

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 098-2023**

**A By-law to adopt Amendment Number 103 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 103 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 20<sup>th</sup> day of June, 2023.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER 103**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 103 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not consisting part of this Amendment is Appendix “1”.

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

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan, to facilitate a mixed-use development on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Area Subject to Amendment No. 103" on Schedule "2" attached hereto:

1. Identify the Subject Lands located west of Maplecrete Road and south of Doughton Road as Area "U"
2. Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B)
3. 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)
4. Increase the maximum permitted podium height from 4-storeys to 6-storeys
5. 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

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are

located south of Doughton Road and west of Maplecrete Road and are municipally known as 185 Doughton Road and 108-112 Maplecrete Road, in the VMC, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 103.”

### III BASIS

The decision to amend City of Vaughan Official Plan 2010 (‘VOP 2010’) is based on the following considerations:

1. The Amendment promotes and contributes to a density within the VMC, a Provincially recognized Urban Growth Centre (‘UGC’), where public investment in higher-order transit, being the SmartVMC Bus Terminal, the Toronto Transit Commission (‘TTC’) VMC Subway Station, and the VivaNext Bus Rapid Transit (‘BRT’) along Highway 7 (collectively the ‘Higher-Order Transit’) is located. The Subject Lands are in an area that is serviced by infrastructure that is existing, under construction, and planned, which efficiently utilizes land and resources at a density within the UGC that would support the surrounding Higher-Order Transit investments.
2. The Provincial Policy Statement 2020 (‘PPS’), came into effect on May 1, 2020 and provides the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost-effective development and land use patterns.

The development intensifies the existing site in a designated settlement area, with a compact and high density built form in the VMC. It utilizes the Subject Lands efficiently, takes advantage of existing and planned infrastructure within the built-up area, and reduces land consumption and servicing costs while efficiently utilizing land and resources within a designated UGC. The future residents of the development are within a 5-minute walking distance to the Black Creek Renewal Corridor and across the street from the Edgeley Pond and Park in the northeast quadrant and within a 10-minute walking distance to the future North Urban Park

in the northwest quadrant, together providing areas for programmed activities that encourage an active and healthy lifestyle. This provides opportunities to reduce the negative impact of climate change by promoting active transportation and the proximity to public transportation, pedestrian and bicycle friendly environments that encourage walking and cycling.

The development is consistent with the long-term economic prosperity and housing policies of the PPS and it represents a significant investment that contributes to the urban environment in the VMC. A range of residential unit types in an urban environment that accommodates additional population within the VMC and supports the planned and existing retail, office and cultural uses within a designated UGC is offered. The development is consistent with the policies of the PPS and promotes its goals and objectives.

3. The Provincial A Place to Grow – Growth Plan for the Greater Golden Horseshoe (the ‘Growth Plan’) came into effect on May 15, 2019 and was further amended by ‘Amendment 1’ on August 28, 2020 and is intended to guide the development of land; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.

The Subject Lands are within the VMC UGC and are within a Major Transit Station Area (‘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 conforms to the Growth Plan.

The York Regional Official Plan ('YROP') 2022 replaces the YROP 2010 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 2010 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 2010.

4. The Subject Lands are in the City of Vaughan's emerging downtown, which reflects the VMC's locational advantage, being the convergence of the regional bus network with the Spadina Subway extension into the VMC. The VMC is envisioned as an anchor where transit supportive residential and employment densities are developed as vibrant places of activity and major regional destinations, which is vital to the creation of a high-quality downtown.

5. In their letter dated August 18, 2021 and March 8, 2023, York Region advised that they retain the approval authority of OPA 103, in accordance with Policy 8.3.8 of the YROP 2010.

The statutory Public Hearing was held on September 13, 2021. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 13, 2021, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 27, 2021. Vaughan Council approved Official Plan Amendment File OP.21.008, (GB (Maplecrete) Limited Partnership) on June 20, 2023, having considered a comprehensive report at the Committee of the Whole meeting on June 6, 2023.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, Volume 2, Section 11.12 – VMC Secondary Plan is hereby amended by:

1. Amending Schedule “K”, attached hereto as Schedule “2”, thereby identifying the Subject Lands located on the southwest corner of Doughton Road and Maplecrete Road as “Area U”.
2. Adding the following after Policy 9.3.22  
“(OPA #103) **Area U**  
9.3.23  
1. Notwithstanding Schedule I, Height and Density Parameters, the following shall apply for the lands identified as “Area U” on Schedule K, subject to the payment of a CBC contribution being a 4% charge on the appraised value of the subject lands, payable by certified cheque, and/or an in-kind contribution as an alternative to the required monetary payment in accordance with Vaughan CBC By-law 201-2022:  
a. A maximum Floor Space Index (“FSI”) of 7.73 times the

- area of the lot (based on the Zoning By-law definition of Gross Floor Area that excludes certain areas within the building) is permitted;
- b. A maximum building height of 42-storeys for Tower A and 39-storeys for Tower B is permitted.
2. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, a maximum podium height of 6-storeys is permitted.
  3. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, the maximum permitted tower floor plate size shall be as follows:
    - a. Northerly Tower A:
      - 868 m<sup>2</sup> – at Level 7
      - 799 m<sup>2</sup> – Level 8 to 40
      - 776 m<sup>2</sup> – Level 41 to 42
    - b. Southerly 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”

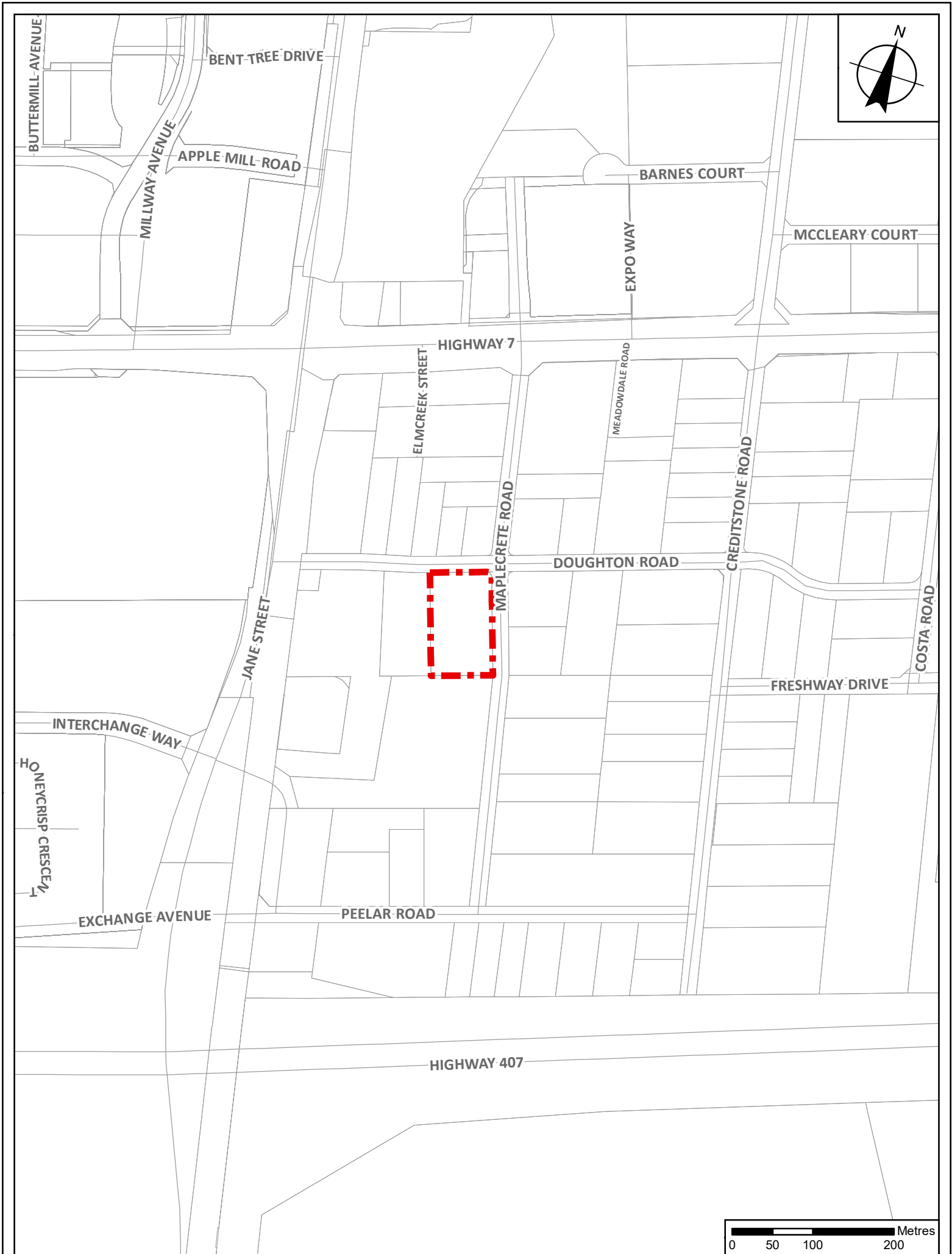
## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the former City of Vaughan Comprehensive Zoning By-law 1-88 (transitioned under the provisions of Vaughan City-Wide Zoning By-law 001-2021), Draft Plan of Subdivision, Site Development, and Draft Plan of Condominium approvals, pursuant to the Planning Act.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.





**This is Schedule '1'**  
**To Official Plan Amendment No. 103**  
**Adopted the 20TH Day Of JUNE, 2023**

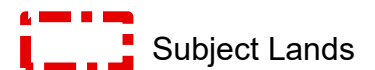
**File:** OP.21.008

**Related File:** Z.21.011 and 19T-21V003

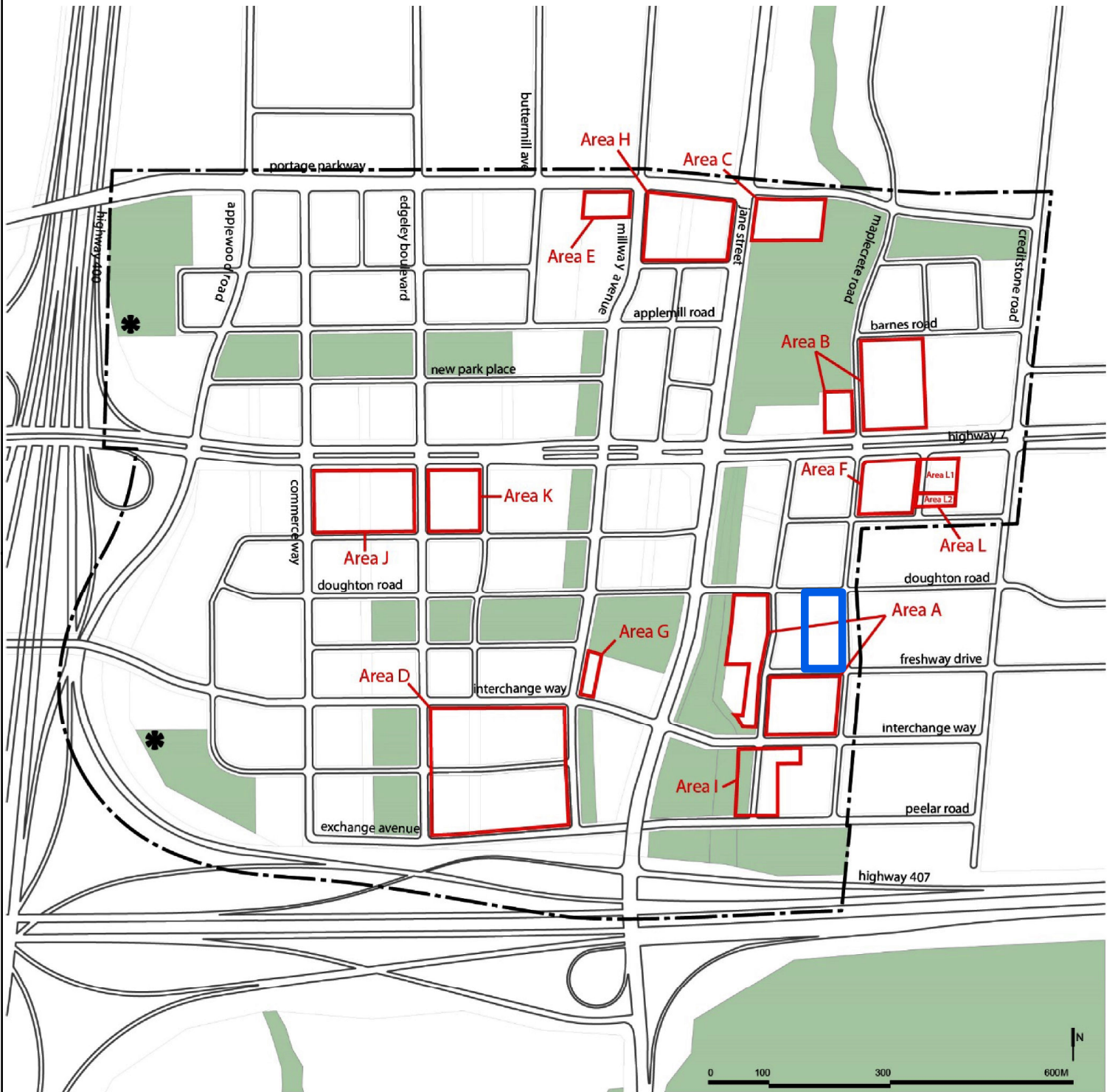
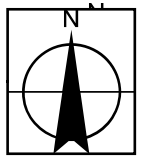
**Location:** Part of Lot 5, Concession 4  
 185 Doughton Road, 108-112 Maplecrete Road





**Applicant:** GB (MAPLECRETE) LIMITED PARTNERSHIP

**City of Vaughan**




# Schedule K - Site Specific Policy Areas



-  vaughan metropolitan centre boundary
-  existing and planned streets
-  major parks and open spaces
-  areas subject to site-specific policies (see section 9.3)

This is Schedule '2'  
To Official Plan Amendment No. 103  
Adopted the 20TH Day Of JUNE , 2023

**File:** OP.21.008  
**Related File:** Z.21.011 and 19T-21V003  
**Location:** Part of Lot 5, Concession 4  
 185 Doughton Road, 108-112 Maplecrete Road  
**Applicant:** GB (MAPLECRETE) LIMITED PARTNERSHIP  
**City of Vaughan**

 Area "U"  
(Lands Subject to  
Amendment No. 103)

## APPENDIX I

The Subject Lands are located south of Doughton Road and west 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 Amendment is to permit the following on the Subject Lands:

- Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B)
- 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)
- Increase the maximum permitted podium height from 4-storeys to 6-storeys
- 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

On June 20, 2023, Vaughan Council ratified the June 6, 2023 Committee of the Whole (2) recommendations, as amended to approve Official Plan Amendment File OP.21.008 (and the corresponding Zoning By-law Amendment File Z.21.011 and Draft Plan of Subdivision File 19T-21V003). Vaughan Council approved the following 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
      1. 868 m<sup>2</sup> – Level 7
      2. 799 m<sup>2</sup> – Levels 8 to 40
      3. 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.