



## NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 76

**TAKE NOTICE THAT** By-law 154-2022, which adopted Vaughan Official Plan (2010) Amendment Number 76 (City File No. OP.20.003), 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.20.008.

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

- a) A maximum building height of 50 and 60-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 9.45 times the area of the lot
- c) A maximum permitted tower floor plate size of 850 m<sup>2</sup> shown in the manner shown below;

Tower A (60-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 52
- 826 m<sup>2</sup> Levels 53 to 55
- 720 m<sup>2</sup> – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 42
- 825.4 m<sup>2</sup> between Levels 43 to 45
- 718 m<sup>2</sup> – between Levels 46 to 52 (mechanical)

- d) An amendment to policies 5.4.6 to 5.4.10 to bring in-force the “Station Precinct” designation on the Subject Lands
- e) 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.20.003 (and the corresponding Zoning By-law Amendment File Z.20.008, related Draft Plan of Subdivision 19T-20V002 and Site Development File DA.20.041). Vaughan Council approved the following recommendations:

1. THAT Official Plan Amendment OP.20.003 BE APPROVED; to amend Vaughan Official Plan 2010 (‘VOP 2010’) and Volume 2 of VOP 2010, specifically the VM CSP, to:
  - a) Modify Schedules “A” to “J” to delete the planned east-west local street on the Subject Lands
  - b) Modify Schedule “K”, Site Specific Policy Areas, to:
    - i. Identify the Subject Lands located at the southwest corner of Jane Street and Apple Mill Road as Area “P”
    - ii. Notwithstanding Policies 5.6.4 through 5.6.10 as it applies for impacted properties along the Black Creek Renewal Corridor and bring in force the “Station Precinct” designation on the Subject Lands
    - iii. Permit the proposed maximum building heights of 50 and 60-storeys for the residential towers with a maximum density of 9.45 times the area of the lot (Floor Space Index – ‘FSI’), subject to the acquisition of lands abutting the Apple Mill Road frontage, subject to the application of Policy 8.1.1, for a deduction of 10,000 m<sup>2</sup> of office uses from the calculation of density, whereas a maximum building height of 30-storeys and density of 5.0 FSI is permitted
    - iv. Permit an increase to the maximum tower floor plate size from 750 m<sup>2</sup> as follows:

Tower A (60-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 52
- 826 m<sup>2</sup> Levels 53 to 55
- 720 m<sup>2</sup> – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 42
- 825.4 m<sup>2</sup> between Levels 43 to 45
- 718 m<sup>2</sup> – between Levels 46 to 52 (mechanical)

2. THAT Zoning By-law Amendment File Z.20.008 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(H) Corporate Centre Zone” with a Holding Symbol “(H)” generally in the manner shown on Attachment 5, 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 5 to 12 in return for the following provision of community benefits totaling \$11,349,470.00 pursuant to the policies of VOP 2010 and VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*:
    - i. On-site contributions including the following:
      1. \$2,185,000.00 towards public art, including a gateway installation at Highway 7 and Jane Street, in accordance with the VMC Culture and Public Art Framework and City-wide Public Art Program
      2. \$315,000.00 towards streetscape enhancements above the City’s service levels to support the creation of high-quality pedestrian urban environment and the vision of a green avenue
    - ii. Off-Site contributions including the following:
      1. \$8,849,470.00 towards park enhancements to the North Urban Park and to the Edgeley Park and Pond, including the pedestrian bridge, located in the vicinity of Jane Street and Highway 7
3. THAT prior to enactment of the Zoning By-law, the following condition must be fulfilled:
  - a) The Owner shall provide to the City a written confirmation of the transfer in ownership of the Apple Mill Road frontage from the adjacent Owner to be incorporated into the Subject Lands to provide legal access to the development. The Owner shall submit legal registered documents to the satisfaction of the VMC Program. This shall include an application for Consent and approval from the Vaughan Committee of Adjustment to facilitate the transfer of the lands to the Owner’s ownership. The Committee’s decision regarding the Consent Application shall be final and binding, and all conditions of approval imposed by the Committee shall be satisfied;
4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are fulfilled:
  - a) Prior to final approval of Site Development File DA.20.041, the Owner shall submit final legal registered documents to the satisfaction of the VMC Program confirming the transfer in ownership of the Apple Mill Road frontage to be incorporated into the Subject Lands to provide legal access to the Development;
  - b) The Owner shall enter into a Strata Framework Agreement with the City. The Strata Framework Agreement, and subsequent Strata Title Arrangement Agreement, shall be provided to the City for review and approval for the Strata Road, which shall be finalized and details respecting, but not limited to, access, ownership, operation, maintenance, liability, cross section details, and financial responsibilities (among others) of the parties which shall form the basis of the Stratified Title Arrangement Agreement shall have been agreed upon by the Owner and the necessary agreement(s) shall be executed prior to final approval of the related Draft Plan of Subdivision 19T-20V002, to the satisfaction of the City;
  - c) Prior to occupancy, the Subject Lands shall be removed from the floodplain subject to clearance from the Toronto and Region Conservation Authority (‘TRCA’). Removal from the floodplain will allow safe access to the Subject Lands. The Owner shall provide documentation including, but not limited to TRCA approved floodplain mapping and modelling and written confirmation from the TRCA and the City that the Edgeley Pond and Park (‘EPP’) and Highway 7 culvert improvements are completed or substantially advanced to the satisfaction of the TRCA and the City;
5. THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37 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 \$11,349,470.00 Section 37 Contribution shall be provided through a combination of off-site and on-site community benefits. The on-site benefits include \$2,185,000.00 for public art and \$315,000.00 for streetscape enhancements on Jane Street which shall be provided in the form of a Letter of Credit prior to the issuance of the first above-grade Building Permit, subject to indexing from the date of registration of the Section 37 Agreement. The off-site benefits totaling \$8,849,470.00 towards park enhancements to the North Urban Park and Edgeley Pond and Park, including the pedestrian bridge, shall be provided in the form of a cash contribution, prior to the issuance of the first above-grade Building Permit, subject to indexing from the date of registration of the Section 37 Agreement. The Owner shall pay to the City the Section 37 Agreement Surcharge Fee, and any Public Art Agreement Fee in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement;
6. 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 2b) and 4;

7. THAT prior to the issuance of the first above-grade Building Permit, the Owner and the City shall execute a Public Art Agreement, which will detail the commissioning process and installation of on-site public art, including a gateway installation at the corner of Jane Street and Highway 7, as a public art contribution in the amount of \$2,185,000.00, secured through the Letter of Credit identified in and provided through the Section 37 Density Bonus Agreement, consistent with the principles of Site 5 Jane Street Green Spine and/or Site 6 Gateways as outlined in the City's VMC Culture and Public Art Framework, to the satisfaction of the City. The Public Art Agreement shall detail the following, but not limited to, public art contribution options; public art contributor triggers/timing, public art program requirements; the Owner and City responsibilities; accounting requirements; and copyright and maintenance. The Owner shall develop a Public Art Program that follows the approved process outlined in the City-wide Public Art Program, to the satisfaction of the City. The Owner shall own and maintain the public art;
8. THAT the implementing Official Plan Amendment be forwarded to York Region for approval;
9. 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*;
10. 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;
11. THAT Draft Plan of Subdivision File 19T-20V002 BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1 and 1a to facilitate a Draft Plan of Subdivision on the Subject Lands consisting of a residential development block (Block 1), creation of a new north-south local street (Street 1-proportionate half only), reserves (Blocks 2 and 3), road widenings (Block 5) and strata block (Street 1) as shown on Attachment 6, which shall be approved to the satisfaction of the City, and York Region, respectively. The Owner shall submit to the City for approval a revised Draft Plan of Subdivision to include the lands abutting the subject lands to the north, along the Apple Mill Road Frontage, to be consolidated within the Subject Lands and ultimately included within the limits of the Draft Plan. The revised Draft Plan shall be final and binding prior to final approval;
12. THAT Site Development File DA.20.041, BE DRAFT APPROVED subject to the conditions set out in Attachment 2;
13. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

"THAT Site Development Application DA.20.041 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 1,177 residential apartment units (2,601 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months."

The Subject Lands are located immediately on the north-west corner of Highway 7 and Jane Street, and municipally known as 7800 Jane 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)

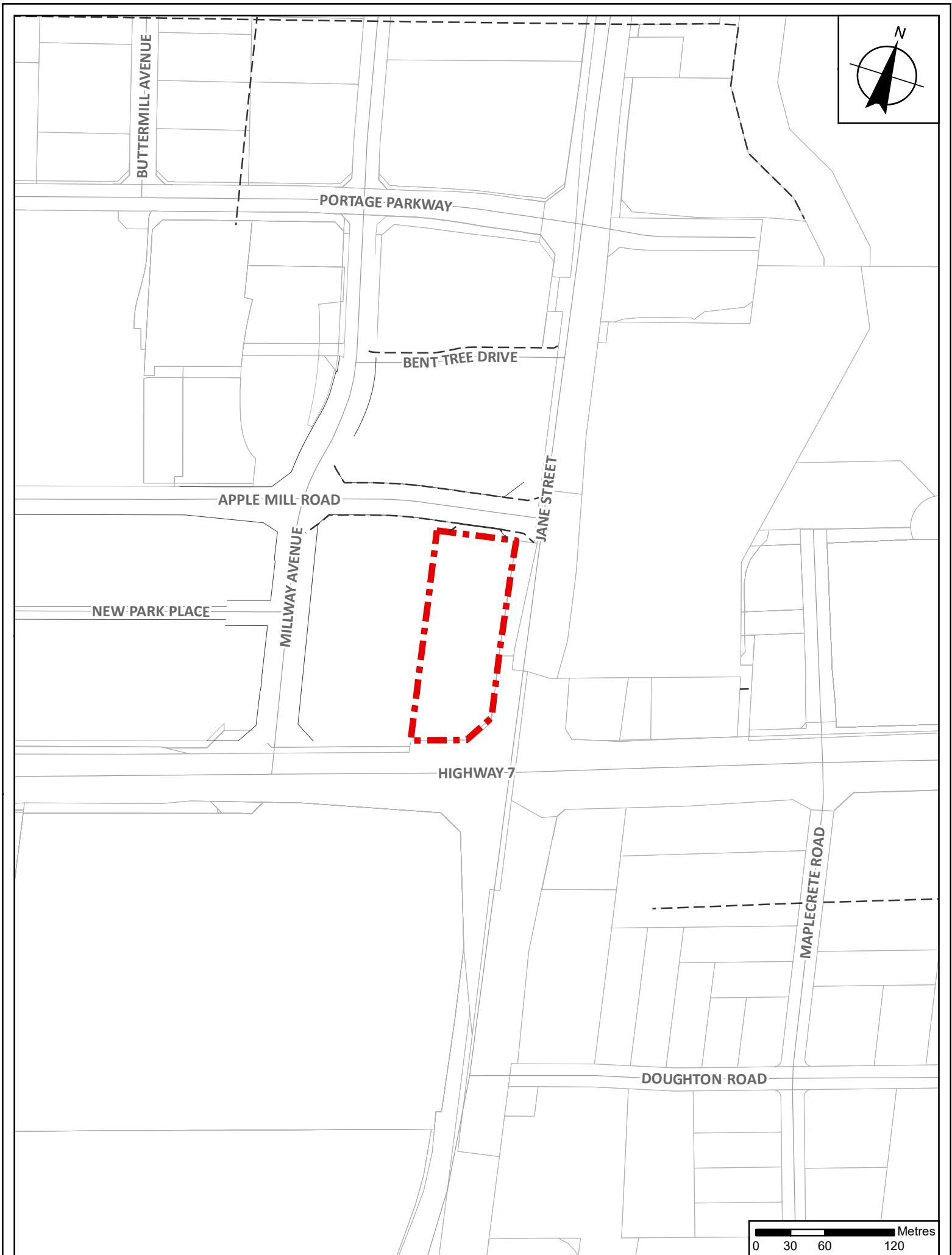
**Policy Planning & Environmental Sustainability  
Department**  
Phone: 905-832-2281 ext. 8581  
Email: [policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca)

**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: [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. 76

**File:** OP.20.003

**Related File:** Z.20.008

**Location:** Part of Lot 6, Concession 5

**Applicant:** Metrus (Terra) Properties Inc.

**City of Vaughan**



Lands Subject to  
Amendment No. 76