



NOTICE OF ADOPTION OF VAUGHAN OFFICIAL PLAN (2010) AMENDMENT NUMBER 77

TAKE NOTICE THAT By-law 156-2022, which adopted Vaughan Official Plan (2010) Amendment Number 77 (City File No. OP.20.005), 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.20.013.

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

- a) A maximum building height of 46 and 52-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 11.54 times the area of the lot
- c) A maximum permitted tower floor plate size of 800 m² shown in the manner shown below;

Tower 1

- 770 m² – at Level 5
- 800 m² – Level 6 to 52

Tower 2

- 770 m² at Level 5
- 800 m² from Levels 6 to 46

- d) An amendment to policies 5.4.6 to 5.4.10 to bring in-force the “Neighbourhood Precinct” designation on the Subject Lands
- e) An amendment to policy 4.3.6 to permit a stratified title arrangement without the requirement of 10,000 m² of office uses within the Development
- f) 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 7, 2022 Committee of the Whole (1) recommendations, as amended to approve Official Plan Amendment File OP.20.005 (and the corresponding Zoning By-law Amendment File Z.20.013). Vaughan Council approved the following recommendations:

1. THAT Official Plan Amendment OP.20.005 BE APPROVED; to amend Vaughan Official Plan 2010 (‘VOP 2010’) and Volume 2 of VOP 2010, specifically the VM CSP, to:
 - a) Amend Schedules “A” to “J” to modify the proposed realignment of the north-south local street with a 20 m right-of-way width (‘ROW’) on the Subject Lands
 - b) Modify Schedule “K”, Site Specific Policy Areas, to:
 - i. Identify the Subject Lands located east of Jane Street and north of Doughton Road as Area Q
 - ii. Notwithstanding Policies 5.6.4 through 5.6.10, shown on Schedule “F”, as it applies for impacted properties along the Black Creek Renewal Corridor, bring in force the “Neighbourhood Precinct” designation on the Subject Lands
 - iii. Amend Policy 4.3.6 to permit 4 levels of underground parking beneath the entirety of the north-south local street within the limits of the Subject Lands in a stratified title arrangement without the requirement of 10,000 m² office uses within the Development;
 - iv. Amend Policy 8.7.18 to permit the proposed maximum building heights of 46 and 52-storeys for the residential towers and a maximum density of 11.54 times the area of the lot (Floor Space Index – ‘FSI’), whereas a maximum building height of 25 and 30-storeys and density of 4.75 FSI is permitted
 - v. Permit an increase to the residential tower floor plate size from 750 m² to the following for Towers 1 and 2:
 - Tower 1
 - 770 m² – at Level 5
 - 800 m² – Level 6 to 52
 - Tower 2
 - 770 m² at Level 5
 - 800 m² from Levels 6 to 46
 -

2. THAT Zoning By-law Amendment File Z.20.013 BE APPROVED to:
 - a) Amend By-law 1-88, as amended, to rezone the Subject Lands from the “EM1 Prestige Employment Area Zone” to the “C9 Corporate Centre Zone” with a Holding Symbol “(H)” generally in the manner shown on Attachment 2 and 2a, together with site-specific exceptions generally identified in Table 1 of this report; and
 - 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 \$9,000,000.00 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 contribution of 470 m² community space located along Doughton Road, with the value of the ownership arrangement to be determined by any appraisal report on fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remaining funds within the \$9,000,000 contribution envelope.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are fulfilled:
 - a) 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, and the potential Strata Park that the Owner is discussing with the neighbouring property to the north. The Strata Framework Agreement will permit the originally proposed pedestrian mews, with a public-access easement in favour of the City, in lieu of the potential Strata Park if the specifics of a Strata Park are not agreed to prior to the execution of the subsequent Strata Title Arrangement Agreement. The Agreements shall be finalized with details respecting, but not limited to, access, ownership, operation, maintenance, liability, cross section details, and financial responsibilities (among others) of the parties which shall have been agreed upon by the Owner and shall be executed prior to final approval of the related Draft Plan of Subdivision 19T-21V008, to the satisfaction of the City;
 - b) The Owner shall enter into a Development Agreement (the ‘Agreement’) with the City which shall require the Owner to commit to a construction schedule for their site to be in-line with the design-build schedule for the City of Vaughan’s Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area;
 - c) Conditional approval of Site Development Application File DA.21.026, subject to Vaughan Council’s approval, which would allow for a viable development on the lands, whereby the Owner shall address all City comments to the satisfaction of the Planning and Growth Management Portfolio;
 - d) Conditional approval of Draft Plan of Subdivision 19T-21V008, subject to Vaughan Council’s approval, which would allow for the viable development of the lands, including the creation of the development block, stratified conveyance of the north-south local street, mews, reserves, road widenings, stratified park dedication (if applicable) and municipal services, to the satisfaction of the City;
4. 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 contributions 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 Section 37 Contribution shall be provided as a combination of an on-site 470 m² community space located along Doughton Road, with the value of the ownership arrangement to be determined by an appraisal on a fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remainder of the \$9,000,000 contribution with the cash contribution to be paid 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 in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement.
5. 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 37.1 of the *Planning Act*, for the implementation of the community benefits identified in Recommendation 2b) and 4.
6. 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.
7. THAT the implementing Official Plan Amendment be forwarded to York Region for approval;

8. 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*;

The Subject Lands are located on the north side of Doughton Road, east of Jane Street and municipally known as 216 and 220 Doughton Road, 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

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

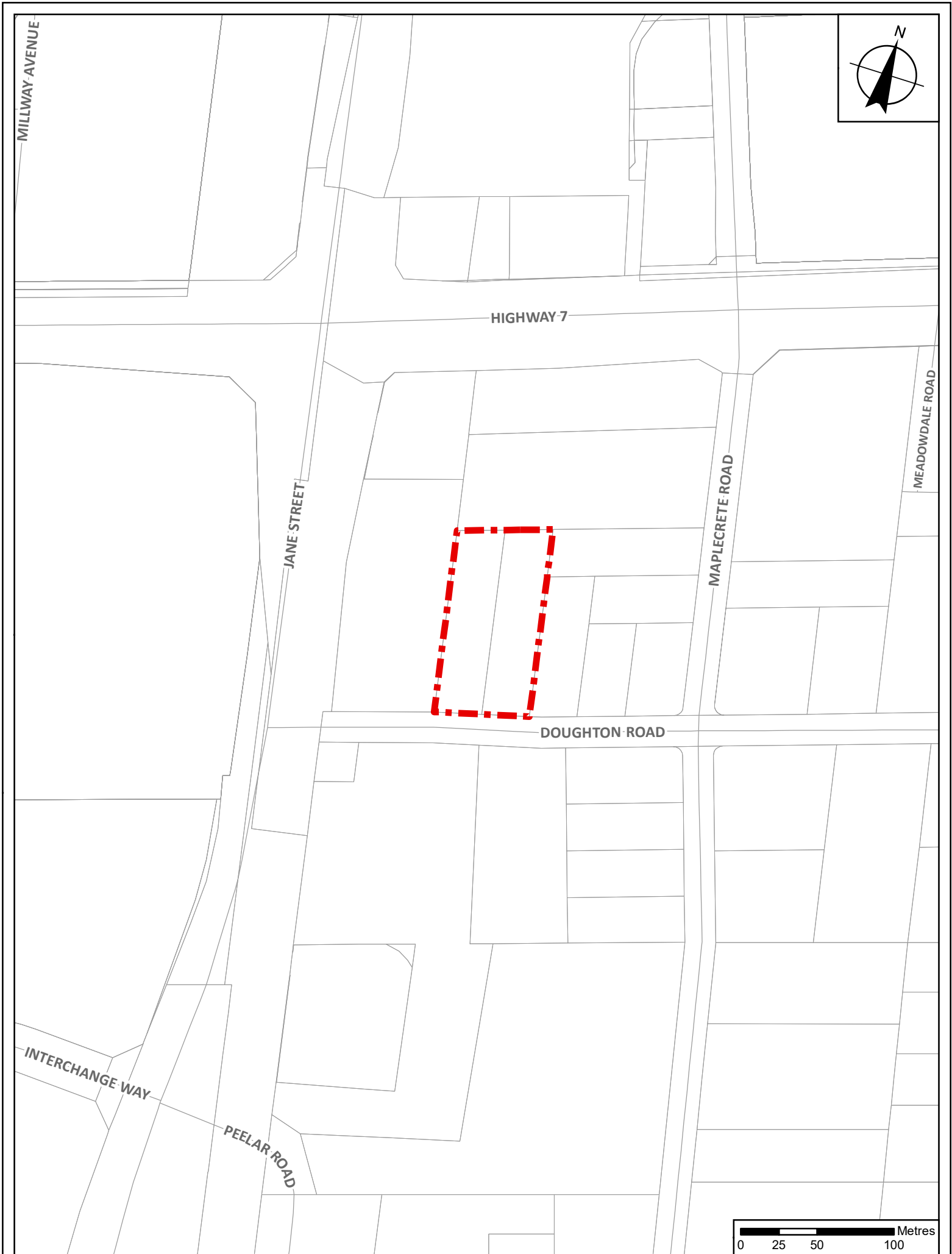
Approval Authority: The Regional Municipality of York is the approval authority for the Official Plan Amendment. If you wish to be notified of the decision of the approval authority in respect to this application, you must make a written request to:

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

Email: developmentservices@york.ca
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



Location Map To Official Plan Amendment No. 77

File: OP.20.005

Related File: Z.20.013

Location: Part of Lot 5, Concession 4

Applicant: Doughton Residences Corp.

City of Vaughan

 Lands Subject to
Amendment No. 77