

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 097-2023

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council and to be approved concurrently with this By-law, with which the matters herein set out are in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EM1 Prestige Employment Area Zone” and subject to site specific exception paragraph 9(722) to “C9 (“H”) Corporate Centre Zone” with the Holding Symbol (“H”), in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“9(1567)

A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “1”, and Schedule “E-1699”, until the Holding Symbol “(H)” is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(3) or (4) of the *Planning Act* and the following:

 - i) 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

- ii) The Owner provides a Remedial Action Plan (RAP) and identifies delineated areas of potential environmental concern on the Subject Lands, to the satisfaction of the Vaughan Development Engineering Department;
- iii) The Owner obtains and files for a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands.
- iv) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 097-2023 and for excavation and shoring works in accordance with the City of Vaughan's Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (the “Contaminated Sites Policy”).

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.14 a) and 4.15.3 respecting Permitted Yard Encroachments and Restrictions;
- c) Subsection 3.17 respecting Portions of Buildings Below Grade;
- d) Subsection 3.8.1 a), c), d), and f) respecting Parking Requirements for the Vaughan Metropolitan Centre;
- e) Subsection 3.8.2 a) respecting Bicycle Parking in the Vaughan Metropolitan Centre;
- f) Subsection 3.9 b) respecting Loading Space Requirements;
- g) Subsection 5.1.1 respecting Landscaping Area;
- h) Subsection 5.1.4 and 5.10 respecting Uses Permitted;
- i) Subsection 5.15 and Schedule A2 respecting Zoning Standards for C9 Zones;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1699”:

ai) Notwithstanding the provisions of Definitions, the following Definitions shall apply:

BUILDING HEIGHT – Means 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 – Means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit

DWELLING, PODIUM TOWNHOUSE – Means a townhouse dwelling that is located within the podium of a building

GROSS FLOOR AREA – Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, 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 – For the purposes of this By-law, the lot line abutting Maplecrete Road shall be deemed as the front lot line

PARKING SPACE – Means 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 – Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower

TOWER – 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 – 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

bi) Canopies, balconies, wind mitigation structures, window washing equipment, railings, and guard rails may encroach a maximum of 1.5 m into a required yard;

ci) The minimum setback from the front lot line (Maplecrete Road) and exterior lot lines to the nearest part of a building below finished grade shall be 0.9 m;

di) The following minimum parking requirements shall apply:

- Apartment Dwelling: 0.3 spaces per unit (all unit sizes)
- Podium Townhouse Dwelling: 1.0 space per unit
- Live-Work Dwelling: 0.6 spaces per unit
- Apartment Dwelling Visitor: 0.15 spaces per unit
- Live-Work Dwelling Visitor: 0.4 spaces per unit
- Commercial: 0.7 spaces per 100 m² of GFA

dii) The minimum accessible parking space dimensions

shall be as follows:

- Type A: 3.4 m (w) x 5.7 m (l); and,
 - Type B: 2.4 m (w) x 5.7 m (l)
- diii) The minimum accessible aisle length shall be 5.7 m
- ei) The following minimum bicycle parking requirements shall apply:
- Residential short-term: 0.2 spaces per unit
 - Residential long-term: 0.8 spaces per unit
 - Commercial short-term: 0.15 spaces per 100 m² of GFA
 - Commercial long-term: 0.1 spaces per 100 m² of GFA
- eii) Short-term bicycle parking spaces may be located on Levels 1 and P1. Long-term bicycle parking may be located on Levels 1 and 2, Levels P1, P2 and P3.
- eiii) The minimum dimensions of a bicycle parking space shall be:
- 0.45 m x 1.8 m (indoor)
 - 0.275 m x 1.8 m (outdoor)
- fi) Notwithstanding Section 3.8 g) of this By-law, a driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of 6 m and no maximum width
- gi) The following minimum landscape strip widths shall be provided:
- 0 m abutting the north, east, and south street line
 - 1.5 m abutting the west property line (including the curb line)
- hi) The following additional uses shall be permitted in a C9 Zone:

- Podium Townhouse Dwellings
- Live-Work Dwellings

ii) The Zoning Standards for C9 Corporate Centre Zone shall be as follows:

i) The maximum gross floor area (GFA) shall be 75,071 m²

ii) The minimum non-residential (retail) GFA shall be 460 m²

iii) The maximum GFA of any storey within a tower shall be:

Tower A

- 868 m² – Level 7
- 799 m² – Levels 8 to 40
- 776 m² – Levels 41 to 42

Tower B

- 875 m² – Level 7
- 799 m² – Levels 10 to 37
- 776 m² – Levels 38 to 39

iv) The provision of 5.1.5 as it relates to Maximum 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 the area of the lot. The area of the lot shall include all road conveyance and road widenings. An overall FSI of 7.73 times the area of the lot is permitted for the Subject Lands.

v) The maximum number of dwelling units shall not exceed 1,082 units, including 7 live-work units and 9 podium townhouse units

vi) The minimum amenity area shall be 1.35 m² per

unit (indoor) and 1.80 m² per unit (outdoor)

vii) In accordance with Schedule "E-1699", the maximum building heights and tower podium heights shall be as follows:

- Tower A: 138 m (42-storeys)
- Tower B: 128 m (39-storeys)
- Podium (north): 5-storeys
- Podium (central): 6-storeys
- Podium (south): 6-storeys

viii) The minimum tower separation distance between Towers A and B shall be 33 m

ix) The minimum tower setback shall be as follows:

- East lot line (Maplecrete Road): 30.5 m (Tower A) and 5.7 m (Tower B)
- North lot line (Doughton Road): 6 m (Tower A)
- South lot line (Street "1"/Freshway Drive): 9.0 m (Tower B)
- West lot line: 14.5 m (Tower A) and 31 m (Tower B)

x) The minimum yard requirements shall be:

- Front yard (Maplecrete Road): 2.7 m
- Exterior side yard (Doughton Road): 3.0 m
- Exterior side yard (Street "1"/Freshway Drive): 5.5 m
- Rear yard: 10 m
- 2.4 m from the northeast and southeast daylight triangles

xi) The Build-To-Zone Requirements of Schedule A2 shall not apply

- c) Adding Schedule “E-1699” attached hereto as Schedule “1”.
- d) Deleting Key Map 4A and substituting therefore the Key Map 4A attached hereto as Schedule “2”.
- e) Adding Schedule “E-1699” attached hereto as Schedule “3” and “E-1699” attached hereto as Schedule “4”.
- f) Deleting Schedule “E-801” and substituting therefore Schedule “E-801” attached hereto as Schedule “5”.

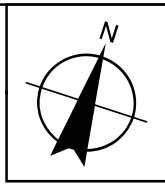
2. Schedules “1”, “2”, “3”, “4”, “5” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20th day of June, 2023.

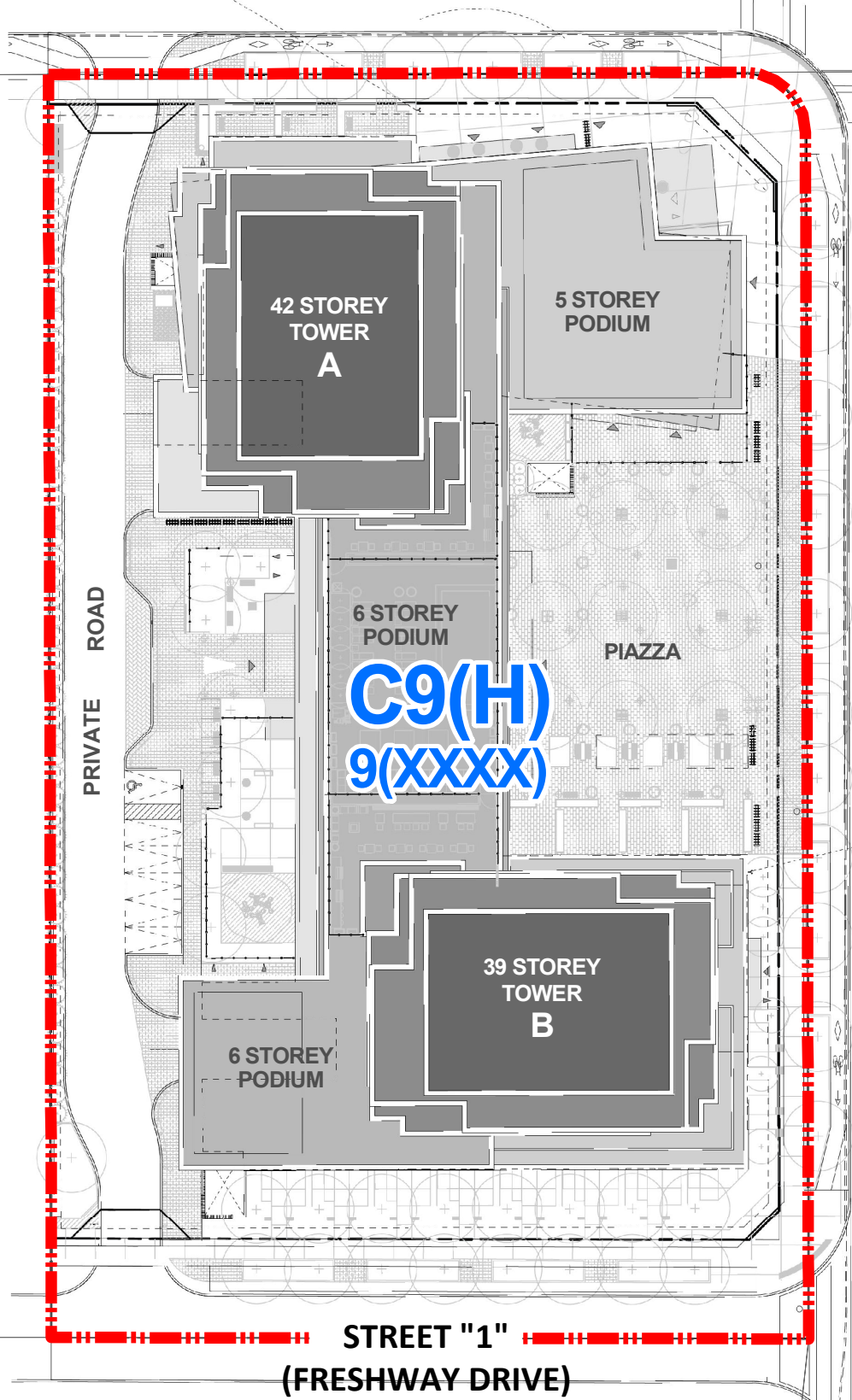
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 28
of the Committee of the Whole
Adopted by Vaughan City Council on
June 20, 2023.



DOUGHTON ROAD



C9(H)
9(XXXX)

PRIVATE ROAD

MAPLECRETE ROAD

STREET "1"
(FRESHWAY DRIVE)

THIS IS SCHEDULE 'E-1699'
TO BY-LAW 1-88
SECTION 9(1567)

 **Subject Lands**

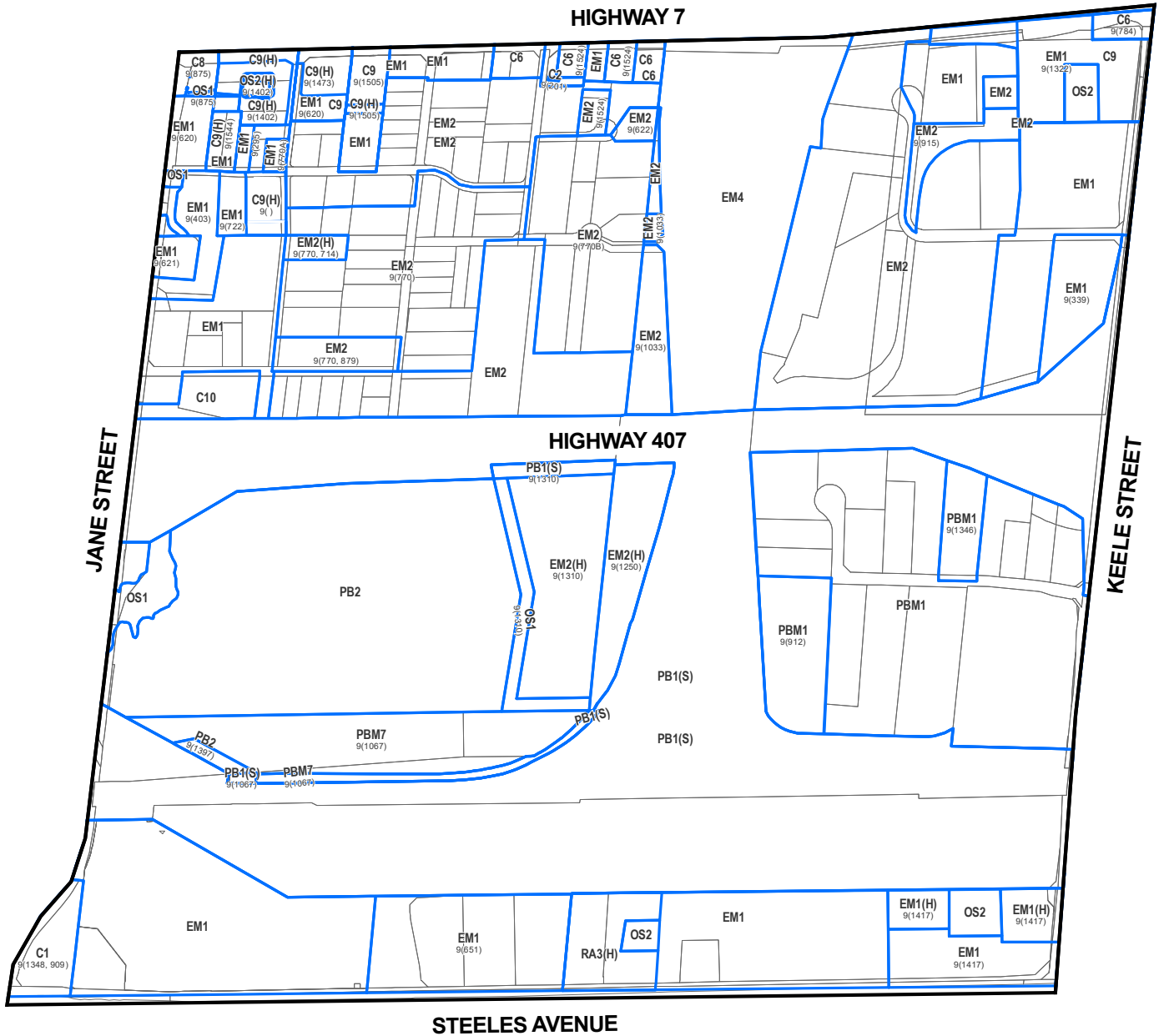
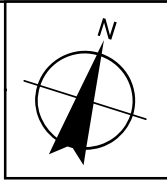
THIS IS SCHEDULE '1'
TO BY-LAW 097-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.21.011
RELATED FILES: OP.21.008, 19T-21V003, DA.22.072
LOCATION: 185 Doughton Road, 108 - 112 Maplecrete Road
Lots 23 and 24 Plan 7977, Part of Lot 5, Concession 4
APPLICANT: GB (Maplecrete) Properties Limited
CITY OF VAUGHAN

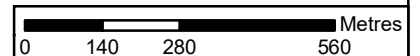
SIGNING OFFICERS

_____ MAYOR

_____ CLERK



**KEY MAP 4A
BY-LAW 1-88**



**THIS IS SCHEDULE '2'
TO BY-LAW 097-2023
PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.21.011

RELATED FILES: OP.21.008, 19T-21V003, DA.22.072

LOCATION: 185 Doughton Road, 108 - 112 Maplecrete Road
Lots 23 and 24 Plan 7977, Part of Lot 5, Concession 4

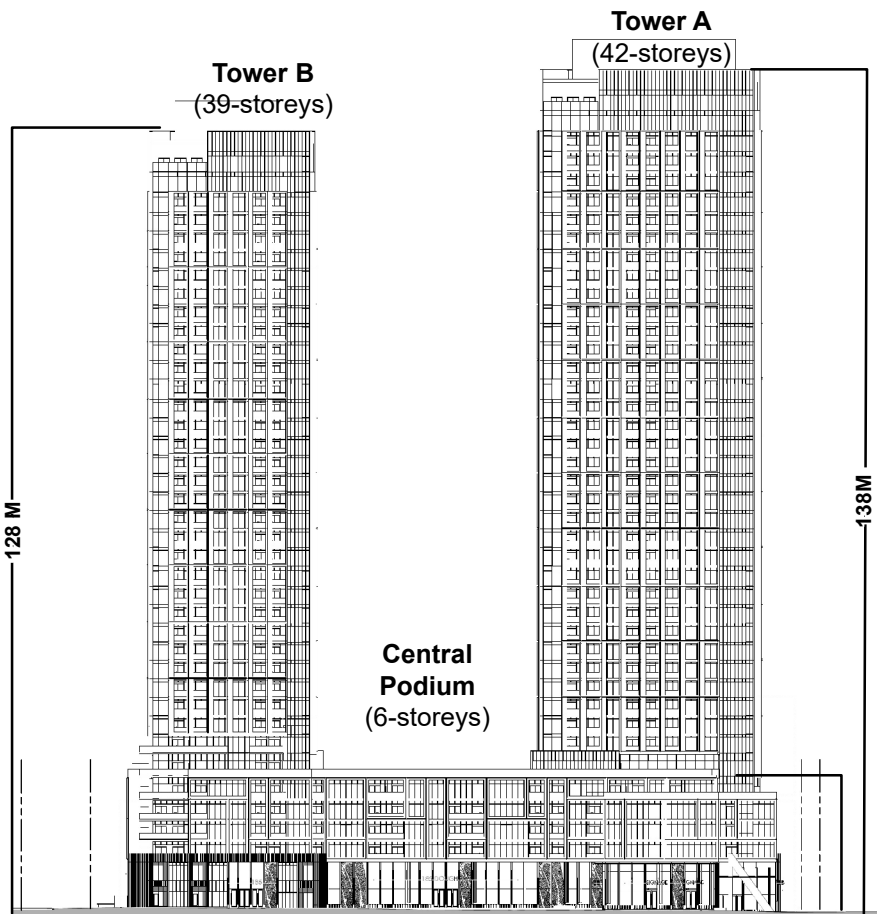
APPLICANT: GB (Maplecrete) Properties Limited

CITY OF VAUGHAN

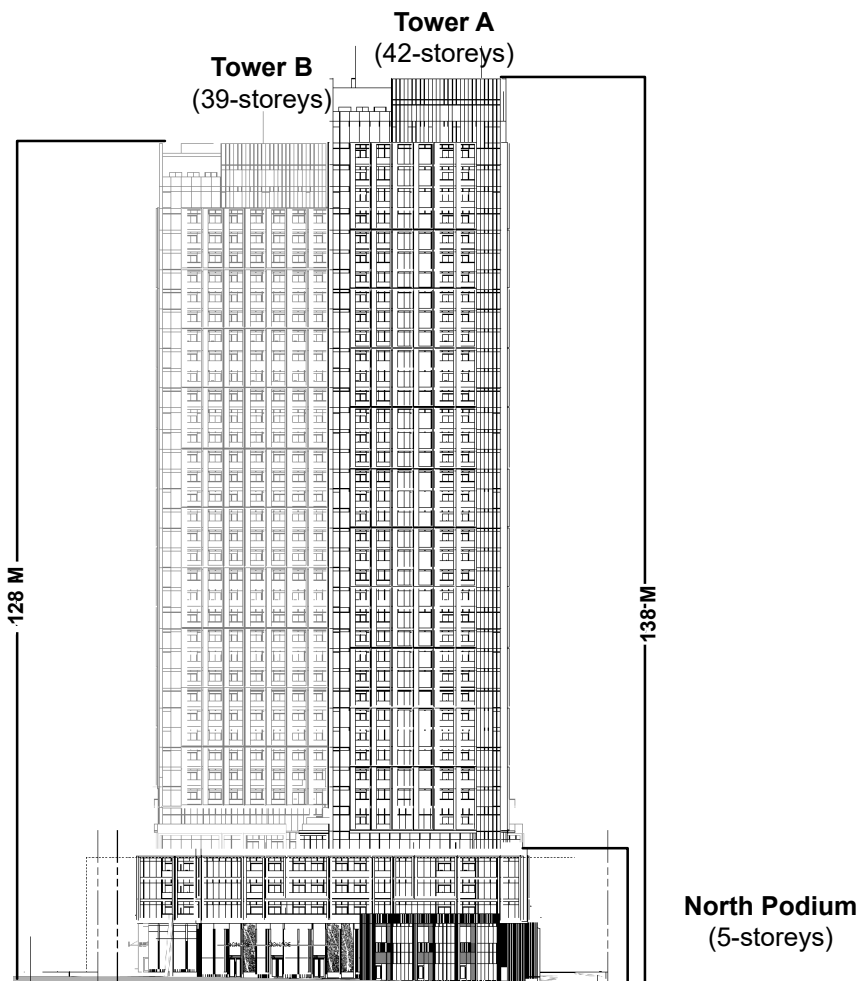
SIGNING OFFICERS

MAYOR

CLERK



East Elevation



North Elevation

**THIS IS SCHEDULE '3'
TO BY-LAW 097-2023
PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.21.011

RELATED FILES: OP.21.008, 19T-21V003, DA.22.072

LOCATION: 185 Doughton Road, 108 - 112 Maplecrete Road

Lots 23 and 24 Plan 7977, Part of Lot 5, Concession 4

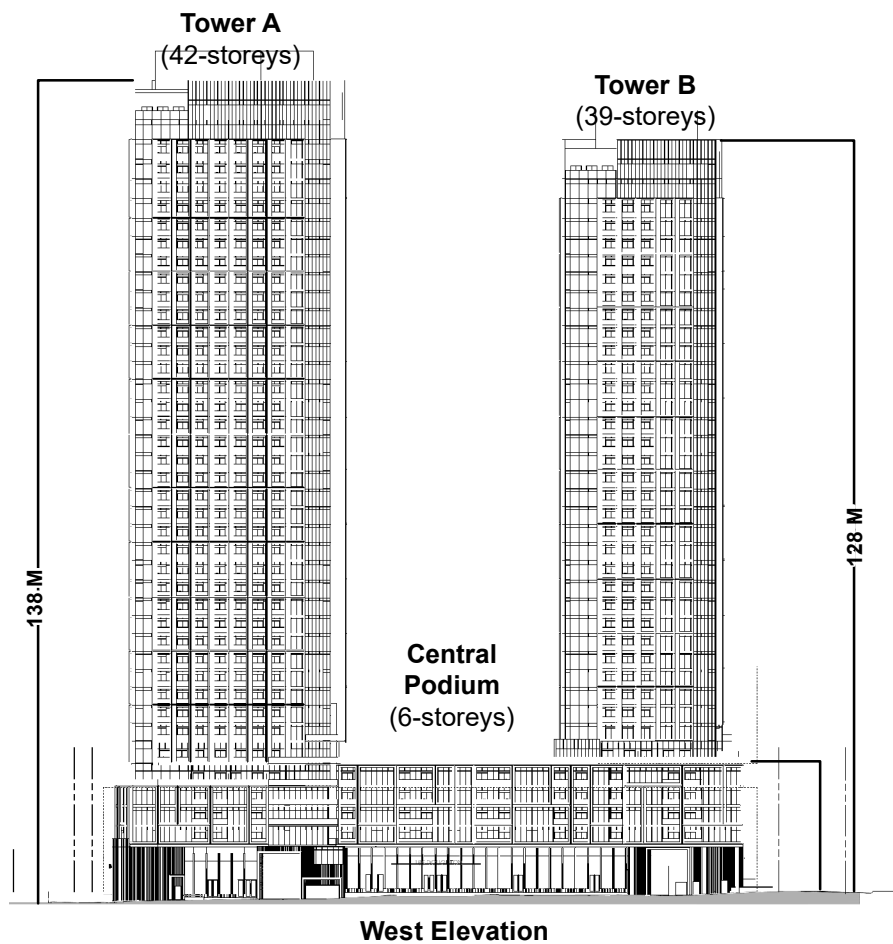
APPLICANT: GB (Maplecrete) Properties Limited

CITY OF VAUGHAN

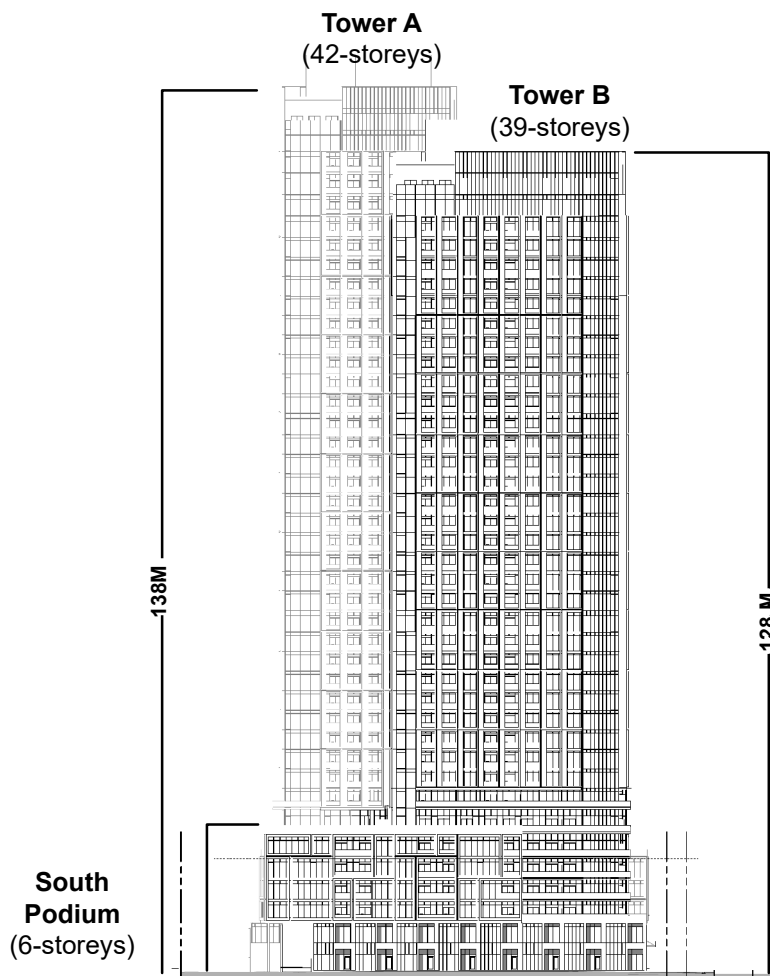
SIGNING OFFICERS

MAYOR

CLERK



West Elevation



South Elevation

**THIS IS SCHEDULE '4'
TO BY-LAW 097-2023
PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.21.011

RELATED FILES: OP.21.008, 19T-21V003, DA.22.072

LOCATION: 185 Doughton Road, 108 - 112 Maplecrete Road

Lots 23 and 24 Plan 7977, Part of Lot 5, Concession 4

APPLICANT: GB (Maplecrete) Properties Limited

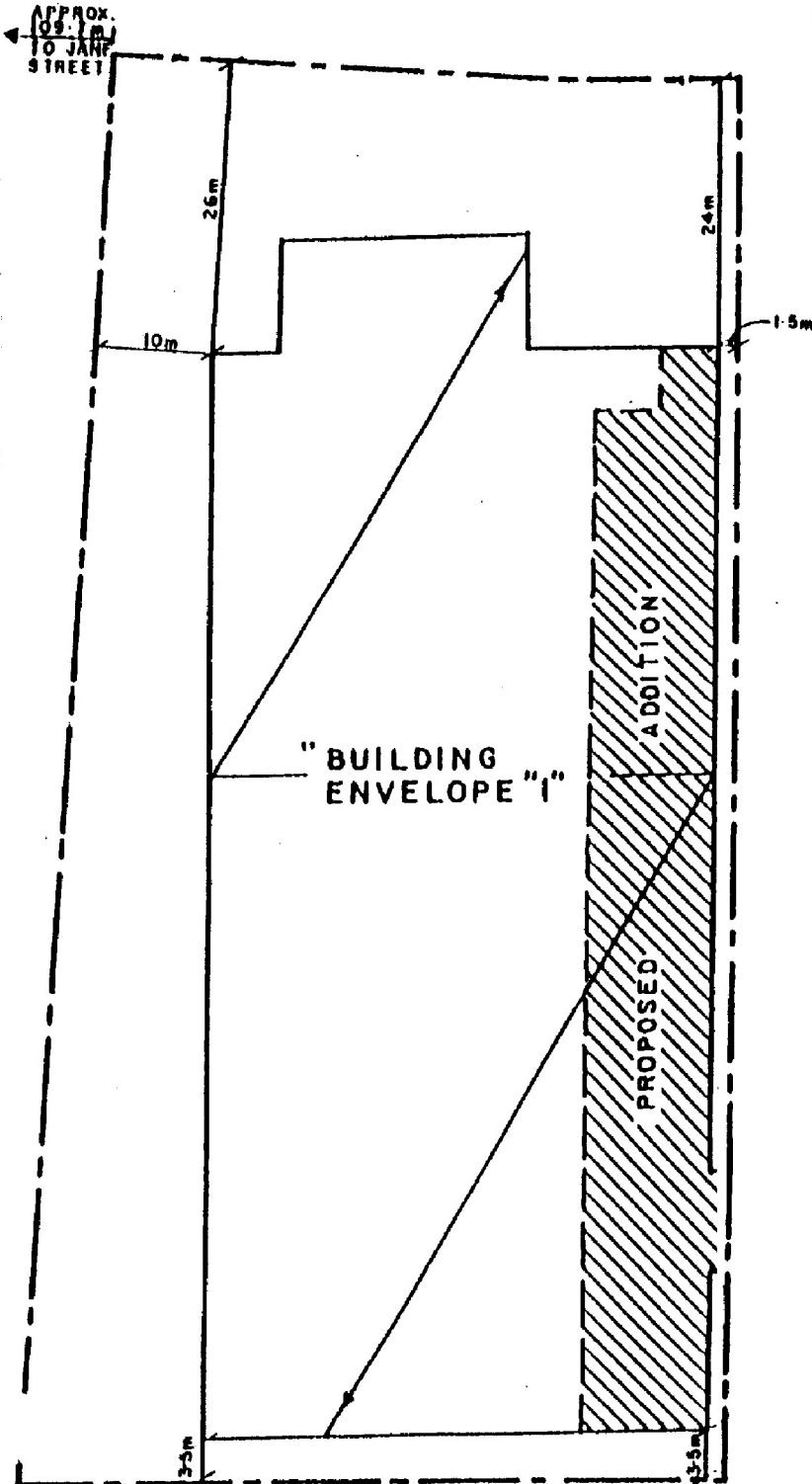
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

DOUGHTON ROAD



MAPLECRETE ROAD

 SUBJECT LANDS

LOCATION: PART OF LOTS 24 & 25,
PLAN 7977

THIS IS SCHEDULE 'E-801'
TO BY-LAW 1-88
SECTION 9(722)

THIS IS SCHEDULE '5'
TO BY-LAW 097-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.21.011

RELATED FILES: OP.21.008, 19T-21V003, DA.22.072

LOCATION: 185 Doughton Road, 108 - 112 Maplecrete Road

Lots 23 and 24 Plan 7977, Part of Lot 5, Concession 4

APPLICANT: GB (Maplecrete) Properties Limited

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 097-2023

The lands subject to this By-law are located on the south side of Doughton Road and west side of Maplecrete Road, and are municipally known as 185 Doughton Road and 108-112 Maplecrete Road in the Vaughan Metropolitan Centre (VMC), City of Vaughan.

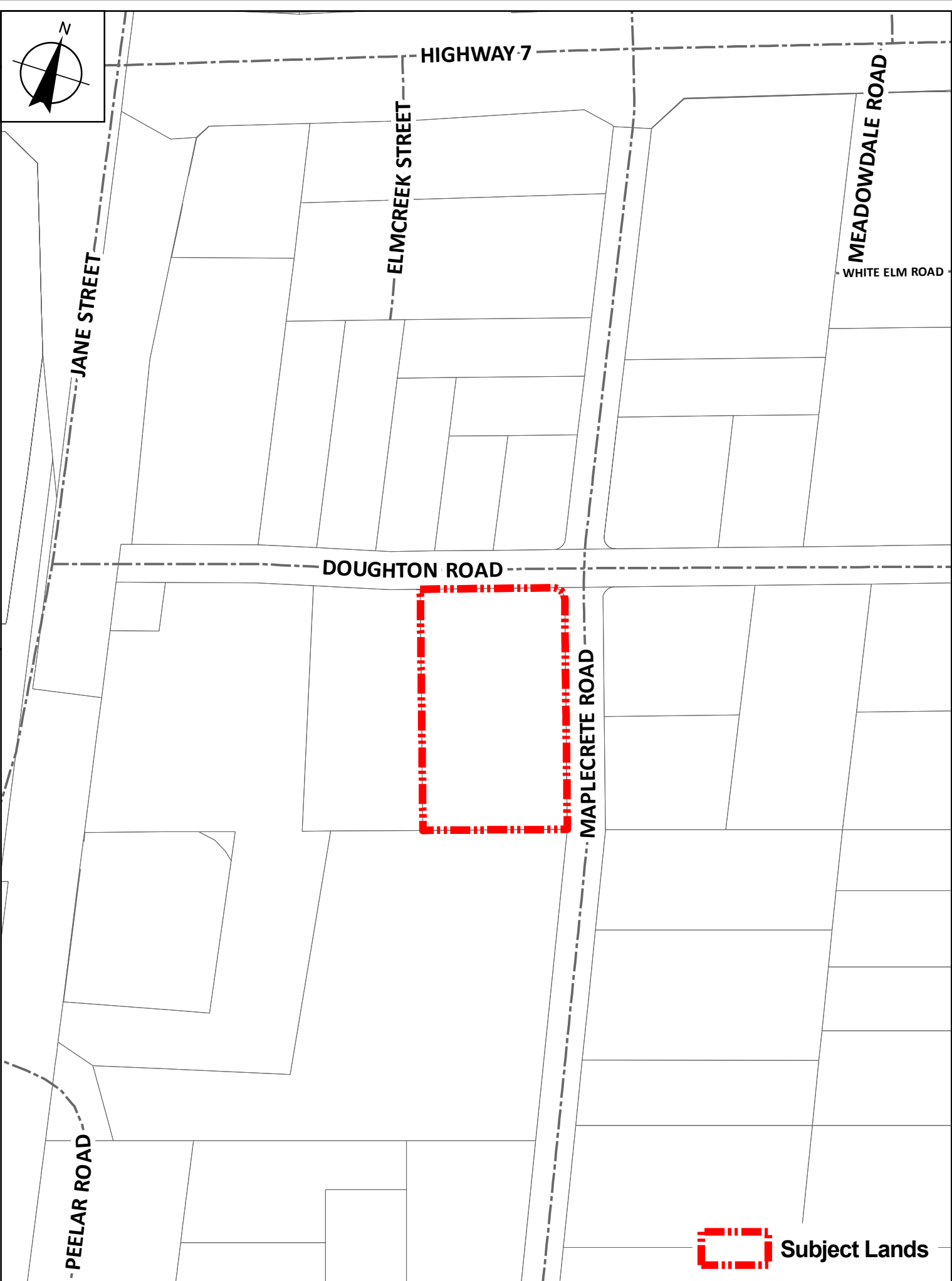
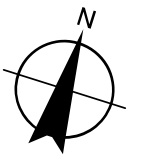
The purpose of this by-law is to create a new site-specific exception and schedules that includes the following provisions and development standards to permit 1,082 residential units within 42 and 39-storey residential towers with 485.5 m² of retail space and served by 3 levels of underground parking:

- a) Site-specific definitions for building height, parking space, gross floor area, front lot line, live-work and podium townhouse dwellings, podium, tower, and tower separation distance
- b) Increase maximum encroachments into the required yard
- c) Reduce minimum parking requirements in the VMC and reduce accessible parking space and aisle dimensions
- d) Increase minimum bicycle parking requirements in the VMC and establish bicycle parking dimensions and permitted location
- e) Reduce minimum landscape strip widths
- f) Reduce setbacks for portion of buildings below grade
- g) Permit live-work and podium townhouse dwellings as additional uses
- h) Site-specific development standards for GFA, density (FSI), building and podium heights, number of residential dwelling units, amenity area, podium and tower setbacks, tower separation distance

The By-law includes the Holding Symbol “(H)” for a portion of the lands zoned “C9 Corporate Centre Zone”. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- i) 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;
- ii) The Owner provides a Remedial Action Plan (RAP) and identifies delineated areas of potential environmental concern on the Subject Lands, to the satisfaction of Development Engineering; and
- iii) The Owner obtains and files for a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands.

This By-law shall not come into force until Official Plan Amendment Number 103 (OPA 103) is in full force and effect (OP.21.008).



 **Subject Lands**

LOCATION MAP TO BY-LAW 097-2023

FILE: Z.21.011
RELATED FILES: OP.21.008, 19T-21V003, DA.22.072
LOCATION: 185 Doughton Road, 108 - 112 Maplecrete Road
Lots 23 and 24 Plan 7977, Part of Lot 5, Concession 4
APPLICANT: GB (Maplecrete) Properties Limited
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK