

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 159-2025

A By-law to adopt Amendment Number 139 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 139 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4”, “5” and “6” 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 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 23 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 24, 2025.
City Council voted in favour of this by-law on June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025

AMENDMENT NUMBER 139
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3”, “4”, “5” and “6” constitute Amendment Number 139 to the Official Plan of the Vaughan Planning Area.

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

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 13, Site Specific Policies to redesignate the Subject Lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use" as shown on Schedule "2" attached hereto and identified as "Lands Subject to Amendment No. 139".

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 139" on Schedule "1" attached hereto:

1. Permit a multi phased master plan community with a maximum building height of 28-storeys, Floor Space Index ('FSI') of 5.95 times the net developable area of the Subject Lands, at grade non-residential uses, site-specific policies and implementation policies.
2. Permit a road network as shown in Schedule "4".
3. Permit a park network as shown in Schedule "5".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Highway 7, west of Martin Grove Road and are municipally known as 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road, being Part of Lot 5, Concession 8, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 139."

III BASIS

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

1. The Provincial Planning Statement, 2024 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that all land use decisions in Ontario "shall be consistent with" the PPS. The PPS, specifically policies 2.2.1 and 2.3.1.2, directs communities to support intensification and redevelopment, contribute to providing for a range of housing, and ensure for the efficient use of infrastructure and public service facilities within a Settlement Area. Policy 3.5 speaks to land use compatibility regarding potential '*sensitive land uses*'. The uses contemplated on the Subject Lands will be subject to the policy directives of the PPS, which ensure compatibility measures are taken into consideration when a potential 'sensitive land use' is in proximity to industrial and employment uses. In consideration of the above, the Development meets the policy directives of PPS and is therefore consistent with the PPS.
2. The York Region Official Plan 2022 ('YROP 2022') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by the YROP 2022. Policy 4.2.2 of the YROP 2022 requires that a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life be provided. YROP 2022 also encourages that local municipal official plans implement a mix and range of housing types that is consistent with other Regional forecasts, intensification and density targets. The development will add to the range of housing forms in the community including the potential to accommodate purpose-built rentals. For this reason, the Development conforms to the policy directives of YROP 2022.

3. The Subject Lands are located on a “Regional Intensification Corridor ” on Schedule 1 – Urban Structure of VOP 2010 and are designated “Mid-Rise Mixed Use” on Schedule 13 – Land Use by VOP 2010 with a maximum permitted height of 10-storeys and FSI of 3 times the area of the lot, on the east portion of the Subject lands at the intersection of Highway 7 and Martin Grove Road. The remaining west portion of the Subject Lands has a maximum permitted height of 8-storeys and FSI of 2.5 times the area of the lot. The “Mid-Rise Mixed Use” designation permits a range of uses including residential uses, mid-rise buildings, public and private institutional building types, home occupations, community facilities, cultural uses, retail uses, office uses, parking garages, hotels and gas stations.

In order to facilitate the master plan community, an amendment to VOP 2010 is required to redesignate the Subject Lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use” with a maximum permitted height of 28-storeys and a FSI of 5.95 times the net developable area of the Subject Lands, along with site-specific policies including, implementation policies, a new road network, and park network.

The Amendment will contribute to increasing and diversifying housing options in the City of Vaughan by adding over 3,500 dwelling units to the community. The development will also be located adjacent to a “Regional Rapid Transit Corridor” as defined by Schedule 10 - Major Transit Network of VOP 2010. Highway 7 is a part of the “Regional Rapid Transit Corridor” with a Bus Rapid Transit line in proximity to the Subject Lands. The Amendment is therefore transit supportive and will complement the BRT line along Highway 7 and any potential expansion into Peel Region.

The statutory Public Meeting was held on February 07, 2023. The recommendation of the Committee of the Whole to receive the Public Meeting report of February 07, 2023, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on February 22, 2023. Vaughan Council, on June 24, 2025, ratified the June 04, 2025, Committee of the Whole

recommendation to approve Official Plan Amendment File OP.22.007, (Martin Grove and Highway 7 Landowners).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Volume 1, Schedule 13 - Land Use by redesignating the Subject Lands identified on Schedule "1" from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use" with a maximum height of 28-storeys and a maximum FSI of 5.95 times the net developable area of the Subject Lands, as shown on Schedule "2"
2. Amending Volume 1, Schedule 14-C - Areas Subject to Site Specific Plans by adding the Subject Lands identified on Schedule "1", and municipally known as 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road, as Item 80 as shown in Schedule "3"
3. Amending Volume 2, Section 13.1 "Areas Subject to Site Specific Policies" by adding the following policy, to be renumbered in sequential order:
"13.1.1.80 The lands known as 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road are identified on Schedule 14-C as Item 80 and are subject to the policies set out in Section 13.81 of this Plan. (OPA # 139)"
4. Adding the following policies to VOP 2010, Volume 2, Chapter 13 "Site Specific Policies", and renumbering in sequential order including the location map of the Subject lands as per Schedule "6", the height and density map as per Schedule "2", the road network as per Schedule "4", and the park network as per Schedule "5":
"(OPA #139) 13.81 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road
 13.81.1 **General**
 13.81.1.1 The following policies shall apply to the subject lands

identified on Map 13.81.A.

13.81.1.2 The purpose of the following policies is to guide development of a high-rise mixed-used planned community for the lands shown on Map 13.81.A.

13.81.2 **Land Use, Height and Density**

13.81.2.1 The land use designation of “High-Rise Mixed-Use”, maximum permitted height of 28-storeys, and density of 5.95 times the net developable area of the Subject Lands shall apply to the lands shown on Map 13.81.A.

13.81.2.2 Any Zoning By-law Amendment Applications subject to Section 13.81 of VOP 2010, Volume 2 will be required to provide the following density information through the Planning Justification Report:

- 1st, Floor Space Index (FSI) calculation: each phase (individual parcel) shall include the FSI calculation that is specific to the redevelopment parcel;
- 2nd, Floor Space Index (FSI) calculation: shall be cumulative. The FSI calculation shall be based on the cumulative redeveloped gross floor area (‘GFA’) vs the established net developable area for the entire Subject Lands subject to Section 13.81.

13.81.3 **Non-Residential Use**

13.81.3.1 The ground floor of buildings along Highway 7, Public and Private Roads, and Retail Mews, shall predominantly consist of retail uses or other active uses that animate the street, where appropriate.

13.81.3.2 Retail uses will be distributed as part of the overall development and shall provide a cumulative retail gross-

floor area of approximately 7,500 square metres at the ultimate build-out of the Subject Lands.

- 13.81.3.3 The Planning Justification Report prepared in support of individual Zoning By-law Amendments will identify the provision of at-grade retail where appropriate and will take into consideration the site-specific urban design principles and guidelines along with the contribution to the overall retail space required to accommodate the full build out of the Subject Lands. The Planning Justification Report shall also provide a rationale and demonstration for contribution to other commercial uses and community services that may be required to accommodate the population anticipated in the community.

13.81.4 **Urban Design Vision and Principles**

- 13.81.4.1 The overall development will promote well-designed intensification to maximize the use of existing and planned infrastructure including facilities, transit, utilities and services.
- 13.81.4.2 The development overall will create a complete community that contains a range of uses and activities, providing diverse opportunities for working, living, learning, shopping, recreation and more.
- 13.81.4.3 The development shall provide a range of housing choice for a diverse population.
- 13.81.4.4 Land uses related to the development of the subject lands shall be within walking distance of each other, together with a fine-grained network of publicly accessible pedestrian walkways framed by appropriately-scaled development that creates safe and comfortable walking conditions.

- 13.81.4.5 Include a mix of non-residential uses supporting the anticipated population growth and the City as a whole.
- 13.81.4.6 Provide a park and open space system to accommodate a growing population over the full build out of the Subject Lands.
- 13.81.4.7 Overall, the Subject Lands will establish a comprehensive vehicular network. Through subsequent applications, planned and future vehicular connections and transit enhancements will be secured in accordance with the *Planning Act* and to the satisfaction and discretion of the City.
- 13.81.4.8 Establish a hierarchy of streets and include development that creates an active street wall along the corridor and encourages a pedestrian-friendly built form by locating active uses at grade.
- 13.81.4.9 Protect the opportunities for community services and facilities required to support the anticipated population growth.
- 13.81.4.10 Cooperation and connectivity between properties is encouraged for vehicle and pedestrian movements to the public roads systems and open spaces, recognizing that existing uses may continue and redevelop for a number of years.

13.81.5 **Urban Design Policies**

- 13.81.5.1 Notwithstanding policy 9.2.2.6.c of VOP 2010, the subject lands identified on Map 13.81.A to this Amendment, being designated as High-Rise Mixed-Use, the ground floor of buildings along Highway 7, Public Roads, and Retail Mews shall consist of retail uses or other active uses that animate

- the street, where appropriate.
- 13.81.5.2 The tallest buildings within the subject lands identified on Map 13.81.A shall be located along Highway 7 and Martin Grove Road. Heights and densities will generally decline as distances increase from these frontages.
- 13.81.5.3 The first Zoning By-Law Amendment and/or Draft Plan of Subdivision Application initiated through Section 13.81 of VOP 2010, Volume 2, shall provide an Urban Design, Open Space and Streetscape Study for the whole Subject Lands. Subsequent Zoning By-law Amendment Applications shall provide an Urban Design Brief.
- 13.81.5.4 Development of the Subject Lands shall have regard to the City-Wide Urban Design Guidelines.
- 13.81.5.5 Development within the Subject Lands will conform to policies contained in Section 9 as it relates to Intensification Areas in Volume 1 of the VOP 2010; however, in the event of a conflict, the policies within the Section 13.81 of VOP 2010, Volume 2 shall prevail.
- 13.81.5.6 Applications for each parcel shall consist of an Urban Design Brief describing how the development responds to the Urban Design provisions of Section 13.81 of VOP 2010 Volume 2, VOP 2010 Volume 1 and the City-Wide Urban Design Guidelines.
- 13.81.5.7 Development within the Subject Lands shall include a mix of non-residential uses, including, but not limited to, retail, office, institutional, commercial, community facilities and human services intended to serve both the local population and the City as a whole and attract activity throughout the day. Non-residential uses should support the anticipated population growth.

- 13.81.5.8 Development shall achieve pedestrian comfort and safety at street level through framing streets with active uses and through establishing a comprehensive open space network. Creating a desirable public and private realm that prioritizes spaces for pedestrians and cyclists, enhances the walkability of the whole area and creates a coherent character, is a prime objective. This will be achieved by new development that provides eyes-on-the-street for safety, aligns buildings to define a street wall and animates the public realm by encouraging active uses at grade such as retail, service uses, lobby areas and main entrances directly from the streets.
- 13.81.5.9 Private streets should be designed to prioritize pedestrians.
- 13.81.5.10 Through the redevelopment of each parcel within the Subject Lands, microclimate conditions will be studied and the necessary reports will be presented to the City for review, through the subsequent Zoning By-law Amendment and Draft Plan of Subdivision Applications. Zoning provisions for each parcel shall be put in place to ensure that height and mass allocation minimizes the impacts on neighbouring properties and the onsite open spaces including consideration for shadow and wind impact, access to sunlight and skyviews.
- 13.81.5.11 Provide a transition in intensity and use to the surrounding employment, industrial and open space lands. This transition will be established through the setbacks and step-backs and will be determined through the implementing Zoning By-law Amendment Applications.

13.81.6 **Land Use Compatibility**

13.81.6.1 Any Zoning By-Law Amendment and/or Draft Plan of Subdivision Applications subject to policies of Section 13.81 of VOP 2010, Volume 2 shall be required to submit an updated Land Use Compatibility Study evaluating any potential adverse impacts between existing industrial uses and sensitive land uses that may impact the employment area and future residents, and shall recommend mitigation measures, strategies and setbacks in accordance with the D6 guidelines to address any potential adverse impacts identified. The updated Land Use Compatibility Study shall be completed to the satisfaction of the City.

13.81.7 **Parks**

13.81.7.1 Any Zoning By-law Amendment and/or Draft Plan Subdivision Applications that are subject to this Plan shall submit the following:

- a) a coordinated Park and Open Space Master Plan demonstrating a design approach and relationship between proposed parks and open spaces, which must also include:
 - i. a Park Facility Fit Plan for each proposed park, illustrating the size and location of the proposed park along with the proposed site conditions and outdoor recreational facilities to the satisfaction of the City.
- b) a Pedestrian Level Wind Study to assess and determine potential impacts and mitigation measures on proposed public parkland spaces from the subject development.

- c) a Sun/Shadow Study to assess and determine potential impacts on proposed public parkland spaces from the subject development.
 - d) a Phase 1 Environmental Site Assessment ('ESA') to examine soils on proposed public parkland area(s).
- 13.81.7.2 Park design, location, typology, and size shall conform to the VOP 2010 Section 7.3.2 - Parks and Open Space Design and be generally consistent with the Active Together Master Plan , or successor documents.
- 13.81.7.3 Park blocks shall be secured and dedicated as a single coordinated conveyance as shown on Map 13.81.C. Phased dedication of the park blocks will only be considered where the applicant demonstrates a comprehensive strategy to secure and guarantee conveyance of the complete park block, to the satisfaction of the City.
- 13.81.7.4 Development of the public park block(s) shall be coordinated with residential development in order to provide park facilities to the future residents in a timely manner, to the satisfaction of the City. Interim open space may be considered to fulfill the parkland and recreational needs of early phases of development until full build-out of the subject lands. The location, size and programming of interim open spaces shall be addressed through future planning applications. Interim open spaces shall not be eligible for parkland dedication credits.
- 13.81.7.5 To meet dedication requirements under the *Planning Act*, payment-in-lieu of parkland will be applicable, discounting any public parkland dedicated to the City.

13.81.8 **Transportation and Road Network**

13.81.8.1 Any Zoning By-Law Amendment, Draft Plan of Subdivision and/or Site Development Applications, for each phase of development will require submissions of individual transportation studies and/or alternatively a submission of a master transportation study (collectively known as 'the Transportation Reports') in conjunction with the Comprehensive Transportation Review Study completed for the Martin Grove and Highway 7 - Special Area Update as required to the satisfaction of the City of Vaughan. The Transportation Reports shall, among other items, assess whether the signalization of the intersection of Street C and Martin Grove Road is required. If required, the design of the intersection and any mitigation measures involving City of Vaughan Fire Station 7-3 must be provided to the satisfaction of the City of Vaughan. If a satisfactory design cannot be achieved, alternate road connections, such as a connection to Regina Road, must be secured.

13.81.8.2 A private street, as illustrated on Map 13.81.B, shall generally be designed to a public street standard. A private street that can function as a 'woonerf' is encouraged. Private street design details will be determined through subsequent planning applications facilitating the policies of Section 13.81 of VOP 2010, Volume 2. Any private street design will require supporting transportation studies and shall be to the satisfaction of the City.

13.81.9 **Water, Wastewater and Stormwater Management**

13.81.9.1 Any Zoning By-Law Amendment, Draft Plan of Subdivision and/or Site Plan Application Applications, for each phase of

development will require submissions of individual functional servicing and stormwater management reports and/or alternatively a submission of a master functional servicing and stormwater management report (collectively known as “the Functional Servicing and Stormwater Management Reports”) in conjunction with the Comprehensive Master Servicing Review Study required to be completed for the Martin Grove and Highway 7 - Special Area Update as required to the satisfaction of the City of Vaughan. The Functional Servicing and Stormwater Management Reports shall, among other items, provide a comprehensive analysis of a permanent servicing scheme to support each phase of the development (water supply and distribution, sanitary and storm drainage) including but not limited to, identifying all required downstream sanitary infrastructure upgrades and/or new sanitary infrastructure to support the proposed population growth for each phase of the development including full build-out, all to the satisfaction of the City of Vaughan and York Region.

13.81.10 **Environment**

13.81.10.1 Any Zoning By-Law Amendment, Draft Plan of Subdivision and/or Site Development Applications, for each phase of development will require the submission of Phase One and Phase Two Environmental Site Assessment (‘ESA’) studies (collectively known as “the ESA Reports”). Based on the findings of the ESA Reports, the applicant shall satisfy any additional requirements for remediation/Record of Site Conditions (‘RSCs’) as per the City’s Policy and Procedures for Dealing with Contaminated or Potentially

Contaminated Sites (January 2014).

13.81.10.2 Any Zoning By-Law Amendment, Draft Plan of Subdivision and/or Site Development Applications, for each phase of development will require submission of Environmental Noise and Vibration Studies (collectively known as “the Noise Reports”) to determine site-specific mitigation measures, including identifying potential ‘Class 4 Areas’. Should any submitted studies recommend Class 4 Area designations, these studies will be subject to a peer review on an individual site basis and at the sole cost of the landowner.

13.81.10.3 Any Zoning By-Law Amendment, Draft Plan of Subdivision and/or Site Development Applications, for each phase of development will require submission of updated Air Quality assessments (collectively known as “the Air Quality Reports”) based on site-specific design drawings for evaluation and assessment of mitigation measures.

13.81.11 **Holding Provisions**

13.81.11.1 As part of the Zoning By-law Amendment applications a Holding Symbol may apply for a Noise Reports necessary to determine if Class 4 Area designations are required for individual parcels within the subject lands and to establish any potential mitigation measures as part of detailed design. For any parcels for which a Class 4 Area designation has been recommended, the Holding Provision will be removed upon completion of the Peer Review and approval of the Class 4 area designation, to the satisfaction of the City.

13.81.11.2 As part of the Zoning By-law Amendment applications a

Holding Symbol may apply for a ESA Reports and any subsequent reports as necessary to satisfy any additional requirements for remediation/RSCs as per the City's Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (January 2014), are required. Upon completion of all assessments, a reliance letter completed in accordance with the City's reliance letter template will be required for all submitted reports.

13.81.11.3 As part of the Zoning By-law Amendment applications a Holding Symbol may apply for Transportation Reports and transportation design solutions as it relates to road network and intersections that are to the satisfaction of the City and York Region.

13.81.11.4 As part of the Zoning By-law Amendment applications a Holding Symbol may apply for a Functional Servicing Reports analyzing all public and private infrastructure required to be designed and constructed such as sanitary sewers, water supply and stormwater management facilities on and off-site to accommodate the various phases of development.

13.81.12 **Implementation**

13.81.12.1 Any variations from the schedules and site-specific exceptions of Section 13.81 of VOP 2010, Volume 2 shall, to the satisfaction of the City, be minor and shall respond to unique conditions or context of a site. Such variations, with the exception of variances to height and/or density, will not require an amendment to Section 13.81 provided that they are supported through either a Planning Justification Report, Urban Design Brief, Transportation

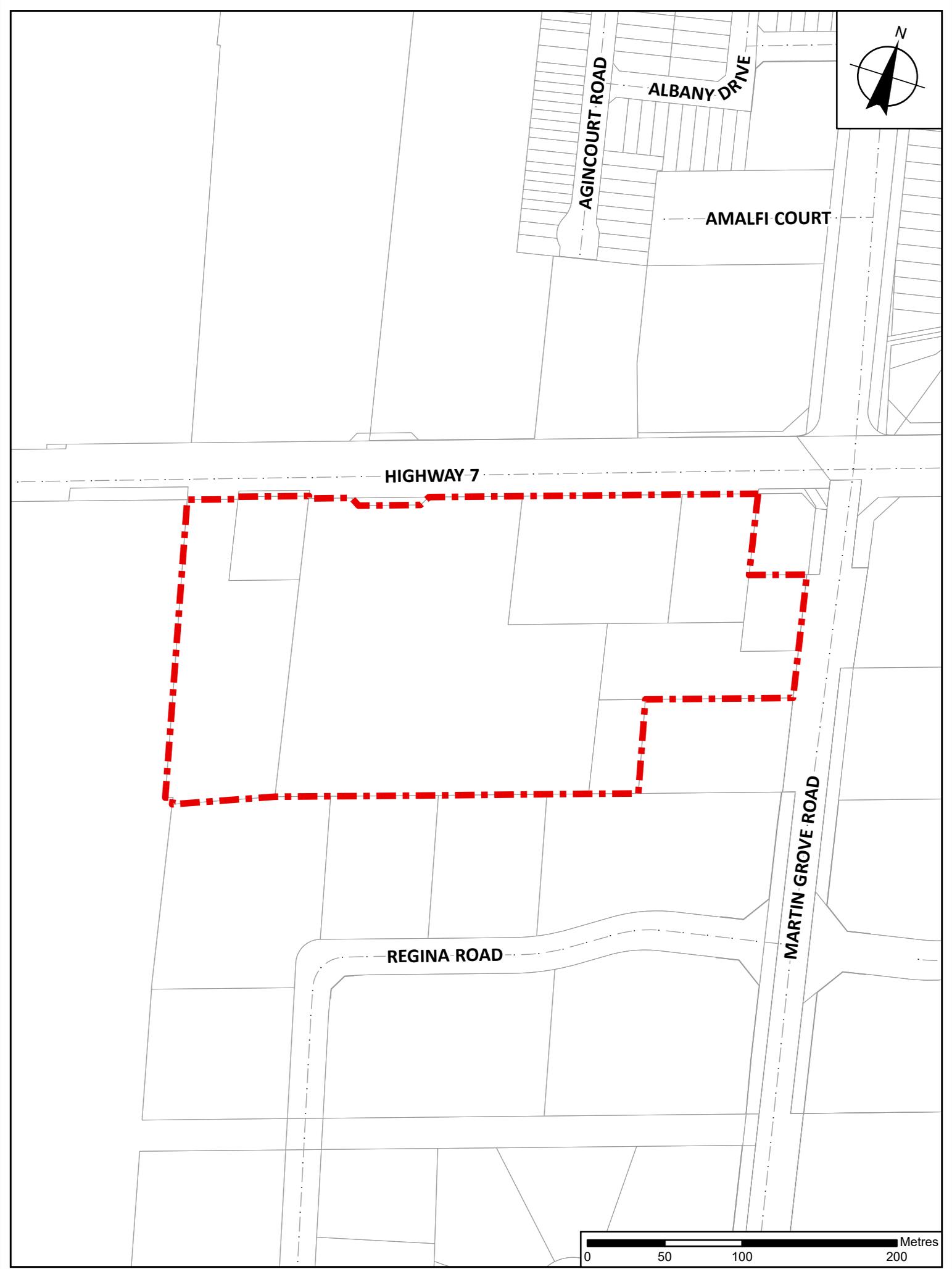
Report or Functional Servicing Report that has been prepared to the satisfaction of the City and the variation maintains the overall intent and vision of the Section 13.81 of VOP 2010, Volume 2.

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, Draft Plan of Subdivision, 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. 139
Adopted the 24th Day Of June, 2025

File: OP.22.007

Location: 5655, 5657, 5767, 5781, and 5731 Highway 7
 and 7700, 7714 Martin Grove Road
 Part of Lot 5, Concession 8

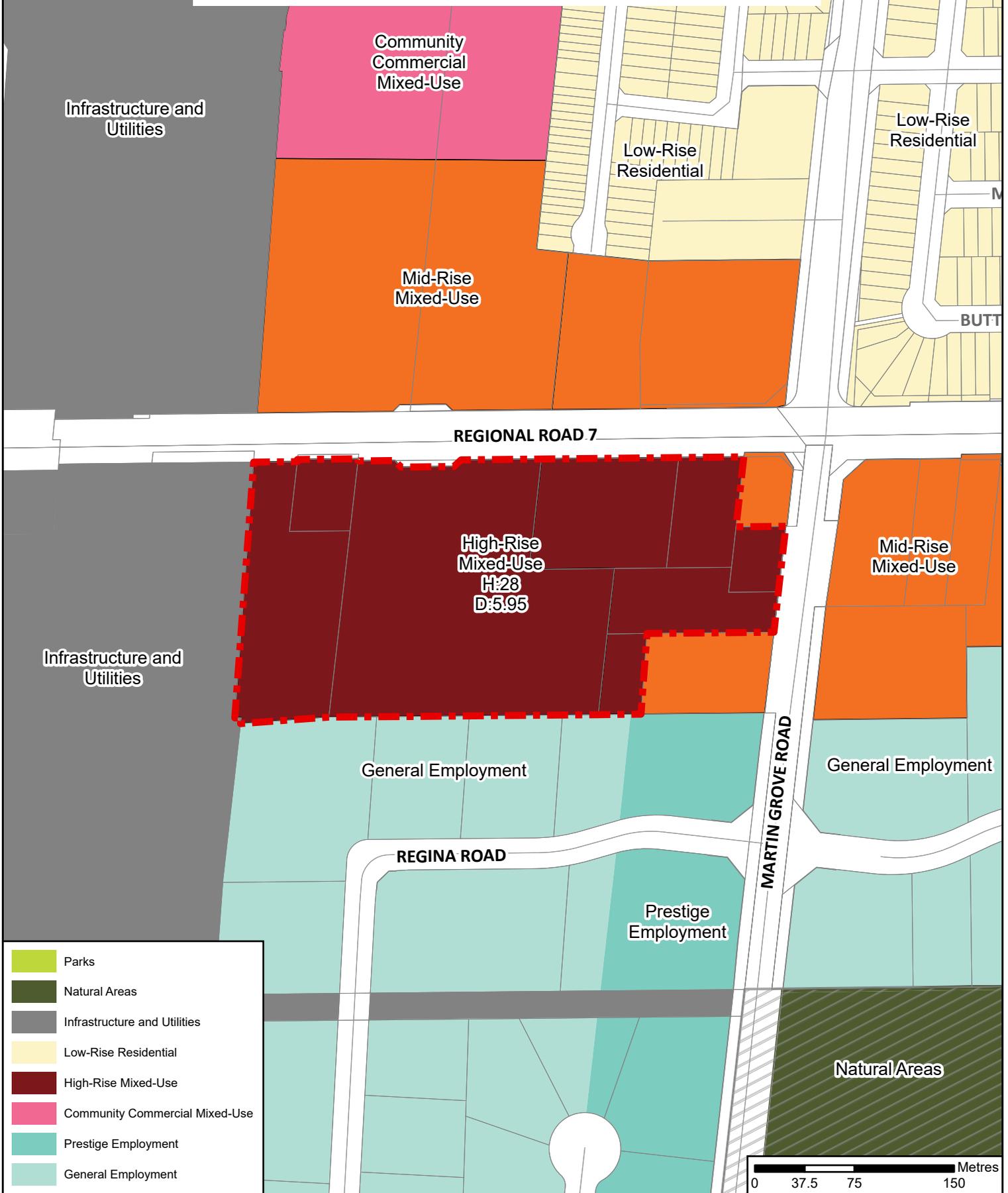
Applicant: Martin Grove and Highway 7 Landowners

City of Vaughan



Lands Subject to
 Amendment No. 139

**Map 13.81.A - 5655, 5657, 5767, 5781, 5731
Highway 7 and 7700, 7714 Martin Grove Road
This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1**



**This is Schedule '2'
To Official Plan Amendment No. 139
Adopted the 24th Day Of June, 2025**

File: OP.22.007

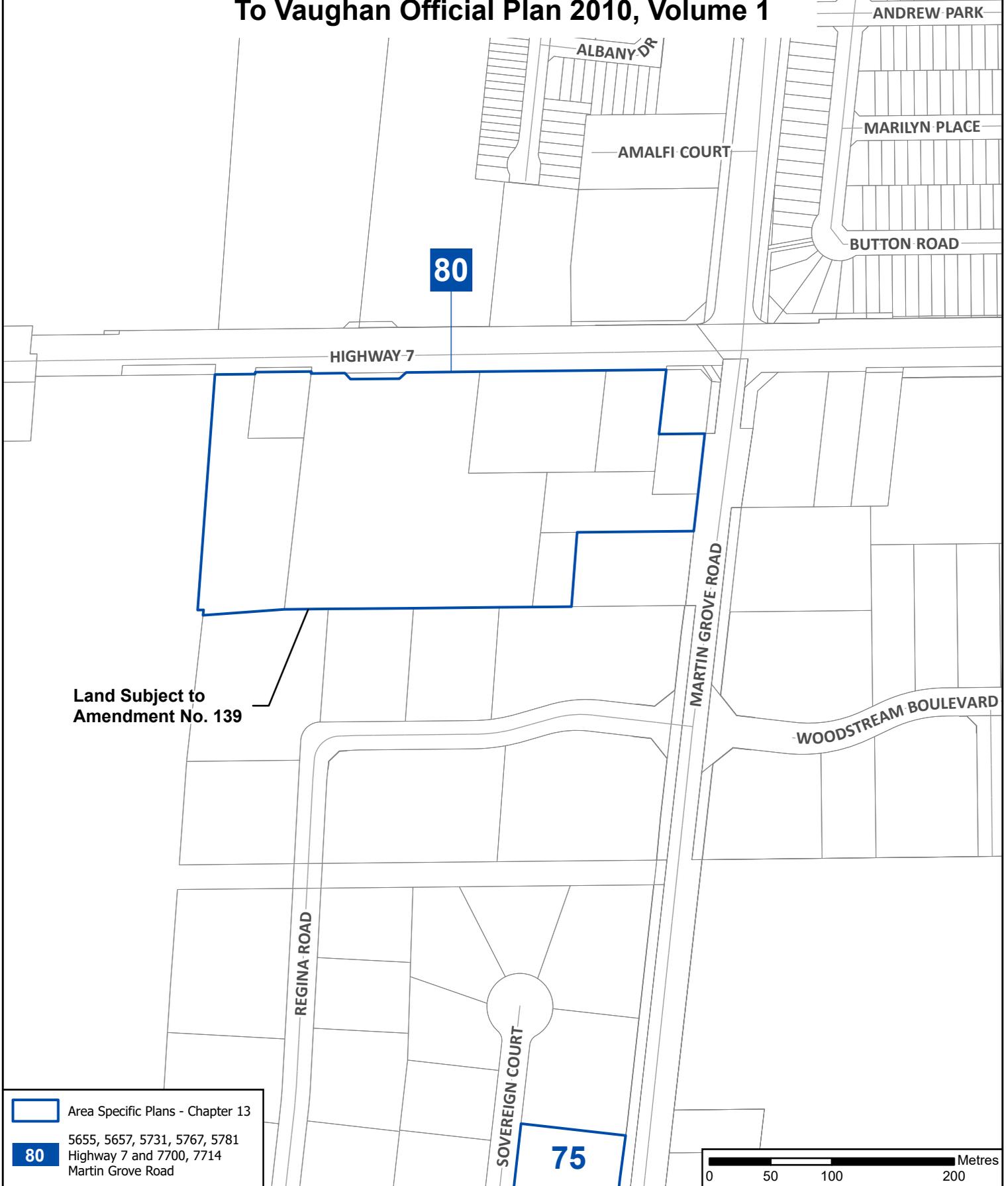
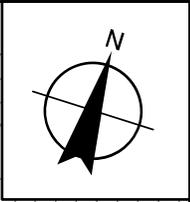
Location: 5655, 5657, 5767, 5781, 5731 Highway 7
and 7700, 7714 Martin Grove Road
Part of Lot 5, Concession 8

Applicant: Martin Grove and Highway 7 Landowners

City of Vaughan

 Lands Subject to
Amendment No. 139

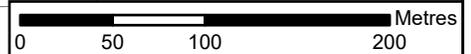
**Map 13.81.A - 5655, 5657, 5731, 5767, 5781
 Highway 7 and 7700, 7714 Martin Grove Road
 This is Part of Schedule 14C -
 Areas Subject to Site Specific Plans
 To Vaughan Official Plan 2010, Volume 1**



Land Subject to
 Amendment No. 139

 Area Specific Plans - Chapter 13

 5655, 5657, 5731, 5767, 5781
 Highway 7 and 7700, 7714
 Martin Grove Road

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**This is Schedule '3'
 To Official Plan Amendment No. 139
 Adopted the 24th Day Of June, 2025**

File: OP.22.007

Location: 5655, 5657, 5731, 5767, 5781 Highway 7
 and 7700, 7714 Martin Grove Road
 Part of Lot 5, Concession 8

Applicant: Martin Grove and Highway 7 Landowners

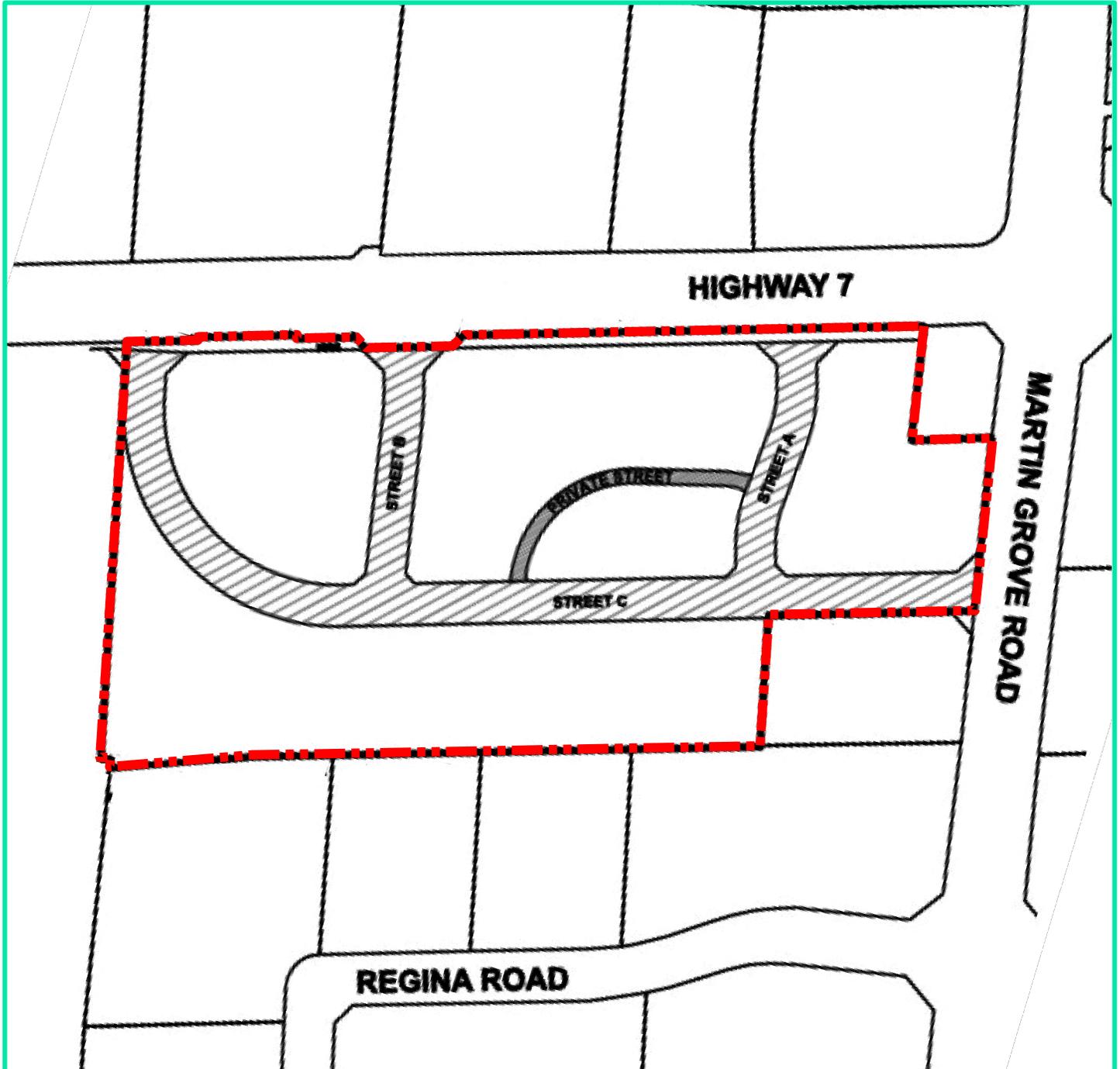
City of Vaughan



Lands Subject to
 Amendment No. 139

Map 13.81.B:

5655, 5657, 5767, 5781, 5731 Highway 7 and 7700, 7714 Martin Grove Road - Road Network



This is Schedule '4'
To Official Plan Amendment No. 139
Adopted the 24th Day Of June, 2025

File: OP.22.007

Location: 5655, 5657, 5767, 5781, 5731 Highway 7
and 7700, 7714 Martin Grove Road
Part of Lot 5, Concession 8

Applicant: Martin Grove and Highway 7 Landowners

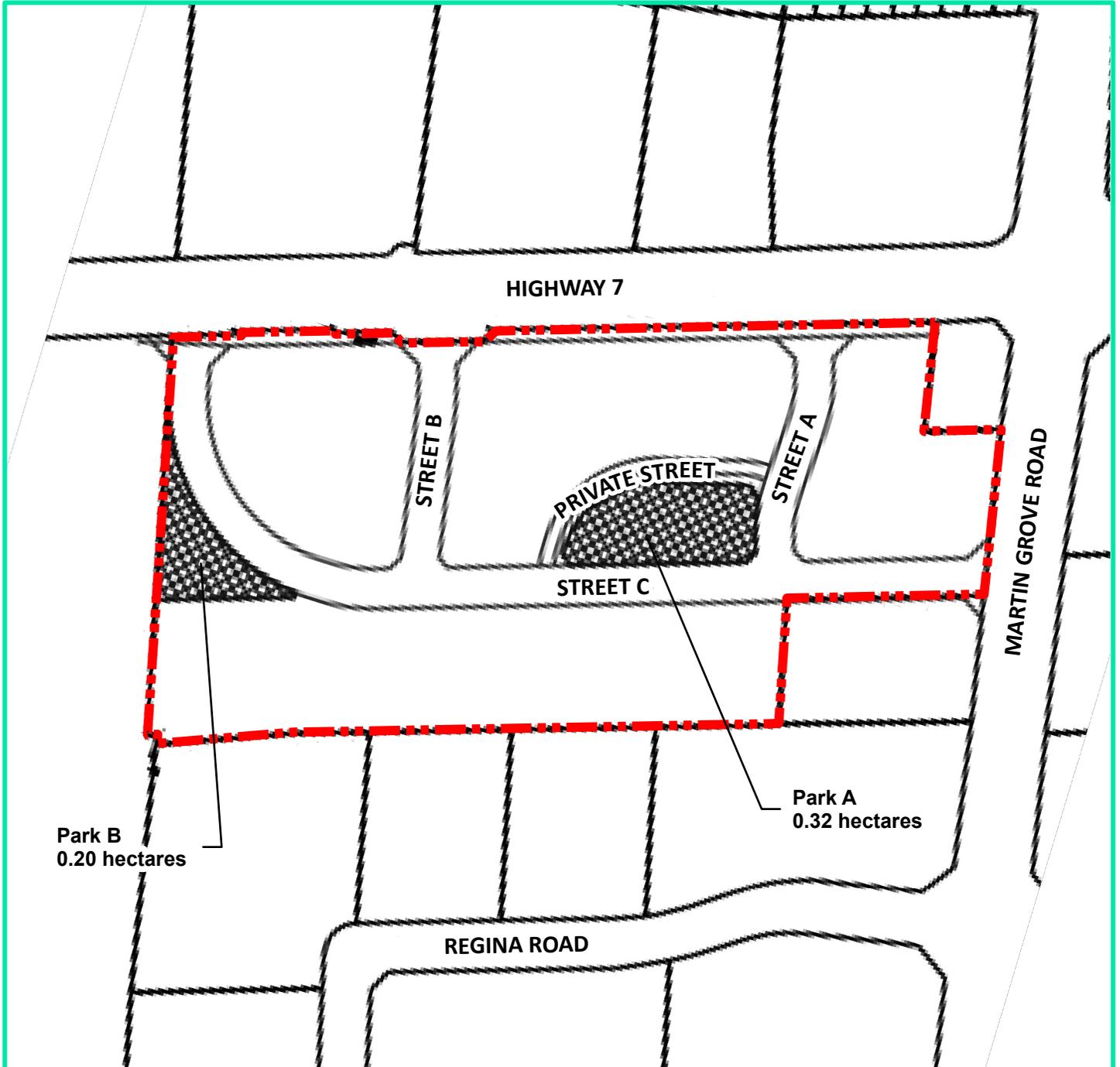
City of Vaughan



Lands Subject to
Amendment No. 139

Map 13.81.C:

5655, 5657, 5731, 5767, 5781 Highway 7 and 7700, 7714 Martin Grove Road - Park Network



This is Schedule '5'
To Official Plan Amendment No. 139
Adopted the 24th Day Of June, 2025

File: OP.22.007

Location: 5655, 5657, 5731, 5767, 5781 Highway 7
and 7700, 7714 Martin Grove Road
Part of Lot 5, Concession 8

Applicant: Martin Grove and Highway 7 Landowners

City of Vaughan



Lands Subject to
Amendment No. 139

APPENDIX I

The Subject Lands are located on the south side of Highway 7, west of Martin Grove Road and are municipally known as 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road, and are legally described as being Part of Lot 5, Concession 8 in the City of Vaughan.

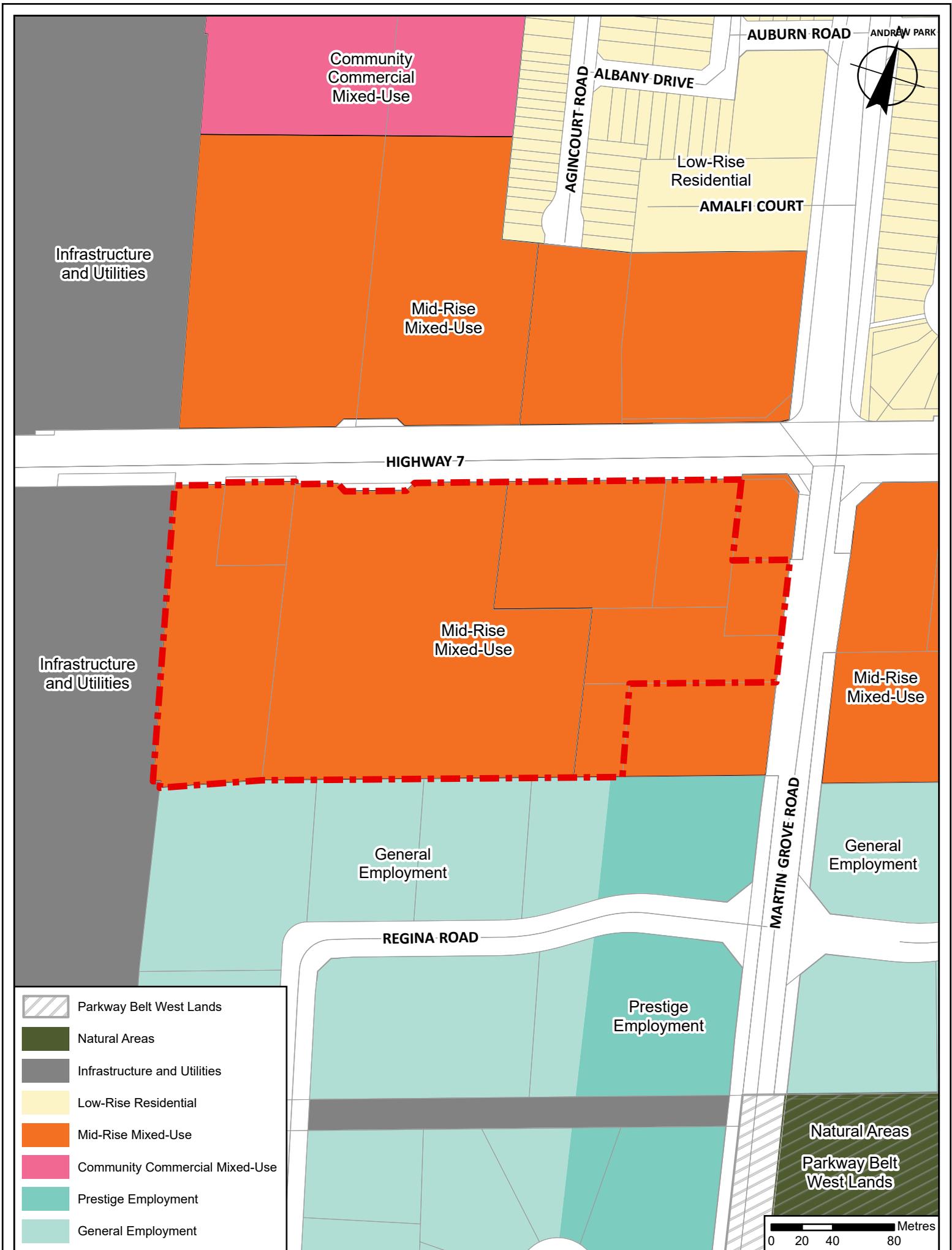
The purpose of this Amendment is to redesignate the Subject Lands to permit a high-rise mixed-use master-planned development with a maximum building height of 28-storeys, a Floor Space Index of 5.95 times the net developable area of the Subject Lands, site-specific policies and a new road network and park network.

On June 24, 2025, Vaughan Council ratified the June 04, 2025 recommendation of the Committee of the Whole (1) recommendation, to approve Official Plan Amendment File OP.22.007 (Martin Grove and Highway 7 Landowners) as follows:

“THAT Official Plan Amendment File OP.22.007 (Martin Grove and Highway 7 Landowners) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and 2, for the subject lands shown on Attachment 1 as follows:

- a) Redesignate the subject lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”.
- b) Permit a maximum building height of 28-storeys
- c) Permit a maximum Floor Space Index of 5.95 times the net developable area of the subject lands
- d) Amend Volume 2 of Vaughan Official Plan 2010 by introducing a site-specific land-use policy for the subject lands as identified in Table 1 (Attachment 7), along with the following site-specific schedules:
 - Road Network schedule as shown in Attachment 5
 - Park Network schedule as shown in Attachment 6.”

As VOP 2010 is now in effect, the subject amendment to the Official Plan will apply to VOP 2010.



Appendix II Existing Land Uses Official Plan Amendment No. 139

File: OP.22.007

Location: 5655, 5657, 5767, 5781, 5731 Highway 7
and 7700, 7714 Martin Grove Road
Part of Lot 5, Concession 8

Applicant: Martin Grove and Highway 7 Landowners

City of Vaughan



Lands Subject to
Amendment No. 139