

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** June 12, 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:** May 11, 2017 in Vaughan, Ontario

**APPEARANCES:**

**Parties**

**Counsel**

City of Vaughan

Bruce Engell

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

Ian Andres (for Roslyn Houser)

Calloway REIT (Sevenbridge) Inc.

Ian Andres (for Roslyn Houser)

Luigi Bros. Paving Company Ltd.  
1034933 Ontario Ltd.

Gillian Gondosch

2117969 Ontario Inc.  
Midvale Estates Ltd.  
Potestas Properties Inc.

Matthew Di Vona

Canadian National Railway	Alan Heisey
Regional Municipality of York	Bolajoko Ogunmefun
York Region Catholic District School Board	Thomas McCrae

**MEMORANDUM OF ORAL DECISION DELIVERED BY GERALD S. SWINKIN ON  
MAY 11, 2017 AND ORDER OF THE BOARD**

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[1] This Pre-hearing Conference on May 11, 2017 was scheduled at the prior Pre-hearing Conference held in the City of Vaughan (“City”) on January 23, 2017.

[2] As on the previous occasion, 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 David Marcucci, Senior Planner in the Policy Planning and Environmental Sustainability Department of the City. In his affidavit, Mr. Marcucci 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] The specific provisions where modifications were undertaken were regarding height and density transfer policies in Section 8.1.24 (the final text of which was submitted after the Pre-hearing session in order to permit the City to obtain endorsement of it by City Council as it was the subject of late drafting), Area Specific Retail policy in Section 8.6.10, Parking policies in Section 8.8, Retail and Service Commercial policies in Sections 8.4.3 and 8.5.3, modifications to Schedule "C" – Street Network and associated policies in Sections 4.3.10 and 8.1.14, modifications to Schedule "F" – Land Use Precincts, modifications to Schedule "H" – Areas for Retail, Service Commercial or Public Uses, and modifications to Schedule "I" – Height and Density Parameters.

[6] With respect to the proposed modifications to the VM CSP and the policies and Schedules resulting from the resolution of specified appeals, Mr. Marcucci has opined that the policy and schedule outcome is: 1) consistent with the matters of Provincial interest as identified in Section 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 Regional Municipality of York Official Plan.

[7] Counsel present were canvassed by the Board and no objection was taken to the request for partial approval sought by the City, nor had any Responses to the Motion been filed indicating opposition. Accordingly, the Board will grant the requests in the City's Motion. The Board's Order in this regard is attached as Attachment 1.

[8] The Board was advised by Mr. Engell that the southeast quadrant of the planning area is affected by the Black Creek Environmental Assessment (“EA”) and that until this EA process is complete, there are a number of appeals whose progress is arrested. There was a suggestion that the EA process may be complete by the fall of this year.

[9] On this premise, and that the City would then have had the opportunity to resolve some or all of the remaining appeals, 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.

[10] The Board has set **Friday, January 12, 2018 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**

[11] No further Notice will be given.

[12] This Member is seized for case management purposes.

[13] So Orders the Board.

*“Gerald S. Swinkin”*

GERALD S. SWINKIN  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elfto.gov.on.ca](http://www.elfto.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, December 19, 2016 and February 16, 2017:

- 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 as modified are hereby approved, save and except to the extent that they remain under appeal on a site-specific or area-specific basis; and
- ii) the policies and schedules of the VMC SP as set out in **Attachment "B"** attached to and forming part of this Order 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, December 16, 2016 and February 16, 2017 are hereby approved in respect of the lands subject to the following appeals:
  - (a) 1042710 Ontario Ltd. ("Royal Centre") (Appellant No. 1); and
  - (b) Callaway REIT (Sevenbridge) Inc. / First Vaughan Investments Inc., Ruland Properties Inc., & Skyrange Investments Inc. ("SmartCentre") (Appellants 72 & 73)

**AND THE BOARD ORDERS** that the balance of the Royal Centre appeal is hereby dismissed.

**AND THE BOARD ORDERS** that the balance of the SmartCentre appeals, save and except for parkland dedication policies 6.1.2, 6.1.3 and 6.1.4 and Schedule D of the VMC SP, are hereby dismissed.

**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

**Proposed Modifications to VMC SP**  
 May 2017 Vaughan Metropolitan Centre Secondary Plan

SECTION	POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
4.3	4.3.10		<p><b>8.0 LAND USE, DENSITY AND BUILT FORM</b></p> <p>Special Study Area 'A' identified on Schedules C and F recognizes the outcome of the VMC and Surrounding Area Joint Transportation Study conducted by York Region and the City, and involving the Province. The City may reduce or remove Special Study Area A from the Schedules without amendment to the Plan, once the necessary arrangements for design approvals, funding and construction scheduling for the northbound Highway 7/Highway 400 ramp modifications have been confirmed to the satisfaction of the City and the Region. Notwithstanding the above, the design and construction of Appplewood Road within Special Study Area A shall be permitted in co-ordination with the City and the Region of York.</p>	<p><del>Special Study Area 'A' identified on Schedules C and F recognizes the outcome of the VMC and Surrounding Area Joint Transportation Study conducted by York Region and the City, and involving the Province. The City may reduce or remove Special Study Area A from the Schedules without amendment to the Plan, once the necessary arrangements for design approvals, funding and construction scheduling for the northbound Highway 7/Highway 400 ramp modifications have been confirmed to the satisfaction of the City and the Region. Notwithstanding the above, the design and construction of Appplewood Road within Special Study Area A shall be permitted in co-ordination with the City and the Region of York.</del></p>
8.1	8.1.14		<p>Further to Policy 4.3.10, development within Special Study Area 'A' identified on Schedules C and F shall not be permitted until such time as the City and the Region of York are satisfied that the necessary arrangements are in place for the construction of the Hwy. 7/ Hwy. 400 northbound off-ramp modifications in accordance with the VMC and Surrounding Area Joint Transportation Study conducted by the City and Region of York, and involving the Province. Notwithstanding the above, the design and construction of Appplewood Road within Special Study Area A shall be permitted in co-ordination with the City and the Region of York.</p>	<p><del>Further to Policy 4.3.10, development within Special Study Area 'A' identified on Schedules C and F shall not be permitted until such time as the City and the Region of York are satisfied that the necessary arrangements are in place for the construction of the Hwy. 7/ Hwy. 400 northbound off-ramp modifications in accordance with the VMC and Surrounding Area Joint Transportation Study conducted by the City and Region of York, and involving the Province. Notwithstanding the above, the design and construction of Appplewood Road within Special Study Area A shall be permitted in co-ordination with the City and the Region of York.</del></p>
8.1	Proposed New Policy 8.1.24	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc.	N/A	<p><u>Transfers of unused height and/or density from one or more sites (the donor site(s)) may occur to another site (the receiver site) subject to the following:</u></p> <p>a. <u>a Zoning By-law Amendment for the donor site(s) and the receiver site involved in the</u></p>



**Proposed Modifications to VMC SP**

May 2017 Vaughan Metropolitan Centre Secondary Plan

SECTION	POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
				<p>b. <u>transfer shall be required; the donor site(s) and the receiver site shall be located within the same quadrant (quadrants are defined as the areas resulting from the division of the VMC by the intersection of Jane Street and Highway 7);</u></p> <p>c. <u>with the exception of transfers within the Station Precinct, the receiver site shall have an equal or greater height and density permission, as identified on Schedule I, than the donor site(s);</u></p> <p>d. <u>a formal agreement between the property owner(s) and the City of Vaughan will be required prior to or concurrent with any Zoning By-law Amendment being approved by Council, and if approved, will be registered on title of the donor site(s) and receiver site;</u></p> <p>e. <u>the development receiving the transfer of height and/or density will be subject to the policies of the precinct it is located in; and</u></p> <p>f. <u>the City may require technical studies demonstrating that the taller and denser building(s) will have acceptable impacts and that future development on the donor site(s) remains viable.</u></p> <p>This exchange of height and/or density shall not trigger Section 37 requirements for the receiver site for the height and density transferred. Any future increase in height and/or density on the donor site(s) above the revised maximums prescribed in the Zoning By-law will be subject to a further Zoning Bylaw Amendment and will require Section 37 contributions.</p>

## Proposed Modifications to VMC SP

May 2017 Vaughan Metropolitan Centre Secondary Plan

SECTION	POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
8.4	8.4.3	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc.	Recognizing the close proximity of Highway 400/existing industrial uses to the planned residential areas reflected in the cross-hatched portions of Neighbourhood Precincts N1 and N4 on Schedule F, office uses and ancillary commercial as outlined in Policy 8.5.1 will be permitted as an alternative to residential uses in these areas for the purposes of avoiding/ mitigating possible nuisance effects on the residential development.	Recognizing the close proximity of Highway 400/existing industrial uses to the planned residential areas reflected in the cross-hatched portions of Neighbourhood Precincts N1 and N4 on Schedule F, office uses and ancillary commercial as outlined in Policy 8.5.1 will be permitted as an alternative to residential uses in these areas for the purposes of avoiding/ mitigating possible nuisance effects on the residential development.  <u>In addition to the above and notwithstanding Policy 8.6.5, retail, service commercial and public uses as described in Policy 8.2.2 shall be permitted within the cross-hatched portion of Neighbourhood Precinct N1.</u> <u>With the exception of retail stores, financial institutions and daycares, all retail, service commercial and public uses shall be permitted to exceed 5,000 square metres, subject to the urban form criteria Policy 8.6.6.</u>
8.5	Proposed New Policy 8.5.3	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc.	N/A	<u>Within the cross-hatched portion of the West Employment Precinct on Schedule F, retail, service commercial and public uses, as described in Policy 8.2.2, and large scale retail, subject to the urban form criteria of Policy 8.6.6, shall also be permitted.</u>
8.6	Proposed New Policy 8.6.10	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc.	N/A	<u>Notwithstanding the requirement for retail, service commercial or public use frontages along the south side of New Park Place or the west side of the Millway Avenue linear park between New Park Place and Highway 7 as identified on Schedule H, these frontages may be exempt from the requirement for retail, service commercial or public uses if the lands bounded by New Park Place, the Millway Avenue Linear Park, Highway 7 and Edgeley Boulevard are developed in accordance with the following, to the satisfaction of the City:</u>  a. <u>the block shall be developed with a continuous</u>

**Proposed Modifications to VMC SP**  
 May 2017 Vaughan Metropolitan Centre Secondary Plan

SECTION	POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
				<p><u>east-west internal pedestrian-oriented retail corridor that provides an open, active interface with the Millway Avenue Linear Park;</u></p> <p>b. <u>the ground floor of each building fronting onto the retail corridor shall be developed in accordance with the requirements and intent of the policies of this Plan pertaining to required retail, service commercial or public use frontages;</u></p> <p>c. <u>retail, service commercial or public use frontages will be required along the north-south mews identified on Schedule C, in accordance with the requirements and intent of the policies of this Plan pertaining to required retail, service commercial or public use frontages;</u></p> <p>d. <u>strong pedestrian linkages to New Park Place with active building frontages shall be provided including, where feasible, animated corners at the intersections of the pedestrian linkages and New Park Place; and</u></p> <p>e. <u>the block, including the frontage along New Park Place, will be developed in accordance with the built form policies of this Plan and in consideration of the VMC Urban Design Guidelines.</u></p>
8.8	8.8.1.f	(72) First Vaughan Investments Inc. et al. (73) Calloway REIT (Sevenbridge) Inc.	<p>Recognizing the transitional nature of the early development of the VMC, parking associated with a major office development (office uses greater than 12,500 square metres per lot as defined by VOP 2010), major civic facilities, or within Employment Precincts, may be permitted in dedicated above-grade parking structures, subject to Policy 8.8.2. In addition, where a dedicated parking structure is permitted, the City may require that parking be made available to the public in accordance with the City's parking strategy to be developed in accordance with Policy 4.6.2.</p>	<p>Recognizing the transitional nature of the early development of the VMC, parking associated with a major office development (office uses greater than 12,500 square metres per lot as defined by VOP 2010), major civic facilities, <u>a mixed-use building with a combined minimum of 12,500 square metres of office or civic uses, or buildings within Employment Precincts, may be permitted in dedicated above-grade parking structures, subject to Policy 8.8.2. In addition, where a dedicated parking structure is permitted, the City may require that parking be made available to the public in accordance with the City's parking strategy to be developed in accordance with Policy 4.6.2.</u></p>







## Proposed Modifications to VMC SP

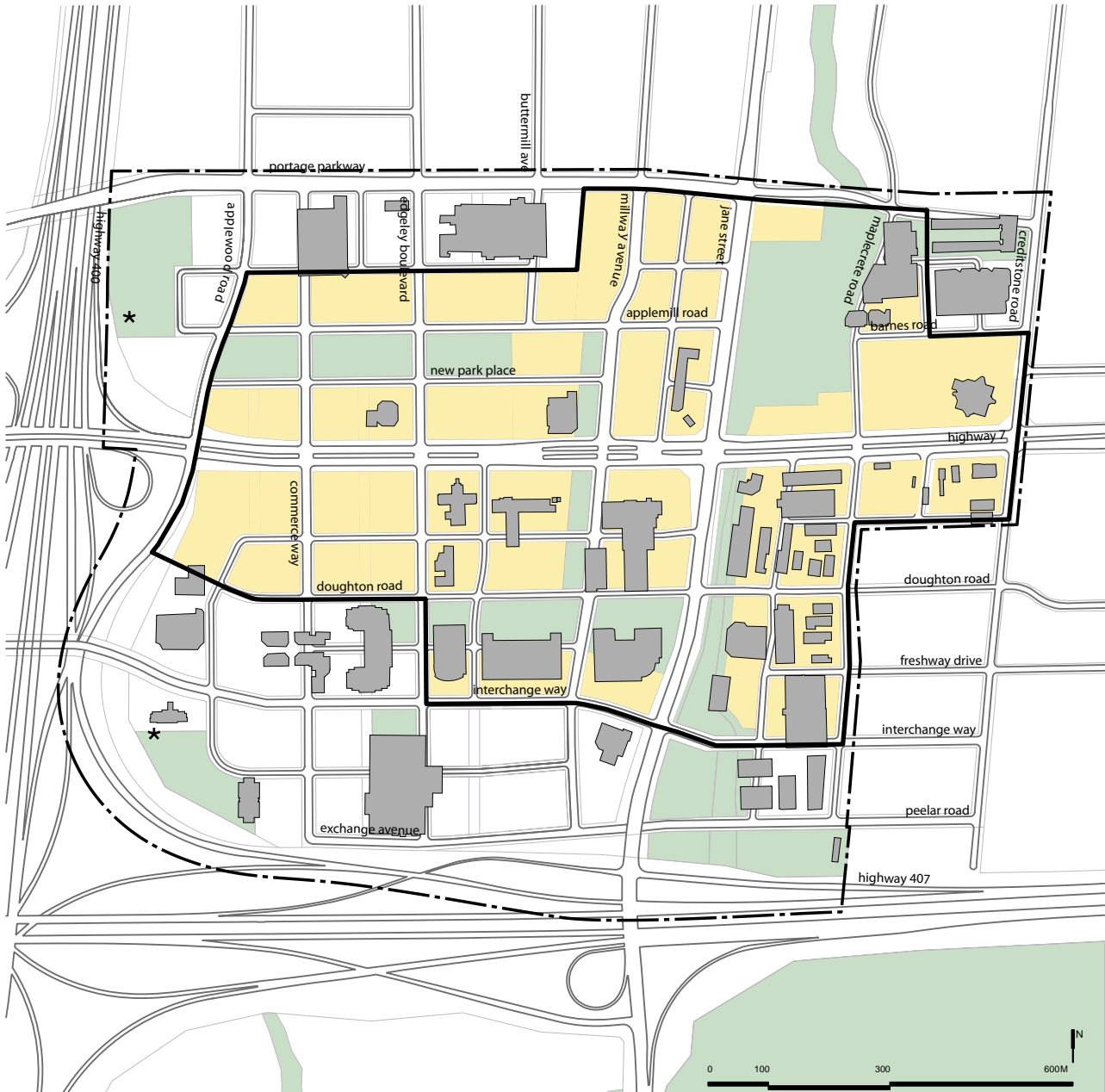
May 2017 Vaughan Metropolitan Centre Secondary Plan

SECTION	POLICY	APPELLANT(S)	ORIGINAL CITY TEXT	MODIFIED LANGUAGE
	8.8.1.i		<p>Off-site parking may be permitted for all uses, with the exception of residential uses, provided it is located generally within 400 metres of the development. Off-site parking shall only be permitted for residential uses provided the parking and direct pedestrian connection to the residential use are located underground within the same development block.</p>	<p>Off-site parking may be permitted for all uses, with the exception of residential uses, provided it is located generally within 400 metres of the development. <del>Off-site parking shall only be permitted for residential uses provided the parking and direct pedestrian connection to the residential use are located underground within the same development block.</del></p> <p><u>Recognizing the potential encumbrances related to the subway station infrastructure, off-site parking for residential uses may be permitted only for residential buildings located within the “blocks adjacent to subway” identified on Schedule B, subject to the following:</u></p> <ol style="list-style-type: none"> <li>i. <u>a minimum of two storeys of parking are provided within the same development block, either underground or integrated into the podium of the residential building;</u></li> <li>ii. <u>the off-site parking is provided within 200 metres of the residential building; and</u></li> <li>iii. <u>a direct pedestrian connection to the residential use that is weather-protected to the extent feasible and that minimizes crossings of collector roads is provided to the satisfaction of the City.</u></li> </ol>

# SCHEDULE A > VAUGHAN METROPOLITAN CENTRE BOUNDARIES

## LEGEND

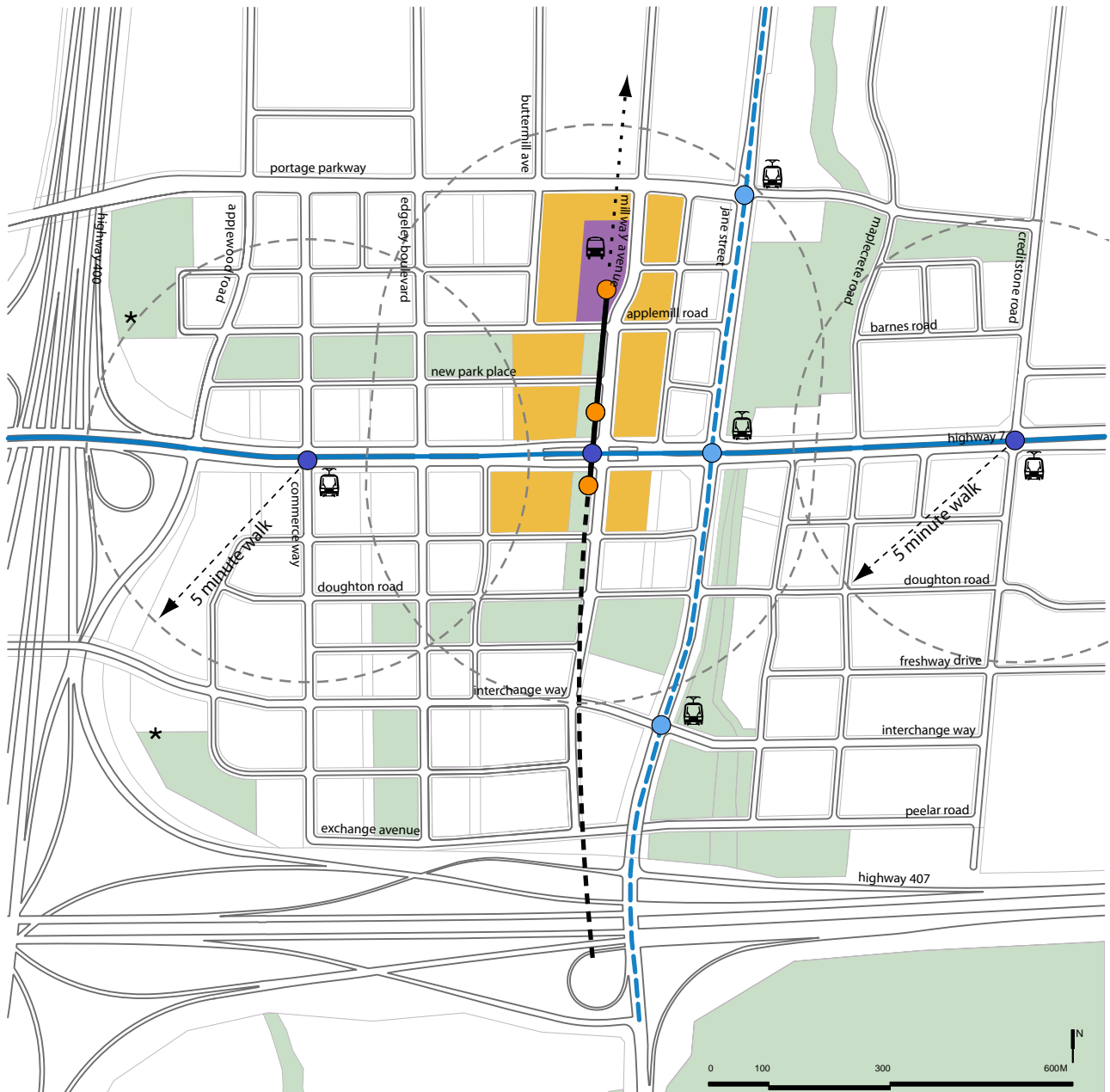
-  vaughan metropolitan centre boundary
-  urban growth centre boundary
-  existing buildings
-  existing and planned streets
-  major parks and open spaces
-  \* see policy 6.3.2



# 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

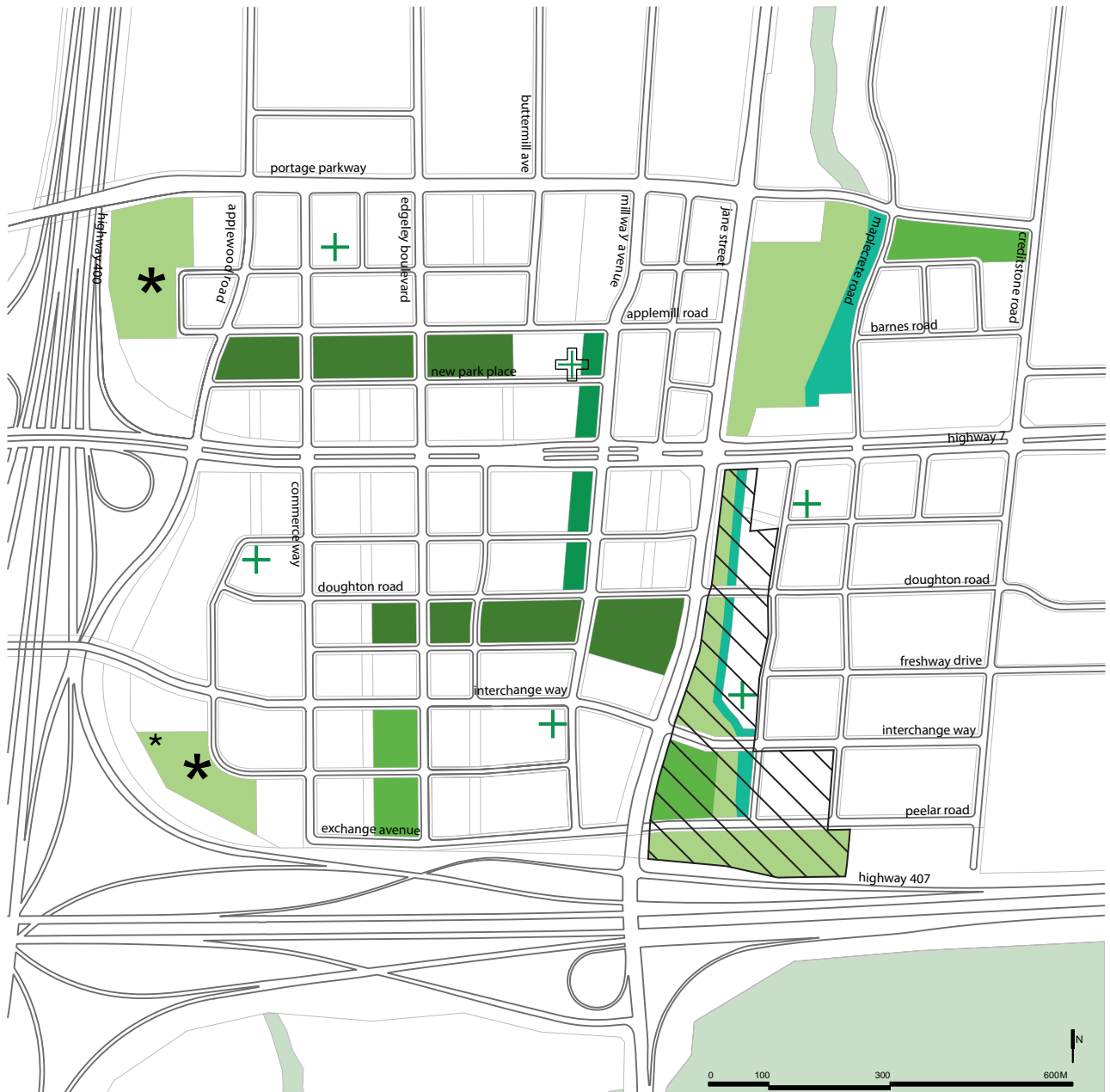
- arterials (width to be consistent with region of york official plan)
- minor arterial (33 m)
- major collectors (28-33 m)
- special collector (33 m)
- minor collectors (23-26 m)
- local streets (20-22 m)
- mews (15-17 m) or local streets (see Policy 4.3.16)
- colossus drive overpass corridor protection area (see policy 4.3.10)
- major parks and open spaces
- see policy 4.3.2
- \* see policy 4.3.17
- \* see policy 6.3.2



# SCHEDULE D > MAJOR PARKS AND OPEN SPACES

## LEGEND

- environmental open spaces
- urban parks
- neighbourhood parks
- milway avenue linear park
- black creek greenway
- + public squares (see Policies 6.2.4.-6.2.5.)
- + transit Square
- parkland associated with environmental spaces
- \* see policy 6.3.2
- 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

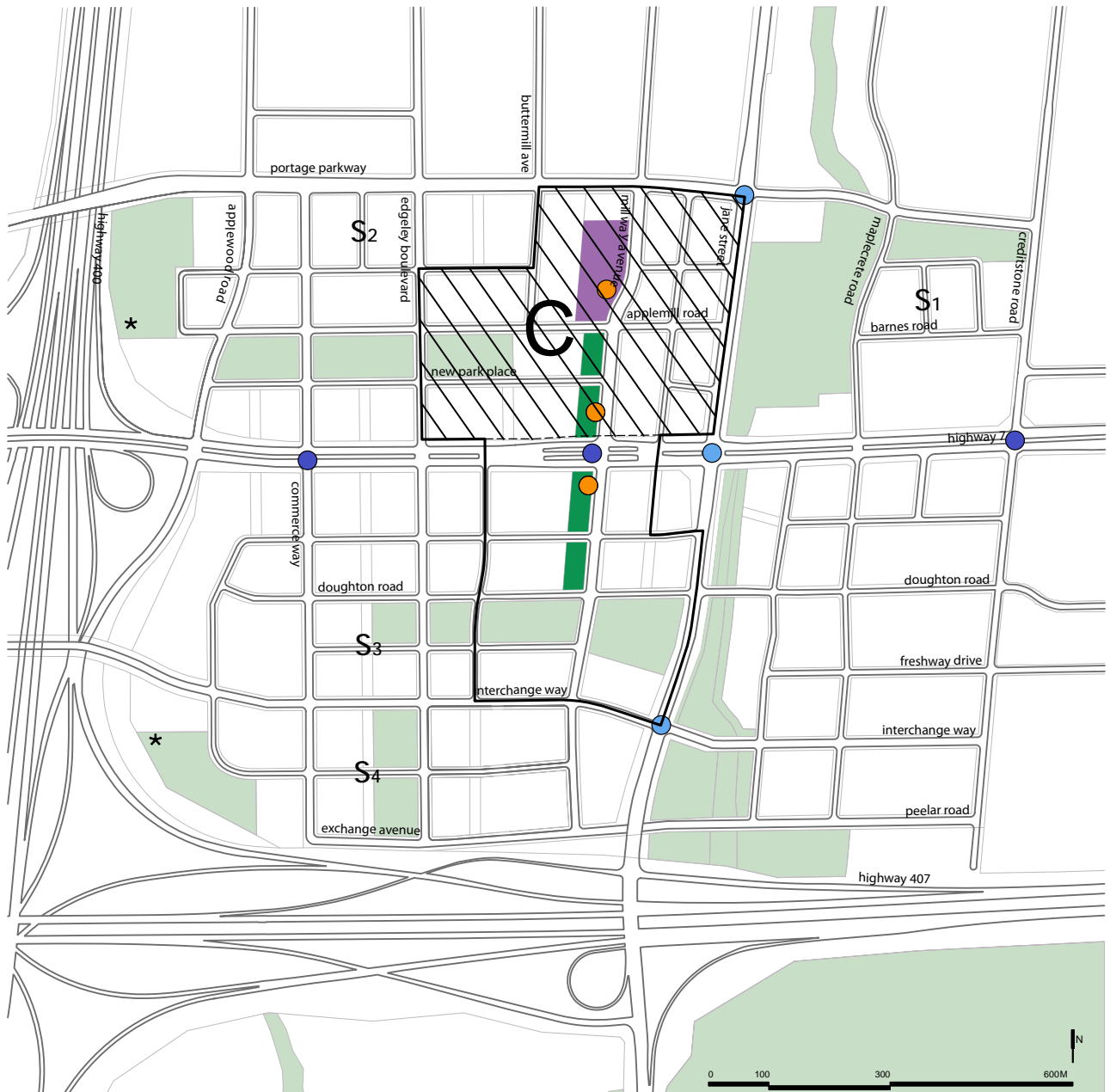




# SCHEDULE E > COMMUNITY SERVICES AND CULTURAL FACILITIES

## LEGEND

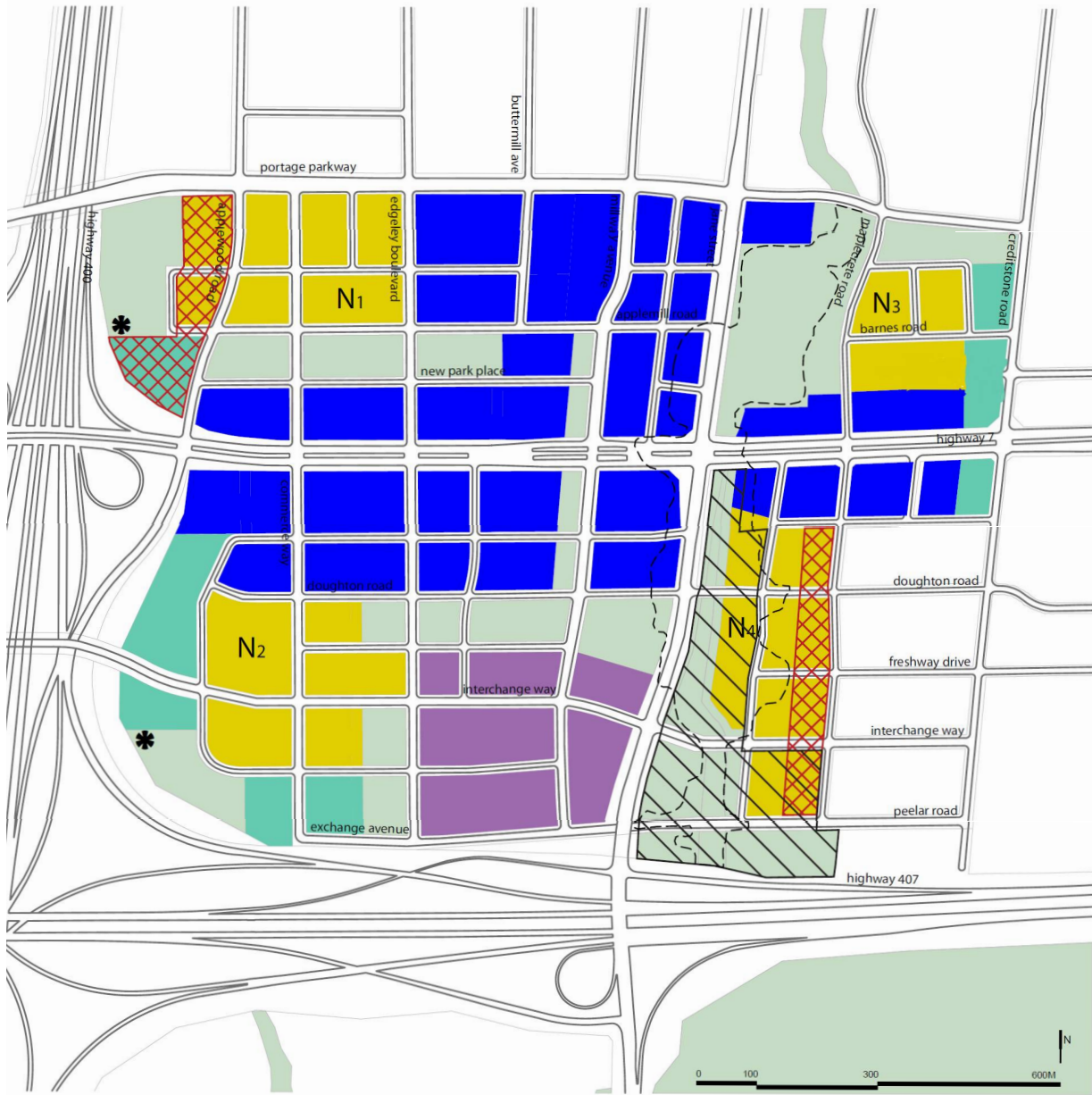
- S** potential school site (see section 7.2)
  -  potential multipurpose community centre
  -  sites for community and cultural amenities
  -  bus station
  -  millway avenue linear park
  -  major parks and open spaces
-  subway entrances
  -  potential highway 7 rapidway stations
  -  potential jane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



# SCHEDULE F > LAND USE PRECINCTS





## LEGEND

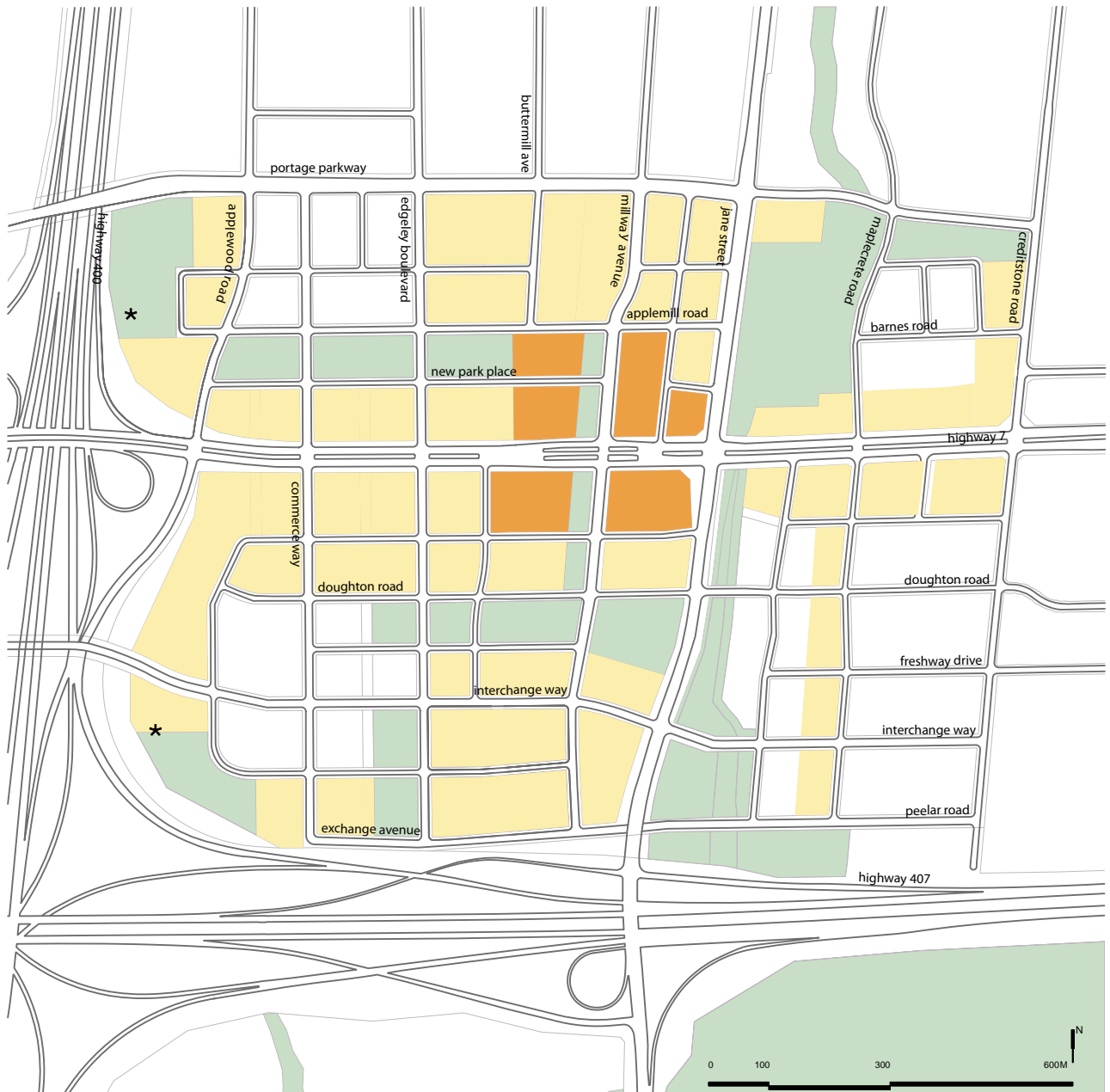
- station precinct
- south precinct
- neighbourhood precincts
- west and east employment precincts
- major parks and open spaces
- existing floodplain (see policies 5.6.4 - 5.6.10)
- office uses permitted (see policies 8.4.3 & 8.5.3)
- land use designations are subject to the results of the VMC Black 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)
- \* see policy 6.3.2



# SCHEDULE G > AREAS FOR OFFICE USES

## LEGEND

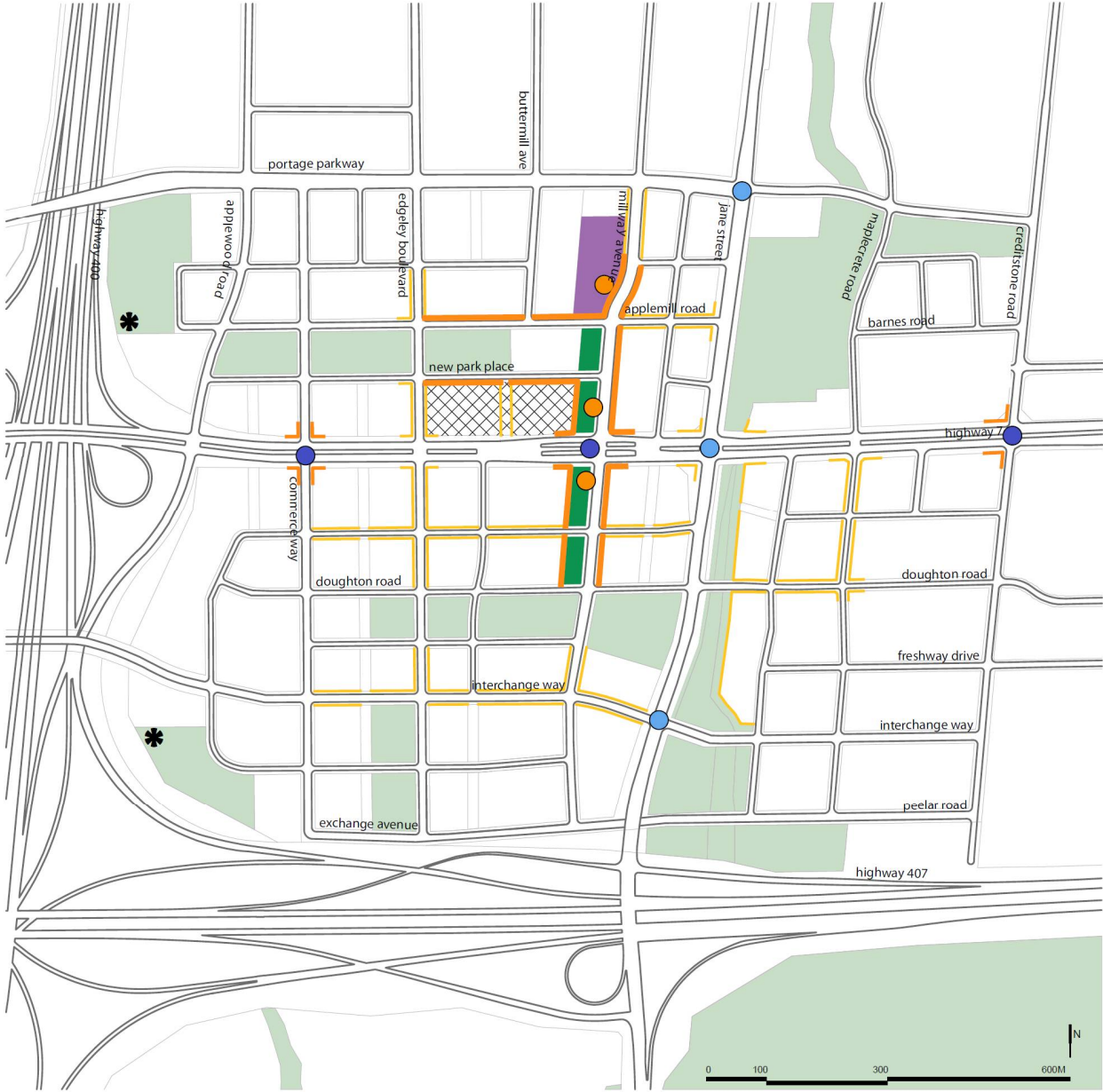
-  office uses required (see policy 8.2.3)
-  office uses permitted
-  major parks and open spaces
-  see policy 6.3.2



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

## LEGEND

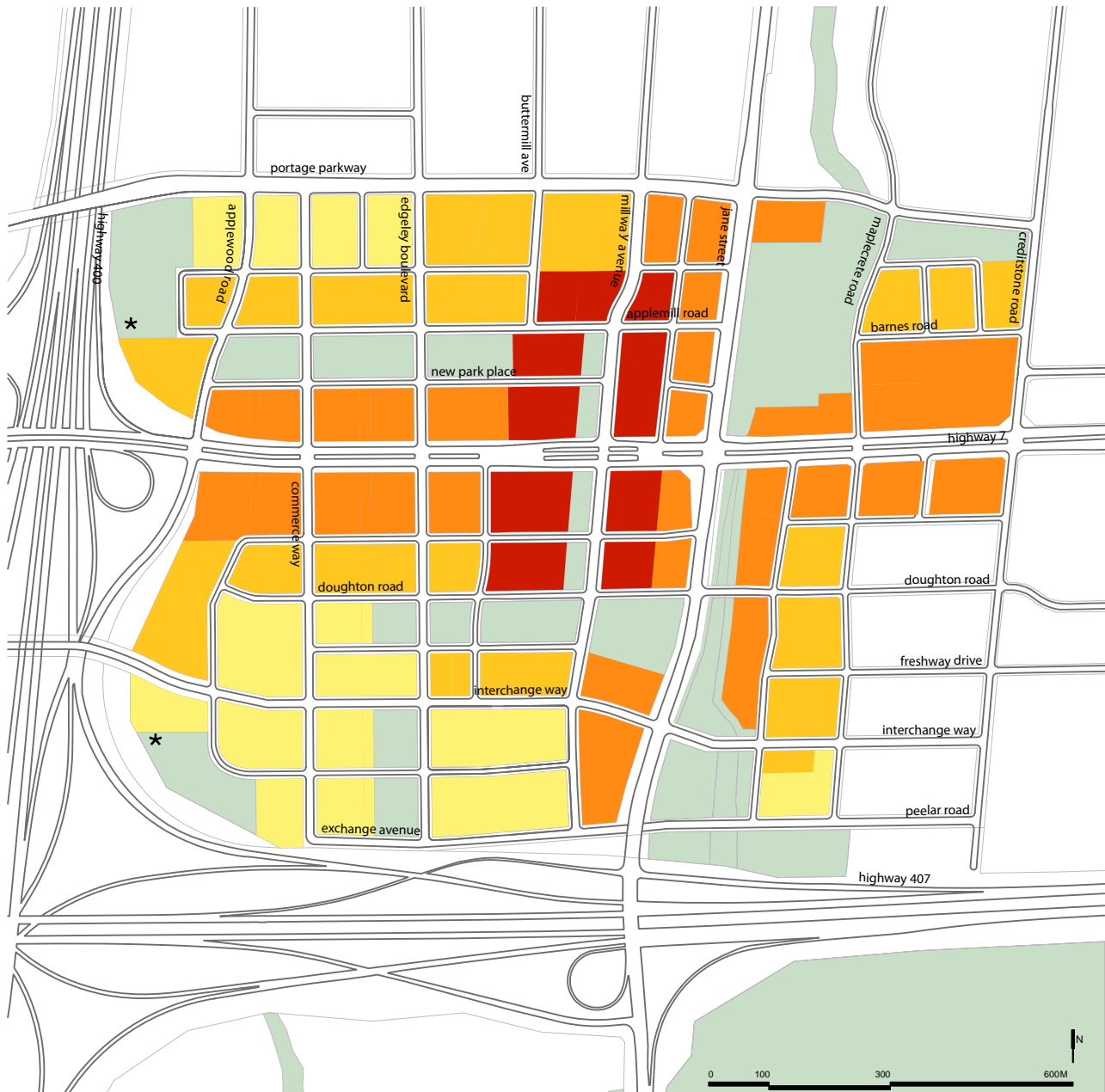
- required retail, service commercial or public use frontage (see section 8.6)
- recommended retail, service commercial or public use frontage (see section 8.6)
- bus station
- millway avenue linear park
- major parks and open spaces
- subway entrances
- potential highway 7 rapidway stations
- potential jane street rapidway stations
- see policy 6.3.2
- see policy 8.6.10



# SCHEDULE I > HEIGHT AND DENSITY PARAMETERS

## LEGEND

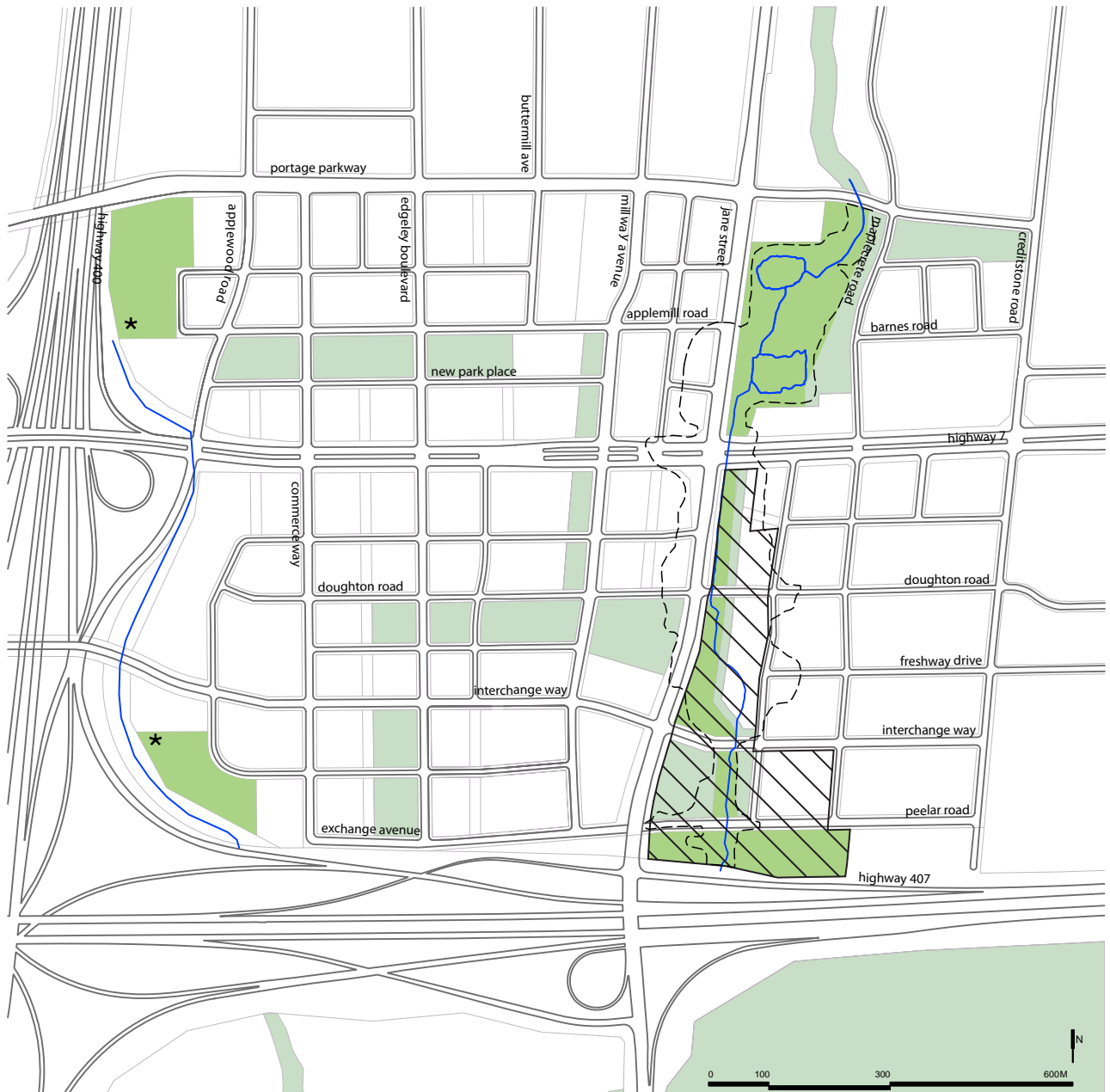
- H 6 storey minimum - 35 storey maximum  
D 3.5 minimum FSI - 6.0 maximum FSI
  - H 5 storey minimum - 30 storey maximum  
D 2.5 minimum FSI - 5.0 maximum FSI
  - H 5 storey minimum - 25 storey maximum  
D 2.5 minimum FSI - 4.5 maximum FSI
  - H 3 storey minimum - 10 storey maximum (up to 15 storeys 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

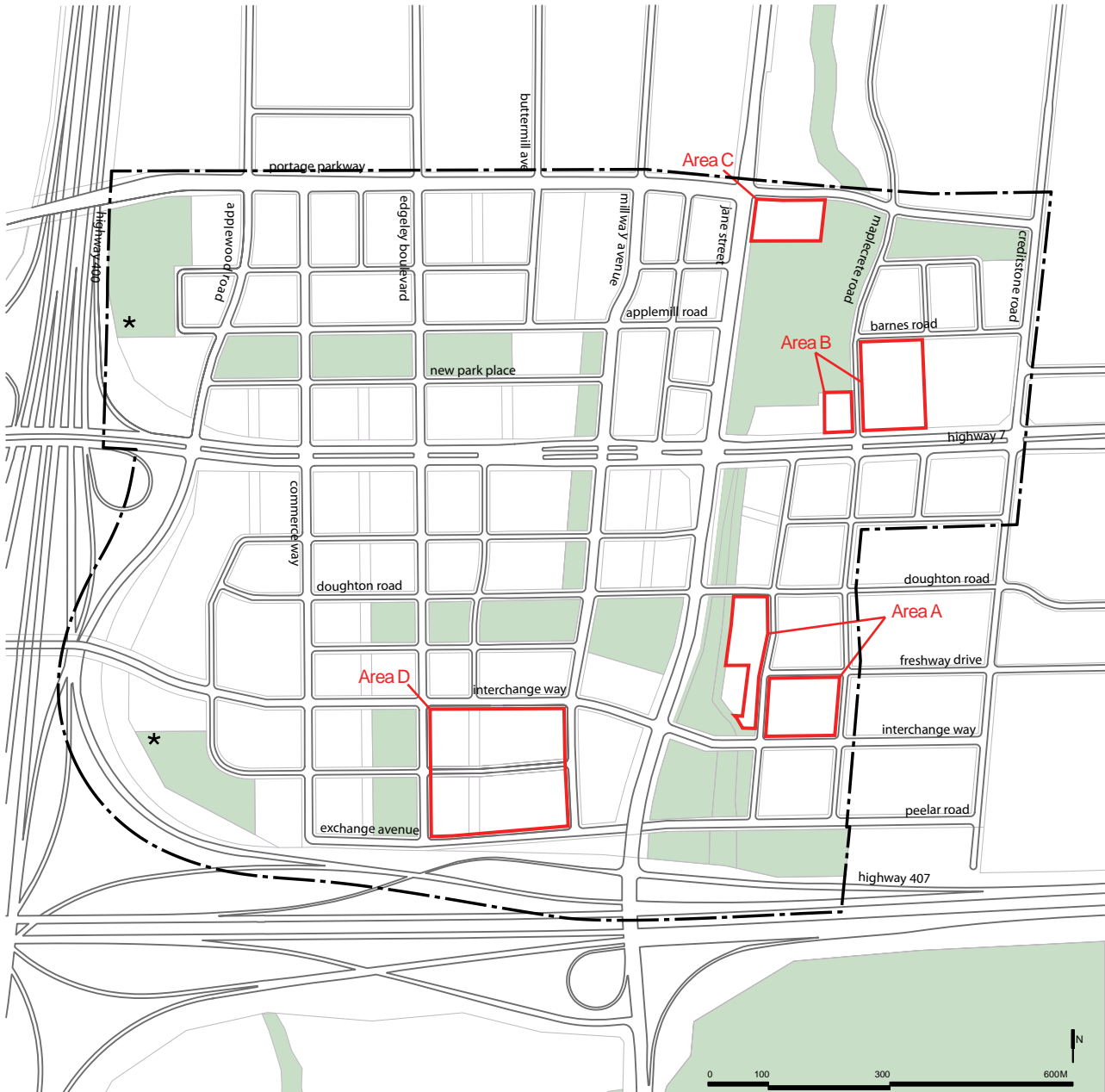
- environmental open spaces
- black creek remediation area (see policies 5.6.4 - 5.6.10, and 3.6.4 of Volume 1)
- existing watercourses (future alignment to be determined)
- existing floodplain (see policies 5.6.4 - 5.6.10)
- \* see policy 6.3.2



# 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



**VMC SP Policies to be Approved**

**May 2017 Vaughan Metropolitan Centre Secondary Plan**

PART B		
Chapter 6	6.2	6.2.3
		6.2.5
		6.2.9
Chapter 10	10.6	10.6.3