with site-specific exceptions identified in Table 1 of this Report, generally in the manner as shown on Attachment 5
 - b) Permit the bonusing for increased height and density for the proposed Development, in return for the provision of community benefits in the form of a cash contribution of \$8,426,657.98 pursuant to the policies of VOP 2010 and VMCSP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act towards off-site future urban park enhancements in the southwest quadrant, including potential public art and community/cultural space.

3. THAT the implementing Official Plan and Zoning By-law Amendment instruments include the provision for a contribution, pursuant to Section 37.1 of the Planning Act for the community benefits identified in Recommendation 2b), which will be implemented through the Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The \$8,426,657.98 Section 37 contribution shall be provided through off-site community benefits towards future urban park enhancements in the southwest quadrant, including potential public art and community/cultural space, which shall be provided in the form of cash contribution prior to the issuance of the first Building Permit, subject to indexing. The Owner shall pay to the City the Section 37 Agreement Surcharge Fee in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement
4. THAT the implementing Official Plan Amendment be forwarded to York Region for approval
5. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with Section 24(2) of the Planning Act
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law comes into effect to permit adjustments to the implementing Zoning By-law

The Subject Lands are located on the south side of Celebration Avenue, between Commerce Street and Interchange Way, within the Vaughan Metropolitan Centre (“VMC”), in the City of Vaughan.

Location Map: Next Page

If you wish to obtain a complete copy of the Amendment, please contact the City Clerk’s Office during regular office hours.

For more information, please contact:

Office of the City Clerk
Phone: 905-832-2281 ext. 8504
Email: clerks@vaughan.ca

Policy Planning & Environmental Sustainability Department
Phone: 905-832-2281 ext. 8581
Email: policyplanning@vaughan.ca

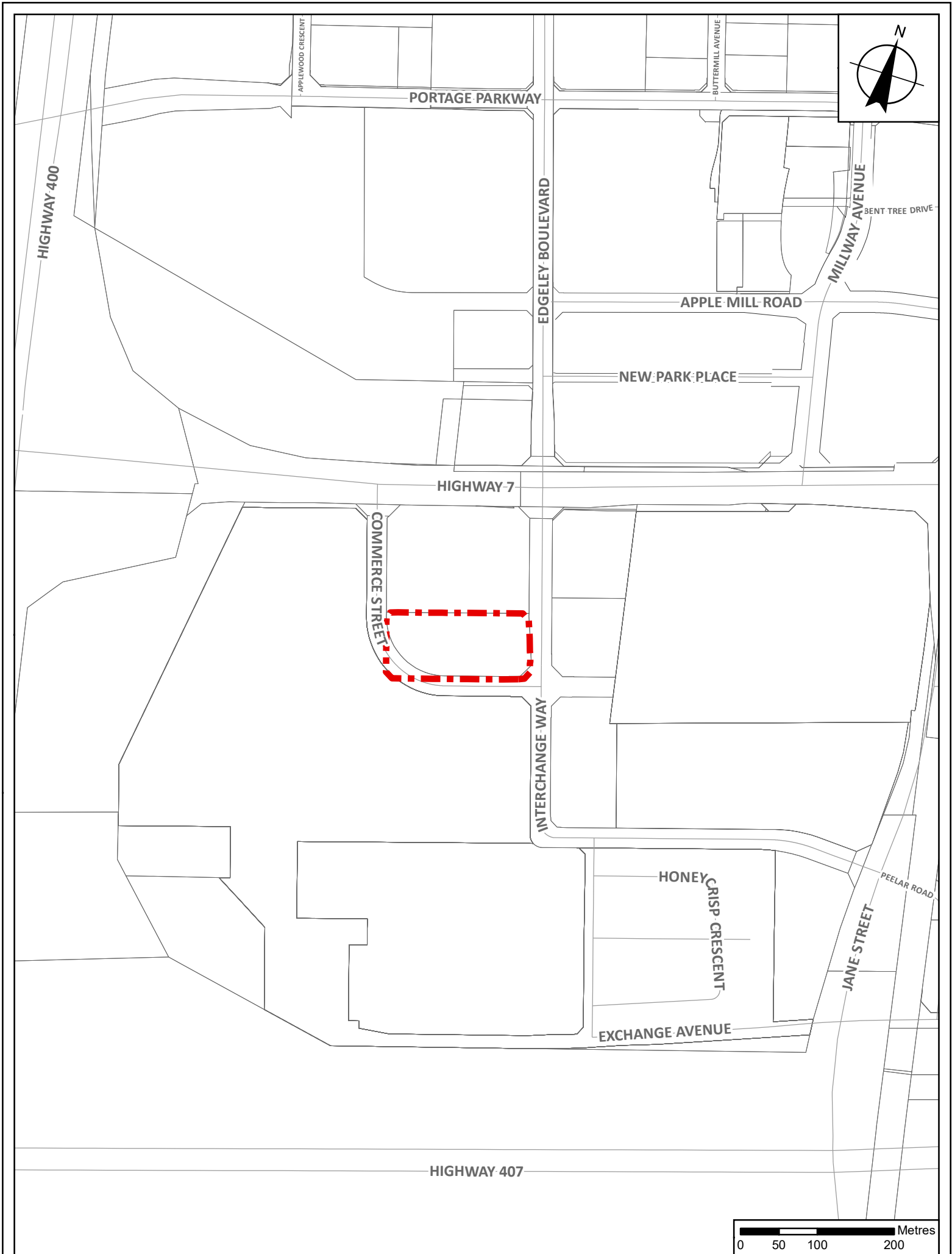
Approval Authority: The Regional Municipality of York is the approval authority for the Official Plan Amendment. If you wish to be notified of the decision of the approval authority in respect to this application, you must make a written request to:

York Region Community Planning and Development Services
Corporate Services Department
17250 Yonge Street, 4th Floor, Newmarket, ON L3Y 6Z1

Email: developmentservices@york.ca
Phone: 1-877-464-9675 | Extension 71550

Dated at the City of Vaughan on **July 12, 2022**

Todd Coles, City Clerk
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Location Map To Official Plan Amendment No. 78

File: OP.21.016

Related File: Z.21.027

Location: Parts 66, 67 and 68 of 65R-20291

Applicant: RP B3S Holdings Inc.

City of Vaughan



Lands Subject to
Amendment No. 78