

## **146-150 Vaughan Road – Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** December 18, 2025

**To:** Toronto and East York Community Council

**From:** Director, Community Planning, Toronto and East York District

**Ward:** 12 - Toronto-St. Paul's

**Planning Application Number:** 25 210997 STE 12 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 59.0-metre (17 storeys), including mechanical penthouse, mixed use apartment building at 146-150 Vaughan Road.

The development is proposed as a purpose-built rental building comprised of 110 residential units, with a 59.6-square metre ground floor commercial-retail space along Vaughan Road, 4 surface vehicular parking spaces, and 133 bicycle parking spaces.

The proposal includes the demolition of 5 rental housing units. These units are currently occupied. A tenant assistance plan is proposed to support tenants access to alternative accommodation.

Six affordable rental dwelling units are being offered as an In-Kind Community Benefits Charge (CBC) contribution.

### **RECOMMENDATIONS**

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The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 146-150 Vaughan Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council require the owner to provide a Tenant Assistance Plan for tenants of the 5 existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning.

4. City Council require the owner to enter into an agreement or lawyer's undertaking with the City to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Relocation and Assistance Plan required by Recommendation 3 above, prior to the issuance of the Notice of Approval Conditions for Site Plan Approval by the Executive Director, Development Review or their designate, pursuant to Section 114 of the City of Toronto Act, 2006.

5. City Council allow the owner to provide 6 affordable rental housing units as part of the development to the satisfaction of the Executive Director, Development Review, the Chief Planner and Executive Director, City Planning, and the Executive Director, Housing Secretariat as an in-kind contribution pursuant to subsection 37(6) of the Planning Act in accordance with the following terms:

- a. The in-kind contribution shall be comprised of 6 one-bedroom units (the "Affordable Rental Housing Units");
- b. The average unit size of the Affordable Rental Housing Units shall be no less than the average unit size of all the market units, by unit type, of the proposed development. The Affordable Rental Housing units shall collectively have a total gross floor area of at least 263.6 square metres (2,837.4 square feet);
- c. The minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit sizes of all market units, by unit type, of the proposed development;
- d. The Affordable Rental Housing Units shall be provided in contiguous groups of at least 6 rental dwelling units;
- e. The general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- f. Tenants of the Affordable Rental Housing Units shall be provided with access to, and use of all indoor and outdoor amenities in the development on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
- g. All Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;
- h. Tenants of the Affordable Rental Housing Units will be provided with access to long-term and short-term bicycle parking, and visitor vehicular parking in accordance with the Zoning By-law and on the same basis as other units within the development;

i. The initial rent (inclusive of utilities) charged to first tenants and upon turnover of the Affordable Rental Housing Units shall not exceed Affordable Rent as defined in the Official Plan for a minimum 25-year period, beginning with the date each such unit is first occupied (the "Affordability Period"). During the first 25 years of occupancy, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the provincial rent guideline, regardless of whether the provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;

j. The owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in Recommendation 5.i above for the duration of the Affordability Period. The Affordable Rental Housing Units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any Affordable Rental Housing Unit shall be made for the duration of the Affordability Period; and upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

k. The owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the Affordable Rental Housing Units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat; and at least 6 months in advance of any Affordable Rental Housing Unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and

l. The Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development erected on the site are available and ready for occupancy.

6. City Council attribute a value to the in-kind contribution set out in Recommendation 5 above, equal to 100% of 4% of the value of the land (net of any exclusions or exemptions authorized under the CBC By-law), as determined the day before the day the first building permit is issued in respect of the development.

7. City Council authorize the Executive Director, Development Review to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 5 above to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

8. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an Agreement pursuant to subsection 35.2(2) of the Planning Act and the City's Inclusionary Zoning By-law on terms satisfactory to the Chief Planner and Executive Director, City Planning and, in a form, acceptable to the City Solicitor.

## **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

### **Community Benefits Charge**

This report requests Council approval of a CBC in-kind contribution of 6 affordable rental housing units for a period of 25 years. The attributed value of the proposed CBC in-kind contribution is 100% of the CBC payable in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

The City does not anticipate providing financial incentives beyond those required by legislation.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The site is on the west side of Vaughan Road, north of St. Clair Avenue West, between Louise Avenue and Maplewood Avenue. The site is rectangular in shape with an approximate frontage of 22.8 metres along Vaughan Road, a depth of 44.7 metres, and a lot area of 1,020 square metres. A substandard north-south public laneway abuts the site along the west (rear) lot line. See Attachment 2 for the Location Map.

### **Existing Use**

Three 2-storey residential detached-dwelling form buildings are on the site, with a total of 5 occupied residential dwelling units, all of which are rental. A site visit was conducted by City Planning staff on March 25, 2025 confirming the existing condition.

### **Surrounding Uses**

The site is within an area with existing apartment buildings of various scales. Recent approvals have permitted apartment buildings ranging from 28 to 41 storeys at the St. Clair Avenue West and Bathurst Street intersection and along Raglan Avenue.

The following buildings surround the site:

- To the north is a 7-storey apartment building at 154 Vaughan Road, and a mix of multiplex and apartment buildings ranging in height up to 4 storeys with some commercial-retail use at ground level.
- To the east is an approved 12-storey building at 147-153 Vaughan Road. Further south along east side of Vaughan Road is:
  - A 15-storey building under construction at 129-141 Vaughan Road;
  - A mix of multiplex and apartment buildings with some commercial-retail uses at ground level ranging in height up to 4 storeys;
  - A 9-storey apartment building at 109 Vaughan Road;
  - A 4-storey apartment building at 101 Vaughan Road, and
  - An 11-storey apartment building at 99 Vaughan Road.
- Further north on the east side of Vaughan Road is a mix of multiplex and apartment buildings with some commercial uses at ground level ranging in height up to 12 storeys, including the building at 17 Maplewood Avenue.
- To the south along the west side of Vaughan Road is a 3-storey apartment building at 142 Vaughan Road; an 8-storey apartment building at 130 Vaughan Road; and a mix of apartment buildings and some non-residential use buildings ranging in height up to 4 storeys.
- To the west are 2 to 2.5-storey detached, semi-detached and multiplex dwellings.

## **THE APPLICATION**

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### **Description**

Proposed is a 59.0-metre (17 storeys), including the mechanical penthouse level, mixed use apartment building.

### **Tenant Assistance Plan**

The proposed development includes the demolition of the 5 occupied rental dwelling units. A tenant assistance plan that is consistent with the City's current practices and that will support tenants access to alternative accommodation within the neighbourhood is proposed.

### **Density**

The development is proposed to have a total gross floor area of 8,500 square metres (8.33 times the lot area), including a maximum residential gross floor area of 8,450 square metres, with a minimum non-residential gross floor area of 59.0 square metres, and a maximum non-residential gross floor area of 170.0 square metres.

## **Residential Component**

The proposed tenure of the development is rental. Proposed are 110 rental dwelling units, including 53 (48%) one-bedroom, 42 (38%) two-bedroom, and 15 (14%) three-bedroom units. The total unit count includes 6 affordable units, all of which are proposed as one-bedroom units, and voluntarily offered as an In-kind CBC contribution.

## **Amenity Space**

A total of 468 square metres (4.25 square metres per dwelling unit) of amenity space is proposed, including 294 square metres (2.67 square metres per dwelling unit) of indoor amenity space and 174 square metres (1.58 square metres per dwelling unit) of outdoor amenity space.

The plans illustrate a proposed indoor lounge, library, business centre, office, gym, and pet spa and relief area on the ground level; an indoor party room and outdoor terrace on the 9th floor; and an additional outdoor terrace and connected indoor space on the rooftop.

## **Non-Residential Component**

The proposal includes a 59.6-square metre commercial-retail space on the ground level fronting Vaughan Road. The Zoning By-law amendment would permit the minimum required 59.0-square metre and maximum permitted 170.0-square metre non-residential use to be an art gallery, medical office, retail store, retail service, personal service shop, or service shop.

## **Access, Parking and Loading**

The primary pedestrian entrance for both the residential and non-residential uses of the proposed building would be from Vaughan Road. A second residential entrance would be from the rear of the building.

Vehicular access to the site, including to the surface parking area and the enclosed Type 'C' loading, is proposed from the rear public laneway. The surface parking area, would be comprised of 3 visitor and 1 car share space. The visitor spaces would also function as pick-up and drop-off spaces.

A total of 133 bicycle parking spaces are proposed and would be secured in the Zoning By-law. The 100 long term and 22 short term bicycle parking spaces, and the bicycle wash and separate service station are proposed on the underground level and would be accessed by a staircase directly from Vaughan Road, as well as internally. At the rear of the building on ground level, 5 cargo bicycle spaces are proposed and would be accessed externally through the vehicular parking area and from the rear public laneway, or the rear pedestrian entrance. Six additional short term bicycle parking spaces are proposed along Vaughan Road.

## **Additional Information**

See the attachments of this report for the Location Map, Application Data Sheet, site plan, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/146VaughanRd](http://www.toronto.ca/146VaughanRd).

## **Reasons for Application**

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards for lot frontage, building height, density, setbacks, landscaping, loading, and parking, among others.

## **APPLICATION BACKGROUND**

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A Pre-Application Consultation meeting was held on March 4, 2025, and was followed by additional pre-application consultation discussions.

The Zoning By-law Amendment application was submitted on September 2, 2025. Having satisfied the City's minimum application requirements, the application was deemed complete as of that date. The reports and studies submitted in support of this application, and the Preliminary Summary are available on the AIC at: [www.toronto.ca/146VaughanRd](http://www.toronto.ca/146VaughanRd)

## **Agency Circulation Outcomes**

The application was circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments, including associated conditions of approval.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The land use designation of the site is Apartment Neighbourhoods. See Attachment 3 of this report for the Land Use Map.

Housing Policy 3.2.1.1 directs a full range of housing, in terms of form, tenure and affordability, be provided and maintained to meet the current and future needs of residents.

Policy 3.2.1.12 requires a tenant relocation and assistance plan to lessen hardship for existing tenants in situations that new development results in the loss of one or more rental unit.

### **Protected Major Transit Station Area**

The site is within (greater than 500 metres from the station) of the delineated St. Clair West Protected Major Transit Station Area associated with Site and Area Specific Policy (SASP) 717 in Chapter 8 of the Official Plan. The area is planned for a minimum population and employment target of 200 residents and jobs combined per hectare, and the site has a minimum density requirement of 1.5 times the lot area.

### **St. Clair Avenue West and Bathurst Street Planning Framework**

The St. Clair Avenue West and Bathurst Street Area Planning Framework (2019), currently under review, intended to be used to evaluate current and future development application within the St. Clair Avenue West and Bathurst Street area, includes the site within the Upper Vaughan Village character area. New development in the character areas are encouraged to be massed to allow for sunlight and sky view from the public realm, provide retail or commercial uses on the ground floor, and provide laneway and streetscape improvements for street furniture, landscaping and trees, among other things.

### **Zoning**

The site is zoned Residential Apartment (RA (d2.5) (x543)) under Zoning By-law 569-2013, which permits apartment buildings with a maximum height of 18 metres and 6 storeys, and a maximum density of 2.5 times the lot area. See Attachment 4 of this report for the existing Zoning By-law Map.

### **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Mid-rise Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial



incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the Zoning By-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

City staff held a Virtual Community Consultation Meeting on October 15, 2025, at which a presentation was given by staff and the applicant, and where the community had an opportunity to ask questions and share their opinions about the proposal. Approximately 16 members of the public were in attendance.

The comments received related to the following:

- The displacement of the existing tenants;
- The general safety of the rear public laneway, including concern around traffic congestion, vehicular maneuvering, and potential pedestrian, bicycle and vehicular conflicts;
- Appropriateness of loading and waste collection from the public laneway;
- Height, density, and setbacks for the site, including the number and mix of proposed units, particularly in the context of the surrounding development activity;
- Acknowledgment of the proximity of the site to public transit;
- A request to increase the vehicular parking supply to limit a demand increase for area street parking;
- A desire for seniors' housing;
- School, daycare, public transit, and other community service capacity to accommodate the increased population resulting from the proposed and surrounding development;
- Shadow, privacy, noise, and development-potential impacts on adjacent properties and the surrounding area; and
- Construction impacts, management and mitigation.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application as these submissions are broadcast live over the internet and recorded for review.

## COMMENTS

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### **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024) and find the proposal consistent.

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan and SASP policies, as well as the design guidelines and planning study described in the Policy and Regulation Considerations Section of this report.

### **Tenant Assistance**

Official Plan Policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The proposed tenant assistance plan is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood.

This report includes a recommendation that the Chief Planner and Executive Director, City Planning require that the owner enter into an agreement or provide a lawyer's undertaking to the City, in a form satisfactory to the City Solicitor, to secure the implementation of the required Tenant Assistance Plan, before prior to the issuance of the Notice of Approval Conditions for Site Plan Approval.

### **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. Though the architectural plans for the building contain 38% two-bedroom and 14% three-bedroom units, the Zoning By-law Amendment will secure a minimum of 15% two-bedroom and a minimum of 10% three-bedroom units.

The proposed unit mix meets the policy direction of the Official Plan, and the intent of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines.

As the site is within the Minister-approved St. Clair West-Protected Major Transit Station Area, it is subject to Inclusionary Zoning. If the project proceeds as a purpose-built rental building, no Inclusionary Zoning affordable housing requirements would apply. Should the development proceed as a condominium, Inclusionary Zoning affordable housing requirements of 5% of the residential gross floor area be affordable rental or ownership housing for a 25-year period apply. An Inclusionary Zoning Agreement under Section 35.2(2) of the Planning Act will be required accounting for:

- no minimum affordable housing requirement, if the tenure of the building is secured as purpose-built rental housing; and

- affordable housing requirements, if the building is developed as a condominium, including number of affordable units, tenure, unit mix, unit sizes, location, an affordable housing access plan, monitoring, and reporting requirements.

This report recommends providing authority to the Chief Planner to enter into an Inclusionary Zoning Agreement for these lands, as this authority is not currently contemplated under Section 415 of the Toronto Municipal Code.

### **In-Kind CBC Contribution**

Staff are of the opinion that the proposed In-kind CBC contribution is appropriate. The CBC In-kind Contribution Agreement will secure the offer to provide 6 one-bedroom affordable rental housing units for a period of at least 25 years.

The Agreement would require that all the affordable units be the same average size, design and finish as the proposed market units and include ensuite laundry and air conditioning; and that amenities, bicycle parking, and vehicular visitor parking are accessible to tenants of the affordable units on the same terms and conditions as other residents of the building.

Securing the 6 affordable rental housing units for a period of at least 25 years represents 100% of the required CBC contribution.

### **Land Use**

Staff find the proposed land uses acceptable. The proposal conforms with the land use policies of the Official Plan and aligns with the St. Clair Avenue West and Bathurst Street Area Planning Framework as it incorporates an appropriate balance of residential and non-residential uses.

### **Public Realm and Streetscape**

The proposed development incorporates public realm improvements that contribute to a high-quality streetscape and enhanced pedestrian experience, consistent with the policies of the Official Plan. Along Vaughan Road, the building provides a minimum 9.8-metre sidewalk zone, including a 2.1-metre pedestrian clearway, creating a public realm that supports pedestrian movement, street animation, landscaping, street furniture and bicycle parking. Two new street trees are proposed along the Vaughan Road frontage.

### **Density, Height, and Massing**

Staff find that the proposal conforms with the applicable Official Plan policies with respect to built form and massing. Furthermore, the proposal meets the general intent of the Mid-Rise Design Guidelines.

#### *Height*

The proposed 59.0-metre (17 storeys), including a mechanical penthouse level, apartment building is generally consistent with the established and approved heights in the surrounding area. Heights along Vaughan Road and Raglan Avenue range from 2 to 15

storeys, and 2 to 35-storeys, respectively. The proposal is compatible with the surrounding context, and conforms with the Apartment Neighbourhoods policies in the Official Plan.

The proposed building also fits within the existing, planned, and emerging height context within the Vaughan-Raglan character area. The site is also in proximity of the site to St. Clair West Subway Station and the St. Clair Avenue West streetcar route, and inclusion in the Provincial and Council-approved St. Clair West PMTSA, requiring a minimum density of 1.5 Floor Space Index.

### *Massing*

The proposed apartment building is designed to frame and support the public realm with good street proportion. The massing is in keeping with the approved and existing built form context along Vaughan Road and meets the general intent of the Mid-rise Building Design Guidelines. The proposed building would be setback a minimum of 7.5 metres from the Neighbourhoods designated properties to the west, with floors 9 and above achieving a minimum 10 metres from the Neighbourhoods designated properties to the west.

### *Streetwall*

The upper floors (9 and above) of the building would be stepped back from the lower component by a minimum of 2.5 metres along Vaughan Road, giving the building a streetwall height of 8 storeys (28.5 metres) and in the rear, and a minimum of 2.4 metres on either side.

The proposed 8-storey streetwall fits with the height and massing of surrounding development, including the adjacent 7-storey building at 154 Vaughan Road, the 9-storey building at 109 Vaughan Road, the 15-storey building at 129-141 Vaughan Road (with an 8-storey streetwall), the 12-storey building at 17 Maplewood Avenue (with a 6-storey streetwall), as well as the approved 12-storey building at 147-153 Vaughan Road (with a 7-storey streetwall).

### *Upper component*

A minimum setback of 5.5 metres would be provided on the southwest side of the building at the 9th floor (and above). The setback allows for appropriate skyview and sunlight access for properties to the south and west, and transitions down to the Neighbourhoods designated areas to the west.

### *Separation Distance*

Appropriate separation distances with adjacent buildings would be achieved. The building units and primary windows would be oriented to the east and west. All side walls with windows (secondary) would be setback a minimum of 2.4 metres from the side lot lines, and projecting balconies on the north or south side walls would be restricted by the Zoning By-law Amendment.

## **Shadow Impact**

The proposed building has been massed and located, to limit shadow impacts on surrounding areas and maintain sky views in accordance with the intent of the Official Plan Built Form policies.

The shadow study demonstrates that the proposal would cast incremental shadow on a number of the properties to the west, including along Kenwood Avenue and the south side of Maplewood Avenue on the fall equinox. Incremental shadow would also be cast over the sidewalks along Maplewood and properties on the south side of Maplewood Avenue on the spring equinox from 9:18 a.m. to approximately 12:18 p.m. on both equinoxes.

Community Planning staff have assessed the incremental shadow and are satisfied that it would adequately limit impact on the public realm and other shadow-sensitive areas.

## **Wind Impact**

The Pedestrian Level Wind Study submitted in support of the proposal concludes that the wind condition at the ground level is predicted to be safe and generally comfortable for sitting or standing, with localized areas comfortable for walking along Vaughan Road and at the northwest corner of the site in the spring and winter.

The wind condition on the 9th floor outdoor amenity space and on the rooftop outdoor amenity space is anticipated to be uncomfortable for passive activities throughout the year and may exceed the wind safety criterion without mitigation. Wind screens, 2 metres tall, have been proposed on the 9th floor and rooftop outdoor amenity spaces to mitigate the outdoor amenity wind issues.

## **Servicing and Stormwater Management**

The applicant has submitted a Functional Servicing and Stormwater Management Report in support of the proposal. Engineering Review staff have reviewed the findings of this report and have accepted the conclusions as it relates to the proposal.

## **Road Widening**

To satisfy the Official Plan requirement of a 20-metre wide right-of-way along this segment of Vaughan Road, a 2.68-metre road widening is required and proposed to be conveyed to the City. Currently, Vaughan Road has a approximate width of 14.63 metres.

Further, to satisfy the Official Plan requirement of a 5.0-metre wide public lane, a 0.98-metre lane widening is required and proposed along the rear of the site to be conveyed to the City. The public laneway abutting the site to the west currently has an approximate width of 3.05 metres.

## **Traffic Impact, Access, Vehicular and Bicycle Parking and Loading**

A Transportation Impact Study was submitted to assess the traffic impact, vehicular access, and parking arrangements for the proposal. Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions.

A Type 'C' loading space is proposed to take accessed from the rear public laneway. Private waste collection will be required to service the building, as it will not be eligible for City waste collections services.

## **Parkland**

In accordance with Section 42 of the Planning Act, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu of parkland payment. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-grade building permit for the land to be developed.

## **Tree Preservation**

An arborist report was submitted indicating that there are two existing privately-owned By-law protected trees located within 6 metres of the site that will be impacted by the development, and require a permit to injure under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law. The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry.

Two new City-owned trees are proposed along Vaughan Road. To ensure the planting and survival of the proposed new City street trees, the applicant will be required to submit a tree planting security deposit.

## **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS version in-force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## **CONTACT**

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## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Application Data Sheet  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Existing Zoning By-law Map  
Attachment 5: Draft Zoning By-law Amendment  
Attachment 6: Site Plan  
Attachment 7: 3D Massing Model

## Attachment 1: Location Map





## Attachment 2: Application Data Sheet

**Municipal Address:** 146-150 Vaughan Road      **Date Received:** September 2, 2025  
**Application Number:** 25 210997 STE 12 OZ  
**Application Type:** Zoning By-law Amendment  
**Project Description:** a 59.0-metre (17 storeys), including the mechanical penthouse. mixed use apartment building.  
**Applicant:** Scorgie Planning      **Architect:** Bnkc Architecture + Urban Design      **Owner:** Innodex On Vaughan Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	SASP 717
Zoning:	RA (d2.5) (x543)	Heritage Designation:	No
Height Limit (m):	24.0	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m): 1,020      Frontage (m): 23      Depth (m): 45

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			613	<b>613</b>
Residential GFA (sq m):	650		8,369	<b>8,369</b>
Non-Residential GFA (sq m):			60	<b>60</b>
<b>Total GFA (sq m):</b>	<b>650</b>		<b>8,429</b>	<b>8,429</b>
Height - Storeys:	2		16	<b>16</b>
Height - Metres:	9		53	<b>53</b>

Lot Coverage Ratio (%): 60.13      Floor Space Index: 8.26

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	8,369	
Retail GFA:	60	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	5		104	<b>104</b>
Freehold:				
Condominium:				
Other: Affordable Rental			6	<b>6</b>
<b>Total Units:</b>	<b>5</b>		<b>110</b>	<b>110</b>

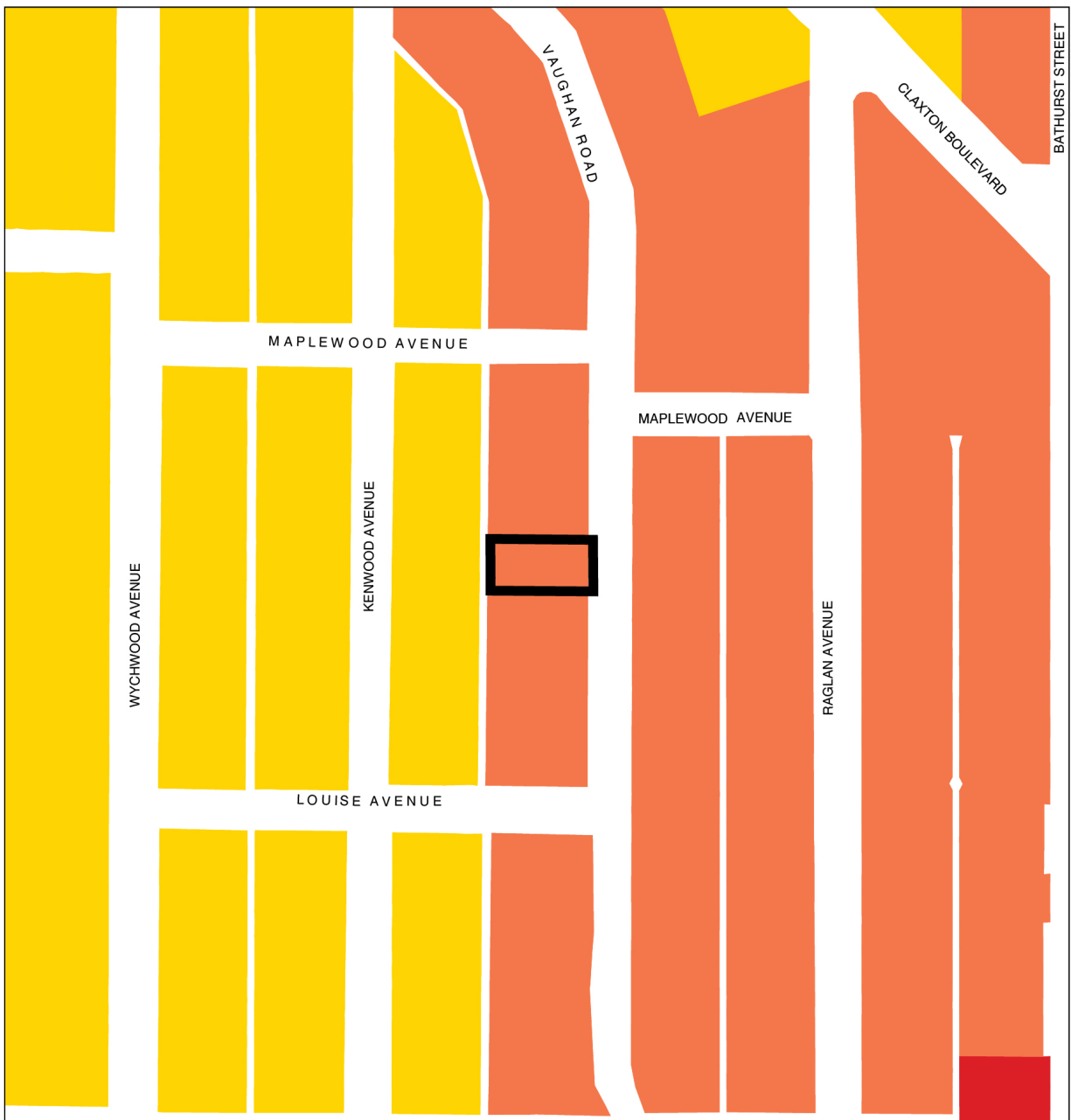
#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		7	46	42	15
<b>Total Units:</b>		<b>7</b>	<b>46</b>	<b>42</b>	<b>15</b>

#### **Parking and Loading**

Parking Spaces: 4      Bicycle Parking Spaces: 133      Loading Docks: 1

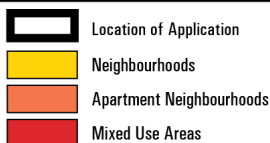
# Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

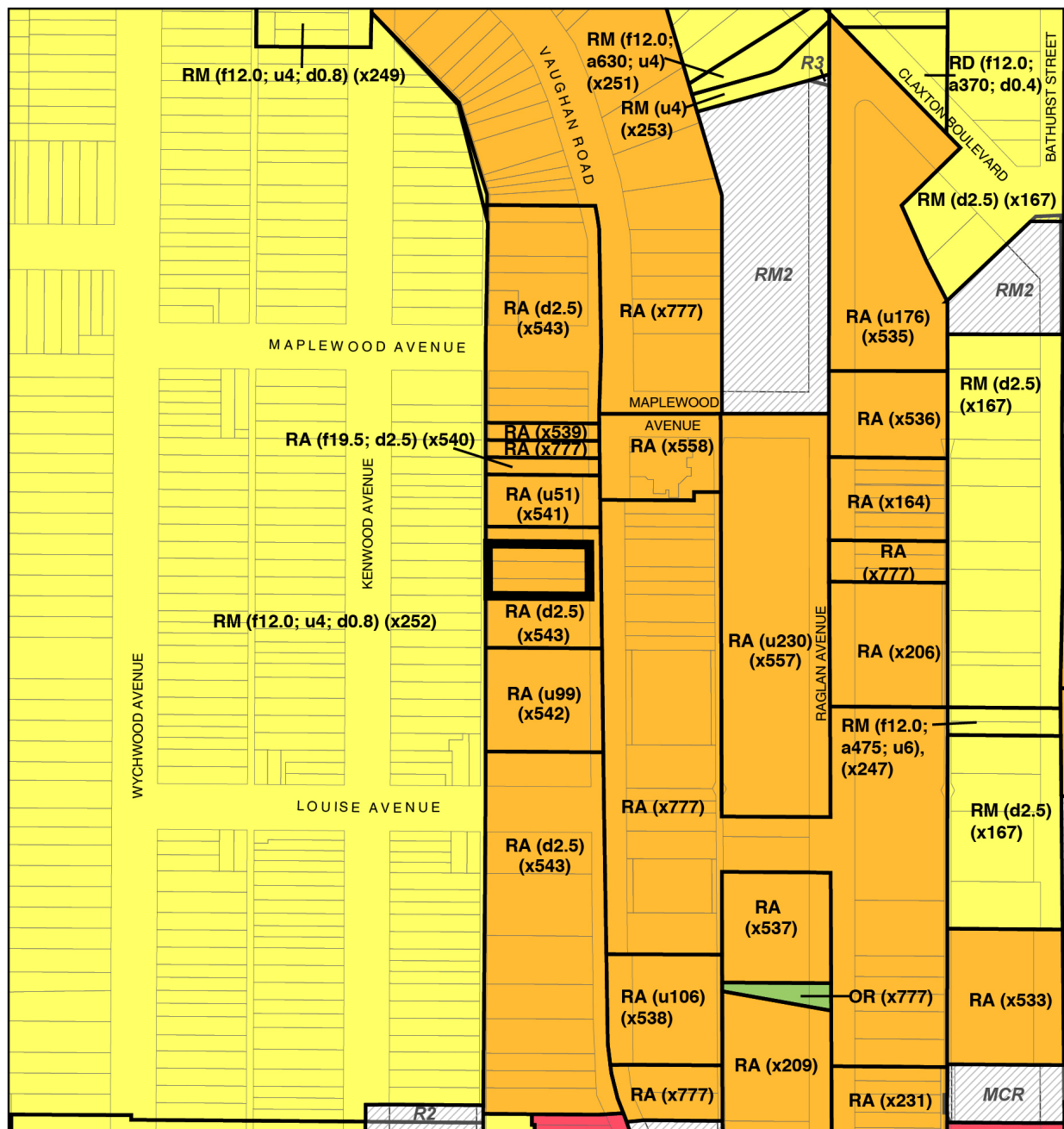
146-150 Vaughan Road

File # 25 210997 STE 12 0Z



Not to Scale  
Extracted: 08/18/2025

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

146-150 Vaughan Road

File # 25 210997 STE 12 0Z

Location of Application

**R** Residential  
**RD** Residential Detached  
**RM** Residential Multiple  
**RA** Residential Apartment

**CR** Commercial Residential  
**OR** Open Space Recreation



See Former City of Toronto By-law No. 438-86

**R2** Residential District  
**MCR** Mixed-Use District  
**R2** Residential Districts  
**R3** Residential  
**RM2** Residential Multiple Zone  
**MCR** Mixed Commercial Residential

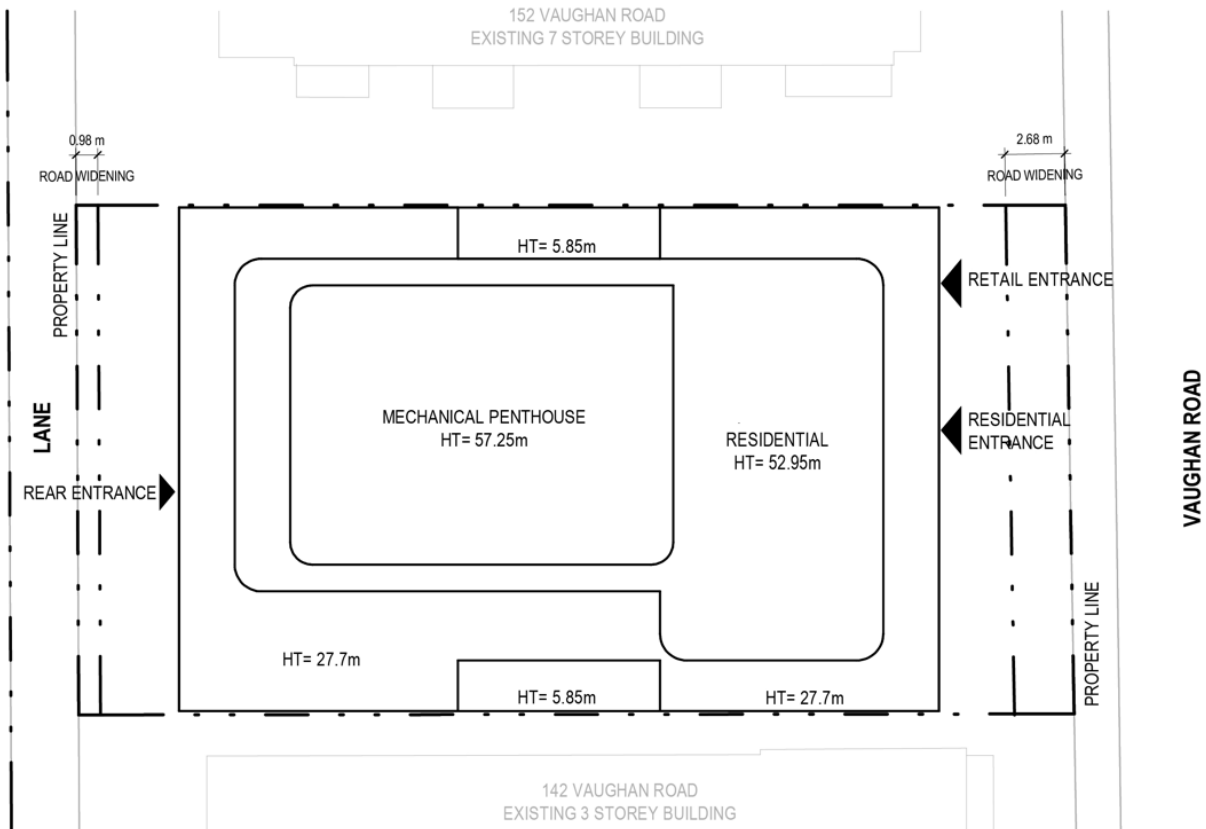


Not to Scale  
 Extracted: 08/18/2025

Attachment 5: Draft Zoning By-law Amendment

**To be available prior to the January 13, 2026 Toronto and East York Community Council Meeting**

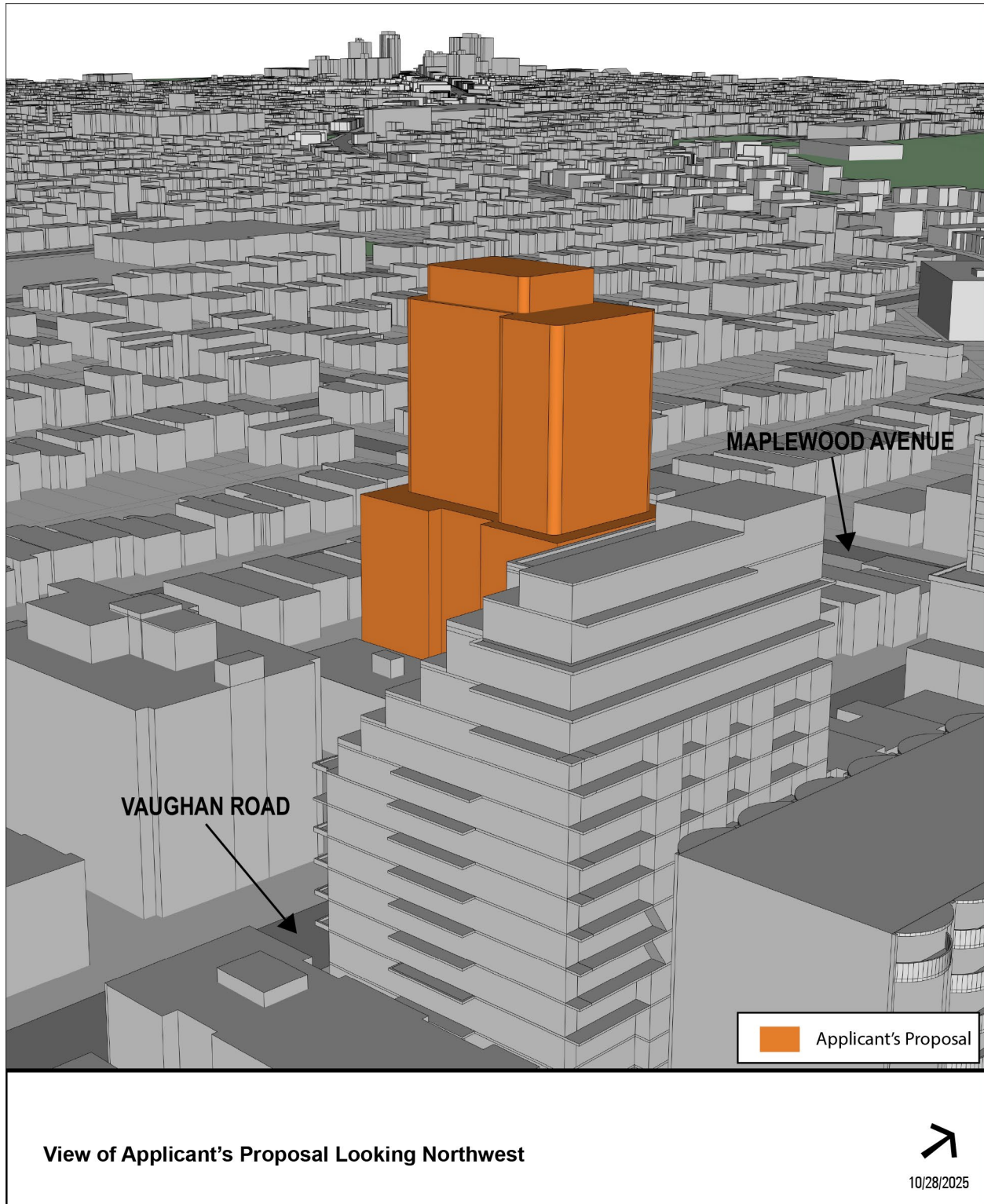
## Attachment 6: Site Plan

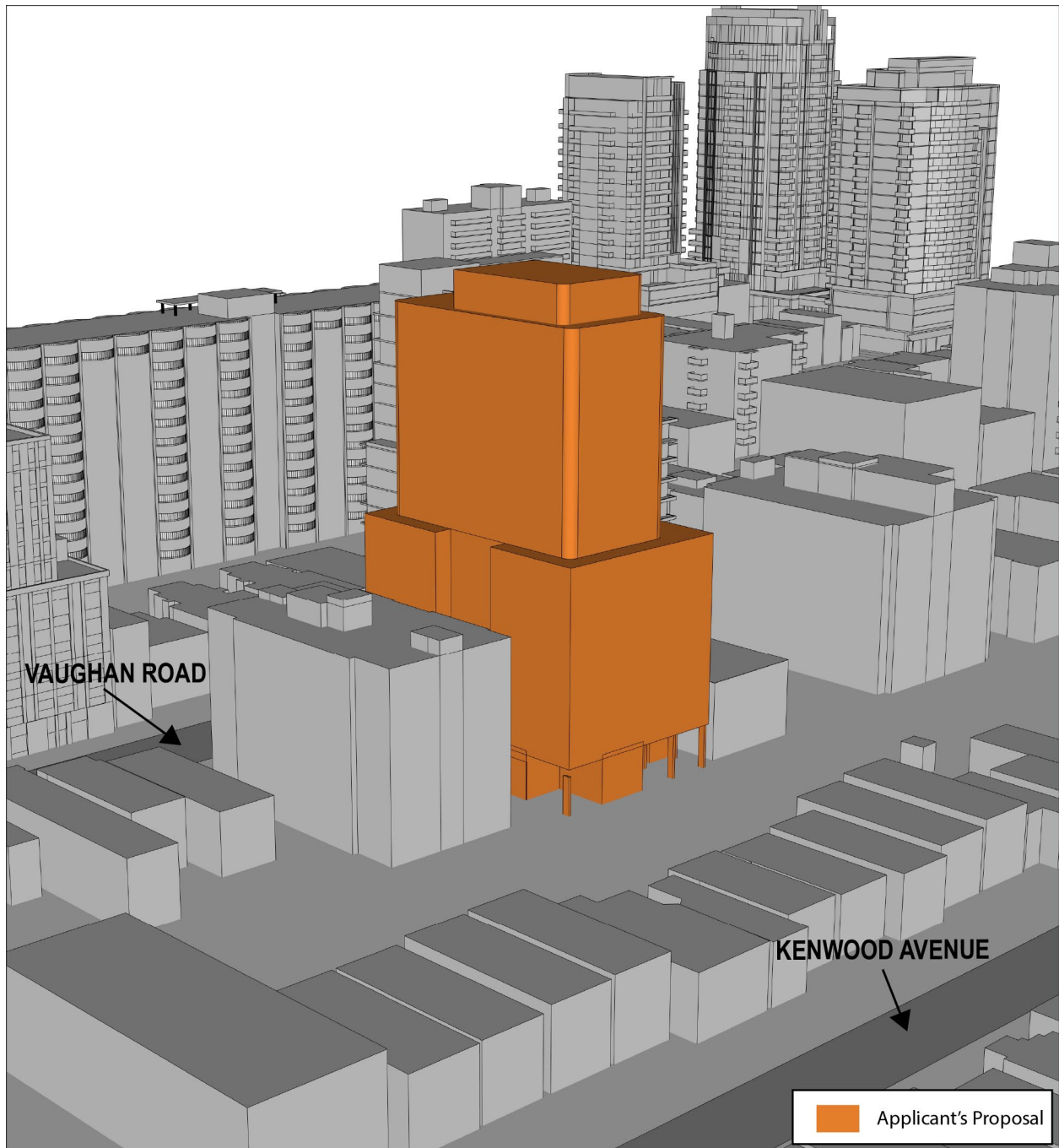


Site Plan



## Attachment 7: 3D Massing Model





**View of Applicant's Proposal Looking Southeast**



10/28/2025