

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023**

Item 9, Report No. 28, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 20, 2023, as follows:

***By approving the following in accordance with C16, memorandum from the Deputy City Manager, Planning and Growth Management, dated June 15, 2023., as follows:***

- 1. That Attachment #10a of the report of the Deputy City Manager, Planning and Growth Management dated June 6, 2023 (Committee of the Whole (2), Item 9), be replaced with Attachment #10a to this communication; and***

***By receiving Communication C13 from Irene Ford, dated June 6, 2023.***

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- 9. GB (MAPLECRETE) LIMITED PARTNERSHIP OFFICIAL PLAN AMENDMENT FILE OP.21.008 ZONING BY-LAW AMENDMENT FILE Z.21.011 AND PLAN OF SUBDIVISION FILE 19T-21V003 - 185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

**The Committee of the Whole recommends:**

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023, be approved; and**
- 2. That the following Communications be received:**
  - C5. Memorandum from the Deputy City Manager, Planning and Growth Management, dated June 1, 2023; and**
  - C6. Grant Uyeyama, Principal Planner, KLM Planning, Jardin Drive, Concord, dated June 2, 2023.**

#### **Recommendations**

- 1. THAT Official Plan Amendment File OP.21.008 BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') to add a new Site-Specific Policy Area on Schedule "K" to:**
  - a. Identify the Subject Lands located west of Maplecrete Road and south of Doughton Road as Area "U"**
  - b. Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B)**

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- c. Increase the maximum permitted density (Floor Space Index ('FSI')) from 4.5 times the area of the lot to 7.73 times the area of the lot (based on the Zoning By-law definition of Gross Floor Area ('GFA') that excludes certain areas within the building)
- d. Increase the maximum permitted podium height from 4-storeys to 6-storeys
- e. Increase the maximum permitted residential tower floor plate size from 750 m<sup>2</sup> to the following:
  - i. Tower A
    - 868 m<sup>2</sup> – Level 7
    - 799 m<sup>2</sup> – Levels 8 to 40
    - 776 m<sup>2</sup> – Levels 41 to 42
  - ii. Tower B
    - 875 m<sup>2</sup> – Level 7
    - 799 m<sup>2</sup> – Levels 10 to 37
    - 776 m<sup>2</sup> – Levels 38 to 39
- 2. THAT Zoning By-law Amendment File Z.21.011 BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from the "EM1 Prestige Employment Area Zone" to the "C9 Corporate Centre Zone with a Holding Symbol "(H)" in the manner shown on Attachment 4, together with site-specific exceptions identified in Attachment 9 of this report;
- 3. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
  - a. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
  - b. The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
    - i. the delineated areas of potential environmental concern identified on the Subject Lands;

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- ii. a Remedial Action Plan (RAP); and
  - iii. a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands
- 4. THAT Draft Plan of Subdivision File 19T-21V003 BE DRAFT APPROVED, to facilitate the creation of a high-rise mixed-use development block, a portion of a public Local Street, 3.0 m road widenings, and 0.3 m reserves as shown on Attachment 5 subject to the Conditions of Draft Approval in Attachment 10.

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 6, 2023      **WARD(S):** 4

**TITLE:** GB (MAPLECRETE) LIMITED PARTNERSHIP  
OFFICIAL PLAN AMENDMENT FILE OP.21.008,  
ZONING BY-LAW AMENDMENT FILE Z.21.011 AND  
PLAN OF SUBDIVISION FILE 19T-21V003  
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD  
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Official Plan Amendment File OP.21.008, Zoning By-law Amendment File Z.21.011, and Draft Plan of Subdivision File 19T-21V003 to increase the maximum permitted height and density on the subject lands to facilitate a high-rise, mixed-use development consisting of 42 and 39-storey apartment buildings atop a 5 to 6-storey podium with 1,082 residential dwelling units, including townhouse units and live-work units, ground floor retail, a Floor Space Index ('FSI') of 7.73 times the area of the lot, a portion of an east-west Local Street, and road widenings as shown on Attachments 3-8.

## **Report Highlights**

- The Owner proposes a high-rise mixed-use development consisting of 42 (Tower A) and 39-storey (Tower B) apartment buildings with 1,082 residential units atop a 5 to 6-storey podium integrated with amenity and residential lobby areas, retail space, apartment units, live-work and townhouse units at-grade.
- Site Development Application File DA.22.072 is concurrently under review by Staff and will be considered at a future Committee of the Whole meeting.
- The Planning and Growth Management Portfolio supports the proposed development, subject to conditions as outlined in this report.

## **Recommendations**

1. THAT Official Plan Amendment File OP.21.008 BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') to add a new Site-Specific Policy Area on Schedule "K" to:
  - a) Identify the Subject Lands located west of Maplecrete Road and south of Doughton Road as Area "U"
  - b) Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B)
  - c) Increase the maximum permitted density (Floor Space Index ('FSI') from 4.5 times the area of the lot to 7.73 times the area of the lot (based on the Zoning By-law definition of Gross Floor Area ('GFA') that excludes certain areas within the building)
  - d) Increase the maximum permitted podium height from 4-storeys to 6-storeys
  - e) Increase the maximum permitted residential tower floor plate size from 750 m<sup>2</sup> to the following:
    - i. Tower A
      - 868 m<sup>2</sup> – Level 7
      - 799 m<sup>2</sup> – Levels 8 to 40
      - 776 m<sup>2</sup> – Levels 41 to 42
    - ii. Tower B
      - 875 m<sup>2</sup> – Level 7
      - 799 m<sup>2</sup> – Levels 10 to 37
      - 776 m<sup>2</sup> – Levels 38 to 39
2. THAT Zoning By-law Amendment File Z.21.011 BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from the "EM1 Prestige Employment Area Zone" to the "C9 Corporate Centre Zone"

with a Holding Symbol “(H)” in the manner shown on Attachment 4, together with site-specific exceptions identified in Attachment 9 of this report;

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
  - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
  - b) The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
    - i. the delineated areas of potential environmental concern identified on the Subject Lands;
    - ii. a Remedial Action Plan (RAP); and
    - iii. a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands
4. THAT Draft Plan of Subdivision File 19T-21V003 BE DRAFT APPROVED, to facilitate the creation of a high-rise mixed-use development block, a portion of a public Local Street, 3.0 m road widenings, and 0.3 m reserves as shown on Attachment 5 subject to the Conditions of Draft Approval in Attachment 10.

## **Background**

**Location:** 185 Doughton Road and 108-112 Maplecrete Road (the ‘Subject Lands’) are located in the Vaughan Metropolitan Centre (‘VMC’) south of Doughton Road and west of Maplecrete Road and are currently developed with four (4) existing industrial buildings which are planned to be demolished upon redevelopment. The Subject Lands and surrounding land uses are shown on Attachment 1.

## ***Revisions to the Proposed Development***

Modifications have been made to the proposed development since the statutory public meeting was held for the subject applications on September 13, 2021, as shown on Table 1 below:

**Table 1: Site Statistics (Initial Proposal and Current Proposal)**

	<b>Initial Proposal (Sept 13, 2021)</b>	<b>Current Proposal (May 25, 2023)</b>
<b>Tower Heights</b>	43 and 40-storeys	42 and 39-storeys
<b>FSI</b>	8.2	7.73
<b>GFA</b>	<u>Total GFA:</u>	<u>Total GFA:</u>

	80,069 m <sup>2</sup> <u>Residential GFA:</u> 77,153 m <sup>2</sup> <u>Commercial GFA:</u> 2,916 m <sup>2</sup>	75,070.43 m <sup>2</sup> <u>Residential GFA:</u> 74,584 m <sup>2</sup> <u>Commercial GFA:</u> 485.49 m <sup>2</sup>
<b>Number of Parking Spaces</b>	479	551
<b>Number of Residential Units</b>	789	1,082

***Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications have been submitted to permit the Development***

The Owner has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications (the 'Applications') for the Subject Lands to permit the proposed development (the 'Development') with the following characteristics as shown on Attachments 3 to 8:

- 42 (Tower A) and 39-storey (Tower B) mixed-use apartment buildings with a combined total of 1,082 residential units
- A 5 to 6-storey shared podium containing a lobby, amenity space, 485.49 m<sup>2</sup> of retail space, apartment residential units, 7 live-work units and 9 townhouse units located at-grade
- A total Gross Floor Area ('GFA') of 75,070.43 m<sup>2</sup>
- A maximum FSI of 7.73 times the area of the lot
- A total of 551 parking spaces
- Three (3) levels of underground parking, accessed from the future north-south driveway abutting the west lot line
- A combined total of 3,456.44 m<sup>2</sup> of indoor and outdoor amenity space

The Draft Plan of Subdivision (Attachment 5) facilitates the creation of the following:

Block 1 – Mixed-use with private driveway	0.827 ha
Block 2 – 3.0 m-wide road widenings	0.062 ha
Blocks 3 & 4 – 0.3 m reserves	0.001 ha
Street "1" – 10.0 m wide east-west public road (interim)	0.075 ha
<b>Total</b>	<b>0.971 ha</b>

***A Site Development Application is under review***

Site Development Application File DA.22.072 has been concurrently submitted to facilitate the proposed Development and will be considered at a future Committee of the Whole Meeting to allow for additional time to review matters such as architectural design, materiality, and landscaping.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- Date of Notice (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 1): July 28, 2021
- Location of Notice Sign: Doughton Road and Maplecrete Road frontages
- Date of Public Meeting: September 13, 2021, date ratified by Council on September 27, 2021
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 26, 2023

***Public Comments were received***

The following is a summary of the comments provided and received to date:

- The proposed development represents over-intensification of the Subject Lands and does not provide for a sufficient amount of on-site parking, which will result in excessive on-street parking that will impact the surrounding lands and their ability to redevelop.

These comments are addressed throughout the report.

**Previous Reports/Authority**

The previous report related to the applications can be found at the following link: [September 13, 2021 Committee of the Whole Public Meeting \(Item 3, Report 38\)](#)

**Analysis and Options**

***The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan and York Region Official Plan***

**Provincial Policy Statement, 2020 ('PPS')**

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands within the City's established Settlement Area where full municipal services exist, and within a Major Transit Station Area ('MTSA'). The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS.



A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within the VMC Urban Growth Centre ('UGC') and are within a MTSA which includes higher order transit facilities such as the subway and BRT stops. The Development contributes to achieving the minimum density targets identified within the Growth Plan by providing an additional 1,082 residential units and accommodating a diverse range of housing types and household sizes. The Development shown on Attachments 3 to 8 conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

The YROP 2010 designates the Subject Lands "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the "Vaughan Metropolitan Centre Subway Station" MTSA 67. Regional Centres and MTSA's are focal points for the highest densities and most intensive development. The Proposed Development, which conforms to the YROP 2010, provides for a denser and more intense development on a parcel of the land in close proximity to existing transit facilities.

The regional and municipal Official Plans currently do not conform to the Growth Plan policies with respect to the now updated intensification target of 50 per cent (revisions through Bill 108, More Homes More Choice Act, 2019) within built-up areas. While a conformity exercise will be undertaken by York Region and the City, the Development in the interim would assist York Region and the City in meeting the general intensification objectives contained in the in-effect Official Plans. The proposal conforms with the YROP.

***The proposed amendments to VOP 2010 and the VMCSP are supported***

Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 VMCSP

The VMCSP sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in the VMCSP as follows:

- "Neighbourhood Precinct" with an "Office Uses Permitted" overlay on Schedule "F" – Land Use Precincts

- Fronting onto two (2) Minor Collector Roads (Doughton Road and Maplecrete Road), and a Local Road (Freshway Drive) on Schedule “C” – Street Network
- “Recommended retail, service commercial or public use frontage” along Doughton Road as shown on Schedule “H” – Areas for Retail, Service, Commercial, or Public Uses
- 5-storey minimum – 25-storey maximum and 2.5 minimum FSI – 4.5 maximum FSI on Schedule “I” – Height and Density Parameters

The Neighbourhood Precinct is intended to be developed primarily with residential uses, complemented by community amenities such as schools, parks, community centres and daycare facilities, and retail and service commercial uses. Live-work units are also permitted. A mix of high-rise, mid-rise and low-rise buildings and a mix of apartment dwellings and townhouses are encouraged. The following amendments are required to permit the Development as shown on Attachments 3 to 8:

- Identify the Subject Lands located west of Maplecrete Road and south of Doughton Road as Area “U” (Schedule “K” – Site Specific Policy Areas)
- Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B) (Schedule “I” – Height and Density Parameters)
- Increase the maximum permitted density (Floor Space Index (‘FSI’) from 4.5 times the area of the lot to 7.73 times the area of the lot (based on the Zoning By-law definition of Gross Floor Area (‘GFA’) that excludes certain areas within the building) (Schedule “I” – Height and Density Parameters)
- Increase the maximum permitted podium height from 4-storeys to 6-storeys (Policy 8.7.17)
- Increase the maximum permitted residential tower floor plate size from 750 m<sup>2</sup> to the following (Policy 8.7.18):
  - Tower A
    - 868 m<sup>2</sup> – at Level 7
    - 799 m<sup>2</sup> – Levels 8 to 40
    - 776 m<sup>2</sup> – Levels 41 to 42
  - Tower B
    - 875 m<sup>2</sup> – Level 7
    - 799 m<sup>2</sup> – Levels 10 to 37
    - 776 m<sup>2</sup> – Levels 38 to 39

The Development, as shown on Attachments 3 to 8, will contribute with the planned residential population growth in the VMC by providing a total of 1,082 residential units of varying sizes and types, including 1,066 residential apartment units, 9 podium townhouses, and 7 live-work units. The Development also provides for approximately 485 m<sup>2</sup> of retail space and 3,456 m<sup>2</sup> of combined indoor and outdoor amenity space,

including a piazza fronting onto Maplecrete Road and a private garden area located at the rear of the site, and is within a 5 to 10-minute walk to the future Black Creek Renewal Corridor and Edgeley Pond and Park. The proposed density and unit mix provides housing opportunities and supports public transit usage in the City.

A segment of the future 20 m Local Street (Street “1” on Attachment 5) at the south end of the Subject Lands and 3.0 m road widenings for Maplecrete Road and Doughton Road are being conveyed through the Draft Plan of Subdivision. These conveyances will contribute to establishing a fine-grain street network and optimizing connectivity within the VMC. Additionally, planned cycling facilities will be located along Doughton Road and Maplecrete Road, further encouraging urban transportation modes.

Although the proposed building heights and density are not achieving the intent and vision of the “Neighbourhood Precinct” designation of the VMCSPP nor the vision of the VMC Urban Design Guidelines, which encourages neighbourhood-scale projects that are characterized by lower building typologies, including mid-rise, the VMC Program Staff have accepted the proposal as agreed with the Applicant and the Policy Planning and Special Programs Department and the Planning and Growth Management Portfolio over the urban design matters addressed below.

The proposed 5 to 6-storey podium adequately transitions to the industrial uses to the east. At-grade townhouses, live-work units, residential lobbies, and retail uses within the podium, as well as the centrally located piazza, activate and urbanize the frontages along the surrounding streets. The towers will primarily maintain a floor plate size of approximately 799 m<sup>2</sup>, which is considered a modest increase from the maximum permitted floor plate size and is consistent with approved tower floor plate sizes in the VMC.

The Policy Planning and Special Programs Department and the Planning and Growth Management Portfolio support the proposed amendments to VOP 2010 and the VMCSPP.

***Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

As the Applications were received by the City and deemed complete prior to October 21, 2021, the Applications are transitioned under Zoning By-law 001-2021.

***Proposed amendments to Zoning By-law 1-88 required to permit the Development are supported***

**Zoning:**

- Subject Lands are zoned “EM1 Prestige Employment Area” Zone by Zoning By-law 1-88, as amended
- The proposed uses are not permitted within this Zone
- The Owner proposes to rezone the Subject Lands to “C9 Corporate Centre (H) Zone” together with site-specific zoning exceptions included as Attachment 9 to permit the Development

The VMC Program supports the zoning exceptions identified in Attachment 9 on the basis that the proposed site-specific zoning standards will facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific standards enable a compact built form and pedestrian realm relationship, respect transition to adjacent uses, and provide appropriate vehicular and bicycle parking rates that are desirable in an Intensification Area with access to transit.

To ensure that the Development reflects an urban built form and public realm, VMC Staff have recommended site-specific zoning exceptions relating to minimum and/or maximum requirements for GFA, tower setbacks and separation distance, amenity area, and residential unit types, as identified in Attachment 9.

Minor modifications may be made to the zoning exceptions identified in Attachment 9 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

***A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City***

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed under the Engineering section of this report related to servicing allocation and site remediation. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

***The Policy Planning and Special Programs Department (VMC Program) recommends approval of the Draft Plan, subject to Conditions***

The VMC Program is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 5, subject to the Conditions of Approval in Attachment 10 of this report.

### Subdivision Design

The Draft Plan shown on Attachment 5 facilitates the creation of a mixed-use development block, a portion of a new east-west 20 m public Local Street (Freshway Drive), road widenings for Maplecrete Road and Doughton Road, and required 0.3 m reserves in accordance with the VM CSP framework. The street conveyance will take on an interim condition until such time that the landowners to the south (7551 and 7601 Jane Street) redevelop.

### Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved VMC Urban Design Guidelines. This will be further reviewed through Site Development File DA.22.072.

### Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 10.

### Tree Protection Agreement

The Owner has submitted an Arborist Report and Tree Inventory and Preservation Plan prepared by Baker Turner dated May 12, 2022, which documents the removal of 38 existing trees. Should any trees be removed, tree compensation/cash-in-lieu will be required. The Owner shall provide cash-in-lieu payment in accordance with the City's Tree Protection Protocol, should the Site Plan Application be approved.

The Owner is required to enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-Law 052-2018, prior to the execution of a Site Plan Agreement which includes a security for trees to be preserved and protected in accordance with the approved Arborist Report. A condition to this effect is included in Attachment 10 of this report.

### ***The Development achieves a Silver Sustainability Threshold Score***

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 52 (silver level). This score meets minimum threshold requirements.

### **Financial Impact**

There are no requirements for new funding associated with this Report.

### **Operational Impact**

***The Engineering Division (VMC Program) supports the Development subject to the conditions in this report***

The Engineering Division (VMC Program) has provided the following comments:

### Road Network

The Owner is conveying Street “1” to deliver a 10 m wide segment of the future 20 m Local Street. The proposed right-of-way (‘ROW’) width and cross-section details are being established to the satisfaction of the City in accordance with the VMCSPP as follows:

- i) Street “1” shall be designed in its ultimate configuration with a 20 m right-of-way cross-section for future extensions east of Maplecrete Road. The east-west public street shall be coordinated with the landowners to the south (7551 and 7601 Jane Street).
- ii) An interim road condition is proposed for Street “1” – see Attachment 3. This interim condition will accommodate the safe and efficient movement of all road users and shall remain in place until lands to the south are developed to deliver the ultimate 20 m ROW, as noted above.

3.0 m road widenings are required along Doughton Road and Maplecrete Road to accommodate minimum 26 m right-of-ways respectively. The required widenings have been incorporated into the Draft Plan of Subdivision and site plan and reflected in the building placement.

### Municipal Servicing (separate Water/Sanitary/Stormwater)

The Owner has submitted a Functional Servicing and Stormwater Management Report prepared by Schaeffers, dated December 2022 to support how the Development will be serviced.

#### *Storm Sewer*

- The Development will direct controlled stormwater drainage to the proposed 300mm dia. storm service connection that outlets to the existing 1200mm dia. storm sewer on Doughton Road. The controlled site development flows will ultimately outlets to the Black Creek along the south side of Doughton Road and east of Jane Street.

#### *Sanitary Sewer*

- Sanitary service for the subject development will be provided by the connection to the sanitary sewer located on Doughton Road. Subject to the confirmation of residual capacity in the existing sewer system, sanitary sewer upgrade could be required to support the proposed development based on the updated MESP.

#### *Watermains*

- Water services for the subject development will be provided by the construction of water service connections to the watermain located on Doughton Road, which address domestic and fire flow demands for the proposed development. In

accordance with the updated MESP, the servicing strategy recommended the watermain upsized from 300mm to 400mm on Doughton Road.

### Infrastructure Improvements

The Owner shall contribute its share of the cost of infrastructure works and/or undertake necessary improvement works associated with implementing the municipal servicing improvements for the ultimate build-out of the VMC Secondary Plan area based on the recommendations of the on-going Integrated Urban Water Master Plan EA and latest VMC FSSR Update to the satisfaction of the City. Financial commitments for the Plan may be secured via the subdivision agreement and will be based on the City's latest available cost estimate for the required infrastructure improvements.

Development charges adjacent to the subject development lands include:

### *City-Wide Engineering*

- DC Project 25 – Doughton Road Widening – Jane Street to Maplecrete Road
- DC Project 32 – Maplecrete Road Widening– Hwy 7 to Peelar Road
- Citywide Watermain No. 13 – Maplecrete Rd. - 400mm diameter watermain – Peelar Road to Hwy 7
- Citywide Watermain No. 17 – Doughton Road - 400mm diameter watermain – Jane Street to Maplecrete Rd.

The following current Area Specific Development Charge (ASDC) will be applicable upon Plan registration/prior to issuance of building permit as determined by the Development Finance Department:

### *Area Specific Development Charges (ASDC)*

- VMC SE – Doughton Sanitary Sewer Improvement Works
- VMC Jane Street Sanitary Trunk Sewer Improvements
- Edgeley Pond and Black Creek Channel Works – MAP 3

### Parking

The Owner has submitted a Transportation Impact Study, prepared by LEA Consulting Ltd., and dated June 2022 (revised December 2022) in support of the proposed parking standards for the development proposal.

The VMCSPP states that transit-supportive parking standards for residential and non-residential uses shall be adopted by the City to facilitate development in the VMC and encourage non-automobile travel. The proposed parking rates can be supported as it capitalizes on the existing transit infrastructure and is consistent with recently approved

parking ratios in the VMC. Transportation Engineering has reviewed the study and advise that they have no objection to the proposed parking standards.

The proposed bicycle parking rates exceed the minimum bicycling parking requirements identified in Zoning By-law 1-88, reducing the need for vehicular parking and encouraging active transportation use within the VMC.

#### Environmental Engineering

Phase One and Two Environmental Site Assessment (ESA) reports prepared by MTE Consultants Inc., and dated June 1, 2022, were submitted for review. The Owner is required to submit a Remedial Action Plan (RAP), conforming to the City's RAP checklist, including the delineation the areas of potential environmental concern identified at the subject site.

The proposed development, from existing commercial to a more sensitive land use of residential, will require a Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) filed on the Environmental Site Registry in accordance with O. Reg. 153/04. In addition, given that contamination was identified, and remediation will be required prior to re-development, in accordance with the City's Contaminated Sites Policy, the Holding Symbol "(H)" will apply to the amending Zoning By-law with removal conditional upon the Owner providing the City with a copy of the MECP RSC filed on the Environmental Site Registry for the entire Subject Lands.

#### Sewage and Water Allocation

There is limited available city-wide servicing capacity. York Region is expected to grant the City additional servicing capacity in Q4-2023 as part of their Capacity Assignment cycle to Regional Municipalities. In the interim, the City has recommended the inclusion of a Holding "(H)" Provision within the Zoning By-law which provides that the Holding Symbol "(H)" shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:

- 1) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy to the subject lands.

#### Geotechnical and Hydrogeological Report

The Applicant submitted a preliminary Geotechnical and Hydrogeological Investigation Report prepared by DS Consultants Ltd. and dated August 30, 2022 and September 1, 2022, respectively, for review and approval by the City. The Report recommended the ground water control measures that need to be implemented during the construction, and assessment of the long-term dewatering activities required on the Subject Lands.



***Parkland dedication requirements in accordance with the City's most current policies on cash-in-lieu will be applicable for this Development***

The Legal Services, Real Estate Department has advised that parkland shall be dedicated in accordance with By-law 139-90, as amended by By-law 205-2012 and the policies outlined in Section 7.3.3 of VOP 2010 Parkland Dedication.

Prior to the issuance of a Building Permit, the Owner will be required to convey land at the rate of 1 ha per 600 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1,000 units, or at a fixed unit rate, at Vaughan's discretion, in accordance with the *Planning Act* and the City's Parkland Dedication Policy.

Clauses will be included in the future implementing Draft Plan of Subdivision and Site Plan Agreements.

***Community Benefits Charge ('CBC') is applicable and will be collected at Building Permit Stage***

The development meets the criteria for CBC being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

***The Financial Planning and Development Finance Department has no objection to the Development***

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges. The Owner shall pay to the City the applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.

***Other external agencies and various utilities have no objection to the Development***

The York Region District School Board ('YRDSB') and York Catholic District School Boards ('YCDSB') are important stakeholders in implementing the VMCSPP and continue to be active participants and stakeholders as part of the ongoing VMCSPP update. The current VMCSPP protects for four (4) school sites within the VMCSPP area to serve the planned population. As part of the recalibration exercise through the VMCSPP update, options will be considered to address the impact of additional density on requirements for additional community facilities and schools to ensure a complete community is achieved. The School Boards are working closely with City staff to address the inadequate school site designations relative to the proposed and approved densities to-date in the VMC.

The YCDSB has expressed preliminary concerns about inadequate student accommodation relative to proposed and previously anticipated densities initially envisioned for the area. The City acknowledges these concerns and will continue to work with the School Boards to ensure that their concerns are adequately addressed. No comments were received from the YRDSB or the Conseil Scolaire de District Catholique Centre Sud ('CSDCCS') as of the date of this report.

The Subject Lands are located within 1000 m of the Canadian National Railway's ('CN') rail yard ROW. CN has expressed concerns of developing/densifying residential uses within 1000 m of a rail yard. Prior to final Draft Plan approval, the Owner shall satisfy CN's conditions identified in Attachment 10c.

NavCanada, Bombardier Aerospace, Alectra Utilities Corporation, and Rogers have no objection to the approval of the Development. Enbridge and Bell Canada have no objections to the Development subject to the conditions included in Attachments 10d-e.

### **Broader Regional Impacts/Considerations**

York Region has reviewed the Applications and has no objection to the Development in principle, however, remains the approval authority of the Official Plan Amendment File OP.21.008.

York Region has commented that the trend of developments has significantly increased densities on a site-by-site basis in the absence of an updated comprehensive planning document. Increases in potential population, above and beyond planned growth, has a direct impact on wastewater and wastewater servicing. Due to many recent development proposals, the cumulative effect of additional growth in the VMC needs to be reassessed. A master plan level detailed analysis of the entire YDSS trunk system may be required to properly assess the impact of additional growth beyond what is currently approved or the area.

Accordingly, the Regional Exemption has not been granted at this time. The Owner will be required to address York Region's outstanding comments. Comments provided by York Region in a letter dated March 8, 2023 have been included as Conditions of Approval for Draft Plan of Subdivision in Attachment 10b.

### ***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Applications***

The westerly portion of the Subject Lands is located within the TRCA's Regulated Area. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the site to demonstrate that there are no impacts to flooding, erosion, dynamic beaches, pollution, or conservation of land be affected.

At this time, the TRCA has no objections to the approval of the Applications and is satisfied with the proposed Stormwater Management (SWM) Strategy and Erosion and Sediment Control (ESC) Plan. Prior to providing a formal recommendation for Site

Development file DA.22.072, the FSR and SWM reports will need to be updated to address the TRCA's comments dated March 3, 2023.

### **Conclusion**

The Policy Planning and Special Programs Department and the Planning and Growth Management Portfolio are satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Policy Planning and Special Programs Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 10.

### **Attachments**

1. Context and Location Map
2. Existing Zoning 1-88 Map
3. Interim and Ultimate Site Plan
4. Conceptual Site Plan and Proposed Rezoning
5. Proposed Draft Plan of Subdivision 19T-21V003
6. Building Elevations - West
7. Building Elevations - East
8. Building Elevations – North and South
9. Site-Specific Exceptions to Zoning By-law 1-88 (Table 2)
10. Conditions of Draft Plan of Subdivision Approval File 19T-21V003

### **Prepared by**

Christina Bruce, Director of Policy Planning & Special Programs Department, ext. 8231

### **Approved by**

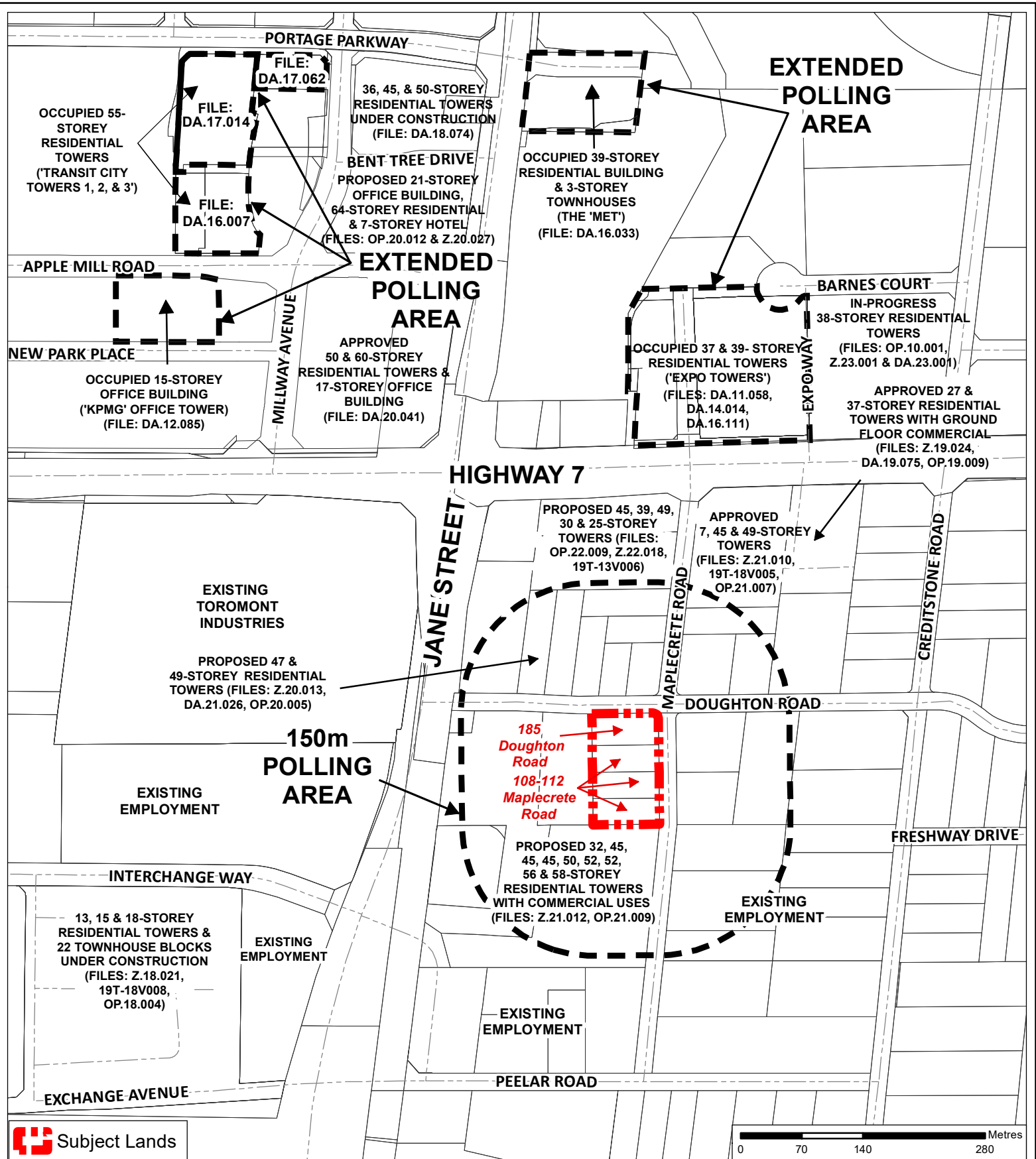


Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager



## Context and Location Map

**LOCATION:** Part of Lot 5, Concession 4  
185 Doughton Road and 108-112 Maplecrete Road

**APPLICANT:**  
GB (Maplecrete) Limited Partnership

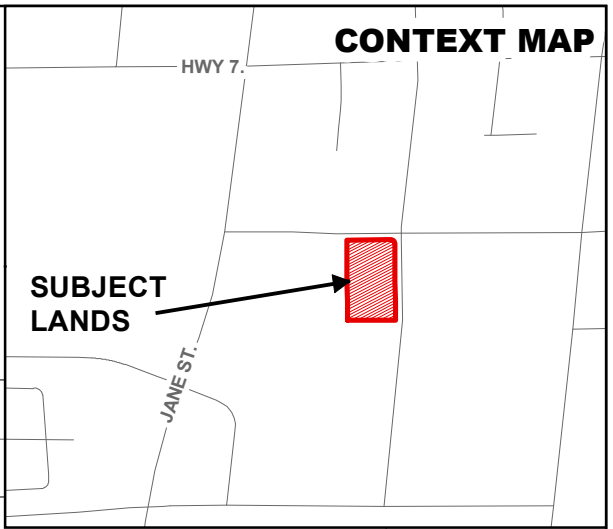
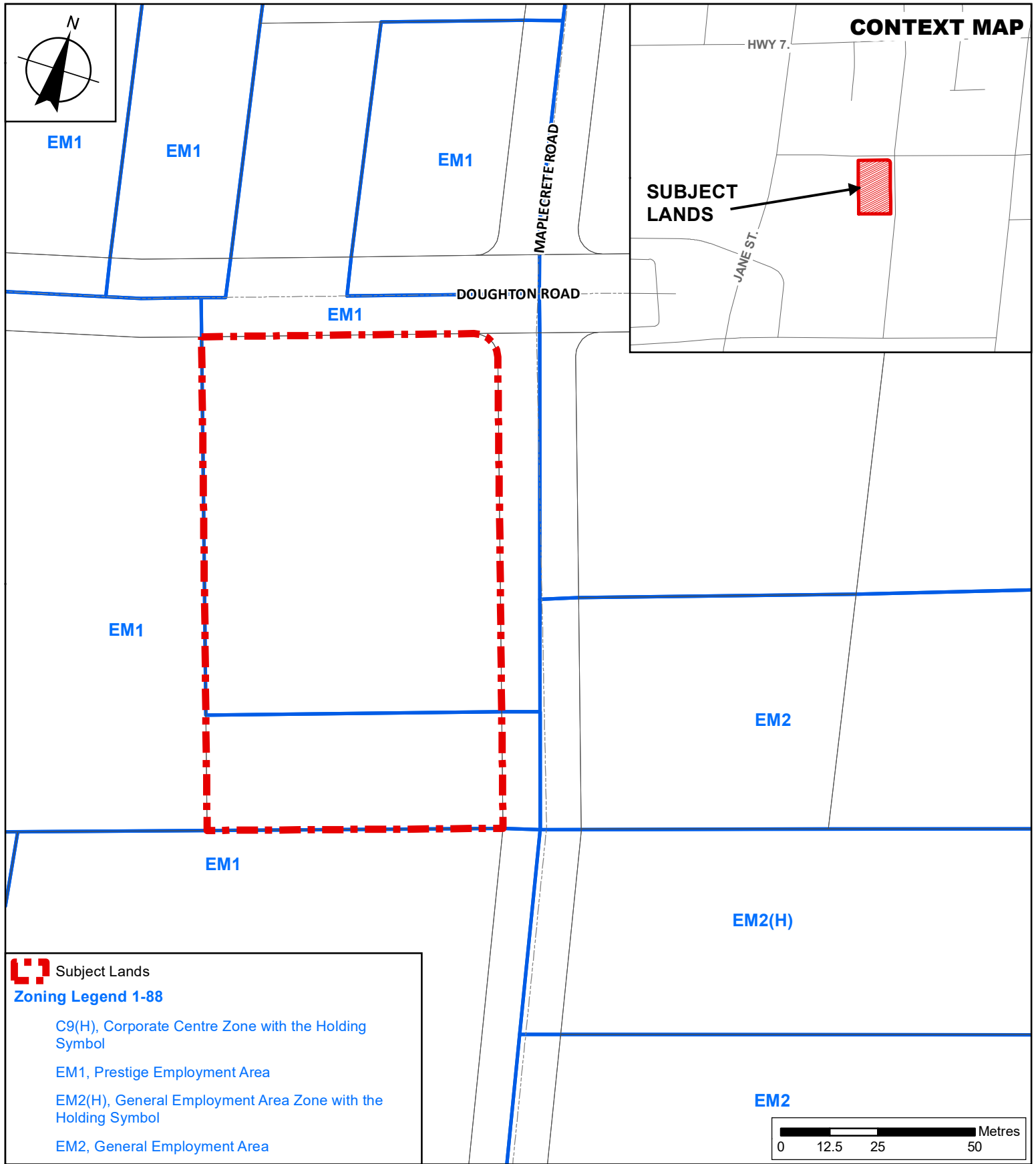



## Attachment

**FILES:** OP.21.008, Z.21.011  
and 19T-21V003

**DATE:**  
June 6, 2023

1



 Subject Lands

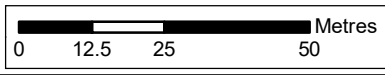
**Zoning Legend 1-88**

C9(H), Corporate Centre Zone with the Holding Symbol

EM1, Prestige Employment Area

EM2(H), General Employment Area Zone with the Holding Symbol

EM2, General Employment Area



# Context and Existing Zoning 1-88 Map

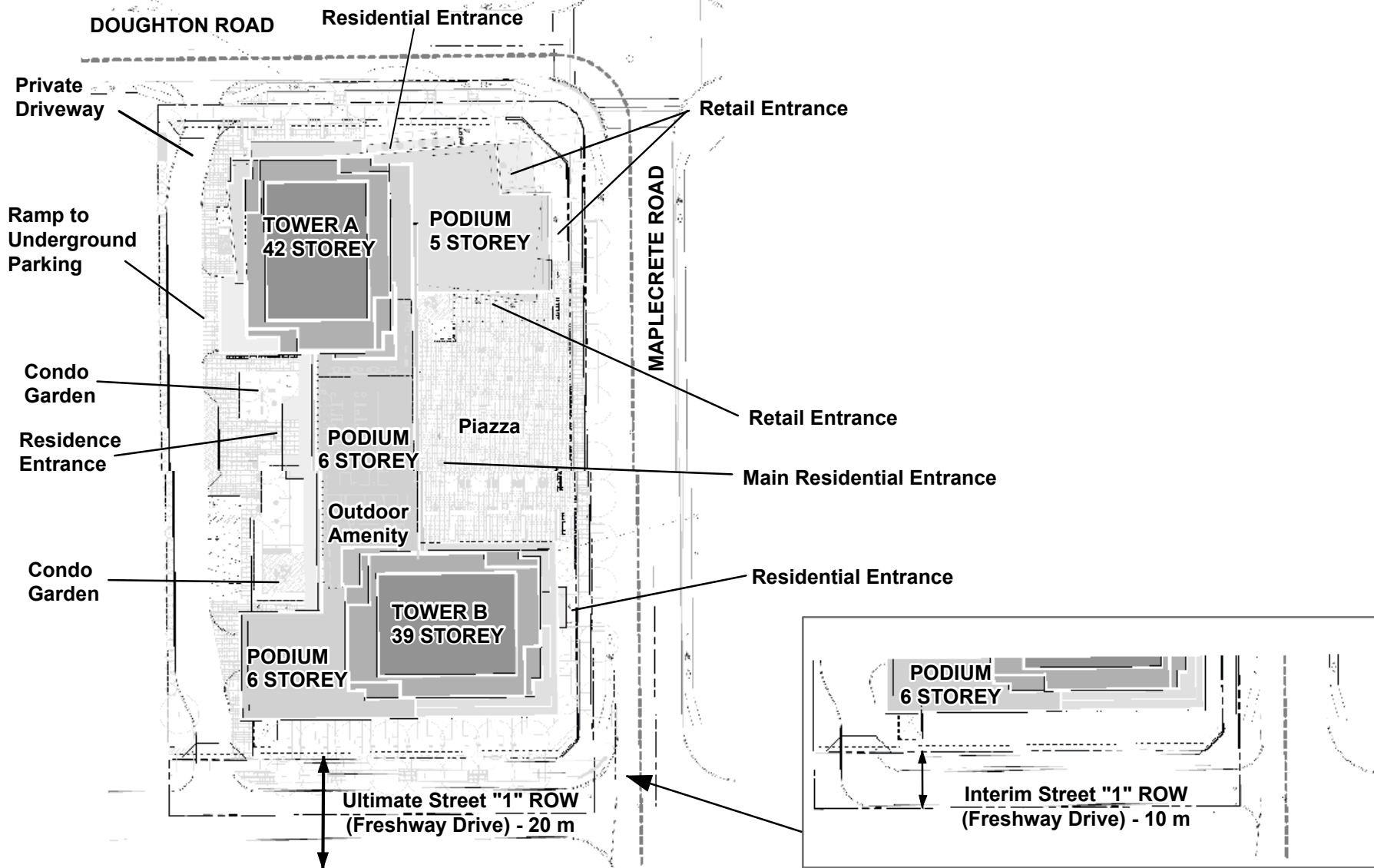
**LOCATION:**  
185 Doughton Road and 108-112 Maplecreek Road  
Part of Lot 5, Concession 4

**APPLICANT:**  
GB (Maplecreek) Limited Partnership



**FILES:**  
OP.21.008, Z.21.011 and 19T-21V003

**DATE:**  
June 6, 2023



Site Plan - Ultimate Condition

Site Plan - Interim Condition

## Conceptual Ultimate and Interim Site Plan

**LOCATION:**  
185 Doughton Road and 108-112 Maplecrete Road  
Part of Lot 5, Concession 4

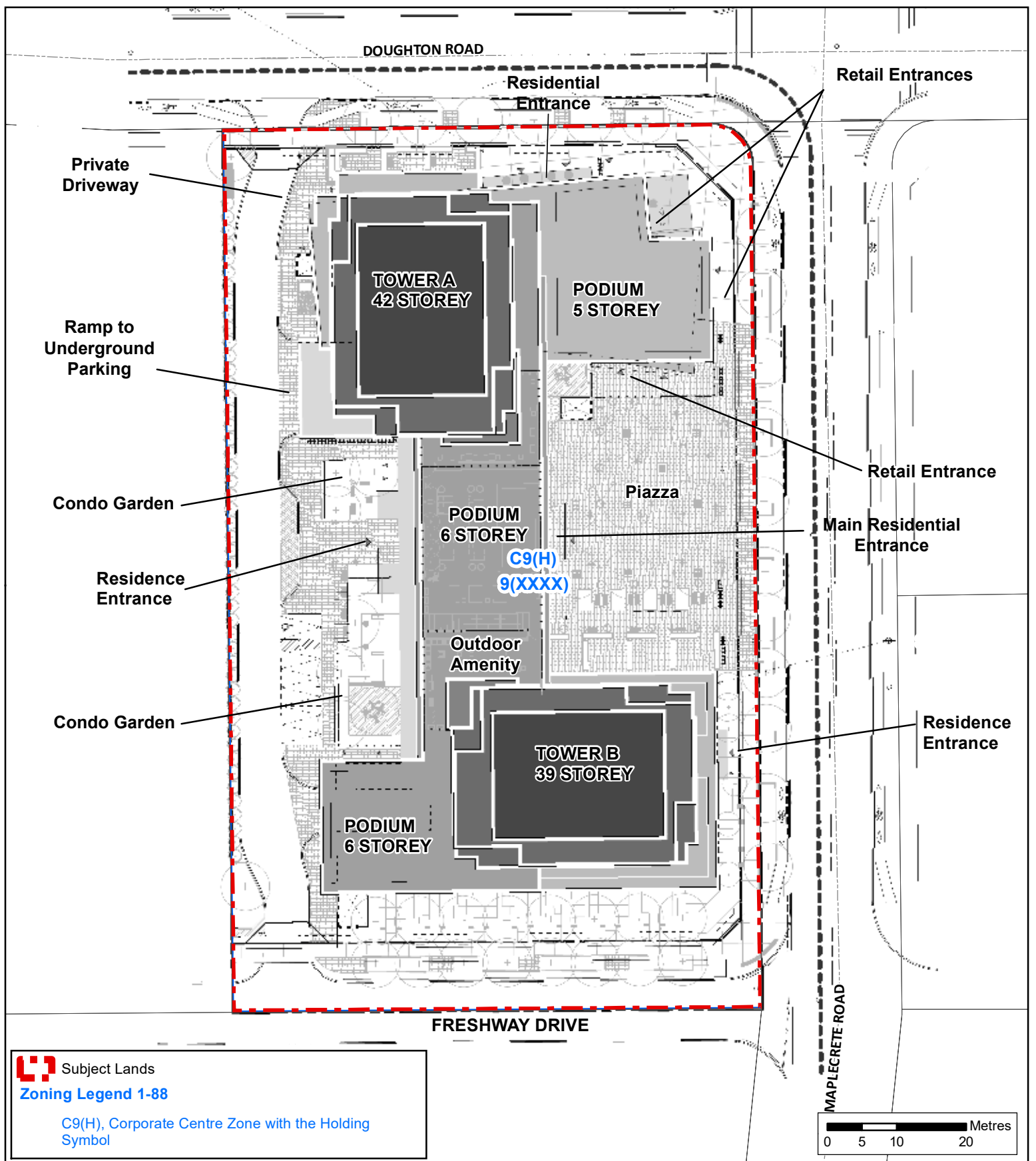
**APPLICANT:**  
GB (Maplecrete) Limited Partnership



## Attachment

**FILES:**  
OP.21.008, Z.21.011 and 19T-21V003  
**DATE:**  
June 6, 2023

3



# Conceptual Ultimate Site Plan and Proposed Zoning 1-88

**LOCATION:**  
 185 Doughton Road and 108-112 Maplecrete Road  
 Part of Lot 5, Concession 4

**APPLICANT:**  
 GB (Maplecrete) Limited Partnership



**FILES:**  
 OP.21.008, Z.21.011 and 19T-21V003

**DATE:**  
 June 6, 2023

**Attachment**  
**4**







Architectural Pre-cast  
Concrete Panel

Tower A  
(42-storeys)

Prefabricate  
Cladding

Tower B  
(39-storeys)

Pre-finished  
Window Wall  
Vision Panel

Prefinished  
Metal  
Panel

Balcony Glass  
Railing System

Metal  
Canopy

134-M

124.25-M

20.6-M

Curtain Wall  
System Vision  
Panel

West Elevation  
(facing private driveway)

Not to Scale

## Building Elevations - West

### LOCATION:

185 Doughton Road and 108-112 Maplecrete Road  
Part of Lot 5, Concession 4

### APPLICANT:

GB (Maplecrete) Limited Partnership

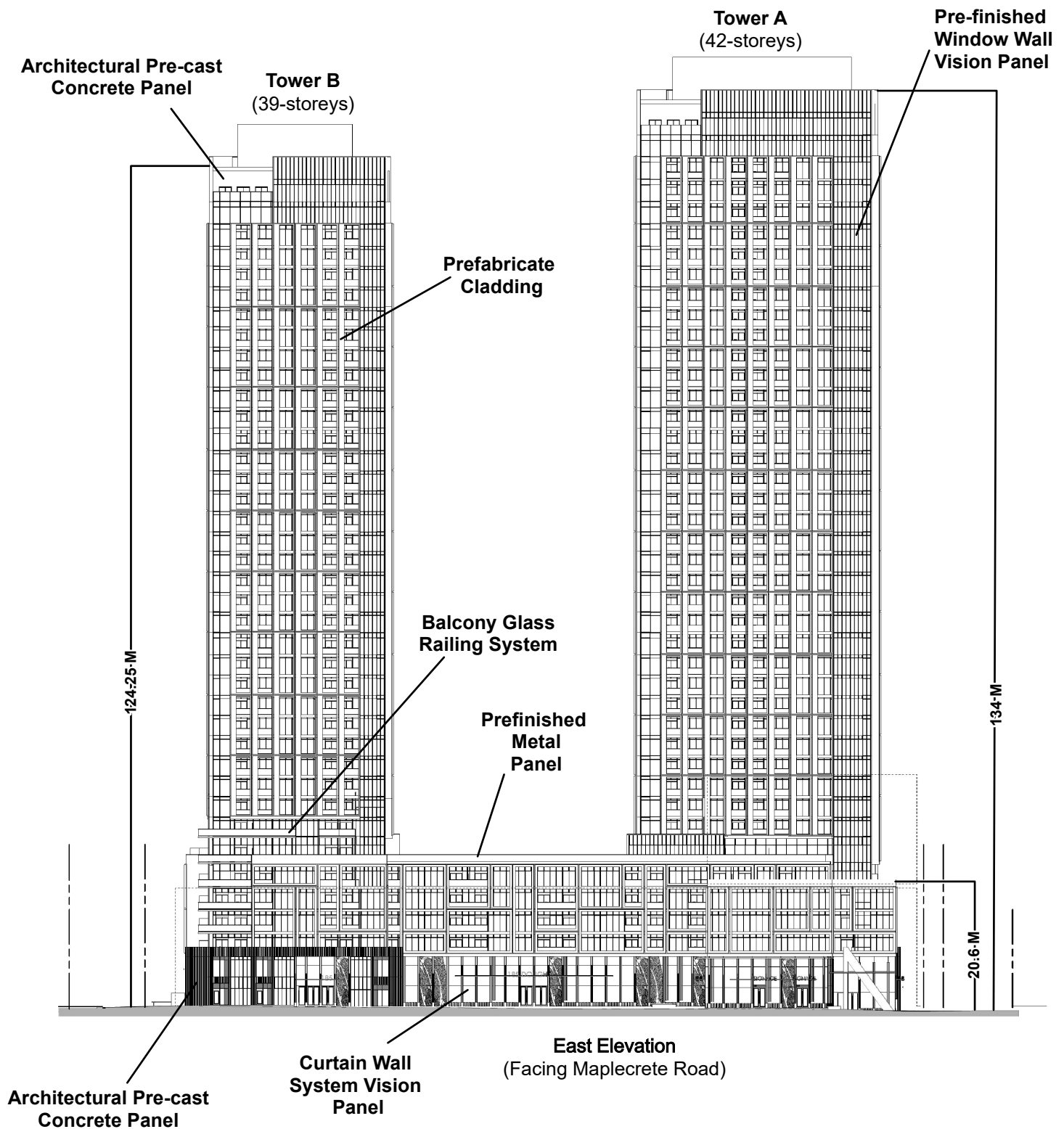


FILES:  
OP.21.008, Z.21.011 and 19T-21V003

DATE:  
June 6, 2023

# Attachment

# 6



Not to Scale

## Building Elevations - East

### LOCATION:

185 Doughton Road and 108-112 Maplecrete Road  
Part of Lot 5, Concession 4

### APPLICANT:

GB (Maplecrete) Limited Partnership

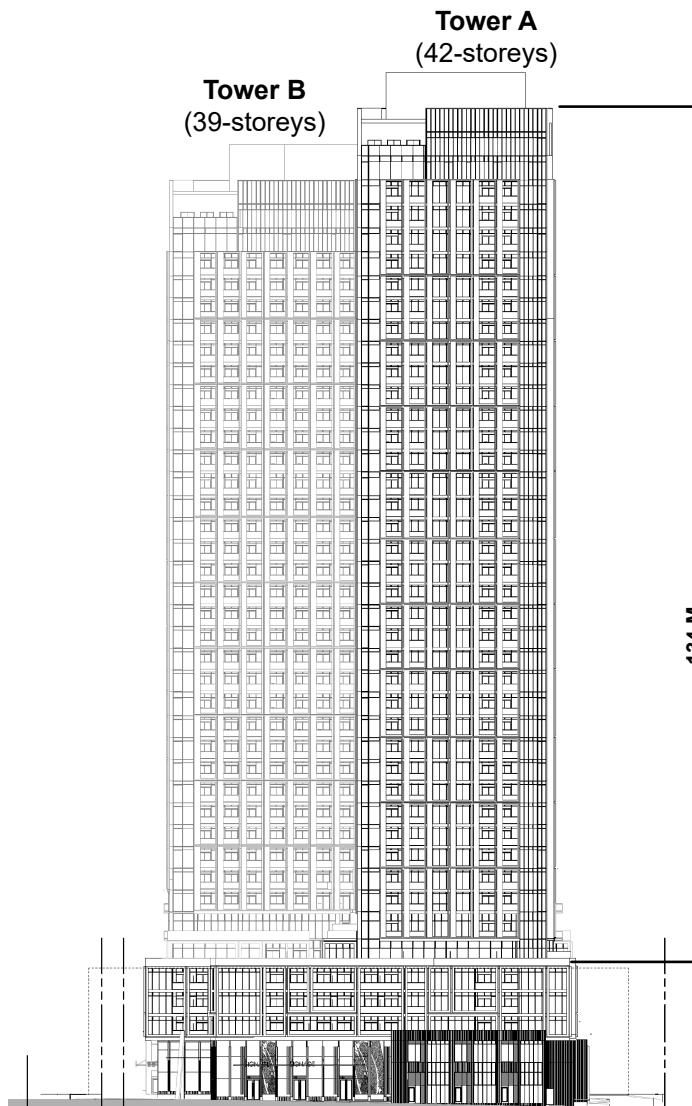


**FILES:**  
OP.21.008, Z.21.011 and 19T-21V003

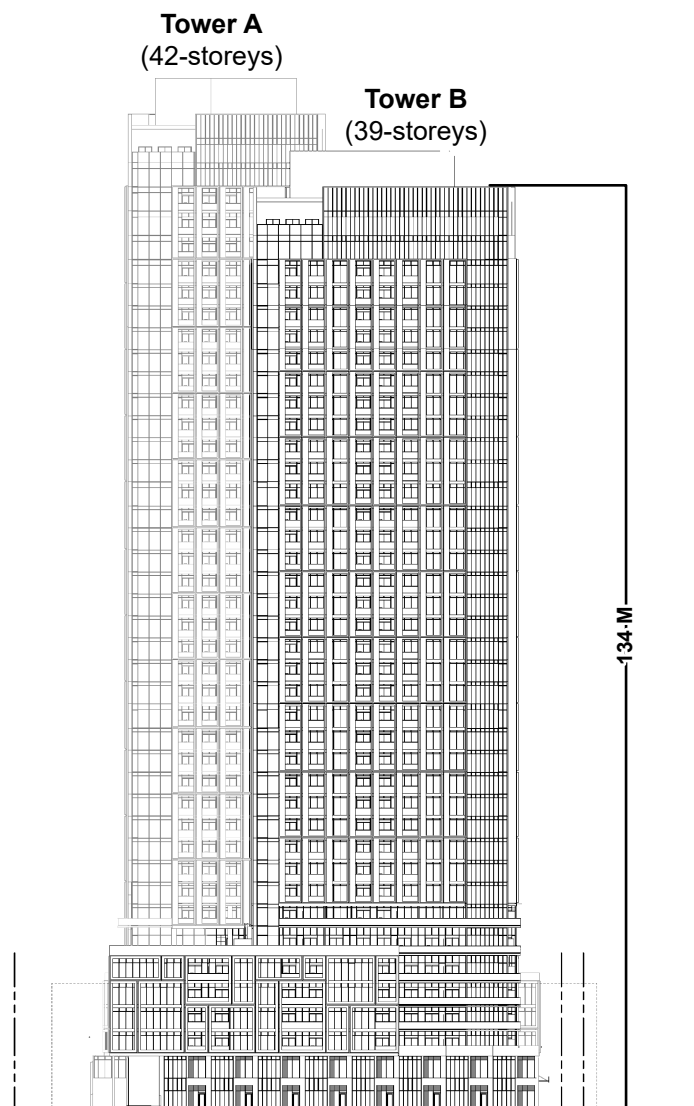
**DATE:**  
June 6, 2023

## Attachment

# 7



**North Elevation**  
(Facing Doughton Road)



**South Elevation**  
(Facing Freshway Drive)

Not to Scale

## Building Elevations - North and South

### LOCATION:

185 Doughton Road and 108-112 Maplecrete Road

Part of Lot 5, Concession 4

### APPLICANT:

GB (Maplecrete) Limited Partnership



FILES:  
OP.21.008, Z.21.011 and 19T-21V003

DATE:  
June 6, 2023

## Attachment

# 8

## Attachment 9

Table 2: Proposed Site-Specific Exceptions to Zoning By-law 1-88

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
a.	Permitted Uses	As outlined in Section 5.10	Permit additional uses including: <ul style="list-style-type: none"> <li>• Podium Townhouse Dwellings</li> <li>• Live-Work Dwellings</li> </ul>
b.	<b>Definitions</b>		
	"Building Height"	The vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and in the case of a flat roof, the highest point of the roof surface; Exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna	The vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main building entrance facing Maplecrete Road), and the highest point of the roof surface excluding mechanical penthouse and any roof-top equipment
	"Dwelling, Live-Work"	Not defined	A dwelling containing a business that is operated by at least one resident of the associated dwelling unit
	"Dwelling, Podium Townhouse"	Not defined	A townhouse dwelling that is located within the podium of a building
	"Gross Floor Area"	The aggregate of the floor areas of all the storeys of a building, measured to the exterior of the outside	The aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls,

		walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure	but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, and loading areas located above or below grade
	"Lot Line, Front"	In the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph.	For the purposes of this By-law, the lot line abutting Maplecrete Road shall be deemed as the "Lot Line, Front"
	"Parking Space"	A rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	A rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto

			An EV charging station shall not be considered an obstruction for the purposes of a parking space size
	"Podium"	Not defined	The base of a building, inclusive of the ground floor, that projects horizontally from the tower
	"Tower"	Not defined	Means the portion of a building that is located above the podium and every individual storey of which encompasses a smaller gross floor area than the individual storeys of the podium
	"Tower Separation Distance"	Not defined	Means the minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include the projection of a balcony
c.	Minimum Yard Requirements	Front Yard: 3.0 m  Exterior Side Yard: 3.0 m	<ul style="list-style-type: none"> <li>• <u>Front Yard</u> (Maplecrete Road): 2.7 m</li> <li>• <u>Exterior Side Yard</u> (Doughton Road): 3.0 m</li> <li>• <u>Exterior Side Yard</u> (Freshway Drive): 5.5 m and</li> <li>• <u>Rear Yard</u>: 10 m</li> <li>• 2.4 m from the northeast and southeast daylight triangles</li> </ul>
d.	Minimum Build-To-Zone Requirements and Maximum Length of a Building	0-3 m and 80% (Doughton Road)  3-6 m and 50% (Maplecrete Road)	Shall not apply

	abutting a Street Line		
e.	Portions of Buildings Below-Grade	1.8 m (exterior and front)	0.9 m
f.	Maximum Encroachments	In accordance with Section 3.14 and 4.15.3	Canopies, balconies, wind mitigation structures, window washing equipment, railings, guard rails may encroach a maximum of 1.5 m into a required yard
g.	Maximum Building Height	25 m	<u>Tower A</u> : 42-storeys (138 m)  <u>Tower B</u> : 39-storeys (128 m)
h.	Maximum Floor Residential Density	67 m <sup>2</sup> per unit	The provision of 5.1.5 as it relates to the minimum floor residential density in Schedule A2 shall not apply  For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area ('GFA') to area of the lot. The area of the lot shall include all road widenings, reserves, and future streets.  Overall FSI of 7.73 times the area of the lot
i.	Minimum Landscape Strip Width	3.0 m	Abutting Doughton Road, Maplecrete Road, and Freshway Drive: 0 m  1.5 m along the west property line (including the curb line)

j.	Minimum Barrier-free Parking Space Size	Type A: 3.4 m X 6.0 m Type B: 2.4m X 6.0 m	Type A: 3.4 m x 5.7 m Type B: 2.4 m x 5.7 m
k.	Accessible Parking Aisle Dimensions	As outlined in Section 3.8 d) i)	A minimum accessible aisle length of 5.7m
l.	Minimum Parking Requirements	<u>Residential</u> Bachelor/1BR 0.7 spaces/unit x 725 units = 508 spaces  2BR+ 0.9 spaces x 333 units = 300 spaces  3BR+ 1.0 spaces x 8 units = 8 spaces  <u>Visitor</u> 0.15 spaces x 1,066 = 160 spaces  <u>Retail</u> 2.5 spaces (min) to 10 spaces (min) per 100 m <sup>2</sup> GFA = 13 to 49 spaces  <u>Total Spaces Required:</u> 976 spaces (residential and visitor) + 49 spaces (retail)	<u>Residential</u> 0.30 spaces per unit (Apartment) x 1,066 units = 320 spaces  1.0 spaces per unit (Podium Townhouse) x 9 units = 9 spaces  0.6 spaces per unit (Live-Work) x 7 units = 5 spaces  <u>Visitor</u> 0.15 spaces per unit (Apartment) x 1,066 units = 160 spaces  0.4 spaces per unit (Live-Work) x 7 units = 3 spaces  <u>Retail</u> 0.7 spaces per 100 m <sup>2</sup> GFA = 4 spaces  <u>Total Spaces Required:</u> 501 spaces  <u>Total Spaces Provided:</u> 551 spaces
m.	Minimum Accessible Parking Requirements	<u>201 – 1000 Parking Spaces Provided</u> 2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B	<u>Retail + Visitor:</u> 1 space + 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B  <u>Residential:</u> 2 spaces + 2% of the total number of parking spaces,



			of which, 50% shall be Type A and 50% shall be Type B
n.	Bicycle Parking Location and Minimum Dimensions	Not specified	<p>Short-term bicycle parking spaces may be located on Level 1 and Level P1</p> <p>Long-term bicycle parking may be located on Levels 1 and 2, and Levels P1, P2, and P3</p> <p>The following dimensions are required for a bicycle parking space:</p> <ul style="list-style-type: none"> <li>• 0.450 m x 1.8 m (indoors)</li> <li>• 0.275 m x 1.8 m (outdoor)</li> </ul>
o.	Minimum Bicycle Parking Requirements	<p><u>Multi-Unit Residential Short-Term:</u> 0.1 spaces per unit or 6 spaces, whichever is greater</p> <p><u>Multi-Unit Residential Long-Term:</u> 0.5 spaces per unit</p> <p>Commercial not specified</p>	<p><u>Residential Short-Term:</u> 0.2 spaces per unit</p> <p><u>Residential Long-Term:</u> 0.8 spaces per unit</p> <p><u>Commercial Short-Term:</u> 0.15 spaces per 100 m<sup>2</sup></p> <p><u>Commercial Long-Term:</u> 0.1 spaces per 100 m<sup>2</sup></p>
p.	Minimum and Maximum Driveway/Aisle Servicing a Loading Facility Dimensions	Minimum width of 6.0 m and a maximum width of 13.5 m	Minimum width of 6.0 m and no maximum
q.	Maximum GFA	Not specified	<p>75,071 m<sup>2</sup></p> <p>A minimum of 485.5 m<sup>2</sup> shall be dedicated to retail uses</p>

r.	Maximum Number of Residential Units	Not specified	1,082 units, including 7 Live-Work units and 9 Podium Townhouse units
s.	Maximum Podium Height	Not specified	<ul style="list-style-type: none"> <li>• 5-storeys (north)</li> <li>• 6-storeys (central and south)</li> </ul>
t.	Minimum Amenity Area	Not specified	<p><u>Indoor:</u> 1.37 m<sup>2</sup> per unit</p> <p><u>Outdoor:</u> 1.82 m<sup>2</sup> per unit</p>
u.	Tower Setbacks	Not specified	<ul style="list-style-type: none"> <li>• <u>Maplecrete Road:</u> 30.5 m (Tower A); 5.7 m (Tower B)</li> <li>• <u>Doughton Road:</u> 6.0 m (Tower A)</li> <li>• <u>Street "1"</u> (Freshway Drive): 9.0 m (Tower B)</li> <li>• <u>West Lot Line:</u> 14.5 m (Tower A); 31.0 m (Tower B)</li> </ul>
v.	Minimum Separation Distances Between Towers	Not specified	Between any building portion above the first 6-storeys of Towers A and B shall be 33 m
w.	Maximum Tower Floor Plate Size	Not specified	<p>Tower A</p> <ul style="list-style-type: none"> <li>• 868 m<sup>2</sup> – at Level 7</li> <li>• 799 m<sup>2</sup> – Level 8 to 40</li> <li>• 776 m<sup>2</sup> – Level 41 to 42</li> </ul> <p>Tower B</p> <ul style="list-style-type: none"> <li>• 875 m<sup>2</sup> – Level 7</li> <li>• 799 m<sup>2</sup> – Levels 10 to 37</li> <li>• 776 m<sup>2</sup> – Levels 38 to 39</li> </ul>

**ATTACHMENT 10**  
**CONDITIONS OF DRAFT APPROVAL**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-21V003 ('THE PLAN')**  
**GB (MAPLECRETE) LIMITED PARTNERSHIP ('THE OWNER')**  
**PART OF LOT 5, CONCESSION 4, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('THE CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE PLAN, ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 10a.
2. The Conditions of Approval of York Region set out on Attachment 10b.
3. The Conditions of Approval of Canadian National Railway ('CN') as set out in Attachment 10c.
4. The Conditions of Approval of Bell Canada as set out in Attachment 10d.
5. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment 10e.

Clearances

1. The City shall advise that the Conditions on Attachment 10a have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment 10b have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. CN shall advise that the Conditions on Attachment 10c have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Bell Canada shall advise that the Conditions on Attachment 10d have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas Inc. shall advise that the Conditions on Attachment 10e have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT 10a**  
**CONDITIONS OF DRAFT APPROVAL**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-21V003 ('THE PLAN')**  
**GB (MAPLECRETE) LIMITED PARTNERSHIP ('THE OWNER')**  
**PART OF LOT 5, CONCESSION 4, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE PLAN ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, as prepared by KLM Planning Partners Inc., Project No. P-3298, dated May 5, 2023.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay all outstanding application fees to the City's Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall be required to provide payment-in-lieu of parkland dedication in accordance with the requirements of the Planning Act, the VOP 2010 (Section 7.3.3 Parkland Dedication) and/or in effect Parkland Dedication By-Law and amendments.
5. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, landscaping, financial securities and land conveyance and/or cash-in-lieu, the design, construction, installation and road dedication and associated municipal services along the development frontage, at the sole cost of the Owner, with provisions for future connection in accordance with the local servicing policy, to the satisfaction of the City. The said Agreement shall be registered against the lands to which it applies.
6. As the future local road (Street "1"/Freshway Drive extension) intersects the Subject Lands and the properties to the west and south, the Owner shall work with the City and the adjacent landowners for the future design, construction, and delivery of the local road.

The Street "1" shall be planned, designed and constructed, to the satisfaction of the City with all interim and permanent works including drainage design, Low Impact Development (LID), grading adjustment and illumination to the satisfaction of the City.

7. The City agrees to grant the Owner an easement over Street "1" for access on, over, along, through and upon the temporary driveway for purposes of accessing Maplecrete Road, in a form satisfactory to the City. The Owner shall, at its cost, maintain the temporary driveway access to Maplecrete Road, in good and safe condition until the future construction of local road Street "1" to the satisfaction of the City. The Owner shall indemnify and save harmless the City and its employees from all actions, causes of actions, suits, claims, fees, expenses, damages, injury and demands whatsoever which may arise directly or indirectly by reason of this temporary driveway access to Maplecrete Road on the City owned lands, save and except for any damage caused by the sole negligence of the City or its employees.

Prior to final approval of the Plan, the Owner shall make satisfactory arrangements with the City, to establish the temporary access easement over the temporary driveway access to Maplecrete Road. The easement shall be maintained by the Owner and/or its successors in title and shall be registered on title and form part of the future condominium declaration.

8. In addition to the draft plan conditions set out for Street "1":
  - The Owner shall coordinate with the neighbouring landowner to the west to complete the design and construction of Street "1", to the satisfaction of the City.
  - The Owner shall deliver the interim condition of Street "1" to Maplecrete Road, to the satisfaction of the City prior to the occupancy of any units.
  - The Owner shall agree in the subdivision agreement to provide the necessary financial securities for the cost associated with the removal of the interim condition on Street "1" and reinstatement of Street "1" to the ultimate road condition including streetscape and servicing infrastructure to the satisfaction of the City.
  - The Owner shall make the necessary arrangements and enter into an agreement with the adjacent landowners to the west and south to allow for completion and construction of the Street "1" to its ultimate configuration within their ownership having consideration for the full ultimate design across developers lands. The arrangements shall address, but are not limited to, liability, land title, cost-sharing, the timing and costs associated with the construction of the interconnection, and obligations and costs of maintenance be fully secured.
9. The Owner shall carry out, at no cost to the City, any temporary or permanent, access and drainage works that may be necessary to support the development under the interim condition to the satisfaction of the City.
10. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
11. The road allowances included in the Plan shall be named to the satisfaction of the City and York Region.
12. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, daylighting triangles, and 0.3 m reserves, as required. The pattern of the street and the layout of blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
13. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
14. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region. Construction staging areas, staging and construction vehicle parking plans shall be approved by the City.
15. Prior to final approval of the Plan, the Owner shall prepare construction drawings for review and approval, details of the sewer and water system, plan and profile drawings within and along the development limit, intersection of Street "1" / Doughton Road / Maplecrete Road.

The Owner agrees to modify the Draft Plan of Subdivision based on the approved road alignment and Right-of-Way width to the satisfaction of the City.

16. Prior to final approval of the Plan, the Owner shall convey all necessary easements as may be required for utility, drainage or construction purposes, to the appropriate authority(ies), free of all charge and encumbrance.
17. Prior to final approval of the Plan, the Owner shall submit to the City for review and approval a detailed geotechnical report, hydrogeological report, and dewatering report, to the satisfaction of the Development Engineering Department, which shall address the following, but not limited to:
  - a) dewatering report/plan, necessary contingency plan, monitoring and reporting program during and after completion of the construction
  - b) assessment of the potential for impact to the existing building structures in vicinity of the Development due to dewatering operations
  - c) design considerations for municipal services and structures.

The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions, to the satisfaction of the City.

18. Prior to final approval of the Plan, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
19. Prior to earlier of the initiation of any grading or registration of the Plan, the Owner shall submit to the City for review and approval a detailed engineering report that conforms with the VMC Master Servicing Strategy Study (as updated) and the final Black Creek Renewal Class Environmental Assessment Study. The detailed engineering report shall describe the storm drainage system for the Development within this Plan, and the report shall include:
  - a) plans to illustrate how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system
  - b) the location and description of all outlets and other facilities
  - c) storm water management techniques, which may be required to control minor or major flows
  - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction

The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports, to the satisfaction of the City.

20. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate pedestrian access, road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Development.
21. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the Development. The City agrees to utilize its reasonable efforts to recover

the Owner's costs of any external municipal services that have been designed and oversized by the Owner to accommodate any benefitting owners.

22. The Owner shall make the necessary arrangements for the relocation of utilities, whether internal or external to the Plan, to facilitate the Plan at the expense of the Owner, to the satisfaction of the City. Prior to final approval of the Plan, the Owner shall provide a consolidated public utilities plan and section showing resolved conflict between streetscape works and existing and proposed utilities.
23. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a buried hydro distribution system for the LED streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided in accordance with the VMC requirements, to the satisfaction of the City.
24. The Owner shall agree in the Subdivision Agreement that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
25. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis as determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
26. Prior to final approval of the Plan, the Owner shall submit an environmental noise impact study and vibration impact study, prepared in accordance with MECP NPC-300 for review and approval by the City. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved revised noise report and include the necessary warning clauses in all Offers of Purchase and Sale or Lease, to the satisfaction of the City.
27. Prior to final approval of the Plan, the Owner shall provide a copy of the fully executed Subdivision Agreement to:
  - a) Toronto and Region Conservation Authority ("TRCA")
  - b) York Region District School Board
  - c) York Catholic District School Board
  - d) Canada Post
  - e) Canadian National Railway ("CN")
  - f) Municipal Property Assessment Corporation ("MPAC")
  - g) Alectra Utilities Corporation
  - h) Enbridge Gas
  - i) the appropriate telecommunication provider
  - j) NavCanada
  - k) Bombardier Aerospace
  - l) York Region
28. Prior to final approval of the Plan, the Owner shall submit, to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor, and georeferenced CAD file, of all the Block

areas, frontages and depths in accordance with the approved Zoning By-law for all Blocks within the Plan.

29. The Owner shall prepare, and the Development Engineering Department, the Policy Planning & Special Programs Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and stormwater management reports and drawings, site illumination plan, utility coordination plan, geotechnical and hydrogeological reports, Traffic Impact Study (TIS), and Transportation Demand Management Plans (TDM Plans); note that additional information and documents may be required upon the next submission. The Owner shall agree in the Subdivision Agreement to implement the recommendations of these reports and plans in the Plan of Subdivision to the satisfaction of the City.
30. The Owner shall dedicate all roads, daylight triangles and road widenings shown on the Plan, to the satisfaction of the City.
31. Prior to final approval of the Plan, the Owner's consultant shall certify that the roads and municipal services within the Plan have been designed to comply with the approved Functional Servicing Report, the VMC Master Servicing Strategy Study (as updated), the Black Creek Optimization Study, the final Black Creek Renewal Class Environmental Assessment Study and Transportation Master Plan (as updated).
32. Prior to final approval of the Plan, the Owner shall confirm that the necessary provisions of the Environmental Assessment Act and Municipal Class Environmental Assessment for Municipal Roads, Water and Wastewater Works as they may apply to the proposed primary roads and related infrastructure matters have been met.
33. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider(s) to provide services, and if required within the municipal right-of-way at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider(s).
34. Prior to final approval of the Plan, the Owner shall satisfy the following:
  - a) provide a functional road/intersection analysis/design to address the ROW under ultimate development conditions. The required road allowances shall be designed in accordance with the City and York Region's standards for road and intersection design
  - b) provide a phasing and implementation plan, which includes details concerning such matters as the ultimate and interim traffic and transportation system, to the satisfaction of the City and York Region, and the specific required infrastructure improvements and development triggers to support the Development
  - c) submit a revised Traffic Impact Study addressing all the transportation related comments as detailed below to inform the detailed design of the proposed east-west local Street "1", including:
    - i. Include Synchro analysis of all study intersections, such as Maplecrete Road and Highway 7, Maplecrete Road and Doughton Road, Jane Street and Maplecrete Road, etc. for design input
    - ii. Detailed storage and queuing analysis is required to review any impacts of potential queuing at study intersections mentioned above. The site access and roadway Detailed storage and queuing analysis is required to review any



impacts of potential queuing at study intersections mentioned above. The site access and roadway intersections shall include ample storage on site to store all the queued vehicles during the busiest peak hours. Furthermore, existing queuing information of study intersections should be included in the report for comparison purpose with the future traffic conditions;

- d) Submit engineering plans showing, as applicable, all interim and ultimate sidewalk locations and YRT/ VivaNext standing areas and shelter pads subject to YRT/ VivaNext approval, to the satisfaction of the City and York Region.
35. The Owner shall agree in the Subdivision Agreement to pay its proportionate share of the costs associated with implementing the recommendations of the approved VMC Master Servicing Strategy (as updated), to the satisfaction of the City. Financial commitments will be secured based on the City's latest available cost estimates for the required infrastructure improvements.
36. The Owner shall agree in the Subdivision Agreement to design and construct at its own cost the municipal services for the Plan, in accordance with the final recommendations and conclusions of the approved VMC Master Servicing Strategy (as updated), to the satisfaction of the City.
37. The Owner shall agree in the Subdivision Agreement to design and construct at no cost to the City the storm water drainage infrastructure for the Plan, in accordance with the final recommendations and conclusions of the approved VMC Master Servicing Strategy once finalized, the final Black Creek Renewal Class Environmental Assessment Study and City standards, to the satisfaction of the City.
38. Prior to the earlier of either the final approval of the Plan, or the conveyance of land, or any initiation of grading or construction, the Owner shall implement the following, to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
39. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots and Blocks on the Plan:
- a) "Purchasers and/or tenants are advised that ultimate works for Street "1" will be completed westerly of the development in the future in accordance with VMC Secondary Plan to facilitate development of adjacent lands without further notice."

- b) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

40. The following warning clauses shall be included in the Agreements of Purchase and Sale, Condominium Declarations, Condominium Agreement(s) and Subdivision Agreement:

- a) "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the City and the Ministry of the Environment, Conservation, and Parks."
- b) "This dwelling unit has been supplied with a central air conditioning system which will allow windows closed and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation, and Parks."
- c) "Purchasers/tenants are advised that due to the proximity of the adjacent industrial and commercial facilities, sound levels from these facilities may at times be audible."
- d) "The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated."
- e) "Purchasers/tenants are advised that adjacent properties may be redeveloped with mid to high-density proposals in the future."
- f) "Purchasers/tenants are advised that the construction of Street "1" along the south side of the development may not be completed prior to full occupancy. The future condominium corporation(s) shall agree to work with the adjacent developer/consultant/contractors to facilitate the ultimate construction of this street. Purchasers/tenants are advised that the construction limits will include works within the private realm to prepare the road to be constructed to its ultimate condition. Major coordination will be required on-site to inform and minimize any access disturbances to the existing residents."
- g) "Purchasers/tenants are advised that the Owner (GB (Maplecrete) Limited Partnership) shall carry out at no cost to the City or any future condominium corporations the responsibility for final costing of construction of Street "1" within the lands related to this application based on the cost sharing methodology. The final costing is subject to the timing of road construction to its ultimate condition once the adjacent lands are subject to redevelopment, which it shall be delivered at no cost to the City of Vaughan in accordance with the Local Servicing Policy."

41. Prior to earlier of the initiation of any grading or construction on the Subject Lands, the Owner shall install erosion and sediment controls. The Erosion and Sediment Control Plan shall be designed and approved to the satisfaction of the City.

42. Prior to earlier of the registration of the Plan of Subdivision or commencement of construction on the Subject Lands, the Owner shall provide plans and designs for the grading of the lands, streetscape works, the roads and municipal services, to the satisfaction of the City.
43. Prior to commencement of construction, the Owner shall obtain the necessary approvals from the MECP for all sewage works that service the Development including, but not limited, to proposed stormwater management facilities (sewers, underground storm tank and oil and grit separator), sanitary sewers and watermain.
44. The Owner shall agree in the Subdivision Agreement to design and construct, at no cost to the City, Street "1" and the associated services, to the satisfaction of the City.
45. The Owner shall agree in the Subdivision Agreement to design, replace, and construct to the approved engineering drawings the necessary road improvements along Maplecrete Road, together with their associated services (including storm sewer), to the satisfaction of the City. These works are considered growth related and included in the 2022 City's Development Charges Background Study
46. The Owner shall agree in the Subdivision Agreement to design, replace, and construct to the approved engineering drawings the necessary road improvements along Doughton Road, together with their associated services (including storm sewer), to the satisfaction of the City. These works are considered growth related and included in the 2022 City's Development Charges Background Study
47. The Owner shall agree in the Subdivision Agreement to design, replace, and construct to the approved engineering drawings the storm sewer improvements along Doughton Road from Jane Street to Maplecrete Road to service the Plan, in accordance to the VMC FSSR (currently being developed/reviewed), all to the satisfaction of the City.
48. The Owner shall agree in the Subdivision Agreement to design, replace, and construct to the approved engineering and landscape drawings the storm sewer improvements along Maplecrete Road south of Doughton Road to service the Plan, in accordance to the VMC FSSR (currently being developed/reviewed), all to the satisfaction of the City.
49. The Owner shall agree in the Subdivision Agreement to design and construct to the approved engineering and landscape drawings the necessary water quality control for Doughton Road, Maplecrete Road and Street "1" to ensure water quality treatment will be achieved. Water quality measures including, but not limited to Low-Impact Developments ('LIDs') must be implemented within these boulevards with the appropriate details and supporting calculations, all to the satisfaction of the City.
50. The Owner shall agree to design and construct to the approved engineering and landscape drawings the necessary Low Impact Development (LID) infrastructure along Doughton Road, Maplecrete Road and Freshway Drive to ensure water quality treatment is achieved, and that LID measure(s) must be implemented within these boulevards submitted with the appropriate details and supporting calculations, all to the satisfaction of the City.
51. The Owner shall design and construct the following streetscape works in accordance with City standards, the "City-wide Streetscape Implementation Manual" and "VMC Streetscape

& Open Space Plan” (collectively, the ‘Streetscape Guidelines’) to the satisfaction of the City. The Owner shall design and construct:

- a) The streetscape along the south side of Doughton Road from Maplecrete Road to the westerly limits of the Subject Lands at an enhanced level of service to the satisfaction of the City (the “South Doughton Road Works”)
- b) The streetscape along the west side of Maplecrete Road from the northerly limits to the southerly limits of the Subject Lands at a standard urban level of service to the satisfaction of the City (the “West Maplecrete Road Works”)
- c) The interim and ultimate streetscape along the east-west local road from the westerly limits to the easterly limits of the property to a standard level of service to the satisfaction of the City (the “East-West Road Works”)
- d) The South Doughton Road Works, West Maplecrete Road Works, and East-West Road works are collectively referred to herein as the “Streetscape Works”

52. The Owner shall design and construct both street lighting and pedestrian scale lighting, and provide a Photometric Lighting Plan, to the satisfaction of the City. The streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification for the VMC and the City’s VMC Streetscape & Open Space Plan.
53. Prior to final approval of the Plan, the Owner shall prepare detailed streetscape and open space construction drawings as part of the subdivision construction drawing package based on the Vaughan Citywide Streetscape Implementation Manual and the VMC Streetscape & Open Space Plan, to the satisfaction of the City. Streetscape cost estimates shall be submitted to the satisfaction of the City. Securities will be taken, and the value calculated based on the full cost of the Streetscape Works. The Owner shall provide securities for the streetscape implementation, to the satisfaction of the City.
54. Prior to final approval of the Plan, the Owner shall submit an analysis of tree soil volumes demonstrating that each tree planted has met the minimum requirement of 20 m<sup>3</sup> of growing medium in a shared tree pit or 30 m<sup>3</sup> of growing medium in a stand-alone tree pit to encourage the growth of large caliper shade trees, to the satisfaction of the City.
55. Prior to final approval of the Plan, the Owner shall provide a Tree Preservation Study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
56. Prior to registration, the Owner is required to enter into a Tree Protection Agreement which includes a security for trees to be preserved and protected in accordance with the approved Tree Preservation Study. The value of the security associated with the City’s Tree Protection Agreement is determined through the following:
  - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement.
  - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
  - The costs associated with actual tree removals.
57. In the event that there is additional work or increases in the cost of the Streetscape Works attributable to unforeseen circumstances or other problems encountered during construction by the Owner, the Owner shall notify the City, but the Owner shall not be obligated to obtain

the City's consent to authorize such additional work or increase in the cost of the Streetscape Works, except for major changes that exceed ten percent (10%) of the original cost of any one item in the construction contract for the project, in which case the City's consent shall be required. As construction proceeds, the Owner shall produce, if requested, copies of all supplementary contracts and change orders to the City for information.

58. When the construction of the Streetscape Works has been substantially completed to the satisfaction of the City, the Owner shall provide the City with the following information:
- a) a certification from a registered consulting engineer and a registered landscape architect that confirms the Streetscape Works have been constructed in accordance with the approved Construction Drawings, City standards and specifications, sound engineering practices, and the Streetscape Guidelines
  - b) a detailed breakdown of the final as-constructed costs of the Streetscape Works certified by a professional consulting engineer, to the satisfaction of the City
  - c) a Statutory Declaration from the Owner confirming that all accounts in connection with the design and construction of the Streetscape Works have been paid in full and that there are no outstanding claims related to the subject works
  - d) a complete set of "As-Constructed" Construction Drawings (in both digital and georeferenced AutoCAD formats) for the Streetscape Works, and to illustrate all roadway curbs and utilities to the satisfaction of the City
  - e) copies of all final executed construction contracts, approved contract extras and change orders related to the construction of the Streetscape Works, to the satisfaction of the City
  - f) copies of all quality assurance test results, supplementary geotechnical reports and construction related reports.
59. Upon completion of the East Maplecrete Road Works and receipt of final actual cost certified by the consultant, the City shall reimburse the Owner the lesser of fifty percent (50%) of the final actual certified cost of the East Maplecrete Road Works or \$63,074.00 when funds for the Maplecrete Road Works are available and included in an approved capital project.
60. The Owner shall indemnify and save harmless the City and/or their employees from all actions, causes of actions, suits, claims and demands whatsoever, which may arise directly or indirectly by reason Streetscape Works or service provided under the Subdivision Agreement.
61. The Owner shall agree in the Subdivision Agreement that should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (or its successor), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City of Vaughan.
62. The Owner shall agree in the Subdivision Agreement that in the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.



March 8, 2023

Monica Wu, MCIP, RPP  
Planner, VMC  
Planning and Growth Management Portfolio  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

Dear Monica Wu,

**RE: Official Plan Amendment LOPA.21.V.0040 (OP.21.008)  
Zoning By-law Amendment ZBA.21.V.0072 (Z.21.011)  
Draft Plan of Subdivision SUBP.21.V.0016 (19T-21V003)  
185 Doughton and 108-112 Maplecrete Road  
(GB (Maplecrete) Limited Partnership)  
City of Vaughan**

This is in response to your second circulation of the above captioned Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and draft plan of subdivision applications.

The 0.97-hectare subject site is located on the southwest corner of Doughton Road and Maplecrete Road, within the Vaughan Metropolitan Centre Secondary Plan area. The current proposed development is for 1,082 residential units in 40 and 37-storey towers, served by 551 vehicular and 1,092 bicycle parking spaces. The overall density is 7.61 FSI.

	<b>1<sup>st</sup> Submission (Mar 2021)</b>	<b>2<sup>nd</sup> Submission (June 2022)</b>	<b>3<sup>rd</sup> Submission (Sept 2022)</b>	<b>4<sup>th</sup> Submission (Dec 2022)</b>	<b>5<sup>th</sup> Submission (Feb 2023)</b>
<b>Density</b>	8.2 FSI	7.26 FSI	7.86 FSI	No change	7.61 FSI
<b>Building A Height</b>	43-storeys	38-storeys	42-storeys	No change	40-storeys
<b>Building B Height</b>	40-storeys	35-storeys	38-storeys	No change	37-storeys
<b>Podium Height</b>	6-storeys	6 to 8-storeys	6 to 8-storeys	No change	No change
<b>Total Unit Count</b>	789	1,033	1,122	1,121	1,082

Regional staff do not have any comments on the site-specific ZBA application. The ZBA will permit the proposed mix of uses and prescribe site-specific development standards.

### **Purpose and Effect of the Proposed Amendment**

According to the draft Official Plan Amendment, the Amendment will:

- permit maximum building heights of 40-storeys and 37-storeys,
- permit a maximum density of 7.61 FSI, and
- permit a maximum floor plate of 850 m<sup>2</sup>.

### **Development Planning Comments**

Our previous planning comments regarding conformity with the Regional Official Plan, provided in our letter dated August 18, 2021, continue to apply. We also confirm that York Region retains the approval authority of this OPA application. A new York Region Official Plan ("YROP-2022") was approved by the Minister of Municipal Affairs and Housing with modifications on November 4, 2022 and is therefore now in-force. As this application was submitted and deemed complete prior to the approval of the new YROP-2022, the policies of the YROP-2010 remain applicable (Transition Policy 7.4.13, YROP-2022).

The City is currently undertaking a process to update the Vaughan Metropolitan Centre (VMC) Secondary Plan, which will identify preferred land use, the appropriate level of development, and the required hard and soft services needed to accommodate new growth. The approval of this and other site-specific developments, with significant density increases, have incremental and cumulative impact on the Region's transportation and water and wastewater servicing networks.

We look forward to completing the VMC Secondary Plan update, specifically to ensure adequate infrastructure is identified to accommodate the planned growth of this Regional Centre.

### **Technical Comments**

Below is a summary of technical comments received from Regional Departments.

#### **Transportation and Infrastructure Planning**

We advise that the following outstanding comments can be addressed/incorporated at the site plan stage of the proposed development to the satisfaction of York Region:

- a) The Study does not consider the increase height and density anticipated as a result of the VMC Secondary Plan review and update process initiated by the City of Vaughan. In our initial comments, we recommended that the proposed application be deferred until the VMC Secondary Plan review and update is completed to ensure consistency related to the policy, urban-built form and most importantly, the fine grid transportation network. The Study appears to be based on 2018 planned height and densities in the VMC. Therefore, the Study is deemed incomplete until the impacts of the anticipated growth in the area are fully analyzed.

- b) Promotion of public transit and other modes is recognized as a key driver to influence travel behaviour change in conjunction with infrastructure interventions. While the reduction of available parking spaces is supportive of these aims, additional “above and beyond” initiatives in response to higher density and height, will normalize sustainable travel habits by everyone especially for shorter trips, as the regional road network are operating at and near capacity levels. As indicated in our earlier comments, the applicant shall provide one adult YRT Monthly Pass PRESTO card for each residential unit, for a 3-month period. The estimated cost is \$154/pass/month. However, this comment can be addressed at the site plan stage of the proposed development.
- c) Further detailed comments will be provided once a revised Transportation Mobility Plan accommodating the updated VMC Secondary Plan is submitted.

### Infrastructure Asset Management

#### *Water and Wastewater Servicing*

The Functional Servicing and Stormwater Management Report (FSSMR), prepared by Fabian Papa and Partners, dated March 2021 and Site Servicing Plan indicated that water servicing will be provided by an existing local 300mm diameter local municipal watermain on Doughton Road. The FSSMR indicated that a hydrant flow test was not possible at the time the report was produced. The hydrant flow test should be completed prior to the next submission. This report will be further revised to verify the adequacy of the proposed water system to maintain service levels, including fire flows through hydrant testing. The Owner shall forward the revised FSSMR to the Region for review and record. The FSSMR indicated that the development will be connected to the existing 300mm local sewer. Sewage from this sewer will ultimately flow to the Regional Black Creek Sewage Pumping Station.

#### *Servicing Allocation*

Further to the Region's prior comments regarding the unknown potential impact of significantly higher than planned intensification in the VMC area on the Regional infrastructure system, the Region's current infrastructure plans have not considered the level of intensification proposed on the subject lands. At this time, the Region's servicing capacity commitment remains within the limits of currently assigned capacity to the City of Vaughan. It is in the City's jurisdiction to allocate the Region assigned capacity to individual developments based on the City's growth priorities.

### **Draft Plan of Subdivision**

Regional staff have reviewed the draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-3298, dated February 15, 2023. The draft plan of subdivision will facilitate the creation a future mixed-use development block, and additional blocks for road widening and reserves, within a 0.971 ha site. The draft plan of subdivision should await direction from the City regarding the VMC Secondary Plan Update. However, should the plan of subdivision receive draft plan approval in advance of the VMC Secondary Plan Update, we request the attached Regional conditions of approval be included in the City's decision.



### Summary

The OPA application proposes to amend the VMC Secondary Plan to permit a mixed use residential and commercial/retail development. Regional staff supports the nature of the proposed mixed-use development but highlight the trend of proposed developments that significantly increases densities on a site-by-site basis in the absence of an updated comprehensive planning document.

Increases in potential population, above and beyond planned growth, has a direct impact on water and wastewater servicing. Due to many recent development proposals, the cumulative effect of additional growth in the VMC needs to be reassessed. A master plan level detailed analysis of the entire YDSS trunk system may be required to properly assess the impact of additional growth beyond what is currently approved for the area. We look forward to continuing to work with Vaughan staff in completing the update to the VMC Secondary Plan as well as other intensification area Secondary Plans.

In the event that the draft plan of subdivision dated February 15, 2023 is approved by the City of Vaughan, the plan is subject to the attached Schedule of Clauses/Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at [Justin.Wong@york.ca](mailto:Justin.Wong@york.ca), should you require further assistance.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P.  
Director of Community Planning and Development Services

JW/

Attachment (1): Schedule of Clauses/Conditions

YORK-#15021572-v3-LOPA\_21\_V\_0040\_(OP\_21\_008)\_SUBP\_21\_V\_0016\_(19T-21V003)\_&\_ZBA\_21\_V\_0072\_(Z\_21\_011)\_-\_YR\_Comments

**Schedule of Clauses/Conditions**  
**SUBP.21.V.0016 (19T-21V003)**  
**185 Doughton and 108-112 Maplecrete Road**  
**(GB (Maplecrete) Limited Partnership)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-3298, dated February 15, 2023

**Clauses to be Included in the Subdivision Agreement**

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall implement the updated VMC Secondary Plan fine grid roadway network.
3. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways to support active transportation and public transit, where appropriate.
4. The Owner shall provide interconnections with adjacent developments in order to consolidate and reduce the number of accesses onto Regional, where appropriate.
5. The Owner shall implement all recommendations in the revised Transportation Study, including all TDM measures, to the satisfaction of the Region.
6. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.

**Conditions to be Satisfied Prior to Final Approval**

7. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
  - a) A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
  - b) A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

8. The Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Community Planning and Development Services and Infrastructure Asset Management for record.
9. The Owner shall provide a Transportation Impact Study consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The TIS shall assess impacts of the updated VMC Secondary Plan population and employment targets, and determine required infrastructure improvements associated with each phase of the proposed development, to the satisfaction of the Region.
10. The Owner shall provide a comprehensive Transportation Demand Management Plan (TDM) consistent with Region Transportation Mobility Plan Guidelines to the satisfaction of the Region. The TDM Plan shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations.
11. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
12. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
13. The Regional Corporate Services Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.

**From:** Jessica Kwan  
**Sent:** Wednesday, July 7, 2021 9:25 AM  
**To:** Andrew Haagsma  
**Subject:** FW: [External] 2021-06-11\_CN\_RES\_Request for Comments – OP.21.008, Z.21.011 and 19T-21V003 - 1st Submission for 185 Doughton Road and 108-112 Maplecrete Road  
**Attachments:** 1st Circulation Internal External Letter 2014..14071.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Jessica Kwan**  
[jessica.kwan@vaughan.ca](mailto:jessica.kwan@vaughan.ca)  
905-832-8585, ext. 8814

**COVID-19 Update:** Please be advised that I will be working remotely until further notice.  
During this time, I will be available via e-mail and/or web conference calls.  
Thank you for your patience and understanding.

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**From:** Ashkan Matlabi <Ashkan.Matlabi@cn.ca> **On Behalf Of** Proximity  
**Sent:** Friday, June 11, 2021 2:52 PM  
**To:** Jessica Kwan <Jessica.Kwan@vaughan.ca>  
**Subject:** [External] 2021-06-11\_CN\_RES\_Request for Comments – OP.21.008, Z.21.011 and 19T-21V003 - 1st Submission for 185 Doughton Road and 108-112 Maplecrete Road

Hello Jessica,

Thank you for consulting CN proximity on the subject application. It is noted that the subject site is located within 1000m to CN's Rail yard Right of way. CN has concerns of developing/densifying residential uses within 1000m of a rail yard. Please refer to CN's guidelines for the development of sensitive uses in proximity to railways. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

1. The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
2. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the

design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

3. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
4. The Owner shall be required to grant CN an environmental easement for operational noise emissions, registered against the subject property in favour of CN.

CN will review the N&V study submitted and will communicate to you the peer review feedback.

Thank you and don't hesitate to contact me for any questions.

Regards

**Ashkan Matlabi**, Urb. OUQ. MBA

Urbaniste sénior / Senior Planner (CN Proximity)  
Planning, Landscape Architecture and Urban Design  
Urbanisme, architecture de paysage et design urbain



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1600, René-Lévesque Ouest, 11e étage  
Montréal (Québec)  
H3H 1P9 CANADA  
[wsp.com](http://wsp.com)

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**From:** Joshua Cipolletta <[Joshua.Cipolletta@vaughan.ca](mailto:Joshua.Cipolletta@vaughan.ca)>

**Sent:** Friday, June 11, 2021 10:49 AM

**To:** Francesco Morea <[Francesco.Morea@vaughan.ca](mailto:Francesco.Morea@vaughan.ca)>; Elvio Valente <[Elvio.Valente@vaughan.ca](mailto:Elvio.Valente@vaughan.ca)>; Dean Brown <[Dean.Brown@vaughan.ca](mailto:Dean.Brown@vaughan.ca)>; Gus Michaels <[Gus.Michaels@vaughan.ca](mailto:Gus.Michaels@vaughan.ca)>; Nicolino Brusco <[Nicolino.Brusco@vaughan.ca](mailto:Nicolino.Brusco@vaughan.ca)>; Jim Harnum <[Jim.Harnum@vaughan.ca](mailto:Jim.Harnum@vaughan.ca)>; Haiqing Xu <[Haiqing.Xu@vaughan.ca](mailto:Haiqing.Xu@vaughan.ca)>; Andrea Buchanan <[Andrea.Buchanan@vaughan.ca](mailto:Andrea.Buchanan@vaughan.ca)>; Sonia Furtado <[Sonia.Furtado@vaughan.ca](mailto:Sonia.Furtado@vaughan.ca)>; Mauro Peverini <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; Bill Kiru <[Bill.Kiru@vaughan.ca](mailto:Bill.Kiru@vaughan.ca)>; Amy Roots <[Amy.Roots@vaughan.ca](mailto:Amy.Roots@vaughan.ca)>; Nancy Tuckett <[Nancy.Tuckett@vaughan.ca](mailto:Nancy.Tuckett@vaughan.ca)>; Rob Bayley <[Rob.Bayley@vaughan.ca](mailto:Rob.Bayley@vaughan.ca)>; Urban Design & Cultural Heritage Circulations <[UD.CH.Circulations@vaughan.ca](mailto:UD.CH.Circulations@vaughan.ca)>; Gaston Soucy <[Gaston.Soucy@vaughan.ca](mailto:Gaston.Soucy@vaughan.ca)>; Mary Caputo <[Mary.Caputo@vaughan.ca](mailto:Mary.Caputo@vaughan.ca)>; Ruth Rendon <[Ruth.Rendon@vaughan.ca](mailto:Ruth.Rendon@vaughan.ca)>; Nicholas Cascone <[Nicholas.Cascone@vaughan.ca](mailto:Nicholas.Cascone@vaughan.ca)>; Christina Bruce <[Christina.Bruce@vaughan.ca](mailto:Christina.Bruce@vaughan.ca)>; Gabriela Henriquez <[Gabriela.Henriquez@vaughan.ca](mailto:Gabriela.Henriquez@vaughan.ca)>; Gurnick Perhar <[Gurnick.Perhar@vaughan.ca](mailto:Gurnick.Perhar@vaughan.ca)>; Gerardo Paez Alonso <[Gerardo.PaezAlonso@vaughan.ca](mailto:Gerardo.PaezAlonso@vaughan.ca)>; Cory Gray <[Cory.Gray@vaughan.ca](mailto:Cory.Gray@vaughan.ca)>; Michelle Samson <[Michelle.Samson@vaughan.ca](mailto:Michelle.Samson@vaughan.ca)>; Musa Deo <[Musa.Deo@vaughan.ca](mailto:Musa.Deo@vaughan.ca)>; Jennifer Cappola-Logullo <[Jennifer.Logullo@vaughan.ca](mailto:Jennifer.Logullo@vaughan.ca)>; Danny Woo <[Danny.Woo@vaughan.ca](mailto:Danny.Woo@vaughan.ca)>; Dana Khademi <[Dana.Khademi@vaughan.ca](mailto:Dana.Khademi@vaughan.ca)>; Development Finance <[Development.Finance@vaughan.ca](mailto:Development.Finance@vaughan.ca)>; Aaron Zamler <[Aaron.Zamler@vaughan.ca](mailto:Aaron.Zamler@vaughan.ca)>; Sean Skinkle <[Sean.Skinkle@vaughan.ca](mailto:Sean.Skinkle@vaughan.ca)>; Andre Clifton <[Andre.Clifton@vaughan.ca](mailto:Andre.Clifton@vaughan.ca)>; Abanoub Abadeer <[Abanoub.Abadeer@vaughan.ca](mailto:Abanoub.Abadeer@vaughan.ca)>; Sharon Walker <[Sharon.Walker@vaughan.ca](mailto:Sharon.Walker@vaughan.ca)>; Forestry Circulations

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**Cc:** Jessica Kwan <[Jessica.Kwan@vaughan.ca](mailto:Jessica.Kwan@vaughan.ca)>; Andrew Haagsma <[Andrew.Haagsma@vaughan.ca](mailto:Andrew.Haagsma@vaughan.ca)>  
**Subject:** Request for Comments – OP.21.008, Z.21.011 and 19T-21V003 - 1st Submission for 185 Doughton Road and 108-112 Maplecrete Road

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Hello,

This is a request for comment on City of Vaughan Development Applications (1<sup>st</sup> Submission – OP.21.008, Z.21.011 and 19T-21V003) for 185 Doughton Road and 108-112 Maplecrete Road.

**Within five (5) business days of receiving this electronic circulation, please advise if your application requirements have been met. Please note that formalized comments are due within three weeks of the date of this email (July 2, 2021).**

The electronic drawings and documents can be accessed through [OneDrive](#).

Please **forward** your comments and questions to **Jessica Kwan**, the Planner managing the file, at [Jessica.Kwan@vaughan.ca](mailto:Jessica.Kwan@vaughan.ca).

Thank You,

**Joshua Cipolletta**  
**Planning Technician**  
905-832-8585, ext. 8112 | [joshua.cipolletta@vaughan.ca](mailto:joshua.cipolletta@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

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**From:** circulations@wsp.com  
**Sent:** Thursday, August 18, 2022 2:12 PM  
**To:** Monica Wu  
**Subject:** [External] OPA (OP.21.008), ZBLA (Z.21.011) and Draft Plan of Subdivision (19T-21V003); 185 Doughton Rd & 108-112 Maplecrete Rd., Vaughan

2022-08-18

Monica Wu

Vaughan

, ,

Attention: Monica Wu

**Re: OPA (OP.21.008), ZBLA (Z.21.011) and Draft Plan of Subdivision (19T-21V003); 185 Doughton Rd & 108-112 Maplecrete Rd., Vaughan; Your File No. OP.21.008,Z.21.011,19T-21V003**

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.



We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEHhHHzdJzBITWfa4Hgs7pbKI

June 22, 2021

Jessica Kwan  
Senior Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Jessica,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment  
Mega Vista Real Estate Development Inc.  
185 Doughton Road and 108-112 Maplecrete Road  
City of Vaughan  
File No.: 19T-21V003, OP-21-008, Z-21-011

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey O'Neil'.

**Casey O'Neil**  
Sr Analyst Municipal Planning  
Long Range Distribution Planning