



## NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 79

**TAKE NOTICE THAT** By-law 152-2022, which adopted Vaughan Official Plan (2010) Amendment Number 79 (City File No. OP.20.015), 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.20.042.

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

- a) A maximum building height of 48 and 56-storeys, subject to the requirements for a Section 37 Agreement, pursuant to the *Planning Act*
- b) A maximum permitted density (Floor Space Index (FSI) of 8.43 times the area of the lot
- c) A maximum permitted tower floor plate size of 815 m<sup>2</sup> shown in the manner shown below;

Tower A (48-storeys)

- 800 m<sup>2</sup> (Between Levels 4 to 7)
- 810 m<sup>2</sup> (Between Levels 8 to 43)
- 800 m<sup>2</sup> (Between Levels 44 to 48)

Tower B (56-storeys)

- 810 m<sup>2</sup> (Between Levels 4 to 8)
- 815 m<sup>2</sup> (Between Levels 9 to 51)
- 810 m<sup>2</sup> (Between Levels 52 to 56)

- d) 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 Committee of the Whole (2) recommendations, as amended to approve Official Plan Amendment File OP.20.015 (and the corresponding Zoning By-law Amendment File Z.20.042) Vaughan Council approved the following recommendations:

1. THAT Official Plan Amendment OP.20.015 BE APPROVED; to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the VMCSA, to:
  - a) Modify Schedule "K", Site-Specific Policy Areas, to:
    - i. Identify the Subject Lands located at the north-east corner of Commerce Street and Highway 7 as Area "S"
    - ii. Permit the proposed maximum building heights of 48 (Tower A) and 56-storeys (Tower B) for the residential towers with a maximum density of 8.43 times the area of the lot (Floor Space Index – 'FSI'), whereas a maximum building height of 30-storeys and density of 5.0 FSI is permitted
    - iii. Permit a minimum podium height ranging between 2 and 3-storeys; whereas, a minimum of 6-storeys is required
    - iv. Permit an increase to the maximum tower floor plate size from 750 m<sup>2</sup> to 815 m<sup>2</sup> as follows:

Tower A (48-storeys)

- 800 m<sup>2</sup> (Between Levels 4 to 7)
- 810 m<sup>2</sup> (Between Levels 8 to 43)
- 800 m<sup>2</sup> (Between Levels 44 to 48)

Tower B (56-storeys)

- 810 m<sup>2</sup> (Between Levels 4 to 8)
- 815 m<sup>2</sup> (Between Levels 9 to 51)
- 810 m<sup>2</sup> (Between Levels 52 to 56)

2. THAT Zoning By-law Amendment File Z.20.042 BE APPROVED to:
  - a) Amend By-law 1-88, as amended, to rezone the Subject Lands from the “C7 Service Commercial Zone” to the “C9 Corporate Centre Zone”)” generally in the manner shown on Attachment 3, together with site-specific exceptions generally identified in Table 1 of this report;
  - b) Permit the bonusing for increased height and density for the proposed Development as shown on Attachments 2 to 7 in return for the provision of community benefits totaling a cash contribution of \$8,276,082.00 pursuant to the policies of VOP 2010 and VMCS, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act* for off-site urban park enhancements in the northwest quadrant of the VMC;
3. THAT the implementing Official Plan and Zoning By-law Amendments 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 \$8,276,082.00 towards urban park enhancements within the northwest quadrant of the VMC shall be provided as a cash contribution prior to the enactment of the Official Plan and Zoning By-law Amendments. 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 prior to the enactment of the implementing Zoning By-law, the Mayor and City Clerk be authorized to execute the Section 37 Density Bonusing Agreement, pursuant to the Section 37 of the *Planning Act*, for the implementation of the community benefits identified in Recommendation 3;
5. THAT the implementing Official Plan Amendment be forwarded to York Region for approval;
6. 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*; and,
7. 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 immediately on the north-west corner of Highway 7 and Commerce Street in the Vaughan Metropolitan Centre (“VMC”), 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)

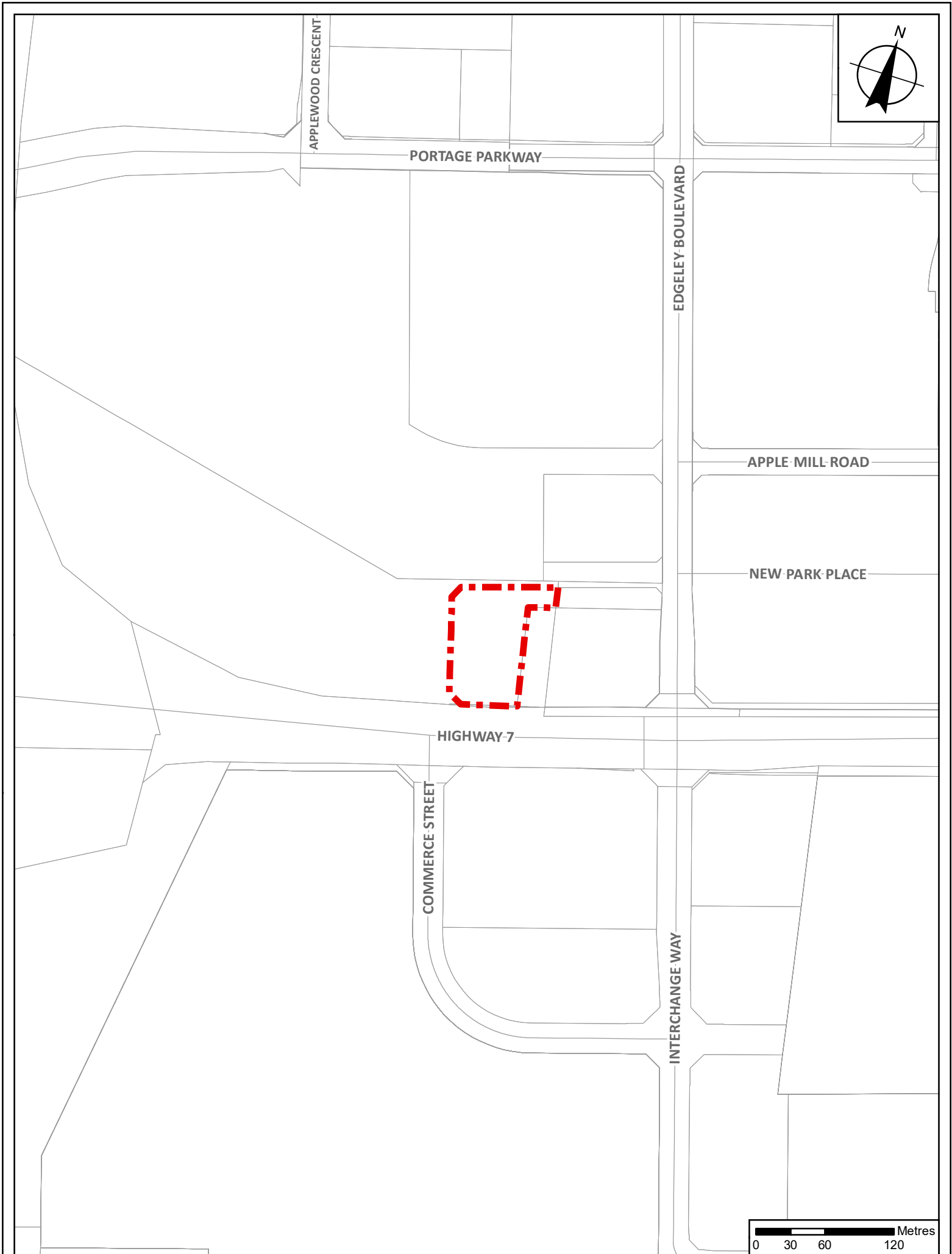
**Approval Authority:** The Regional Municipality of York is the approval authority for the Official Plan Amendment. If you wish to be notified of the decision of the approval authority in respect to this application, you must make a written request to:

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

Email: [developmentsservices@york.ca](mailto:developmentsservices@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. 79

**File:** OP.20.015

**Related File:** Z.20.042

**Location:** Part of Lots 6 and 7, Concession 5

**Applicant:** First Vaughan Investments Limited

**City of Vaughan**



Lands Subject to  
Amendment No. 79