



## NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 86

**TAKE NOTICE THAT** By-law 158-2022, which adopted Vaughan Official Plan (2010) Amendment Number 86 (City File No. OP.21.007), 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.21.010, 19T-18V005 & DA.18.037.

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

A maximum building height and density on the Subject Lands, as shown on Schedule 1, of 49-storeys (Building A) and 45-storeys (Building B) and 6.97 FSI, respectively, subject to the requirement of a Section 37 Agreement, pursuant to the Planning Act.

This Amendment also rescinds By-law 040-2019 to adopt Amendment Number 39 to the Vaughan Official Plan 2010 of the Vaughan Planning Area that applied to the Subject Lands.

On June 28, 2022, Vaughan Council ratified the June 7, 2022 recommendation of the Committee of the Whole recommendation to approve Official Plan Amendment File OP.21.007 (and the corresponding Zoning By-law Amendment File Z.21.010) as follows (in part):

- “1. THAT Official Plan Amendment File OP.21.007 BE APPROVED; to amend Volume 2 of the Vaughan Official Plan 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (VMCSP), to replace the site-specific policies applicable to the lands identified as “Area F” on Schedule K – Site Specific Policy Areas with the following:
  - a) Maximum building heights of 49-storeys or 153.5 metres (Building A) and 45-storeys or 141.3 metres (Building B);
  - b) Notwithstanding Schedule I – Height and Density Parameters, Building C shall not exceed 7-storeys in height;
  - c) A maximum permitted density FSI of 6.97 times the area of the Subject Lands;
  - d) Notwithstanding Policy 8.7.18, the maximum tower floor plate size shall not exceed 859 square metres (Buildings A & B).
2. THAT Zoning By-law Amendment File Z.21.010 be APPROVED to:
  - a) amend Zoning By-law 1-88, as amended, to rezone the Subject Lands from “C9(H) Corporate Centre Zone” with the Holding Symbol “(H)”, subject to Exception 1473, to “C9 Corporate Centre Zone” with the Holding Symbol “(H)” in the manner shown on Table 1, together with the site-specific zoning exceptions identified in the Zoning section of this report;
  - b) permit the bonussing for increased building height and density for the development shown on Attachments 3 to 11 in return for the following provision of community benefits, pursuant to the Planning Act, the policies of the VOP 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:
    - i. 162.85 m<sup>2</sup> of community space located on the ground floor of Building A, with an appraisal report to follow which will determine the value of the ownership arrangement (long term lease versus freehold) and contribution for interior fit-out and programming using the remaining funds within the \$3,786,587.15 contribution envelope.
3. THAT the Holding Symbol “(H)”, as shown on Attachment 2, shall not be removed from the Subject Lands, or any portion thereof, until the Owner:
  - a) Provide a Remedial Action Plan (RAP) to the satisfaction of the City;
  - b) Obtain and file for a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands or for all portions thereof as identified on Attachment 14. The “H” may be removed from the Subject Lands in a phased manner as generally shown on Attachment 14 to the satisfaction of the City;
4. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and the City Clerk be authorized to execute the Section 37 Agreement, pursuant to Section 37.1 of the Planning Act, for the implementation of the community benefits identified in Recommendation 2 b). The Owner shall pay to the City the Section 37 Agreement surcharge fee in accordance with the Tariff of Fees By-law 194-2020 for the Planning Applications, prior to the execution of the Section 37 Agreement;

5. THAT the implementing Official Plan Amendment be brought forward to York Region for approval;
6. THAT the implementing Zoning By-law Amendment be brought forward to the June 28<sup>th</sup>, 2022 Vaughan Council meeting in accordance with section 24(2) of the Planning Act.”

The Subject Lands are located on the southeast corner of Maplecrete Road and Highway 7, within the Vaughan Metropolitan Centre (“VMC”), in the City of Vaughan, Regional Municipality of York.

**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](mailto:clerks@vaughan.ca)

**Policy Planning & Environmental Sustainability  
Department**  
Phone: 905-832-2281 ext. 8581  
Email: [policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca)

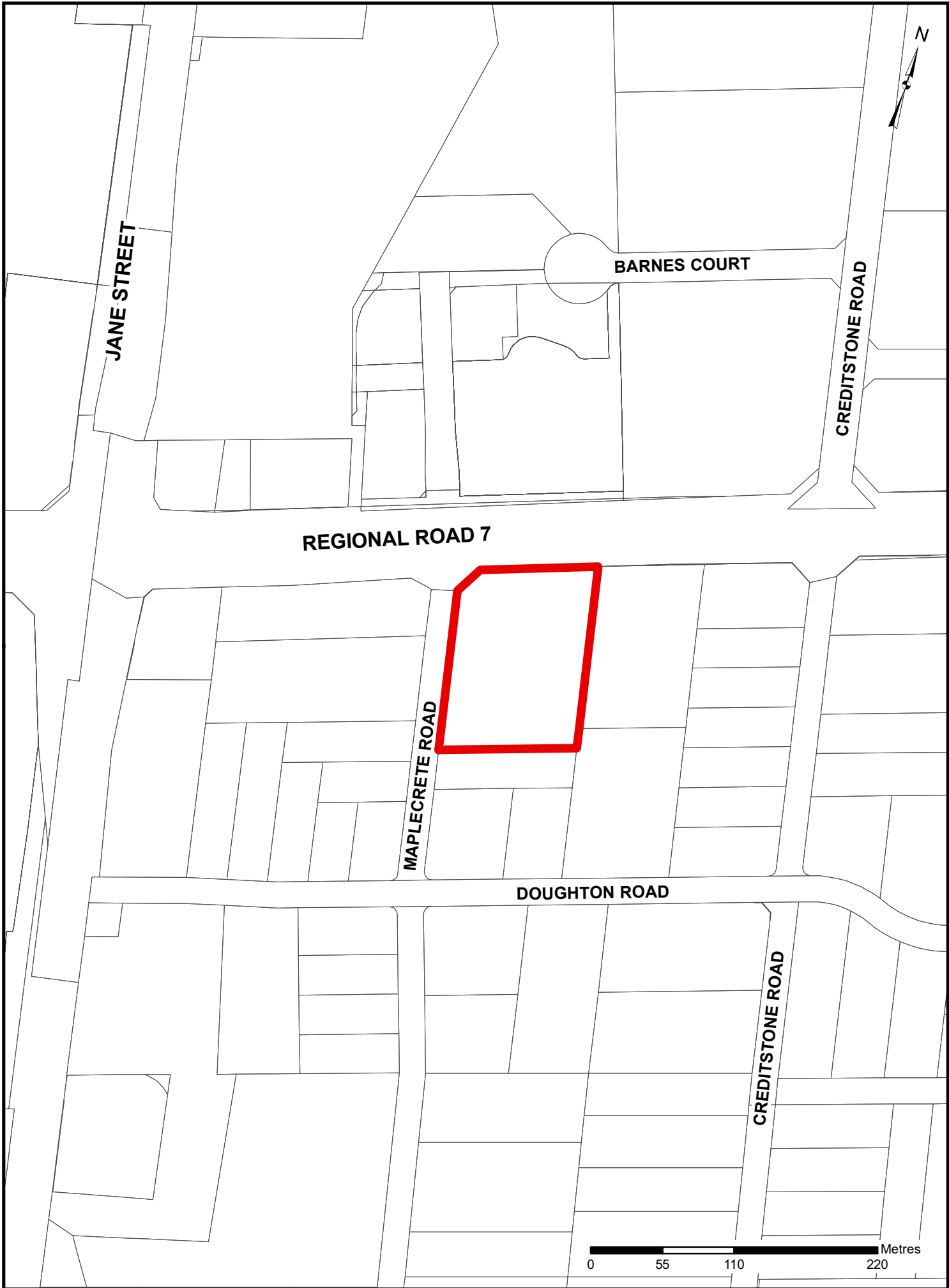
**Approval Authority:** The Regional Municipality of York is the approval authority for the Official Plan Amendment. If you wish to be notified of the decision of the approval authority in respect to this application, you must make a written request to:

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

Email: [developmentservices@york.ca](mailto: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. 86

FILE: OP.21.007  
 RELATED FILES: Z.21.010, 19T-18V005 & DA.18.037  
 LOCATION: PART OF LOT 5, CONCESSION 4  
 APPLICANT: 1930328 ONTARIO INC.  
 CITY OF VAUGHAN



LANDS SUBJECT TO  
AMENDMENT NO. 86