

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** March 29, 2022

**CASE NO(S):** OLT-21-001787  
(Formerly PL111184)  
OLT-22-002335  
(Formerly PL200260)  
OLT-22-002358  
(Formerly PL200473)  
OLT-22-002340  
(Formerly PL210178)  
OLT-22-002164  
(Formerly PL210333)  
OLT-21-001218

**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  
OLT Case No.: OLT-21-001787  
Legacy Case No.: PL111184  
OLT Lead Case No.: OLT-21-001787  
Legacy Lead Case No.: PL111184  
OLT Case Name: Duca v. Vaughan (City)

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

Applicant and Appellant: Yonge & Steeles Development Inc.  
Subject: Request to amend the Official Plan - Failure of the City  
of Vaughan to adopt the requested amendment  
General Commercial Area  
Existing Designation: General Commercial Area  
Proposed Designated: General Commercial Area – Site Specific  
Purpose: To permit the existing commercial uses to continue and  
permits retail stores, restaurants, banks and business  
and professional offices, retail and hotel uses

Property Address/Description: 7028 Yonge Street & 2 Steeles Avenue West  
 Municipality: City of Vaughan  
 Approval Authority File No.: OP.18.016  
 OLT Case No.: OLT-22-002335  
 Legacy Case No.: PL200260  
 OLT Lead Case No.: OLT-22-002335  
 Legacy Lead Case No.: PL200260  
 OLT Case Name: Yonge & Steeles Development Inc. 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: Yonge & Steeles Development Inc.  
 Subject: Application to amend Zoning By-law No. 1-88 - Refusal or neglect of City of Vaughan to make a decision

Existing Zoning: C1 Restricted Commercial Zone subject to site-specific Exceptions 9(865) and 9(331)

Proposed Zoning: RA3 Residential Apartment Zone and to permit site-specific zoning exceptions

Purpose: To permit the existing commercial uses to continue and permits retail stores, restaurants, banks and business and professional offices, retail and hotel uses

Property Address/Description: 7028 Yonge Street & 2 Steeles Avenue West  
 Municipality: City of Vaughan  
 Municipality File No.: Z.18.028  
 OLT Case No.: OLT-22-002338  
 Legacy Case No.: PL200261  
 OLT Lead Case No.: OLT-22-002335  
 Legacy Lead Case No.: PL200260

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

Applicant and Appellant: Development Group (100 SAW) Inc.  
 Subject: Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment

Existing Designation: "General Commercial" and "Low Density Residential" in accordance with Official Plan Amendment No. 210 (OPA 210), the Thornhill-Vaughan Community Plan

Proposed Designated: "Mixed Commercial and Residential"

Purpose: To permit the redevelopment of the subject lands with a mixed-use development containing residential and commercial uses

Property Address/Description: 100 Steeles Avenue West  
 Municipality: City of Vaughan  
 Approval Authority File No.: OP.20.001  
 OLT Case No.: OLT-22-002358  
 Legacy Case No.: PL200473  
 OLT Lead Case No.: OLT-22-002358  
 Legacy Lead Case No.: PL200473  
 OLT Case Name: Development Group (100 SAW) Inc. 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: Development Group (100 SAW) Inc.  
 Subject: Application to amend Zoning By-law No. 1-88, as amended - Neglect of the City of Vaughan to make a decision  
 Existing Zoning: "C2 General Commercial Zone"; subject to Exception 9(731)  
 Proposed Zoning: "RA3 Apartment Residential Zone"; subject to Exception 9(xxx)  
 Purpose: To permit the redevelopment of the subject lands with a mixed-use development containing residential and commercial uses  
 Property Address/Description: 100 Steeles Avenue West  
 Municipality: City of Vaughan  
 Municipality File No.: Z.20.004  
 OLT Case No.: OLT-22-002359  
 Legacy Case No.: PL200474  
 OLT Lead Case No.: OLT-22-002358  
 Legacy Lead Case No.: PL200473

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Development Group (100 SAW) Inc.  
 Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision  
 Purpose: To permit the redevelopment of the subject lands with a mixed-use development containing residential and commercial uses  
 Property Address/Description: 100 Steeles Avenue West  
 Municipality: City of Vaughan  
 Municipality File No.: 19T-20V001  
 OLT Case No.: OLT-22-002360  
 Legacy Case No.: PL200475

OLT Lead Case No.: OLT-22-002358  
 Legacy Lead Case No.: PL200473

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

Applicant and Appellant: Mizrahi Constantine (180 SAW) Inc. et. al.  
 Subject: Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment

Existing Designation: General Commercial Area and Low Density Residential

Proposed Designated: Mixed Commercial/Residential Area  
 Purpose: To permit 6, mixed-use residential apartment buildings

Property Address/Description: 180 Steeles Avenue West  
 Municipality: City of Vaughan  
 Approval Authority File No.: OP.20.002  
 OLT Case No.: OLT-22-002340  
 Legacy Case No.: PL210178  
 OLT Lead Case No.: OLT-22-002340  
 Legacy Lead Case No.: PL210178  
 OLT Case Name: Mizrahi Constantine (180 SAW) Inc. 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: Mizrahi Constantine (180 SAW) Inc. Et Al  
 Subject: Application to amend Zoning By-law No. 1-88 - Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: C4 Neighbourhood Commercial Zone  
 Proposed Zoning: RA3 Apartment Residential Zone  
 Purpose: To permit 6, mixed-use residential apartment buildings

Property Address/Description: 180 Steeles Avenue West  
 Municipality: City of Vaughan  
 Municipality File No.: Z.20.005  
 OLT Case No.: OLT-22-002341  
 Legacy Case No.: PL210180  
 OLT Lead Case No.: OLT-22-002340  
 Legacy Lead Case No.: PL210178

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

Applicant and Appellant: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited  
 Subject: Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment  
 Existing Designation: General Commercial  
 Proposed Designated: Mixed Use – Residential and Commercial  
 Purpose: To permit the development of high density, mixed-use development  
 Property Address/Description: 72 Steeles Avenue West and 7040/7054 Yonge Street  
 Municipality: City of Vaughan  
 Approval Authority File No.: OP.20.014  
 OLT Case No.: OLT-21-001218  
 OLT File No.: OLT-21-001218  
 OLT Case Name: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited 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: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited  
 Subject: Application to amend Zoning By-law No. 1-88 - Refusal or neglect of the City of Vaughan to make a decision  
 Existing Zoning: C1 Restricted Commercial Zone  
 Proposed Zoning: RA3 Apartment Residential Zone with site specific exceptions  
 Purpose: To permit the development of high density, mixed-use development  
 Property Address/Description: 72 Steeles Avenue West and 7040/7054 Yonge Street  
 Municipality: City of Vaughan  
 Municipality File No.: Z.20.038  
 OLT Case No.: OLT-21-001218  
 OLT File No.: OLT-21-001219

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 72 Steeles Holdings Limited and 7040 Yonge Holdings Limited  
 Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision  
 Purpose: To permit the development of high density, mixed-use development  
 Property Address/Description: 72 Steeles Avenue West and 7040/7054 Yonge Street  
 Municipality: City of Vaughan  
 Municipality File No.: 19T-20V007  
 OLT Case No.: OLT-21-001218  
 OLT File No.: OLT-21-001220

**Heard:** March 17, 2022 by Video Hearing

**APPEARANCES:**

**Parties**

**Counsel**

Regional Municipality of York

B. Ogunmefun

City of Vaughan

B. Engell  
 E. Lidakis  
 G. Perhar  
 C. Tashos

Appellants and Added  
 Parties/Participants  
 (listed in Attachment 1)

**MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON MARCH 17, 2022 AND ORDER OF THE TRIBUNAL**

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**Introduction**

[1] This proceeding was a further Case Management Conference (“CMC”) to address appeals to the 2010 Vaughan Official Plan (“VOP”) and appeals of site-specific development applications being heard together with certain VOP appeals.

## **Yonge-Steeles Corridor Secondary Plan (“YSCSP”)**

[2] The Tribunal granted Added Party status to 228 Steeles West Ltd. as the new owner replacing Mercedes Benz Canada Inc. at 228 Steeles Avenue West.

[3] The appeals to the YSCSP hinge largely on an updated transportation study, the resulting development plans of certain site-specific appellants, and the City’s initial response, all of which have been circulated recently among the Parties. The City, without objection from other Parties, requested certain date changes in the approved Procedural Order (“PO”) to provide time for the experts’ reviews of the documents, and a one week deferral of the start of the hearing. The scheduled 10-week hearing, now nine (9) weeks, may require fewer weeks, pending the Parties’ positions on remaining issues.

[4] The City of Toronto (“Toronto”) requested one additional week to provide its witness list given the recency of the circulated information. Other Parties opposed this request, submitting that a full witness list should be provided now and can be amended as issues are reduced.

[5] The Tribunal granted the requested revisions to the PO as contained in Attachment 2, including starting the hearing one week later than previously scheduled. The Tribunal refused Toronto’s request for a delay in filing a witness list, but acknowledged that the Parties accept that the curriculum vitae of those persons may take up to three days further to circulate. The Tribunal noted that the witness list exchange date has been known for some time, as have the results of the transportation study, and more recently, the revised development plans of certain site-specific appellants.

[6] The YSCSP hearing is now scheduled to begin on:

**Monday, June 20, 2022, 10 a.m.**

(a nine-week hearing, subject to further reductions if warranted)

**GoTo Meeting:** <https://global.gotomeeting.com/join/584974389>

**Access code:** 584-974-389

**Audio-only telephone line:** 1 (647) 497-9373 or Toll Free 1 (888) 299-1889

**Audio-only access code:** 584-974-389

[7] No further notice will be given.

### **Appeal 3, Procedural Order (“PO”)**

[8] On consent of the Parties, the Tribunal granted three date changes in the PO to enable the Parties’ review of circulated information: revised plans and reports by April 29, 2022; responding reports by May 27, 2022; and witness lists by June 10, 2022. The Appellant will circulate an updated PO to the Parties.

### **Appeal 166, Parties**

[9] Without objection from the Parties, the Tribunal granted Party status to the Toronto and Region Conservation Authority (“TRCA”) on Appeal 166, given the TRCA’s submission that upon full review and discussion with the Appellant, it wishes to address the issues raised.

### **Next CMCs**

[10] The next CMC was scheduled previously, and the Parties requested a further CMC in November 2022, now set as follows:

**Friday, June 10, 2022, 10 a.m.**

**GoTo Meeting:** <https://global.gotomeeting.com/join/387590893>

**Access code:** 387-590-893

**Audio-only telephone line:** 1 (647) 497-9391 or Toll Free 1 (888) 455-1389

**Audio-only access code:** 387-590-893

**Friday, November 18, 2022, 10 a.m.**

**GoTo Meeting:** <https://global.gotomeeting.com/join/687587165>



**Access code:** 687-587-165

**Audio-only telephone line:** 1 (647) 497-9373 or Toll Free 1 (888) 299-1889

**Audio-only access code:** 687-587-165

[11] No further notice will be given.

[12] Statutory Parties and anyone seeking Party or Participant status are asked to log into the video hearing at least 15 minutes before the start of the event to test their video and audio connections.

[13] Parties and Participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at [GoToMeeting](https://app.gotomeeting.com/home.html) or a web application is available:

<https://app.gotomeeting.com/home.html>

[14] Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line with the access code provided.

[15] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the CMC hearing by video to ensure that they are properly connected to the event at the correct time. Questions prior to the hearing events may be directed to the Tribunal's Case Coordinator having carriage of this case.

### **Appeal 30, Settlement**

[16] On the settlement of the Parties, the City filed a Motion seeking an Order allowing, in part, Appeal 30 of 1834371 Ontario Limited, except for its appeal of parkland policies in the VOP and Vaughan Metropolitan Centre Secondary Plan ("VMC SP"), and approving modifications to the VMC SP affecting 2951 Highway 7 and 180 and 190 Maplecrete

Road (“site”). No responses to the Motion were received. The Appellant confirmed its acceptance of the requested Order.

[17] The supporting Affidavit of David Marcucci was marked as Exhibit 1. Mr. Marcucci is a Registered Professional Planner with the City, who has been previously qualified and affirmed under oath in these proceedings.

[18] The requested modification to the VMC SP carries forward this 2.07 hectare site’s previous approvals for mixed-use development up to 35 storeys, density not exceeding 5.5 Floor Space Index, and a required public square.

[19] Mr. Marcucci opines, in his affidavit, that the modification satisfies all applicable legislative requirements and represents good planning: appropriate regard to the provincial interests of s. 2 of the *Planning Act* (“Act”); the site is located within an Urban Growth Centre and supports the density targets of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”); the uses and density constitute appropriate intensification near existing subway and bus rapid transit under the Provincial Policy Statement, 2020 and the Region of York Official Plan (“ROP”); and the mixed-use helps achieve the density targets of persons and jobs within the Regional Centre in conformity with the ROP, VOP and VMC SP.

[20] Upon the settlement for part of Appeal 30, and on the uncontested planning evidence of the City, the Tribunal found that the VMC SP, as modified in relation to this site, satisfies all statutory requirements. The Motion was granted and the Tribunal Ordered as set out below.

[21] The Tribunal Orders that pursuant to s. 17(50) of the *Planning Act*, the City of Vaughan Official Plan (2010), as adopted by the City on September 7, 2010, subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, and as modified and endorsed by the Regional Municipality of York on June 28, 2012, is modified and approved as modified, in relation to Appeal 30, in accordance with Attachment 3 to

this Decision (Exhibit 1, page 206), except that the parkland issues in Appeal 30 remain in effect for further hearing.

**Order**

[22] The Tribunal Orders the directions and rulings as set out above.

*“S. Tousaw”*

S. TOUSAW  
MEMBER

**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****MARCH 17, 2022 CASE MANAGEMENT VIDEO CONFERENCE  
ATTENDANCE LIST**

<b>Case management conferences for:</b>	<b>OLT Case No.:</b>
VOP 2010 (including YSCSP)	PL111184
Eastwood Holdings Corp.	PL210333
72 Steeles Holdings Limited and 7040 Yonge Holdings Limited	OLT-21-001218

OLT Member – S. Tousaw

<b>ATTENDEE</b>	<b>#</b>	<b>ON BEHALF OF</b>
Bruce Engell, WeirFoulds LLP		City of Vaughan
Effie Lidakis, City of Vaughan		City of Vaughan
Gurnick Perhar, City of Vaughan		City of Vaughan
Candace Tashos, City of Vaughan		City of Vaughan
David Marcucci, Planner, City of Vaughan		City of Vaughan
Armine Hassakourians, Planner, City of Vaughan		City of Vaughan
Margaret Holyday, Planner, City of Vaughan		City of Vaughan
Meaghan McDermid, Davies Howe LLP	3	Solmar Inc.
	PL210333	Eastwood Holdings Corp.
Quinto Annibale, Loopstra Nixon LLP	16	West Rutherford Properties Ltd.
	17	Ozner Corporation
	84	Royal 7 Developments Limited

ATTENDEE	#	ON BEHALF OF
	109	Antonio Di Benedetto
	150	Caldari Land Development Corporation
	PL210178	Mizrahi Constantine (180 Saw) Inc.
Barry Horosko, Horosko Planning Law	30	1834371 Ontario Ltd.
	43	1541677 Ontario Inc.
	56	2159645 Ontario Ltd. (Liberty)
	146	2128475 Ontario Corp.
J. Farber, Fogler Rubinoff LLP M. Rutledge, Fogler Rubinoff LLP	32	RioCan Holdings Inc. (Springfarm Marketplace)
	133	1306497 Ontario Inc. (Sisley Honda)
Chris Barnett, Osler Hoskin & Harcourt LLP	38	7040 Yonge Holdings Ltd. And 72 Steeles Holdings Ltd.
	OLT-21-001218	72 Steeles Holdings Ltd. et al
Tom Halinski, Aird & Berlis LLP	51	Salz & Son Ltd. [also Development Group (100 SAW) Inc.]
	PL200473	Development Group (100 SAW) Inc.
Ira Kagan, Kagan Shastri LLP		Yonge Steeles Landowners Group (Appellants 38, 40, 51, 165)
Natalie Ast, Overland LLP	39	Yonge & Steeles Developments Inc.
	119	Berkley Commercial (Jane) Inc.
	140	FCF Old Market Land 2013 Inc.
	164	1966711 Ontario Inc.
	165	Yonge & Steeles Developments Inc.
	AN	Teresa Marando
	PL200260	Yonge & Steeles Development Inc.

<b>ATTENDEE</b>	<b>#</b>	<b>ON BEHALF OF</b>
Michael Melling, Davies Howe LLP	40	Auto Complex Ltd.
	68	1539253 Ontario Inc.
	149	Teston Green Landowners Group
	T	Velmar Centre Property Ltd.
		Block 27 Landowners
Jamie Cole, Davies Howe LLP	108	Zzen 2
	142	Ivanhoe Cambridge II Inc.
Mary Flynn-Guglietti, McMillan LLP Kailey Sutton, McMillan LLP	46	Danlauton Holdings Ltd.
	153	390 Steeles West Holdings Inc.
	160	398 Steeles Avenue West Inc.
		Associated Vaughan Properties Limited
Mark Flowers, Davies Howe LLP	60	2090396 Ontario Ltd.
	75	H & L Title Inc. and Ledbury Investments Ltd.
Matthew Di Vona, Di Vona Law	62	Lucia Milani and Rizmi Holdings Ltd.
Gerard C. Borean, Parente, Borean LLP	64	281187 Ontario Ltd.
	135	Concetta Marciano
	136	Pro Catering Ltd.
		Bellaterra Corporation
Roslyn Houser, Goodmans LLP	72	First Vaughan Investments Inc., Ruland Properties Inc., and Skyrange Investments Inc.
	73	Calloway REIT (Sevenbridge) Inc.
		Fairfax Financial (Toys "R" Us)
Adam Giel, Black Sutherland LLP	77	Langvalley Holdings

ATTENDEE	#	ON BEHALF OF
David Tang, Miller Thomson LLP		Mercedes Benz of Canada Inc.
Calvin Weekes, Miller Thomson LLP		Roman Catholic Episcopal Corporation for the Diocese of Toronto
Alan Heisey, PHM Law	141	Tien De Religion Lands
	K	CNR
		1163919 Ontario Limited, 1930238 Ontario Limited, 1211612 Ontario Limited, 1972380 Ontario Limited, 1219414 Ontario Limited
Issac Menzelefsky, Friedmans Law	156	7080 Yonge Limited (Tan-Mark Holdings Limited & Telast Enterprises Inc.)
	168	7080 Yonge Limited (Tan-Mark Holdings Limited & Telast Enterprises Inc.)
Meaghan Barrett, Aird & Berlis LLP	166	Country Wide Homes (Pine Valley Estates) Inc.
Bola Ogunmefun, Region of York	A	Region of York
Tim Duncan, Fogler Rubinoff LLP Mark Howard, Sr. Planner, TRCA	C	Toronto and Region Conservation Authority (TRCA)
Dennis Wood, Wood Bull LLP	AO	Seven 427 Developments Inc.
Carson O'Connor, Wood Bull LLP		Morguard Investments Limited
Andrew Biggart, Ritchie Ketcheson Hart & Biggart LLP Francesco Santaguida Victoria Chai		City of Markham

ATTENDEE	#	ON BEHALF OF
Ray Kallio, City of Toronto		City of Toronto
Pitman Patterson, BLG		York Region (except YSCSP)
Jonathan Cheng, Stikeman Elliott LLP		Longevity Properties Limited
Jordan Max		SpringFarm Ratepayers Association
Julianna Boldt		
Raivo Uukkivi, Cassels		Lucia Antinori (seeking party status to the 7040 Yonge Holdings Ltd. and 72 Steeles Holdings Ltd. appeals)
Alexandra Whyte, Loopstra Nixon LLP		Rutherford Land Development Corporation
Victor		
Shep Trubkin		
Unknown callers		



**ATTACHMENT 2****Proposed Revisions to Procedural Order**

	Procedural Order	Proposed Revision	
March 18	Witness Lists	Witness Lists	
March 23		Circulation of City Settlement Plan and Revised Development Proposals (4 appellants)	
April 4	Experts Meetings Done		
April 14	Witness Statements		
April 25		Experts Meetings Done	(deferred 3 wks)
May 5		Witness Statements	(deferred 3 wks)
May 16	Reply Witness Statements		
May 24		Reply Witness Statements	(deferred 1 wk)
May 30	Visuals and Hearing Plan		
June 6		Visuals and Hearing Plan	(deferred 1 wk)
June 13	Hearing Start (10 weeks)		
June 20		Hearing Start (4 weeks?**) )	(deferred 1 wk)

\*\* We expect the hearing will be shorter than originally scheduled, but at this point the actual length remains to be determined.

**ATTACHMENT 3**

Exhibit 10

**Requested Modifications to resolve Appeal #30 to the VOP 2010****(OLT Case No. OLT-21-001787)****(Legacy Case No. PL111184)**

1. That the following policy be added to the Vaughan Metropolitan Centre Secondary Plan (“VMC SP”) (11.12) as follows:  
**“Area O**  
9.3.17 The Lands known as 2951 Highway 7 and 180 and 190 Maplecrete Road are identified on Schedule K as Area O and are subject to the following policies:
  - a. Notwithstanding Schedule I, Height and Density Parameters, the maximum permitted building height is 35-storeys, and the maximum permitted density is 5.5 FSI.
  - b. An approximate area of 0.25 ha of public square as shown on Schedule D – Major Parks and Open Spaces.”
2. That Schedule K – Site Specific Policy Areas within the VMC SP be amended to identify the subject lands as Area O.