

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: February 16, 2017

CASE NO(S): PL111184

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1042710 Ontario Limited (aka Royal Centre)
Appellant: 1096818 Ontario Inc.
Appellant: 11333 Dufferin St et al
Appellant: 1191621 Ontario Inc.; and others
Subject: Failure to announce a decision respecting
Proposed New Official Plan
Municipality: City of Vaughan
OMB Case No.: PL111184
OMB File No.: PL111184
OMB Case Name: Duca v. Vaughan (City)

Heard: January 23, 2017 in Vaughan, Ontario

APPEARANCES:

Parties

Counsel

City of Vaughan

Bruce Engell
Michael Toshakovski
Kyle Fearon (planner)

1042710 Ontario Ltd.

Patricia Foran

First Vaughan Investments Inc.,
Roland Properties Inc. and
Skyrange Investments Inc.

Roslyn Houser

Calloway REIT (Sevenbridge) Inc.

Roslyn Houser

1834371 Ontario Ltd. and
1930328 Ontario Inc.

Barry Horosko

Hollywood Princess Convention and Banquet Centre Ltd. and Royal 7 Developments Ltd.	Quinto Annibale Cindy Yi
Luigi Bros. Paving Company Ltd. and 1034933 Ontario Ltd.	Gerard Borean Gillian Gondosch Kurt Franklin (planner)
Berkley Commercial (Jane) Inc.	Daniel Artenosi
York Region Condominium Corp. 499	Robert G. Miller
350 Creditstone Investments Inc. and Lorwood Holdings Inc.	Patrick J. Harrington (for S. Zakem)
Hilton Garden Inn (1406284 Ontario Inc.)	Partick J. Harrington
Toromont Industries Ltd.	Michael Miller
Bentall Kennedy (Canada) Ltd.	Maggie Bassani
2117969 Ontario Inc., Midvale Estates Ltd. and Potestas Properties Inc.	Matthew Di Vona
Antonio Di Benedetto	Self-represented
Regional Municipality of York	Pitman Patterson
York Region Catholic District School Board	Stefan Rosenbaum
Canadian National Railway	Boris Stanislav

**MEMORANDUM OF ORAL DECISION DELIVERED BY GERALD S. SWINKIN ON
JANUARY 23, 2017 AND ORDER OF THE BOARD**

[1] This Pre-hearing Conference held on January 23, 2017 was scheduled at the prior Pre-hearing Conference held in the City of Vaughan (“City”) on January 9, 2017.

[2] The purpose of the Pre-hearing Conference was to receive consent evidence with respect to settled matters and to provide the Board with an update on outstanding

appeals and their likelihood of settlement or the need to schedule hearing time to dispose of them.

[3] Prior to the hearing, the City served and filed a Motion Record seeking:

- 1) an Order of the Board approving various policies and schedules of the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”) that were no longer subject to appeal on a Secondary Plan-wide basis (save and except to the extent that they remain under appeal on an area or site-specific basis on terms set out in the Order to issue);
- 2) an Order of the Board modifying various policies and schedules and, as modified, approving same (save and except to the extent that they remain under appeal on an area or site-specific basis on terms set out in the Order to issue); and
- 3) an Order of the Board in respect of policies and schedules of the VMCSP previously approved by the Board on a plan-wide basis (except for lands subject to certain appeals) regarding lands where the appeals have since been resolved.

[4] In support of the Motion was the affidavit of Steven Dixon, Senior Planner in the Policy Planning and Environmental Sustainability Department of the City. In his affidavit, Mr. Dixon detailed the process which has been followed in settling the specific appeals dealt with in the Motion. He identified several of the objections and provided details as to modifications now being supported and advanced by the City to address these objections.

[5] With respect to the proposed modifications to the VMCSP and the policies and Schedules resulting from the resolution of specified appeals, Mr. Dixon has opined that the policy and schedule outcome is:

- 1) consistent with the matters of Provincial interest as identified in s. 2 of the *Planning Act*,
- 2) consistent with the relevant policies of the Provincial Policy Statement;
- 3) conforms with the Growth Plan for the Greater Golden Horseshoe; and
- 4) conforms with the Region of York Official Plan.

[6] Counsel present were canvassed by the Board and no objection was taken to the request for partial approval sought by the City. Accordingly, the Board will grant the requests in the City's Motion. The Board's Order in this regard is attached as Attachment 1.

[7] The second matter before the Board was a Motion by Hollywood Princess Convention and Banquet Centre Ltd. ("Hollywood Princess"). The Motion sought deletion of references to the extension of McCleary Court as a public highway across the lands municipally known as 2800 Hwy. No. 7. The Motion Record served and filed by Hollywood Princess contained an affidavit deposed by Michael Bisset, a consulting land use planner, and an affidavit deposed by Nick Poulos, a transportation and traffic planning engineer. Both affidavits supported the motion request and, as was the case with Mr. Dixon's affidavit referenced above, Mr. Bisset opined and concluded consistency and conformity with the relevant planning policy instruments.

[8] The City served and filed a Notice of Response to the Hollywood Princess motion indicating its support for the modifications and partial approval sought by Hollywood Princess.

[9] The Board canvassed counsel present on this motion and hearing no objection, and relying upon the motion material filed by Hollywood Princess and the supplementary affidavit and Response by the City, the Board will allow the motion. The implementation of the Board's Order in this regard is incorporated in Attachment 1.

[10] At the conclusion of submissions on the motions, Mr. Engell advised the Board that the City is continuing to work with the remaining outstanding Appellants and is optimistic that further settlements will be achieved in the first quarter of 2017. In anticipation of such resolved appeals and with a view to bringing forward a request for further partial approvals, the City requested a further Pre-hearing Conference date to deal with that eventuality and to provide a status report to the Board on this matter.

[11] The Board has set **Thursday, May 11, 2017 for one day, commencing at 10 a.m., for this Pre-hearing Conference at:**

**City of Vaughan
OMB Hearing Room
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1**

[12] No further Notice will be given.

[13] This Member is not seized.

[14] So Orders the Board.

“Gerald S. Swinkin”

GERALD S. SWINKIN
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

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ATTACHMENT 1

PL111184

ONTARIO MUNICIPAL BOARD

IN THE MATTER OF subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: 1042710 Ontario Limited
Appellant: 1191621 Ontario Inc.
Appellant: 1529749 Ontario Inc.
Appellant: 1541677 Ontario Inc. and others
Subject: Failure to announce a decision respecting the proposed new Official Plan of the Regional Municipality for York for the City of Vaughan
Municipality: City of Vaughan
OMB Case No.: PL111184
OMB File No.: PL111184

THESE MATTERS having come on for a public hearing,

THE BOARD ORDERS that in accordance with the provisions of section 17(50) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, (the “**Act**”) in respect of the Vaughan Metropolitan Centre Secondary Plan (the “**VMC SP**”), forming part of Volume 2 of the City of Vaughan Official Plan (2010) (the “**Plan**”), as adopted by the City of Vaughan (the “**City**”) on September 7, 2010 and modified on December 11, 2012 and October 7, 2015 and as modified by the Ontario Municipal Board (the “**Board**”) in its Orders issued December 3, 2015 and December 19, 2016:

- i) the policies and schedules of the VMC SP are hereby modified as set out in **Attachment “A”** attached to and forming part of this Order; and
- ii) the policies and schedules of the VMC SP as set out in **Attachment “B”** attached to and forming part of this Order, including those modified as set out above, are hereby approved, save and except to the extent that they remain under appeal on a site-specific or area-specific basis; and
- iii) the policies and schedules of the VMC SP, approved by the Board’s Orders of December 3, 2015 and December 16, 2016, are hereby approved in respect of all lands, except:
 - (a) the lands which remain subject to appeals by:
 1. 1042710 Ontario Ltd. (“Royal Centre”) (Appellant No. 1);
 2. 183437 Ontario Ltd. (“Liberty”) (Appellant No. 30);
 3. Callaway REIT (Sevenbridge) Inc. / First Vaughan Investments Inc., Ruland Properties Inc., & Skyrange Investments Inc. (Appellants 72 & 73)
 4. Royal 7 Developments Ltd. (Appellant No. 84);

5. 2443390 Ontario Limited (formerly Luigi Bros Paving Company Limited) (Appellant 91)
6. 2431247 Ontario Ltd. (“Zzen 2”, formerly Potestas) (Appellant No. 108);
7. Mr. Antonio Di Benedetto (Appellant No. 109);
8. 1034633 Ontario Limited (“Royal Overhead Doors”) (Appellant No. 120)
9. L.A.B. Capital Venture Inc. (formerly Luigi Bros Paving Company Ltd.) (Appellant No. 128)
10. York Condominium Corporation 730 (Appellant No. 137);
11. 2128475 Ontario Corp. (Appellant No. 146); and
12. Hilton Garden Inn Incorporated (Appellant No. 164)

AND THE BOARD ORDERS that the balance of the appeals of the following appellants are hereby dismissed:

- i) Hollywood Princess (Appellant No. 50);
- ii) 21177969 Ontario Inc. (“Zzen”) (Appellant No. 106);
- iii) Midvale Estates Ltd. (Appellant No. 107);
- iv) York Condominium Corporation 499 (Appellant No. 139);
- v) Salvatore Termini, Michael Termini and Rosa Bancheri (Appellant No. 145);
- vi) 1930211 Ontario Inc. (Appellant No. 147); and
- vii) Lorwood Holdings Incorporated (Appellant No. 158)

AND THE BOARD ORDERS that the balance of the appeals of the following appellants, save and except for parkland dedication policies 6.1.2, 6.1.3 and 6.1.4 of the VMC SP, are hereby dismissed:

- i) Bentall Kennedy (Canada) LP. (Appellant 111);
- ii) Toromont Industries Ltd. (Appellant No. 114); and
- iii) Berkley Developments (Jane) Inc. (Appellant 119)

AND THE BOARD ORDERS that this partial approval of the Plan shall be strictly without prejudice to, and shall not have the effect of limiting, (a) the rights of a party to seek to modify, delete or add to the unapproved policies, schedule, maps, figures definitions, tables and associated text in the Plan, or (b) the jurisdiction of the Board to consider and approve modifications, deletions or additions to the unapproved policies, schedules, maps, figures, definitions, tables and associated text in the Plan on a general, area-specific or site-specific

basis, as the case may be, provided that the parties shall be bound by the commitments made by them to scope their issues to a site-specific or area-specific basis.

AND THE BOARD FURTHER ORDERS that the scoping of appeals to a specific site or area is without prejudice to the positions taken by the parties to those appeals so that if those appeals proceed to a subsequent hearing or motion, either on their own or as may be consolidated with other site-specific appeals, the City will not take the position that the Board ought not to approve site-specific or area-specific modifications to the affected policies, schedules, maps, figures, definitions, tables and associated text on the mere basis that they deviate from or are inconsistent with such policies, schedules, maps, figures, definitions, tables and associated text on a City-wide basis (or as approved in respect of other lands which are subject to the same policies, schedules, maps, figures, definitions, tables and associated text). However, this does not affect the City's right to assert that the approved policies, schedules, maps, figures, definitions, tables and associated text should be applied to the specific sites or areas without modification on the basis that doing so is consistent with the Act, provincial policies, conform to provincial plans and/or constitutes good planning.

AND THE BOARD FURTHER ORDERS that the pending appeals filed in respect of the Plan shall be determined through the hearing process or as otherwise consented to by the parties and approved by the Board.

AND THE BOARD FURTHER ORDERS that it may be spoken to in the event any matter or matters should arise in the connection with the implementation of this Order.

SECRETARY

ATTACHMENT "A"

Exhibit G –Proposed Modifications to VMC SP

January 2017 Vaughan Metropolitan Centre Secondary Plan

January 13, 2017

SECTION	POLICY	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
6.3	6.3.6	<p>The Black Creek Greenway identified on Schedule D, together with a reconstructed and renewed Black Creek and adjacent environmental open space, will form an important corridor in the VMC providing park amenities, continuous pedestrian and cycling linkages and a unique frontage opportunity for development. The City shall prepare a detailed design for the Black Creek corridor, which includes the Black Creek Greenway and the adjacent environmental open space, following completion of the VMC Black Creek Renewal EA (Phases 3 and 4) and the VMC Servicing and Stormwater Management Master Plan. The Greenway shall have the following characteristics and features:</p> <ul style="list-style-type: none"> • a width that varies between 10 and 35 metres; • a width potentially greater than 35 metres in strategic locations to accommodate open space amenities and landscaping, to be determined during detailed design; • an inviting and continuous pedestrian and cycling system connected to the VMC's and the City's larger pedestrian and bicycle networks; • extensive tree planting and other vegetation that complements and reinforces the ecological features and functions of the creek and maximizes biodiversity; • features that celebrate water and provide innovative approaches to stormwater management; • benches and other public amenities; • public art. 	<p>The Black Creek Greenway Corridor identified on Schedule D, together with a reconstructed and renewed Black Creek and adjacent environmental open space, will form an important corridor feature in the VMC providing an innovative approach to stormwater management, park recreation amenities, continuous pedestrian and cycling linkages and a unique frontage opportunity for development. The City shall prepare a detailed design for the Black Creek corridor south of Highway 7 based on, which includes the Black Creek Greenway and the adjacent environmental open space, following completion of the VMC Black Creek Renewal EA (Phases 3 and 4) and the VMC Servicing and Stormwater Management Master Plan and following completion of the VMC Black Creek Renewal EA (Phases 3 and 4). The Greenway shall have the following characteristics and features:</p> <ul style="list-style-type: none"> • a width that varies between 10 and 35 metres; • a width potentially greater than 35 metres in strategic locations to accommodate open space amenities and landscaping, to be determined during detailed design; • an inviting and continuous pedestrian and cycling system connected to the VMC's and the City's larger pedestrian and bicycle networks; • extensive tree planting and other vegetation that complements and reinforces the ecological features and functions of the creek and maximizes biodiversity; • features that celebrate water and provide innovative approaches to stormwater management; • benches and other public amenities; • public art.

SECTION	POLICY	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
6.3	Proposed New Policy 6.3.7	NA	<p><u>The Black Creek Corridor is located immediately east of Jane Street, south of Highway 7 and north of Peelar Road. The Corridor includes the environmental open space flanking the realigned Black Creek channel, a 10 metre TRCA buffer along the eastern edge of the environmental open space, the Black Creek Greenway, and the Neighbourhood Park north of Peelar Road. The final location, size and proportion of each component of the Corridor will be determined through the detailed design of the Black Creek Corridor based on the VMC Servicing and Stormwater Management Master Plan and following completion of the VMC Black Creek Renewal EA.</u></p>
6.3	Proposed New Policy 6.3.8	NA	<p><u>The Black Creek Corridor shall be designed as an inviting and continuous pedestrian and cycling system connected to the VMC's and the City's larger pedestrian and bicycle networks. It will accommodate open space amenities and landscape features, including extensive tree planting and other vegetation that complements and reinforces the ecological features and functions of the creek and maximizes biodiversity.</u></p>
6.3	6.3.9 (formerly 6.3.7)	Land for the Black Creek Greenway beyond the TRCA's required buffer shall be acquired through parkland dedication, direct purchase or a combination of these.	<p><u>The Black Creek Greenway will contribute to the 20 hectares of parkland in the VMC that this Plan seeks to establish. Land for the Black Creek Greenway beyond the TRCA's required buffer shall be acquired through parkland dedication, direct purchase or a combination of these.</u></p>
6.3	6.3.10 (formerly 6.3.8)	Development may proceed on lands adjacent to the Black Creek Greenway and the eastern edge of the Black Creek corridor between Highway 7 and Interchange Way, prior to completion of the detailed design for the Greenway/corridor provided the City is satisfied that adequate land on the subject property has been reserved for the Greenway/corridor.	<p>Development may proceed on lands adjacent to the Black Creek Greenway and the eastern edge of the Black Creek eCorridor between Highway 7 and Interchange Way, prior to completion of the detailed design for the GreenwayCorridor, provided the City is satisfied that adequate land on the subject property has been reserved for the GreenwayCorridor.</p>

Exhibit G –Proposed Modifications to VMC SP

January 2017 Vaughan Metropolitan Centre Secondary Plan

January 13, 2017

SECTION	POLICY	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
6.3	6.3.11	Development abutting the eastern edge of the Black Creek corridor (Greenway and/or Black Creek environmental open space) between Highway 7 and Interchange Way shall face and provide pedestrian access to the corridor. Buildings shall be set back a minimum of 2-5 metres from the edge of the corridor. Landscaping within the setback zone shall complement the corridor and provide a buffer between the public and private realms. Private streets separating the corridor from development may be considered.	Development abutting the eastern edge of the Black Creek eCorridor (i.e., the Black Creek Greenway and/or Black-Creek environmental-open-space 10 metre TRCA buffer) between Highway 7 and Interchange Way shall face and provide pedestrian access to the eCorridor. Buildings shall be set back a minimum of 2-5 metres from the edge of the eCorridor. Landscaping areas within the setback zone shall complement the corridor and provide a buffer between the public and private realms. Private streets separating the corridor from development may be considered.
9.3	Proposed New Policy 9.3.5	NA	<u>Notwithstanding any policies of this plan (including the schedules) that would suggest otherwise, Zoning By-law No. 026-2016, which applies to the property at 7895 Jane Street, shall be deemed to conform to this plan, as well as any site plan approval for the property. This secondary plan shall not prevent the consideration of minor variances to Zoning By-law No. 026-2016 that are in keeping with the objectives, policies and schedules of this plan.</u>
9.3	Proposed New Policy 9.3.6	NA	<p><u>Notwithstanding Schedule C, for the lands identified as “Area D” on Schedule K, the east-west local street may be developed as a 15-17 metre mews provided that:</u></p> <p><u>a. the north-south “mews or local street” within “Area D” is developed as a 20-22 metre local street; and,</u></p> <p><u>a.b. it can be demonstrated through appropriate studies submitted as part of a complete development application for “Area D”, including an access and circulation plan and a transportation mobility plan, that the alternate configuration is appropriate to the satisfaction of the City.</u></p>

Exhibit G –Proposed Modifications to VMC SP







January 2017 Vaughan Metropolitan Centre Secondary Plan

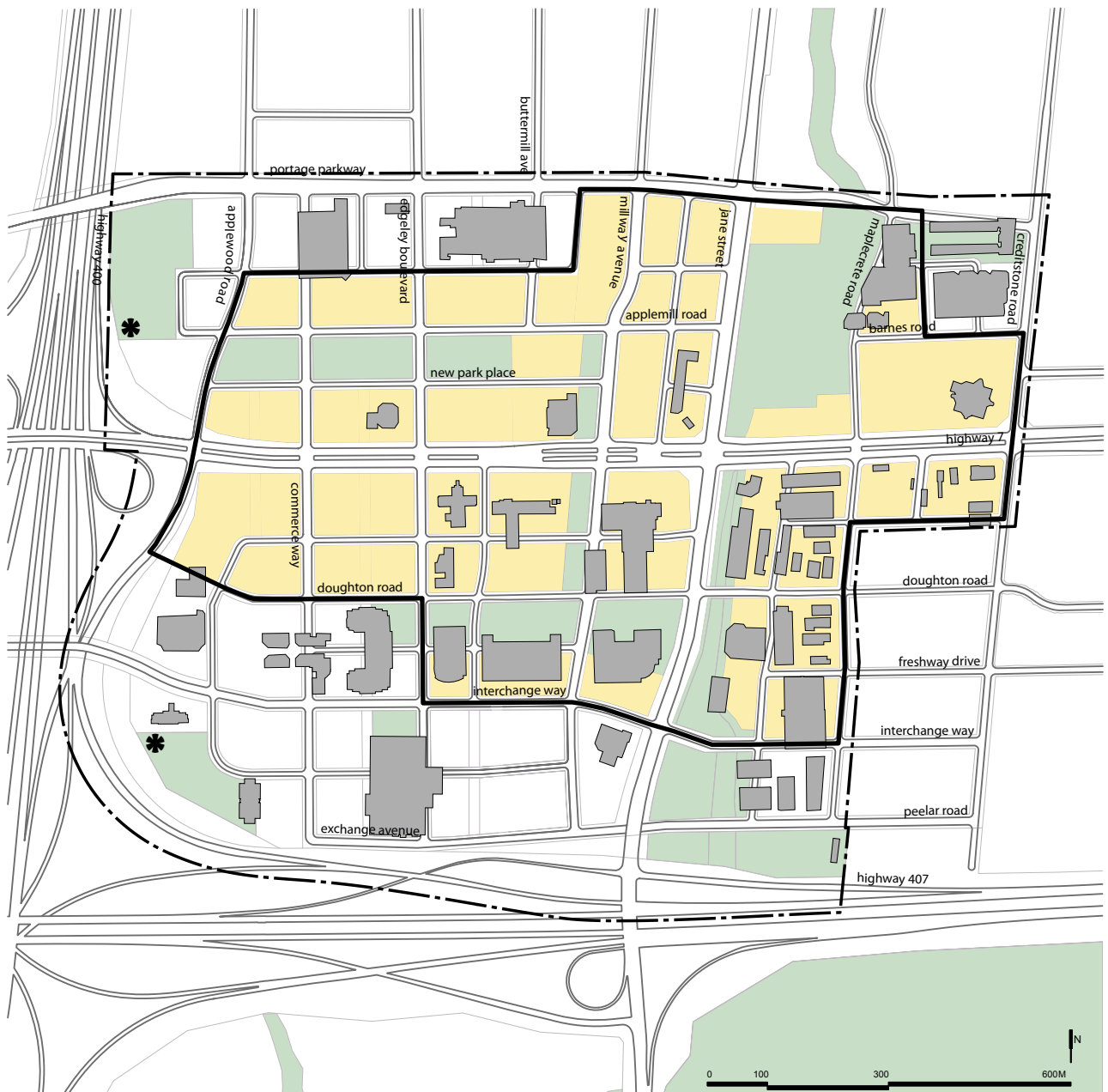
January 13, 2017

SECTION	POLICY	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
10.4	10.4.2	<p>The City may, when enacting implementing zoning by-laws, apply the Holding Symbol “H” and specify the future uses of these lands that, at the present time, are considered premature or inappropriate for development for any one or more of the following reasons:</p> <ul style="list-style-type: none"> a. A Development Concept Report 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, parks, recreation facilities and schools, are insufficient to serve the proposed development; c. The existing street network does not have the capacity or is inadequately designed for the anticipated traffic from development and/or the access it requires; d. Development relies upon other matters occurring first, such as the consolidation of land ownership and/or the finalization of an agreement among landowners regarding the development and funding of community infrastructure and services as set out in Policy 10.6.3; e. A Letter of Undertaking and/or a Site Plan Agreement is required; f. Technical studies are required on matters related to traffic, stormwater management, noise and vibration, and/or environmental constraints. 	<p>The City may, when enacting implementing zoning by-laws, apply the Holding Symbol “H” and specify the future uses of these lands that, at the present time, are considered premature or inappropriate for development for any one or more of the following reasons:</p> <ul style="list-style-type: none"> a. A Development Concept Report 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, parks, recreation facilities and schools, are insufficient to serve the proposed development; c. The existing street network does not have the capacity or is inadequately designed for the anticipated traffic from development and/or the access it requires; d. Development relies upon other matters occurring first, such as the consolidation of land ownership and/or the finalization of an agreement among landowners regarding the development and funding of community infrastructure and services as set out in Policy 10.6.3; e.d. A Letter of Undertaking and/or a Site Plan Agreement is required; f.e. Technical studies are required on matters related to traffic, stormwater management, noise and vibration, and/or environmental constraints.

SCHEDULE A > VAUGHAN METROPOLITAN CENTRE BOUNDARIES

LEGEND

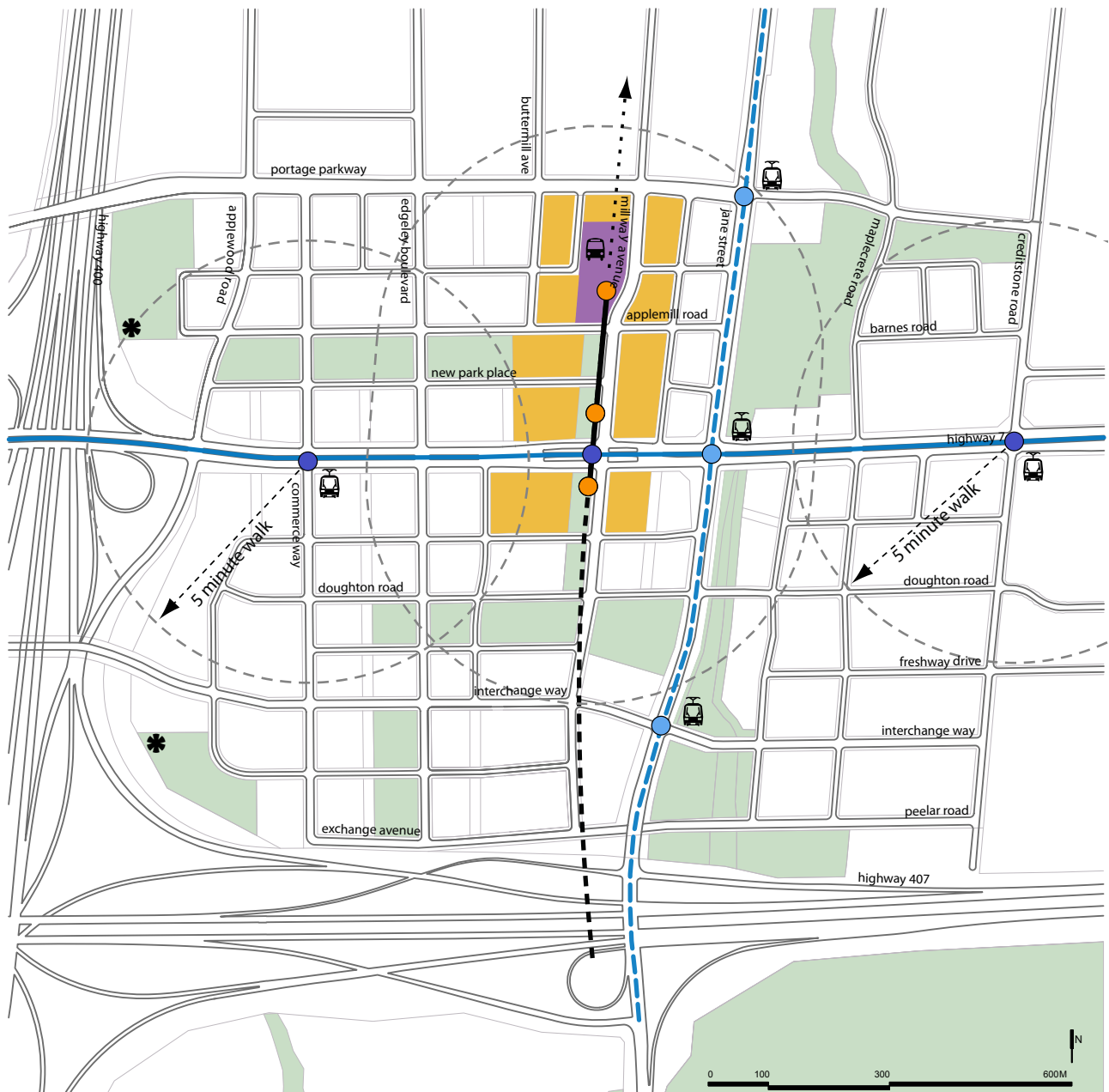
-  vaughan metropolitan centre boundary
-  urban growth centre boundary
-  existing buildings
-  existing and planned streets
-  major parks and open spaces
-  see policy 6.3.2



SCHEDULE B > TRANSIT NETWORK














LEGEND

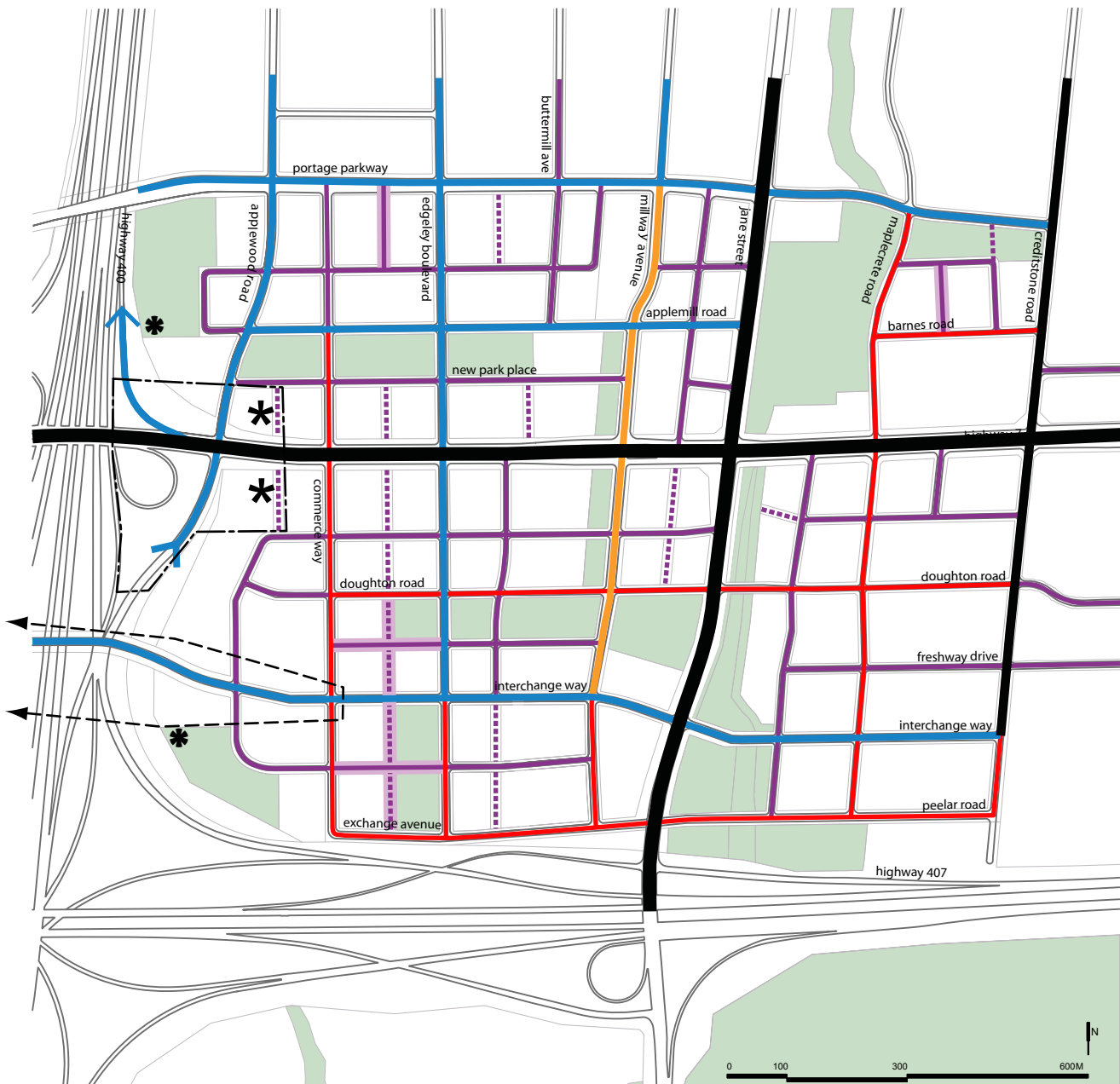
- subway entrances
- potential highway 7 rapidway stations
- potential jane street rapidway stations
- 5 minute walking radii
- blocks adjacent to subway
- bus station
- ✱ see policy 6.3.2
- spadina subway alignment
- future spadina subway extension
- spadina subway station box
- highway 7 rapidway
- potential jane street rapidway
- potential viva station
- major parks and open spaces



SCHEDULE C > STREET NETWORK

LEGEND

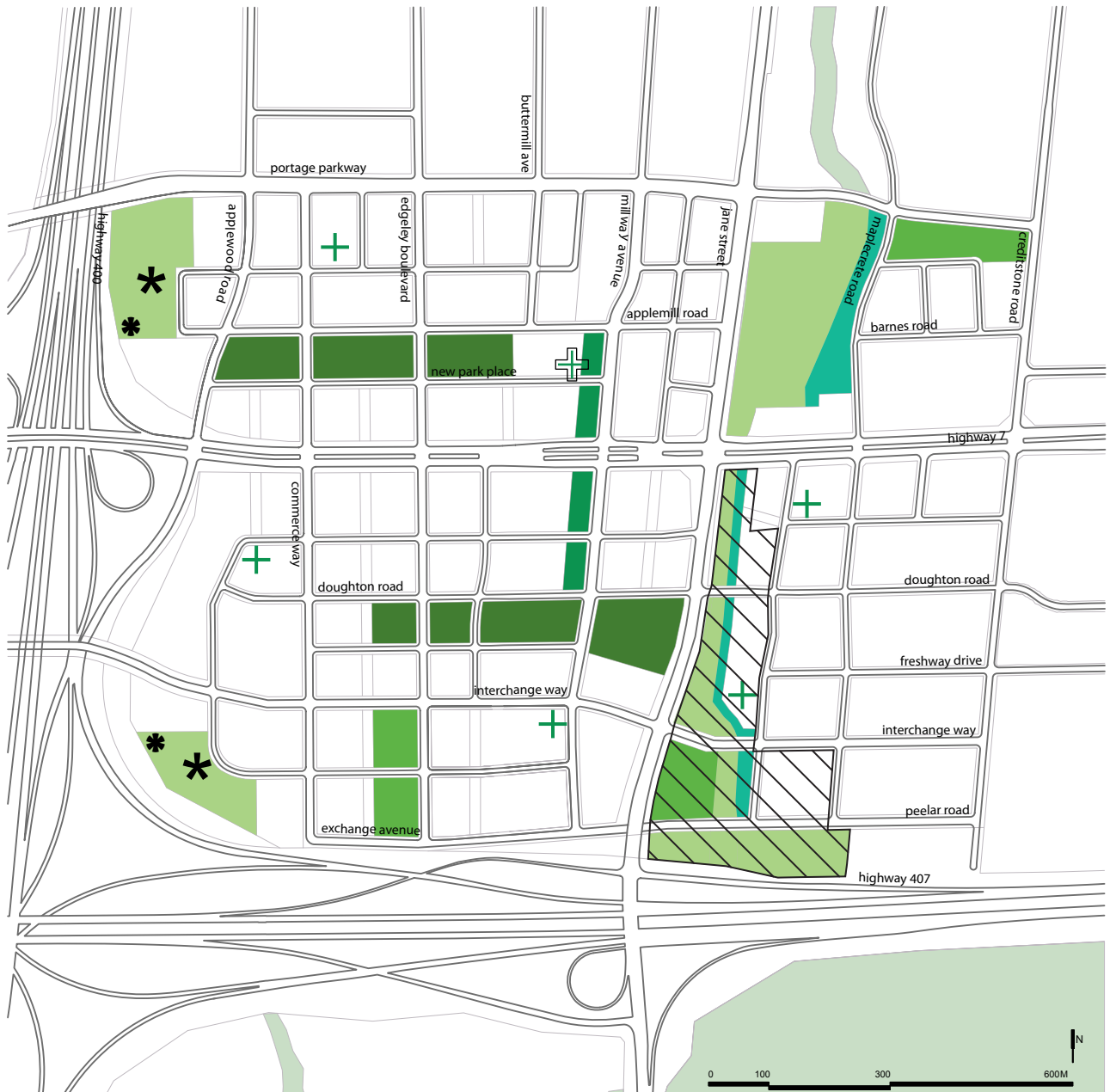
-  arterials (width to be consistent with region of york official plan)
-  minor arterial (33 m)
-  major collectors (28-33 m)
-  special collector (33 m)
-  minor collectors (23-26 m)
-  local streets (20-22 m)
-  mews (15-17 m) or local streets (see Policy 4.3.17)
-  colossus drive overpass corridor protection area (see policy 4.3.11)
-  major parks and open spaces
-  see policy 4.3.2
-  see policy 4.3.18
-  see policy 6.3.2
-  Special Study Area 'A' (see policy 4.3.10)



SCHEDULE D > MAJOR PARKS AND OPEN SPACES










LEGEND

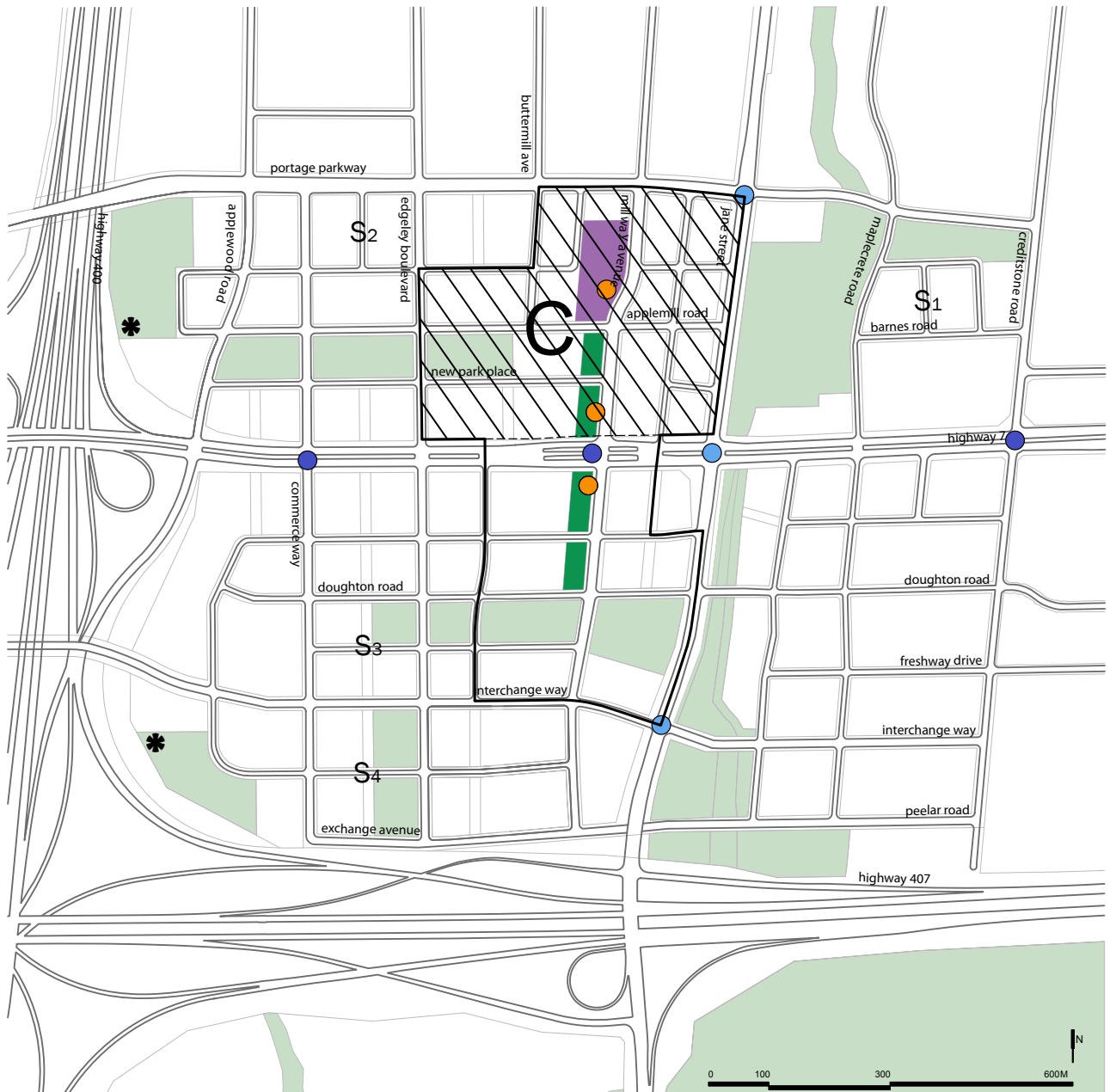
- environmental open spaces
- urban parks
- neighbourhood parks
- milway avenue linear park
- black creek greenway
- final configuration of parks and open spaces within this area are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) and the detailed design of the Black Creek Corridor
- + public squares (see Policies 6.2.4.-6.2.5.)
- + transit Square
- ✱ parkland associated with environmental spaces
- ✱ see policy 6.3.2



SCHEDULE E > COMMUNITY SERVICES AND CULTURAL FACILITIES

LEGEND

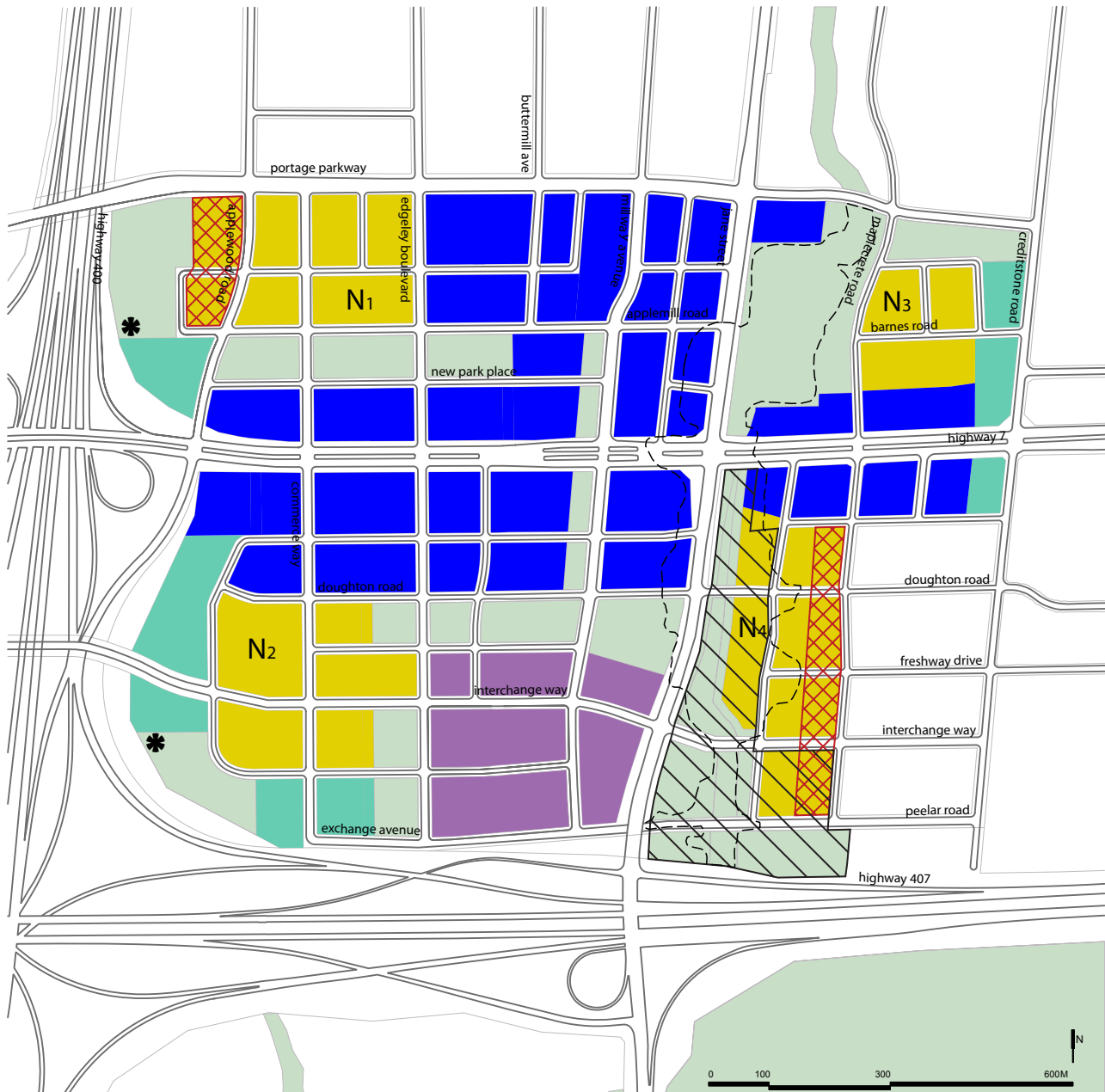
- S** potential school site (see section 7.2)
 -  potential multipurpose community centre
 -  sites for community and cultural amenities
 -  bus station
 -  millway avenue linear park
 -  major parks and open spaces
-  subway entrances
 -  potential highway 7 rapidway stations
 -  potential jane street rapidway stations
 -  see policy 6.3.2



SCHEDULE F > LAND USE PRECINCTS





LEGEND

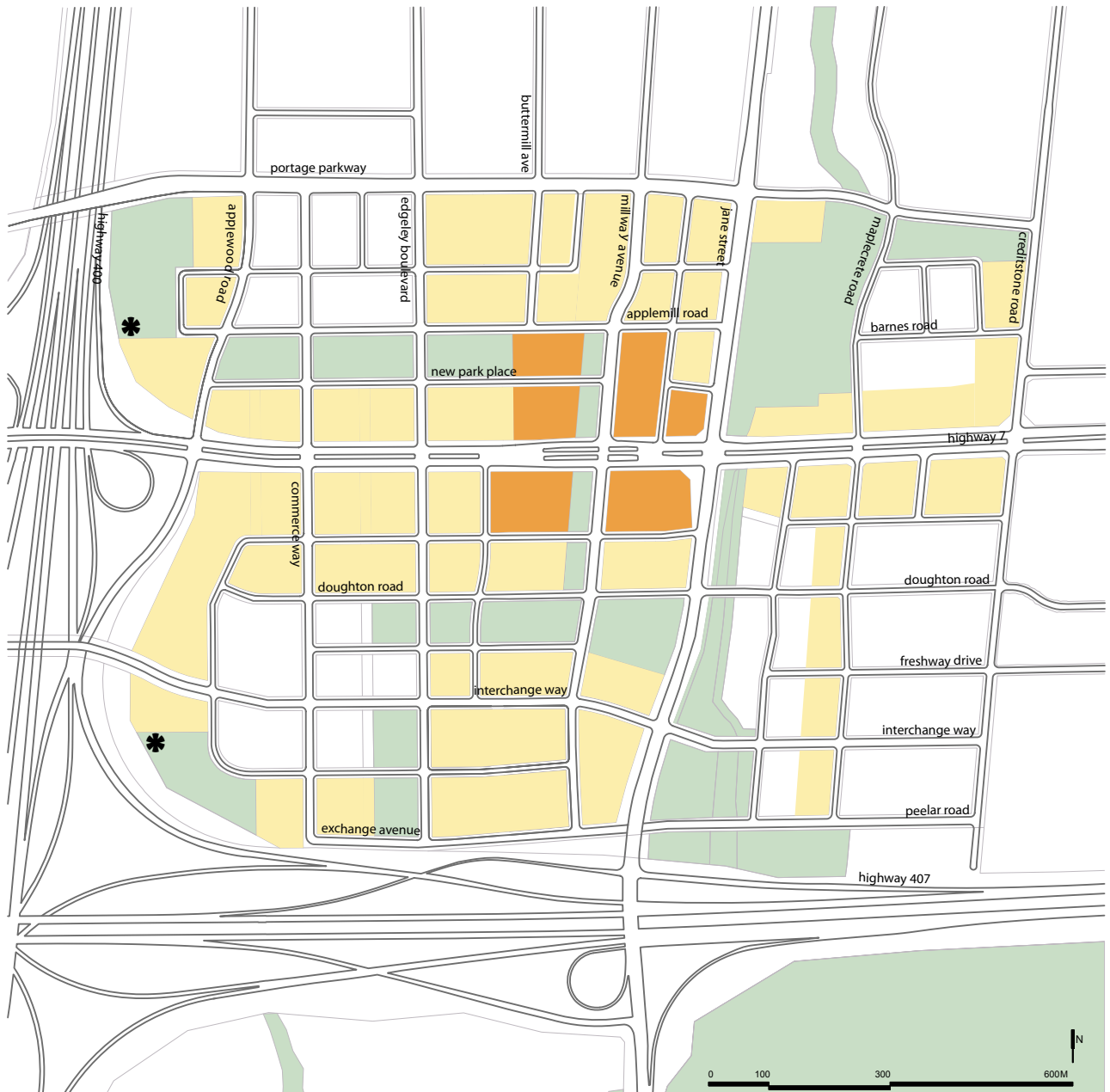
- station precinct
- south precinct
- neighbourhood precincts
- west and east employment precincts
- major parks and open spaces
- existing floodplain (see policies 5.6.4 - 5.6.10)
- office uses permitted (see policy 8.4.3)
- * see policy 6.3.2
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4)
(see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)



SCHEDULE G > AREAS FOR OFFICE USES

LEGEND

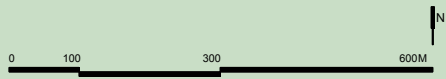
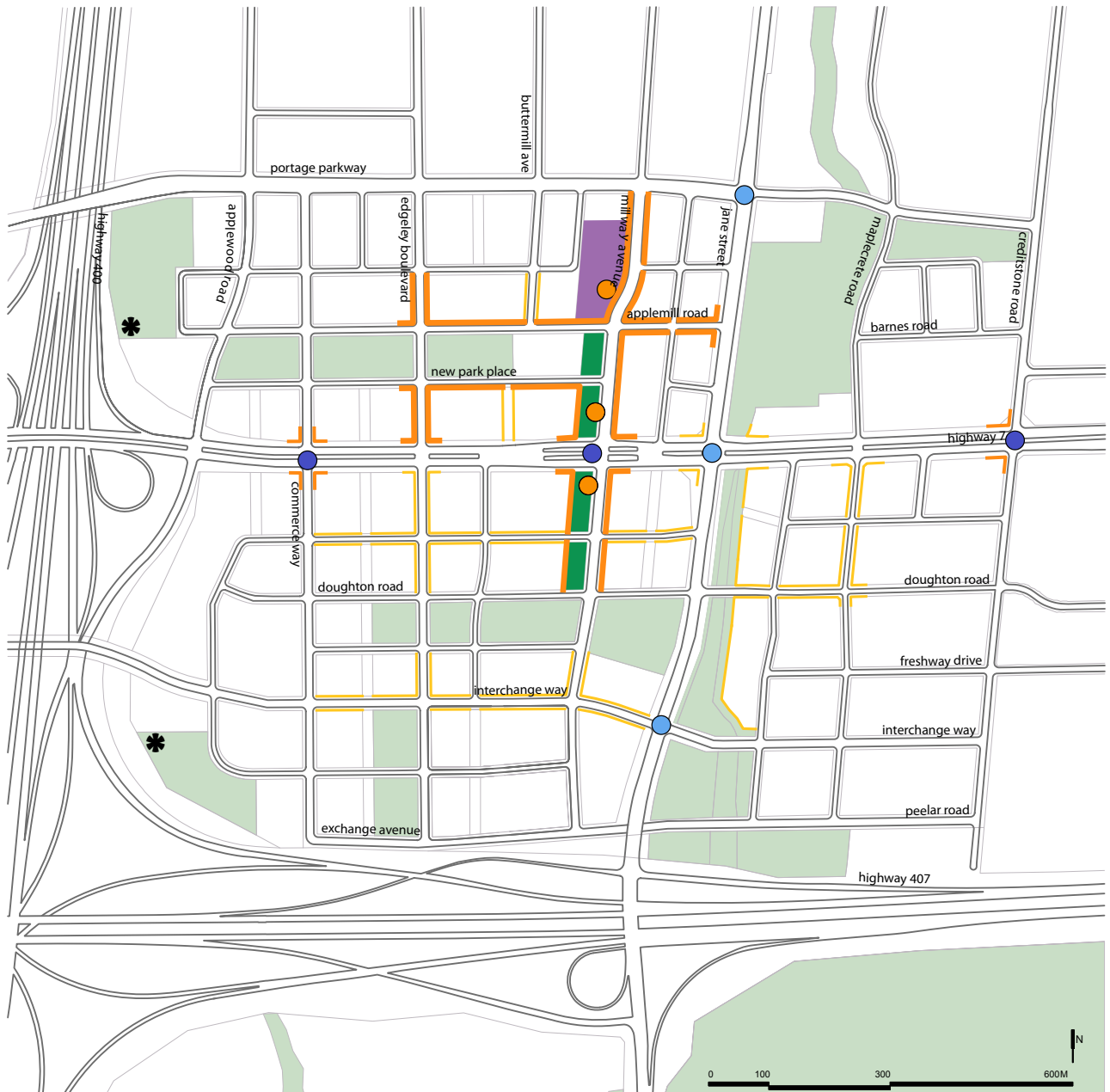
-  office uses required (see policy 8.2.3)
-  office uses permitted
-  major parks and open spaces
-  see policy 6.3.2



SCHEDULE H > AREAS FOR RETAIL, SERVICE COMMERCIAL OR PUBLIC USES

LEGEND

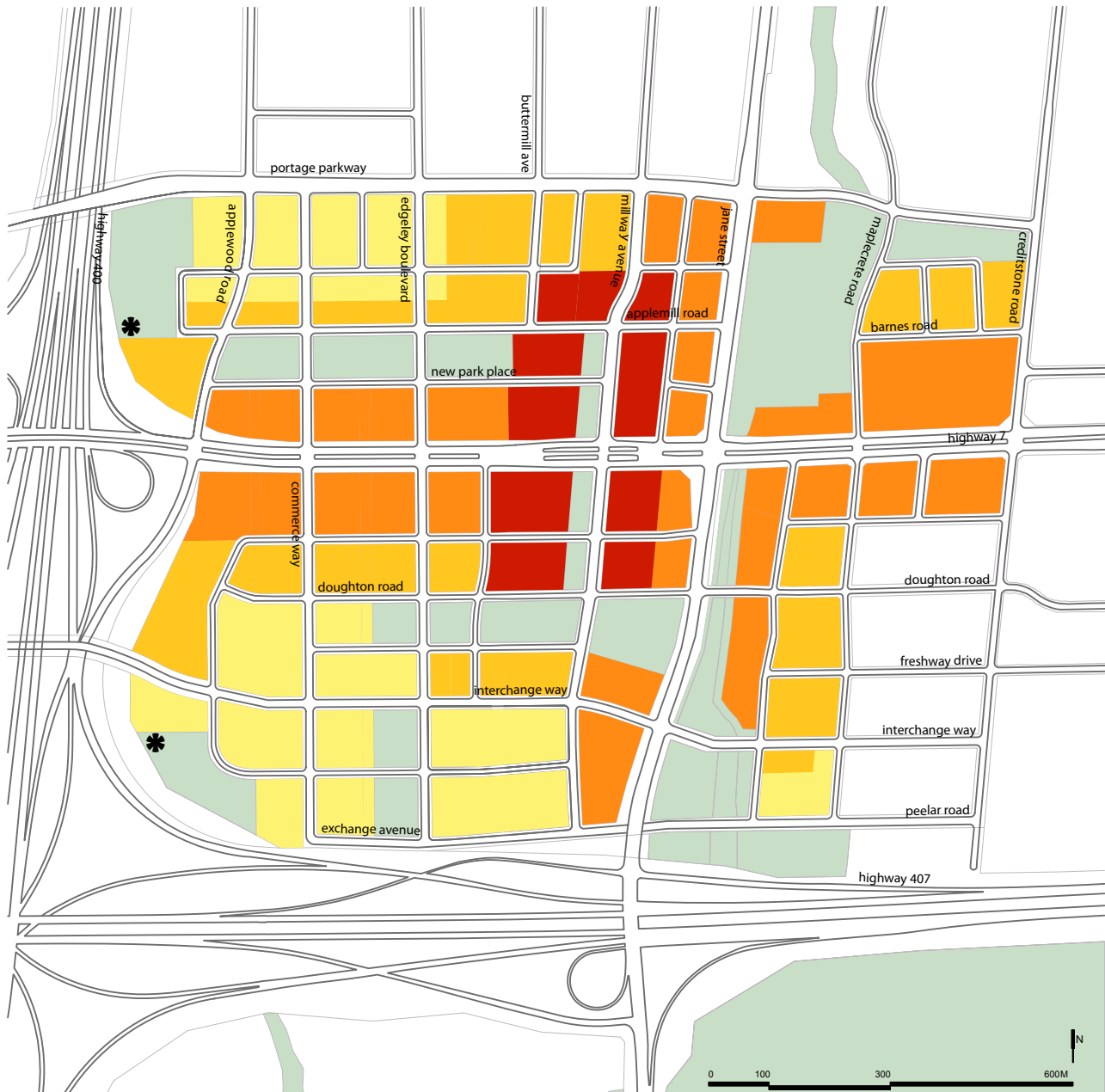
- required retail, service commercial or public use frontage (see section 8.6)
- recommended retail, service commercial or public use frontage (see section 8.6)
- bus station
- millway avenue linear park
- major parks and open spaces
- subway entrances
- potential highway 7 rapidway stations
- potential jane street rapidway stations
- * see policy 6.3.2



SCHEDULE I > HEIGHT AND DENSITY PARAMETERS

LEGEND

- H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI
 - H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI
 - H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI
 - H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
 - see policy 6.3.2



SCHEDULE J > FLOODPLAIN AND ENVIRONMENTAL OPEN SPACES





LEGEND

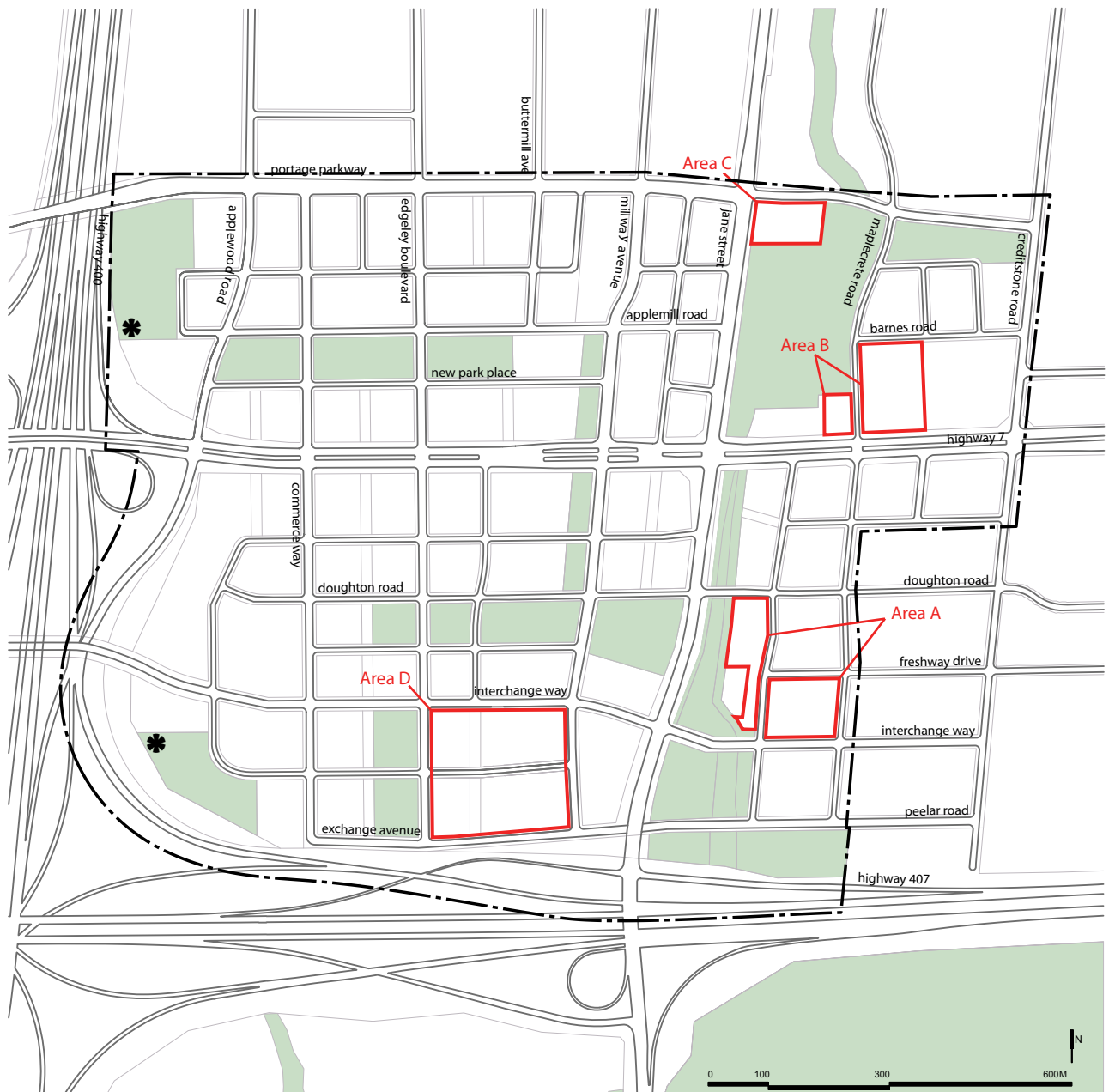
- environmental open spaces
- black creek remediation area (see policies 5.6.4 - 5.6.10, and 3.6.4 of Volume 1)
- existing watercourses (future alignment to be determined)
- existing floodplain (see policies 5.6.4 - 5.6.10)
- see policy 6.3.2



SCHEDULE K > SITE SPECIFIC POLICY AREAS

LEGEND

-  vaughan metropolitan centre boundary
-  existing and planned streets
-  major parks and open spaces
-  areas subject to site-specific policies (see section 9.3)



ATTACHMENT “B”

PART B		
Chapter 3	3.6	ALL
Chapter 4	4.3	4.3.3 - 4.3.6 4.3.9
	4.4	4.4.1 - 4.4.2
	4.5	4.5.2 - 4.5.3
Chapter 6	6.1	6.1.1 6.1.5
	6.3	6.3.4 6.3.6 - 6.3.11
Chapter 8	8.1	8.1.1
		8.1.5
		8.1.16
		8.1.18
Chapter 9	9.3	9.3.5-9.3.6
Chapter 10	10.4	10.4.2
Schedules		ALL
PART C		
Appendix A		Figure E-F