

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 109-2026

A By-law to adopt Amendment Number 152 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 152 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, and “3” 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 26th day of May, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 24 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 26, 2026.
City Council voted in favour of this by-law on May 26, 2026.
Approved by Mayoral Decision MDC 007-2026 dated May 26, 2026.
Effective Date of By-Law: May 26, 2026

AMENDMENT NUMBER 152
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, and “3” constitute Amendment Number 152 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “1”.

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, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan. The Amendment will create a new site-specific policy area to permit a high-rise mixed-use development across four blocks comprising 16 residential towers ranging in heights from 43 to 73 storeys atop one to six-storey podiums with retail, hotel, supermarket, and day care centre uses, a standalone 37-storey office building, a total of 9,950 dwelling units, and a Floor Space Index of 9.7 times the area of the lot. The proposal includes new public parks, public rights-of-way, and a north-south pedestrian mews.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 152" on Schedule "1" attached hereto:

1. Permit a maximum building height of 73-storeys.
2. Permit a maximum Floor Space Index of 9.7 times the area of the lot.
3. Permit a minimum podium height of 1-storey.
4. Permit a maximum residential tower floorplate size of 850 square metres.
5. Require a minimum non-residential Gross Floor Area of 10 per cent.
6. Permit a publicly accessible pedestrian mews with a minimum width of 7.5 metres.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on the south side of Highway 7 and west of Jane Street, and are municipally known as 3131 Highway 7, being Part of Lot 5, Concession 5, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 152."

III BASIS

The decision to amend VOP 2010 and the VMC Secondary Plan is based on the following considerations:

1. The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The development supports a compact urban form by intensifying underutilized lands designated for high-rise mixed-use development within a major transit station area that is fully serviced by municipal infrastructure. The development also proposes an appropriate mix of non-residential uses, supporting the achievement of a complete community and contributing to the minimum density targets for a major transit station area. The proposed Amendment is consistent with the Provincial Planning Statement 2024 and promotes its goals and objectives by accommodating higher-density growth on an underutilized site, making efficient use of existing municipal infrastructure, services and transportation investments, and promoting a mix of land uses.
2. The York Regional Official Plan 2022 Map 1 – “Regional Structure” identifies the Subject Lands as “Urban Area”, “Regional Centre”, and along a “Regional Corridor” and Map 1A – “Land Use Designations” designates the Subject Lands as “Community Area” which permits a broad range of urban uses, including residential, population-related employment, and community services. The York Regional Official Plan 2022 Appendix 2 – “York Region Major Transit Station Areas” identifies the Subject Lands as “Protected Major Transit Station Area 67 – Vaughan Metropolitan Centre Subway Station” and Appendix 3 – “York Region Urban Growth Centres” identifies the Subject Lands as “Urban Growth Centre”. The Subject Lands are strategically located to accommodate the most intensive development and the highest density of people and jobs within York Region. These designations are intended to serve as focal points for intensive, mixed-use development, and are planned to accommodate a diverse mix of land uses, housing types, employment opportunities, and active transportation infrastructure. The development conforms to the York Region Official Plan 2022.

3. The Subject Lands are primarily designated as Station Precinct under the VMC Secondary Plan Schedule F – “Land Use Precincts”, which is the land use designation that permits the greatest heights and densities within the VMC. The site is within walking distance of the VMC Subway Station, the SmartVMC Bus Terminal, and the VIVA Bus Rapid Transit corridor along Highway 7. By focusing density near these high-order transit nodes, the development encourages reduced car dependency, supports sustainable mobility, and capitalizes on the investment of major transit infrastructure.
4. The development will contribute to the population and job targets for the VMC and the City and York Region more broadly. The development will introduce approximately 9,950 new residential units, with approximately 40 per cent of them being two-bedroom or larger, supporting a diverse range of housing options and household types within a transit-oriented urban centre. In addition, 10 per cent of non-residential gross floor area is proposed as part of the development, including an office building, as well as retail, hotel, and daycare uses. The non-residential uses will bring new employment opportunities to the VMC, assisting in building a complete community where people can both live and work. This supports the City’s broader goal of fostering a strong, diverse economy within the urban centre. To implement and ensure delivery of these components, the Amendment requires that a minimum of 10 per cent of the total gross floor area of the Subject Lands consists of non-residential uses.
5. The development is generally in keeping with the built-form and urban design policies in the VMC Secondary Plan and provides a well-articulated podium expression, adequate tower step-backs and separation distances, and active frontages to animate the streets and Millway Promenade. The proposed podium heights range from 1-storey to 6-storeys, with the 1-storey podiums restricted to the interior the development, away from public street and public park frontages, and are therefore supported. The proposed maximum residential floor plate size of 850 square metres will allow for flexibility in final design and an optimal unit layout.

6. The proposed 7.5-metre-wide north-south mews is intended to operate as a mid-block connection for pedestrians only, while serving as an additional fine-grain circulation layer to complement, and not detract from, the primary retail street and urban park destination in the VMC, being Millway Avenue Promenade. The mews will be designed to include a generous pedestrian zone, lighting, and trees to create a pedestrian priority space animated by active edges and will be publicly accessible via a future easement agreement, in keeping with the street network policies in the VMC Secondary Plan.
7. The statutory Public Hearing was held on November 6, 2024. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 6, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 19, 2024. Vaughan Council on May 26, 2026, ratified the May 12, 2026 Committee of the Whole recommendation to approve Official Plan Amendment File OP.24.012 (Toromont Industries Limited).
8. Official Plan Amendment File OP.24.012 was circulated to York Region for the purpose of receiving comments with regard to Regional interests i.e., roads and servicing infrastructure. York Region advised that it had no objection to Official Plan Amendment File OP.24.012 and requires matters such as road widenings and an updated Traffic Impact Study, be addressed as part of the Plan of Subdivision process.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 Volume 2, Section 11.12 of the VMC Secondary Plan is hereby amended by

1. Amending Schedule “K” – Site Specific Policy Areas, attached hereto as Schedule “2”, thereby identifying the Subject Lands located south of Highway 7 and west of Jane Street, municipally known as 3131 Highway 7, as “Area AA”.
2. Adding the following after Policy 9.3.28 “Area Z”:
“(OPA #152) Area AA

9.3.29

1. Notwithstanding Schedule I – Height and Density Parameters of the VMC Secondary Plan, the maximum building height shall not exceed 73-storeys and the maximum permitted density (Floor Space Index) shall not exceed 9.7 times the area of the lot, calculated in accordance with Policy 8.1.17 of the VMC Secondary Plan.
2. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, portions of podiums may be a minimum of 1 storey in height provided they do not front onto a public street or public park.
3. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, a maximum residential floor plate of 850 square metres is permitted.
4. Notwithstanding Schedule G – Areas for Office Uses and Policy 8.2.3 of the VMC Secondary Plan, a minimum of 10 per cent of the total gross floor area across the entirety of the Subject Lands shall be attributed to non-residential uses. This percentage shall be calculated across all development blocks shown on Schedule “3”, and each development block shall not be required to individually achieve the minimum percentage. The amount of non-residential uses provided per block shall be implemented through the site-specific Zoning By-law Amendment for the Subject Lands.
5. Notwithstanding Policies 4.3.3 and 4.3.16 and Schedule C – Street Network of the VMC Secondary Plan, the north-south pedestrian Mews on the two eastern development blocks extending from

Highway 7 to Celebration Avenue and from Celebration Avenue to Doughton Road shall have a minimum width of 7.5 metres.

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, 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.

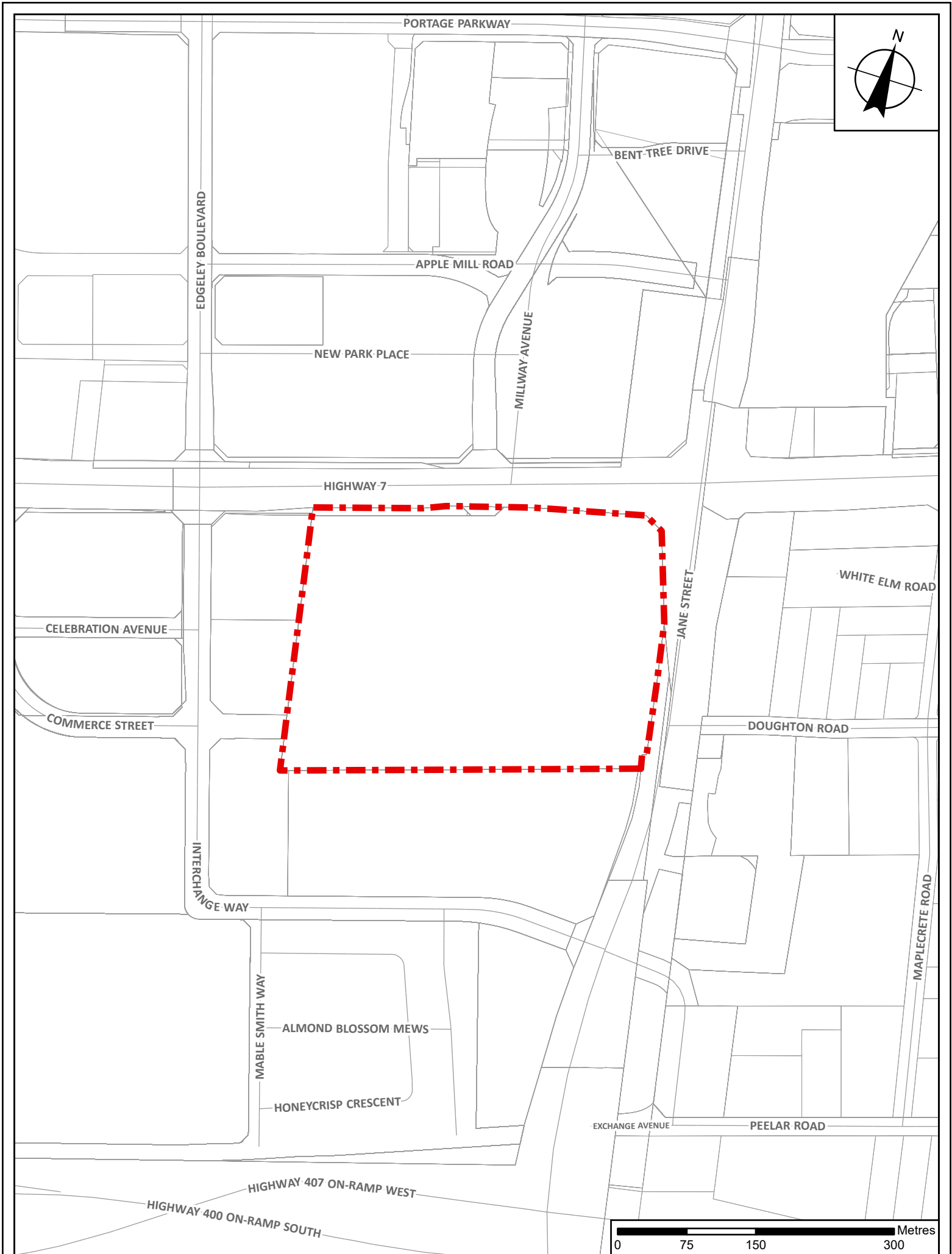
APPENDIX I

The Subject Lands are located on the south side of Highway 7 and west of Jane Street, and are municipally known as 3131 Highway 7, in the City of Vaughan.

The purpose of this Amendment is to high-rise mixed-use development across four blocks comprising 16 residential towers ranging in heights from 43 to 73 storeys atop one to six-storey mixed-use podiums with retail, hotel, supermarket, and day care centre uses, a standalone 37-storey office building, public parks, public rights-of-way, and a north-south pedestrian mews. The proposal includes a total of 9,950 dwelling units and a floor space index of 9.7 times the area of the lot.

On May 26, 2026, Vaughan Council ratified the May 12, 2026 recommendation of the Committee of the Whole recommendation, with amendments as set out in the Communication dated May 21, 2026, to approve Official Plan Amendment File OP.24.012 (Toromont Industries Limited) and the related Zoning By-law Amendment File Z.24.027 Vaughan Council approved the following recommendations (in part) with respect to OP.24.012:

- “1 THAT Official Plan Amendment File OP.24.012 (Toromont Industries Limited) BE APPROVED, to amend Vaughan Official Plan 2010 (VOP 2010), Volume 2, Vaughan Metropolitan Centre Secondary Plan (VMC Secondary Plan) for the Subject Lands shown on Attachment 1 as follows:
 - a) To recognize the Subject Lands as a new site-specific policy area “Area AA” on Schedule K with the following provisions:
 - i. To increase the maximum permitted building height from 30-storeys to 73-storeys.
 - ii. To increase the maximum floor space index from 5.0 to 9.7 times the area of the lot.
 - iii. To reduce the minimum podium height from three to one storeys.
 - iv. To increase the maximum residential tower floorplate from 750 square metres to 850 square metres.
 - v. To require that a minimum of 10 per cent of the total gross floor area on the Subject Lands shall be attributed to non-residential uses.
 - vi. To reduce the minimum width of a pedestrian mews from 15 metres to 7.5 metres.”



This is Schedule '1'
To Official Plan Amendment No. 152
Adopted the 26th Day Of May, 2026

File: OP.24.012

Related File: Z.24.027, 19T-24V008

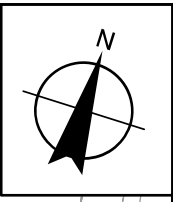
Location: 3131 Highway 7, Part of Lot 5, Concession 5

Applicant: Toromont Industries Limited

City of Vaughan



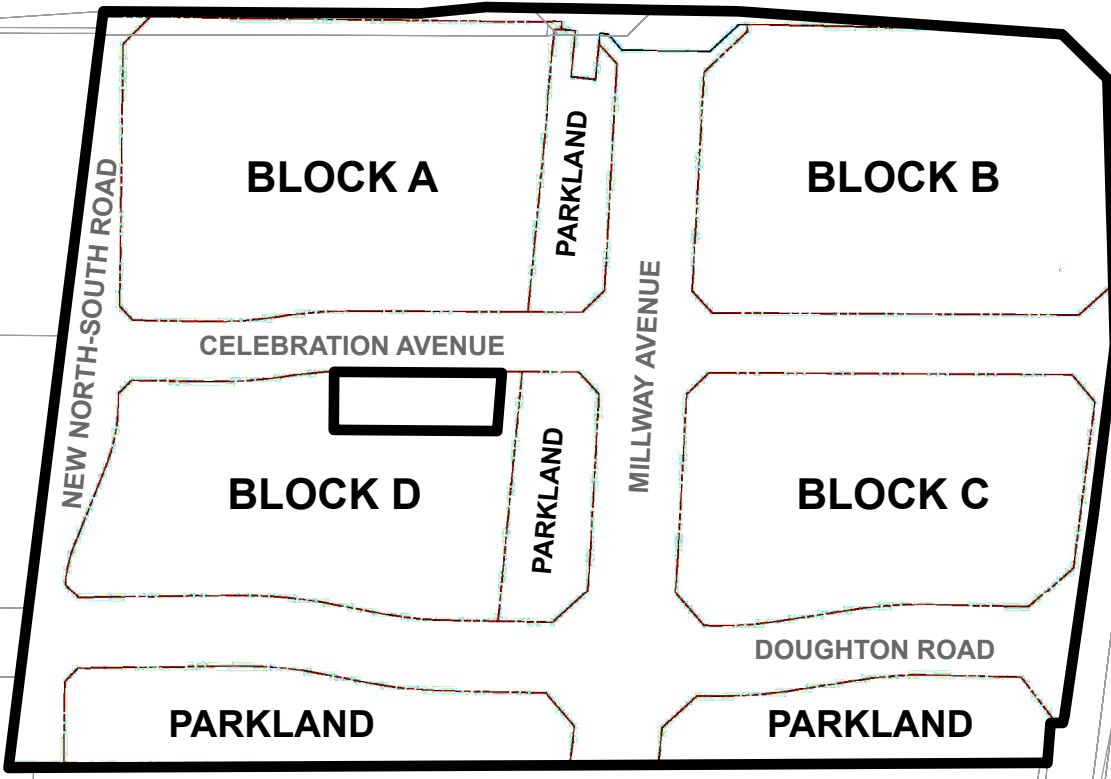
Lands Subject to
Amendment No. 152



NEW PARK PLACE

MILLWAY AVENUE

HIGHWAY 7



BLOCK A

BLOCK B

CELEBRATION AVENUE

BLOCK D

BLOCK C

PARKLAND

PARKLAND

NEW NORTH-SOUTH ROAD

PARKLAND

MILLWAY AVENUE

JANE STREET

DOUGHTON ROAD

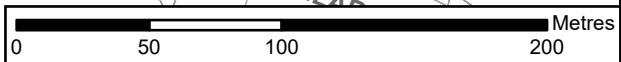
DOUGHTON ROAD

INTERCHANGE WAY

MABLESMITH WAY

HONEYCRISP CRESCENT

PEEL



This is Schedule '3'
 To Official Plan Amendment No. 152
 Adopted the 26th Day Of May, 2026

File: OP.24.012

Related File: Z.24.027, 19T-24V008

Location: 3131 Highway 7, Part of Lot 5, Concession 5

Applicant: Toromont Industries Limited

City of Vaughan



Lands Subject to
Amendment 152