

# Ontario Land Tribunal

Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** August 01, 2024

**CASE NO(S):** OLT-22-002276  
(Formerly PL171353)  
OLT-22-004775  
OLT-22-002104

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	7700 Bathurst LP (previously 1529749 Ontario Inc. [Torgan])
Subject:	Request to amend the Official Plan – Failure of the City of Vaughan to adopt the requested amendment
Existing Designation:	“Town Centre Commercial/Retail Core” with a “Special Policy Area” overlay in OPA 671, and “High-Rise Mixed-Use” with a “Special Policy Area” overlay in the Vaughan Official Plan (VOP 2010)
Proposed Designation:	To amend OPA 671 and the VOP 2010 by adding site specific provisions to permit a maximum density of 4.7 FSI, maximum building height of 27 storeys as well as to allow for changes to policies relating to built form, urban design and connectivity
Purpose:	To permit the development of a phased high-density project consisting of seven (7) mixed-use 27-storey towers contemplating approximately 1,800 residential units with at-grade commercial uses and 2,400 underground parking spaces, as well as two (2) low-rise commercial buildings, an above grade parking structure, three (3) levels of underground parking and a number of community and resident amenity areas
Property Address/Description:	7700 Bathurst Street
Municipality/UT:	City of Vaughan/ Regional Municipality of York
Approval Authority File No.:	OP.16.006
OLT Case No.:	OLT-22-002276
Legacy Case No.:	PL171353

OLT Lead Case No.: OLT-22-002276  
 Legacy Lead Case No.: PL171353  
 OLT Case Name: 7700 Bathurst LP v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: 7700 Bathurst LP (previously 1529749 Ontario Inc. [Torgan])  
 Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision  
 Description: To permit the development of a phased high-density project consisting of seven (7) mixed-use 27-storey towers contemplating approximately 1,800 residential units with at-grade commercial uses and 2,400 underground parking spaces, as well as two (2) low-rise commercial buildings, an above grade structure, three (3) levels of underground parking and a number of community and resident amenity areas  
 Reference Number: Z.20.019  
 Property Address: 7700 Bathurst Street  
 Municipality/UT: City of Vaughan/ Regional Municipality of York  
 OLT Case No.: OLT-22-003057  
 OLT Lead Case No.: OLT-22-002276

**PROCEEDING COMMENCED UNDER** subsection 17(36) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended

Appellant: 7700 Bathurst LP (previously 1529749 Ontario Inc. [Torgan])  
 Subject: Proposed Official Plan Amendment No. 90  
 Municipality: City of Vaughan  
 OLT Case No.: OLT-22-004775  
 OLT Lead Case No.: OLT-22-004775

**PROCEEDING COMMENCED UNDER** subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: L. D'Aversa  
 Appellant: A.G.A. Holdings Inc.  
 Appellant: ALM Property Management Inc.; and others  
 Subject: Comprehensive Zoning By-law No. 001-2021  
 Description: Comprehensive Zoning By-law for all lands in the City of Vaughan

Municipality:	City of Vaughan
OLT Case No:	OLT-22-002104
OLT Lead Case No:	OLT-22-002104
OLT Case Name:	D'Aversa v. Vaughan (City)

**Heard:** June 19, 2024 by Video Hearing

**Parties**

7700 Bathurst LP

City of Vaughan

**Counsel**

Joe Hoffman

Bruce Engell  
Candace Tashos

**MEMORANDUM OF ORAL DECISION DELIVERED BY K. HEWITT AND HUGH S. WILKINS ON JUNE 19, 2024 AND ORDER OF THE TRIBUNAL**

---

**INTRODUCTION**

[1] This Decision arises from a Case Management Conference (“CMC”) and settlement hearing held on June 19, 2024 regarding the proceedings in Tribunal Case Nos. OLT-22-002276, OLT-22-004775, and OLT-22-002104. The proceeding in Tribunal Case No. OLT-22-004775 consists of an appeal, which is being brought by 7700 Bathurst LP (“Appellant”) of the City of Vaughan (“City”) Official Plan Amendment No. 90 (“OPA No. 90”) regarding the Promenade Centre Secondary Plan. The proceeding in Tribunal Case No. OLT-22-002104 consists of appeals of the City’s Comprehensive Zoning By-law (“CZBL”). The proceedings in Tribunal Case No. OLT-22-002276 consist of site-specific official plan and zoning by-law amendment appeals regarding a proposed mixed-use development at 7700 Bathurst Street (“subject lands”). The proposed instruments would facilitate the development of a mixed use building with two towers at 38 and 32 storeys joined by a seven-storey podium on the subject lands.

## **Hearing the Proceedings Together**

[2] At a prior CMC, held on March 7, 2024, the City requested that the proceedings be heard together. At that time, only the proceedings in Tribunal Case Nos. OLT-22-002276 and OLT-22-004775 were before the Tribunal and the request was deferred. Since that time, a separate CMC was held in Tribunal Case No. OLT-22-002104 at which the Tribunal scheduled a further CMC in that proceeding as it relates to the subject lands to be held before the present panel of the Tribunal at the same time as CMCs in Tribunal Case Nos. OLT-22-002276 and OLT-22-004775. This provides the present panel with the ability to provide directions regarding the hearing together of all three matters.

[3] At the present CMC, the Parties renewed their request on consent that the proceedings be heard together. They submitted that the Parties and the subject lands are the same in each proceeding and that in the interests of fairness and efficiency, the proceedings should be heard together. The Tribunal agreed and granted the request.

## **Settlement Hearing**

[4] On May 30, 2024, the Appellant informed the Tribunal that the Parties had reached a global settlement regarding the appeals. The Parties seek to have amendments made to OPA No. 90 (regarding the Promenade Centre Secondary Plan) and amendments made to the CZBL. They request that the site-specific official plan and zoning by-law amendment appeals be dismissed.

[5] The proposed amendments to OPA No. 90 would, among other things, recognize an updated policy framework regarding parkland, implement urban design best practices, and establish a framework for the long-term development of Promenade Centre as a mixed-use, transit-oriented community.



[6] The proposed amendments to the CZBL would provide zoning changes so that the local zoning aligns with OPA No. 90, as revised. The present CZBL does not align with the Secondary Plan and does not reflect the mix of uses and planned high-density intensification of the subject property. The proposed amendments to the CZBL aim to implement the vision for the subject property in OPA No. 90, as revised.

[7] With these proposed amendments to OPA No. 90 and the CZBL, the Appellant submits that the site-specific official plan and zoning by-law amendment appeals in the proceedings in OLT Case No. OLT-22-002276 are no longer needed and should be dismissed.

[8] In support of the proposed settlement, the Appellant filed an affidavit affirmed by Daniel Rende, dated June 14, 2024. Mr. Rende is a land use planner. He appeared at the settlement hearing and provided opinion evidence in the area of land use planning in support of the proposed settlement.

[9] Mr. Rende opined that the proposed amendments to OPA No. 90 and the CZBL are consistent with the Provincial Policy Statement, 2020 (“PPS”), conform with the Greenbelt Plan, conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”), and conform with the City’s Official Plan. In providing his opinion, he stated that he has had regard to the matters of provincial interest set out in s. 2 of the *Planning Act*.

[10] Based on Mr. Rende’s uncontradicted opinion, the Tribunal finds that the proposed amendments to OPA 90 and the CZBL are consistent with the PPS and conform with the Greenbelt Plan, the Growth Plan, and the City’s Official Plan.

## **ORDER**

[11] **THE TRIBUNAL ORDERS THAT:** the appeals in the proceeding in Tribunal Case Nos. OLT-22-002104 as it relates to the subject lands, and those in OLT-22-002276 and OLT-22-004775 are to be heard together.

**[12] THE TRIBUNAL ORDERS THAT:**

1. The site-specific official plan and zoning by-law amendment appeals in the proceedings in OLT Case No. OLT-22-002276 are dismissed;
2. The appeal of Official Plan Amendment No. 90 in OLT Case No. OLT-22-004775 and the appeal of the Comprehensive Zoning By-law Amendment (“CZBL”) in OLT Case No. OLT-22-002104 are each allowed, in part:
  - a) in accordance with sections 17(50) of the *Planning Act*, and on the consent of the Parties, OPA No. 90 is approved in the form attached in this Order as Attachment 1.
  - b) in accordance with sections 34(26) of the *Planning Act*, and on the consent of the Parties, the CZBL for the lands municipally known as 7700 Bathurst Street, is approved in the form attached to this Order as Attachment 2.

**[13] THE TRIBUNAL FURTHER ORDERS THAT:**

1. 7700 Bathurst LP’s appeals of OPA No. 90 and the CZBL are resolved in full, and the balance of the appeals are hereby dismissed.
2. This Order and the approval of portions of the CZBL is without prejudice to the disposition of any other appeal of the CZBL in OLT-22-002104 and any unapproved portions of the CZBL, such that if those appeals proceed to a subsequent hearing or motion, either on their own or as may be consolidated with other proceedings, the City will not take the position that the Tribunal ought not to approve amendments to the CZBL on the basis that such amendments deviate from or are inconsistent with the amendment as brought into force by this Order. However, this does not

affect the City's right to assert that the CZBL as amended herein, to the extent brought into force by this Order, should be applied to specific sites or areas without amendments on the basis that doing so is consistent with the *Planning Act* and provincial policies, conforms to provincial and official plans and/or constitutes good planning.

3. The Tribunal authorizes the municipal clerk to format, as may be necessary, and assign a number to the by-law for record keeping purposes.

*"K. Hewitt"*

K. HEWITT  
MEMBER

*"Hugh S. Wilkins"*

HUGH S. WILKINS  
VICE-CHAIR

### **Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

**ATTACHMENT 1**

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 224-2022**

**A By-law to adopt Amendment Number 90 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 90 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "A", "B", "C", "D", "E" and "F" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to York Region for approval of the aforementioned Amendment Number 90 to the Vaughan Official Plan 2010 of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted by City of Vaughan Council this 28<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 20 of Report No. 30  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 28, 2022.

**AMENDMENT NUMBER 90  
TO THE VAUGHAN OFFICIAL PLAN 2010  
FOR THE VAUGHAN PLANNING AREA**

The following text and schedules "A", "B", "C", "D", "E" and "F" constitute Amendment Number 90 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix "I" and "II".

Authorized by Item No. 20 of Report No. 30  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 28, 2022.

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Vaughan Official Plan 2010 ("VOP 2010"), specifically Volume 1 and 2 to include policies for a new Secondary Plan for the Subject Lands. The lands subject to this Amendment ("Subject Lands") are identified in the City's Urban Structure as "Primary Centre", "Regional Intensification Corridor", "Community Area" and designated "High-Rise Mixed-Use" in the VOP 2010, with a small area designated "Parks". This Amendment will provide detailed policies with respect to land use, including height and density provisions, urban design, transportation, *community facilities*, natural heritage, parks and open space. The intent of these policies is to provide a planning framework that will guide the future *development* of this area which occupies a strategic location in the City's Urban Structure, including retention of the existing Promenade Mall, while enhancing its role as a regional shopping destination. These policies are designed to ensure this area evolves as a *complete community* characterized by high quality *development* that is compatible with surrounding land uses and transit supportive.

## II LOCATION

The Subject Lands are located south of Centre Street (Regional Road 71), west of Bathurst Street (Regional Road 38), north of Clark Avenue West and east of New Westminster Drive and Part of Lots 4 and 5, Concession 2 in the City of Vaughan, as identified in Appendix "I" to this Amendment.

## III BASIS

The decision to amend the VOP 2010 to provide a planning framework that will guide the future *development* of the Subject Lands is based on the following considerations:

1. In accordance with Section 3 of the Planning Act R.S.O. 1990, c.P.13, as amended, "decisions affecting planning matters 'shall be consistent with' policy statements issued under the Act." (Part II: PPS 2020). This includes the PPS 2020 which "... provides policy direction on matters of provincial interest related to land use planning and development" (Part I: PPS 2020). The PPS 2020 recognizes that local context is important, noting that "Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld." (Part III: PPS 2020). "Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs." (Part IV: PPS 2020). The policies contained in the Secondary Plan provide for *intensification* with mixed use *development*, including a range and mix of housing types and tenures, as well as non-residential uses, with a range of densities supportive of public transit, and institutional and public uses to serve the community. The Secondary Plan emphasizes active transportation with a fine-grained network of streets including cycle facilities and a shared use pathway system which will ensure connectivity throughout the area. On this basis, the Promenade Centre Secondary Plan is consistent with and meets the intent of the PPS 2020.
2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020) (Growth Plan) is based on a vision and set of principles for guiding decisions on how land is to be developed and public investments are managed. Applying the policies of the Growth Plan is intended to "support the achievement of *complete communities*" (Policy 2.2.1.4.). In particular, the Growth Plan supports the principles of building compact, vibrant

neighbourhoods, the protection and conservation of valuable natural resources, and the optimization of existing and new infrastructure to support growth in a compact efficient form. Specifically, it seeks to align transit with growth by directing growth to Strategic Growth Areas including major transit station areas (MTSAs) and Priority Transit Corridors. Schedule 5 of the Growth Plan identifies Centre Street and Bathurst Street as Priority Transit Corridors. The MTSA policies of the Growth Plan are also applicable to the Promenade Centre Secondary Plan, as three major transit station areas have been identified within close proximity of the Secondary Plan Area, including one located on the northern Plan border associated with the bus rapid transit viva service. Policy 2.2.4 of the Growth Plan establishes the policies for MTSAs including a minimum density target of 160 residents and jobs combined per hectare for MTSAs served by light rail transit or bus rapid transit. The Secondary Plan has been prepared in conformity with the directions of the Growth Plan to ensure that new *development* will support the continued evolution of this area as a *complete community* which is transit-supportive, vibrant, inclusive, healthy, sustainable and diverse.

3. The York Region Official Plan, 2010 ("YROP") designates the Subject Lands as "Urban Area", on Map 1, Regional Structure in the YROP. The "Urban Area" designation is intended to allow for the creation of compact and complete communities which are sustainable and have the highest standard of urban design. In addition, Centre Street and Bathurst Street, north of Centre, are identified as "Regional Corridor". Further, these streets are planned for high level transit service operated by the Region, with Centre Street identified as a "Regional Rapid Transit Corridor" which continues north on Bathurst Street. South of Centre Street, Bathurst Street is identified as part of the "Regional Transit Priority Network", which is further designated as a "Special Study Corridor". "Regional Corridors" shown on Map 1, which include Centre Street and Bathurst Street, north of Centre, are identified in the YROP as serving "a critical role as the primary locations for the most intensive and greatest mix of development within the Region" (Policy 5.4.1). The Secondary Plan has been designed to allow achievement of the YROP criteria including the establishment of minimum density requirements and targets, a fine-grained street grid that incorporates sidewalks and cycle tracks, and urban built form that creates active and attractive streets for all seasons. As such, the Secondary Plan conforms with the policies of the YROP.
4. On September 7, 2010, Vaughan Council adopted the VOP 2010. Schedule 1 of Volume 1 of the VOP 2010 identifies the Subject Lands as "Primary Centre", "Community Area" and "Regional Intensification Corridor" for lands located on Centre Street and Bathurst Street. Policy 2.2.5, indicates that "...Regional Intensification Corridors... will link Regional Centres both in Vaughan and beyond and are linear places of significant activity. They may accommodate mixed-use intensification or employment intensification". Policy 2.2.5.5. states further ... "Primary Centres will become mixed-use areas with residential development as well as a wide range of other uses that will serve the residents of the Primary Centre, the surrounding Community Areas and the City as a whole, including retail uses, institutional uses, office uses, community facilities and human services. They will be designed as transit-oriented, pedestrian friendly places." Furthermore, Primary Centres are designed to "have a fine grain of streets suitable for pedestrians and cyclists, with appropriate internal links and links to the surrounding Community Areas...". Specific direction related to Primary Centres is provided in Policy 2.2.5.6 including recognition of the regional significance of Promenade Mall as well as the potential introduction of additional uses, including residential *intensification*, through the development of the surrounding surface parking areas and outparcels. The Subject Lands are also designated "High-Rise Mixed-Use" with a small area designated

"Parks" on Schedule 13. In addition, Schedule 14-A identifies the Subject Lands as an area subject to further examination through the preparation of a secondary plan. The Secondary Plan has been prepared in conformity with the policies of VOP 2010.

5. This amendment also implements the results of a detailed Secondary Plan process that included consultation throughout the Study. Regular meetings were held at key points of the Secondary Plan Study with the Landowners Group ("LOG") and Technical Advisory Committee ("TAC"). In addition to the formal meetings with the LOG and TAC, meetings were held throughout the process with individual landowners and agencies, including meetings with York Region and the York Catholic District School Board (YCDSB). Two reports were prepared for Council's consideration, including one presentation to Committee of the Whole (Public Meeting). In addition, the following public consultation meetings were held for the Secondary Plan Study:
  - October 30, 2019: Public Open House #1, Secondary Plan Visioning Summit & Workshop;
  - November 18, 2019: Public Pop-Up Visioning Session, Promenade Mall;
  - July 7, 2021: Public Open House #2, Draft Preferred Land Use Plan and Multi-Modal Transportation Network; and
  - November 30, 2021: Committee of the Whole (Public Meeting) (statutory).
6. The Secondary Plan is based on detailed background studies, including a Comprehensive Transportation Study, Commercial Use Assessment, Population and Employment Estimates, Scoped Community Facilities Study, Planning Background Report, and Phase 1 Consultation Summary, as well as input from public agencies including York Region and YCDSB. The Secondary Plan takes into consideration the information gathered through the study process in the establishment of the transportation system including active transportation modes, and the recognition of the need for a number of parks, Privately-Owned Publicly Accessible Spaces (POPS) and other public uses to complement the existing *community facilities* in the Plan area.
7. Having held a statutory Public Meeting on November 30, 2021, Council for the City of Vaughan approved an amendment to the VOP 2010 on June 28, 2022, to provide for the adoption of the Promenade Centre Secondary Plan.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010, Volume 1 and 2 are hereby amended by:

1. Amending Volume 1, Schedule 13 "Land Use" by re-designating the lands bounded by Centre Street, Bathurst Street, Clark Avenue West and New Westminster Drive from "High-Rise Mixed-Use" and "Parks" to "Lands Subject to Secondary Plans (See Schedule 14-A)".
2. Amending Volume 1, Schedule 14-A "Areas Subject to Secondary Plans" as follows:
  - Under the "Required Secondary Plan Areas" heading, delete "4. Promenade Mall".
  - Under "Areas Subject to Secondary Plans", add the following: "Promenade Centre, 11.16".



- Expand the Secondary Plan Area boundary for “Promenade Centre, 11.16” westerly to New Westminster Drive.
3. Amending Volume 2, Section 11.1 “Areas Subject to Secondary Plans”, by adding the following policy:
- “The lands subject to the Promenade Centre Secondary Plan are identified on Schedule 14-A and are subject to the policies in Section 11.16 of this Plan.”
4. Amending Volume 2, Section 11 “Secondary Plan Policies” by adding a new Section 11.16 and adding the text and schedules of the Promenade Centre Secondary Plan, attached hereto as Schedule 1.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law, Draft Plan of Subdivision approval, Draft Plan of Condominium approval, Part Lot Control By-law, and Site Plan approval, pursuant to the Planning Act, R.S.O. 1990, c.P.13, as amended.

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.

SCHEDULE 1

11.16 PROMENADE CENTRE SECONDARY PLAN (OPA 90)

11.16.1 Secondary Plan Area

The following policies including Part A, The Preamble to the Plan, and Part B, The Secondary Plan, and Schedules “A” – “F” shall apply to the lands identified as “Secondary Plan Area” on Schedule A: Secondary Plan Area.

11.16.2 Part A The Preamble

1.0 Context

The Promenade Centre Secondary Plan is designed to provide a planning framework that will guide the future *development* of this area which occupies a strategic location as a Primary Centre in the City’s Urban Structure. The Secondary Plan, through a focus on mixed-use *development*, supports the continued evolution of the area as a Primary Centre and *complete community* which is transit-supportive, vibrant, inclusive, healthy, sustainable and diverse. This includes the retention of the existing Promenade Mall, while enhancing its role as a regional shopping destination. The Plan will also provide for a range and mix of housing types and tenures, and will have tall and lower buildings, with a range of densities supportive of public transit, as well as providing for non-residential uses including institutional and public uses to serve the community. It will be developed based on a fine-grained street grid that incorporates sidewalks and cycle tracks, and an urban built form that creates active and attractive streets for all seasons. The Secondary Plan will ensure high quality *development* that is compatible with surrounding land uses and transit supportive.

1.1 Purpose

The purpose of the Secondary Plan is to establish a land use planning, urban design, and transportation and infrastructure policy framework to guide new *development* in the Promenade Centre Secondary Plan Area, while retaining the existing Promenade Mall and enhancing its role as a regional shopping destination.

1.2 Secondary Plan Organization

The Secondary Plan includes the following:

- a. Part A The Preamble  

Part A establishes the basis for the Secondary Plan, including the Secondary Plan Area, study process, consultation process, policy context and existing conditions and opportunities.
- b. Part B The Secondary Plan  

The Secondary Plan establishes the Vision and Guiding Principles and the related policy framework. Policies are provided with respect to community structure and design, transportation and mobility, parks and open space system, natural areas, *community facilities*, services and sustainable design, and implementation and interpretation including

the phasing of *development*. A key part of the Secondary Plan are the Schedules which provide specific land use designations, and direction with respect to height and density, as well as establishing the transportation system and the open space system.

## 2.0 Secondary Plan Area

The Promenade Centre Secondary Plan Area is located south of Centre Street (Regional Road 71), west of Bathurst Street (Regional Road 38), north of Clark Avenue West and east of New Westminster Drive and comprises Part of Lots 4 and 5, Concession 2 in the City of Vaughan. The Secondary Plan has an area of approximately 46 hectares and is completely developed with the exception of a woodlot which has been preserved in the southwest quadrant and an adjacent public park. Existing uses include the Promenade Mall, a regional scale shopping mall and outer commercial parcels to the northeast and east of the Promenade Mall and associated at-grade parking, high-rise residential *development*, and *community facilities* including the Bathurst Clark Resource Library and St. Elizabeth Secondary *School*. There is also a transit terminal which is served by York Region Transit (YRT), the Toronto Transit Commission (TTC), as well as an adjacent Bus Rapid Transit (BRT) vivastation, located north of the Plan area with access from Centre Street.

## 3.0 Secondary Plan Study Process

The Secondary Plan Study process, supported by background studies, including the Comprehensive Transportation Study, comprised four tasks.

### Task 1 – The Background Study

Task 1 involved background research review and analysis of existing conditions, the current policy framework and other available information to provide a strong foundation for the preparation of the planning framework to guide future *development*.

### Task 2 – Plan Framework and Development

Task 2 of the Study focused on creating the initial Development Framework and Land Use Scenario based on the Community Visioning consultation in October/November 2019. Building on the foundation developed in Task 1, through the consultation program, a vision statement and guiding principles as well as an Emerging Land Use Scenario were developed and then evaluated and revised through further consultation with stakeholders.

### Task 3 – Preparation & Refinement of the Draft Secondary Plan

This Task resulted in the establishment of a Preferred Land Use Plan and Multi-Modal Transportation Network based on the input received in Task 2, including transportation testing and scenario analysis, as well as consideration of the relevant background research and public and stakeholder input including a public open house in July 2021. A draft Secondary Plan was prepared which was reviewed prior to initiation of the final formal statutory review.

#### Task 4 – Approvals

The draft Secondary Plan was further reviewed through a formal statutory process which included a Public Meeting. The input received was reviewed and addressed in a report to Council with recommended changes to the Secondary Plan. The Secondary Plan was then presented to Vaughan Council for adoption.

### 4.0 Consultation and Engagement

On-going consultation occurred throughout the Study. Regular meetings were held at key points of the Secondary Plan Study process with landowners and agencies including the Landowners Group (“LOG”) and the Technical Advisory Committee (“TAC”). In addition to the formal meetings with the LOG and TAC, meetings were held throughout the process with individual landowners and agencies including meetings with York Region and the York Catholic District School Board (YCDSB). Two reports were prepared for Council’s consideration.

The following public consultation meetings were held for the Secondary Plan Study:

- October 30, 2019: Public Open House #1, Secondary Plan Visioning Summit & Workshop;
- November 18, 2019: Public Pop-Up Visioning Session, Promenade Mall;
- July 7, 2021: Public Open House #2, Draft Preferred Land Use Plan and Multi-Modal Transportation Network; and
- November 30, 2021: Committee of the Whole (Public Meeting) (statutory).

### 5.0 Policy Context

Promenade Centre is identified as a “Primary Centre” in the Vaughan Official Plan 2010 (“VOP 2010”) Urban Structure. Primary Centres accommodate mixed-use *intensification* and require the preparation of a Secondary Plan. The Secondary Plan builds on the policy framework established at the Provincial, Regional and local level. In conformity with that policy direction, the Secondary Plan provides a planning framework that will guide the *development* of this area which occupies a strategic location in the City’s Urban Structure, while retaining the existing Promenade Mall, and enhancing its role as a regional shopping destination. These policies are designed to ensure this area evolves as a *complete community*, characterized by high quality *development* that is compatible with surrounding land uses and transit supportive. New *development* will contribute to achieving the goal of creating a *complete community* which is transit-supportive, vibrant, inclusive, healthy, sustainable and diverse. Promenade Centre is planned to accommodate approximately 20,300 people and 2,200 jobs to ultimate build-out.

To conform to Provincial and Regional policies including the Growth Plan and the YROP, as well as the VOP 2010, the Secondary Plan has been designed to address:

- the Provincial minimum density target for MTSA’s of 160 people and jobs combined per hectare for BRT Stations, and the specific minimum density target of 200 people and jobs combined per hectare for the Disera-Promenade BRT Major Transit Station Area as endorsed by York Region, to support public transit;
- a wide range and mix of housing types, tenures and *affordability*;
- a mix of non-residential uses;

- a multi-modal transportation mobility plan based on a fine-grained network of streets and shared use paths suitable for transit, vehicles, pedestrians and cyclists of all ages and abilities;
- pedestrian-friendly built form with active uses at grade;
- an integrated parks and open space network inclusive of a shared use path system;
- areas that contain a high-quality public realm including well-designed public spaces that are either landscaped parks or public plazas or both;
- *development* that is planned to consider human service needs for all ages and abilities including educational, social, health, arts, culture, library and recreational facilities;
- sustainable *development*;
- appropriate transition in intensity and use to surrounding Community Areas;
- relevant City plans including the Active Together Master Plan, Integrated Urban Water Master Plan, Transportation Master Plan, Pedestrian and Bicycle Master Plan, Municipal Energy Plan, Green Directions Vaughan, and City-Wide Urban Design Guidelines; and,
- a phasing plan that ensures orderly *development*.

## 6.0 Existing Conditions and Opportunities

The Secondary Plan responds to the existing conditions and opportunities identified through supporting background studies, including the Comprehensive Transportation Study, with respect to the Secondary Plan Area including the following:

- existing land use, including the retention of the existing Promenade Mall, while enhancing its role as a regional shopping destination;
- interest in significant redevelopment and *intensification* by landowners;
- leveraging existing transportation infrastructure including a transit terminal which is served by York Region Transit (YRT) and the Toronto Transit Commission (TTC) in the northwest quadrant of the Plan area with access from Centre Street, a Viva bus rapid transit corridor on Bathurst Street and Centre Street which includes two vivastations located on Centre Street and one on Bathurst Street within close proximity to the Plan area, as well as existing, separated pedestrian and cycling facilities along Centre Street, Bathurst Street and Clark Avenue, and planned facilities on the remainder of Bathurst Street and New Westminster Drive;
- opportunity to create a transportation network that supports current and emerging modes of transportation through the creation of a fine-grained network which includes complete streets and shared use paths;
- improve existing sustainable mode share for trips within, and to and from, the Secondary Plan Area by leveraging a fine-grained transportation network, looking towards new mobility solutions, and through Transportation Demand Management, which includes a variety of strategies to reduce single occupant vehicle travel;
- build upon a "High Street" concept, which will be a *retail* focused main street that features high quality streetscaping components, and commercial, community and other active uses at the ground floors;
- topographical changes in the Secondary Plan Area;
- the area is served by recreation facilities, libraries, and parks, including the existing woodlot, as well as *schools*, all of which provide a strong basis for the creation of an expanded open space network;

- the opportunity to achieve high quality and sustainable design; and,
- existing *development* and surrounding neighbourhoods.

Other planning considerations that must be taken into account include the conclusions of the supporting studies related to:

- Comprehensive Transportation Study,
- Commercial Use Assessment,
- Population and Employment Estimates,
- Scoped Community Facilities Study, and
- Planning Background Report.

11.16.3 Part B The Secondary Plan

1.0 Introduction

The Promenade Centre Secondary Plan forms part of the VOP 2010. The Secondary Plan builds on the policies in Volume 1 of the VOP 2010 and provides a detailed planning framework specific to the Promenade Centre Secondary Plan Area. The Secondary Plan should be read in conjunction with Volume 1 of the VOP 2010. Where the policies of this Secondary Plan conflict with the policies in the VOP 2010, the policies of the Secondary Plan shall prevail.

The following text and schedules constitute the Promenade Centre Secondary Plan:

- a. Schedule 'A' – Secondary Plan Area;
- b. Schedule 'B' – Land Use Precincts;
- c. Schedule 'C' – Land Use Plan;
- d. Schedule 'D' – Height, Density and Use Parameters;
- e. Schedule 'E' – Multi-Modal Transportation Network; and,
- f. Schedule 'F' – Street Network Implementation Plan

2.0 Vision and Guiding Principles

2.1 Promenade Centre Vision and Guiding Principles

The following Vision and Guiding Principles, which were developed based on a Vision Summit with community members, will be used to guide the future planning of the Promenade Centre Secondary Plan Area.

a. Vision Statement

Promenade Centre is identified as a place for growth and will evolve over time as a distinct urban centre. Promenade Centre will maintain and enhance its role as an important place for people to gather, socialize, shop, work, learn and live. The Centre will be planned for pedestrians, cyclists, transit users and motorists, providing a network of complete streets and ease of access to high quality local and rapid transit services. These streets, in concert with a network of parks, indoor and outdoor open spaces and gathering places, will be vibrant, safe and accessible for the needs of a multi-generational community. New *development* within Promenade Centre will be sustainable and provide for a mix of retail, entertainment, community and office uses, as well as a variety of housing types. The evolution of Promenade Centre will respect the surrounding neighbourhoods.

b. Guiding Principles

i. Complete Community

Build upon current assets such as the existing park, library and *retail* uses to allow for the evolution of a *complete community* where people can gather, socialize, shop, work, learn and live. Ensure that *retail* and entertainment remain a focus for Promenade Centre, while providing new opportunities for a mix of uses, *community facilities*, recreation and culture.

- ii. Multi-Modal  
Develop a well-connected, multi-modal and accessible community with a network of blocks and complete streets that supports safety and choice of movement for all travel modes, including pedestrians, cyclists, transit users and motorists. Ensure that the existing and planned high quality local and rapid transit services are directly and easily accessible to all users of the Promenade Centre and surrounding neighbourhoods. Connect Promenade Centre with the Thornhill Town Centre community to the north through the continuation of the existing pedestrian-oriented main street.
  
- iii. Places to Gather  
Create a high-quality and interconnected network of indoor and outdoor public spaces that support a vibrant environment and community gathering. Build upon the well-used central gathering spaces that are currently offered in the existing mall, which provide important social and health functions for residents and visitors to Promenade Centre.
  
- iv. Multi-Generational Housing  
Promote a wide range of housing types and tenures to accommodate a diverse multi-generational community and facilitate “aging in place”.
  
- v. Context-Sensitive  
Ensure that new *development* is sensitive to surrounding neighbourhoods in the Thornhill community, including a balance of building heights, densities and land uses that achieve transition to the adjacent established areas. Promote new connections to Promenade Centre from the existing community for pedestrians, cyclists and other non-vehicular modes of travel.
  
- vi. Sustainable and Healthy  
Encourage sustainable *development* which considers the health of residents as well as impacts to future generations, with a focus on energy efficiency, sustainable water and waste management and climate change adaptation. Capitalize on opportunities to incorporate green infrastructure and sustainable technologies within the public real and built form.

**3.0 Community Structure**

**3.1 General Land Use Policies**

The Precincts on Schedule B, Land Use Precincts, and the land use designations on Schedule C, Land Use Plan, of this Secondary Plan, and the policies of this section, are designed to establish a community structure which implements the Promenade Centre Vision and Guiding Principles.



**3.1.1 Land Use Precincts**

- a. The Secondary Plan Area is structured in a number of Precincts identified on Schedule B. Each Precinct permits a mix of uses, but is intended to have a specific focus and related character:
  - i. Transit Hub Precinct is focused on the existing Transit Terminal, and also reflects the proximity to the BRT Station located immediately to the north of the Transit Terminal on Centre Street, which is a Major Transit Station Area. *Development* in this area is designed to be supportive of that use and its evolution into a true Transit Hub, the success of which is critical to ensure *development* in Promenade Centre is accessible and functional for all residents, visitors, and employees;
  - ii. Central Square Precinct is the location of a high-quality and interconnected network of indoor and outdoor public spaces that support a vibrant environment for community gathering. New *development* will build upon the existing well-used central gathering function of the existing mall which provides important social and health functions for residents and visitors to Promenade Centre. This function will form a key role for this Precinct including as part of a revitalized and expanded mall;
  - iii. Centre Street Corridor Precinct is designed to provide for a community of high-rise mixed-use *development* that connects and is supportive of the surrounding *development* including the Transit Hub Precinct and the Central Square Precinct;
  - iv. Neighbourhood Precinct is intended primarily as a residential community which reflects the existing *development* in this area; and,
  - v. Community Hub Precinct already provides, and will continue to evolve, as a focal point for a wide variety of public services that contribute to its overall function as a community hub.

**3.1.2 Land Use Plan**

- a. The Land Use Plan on Schedule C and the Height, Density and Use Parameters on Schedule D, and the policies for the land use designations in Section 3.2 to 3.11 of this Plan, establish, within each Precinct, the specific mix of land uses, heights, and densities, and their distribution. The intent is that the Land Use Plan will:
  - i. support the evolution of a *complete community* while being compatible with the surrounding existing and planned *development*; and,
  - ii. promote high quality urban design including streetscapes which provide for all modes of transportation including walking, cycling and transit and design which is sustainable.

**3.1.3 Density**

- a. Through the policies of this Secondary Plan, the City shall seek to provide for an overall minimum or greater density target of 200 people and jobs combined per hectare to ultimate build-out for Promenade Centre in accordance with the minimum density target endorsed by York Region for the Disera-Promenade BRT Major Transit Station Area (MTSA) notwithstanding that the boundaries of the MTSA extend beyond those of Promenade Centre.
- b. The approach to building height and density primarily focuses the maximum permitted height and density on the Transit Hub Precinct, and the Centre Street Corridor Precinct, as

well as in the Central Square Precinct, in support of the Transit Terminal as designated on Schedule E, and the Regional Rapid Transit Corridor on Centre Street. The policies for each land use designation and the height and density parameters on Schedule D of this Secondary Plan establish the maximum height and density permitted in the specific designations.

- c. Increases to the height and density maximums identified on Schedule D may be permitted on a site-specific basis through the Development Application process. Requests for additional height and density will require the submission of an Official Plan Amendment. Any relevant studies required to support the request for additional height and density will be identified in a pre-application consultation meeting, in accordance with policies 10.1.1.9 and 10.1.3.3 of VOP 2010, as outlined in Section 11 Implementation of this Secondary Plan. The required supporting studies must comprehensively address the impacts of the increased height and density on adjacent land uses.

#### **3.1.4 Housing**

The community shall consist of a housing mix which provides for a range of dwelling units and types to increase housing choice and to accommodate a diverse multi-generational community and facilitate "aging in place". In accordance with Policy 7.5.1.2. of the VOP 2010, a target of 35% of all housing units in Promenade Centre shall be *affordable*, and a portion of these units should be accessible to people with disabilities. To achieve this target, the City shall:

- a. Require all *significant developments* that include a residential component to demonstrate their contribution to meeting the Promenade Centre target for *affordable* housing through the preparation of a housing options statement in accordance with the provisions of Policy 7.5.1.3. of the VOP 2010;
- b. Support and prioritize the *development* of housing appropriate for seniors, the provision of family-size housing units, rental units and accessible units in accordance with the applicable policies of Policies 7.5.1.4. and 7.5.1.5. of the VOP 2010.

#### **3.1.5 Sensitive Uses**

- a. Applications for residential *development* and other *sensitive land uses* within Promenade Centre shall have regard for potential noise, vibration and air pollution impacts from existing uses, major streets, and transportation infrastructure and facilities including within and in proximity to the Transit Terminal. Where appropriate, applications for residential and other *sensitive land uses* shall include a Land Use Compatibility Study to identify appropriate measures to mitigate adverse impacts. Such a study shall be completed for residential *development* and *sensitive land uses* to the satisfaction of the City and in consultation with other agencies as required.
- b. New *development* should refer to the Ministry of Environment Land Use and Compatibility Guidelines, as amended from time to time, which provide recommendations to ensure that *sensitive land uses* are appropriately designed, buffered and/or separated from each other.

#### **3.1.6 Transit Supportive Development**

*Development* shall have regard for the York Region Transit-Oriented Development Guidelines

and the Provincial Transit-Supportive Land Use Guidelines, as may be amended, through the *development* approvals process.

**3.1.7 Other Permitted Uses in all Designations**

In addition to the uses identified in Policy 9.2.1.9. of the VOP 2010, the following land uses shall be permitted in all designations within the Promenade Centre Secondary Plan:

- a. Renewable energy facilities and district energy systems.

**3.2 High-Rise Mixed-Use**

- 3.2.1** The High-Rise Mixed-Use designation shown on Schedule C of this Secondary Plan is applicable to the lands in the Transit Hub, Central Square, Centre Street Corridor and Neighbourhood Precincts shown on Schedule B of this Secondary Plan. *Development* in this designation shall consist of a broad mix of residential, *retail*, community and institutional uses in mixed use and single use buildings. The *development* will be designed and developed at a density which is supportive of the Transit Terminal and the Regional Rapid Transit Corridor.
- 3.2.2** The High-Rise Mixed-Use designation permits all the uses identified in Policy 9.2.2.6. b. of the VOP 2010 with the exception of gas stations. *Retail* uses are subject to the applicable requirements of Policy 5.2.3 of the VOP 2010 and may be permitted in the base/podium of all High-Rise Buildings, consistent with the Retail, Service Commercial or Active Use Frontage designation shown on Schedule D. However, any new *retail* uses shall be subject to Policy 9.2.3, Building Types and Development Criteria of the VOP 2010 and the urban design policies of Section 4.0, Community Design, of this Secondary Plan. In addition, the Transit Terminal and related transit infrastructure will be permitted.
- 3.2.3** The High-Rise Mixed-Use designation permits all the building types identified in Policy 9.2.2.6. f. and g. of the VOP 2010, with the exception of gas stations.
- 3.2.4** The maximum density shall be a *Floor Space Index (FSI)* of 6.5 times the area of the lot for new buildings as shown on Schedule D. In addition, higher *FSI* values of up to a maximum of 8.0 *FSI*, as shown on Schedule D, shall be permitted on development blocks located in the Centre Street Corridor Precinct, as shown on Schedule B. The maximum height for all building types shall be 35 *storeys* as shown on Schedule D. In addition, a maximum height of 40 *storeys* shall be permitted for the development block located at the northwest corner of “High Street” and Promenade Circle in the southern portion of the Secondary Plan area, as shown on Schedule D. The minimum height for all building types shall be three *storeys*. In addition, High-Rise Buildings are subject to the policies of Section 9.2.3.6 of the VOP 2010. Despite the maximum densities of 6.5 and 8.0 *FSI* referred to above, if the City has secured an unencumbered freehold parkland block within the Centre Street Corridor Precinct of a minimum area of 0.64 hectares, then for the net developable area of the lands within the East Block (Area C) of the Centre Street Corridor Precinct (bounded by Centre Street, NS-3, EW-1C and EW-1D, and Bathurst Street), as shown on Schedules B and F, the maximum density can be 8.55 *FSI*.

- 3.2.5** To achieve greater variation in built form, additional building height than the maximums identified on Schedule D may be permitted in the High-Rise Mixed-Use designation, on a site-specific basis subject to the City's review and approval. A one-time transfer of a maximum of five *storeys* may be permitted from one proposed building to another building within a specific *development* block, provided that the average density across the block is not exceeded as shown on Schedule D. *Development* Applications that request building height variation must demonstrate that the average maximum density on the subject block is maintained and that the proposed *development* has acceptable impacts on surrounding land uses. The submission of a Zoning By-law Amendment will be required to address the variation in building height within the subject *development* block. An Official Plan Amendment will not be required for such transfers of five *storeys* within a specific *development* block in accordance with the provisions of this section. Notwithstanding, as an alternative to the Zoning By-law Amendment process, such height transfers within a specific *development* block may be considered by the Committee of Adjustment through a minor variance application where the maximum height variation proposed does not exceed 10% of the maximum height of the building, and provided the average density across the block is not exceeded. Any variation proposed to exceed 10% of the maximum building height shown on Schedule D will be required to proceed through the Zoning By-law Amendment process.

### **3.3 Mid-Rise Mixed-Use**

- 3.3.1** The Mid-Rise Mixed-Use designation shown on Schedule C of this Secondary Plan is applicable to the lands west of Bathurst Street in the Central Square Precinct. *Development* in this designation shall consist of a broad mix of residential, *retail*, community and institutional uses in mixed use and single use buildings. The *development* will be designed and developed at a density which is supportive of the Transit Terminal and the Regional Transit Priority Network Special Study Corridor which applies to this part of Bathurst Street, while providing a transition to the established residential neighbourhood to the east.
- 3.3.2** The Mid-Rise Mixed-Use designation permits all the uses identified in Policy 9.2.2.4. b. of the VOP 2010 with the exception of gas stations. *Retail* uses shall be permitted in the base/podium of all Mid-Rise Buildings, consistent with the Retail, Service Commercial or Active Use Frontage designation shown on Schedule D. However, any new *retail* uses shall be subject to Policy 9.2.3, Building Types and Development Criteria of the VOP 2010 and the urban design policies of Section 4.0, Community Design of this Secondary Plan. In addition, transit infrastructure will be permitted.
- 3.3.3** The Mid-Rise Mixed-Use designation permits all the building types identified in Policy 9.2.2.4. e. of the VOP 2010 with the exception of gas stations.
- 3.3.4** The maximum density shall be an *FSI* of 6.5 as shown on Schedule D. The maximum height for all building types shall be 12 *storeys*. The minimum height for all building types shall be three *storeys*. In addition, Mid-Rise Buildings are subject to the policies of Section 9.2.3.5 of the VOP 2010.

**3.4 High-Rise Residential**

- 3.4.1** The High-Rise Residential designation shown on Schedule C of this Secondary Plan recognizes existing High-Rise Residential *development* in the Transit Hub and Neighbourhood Precincts. *Development* in this designation is planned to continue to consist primarily of High-Rise Residential Buildings.
- 3.4.2** The High-Rise Residential designation permits all the uses identified in Policy 9.2.2.5. b. of the VOP 2010.
- 3.4.3** The High-Rise Residential designation permits all the building types identified in Policy 9.2.2.5 c. and d. of the VOP 2010.
- 3.4.4** The maximum density shall be an *FSI* of 2.5 and the maximum building height shall be 20 *storeys*. The minimum height for all building types in the High-Rise Residential designation shall be three *storeys*, including podiums.

**3.5 Low-Rise Mixed-Use**

- 3.5.1** The Low-Rise Mixed-Use designation shown on Schedule C of this Secondary Plan is planned to consist primarily of buildings in a low-rise form no greater than five *storeys*. The designation applies to the majority of the lands in Promenade Centre adjacent to New Westminster Drive and is intended to act as a transition to the established low-density neighbourhood to the west.
- 3.5.2** The Low-Rise Mixed-Use designation permits all the uses identified in Policy 9.2.2.2. b. of the VOP 2010.
- 3.5.3** The Low-Rise Mixed-Use designation permits:

  - a. Townhouses including back-to-back and stacked townhouses. Back-to-back townhouses are attached low-rise residential forms providing a primary building frontage on two sides, with units sharing a rear wall, to avoid backlotting onto pathways, lanes and streets; and will not have an adverse impact on the context and lot configuration;
  - b. Low-Rise Buildings; and,
  - c. Public and Private Institutional Buildings.
- 3.5.4** *Development* in the Low-Rise Mixed-Use designation adjacent to New Westminster Drive should generally be designed to respect the *development* on the west side of New Westminster Drive with respect to matters such as front and exterior side yard setbacks, building massing and landscaping, and provide frontage onto New Westminster Drive.

**3.6 Community Commercial Mixed-Use**

- 3.6.1** The Community Commercial Mixed-Use designation shown on Schedule C of this Secondary Plan is applicable to the western portion of the lands in the Central Square Precinct shown on Schedule B. The intent of this designation is to recognize the Promenade Mall. *Development* in this designation shall consist primarily of commercial buildings that allow for a variety of

business uses to occur in close proximity to each other in order to provide *retail* and population related employment opportunities that meet the needs of local residents.

- 3.6.2** The Community Commercial Mixed-Use designation permits all the uses identified in Policy 9.2.2.8 c.i. of VOP 2010, with the exception of gas stations. The minimum gross floor area requirement for non-*retail* uses specified in Policy 9.2.2.8 d. of VOP 2010, shall not apply. *Retail* uses are subject to the applicable requirements of Policy 5.2.3 of the VOP 2010 and Policy 3.2.2 of this Secondary Plan. In addition, residential uses associated with two residential High-Rise buildings as previously approved through OP.18.013, Z.18.020, DA.18.107 and DA.21.035 are permitted, which also includes a mid-rise podium with *retail* uses at grade. Residential uses associated with a future Mid-Rise and/or High-Rise building are also permitted within the hatched area as shown on Schedule D, which includes a mid-rise podium with *retail* uses at grade.
- 3.6.3** The Community Commercial Mixed-Use designation permits all the building types identified in Policy 9.2.2.8 e. including Low-Rise Buildings, but excluding gas stations. In addition, two residential High-Rise buildings as previously approved through OP.18.013, Z.18.020, DA.18.107 and DA.21.035 are permitted, which also includes a mid-rise podium with *retail* uses at grade. Future residential High-Rise or Mid-Rise buildings are also permitted within the hatched area as shown on Schedule D, which includes a mid-rise podium with *retail* uses at grade.
- 3.6.4** The maximum density shall be a *Floor Space Index (FSI)* of 1.5 times the area of the lot for new buildings as shown on Schedule D. The maximum height for non-residential buildings shall be two *storeys*. In addition, the maximum height and density for the two permitted residential High-Rise buildings shall be in accordance with the approval established through OP.18.013, Z.18.020, DA.18.107 and DA.21.035. A podium with a minimum height of three *storeys* and maximum height of six *storeys* shall also be permitted. The maximum height and density permissions for future residential buildings within the hatched area are shown on Schedule D, inclusive of a podium with a minimum height of three *storeys* and maximum height of six *storeys*.
- 3.6.5** Mid or High-Rise building(s) with a podium inclusive of *retail* uses at grade, may also be permitted in the Community Commercial Mixed-Use designation as identified by the hatched area shown on Schedule D, without an Official Plan amendment, provided that:
- a. The *development* shall be subject to the applicable policies of the Secondary Plan including the policies of the High-Rise Mixed-Use designation contained in Policy 3.2 and policies of the Community Commercial Mixed-Use designation contained in Policy 3.6;
  - b. The City may require technical studies demonstrating that the *development* will not impact the operation and function of the Promenade Mall and has acceptable impacts on adjacent *development*; and,
  - c. The ultimate configuration of the future development block corresponding to the hatched area shown on Schedule D will be confirmed through the Development Application process.

- 3.6.6** As the focal point of the Plan area, the existing Promenade Mall shall be permitted in the Community Commercial Mixed-Use designation, together with any additions or other modifications to buildings required as part of new permitted *development*. Additional new *retail* facilities which form part of the existing Promenade Mall or additions or modifications to this structure shall not require submission of a Regional Impact Analysis in accordance with Policy 5.2.3.7 of the VOP 2010. However, any new *retail* uses shall be subject to Policy 9.2.3, Building Types and Development Criteria of the VOP 2010 and the urban design policies of Section 4.0, Community Design, of this Secondary Plan.

### **3.7 Major Institutional**

- 3.7.1** The Major Institutional designation shown on Schedule C of this Secondary Plan reflects the general location of the existing Bathurst Clark Resource Library and is located in the Community Hub Precinct. The Major Institutional designation recognizes the existing library and allows the *development* of a new or expanded facility with a range of community and institutional uses. These include the community services and facilities identified in Section 7.2 of the VOP 2010 in particular the existing library, but also other *community facilities*, as well as uses such as a *day care* and places of worship, and *small-scale convenience retail* compatible with *community facilities*. The Major Institutional designation is to be designed and developed to ensure accessibility by all residents of Promenade Centre to act as a focal point and public meeting place for the community.
- 3.7.2** The Major Institutional designation permits all the uses identified in Policy 9.2.2.12. a. and b. of the VOP 2010 as well as *community facilities* including *small-scale community facilities*. The permitted uses may serve a community function as well as a City-wide or Regional function. *Small-scale convenience retail* uses are subject to the requirements of Policy 9.2.2.3. b. of the VOP 2010.
- 3.7.3** The Major Institutional designation permits all the building types identified in Policy 9.2.2.12 of the VOP 2010 for the Major Institutional designation.

### **3.8 Transit Terminal**

- 3.8.1** The prosperity of the City depends on a successful and integrated regional transportation system of which the Transit Terminal and adjacent Disera-Promenade BRT Station forms a key component. The Transit Terminal is an essential element, as it not only forms part of the Promenade Centre, but it acts as a connection to other communities in the City and in the Region for work, play and culture. The Transit Terminal symbol shown on Schedule C recognizes the existing transit terminal and any modifications and enhancements required to maximize transit service. It is located in the Transit Hub Precinct.
- 3.8.2** The Transit Terminal permits transit infrastructure and transit related facilities, as well as all the permitted uses in the underlying High-Rise Mixed-Use designation established in Section 3.2 of this Secondary Plan. However, a High-Rise Mixed-Use *development* shall only be permitted provided it forms part of a *development* which includes transit infrastructure, and subject to the approval of the applicable transit authority.

**3.8.3** The Transit Terminal permits all the building types required for the operation of the Transit Terminal and related transit infrastructure and facilities, including the existing transit terminal, as well as all the building types established in Section 3.2 of this Secondary Plan.

**3.8.4** To ensure the success of the Transit Terminal, the proper integration of transportation and land use planning is critical. In weighing the appropriate balance among policy objectives for any modification or *development* associated with the Transit Terminal, all efforts must be made to support the existing transit terminal and to facilitate any required expansion or other changes necessary to maximize transit service.

**3.9 Park**

**3.9.1** The Parks in Promenade Centre include lands designated Park on Schedule C of this Secondary Plan. The size and location of Parks may be modified without amendment to this Plan through the review of specific *development* applications.

**3.9.2** The Park designations on Schedule C of this Secondary Plan are located conceptually throughout the community to serve residents within a five minute walk. The Park designation includes the existing Pierre Elliot Trudeau Park and new parks that will reflect the hierarchy of parks and open spaces identified in Policy 7.3.1 of VOP 2010. The total area allocated for parks, including existing and new parks, shall be a minimum of 5.98 hectares to accommodate required park facilities and programming opportunities.

**3.10 Schools**

**3.10.1** The Secondary *School* symbol on Schedule C of this Secondary Plan recognizes the existing St. Elizabeth Secondary School. The *school* is located in the Community Hub Precinct and includes existing playing fields which are designated as "Park", while the *school* site is located within the Low-Rise Mixed-Use designation, which permits the *school* use.

**3.10.2** Any changes to the lands in the Secondary Plan which include the *school* use shall be developed and designed in consultation with the appropriate school board in accordance with the policies of the VOP 2010 including Policy 7.2.3 and the urban design policies of Section 4.0 of this Secondary Plan. Building types will be determined through the design process.

**3.11 Natural Area**

The lands in the Natural Area designation shown on Schedule C include the existing woodlot. This feature is subject to Section 3.0 and Policy 9.2.2.16. of the VOP 2010.

**4.0 Community Design**

**4.1 General Directions**

In keeping with Section 9.1 of the VOP 2010, Elements of a Great City, Promenade Centre will be developed with a consistent level of excellence based on best practices and quality



performance standards while supporting transit and active transportation. The applicable directions in Policy 9.1.1, The Public Realm, Policy 9.1.2, Urban Design and Built Form, and Policy 9.1.3, Sustainable Development of the VOP 2010 will provide the general framework for *development* in Promenade Centre in addition to the specific directions in the following subsections. The City-Wide and Promenade Centre Urban Design Guidelines, as well as the Centre Street Urban Design Guidelines – 2013, will also provide more detailed direction with respect to site and building design, as part of the *development* application approval process.

## 4.2 Built-Form

The intent of the built form policies is to define principles and policy directions that will help manage the physical form and character of new *development* as part of the *intensification* of Promenade Centre.

Urban design guidelines will also be developed by the City for Promenade Centre to reinforce and augment the Secondary Plan policies and the City-Wide and Centre Street Urban Design Guidelines. The urban design guidelines will provide direction and guide the City's review of *development* applications within Promenade Centre, but shall not be interpreted as additional Secondary Plan policies. In addition, to assist in the review of applications for larger sites, particularly those that are developed in multiple phases, a concept plan shall be required. A particular consideration in the review of the concept plan will be ensuring smaller block sizes promote walkability.

- a. The location, massing and design of buildings should include a varied skyline (i.e., a variety of roof forms), be integrated in an appropriate manner which transitions to surrounding *development*, and will establish attractive streetscapes, with a defined street edge, which contribute to the pedestrian and cyclist experience by creating vitality and encouraging social interaction on public streets and rights-of-way, as well as on common-element streets and walkways, in keeping with the applicable directions in Policies 9.1.1.3., 9.1.1.4. and 9.1.1.5. of the VOP 2010.
- b. A variety of building types is encouraged in Promenade Centre including high-rise, mid-rise and low-rise buildings in conformity with the policies of Section 3.0 of this Secondary Plan. The perceived mass of mid-rise and high-rise buildings should be reduced through design measures such as the vertical articulation of the façades, building step-backs at the upper floors, and the use of a podium and tower built form for high-rise buildings, including a podium, generally 3 – 6 *storeys* in height. Notwithstanding, buildings fronting Bathurst Street or Centre Street located within the Centre Street Corridor Precinct shall be permitted podiums, generally 3 – 7 *storeys* in height.
- c. Tower elements of high-rise residential or mixed-use buildings shall be slender and spaced apart to minimize shadow impacts and the loss of sky views, maintain privacy and contribute to a varied skyline. The maximum size of a residential tower floor plate should generally be approximately 750 to 800 square metres but shall not exceed 850 square metres. There are no restrictions on office tower floorplates. The distance between facing walls of two high-rise residential towers and a residential and office tower shall be a

minimum of 25 metres. Lesser separation distances between office towers may be permitted.

- d. The distance between facing walls of the podiums of high-rise residential buildings or mid-rise buildings six *storeys* in height, should be a minimum of 15 metres between habitable windows clear of building projections, cantilevers and encroachments. Above six *storeys*, a minimum 20 metre separation should be provided.
- e. All buildings should be designed to respond to the existing topography to minimize the use of retaining walls and blank street walls. The submission of modeling including physical and/or digital models to demonstrate how buildings address the topography may be required as determined by the City through the *development* approval process.
- f. Architectural expression should emphasize the entry area and other special building areas. Primary entrances should respond to the function of the street, be oriented towards streets and emphasized through features such as canopies, awnings, and other architectural elements. Mechanical penthouses and elevator cores shall be screened and integrated into the design of buildings. Architectural expression should also emphasize sustainable best practices in the approach to matters such as material selection, inset vs protruding balconies, different façades, sun exposure and building energy efficiency.
- g. High and Mid-Rise buildings will be required to maximize sunlight and minimize wind impacts, as demonstrated through a pedestrian level wind study and sun/shadow analysis.
- h. Buildings over 40 metres long, should break up their perceived mass with architectural articulation and/or changes in material. In general, there should be variation in the building materials and design treatments on the lower floors or podiums of buildings on a block. There should also be variation in finishing materials between the podium and tower of a high-rise building. Buildings fronting Parks and Open Spaces should maximize accessibility to/from surrounding neighbourhoods. Long continuous building frontages should be generally avoided, particularly those facing Parks and Open Spaces.
- i. All new buildings on the "High Street" (Private Local Linkage/Publicly Accessible on Schedule E), and other areas such as access routes to the Transit Terminal where street-level activity is to be particularly encouraged (Schedule D Retail, Service Commercial or Active Use Frontage areas designation), should be designed to accommodate active uses such as *retail* with respect to matters such as ground floor height, and the incorporation of a high proportion of transparent glass that allow activity to be seen from the street grade level units.
- j. Buildings should be designed with high quality materials selected for performance, durability and energy efficiency. The use of exterior insulation finish systems (EIFs) as a primary façade cladding is strongly discouraged.
- k. The façades of buildings facing public or private streets or parks and POPS should be varied in form and materials, have regard to CPTED principles and provide articulation of elevations. Multiple entrances and active grade-related uses are encouraged.

- l. All building entrances should generally be grade-related. Entrances to *retail* should be flush with the sidewalk. In order to maintain a strong relationship to the street, the ground floor of buildings occupied by uses other than *retail* should generally not be raised higher than 2 to 3 steps above the ground level elevations.
- m. Flat roofs for high-rise and mid-rise buildings are required to incorporate green roofs and solar capture equipment. Mid-rise or low-rise buildings, particularly when adjacent to high-rise buildings, are especially encouraged to incorporate green roofs to enhance views for those living or working in adjacent high-rise or mid-rise buildings.
- n. Buildings should generally be 3-5 metres setback from the edge of the right-of-way, with the exception of Bathurst Street that shall require a minimum setback of 5 metres.

#### **4.3 Parks and Open Space System and Natural Areas**

- a. The Parks and Open Space System, which includes Parks, POPS and the shared use path system in addition to the Natural Areas, provide a framework and context for the *development* of Promenade Centre.
- b. Public views and accessibility, both physical and visual to the Open Space System, Natural Areas, and other natural and civic features, should be considered in community design. The design should respect natural features and reflect that not all natural and other landscape features can withstand public intrusion. In particular, the siting and design of pathways and trails will be to the satisfaction of the City and will not have adverse impact on significant natural features and ecological functions.
- c. Landscape treatment should enhance and distinguish different portions of a site based on its situation and function, including building edges, the street, parking, building forecourts, mid-block active transportation connections and sidewalks, cycle tracks and support attractive interfaces between them.
- d. Site design should be sustainable and where feasible maximize softscapes, incorporate native vegetation and include low impact development facilities (LIDs).
- e. *Development* abutting the Open Space System and Natural Areas shall be designed in coordination with the Open Space System and Natural Areas to ensure an integrated design approach that considers built form, active transportation connections, public frontage, maintenance and operations, and ground floor programming.

#### **4.4 Parking and Service Facilities**

- a. It is the objective of this Plan to minimize the amount of surface automobile parking in the Promenade Centre area, in order to realize the urban design objectives of this Secondary Plan. It is recognized that surface parking may be provided for *development* in the Low-Rise Mixed-Use designation, or on an interim basis in the early phases of new *development* in other designations. It is a requirement of this Secondary Plan that all implementing

*development* processes demonstrate the transition to an end state scenario where buildings, rather than parking, become the predominant feature of the streetscape.

- b. A variety of parking opportunities on public and private sites should be provided, with appropriate pedestrian access, including bicycle parking shelters. The majority of parking, other than short-term surface parking, shall be encouraged to be provided underground. Off-site parking may be permitted for all uses, with the exception of residential uses, provided it is generally located within 400 metres of the *development*.
- c. Bicycle parking, carpool and carshare parking should be prioritized and located in convenient and accessible locations, including within parking structures, in close proximity to main entrance points at street level or destinations including Shared Mobility hubs. Both short-term street-level bike parking, as well as long-term sheltered bike parking shall be provided.
- d. Where above-ground parking structures front on public or private streets or open space, active ground floor uses are encouraged to provide attractive façades, animate the streetscape and enhance pedestrian and cyclist safety. The above-ground structure should incorporate minimum 4.5 metre floor to floor height requirements for future conversion of the at-grade parking level to active uses. Parking within above-ground structures shall be screened from view at the sidewalk level. The street and park frontage wall where an active use is not provided for, shall be enhanced by architectural detailing such as architectural panels and display windows.
- e. Parking structures should also:
  - i. be generally accessed from a local street or laneway;
  - ii. have well designed façades which appear as a fenestrated building, with well-articulated openings and high-quality materials;
  - iii. have entrances to above-grade and underground parking structures on public and private streets integrated with the design of the building; and,
  - iv. have pedestrian and cyclist entrances to integrated parking structures which are easily identified, well-lit and designed with consideration for CPTED principles.
- f. Service and loading facilities, including garbage storage, shall be enclosed within a building for all high-rise and mid-rise buildings. Where loading and servicing is visible at the rear or side of a building, it shall be screened by the main building, landscape treatment or other screening. Underground loading and service areas shall be encouraged.

#### **4.5 Public Art and Gateway Features**

- a. Gateways designated on Schedule D shall be designed to establish a distinctive image for the Promenade Centre community, including public art, to ensure that residents and visitors recognize that they are arriving in a unique part of the City.
- b. Gateways will be defined through a similar design theme and a series of common elements, such as lighting, pedestrian and cycling access treatment, street furniture, public art and signage, as well as landscape treatment and architecture of a scale and design that signifies a sense of arrival.

- c. *Development* at gateways should meet a high standard of design and resiliency to recognize their role as a gateway and be appropriately oriented to the public realm.
- d. The inclusion of public art in all significant private *developments*, or the adjacent streetscape or parks, shall be encouraged, in accordance with the City-Wide Public Art Program.

**4.6 Institutional Buildings**

- a. Institutional buildings shall be designed to reflect their role as focal points for the Promenade Centre. Such buildings should be oriented to the street and designed to maximize accessibility for pedestrians and bicyclists as well as for transit.
- b. Institutional uses will be encouraged to locate in multi-storey building(s) and to provide for joint uses of parking lots/structures and open spaces to reduce land requirements, where multiple users are located on the same site or in the same building. In particular, public parks should be located adjacent to institutional uses to provide for joint use of facilities where feasible.
- c. A key consideration in the design of institutional uses and any adjacent parks and the surrounding street and shared use path system is to ensure the efficient and effective use of land and to encourage residents to walk, cycle or use transit to access the facilities. To achieve this objective, consideration will be given to the establishment of maximum on-site vehicular parking requirements and minimum bicycle parking requirements. In addition, wider sidewalks and cycle tracks on key access routes and locations on transit routes may be pursued.
- d. Institutional buildings should establish an inviting public entrance on the main façade facing the public street.
- e. Places of worship shall be subject to Policy 9.2.1.10. of the VOP 2010.

**5.0 Transportation and Mobility**

**5.1 General Transportation Policies**

The transportation and mobility, associated implementation policies, and the Multi-Modal Transportation Network shown on Schedule E and F, are supported by the Comprehensive Transportation Study.

**5.2 Multi-Modal Transportation Network**

- a. Role of the Multi-Modal Transportation Network  
The multi-modal transportation network (“transportation network”) in Promenade Centre, as depicted on Schedule E, consists of two equally important elements: the street network and the shared use path network. The multi-modal transportation network serves as the framework on which to provide for travel by all modes, with a focus on, but not limited to, walking, cycling, emerging mobility opportunities and transit. The implementation of the

transportation network for Promenade Centre will be planned and designed to accommodate all modes of travel and for universal accessibility, prioritizing walking, cycling, and transit, building on the Transit Terminal, existing transit and active transportation facilities, and new investments in the surrounding area. In doing so, the planned street network, in accordance with Policy 4.2.1 of the VOP 2010, in concert with the shared use path system, will balance the needs of all users while recognizing the importance of encouraging a range of active street life during both day and night.

b. Multi-Modal Transportation Network

- i. The multi-modal transportation network identified on Schedule E includes Collector and Local streets and related active transportation and transit facilities, in particular the shared use path system, cycle tracks and the bus rapid transit (BRT) station.
- ii. The City and/or Region may require additional right-of-way widening for improvements at any road that intersects arterial, collector, or local road, at or in proximity to intersections. The extent of right-of-way requirements, beyond the minimum set out in policy 5.2.b.iii shall be required and secured to address the need for additional intersection-related features such as turning lanes, transit facilities, cycling facilities, traffic signals, street lighting and medians.
- iii. The planned streets and shared use paths identified on Schedule E shall have minimum rights-of-way and widths as follows:
  - a. Collector Streets: shall have a minimum right-of-way width of 24.5 metres.
  - b. Local Streets shall have a minimum right-of-way width of 20 metres.
  - c. Local Streets where parking is to be provided on one side of the street shall have a minimum right-of-way width of 22 metres.
  - d. Shared Use Paths shall be publicly accessible and shall have a minimum width of 7.5 metres or 10 metres.
- iv. Street right-of-way widths as shown in Appendix A Figures 1-3, shall incorporate required multi-modal elements and associated buffers for typical mid-block sections as follows:
  - a. Collector Street
    - sidewalks on both sides of the street
    - cycle tracks on both sides of the street
    - 2 travel lanes (1 in each direction) and a centre turn lane
  - b. Local Street and Local Street with Parking
    - sidewalks on both sides of the street
    - cycle tracks on both sides of the street
    - 2 travel lanes (1 in each direction)
  - c. Shared Use Path cross sections as shown on Appendix A, Figures 4 and 5
    - cycling and walking facilities
    - Pedestrian-scale lighting
    - Tree and planting buffer
- c. The streets and shared use paths identified on Schedule E of this Secondary Plan provide connectivity within, as well as to and from, Promenade Centre. Collector and local streets

form the transportation network, with local streets primarily connecting to *development* and collector streets primarily connecting to the arterial street network. The combined street and shared use path networks are intended to minimize average travel distances within Promenade Centre for active transportation and are required to encourage active transportation travel. Streets and shared use paths should be designed to safely and comfortably accommodate active transportation users through the provision of cycle tracks which meet the needs of users of all ages and abilities.

d. Street Network

- i. Streets within Promenade Centre should be designed to an appropriate speed limit to minimize the potential for motorist speeding. Speed limits should be reviewed in the context of the City of Vaughan Speed Limit Policy to encourage lower speed limits on streets, wherever technically justified, to increase safety for vulnerable road users.
- ii. Priority will be placed on providing safe and comfortably designed spaces for pedestrians and cyclists, with streetscapes that encourage users to walk or bicycle. Street design may be modified to ensure good architectural design can be achieved and the protection of Natural Areas, while maximizing connectivity for pedestrians and cyclists.

e. Shared Use Path Network

- i. The shared use path network formed by public and publicly accessible private segments provides additional connectivity to maximize access to, from and within Promenade Centre. It should include pedestrian and cycling amenities such as lighting, waste receptacles, bike facilities, wayfinding signage, and places to sit.
- ii. A shared use path network is conceptually illustrated on Schedule E and shall incorporate required elements for pedestrian and cycling and as illustrated in Appendix A, Figures 4 and 5. The actual design and layout of the system, including local network and servicing links with consideration for provision of vehicular access, will be determined by the City through the *development* process working with the landowners.
- iii. Safe and direct mid-block crossings of all streets including boundary arterial streets, and connections to the transit system, particularly the Transit Terminal, should be provided from the shared use path network.
- iv. *Development* occurring adjacent to the shared use path network shall be laid out and designed to maintain visual and physical public access, maximize safety, and minimize conflicting privacy issues. Convenient and efficient access should be provided to the network from abutting *development* through the use of mid-block active transportation connections.
- v. Recognizing that segments of the "Long Term Future Shared Use Path" will not be implemented until the redevelopment of the existing residential areas, these segments should be protected for and should not be precluded by any new *development*.

f. Implementation of the Multi-Modal Transportation Network

- i. The Multi-Modal transportation network will be established incrementally through the *development* approval process. The network will be developed in conformity with Policy 4.2.1.5. of the VOP 2010. The intent is to ultimately develop a connected and continuous, grid-like network of streets and shared use paths, while recognizing

constraints that create barriers which limit the achievement of a completely connected network.

- ii. An important long-term component of the grid-like network is an east-west collector street for a "long term future connection" identified on Schedules C, D, E and F.
- iii. Recognizing that the "long term future connection" will not be implemented until such time as when and if the redevelopment of the existing Promenade Mall occurs, this connection should be protected for and should not be precluded by new *development*.
- iv. Minor adjustments to the network on Schedule E of this Secondary Plan, through the *development* approval process, will not require an amendment to this Plan provided the general intent and purpose of the Plan is maintained and the City is satisfied that the role and function of such streets are maintained.
- v. The street network identified in Schedules E and F shall be conveyed to the municipality as a condition of approval of draft plans of subdivision. Where the City and the applicant agree that a plan of subdivision is not required the City may consider a street to be conveyed through the rezoning and site plan approval process. As an example, the Local Street shown on Schedules E and F and labeled NS-3 is to be conveyed as a public street through the Zoning By-law Amendment and Site Plan approval process. As a mechanism to secure for this, a Holding Symbol "H" will need to be included in the Zoning By-law Amendment with a condition requiring the owner to enter into an agreement to secure for the conveyance of the street. NS-3 is to be constructed and conveyed to the City as a public street, prior to or concurrent with the development of lands in the East Bock (Area C) of the Centre Street Corridor Precinct, as shown on Schedule F.
- vi. Where *development* abuts or includes an existing street, the dedication of land unencumbered by buildings or structures may be required to provide for the widening of the street to achieve its planned width, at no cost to the City.

### 5.3 Transit Network

- a. Transit Service
  - i. The Promenade Centre is well served by transit including YRT, TTC and Viva buses which utilize the existing transit terminal and the Regional Transit Priority Corridor on Centre Street and Bathurst Street. The Promenade Centre Multi-Modal Transportation Network encourages the use of transit by connecting patrons and residents with transit services through the accommodation of local transit service and active transportation. Provision of high-quality walking and cycling facilities should be encouraged to further increase the potential catchment area of transit services within Promenade Centre.
  - ii. Vaughan is committed to working with the relevant transit agencies, especially York Region Transit, to support the transit service improvements required to ensure the success of Promenade Centre. In addition, as part of the *development* approval process, the City will ensure that lands are secured where appropriate for transit facilities.
- b. Transit Terminal
  - i. The Transit Terminal symbol reflects the existing location of the transit terminal, and adjacent Viva Disera-Promenade BRT Station, which form the basis for *development* of a Transit Hub to provide the full range of transit service required for the ultimate



*development* of Promenade Centre and the lands along the Regional Rapid Transit Corridor on Centre and Bathurst Streets.

- ii. The City will work with York Region and the relevant transit agencies on the planning for this facility and associated infrastructure in accordance with Policy 4.2.2 of the VOP 2010. No reduction is planned in the size of the current facility, rather the addition of further services and related facilities may be required for the ultimate *development* of Promenade Centre.
- iii. As a public facility, the Transit Terminal should achieve design excellence and relate positively to buildings developed adjacent or in conjunction with the transit facilities. This will include design which accommodates safe and clearly delineated pedestrian and cyclist connections to transit stops from the surrounding network, minimizes environmental impacts on the surrounding areas, integrates public art and provides a high standard of landscaping and streetscaping as well as pedestrian and cycling amenities such as benches and bicycle parking.

#### **5.4 Sustainable Transportation Options**

##### **a. Role of Active Transportation**

The active transportation network in Promenade Centre is planned to provide a connected and fine grid network and intended to allow active transportation options to have the same or shorter travel times than automobiles, while being safe and comfortable in supporting the evolution of the City's Pedestrian and Bicycle Master Plan. This will ensure the greatest amount of encouragement for travelers in Promenade Centre to travel by active transportation.

##### **b. Walking, Cycling and Micro-Mobility**

- i. All streets will have sidewalks on both sides. In addition, cycle tracks (i.e., vertically-separated cycling facilities) will be established on both sides of all streets as designated on Schedule E, and will include provisions for protected intersections/driveways and mid-block crossings connecting to the shared use path system in order to provide the most direct and comfortable route for pedestrians and cyclists.
- ii. Cycling facilities shall be designed to meet the most recent versions of the City of Vaughan's Engineering Design Criteria and Standard Drawings, and the Pedestrian and Bicycle Master Plan. Should there be conflict in guidance between both documents, which ever sets the higher minimum requirements and/or standard shall prevail. Additional cycling facilities may be considered through the *development* process to facilitate a connected network of cycling facilities for all ages and abilities.
- iii. The City will work with York Region to plan for the provision of cycling facilities on Regional Roads. *Developments* abutting Regional Roads shall provide or protect for appropriate pedestrian and cycling facilities and access to existing and planned pedestrian and cycling networks through the *development* process.
- iv. Emerging micro-mobility options such as electric scooters are a potentially sustainable form of transportation with a similar size and speed as bicycles. It may be an important contributor to the provision of alternative transportation options in the future. The proposed active transportation network with separated pedestrian and cycling facilities

provides the opportunity to accommodate these devices in the future, and the planning of the system should recognize this potential.

- c. To promote alternative modes of travel, including active transportation, micro-mobility and shared forms of these modes (such as bikeshare), opportunities for "Shared Mobility Hubs" in establishing one-stop service points for multi-modal systems including bike-share, ride-share, and car-share facilities are identified at general locations shown on Schedule E. Depending on the location, hubs will vary in scale and size and may be accommodated within the public right-of-way or at a publicly accessible location on private lands.

**5.5      Parking Supply and Management**

- a. Parking Management
  - i. Automobile parking facilities shall be primarily underground or in above-ground parking structures. Where surface parking currently exists or is proposed as part of an initial phase of *development*, a phasing plan shall demonstrate how such parking will be eventually minimized. In accordance with Policy 4.3.2 of the VOP 2010, vehicle parking will be managed to minimize adverse impacts including environmental and visual impacts.
  - ii. Surface automobile parking facilities shall be designed in a manner which does not impede the active transportation components of the transportation network.
  - iii. Bicycle parking facilities shall be designed to maximize user convenience in terms of physical location, weather protection, security and ease of use, including but not limited to meeting the provisions of the City-Wide Zoning By-law.
- b. Parking Supply Requirements
  - i. Provision of automobile parking shall be encouraged to be minimized, and will include the establishment of maximum parking standards, in accordance with the provisions of Policies 4.3.2.2. and 4.3.2.3. of the VOP 2010 and the City-Wide Zoning By-law.
  - ii. The minimum and maximum automobile parking requirements in the City-Wide Zoning By-law at rates set for the Vaughan Metropolitan Centre shall apply for residential, personal services and office uses, with the exception of residential visitor parking. For all other uses, the prevailing City-Wide Zoning By-law rates shall apply.
  - iii. If through the *development* approval process relief is sought from either the minimum or maximum parking rates, including through consideration under shared arrangements, the proposed rates and supply must be justified by a parking study, submitted in association with a travel demand management plan.
  - iv. Bicycle parking requirements will be identified through the *development* approval process and shall be adopted in accordance with the City-Wide Zoning By-Law.
  - v. The City shall monitor the need for public parking in the Promenade Centre and may prepare a public parking strategy that addresses, among other matters, the role of a municipal parking authority in accordance with Policy 4.3.2.1 of VOP 2010.

**5.6      Access Control**

- a. *Development* abutting collector and local streets shall consolidate vehicular accesses

wherever possible to minimize conflicts with active transportation modes and to limit impacts on traffic flow.

- b. Vehicular access to *development* for parking, servicing and pick-up/drop-off shall be provided from local streets unless technically unfeasible. Shared private driveways will provide vehicular and servicing access to *development* blocks and shall be coordinated within the blocks to give access to multiple buildings. Shared private driveways will be designed to meet technical standards of the City and enhance pedestrian safety through sidewalks connections, providing adequate lighting and sufficient landscaping to buffer from outdoor amenity areas.

**5.7 Streetscaping**

As part of the Promenade Centre Urban Design Guidelines prepared by the City, a Streetscape and Open Space Plan will be developed, in accordance with the City-Wide Streetscape Implementation Manual level of service to guide the design of all new streets in Promenade Centre. In the interim, Figures 1 - 3 of Appendix A, which illustrate general streetscape conditions for different street types will be used to guide the placement of streetscape elements. Generally, all streets will be built with pedestrian zones and cycle tracks on both sides, street trees and vehicular and pedestrian scale lighting. Pedestrian zones include sidewalks and other hardscaping.

**6.0 Parks and Open Space**

**6.1 Parks and Open Space System**

- a. The parks and open space system is identified on Schedule C of this Secondary Plan. It is the goal of this Plan to create desirable, high quality, and unique parks as part of the Promenade Centre Parks and Open Space System, through a mix of passive and active spaces that support the strategic objectives of the City of Vaughan Active Together Master Plan. Minor modifications to the sizes and locations of parks and open spaces may be permitted without amendment to this Plan through the *development* approval process.
- b. It is the goal of this Plan to develop a minimum of 5.98 hectares of parkland which includes new and existing City-Owned Parks. In conformity with Policy 7.3.1 of the VOP 2010, the intent is to provide for a variety of parks distributed throughout Promenade Centre, in addition to any POPS provided through individual *developments*. To meet or exceed this target, the City may require the dedication of parkland in addition to those identified on Schedule C of this Secondary Plan, in accordance with the provisions of Policy 7.3.3 of the VOP 2010.

**6.2 Parks and Open Space Design**

- a. Parks and open spaces, including Public Squares, shall be designed in accordance with the provisions of Policies 7.3.2 of the VOP 2010 to the satisfaction of the City. Parks may include active and passive recreation and open space uses balancing the needs of the City as a whole with those of the local community in support of the City of Vaughan Active Together Master Plan. In addition, Public Squares shall be designed in accordance with Section 4.0 of this Secondary Plan with suitable materials and surfaces to ensure that the

facilities' spatial qualities and landscape respond to adjacent buildings, structures, and uses in a manner that creates a common character and cohesive experience.

- b. Parks should generally be rectangular in shape, have predominately flat topography, and be highly visible with approximately 50% of the park perimeter fronting public streets where feasible. The final parkland configuration shall be to the City's satisfaction.

**6.3 Parkland Dedication**

**6.3.1** Parkland dedication shall be in accordance with the provisions of Policy 7.3.3 of the VOP 2010. In addition to the provisions of Policy 7.3.3, the following shall not be counted towards parkland dedication:

- a. Private outdoor amenity space;
- b. Landscape buffers and vistas;
- c. Natural Areas;
- d. Stormwater management lands and associated buffers; and,
- e. Green roofs and sustainability features.

**6.4 Privately-Owned Publicly Accessible Spaces (POPS)**

**6.4.1** POPS are privately owned and maintained open space which the public is invited to use. POPS are encouraged throughout the Plan area and will add to gathering spaces, landscape amenities and programming, serving to complement the Promenade Centre Open Space System. POPS will be secured and built through the *development* process in accordance with the provisions of this Secondary Plan. The layout, programming and design of POPS will be determined at the initial stages of design.

**6.4.2** POPS should be designed to be welcoming, universally accessible, visually open and flexible to accommodate a range of programmatic uses in accordance with the City-Wide and Promenade Centre Urban Design Guidelines, as well as the Centre Street Urban Design Guidelines – 2013.

**6.4.3** A key function of POPS will be to incorporate publicly accessible open space to provide linkages between the public and private realms including mid-block active transportation connections, walkways, forecourts, courtyards or squares, to enhance the public realm. The City may require a public easement over the POPS to facilitate public use and access to POP spaces and/or facilities.

**6.4.4** Through the development approval process, City Council may choose to accept land proposed as a POPS with credit towards satisfying the parkland dedication requirements for a development or redevelopment. Any parkland credit shall be subject to the applicable requirements and criteria of the City's Parkland Dedication By-law, the City's Official Plan, this Secondary Plan, City standards and guidelines, to the satisfaction of the City. In addition, any POPS credited as parkland dedication may supplement, but not replace, the designated public park locations as generally shown on Schedule C, as parkland conveyance into public ownership shall be prioritized.

**6.4.5** Small-scale park supporting uses (e.g. cafes, vendors, kiosks) may be allowed in the POPS with their precise location determined through Site Plan Review to the satisfaction of the City.

**7.0 Community Facilities**

**7.1** The policies of Policy 7.2 of the VOP 2010 will guide the provision of community services and *community facilities*, including *small scale community facilities* in Promenade Centre, including community centres, *schools*, libraries and *public safety services* which will be primarily focused in the Community Hub Precinct.

**7.2** The Bathurst Clark Resource Library is a focal point and meeting place for the community with a range of services in addition to the library which may include a community centre and a *day care*.

**7.3** The City shall work with the relevant agencies to monitor population growth and ensure the timely provision of community services and facilities needed for anticipated population growth.

**7.4** The City shall ensure that new community services and facilities required for *development* are planned for in accordance with the Active Together Master Plan (ATMP) and secured as a part of the *development* approvals process and appropriately phased in accordance with the proposed *development*.

**7.5** *Community facilities* will be encouraged to provide multi-functional and shared-use facilities and services to better serve the residents and achieve capital and operating cost efficiencies.

**7.6** Where appropriate, *community facilities*, including *small-scale community facilities*, are encouraged to be incorporated within both public and private *development*.

**7.7** Where possible, *day cares* should be provided in the early phases of the *development* of Promenade Centre and integrated with *community facilities*, mixed-use *developments* and residential *developments*.

**8.0 Services**

**8.1 General Water, Stormwater and Wastewater Policies**

- 8.1.1** Servicing infrastructure shall be planned in an integrated and financially sustainable manner, having regard for the long-term *development* potential for Promenade Centre and including evaluations of long-range scenario-based land use planning and financial planning supported by infrastructure master plans, asset management plans, environmental assessments and other relevant studies and should involve:
- a. leveraging infrastructure investment to direct growth and *development* in accordance with the policies of this Plan;
  - b. providing sufficient infrastructure capacity for the ultimate *intensification* of Promenade Centre;
  - c. identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term, as determined by the City; and
  - d. considering the impacts of a changing climate.

**8.1.2** The phasing of *development* shall be coordinated with the phasing of municipal services. The processing and approval of *development* applications shall be contingent upon the availability of water and wastewater capacity within the local municipal system in addition to capacity identified by York Region.

**8.2 Stormwater**

**8.2.1** Stormwater management in Promenade Centre shall be in accordance with the directions in Policy 3.6.6 of the VOP 2010 and shall be guided by the recommendations contained in the City-Wide Integrated Urban Water Master Plan Class Environmental Assessment.

**8.2.2** *Development* in the Promenade Centre Secondary Plan Area is required to incorporate “Low Impact Development” measures wherever feasible to minimize runoff, reduce water pollution and enhance groundwater. These measures may include porous pavements, bioretention basins, enhanced swales, green roofs and rain gardens among others.

**8.3 Water and Wastewater**

Servicing infrastructure for water and wastewater shall be planned in a comprehensive manner and shall be guided by the recommendations contained in the City-wide Integrated Urban Water Master Plan Class Environmental Assessment. Phasing of *development* shall be coordinated with the phasing of municipal services.

**9.0 Sustainable *Development***

**9.1** The Promenade Centre Secondary Plan is based on a conceptual design which inherently maximizes the potential for the creation of a *complete community*, sustainable *development* and healthy environments through the efficient use of land and infrastructure. This includes the land use arrangement and multi-modal transportation network, including:

- a. the density and community design which is transit-supportive;
- b. provision of a range of housing and live-work opportunities;
- c. fine-grained network which includes complete streets and shared use paths in support of active transportation and transit use;
- d. *Community facilities* and *schools* and parks, as well as other facilities including the Promenade Mall, which serve as focal points and meeting places for the community; and,
- e. health protection measures such as climate change adaption measures.

**9.2** The City will also work with the landowners and public agencies to achieve through the *development* of Promenade Centre, as applicable, the goals and objectives of Green Directions Vaughan 2019, the City’s Community Sustainability Plan, to:

- a. reduce consumption of energy, land and other non-renewable resources;
- b. minimize waste of materials, water, and other limited resources;
- c. create livable, healthy, productive environments;
- d. reduce greenhouse gases and local air pollution and implement climate change adaptation measures;
- e. maintain pre *development* recharge and run-off in the post *development* scenario;

- f. not allow for any increase in erosion and flooding within Promenade Centre, downstream of Promenade Centre as a result of the planned *development*;
- g. promote green infrastructure through tree and pollinator plantings; and
- h. reduce single occupant vehicle trips by supporting active transportation, public transit and travel demand management (TDM).

**9.3** The City in implementing the goals and objectives of Green Directions Vaughan, will evaluate the contribution to sustainability of each *development* application in accordance with the sustainable *development* policies of Policy 9.1.3 of the VOP 2010, as well as the Council approved Sustainability Metrics Program. All *development* is required to achieve the Sustainability Metrics minimum threshold scores through the *development* review process.

**9.4** All *development* applications in the Promenade Centre Secondary Plan are required to apply the Bird Safe Design Standards as contained in the City-Wide Urban Design Guidelines.

## **10.0 Energy Efficiency**

**10.1** In addition to the objectives of Green Directions Vaughan, the City shall support and encourage strategies to reduce energy use based on the Municipal Energy Plan, as developed and updated by the City.

**10.2** The City will promote *development* in Promenade Centre which utilizes its best efforts to achieve carbon neutrality for buildings and infrastructure, including transportation infrastructure, to reduce its greenhouse gas emissions and increase its climate resiliency. This will be accomplished through a range of strategies including:

- a. Energy Efficiency – All new buildings will be required to demonstrate the potential for improved energy efficiency strategies through approaches related to factors such as building design and efficient technologies.
- b. District Energy – The potential for the introduction of district energy production and sharing systems in the Promenade Centre will be explored by the City in consultation with stakeholders including York Region, other public agencies and the landowners early in the *development* process. Where a system is under *development* or has been developed, the City shall require new buildings in the area served by the system, to utilize the system. Where projects proceed prior to construction of the system, but after such a system has been deemed to be viable and construction plans are underway, *development* plans shall be required to demonstrate that the project can link into the system through submission of a District Energy Viability Study to the satisfaction of the City.
- c. Waste Heat Recovery – The potential to use waste heat from sources such as *retail* and institutional uses, sewers, and wastewater will be explored through the *development* process as appropriate. An analysis to explore the use of waste heat shall be included in an energy modeling report or other appropriate information. The report or other information shall be prepared based on Terms of Reference determined by the City in consultation with the *development* proponent.

- d. Renewable Energy Generation – Renewable energy generation and use will be maximized as much as possible. Renewable energy generation can include biomass or biogas, combined heat and power, wind, active solar, and geothermal. All *development* will include a solar design strategy in accordance with YROP, Section 5.2.26, and all applications will identify buildings constructed to be solar ready. In addition, developers/builders will be required to provide Net Zero Ready and Net Zero Energy options for purchasers.
  
- e. Transportation Emissions – Reduced GHGs from transportation can be achieved through high-quality transit supportive *development* that is compatible with surrounding land uses, as well as through the implementation of a supporting multi-modal transportation network. The Secondary Plan emphasizes active transportation through the provision of a fine-grained network of complete streets, with pedestrian zones and cycle tracks on both sides of the street, and a shared use path system which will ensure connectivity throughout the area. Furthermore, all *development* applications will be required to submit a (TDM) plan in accordance with policy 4.3.3 of VOP 2010 and policy 11.7.6 of this Secondary Plan.

**11.0 Implementation and Interpretation**

**11.1 General**

- 11.1.1 The policies contained in this Secondary Plan shall apply to the lands shown on Schedule A of this Secondary Plan, as the Promenade Centre Secondary Plan Area. Except as otherwise provided herein, where there is a conflict, the policies of this Secondary Plan shall supersede the policies of the VOP 2010 and any other area or site-specific Official Plan Amendment which is in force in the City on the date of the approval of this Plan.
  
- 11.1.2 The implementation and interpretation of this Secondary Plan shall be in accordance with Section 10 of the VOP 2010 and the policies of this Secondary Plan. *Development* within the Promenade Centre Secondary Plan Area shall be facilitated by the City through the use of the tools identified in Section 10 of the VOP 2010. These implementation tools include:
  - a. Zoning By-laws;
  - b. Temporary Use By-laws;
  - c. Holding By-laws;
  - d. Community Improvement Plans;
  - e. Legal Non-Conforming Uses;
  - f. Site Plan Control;
  - g. Plans of Subdivision/Condominium;
  - h. Consents (Severances); and,
  - i. Parkland dedication and cash-in-lieu of parkland.
  
- 11.1.3 The City shall work cooperatively with York Region, relevant transit agencies and the Toronto and Region Conservation Authority, in consultation with landowners, the public and developers, to facilitate and coordinate implementation of public and private *development* in Promenade Centre, in accordance with this Plan.



- 11.1.4

Private roads identified on Schedule E and Schedule F as Private Local Linkage/Publicly Accessible ("High Street" exclusive of the approved Phase 1 segment south of EW-2; east-west link between "High Street" and Promenade Circle; and "Low Street" / NS-2B, NS-2C, NS-2D), may be included in lot area for the purposes of calculating *FSI* as follows: any segment or portion of a private road to be assigned to a receiving lot must be identified in any Zoning By-law Amendment and/or Site Development application(s) for the lot; the land area of any such identified segment or portion of the private road may be included in the lot area of the receiving lot for the purposes of calculating *FSI*; the land area of any such identified segment or portion of the private road may only be assigned to one (1) receiving lot within the Secondary Plan area, pursuant to the maximum Density (*FSI*) shown on Schedule D.
- 11.1.5

Notwithstanding Policy 11.1.4 above, the lands within the Centre Street Corridor Precinct, as shown on Schedule B, are excluded from receiving additional land area of any such identified segment or portion of private road for the purposes of calculating *FSI*.

11.2

Infrastructure

- 11.2.1

The City will work with and support York Region and the relevant transit agencies during the planning, design and construction of any planned transit initiatives within and adjacent to the Secondary Plan Area.
- 11.2.2

The City shall assist York Region in protecting and obtaining lands required for right-of-ways, street widening and other facilities for the provision of public transit services including parking, other transportation facilities, services, and utilities through the *development* process.
- 11.2.3

Planned infrastructure improvements shall be implemented through the *development* process as set out in Section 10 of the VOP 2010 including the conveyance of streets through the plan of subdivision, rezoning and site plan approval process. The City, at its discretion, in exceptional circumstances, may also directly purchase lands for planned infrastructure improvements.

11.3

Pre-Consultation and Complete Application Submission Requirements

To ensure that the *development* process is understood by all involved, the City shall require pre-consultation meeting(s) in accordance with the provisions of Policy 10.1.3 of the VOP 2010 to identify the required studies, information and materials to be submitted as part of the *development* application review process.

11.4

Phasing

- 11.4.1

The phasing of *development* of lands will reflect the provision of necessary municipal services and the transportation network to the satisfaction of the City. A phasing plan may be developed and included in a Development Concept Report submission if required by the City, that ensures that any particular phase of *development* is substantially complete before subsequent phases may proceed.

- 11.4.2** Planning controls such as a Holding By-law will be used to ensure that *development* does not occur until the necessary municipal services and transportation network are provided to the satisfaction of the City. The allocation of servicing capacity will be confirmed in conjunction with Council approval of individual *development* applications in accordance with the City's current Protocol.
- 11.4.3** The implementation of the street network in the Plan Area into a finer grid of streets will occur incrementally with *development* through securing, direct construction and conveyance of required functional segments of the public street network as identified on Schedule F Street Network Implementation Plan and any associated municipal services and infrastructure.
- 11.4.4** The publicly accessible private linkages identified on Schedule F as NS-2B, NS-2C and NS-2D ("Low Street") shall initially be constructed as a private road, but shall be designed and built to facilitate possible future modifications in accordance with the requirements set out for a Local Street in policies 5.2.b.iii and 5.2.b.iv. This is to protect and not preclude the City securing and establishing them as a public Local Street in the future, when and if the redevelopment of the existing Promenade Mall occurs. The timing of their securement, conveyance and establishment as a public Local Street, if required at the discretion of the City, would coincide with any future redevelopment of the Promenade Mall in its entirety through a *development* application approved by Council. In the interim condition, whereby NS-2B, NS-2C and NS-2D remain privately owned and under the same ownership as Promenade Mall, underground parking including access to parking, may be permitted beneath the private roads. Notwithstanding, underground parking and access to parking will not be permitted where NS-2 intersects with West Promenade (EW-2B) in accordance with policies 5.2.f.ii. and 5.2.f.iii. In the event that Promenade Mall in its entirety is proposed for redevelopment in the future, the City at its discretion and satisfaction, through the *development* application process, may require strata title(s) to the Local Street right-of-way permitting parking including access to parking under NS-2B, NS-2C and NS-2D, subject to enactment of a Holding Symbol "H" in the By-law setting out conditions including the required strata agreement to be registered on title, prior to lifting the Holding Symbol "H".
- 11.4.5** The implementation and construction of the Shared Use Path network will occur incrementally and shall coincide with the *development* of a block and/or phase(s) of *development* through the application approval process. The City may, at its discretion, require an easement to secure public access to the Shared Use Path Network as identified on Schedule E, as a condition of approval(s) to be registered on title. The easement is to set out matters including owner sole responsibility and obligation but not limited to a maintenance program, state of good repair and reconstruction by the owner and/or condominium board at their expense.
- 11.4.6** Construction of any segment of the Parks and Open Spaces Shared Use Path network shall coincide with the *development* of such lands or phase thereof through a *development* application approved by Council. Where feasible, temporary connections to maintain connectivity throughout construction of *development* shall be provided.
- 11.4.7** *Development* shall protect for and not preclude the "long term future connection" as identified on Schedule E, such that it can be implemented if and when Promenade Mall is redeveloped, consistent with the policies of this Plan.

- 11.4.8** The phasing, prioritization and ultimate construction of the transportation network will be based on an order that is established through the phasing process ensuring the external and internal connections required to support the Transit Terminal are a priority.

## **11.5 Zoning By-Law**

In addition to Policies 10.1.2.6. and 10.1.2.7. of the VOP 2010, the City may, when enacting implementing zoning by-laws, apply the Holding Symbol "H" and specify the future uses of lands that, at the present time, are considered premature or inappropriate for *development* for any one or more of the following reasons:

- a. A phasing plan has not been submitted and finalized to the City's satisfaction;
- b. Public infrastructure and *community facilities*, such as sanitary sewers, water supply, stormwater management facilities, streets, parks recreation facilities and *schools*, are insufficient to serve the proposed *development*; and,
- c. Technical studies are required on matters that the City considers necessary, in particular transportation.

## **11.6 Site Plan and Design Review**

- 11.6.1** The Promenade Centre Secondary Plan Area is subject to site plan control.

- 11.6.2** All *development* in the Promenade Centre, including public buildings, will be subject to the City's design review process, including review by the City's Design Review Panel, prior to the submission of formal *development* applications in accordance with the requirements of the Panel.

## **11.7 Development Applications**

- 11.7.1** To ensure *development* is coordinated with public infrastructure, phased appropriately and conforms to the Secondary Plan, Policies 10.1.1.7-10.1.1.11 and Policy 10.1.3 of VOP 2010, as applicable, shall apply to all *development* applications. In addition, *development* applications shall have regard for any related master plans including the City of Vaughan Active Together Master Plan, City of Vaughan Pedestrian and Bicycle Master Plan, and the York Region Transportation Master Plan, the conclusions of the Promenade Centre Comprehensive Transportation Study, as well as guidelines such as the City-Wide Urban Design Guidelines, Promenade Centre Urban Design Guidelines, Centre Street Urban Design Guidelines – 2013, and the 2016 York Region Transportation Mobility Plan Guidelines.

- 11.7.2** To ensure orderly *development* of the Promenade Centre, and the most efficient and economical use of existing infrastructure, justification shall be required with a *development* application to demonstrate through a fiscal impact assessment or other evaluation, as it relates specifically to the *development* proposal, to the satisfaction of the City that:

- a. Capital costs associated with the infrastructure and *community facilities* required for the *development* shall not adversely affect the City's budget;

- b. Transportation requirements, including sidewalk, cycling facilities, shared use paths, transit and street network, both internal consistent with the Plan and external to the Promenade Centre, are in place and/or available within a timeframe deemed acceptable by and to the satisfaction of the City;
- c. Local and regional water and sanitary sewer trunk services can be provided;
- d. Water and sanitary sewage allocation capacity shall be identified by York Region and allocated by the City;
- e. Adequate *school* capacity has been confirmed by the school boards including provision of *school* sites, as required, or such other alternative solution has been agreed upon by the school boards; and,
- f. Parks and *community facilities* shall be dedicated and developed within a timeframe acceptable to the City.

**11.7.3** As a condition of approval of *development* in the Promenade Centre, the City shall require the implementation of appropriate *development* agreements and other measures which may include front ending agreements and/or cost sharing agreements, easements to ensure that new *development* in the Promenade Centre is coordinated and that the required commitments of funds, lands and services are secured and/or in place. These agreements and other measures shall ensure that the reasonable costs of the municipal and community infrastructure, land and/or facilities are fairly and equitably shared without adverse impact on the City's financial capability. The agreements and measures permitted by this policy shall be only those permitted by law and otherwise agreed to by the landowner(s) and the City.

**11.7.4** The City, through the *development* application process, may consider permitting parking, including access to parking, under local streets, parks or POPS provided the purpose, function and character of these facilities is not materially or qualitatively compromised. The City shall require a strata title agreement to the satisfaction of the City.

**11.7.5** *Development* applications shall include a Development Concept Report, as described in Policy 10.1.1.7 of VOP 2010. The Report will address the coordination of *development* with adjacent future development areas within Promenade Centre, including lands owned by others.

**11.7.6** Applications for all *development* will be required to submit a Transportation Impact Assessment and a TDM plan prepared by a qualified consultant in accordance with policy 4.3.3 of VOP 2010 and the City's TDM Guideline. The TDM plan, in addition to typical *development* application requirements, shall outline a comprehensive strategy that incorporates opportunities for siting and implementing Shared Mobility Hubs as part of *development*.

**11.7.7** Consistent with policy 5.2.b.ii, the extent of right-of-way requirements on the approach to and at intersections beyond the minimums set out in policy 5.2.b.iii shall be identified by a Transportation Impact Assessment. Functional design drawings shall be submitted in association with a *development* application process that addresses the need for additional intersection-related features such as turning lanes, transit facilities, cycling facilities, traffic signals, street lighting and medians.

**11.7.8**     *Development* abutting Regional Roads will be subject to the York Region Transportation Demand Management (TDM) Program for New Developments in York Region, and the 2016 York Region Transportation Mobility Plan Guidelines.

**11.7.9**     Understanding the implications of each new *development* for the transportation system will be essential to achieving a balanced transportation system that will allow for the successful implementation of the *intensification* of Promenade Centre. In accordance with the provisions of Policy 4.3.3 of the VOP 2010, the City will work with York Region and the relevant transit agencies, and with developers and businesses in the Promenade Centre, to develop and implement measures that limit travel demand (e.g., as identified in the Travel Demand Management plan) and promote sustainable forms of transportation such as transit and active transportation.

**11.8        Community Improvement**

The City may identify the Promenade Centre as a Community Improvement Area under Section 28 of the Planning Act R.S.O. 1990, c.P.13, as amended. Further, the Promenade Centre may in whole or in part be further designated by by-law as a "Community Improvement Project Area", for which a detailed Community Improvement Plan will be prepared in accordance with Policies 10.1.2.14 to 10.1.2.16 of VOP 2010.

**11.9        Conveyance of Lands**

**11.9.1**     Where lands have been identified as required for the construction of the street network or for parkland, and where such lands are the subject of a *development* application, the dedication of such lands shall be required as a condition of *development* approval, in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended.

**11.9.2**     To secure the related infrastructure improvements and *community facilities* required, all new *development* in the Secondary Plan Area that requires the conveyance of land for streets, boulevards, public parks and/or other public facilities, the City may permit a street, public walkway or public park to be conveyed through the rezoning and site plan approval process in accordance with policy 5.2.f.v.

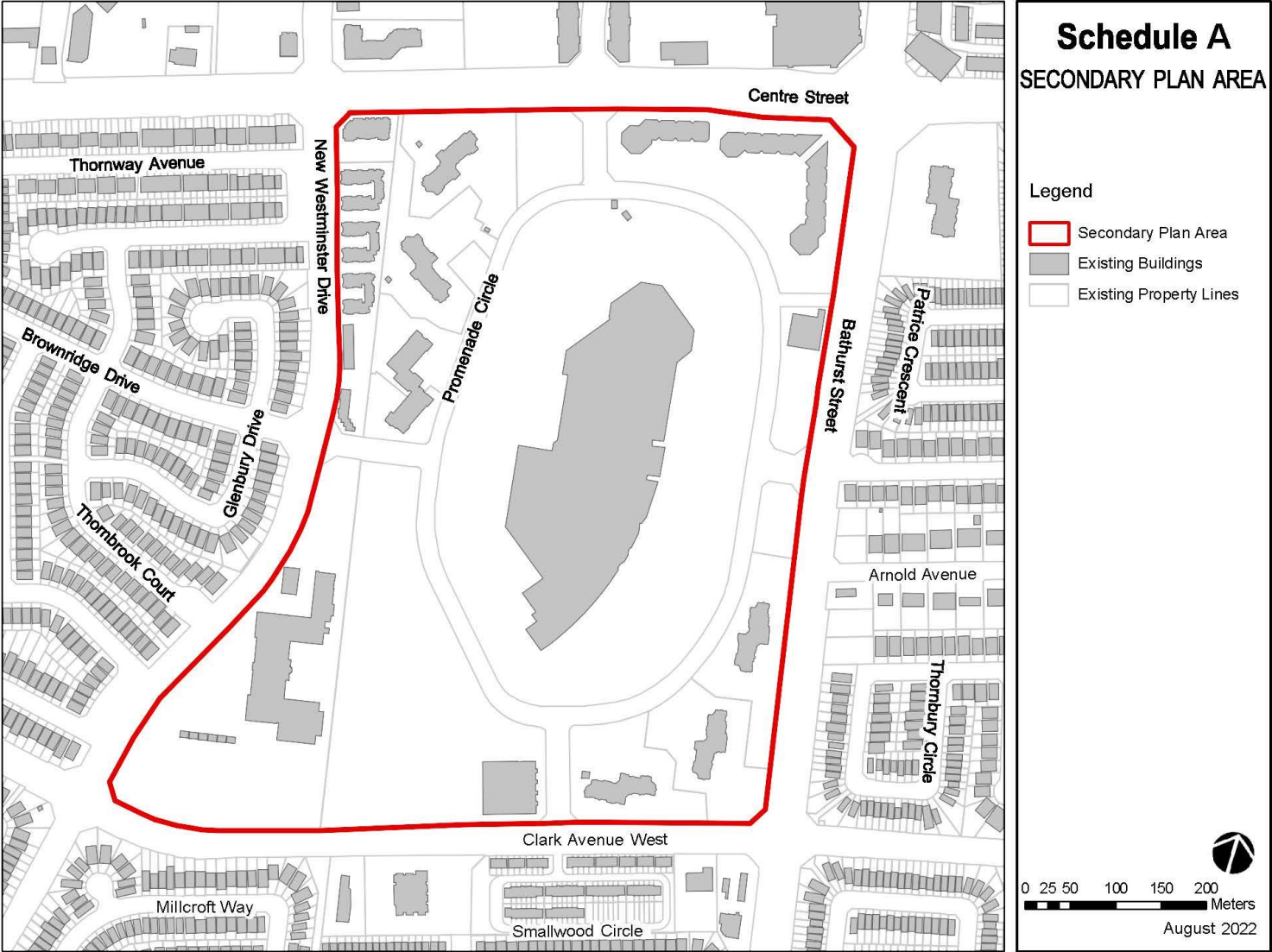
**11.10      Monitoring**

Pursuant to Section 26 of the Planning Act R.S.O. 1990, c.P.13, as amended, the City shall review the Secondary Plan as part of the City's regular review of its Official Plan, including an evaluation of the *development* principles, policies and schedules of this Secondary Plan in the context of the changing built environment. As a basis for this review, the City, in partnership with York Region, will establish a biennial program to monitor and report on the level of *development* in Promenade Centre. The monitoring program will address matters such as:

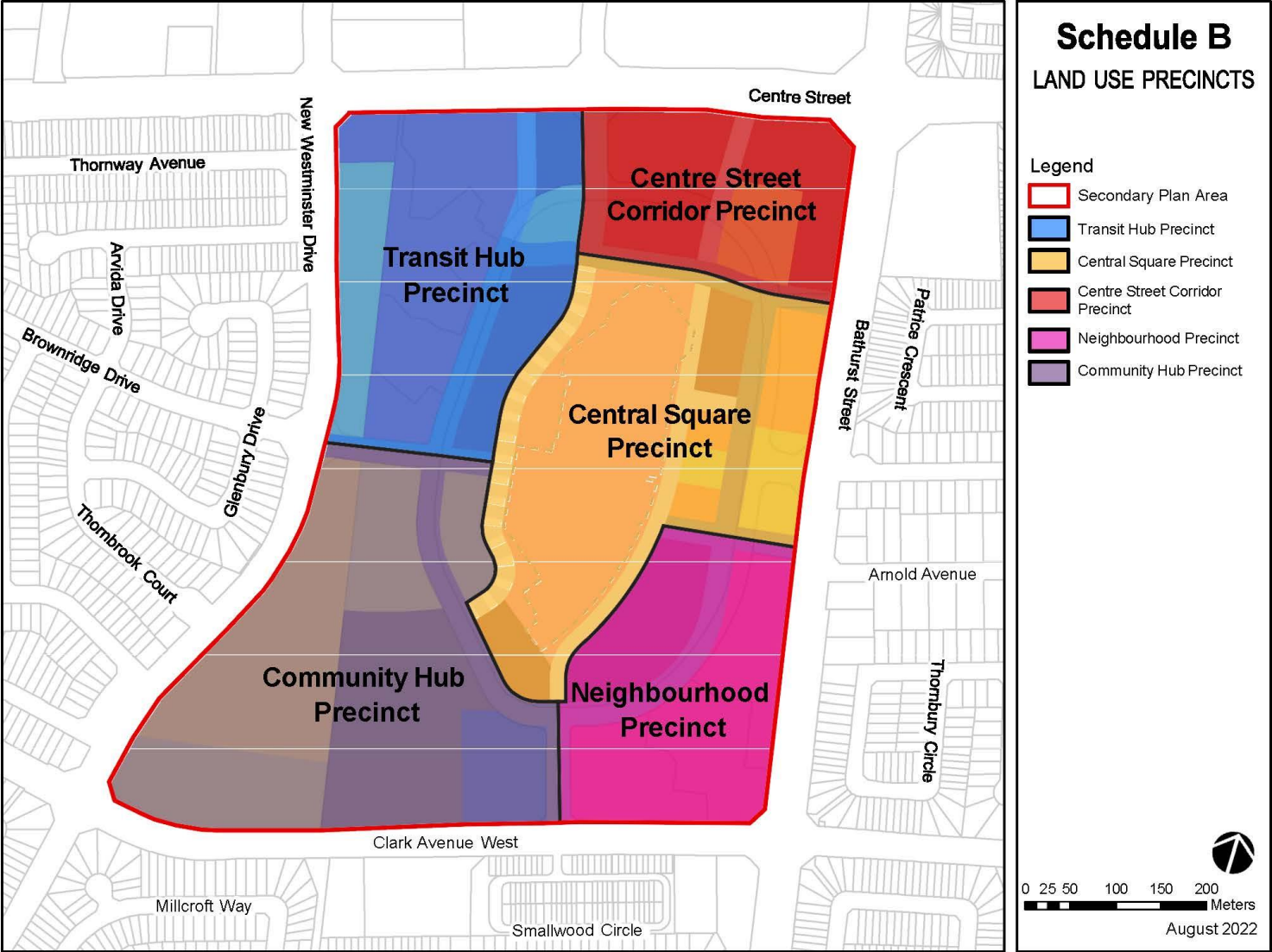
- a.    Population and employment generated by both existing and proposed *development*;
- b.    Pace of *development*;
- c.    Implementation of planned infrastructure or infrastructure enhancements including the Transit Terminal and other transit infrastructure;

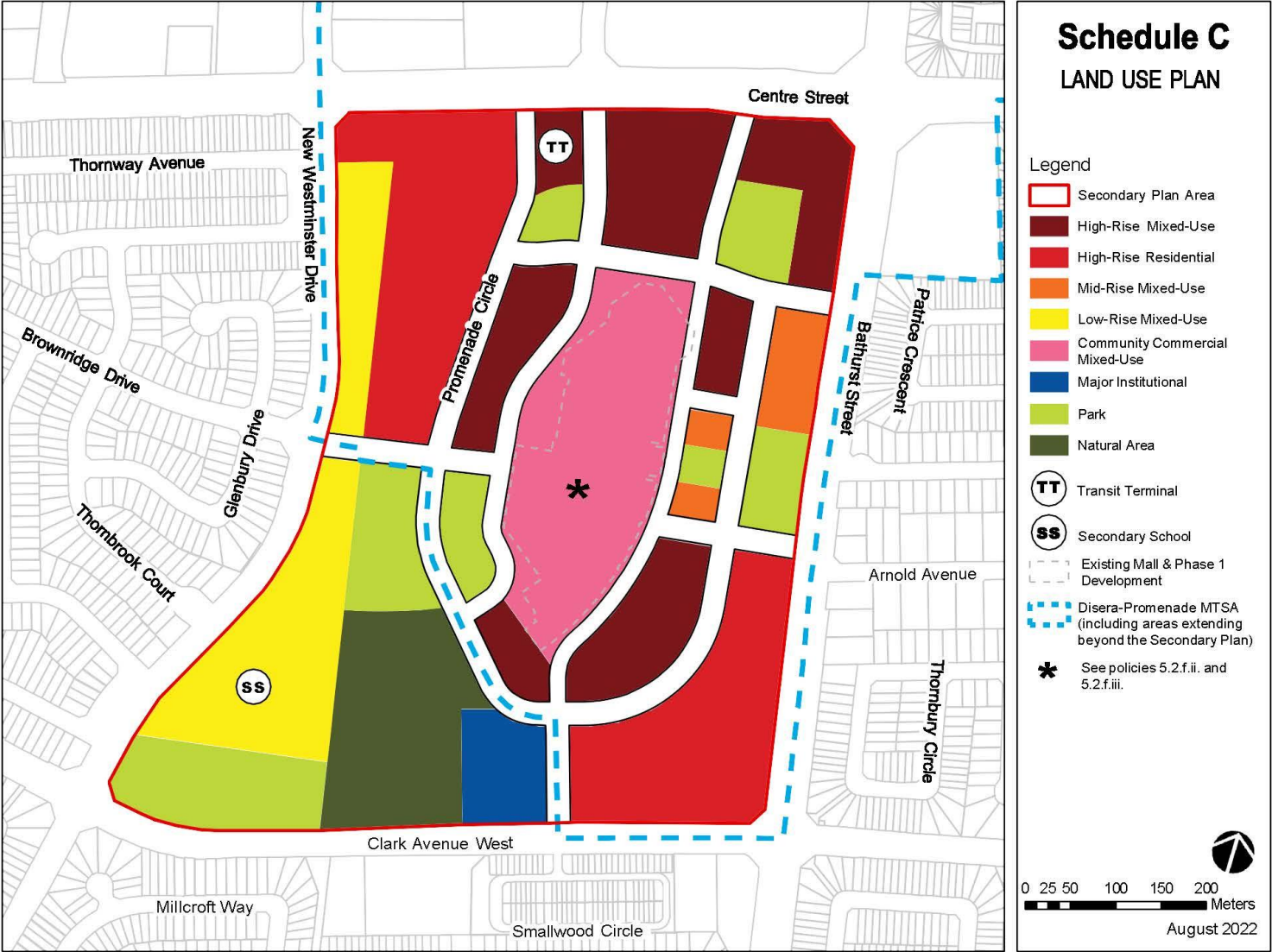
- d. Road and servicing capacities, especially traffic volumes on key routes and at key intersections;
- e. Changes in modal split and travel behavior as infrastructure is implemented; and,
- f. The effectiveness of Travel Demand Management strategies.

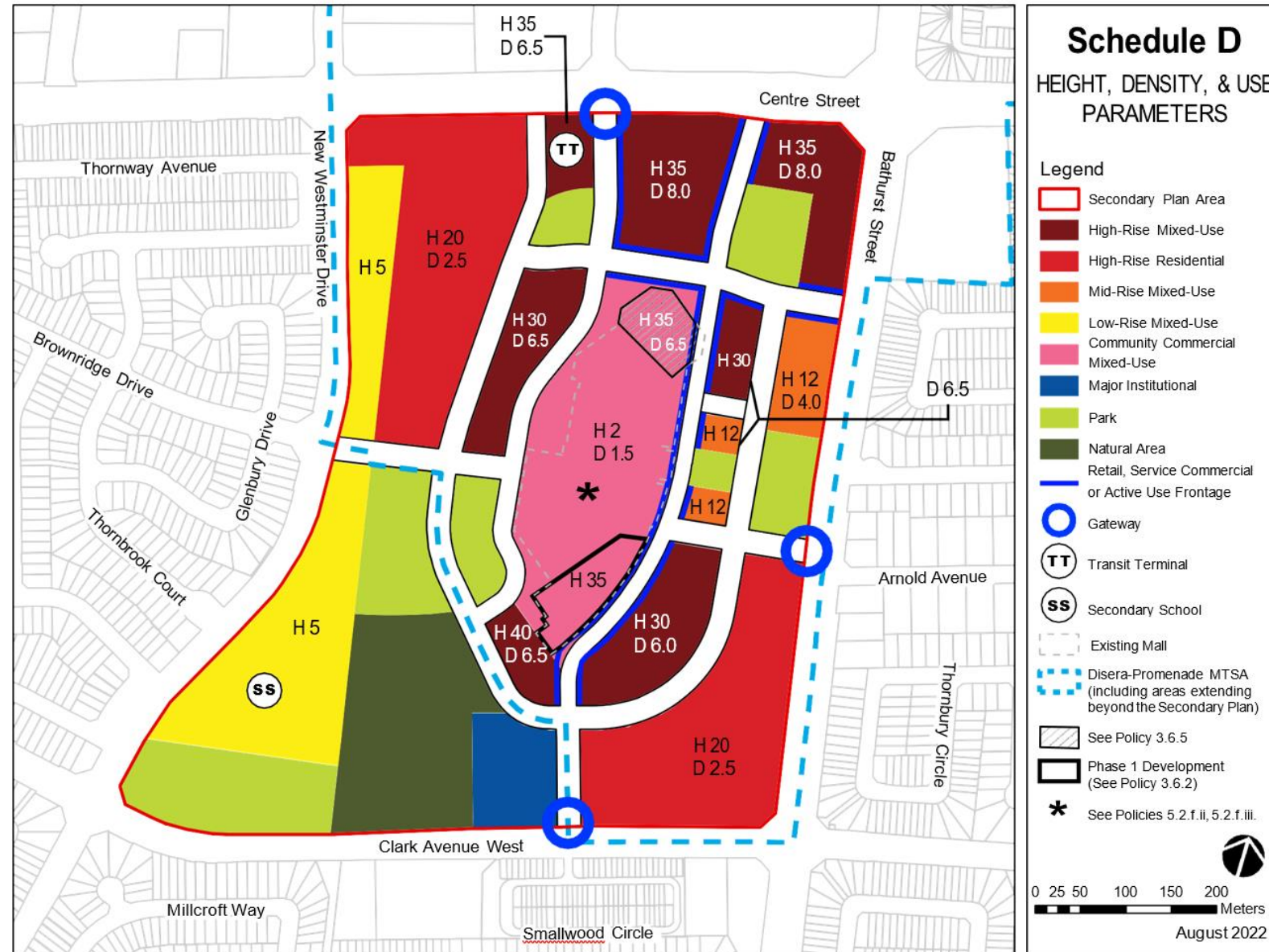
## Schedules



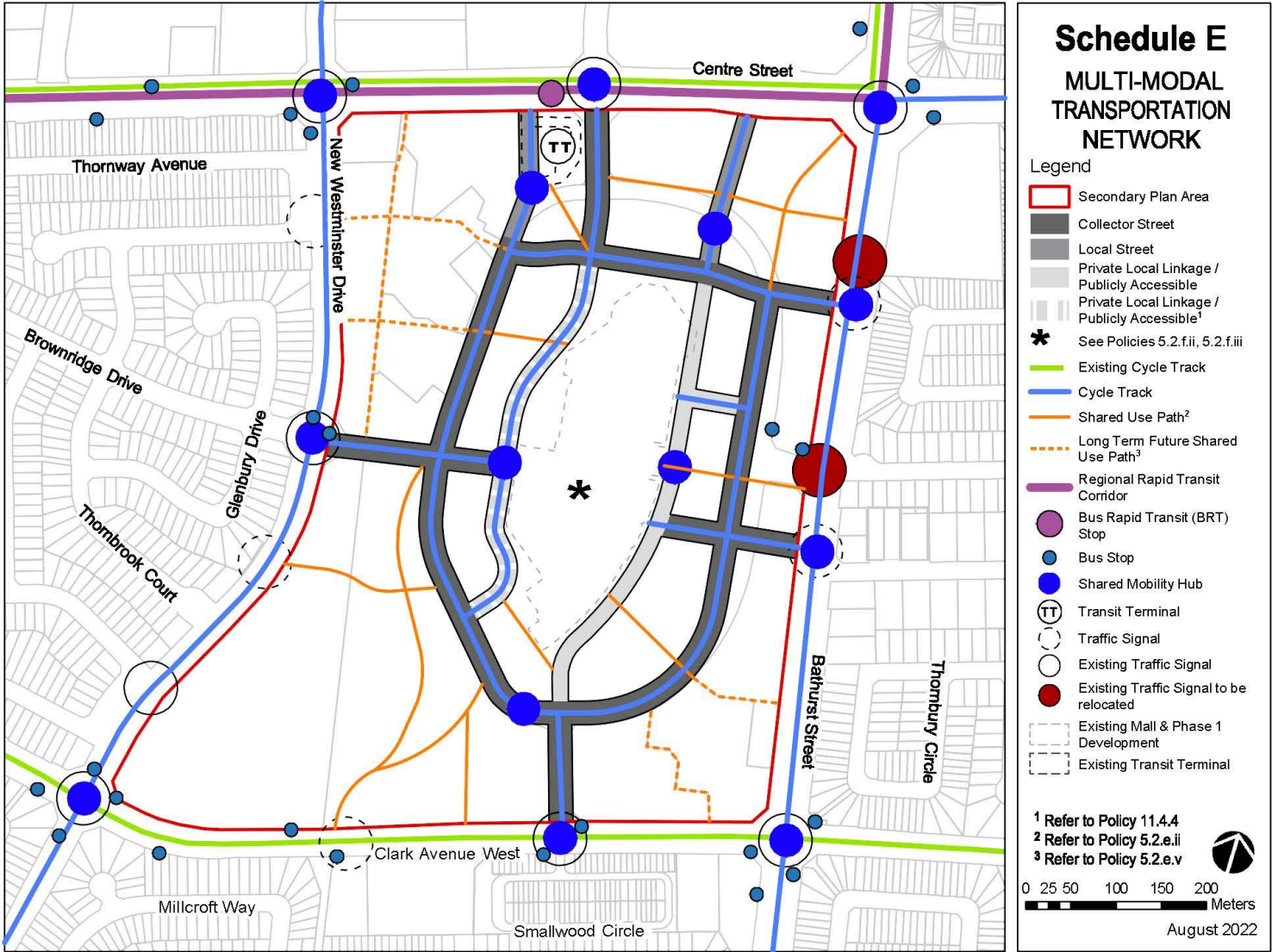


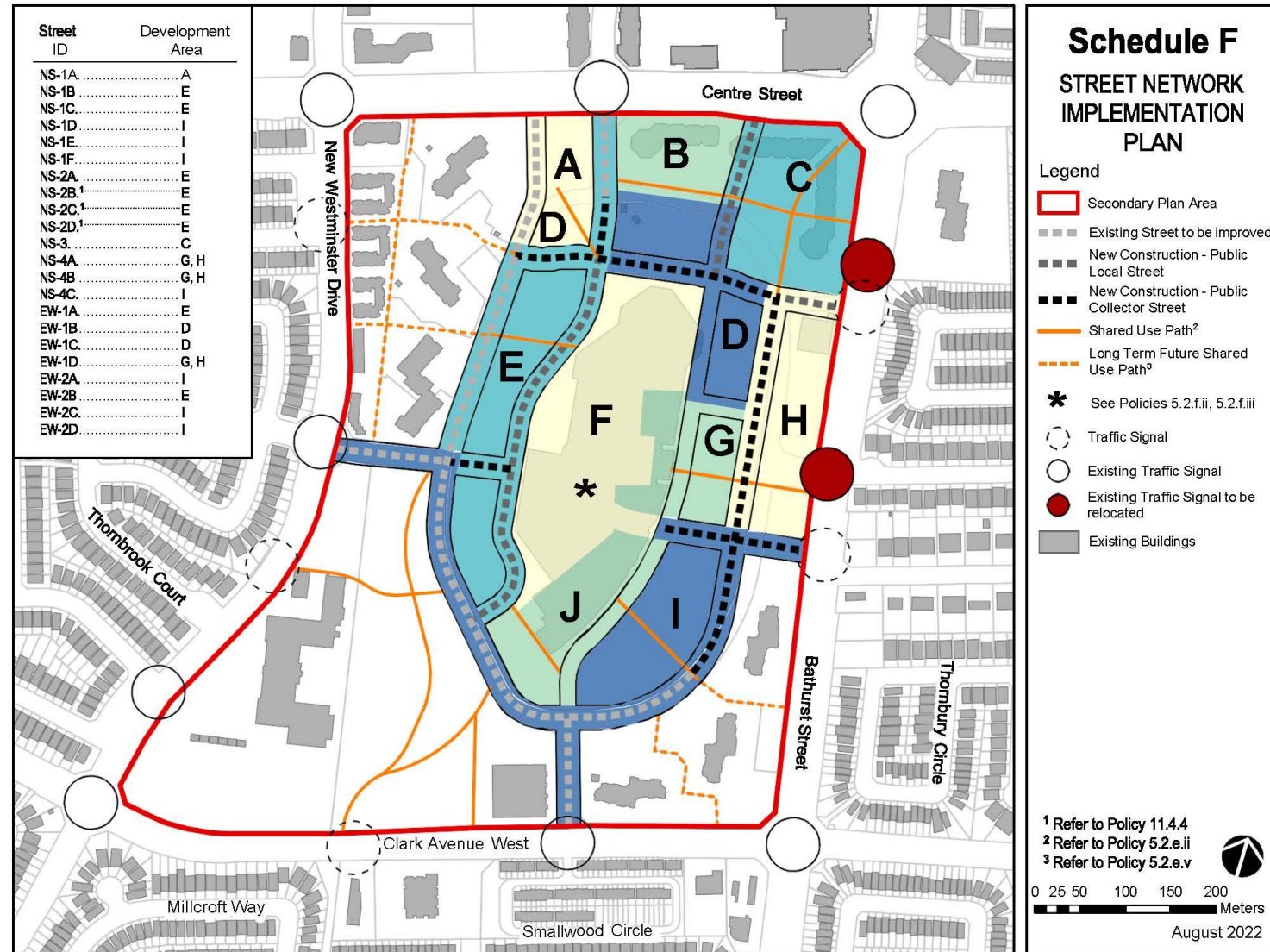












## Appendix A: Cross Sections - Street and Shared Use Paths

Figure 1. Promenade - Collector Street 24.5m ROW

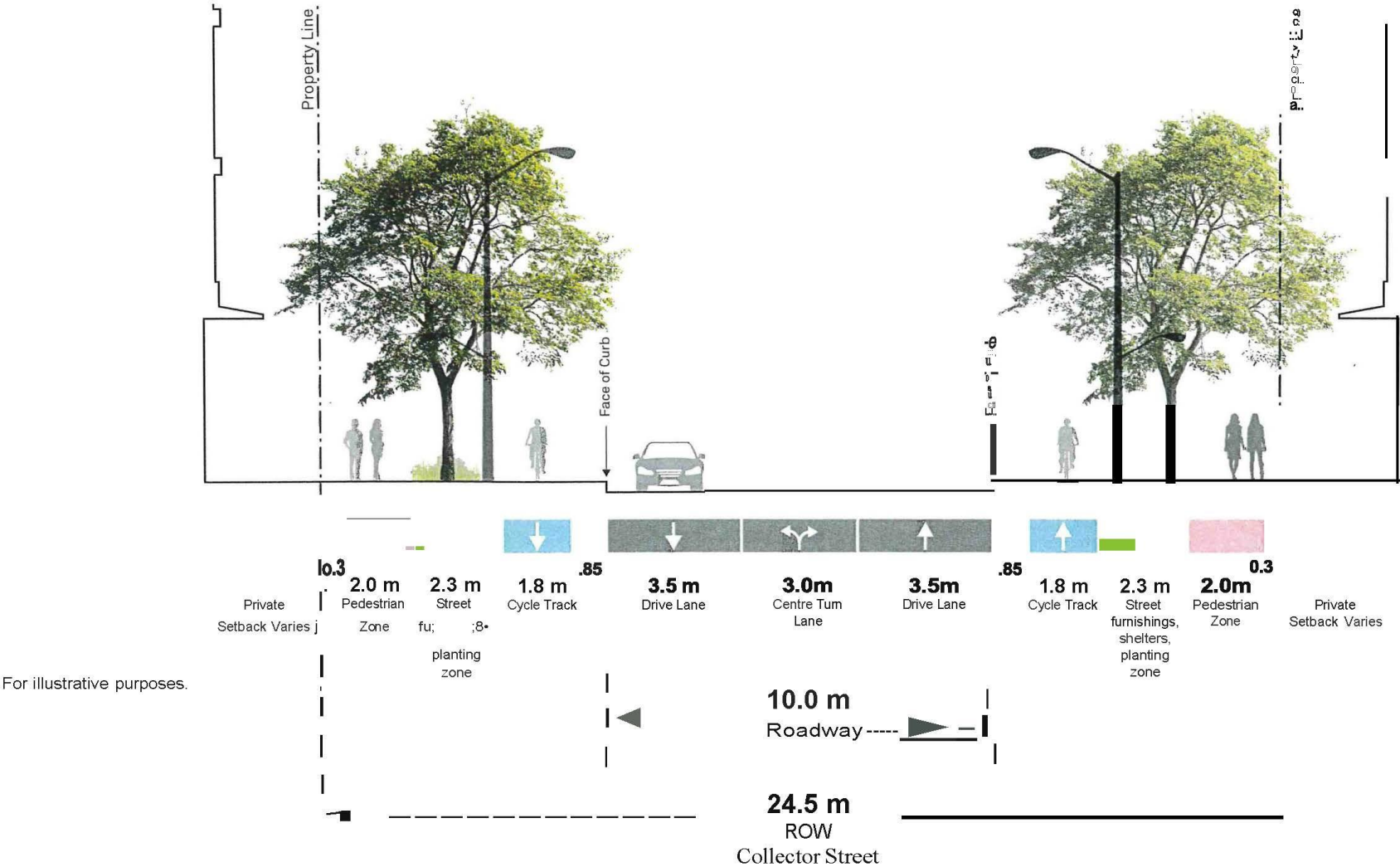




Figure 2. Promenade - Local Street 22m ROW

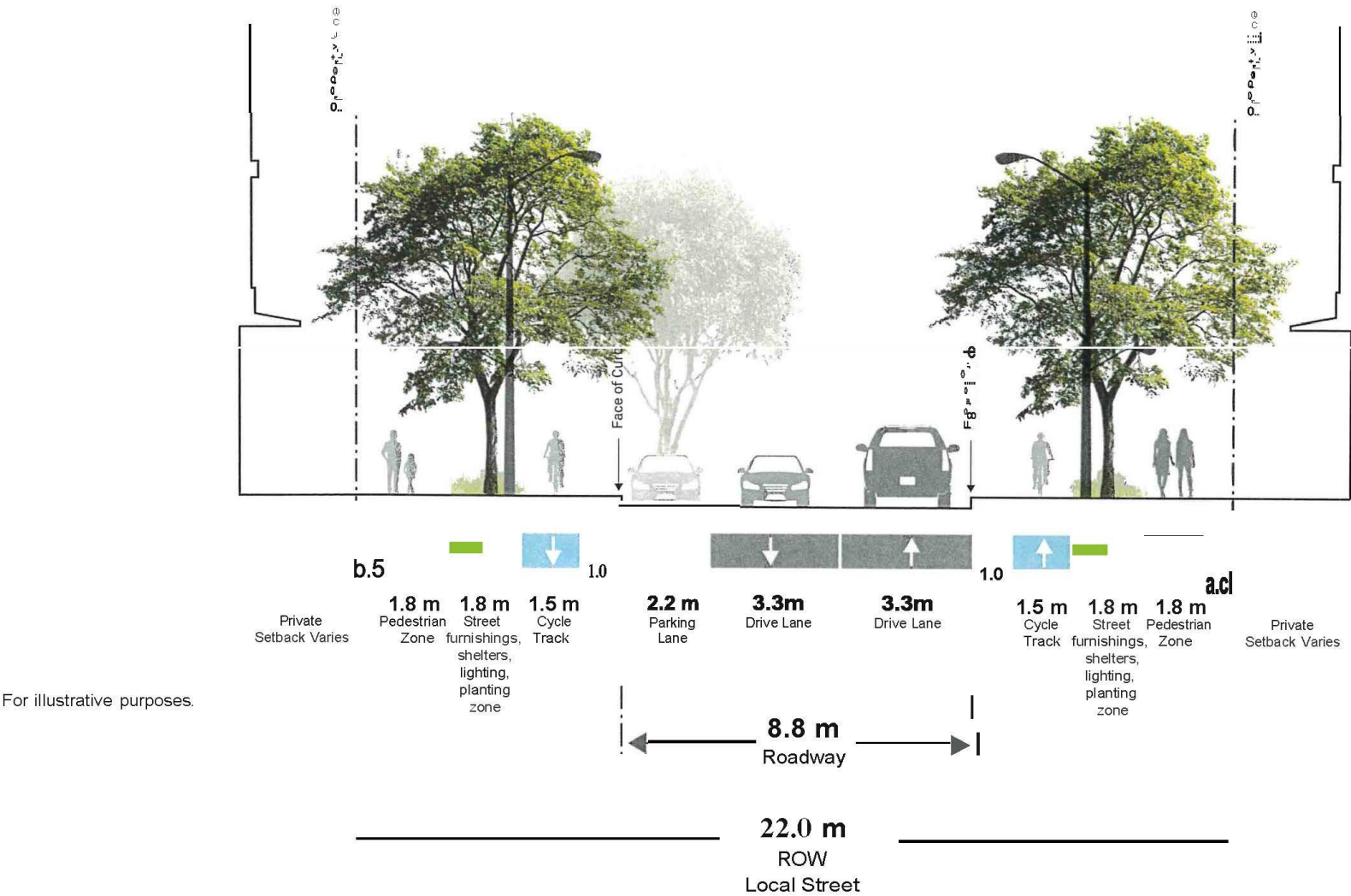
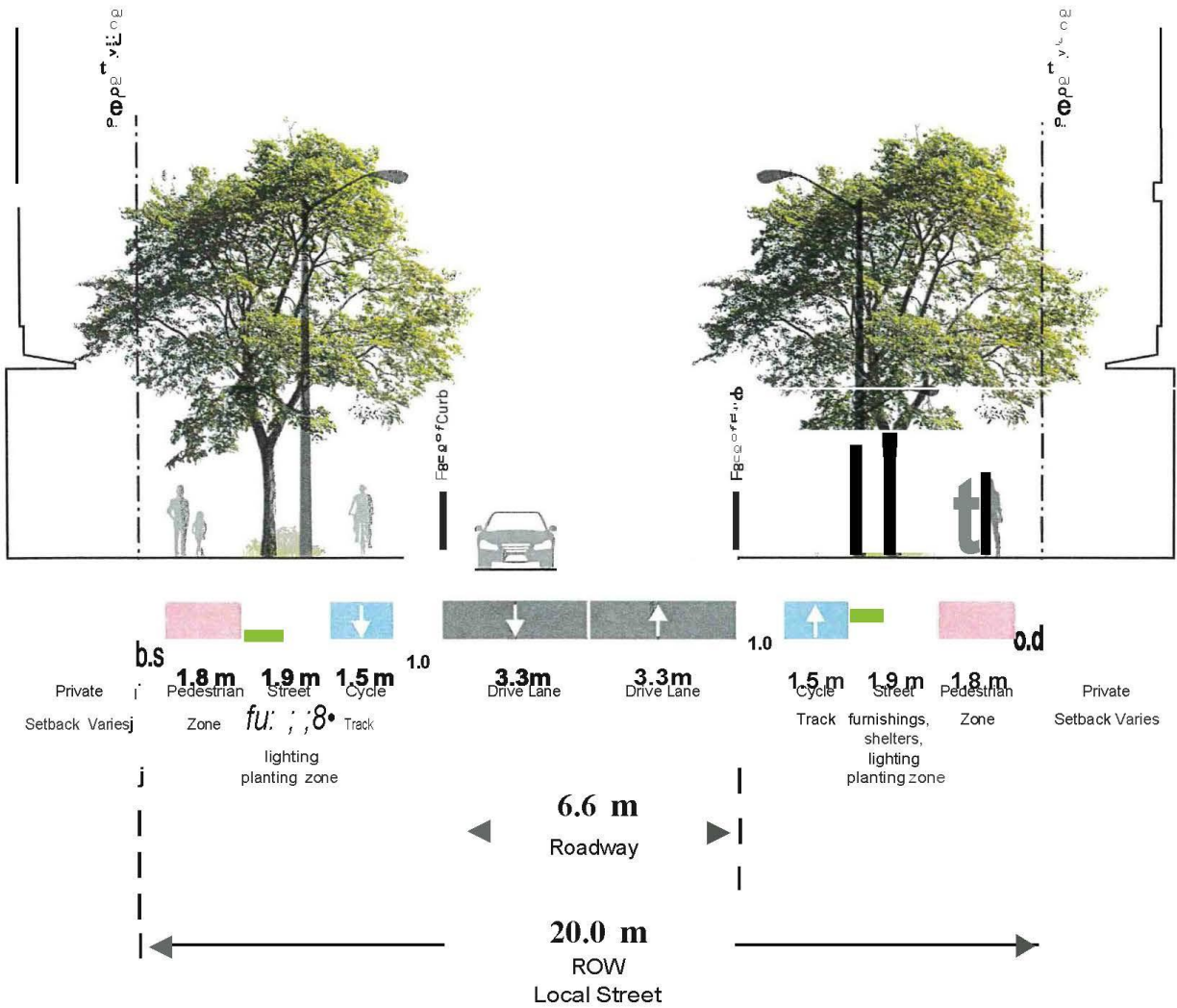


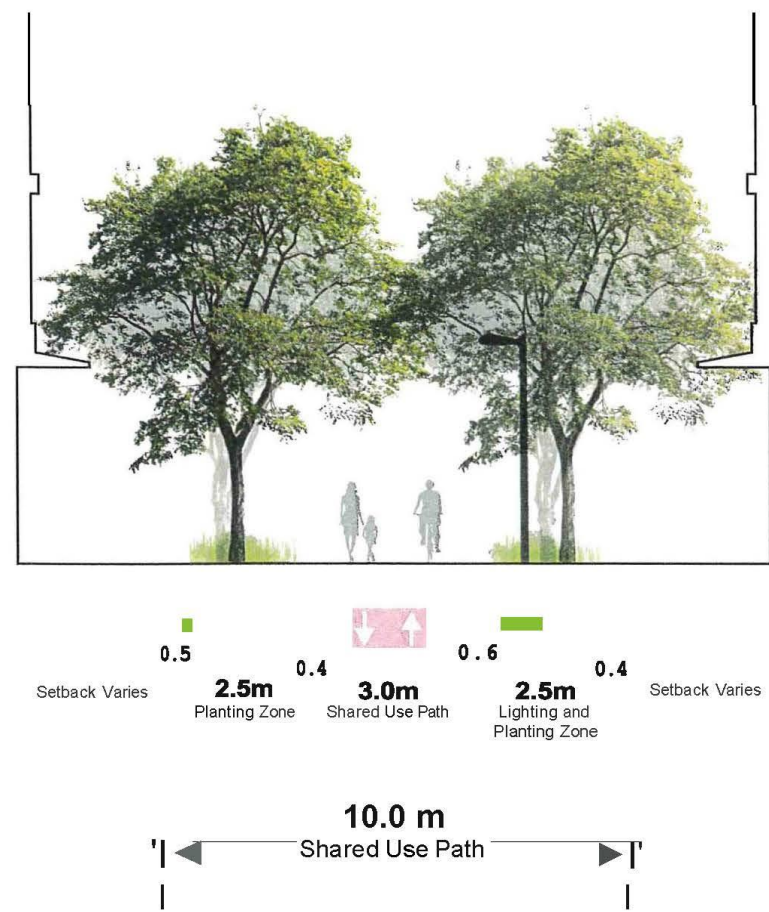


Figure 3. Promenade - Local Street 20m ROW



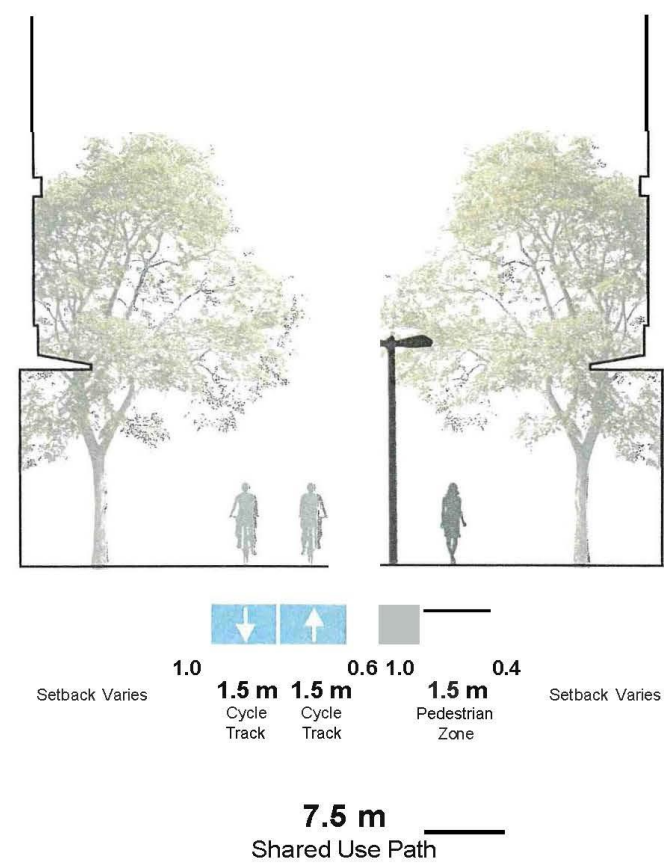
For illustrative purposes.

Figure 4. Promenade - Shared Use Path 10m



For illustrative purposes.

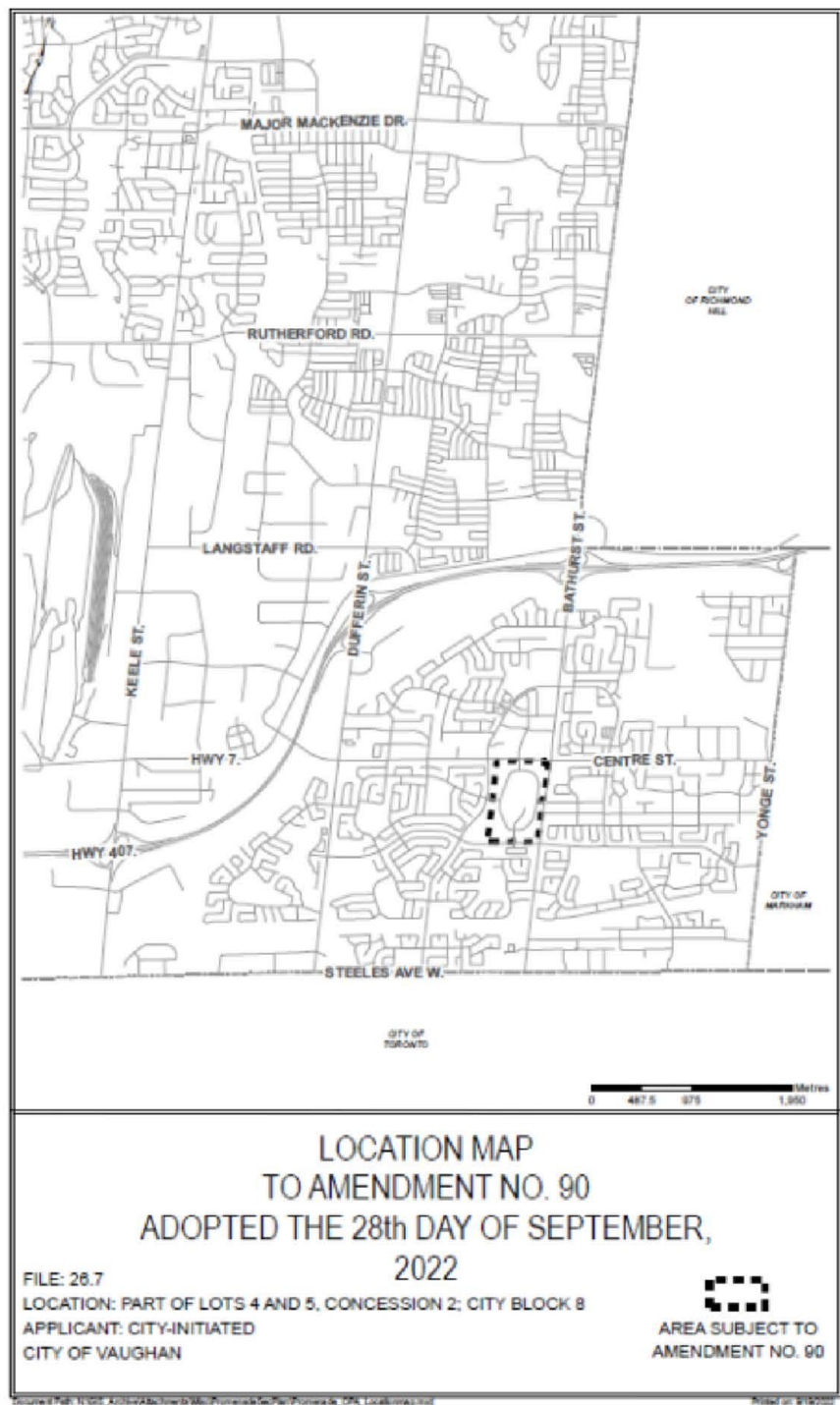
Figure 5. Promenade - Shared Use Path 7.5m



For illustrative purposes.

## APPENDIX I

Lands subject to this Amendment



APPENDIX II

Record of Council Action

The lands subject to this Amendment are located south of Centre Street (Regional Road 71), west of Bathurst Street (Regional Road 38), north of Clark Avenue West and east of New Westminster Drive, and comprises Part of Lots 4 and 5, Concession 2 in the City of Vaughan, as shown on Appendix I.

The following recommendation from the Deputy City Manager, Planning and Growth Management was considered at the June 21, 2022 Committee of the Whole meeting with respect to the Promenade Centre Secondary Plan, File No. 26.7 and ratified by Council on June 28, 2022:

On June 28, 2022, Vaughan Council adopted the following June 21, 2022 Committee of the Whole recommendations:

1. That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022, be approved;
2. That reference to approximate residential units contained in Part A The Preamble 5.0 Policy Context of the Promenade Centre Secondary Plan be removed;
3. That a policy that provides for the consideration of additional heights and densities based on supporting studies submitted through the Development Application process be included in the Secondary Plan;
4. That the portion of the park located in the northwest quadrant of the Plan adjacent to the Transit Hub Precinct, south of the East-West Collector Road, be transferred and added to the proposed park fronting Bathurst Street, and reflected on Schedules B, C and D of the Secondary Plan;
5. That Staff be directed to make any necessary administrative and/or minor technical revisions to the Secondary Plan; and
6. That comments from the following speakers and Communications be received:
  1. Ms. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto and C 30, dated June 20, 2022;
  2. Mr. Joe Hoffman, Goodmans LLP, Bay Street, Toronto and C 14, dated June 20, 2022; and
  3. Mr. Mario G. Racco, Brownridge Ratepayers' Association, Thornhill.

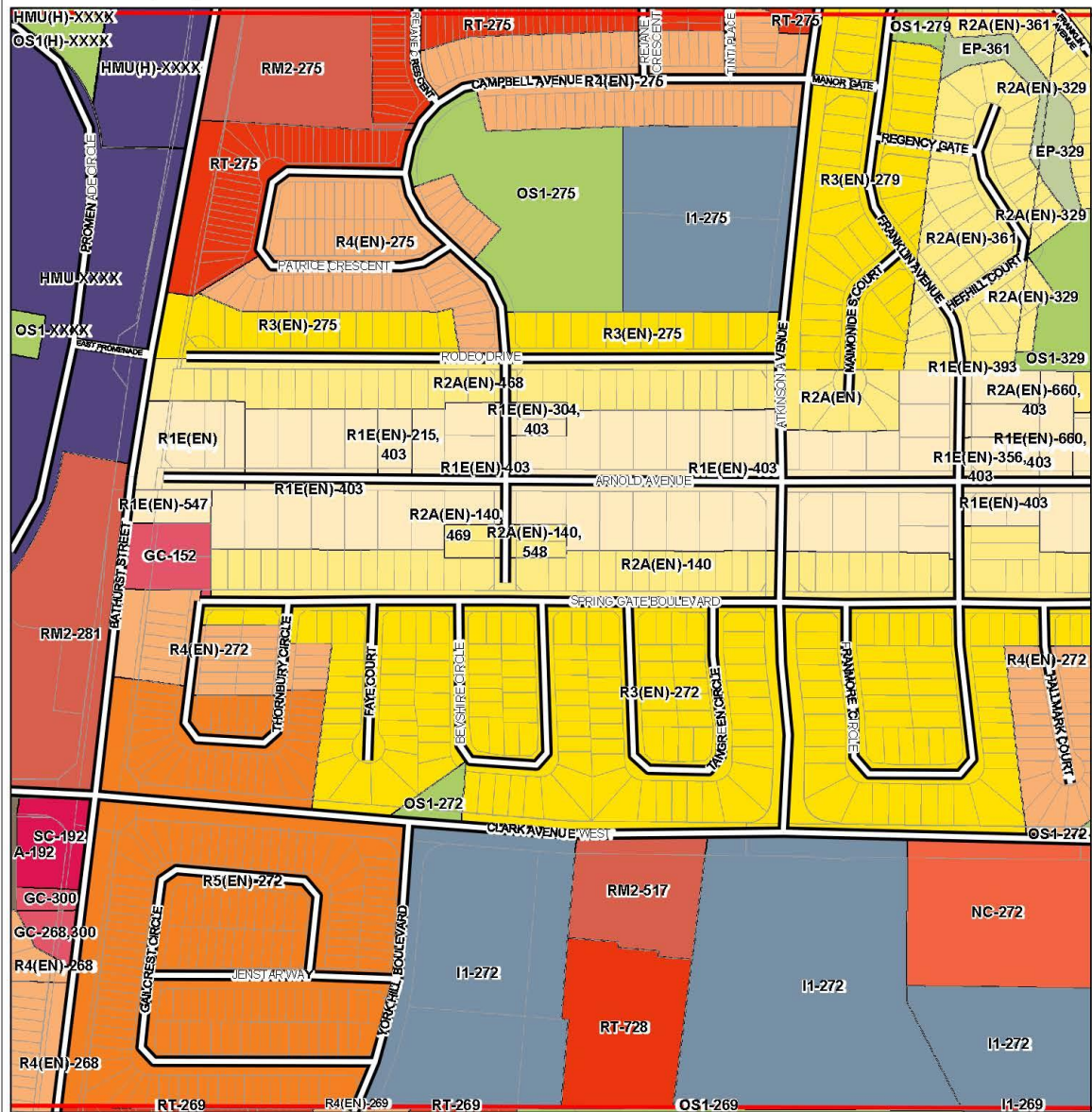
Recommendation of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

1. THAT the draft Official Plan Amendment to the Vaughan Official Plan 2010 (Volume 1 and Volume 2), forming Attachment #4 to this report, BE APPROVED; and that it be submitted to Council for adoption, subject to any further direction resulting from the Committee of the Whole meeting; and
2. THAT the Official Plan Amendment, as adopted by Council, be forwarded to York Region for Approval and inserted into Volume 2 of the Vaughan Official Plan 2010, as Section "11.16 Promenade Centre Secondary Plan", and identified on Schedule 14-A of Volume 1 of Vaughan Official Plan 2010.



## Zoning By-law 001 - 2021

Schedule A | Map 38



- Conservation, OpenSpace and Agricultural Zones**
-  A (Agriculture Zone)
  -  OS1 (Open Space Zone)
  -  OS2 (Open Space Zones)
  -  EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
-  V1 (VMC Station Zone)
  -  V2 (VMC South Zone)
  -  V3 (VMC Neighbourhood Zone)
  -  V4 (VMC Employment Zone)

- Residential Zones**
- R1 (First Density Residential Zone)
  - R1A(-) (First Density Residential Zone)
  - R2 (Second Density Residential Zone)
  - R3 (Third Density Residential Zone)
  - R4 (Fourth Density Residential Zone)
  - R5 (Fifth Density Residential Zone)
  - RT (Townhouse Residential)
  - RT1 (Townhouse Residential Zone)
  - RT2 (Townhouse Residential Zone)
  - RM 1 (Multiple Unit Residential)

-  RM2 (Multiple Unit Residential Zone)  
 RM3 (Multiple Residential Zone)  
 RE (Estate Residential Zone)  
**Commercial Zones**  
 GC (General Commercial Zone)  
 NC (Neighbourhood Commercial Zone)  
 CC (Convenience Commercial Zone)  
 SC (Service Commercial Zone)  
**Mixed-Use Zones**  
 LMU (Low-Rise Mixed-Use Zone)  
 MMU (Mid-Rise Mixed-Use Zone)

-  HMU (High-Rise Mixed-Use Zone)  
 GMU (General Mixed-Use Zone)  
 CMU (Community Commercial Mixed-Use Zone)  
 EMU (Employment Commercial Mixed-Use Zone)  
 KMS (Main Street Mixed-Use - Kleinburg Zone)  
 MMS (Main Street Mixed-Use - Maple Zone)  
 WMS (Main Street Mixed-Use - Woodbridge Zone)
- Employment Zones**
-  EM1 (Prestige Employment Zone)  
 EM2 (General Employment Zone)

- Other Zones**
- I1 (General Institutional Zone)
  - I2 (Major Institutional Zone)
  - U (Utility Zone)
  - FD (Future Development Zone)
  - PB1 (Parkway Belt Public Use Zone)
  - PB2 (Parkway Belt Complementary Use Zone)
  - PB3 (Parkway Belt West Recreational Zone)
  - These Lands shall not be subject to the

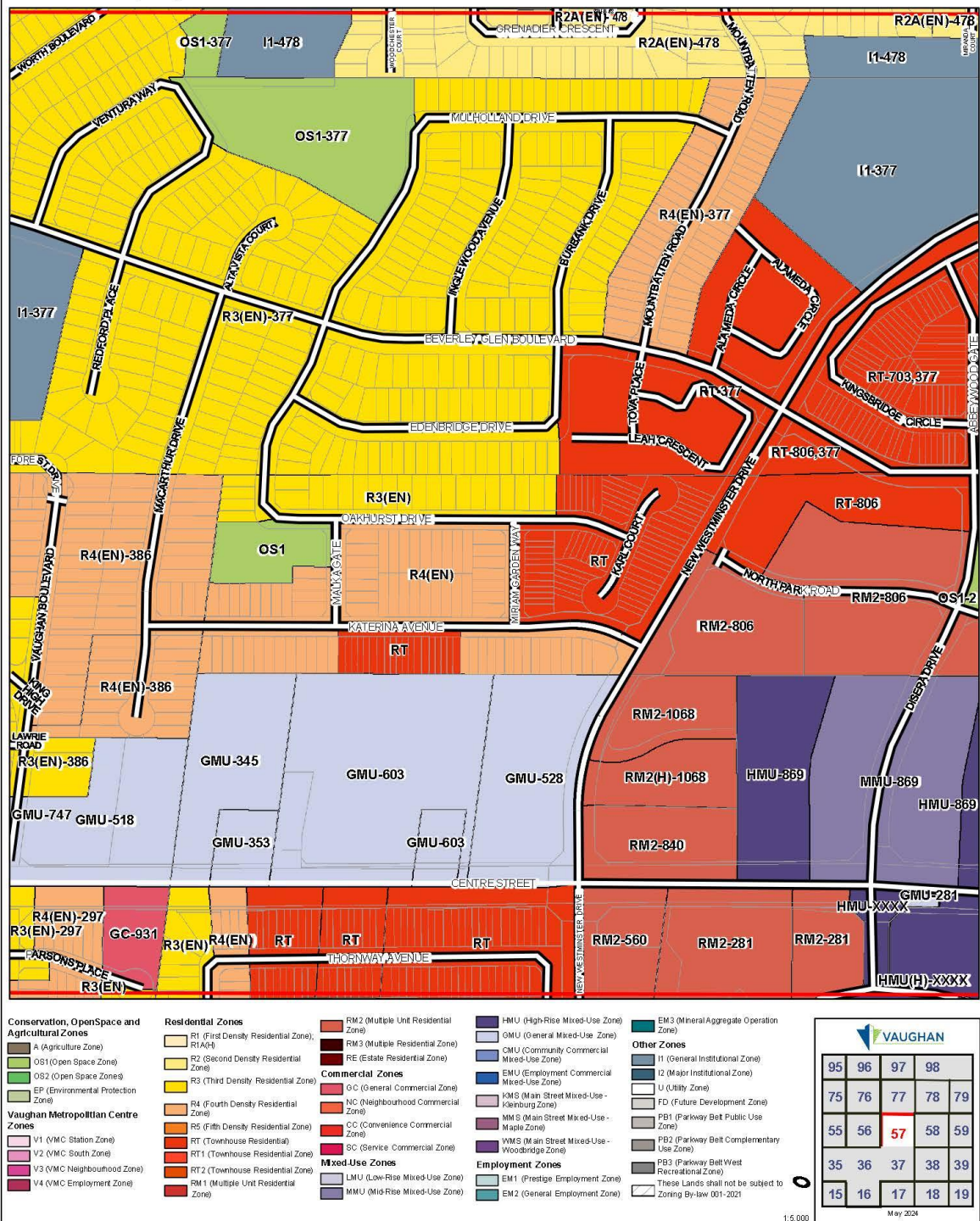
- |    |    |    |    |    |
|----|----|----|----|----|
| 76 | 77 | 78 | 79 | 80 |
| 56 | 57 | 58 | 59 | 60 |
| 36 | 37 | 38 | 39 | 40 |
| 16 | 17 | 18 | 19 | 20 |

76	77	78	79	80
56	57	58	59	60
36	37	38	39	40
16	17	18	19	20

1:5,000

May 2024

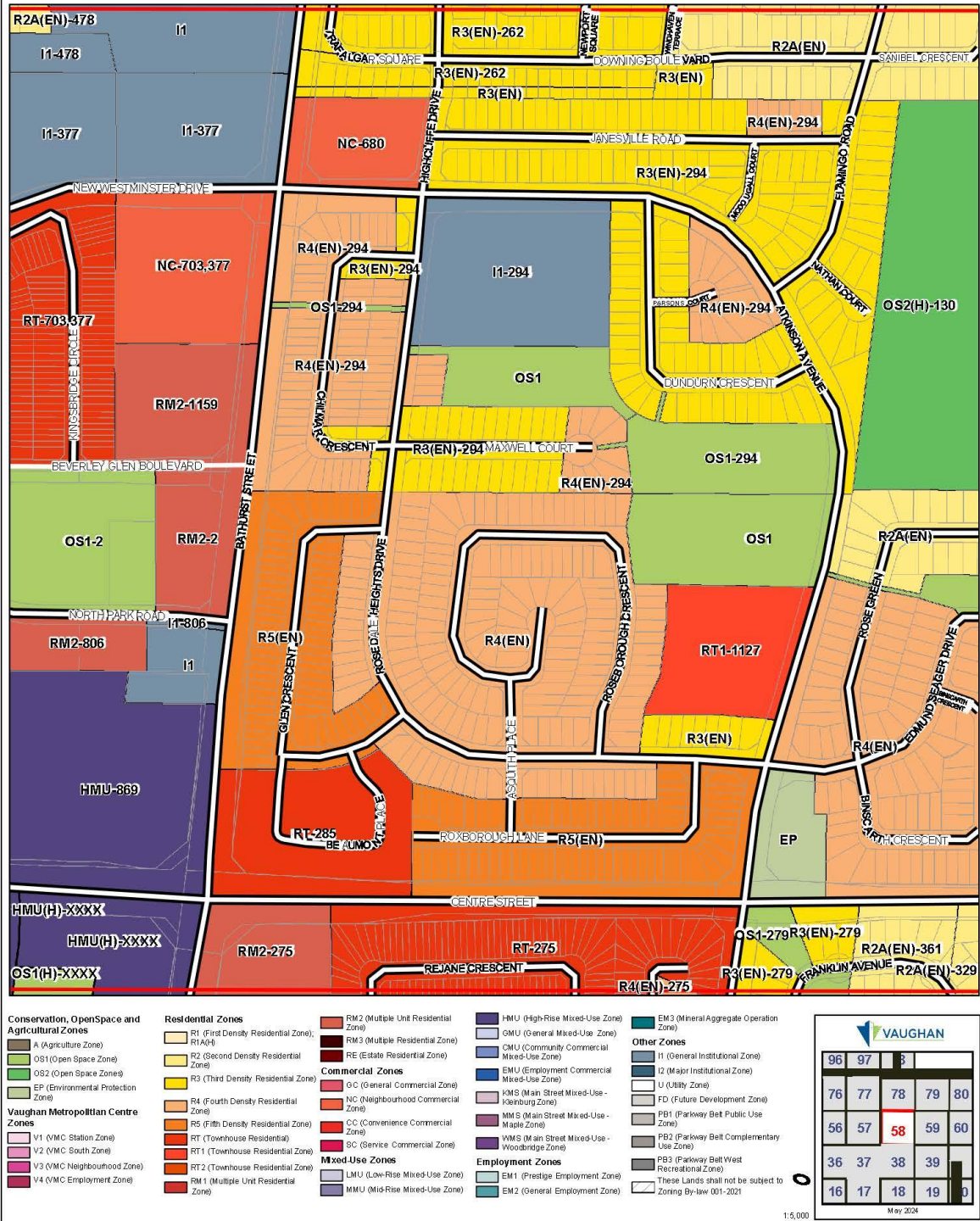
## Schedule A | Map 57





# Zoning By-law 001 - 2021

## Schedule A | Map 58





Exception Number 14.281	Legal Description: 7420 Bathurst Street, 900 Clark Avenue West
Applicable Parent Zone: GMU, I1, OS1, RM2	
Schedule A Reference: 37, 38, 57, 58	
By-law 258-82, 171-89, 348-89, 247-91, 177-93, 127-94, 162-98, 56- 2003, 347- 2003, 117-2007	
14.281.1 Permitted Uses	

1. Accessory outside storage other than in a        abutting Highway #7, Bathurst Street or Clark Avenue West, or a        abutting a reserve adjacent to one or more of such streets.
2. No person shall within any OS2 Open Space Zone use any land or erect, alter or use any ~~b.u.i.l.d.i.n.g~~ or structure except in compliance with the following provisions and with any applicable provisions and in Figure T-21 (Zoning Standards).
  - a. The following additional uses shall also be permitted on the lands shown as OS2 Open Space Park Zone:
    - a. Arena;
    - b. Auditorium;
    - c. Church;
    - d. Community centre;
    - e. Day nursery;
    - f. Fraternal lodge or association;
    - g. Museum and art galleries;
    - h. Public recreational facility;
    - i. Recreational use; and
    - j. YMCA, YMHA, YWCA, YWHA.
3. An indoor soccer facility (community centre) having a maximum Gross Floor Area of 7,384 sq. m. and requiring a minimum of 132 parking spaces shall be permitted on the lands shown as "Subject Lands" on Figure "E-529A" and shall be subject to the zone standards for the OS2 Open Space Park Zone on Figure "T-21". Uses accessory to the indoor soccer facility shall include, but not be limited to the following:
  - a. Accessory offices;
  - b. Concession area;
  - c. Exercise room;
  - d. Occasional meeting room;
  - e. Pro shop, for the retail sale of sports clothing and equipment; and

- f. Rental facility, for the rental of sports equipment.
4. The Lands shown as RA3 Apartment Residential Zone, OS2 Open Space Park Zone and T Transportation Zone as shown on Figure E-529 shall comply with the zone standards as set out in Figure T-21.
  5. The Lands designated 'T' on Figure E-529 shall permit the following, subject to the following provisions and with Figure T-21 (Zone Standards):
    - a. Public and private transportation and transit uses; and
    - b. Transit terminal.
  6. The lands shown as RA3 Apartment Residential Zone with the Holding (H) Provision on Figures "E-529" and "E-529B" until such time as urban design and a site plan is approved by Council, pursuant to the Section 41 of the Planning Act.
  7. In addition to the provisions of this By-law, portions of the Subject Lands shown on said Figure E-529 shall be designated T Transportation Zone. The portions of the Subject Lands designated 'T' on Figure E-529 shall be used only in compliance with the following provisions and with any applicable provisions contained in Section 3.0 (General Provisions -All Zones) and in Figure T-21 (Zone Standards).
    - a. The following additional Uses are permitted:
      - a. Public and private transportation and transit uses; and
      - b. Transit terminal.
  8. The lands shown as RA3 Apartment Residential Zone with the Holding (H) Provision on Figures "E-529" and "E-529B" until such time as urban design and a site plan is approved by Council, pursuant to the Section 41 of the Planning Act.
  9. The lands shown as RA3 Apartment Residential Zone with the Holding (H) Provision on Figures "E-529" and "E-529B" until such time as urban design and a site plan is approved by Council, pursuant to the Section 41 of the Planning Act.
  10. No residential dwelling units, with the exception of residential lobby and residential amenity space, shall be permitted on the same floor as retail and office uses within Buildings "A" and "B".
  11. Residential dwelling units are permitted on the second floor and above in Buildings "A" and "B".

## 14.281.2 Lot and Building Requirements

1. The following provisions shall apply to lands zone RA3 Residential Zone on Figure "E-529":
  - a. A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping provided that where the parking area is in a yard abutting Highway #7, Bathurst Street or Clark Avenue West or a reserve abutting one or more of those streets then the strip of land shall be not less than six (6) metres in width. This provision shall not prevent location of access driveways across the said strip.
  - b. An outdoor parking area shall be screened from any public highway, or land, and from any adjacent residential uses. Screening shall consist of a landscaped earthen berm but this shall not prevent the provision of access driveways through said screening.
  - c. A minimum 0.3m wide landscape strip is required, as shown on "E-529C", nor is an outdoor parking area required to be screened from the street and adjacent premises with a landscaped berm. The outdoor parking shall be screened with a flat landscaped area consisting of shrub planting, as shown on Figure "E-529C".
  - d. No building dwelling unit or part thereof shall be used for any commercial or professional purpose other than a day nursery.
2. No person shall within any General Commercial (GC) Zone, use any building or structure except in compliance with the applicable provisions contained in Figure T-21 (Zoning Standards).
3. Notwithstanding the provisions of Section 4.1.6 "Minimum Amenity Area", the minimum amenity area for the Subject Lands, as shown on "E-529C", shall be 10,182m<sup>2</sup>.

## 14.281.3 Parking

1. The minimum parking requirements in Section 6 shall continue to apply unless replaced in Table 1a.

Table 1a:

Medical Office	3.0 <u>parking spaces</u> per 100 m <sup>2</sup> GFA
----------------	--

Places of Assembly (including Arena, Community Curling Rinks, Skating Arenas, Cinemas, Theatres, Auditoriums, Stadiums, Health Clubs, Public Halls, Church)	1.0 <u>parking space</u> for each three (3) persons comprised in a designed maximum capacity attendance or audience	
Retail and Retail Warehouse, Furniture, Furnishings, Carpet or Appliance Store	2.5 <u>parking spaces</u> per 100 m2 GFA or part thereof	
Senior Citizen Dwellings	0.25 <u>parking spaces</u> per unit plus 0.25 visitor parking spaces per unit	
Tourist Home, Motel	1.0 <u>parking space</u> for each bedroom	
14.281.4 Other Provisions		
<p>1. The definitions in Section 3.0 continue to apply unless otherwise provided by this section for the lands shown as "Subject Lands" on Figures E-529, E-529A, and E-5298:</p> <p>a. Automobile washing establishment means a building for the commercial washing or cleaning of motor vehicles.</p> <p>b. Automotive retail store means an establishment primarily engaged in the retail of vehicle parts accessories and tools where accessory uses may include service bays for performing specialized automotive related work of a minor nature.</p> <p>c. Service or repair shop means a building or part of a building, not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail shop or not, for the servicing or repairing of articles, goods or materials and includes an appliance store, auto and tire supply, dry cleaners, electrical store, plumber, radio and television sales, sign painter and tool sharpener, but does not include the manufacture of articles, goods or materials.</p> <p>d. Warehousing, retail means commercial warehousing establishments and showrooms for furniture, furnishings, floor covering, appliances, hardware, wall coverings and all similar uses, in which the goods are both stored and sold to the public at retail, but shall not include a supermarket.</p>		
14.281.5 Figures		
Figure E-529		
Figure E-529A		

Figure E-529B
Figure E-529C
Figure T-21

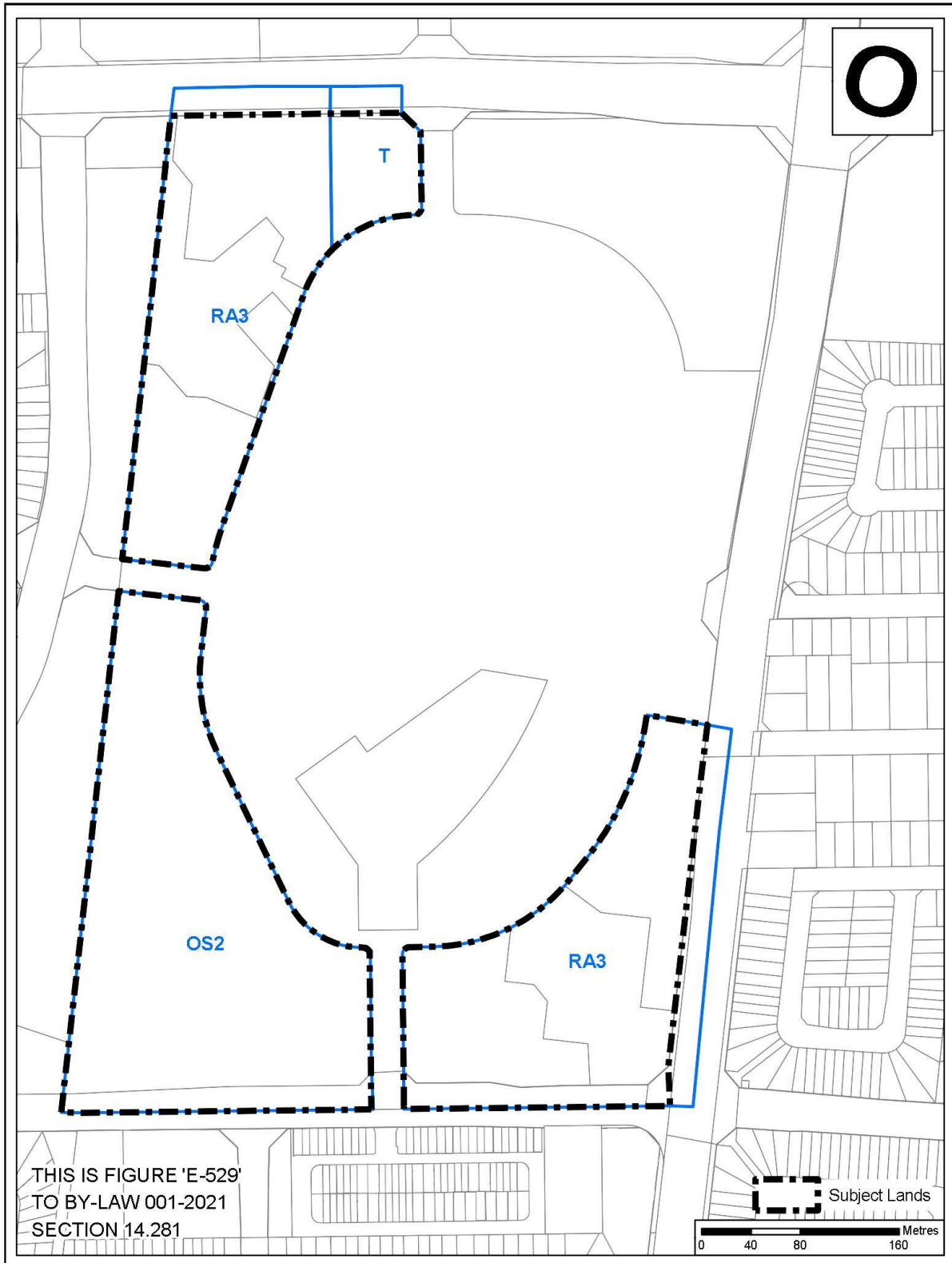


Figure E-529A

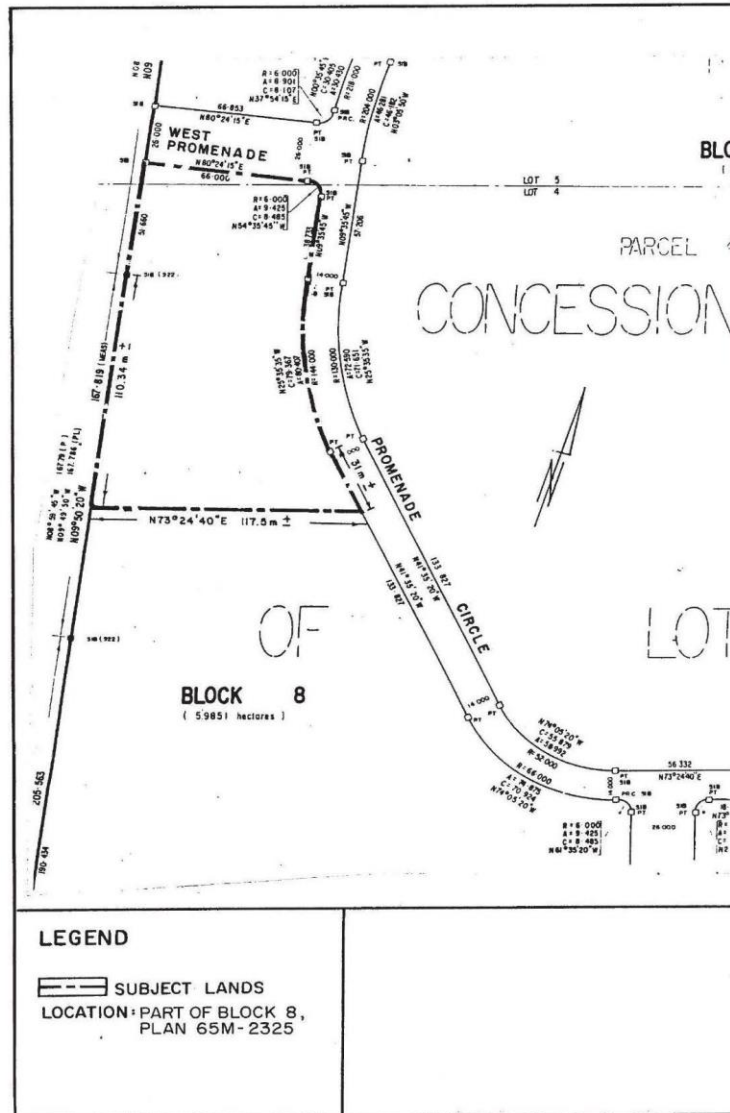




Figure E-529B

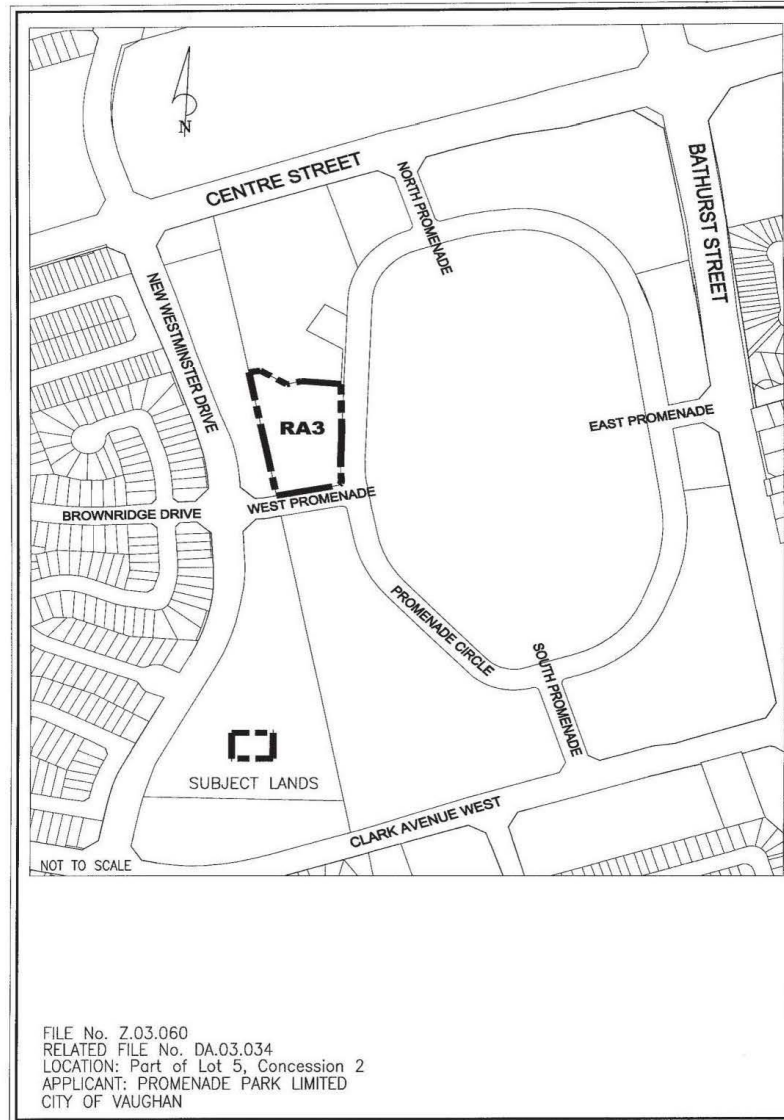
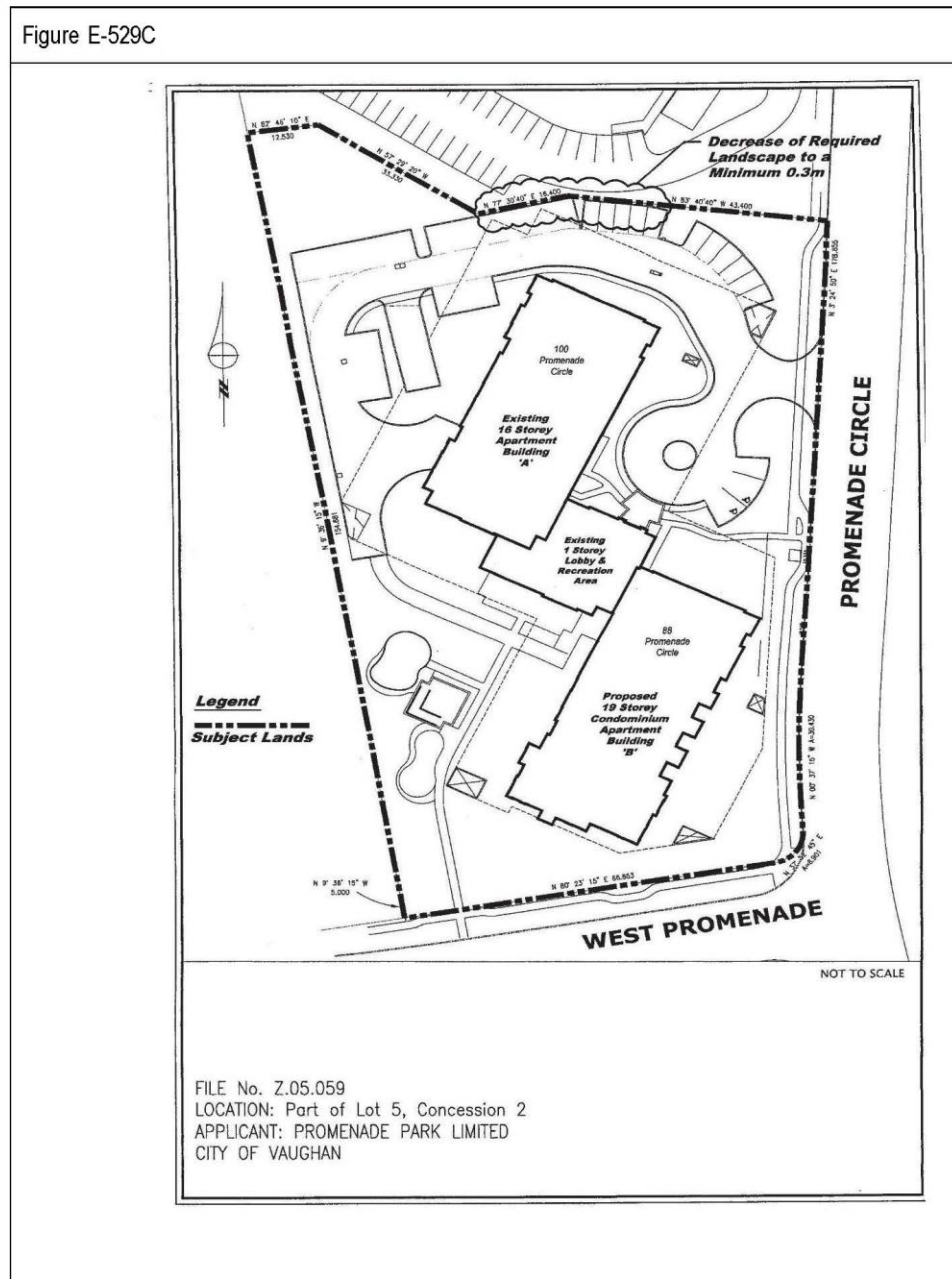


Figure E-529C



THE CORPORATION OF THE CITY OF VAUGHAN				FIGURE "T-21"		ZONING STANDARDS (METRIC) THORNHILL-VAUGHAN CENTRE			
ZONE	TYPE OF USE	MINIMUM FRONTAGE (m)	MINIMUM LOT AREA (m <sup>2</sup> )	MINIMUM FRONT YARD (m)	MINIMUM REAR YARD (m)	Minimum Side Yard		MAXIMUM BUILDING HEIGHT (m)	MAXIMUM LOT COVERAGE (%)
						INTERIOR (m)	EXTERIOR (m)		
RA3	Apartment Dwelling	30	67m <sup>2</sup> per dwelling unit <sup>(1)</sup>	7.5	7.5	7.5 <sup>(2)</sup>	7.5	44 <sup>(3)</sup>	25
OS2	Open Space – Park	N/A	N/A	7.5	7.5 <sup>(4)</sup>	7.5	7.5	15	40 <sup>(5)</sup>
T	Transportation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>NOTES:</b> <ol style="list-style-type: none"> <li>1. The lands shown on Schedule "E-529C" shall have a minimum lot area of 32.1m<sup>2</sup> per dwelling unit.</li> <li>2. Provided that the minimum interior sideyard shall be 7.5 metres or ¼ the height of the building, whichever is greater, except where the sideyard abuts a "T" Zone in which case it shall be 7.5 metres, and further provided that the minimum distance between buildings shall be 7.5 metres or ½ the height of the taller building, whichever is greater.</li> <li>3. The maximum building height for the lands shown on Schedule "E-529C" shall be 49m for building "A" having a maximum of 16-storeys and 57m for building "B" having a maximum of 19-storeys.</li> <li>4. Excluding parking structure.</li> <li>5. These are the lands identified as "T" on Schedule "E-529".</li> </ol>									

Figure T-21

Exception Number 14.XXXX	Municipal Address: 7700 Bathurst Street
Applicable Parent Zone: HMU, OS1	
By-law: 258-82, 171-89, 348-89, 247-91, 177-93, 127-94, 162-98, 56-2003, 347-2003, 117-2007, 105-2019, 114-2020, 125-2019, 125-2020	
Schedule Reference: 38, 57, and 58	
14.XXXX.1 Permitted Uses	
<p>1. The following additional uses shall be permitted on lands labelled "Area A" and "Area B" and zoned High-Rise Mixed-Use (HMU), as shown on Figure E-XXXX:</p> <ul style="list-style-type: none"> <li>a. <u>Hand car wash and automotive detailing</u>; and</li> <li>b. <u>Temporary sales office</u> permitted in a multi-unit <u>building</u> or <u>structure</u> within or beyond 100 metres of the subject lands.</li> </ul> <p>2. The following provisions shall apply to the lands labelled "Area A", as shown on Figure E-XXXX:</p> <ul style="list-style-type: none"> <li>a. Lands <u>zoned</u> with the Holding Symbol "(H)" shall not be used for any other <u>use</u>, other than the following <u>uses</u>, and only within the existing <u>buildings</u>: <ul style="list-style-type: none"> <li>i. existing <u>uses</u>; and</li> <li>ii. any <u>use</u> permitted in Table 8-2 under the General Mixed-Use (GMU) Zone.</li> </ul> </li> <li>b. The Holding Symbol "(H)" shall not be removed from the lands, or any portion thereof, until such time as: <ul style="list-style-type: none"> <li>i. The owner shall enter into an agreement with the City to secure for the conveyance of unencumbered parkland to the City comprised of the lands</li> </ul> </li> </ul>	

zoned Public Open Space (OS1), as shown on Figure E-XXXX, to be combined with the lands to the south directly abutting the lands zoned Public Open Space (OS1), to form a public park having a total area of a minimum 0.64 hectares, to the satisfaction of the City.

- ii. The owner shall enter into an agreement with the City to secure for the conveyance of "Street A" and "Street B" to the City, as shown on Figure E-XXXX, to the satisfaction of the City.
- iii. Vaughan Council has adopted a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to any such portion of the subject lands.
- iv. The owner shall enter into a Development Agreement, or any other arrangements satisfactory to the City, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development charges, the provision of roads, parks, walkways and municipal services, and the design and construction of any required external sanitary sewer, landscaping and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.
- v. The owner shall provide a draft 65-R Plan for the lands that are required to be conveyed to the City prior to the final approval of the "Area A" site plan application(s) to the satisfaction of the City and York Region.
- vi. The owner shall secure an amendment to the current easement, between the owner and the landowner(s) of the existing Promenade Circle, in such way that the revised version includes provisions to support the proposed development including but not limited to the permission of any required new access to Promenade Circle, or other construction works to implement active transportation facilities or vehicular access, to the satisfaction of the City. The amended easement agreement shall be registered on title to the subject lands.
- vii. The owner shall provide a Planning and Design Report in support of any required external sanitary gravity sewer to the satisfaction of the City's Development Engineering Department.

3. The following provisions shall apply to the lands labelled "Area B", as shown on Figure E-XXXX:
- a. Lands zoned with the Holding Symbol "(H)" shall not be used for any other use, other than the following uses, and only within the existing buildings:
    - i. existing uses; and
    - ii. any use permitted in Table 8-2 under the General Mixed-Use (GMU) Zone.
  - b. The Holding Symbol "(H)" shall not be removed from the lands, or any portion thereof, until such time as:
    - i. Vaughan Council has adopted a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to any such portion of the subject lands.
    - ii. The owner shall enter into a Development Agreement, or any other arrangements satisfactory to the City, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development charges, the provision of roads, parks, walkways and municipal services, design and construction of any required external sanitary sewer, as well as land conveyance for any required widening of North Promenade containing daylight triangles, 0.3 m reserves, flarings, and any auxiliary turning lanes per applicable standards, landscaping and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.
    - iii. The owner shall provide a draft 65-R Plan for the lands that are required to be conveyed to the City prior to the final approval of the "Area B" site plan application to the satisfaction of the City and York Region.
    - iv. The owner shall secure an amendment to the current easement, between the owner and the landowner(s) of the existing Promenade Circle, in such way that the revised version includes provisions to support the proposed development including but not limited to the permission of a new access to Promenade Circle, future construction works to implement active transportation facilities or vehicular access, to the satisfaction of the City.

The amended easement agreement shall be registered on title to the subject lands.

- v. The owner shall provide a Planning and Design Report in support of any required external sanitary gravity sewer to the satisfaction of the City's Development Engineering Department.
- vi. The owner shall provide a Functional Design Drawing identifying the ultimate right-of-way property requirements and road widening for North Promenade and any required daylight triangles at all boundary roads impacting the lands labelled "Area B", to the satisfaction of the City and York Region.

#### 14.XXXX.2 Lot and Building Requirements

1. The following provisions shall apply to the lands labelled "Area B" and zoned High-Rise Mixed-Use (HMU), as shown on Figure E-XXXX:
  - a. Minimum front yard: 2.7 metres.
  - b. Minimum rear yard: 3.0 metres.
  - c. Minimum exterior side yard: 3.0 metres.
  - d. Minimum setback from a sight triangle: 0.3 metres.
  - e. Maximum podium height: 25.1 metres.
  - f. Required build-to-zone: 3.0 – 10.0 metres except for 2.7 – 10.0 metres along North Promenade.
  - g. Minimum tower setback from the south lot line shall be 12.5 metres.
  - h. Minimum tower separation: 25.0 metres.
  - i. Minimum tower step-back: 2.0 metres.
  - j. Minimum landscape strip abutting a street line: 2.7 metres along North Promenade only and 3.0 metres abutting all other street lines.
  - k. Minimum setback of a below-grade parking structure to a street line: 0.0 metres.

<p>l. Minimum combined indoor and outdoor <u>amenity area</u>: rate of 4.0 m<sup>2</sup> per <u>dwelling unit</u>.</p> <p>m. In addition to Note 3 in Table 8-2, a minimum of 75 m<sup>2</sup> of gross floor area is required for those <u>uses</u> listed in Table 8-2 subject to Note 3.</p> <p>n. Note 4 in Table 8-2 shall not apply.</p> <p>2. The following additional provisions shall apply to “Area B” as shown on Figure “E-XXXX”:</p> <p>a. Maximum <u>height</u> shall be as follows:</p> <p>i. Tower A – 121 metres (38 storeys); and</p> <p>ii. Tower B – 103 metres (32 storeys).</p> <p>3. The maximum <u>height</u> for the lands labelled “Area A” and zoned High-Rise Mixed-Use (HMU), as shown on Figure E-XXXX, shall be 115 metres (35 storeys).</p>
14.XXXX.3 Parking, Bicycle Parking and Loading Requirements
<p>1. The following provisions shall apply to the lands labelled “Area A” and “Area B” and zoned High-Rise Mixed-Use (HMU), as shown on Figure E-XXXX:</p> <p>a. Note 8 of “Additional requirements to Table 8-3” shall not apply.</p> <p>b. Notwithstanding the parking requirements for all zones contained in Table 6-2, the minimum <u>parking space</u> requirements shall not apply.</p> <p>c. Notwithstanding the minimum <u>parking space</u> dimensions contained in Table 6-1, the minimum <u>parking space</u> dimensions shall be 5.7 m in length by 2.6 m in width.</p> <p>d. Notwithstanding the minimum <u>bicycle parking space</u> rates applicable to the High-Rise Mixed-Use (HMU) Zone contained in Table 6-7, minimum <u>bicycle parking space</u> rates for an apartment dwelling, and any residential <u>use</u> that requires visitor parking, shall be as follows:</p> <p>i. Short-term: 0.16 <u>bicycle parking spaces</u> per <u>dwelling unit</u>; and</p> <p>ii. Long-term: 0.78 <u>bicycle parking spaces</u> per <u>dwelling unit</u>.</p>



14.XXXX.4 Other Provisions
----------------------------

- |   |
|---|
| <p>1. The following definitions shall apply to the lands labelled “Area A” and “Area B” and zoned High-Rise Mixed-Use (HMU), as shown on Figure E-XXXX:</p> <p>a. The <u>front lot line</u> for “Area B” means the western boundary abutting the existing street municipally known as North Promenade, as shown on Figure E-XXXX.</p> <p>b. Hand car wash and automotive detailing means a use located in an underground parking garage for the washing and detailing of motor vehicles for a fee by hand and does not include a mechanical and automated car wash.</p> |
|---|

14.XXXX.5 Figures
-------------------

Figure E-XXXX
---------------

