



March 5, 2024

COMMITTEE OF THE WHOLE Public Meeting

171 Maplecrete Rd &
160/140 Doughton Road
City of Vaughan

C2.

Communication

CW(PM) – March 5, 2024

Item No. 1



Surrounding Context Aerial



SUBJECT SITE

Vaughan Metropolitan Centre Subway Station

PMTSA 56

Creditstone BRT station

Highway 7

Doughton Road

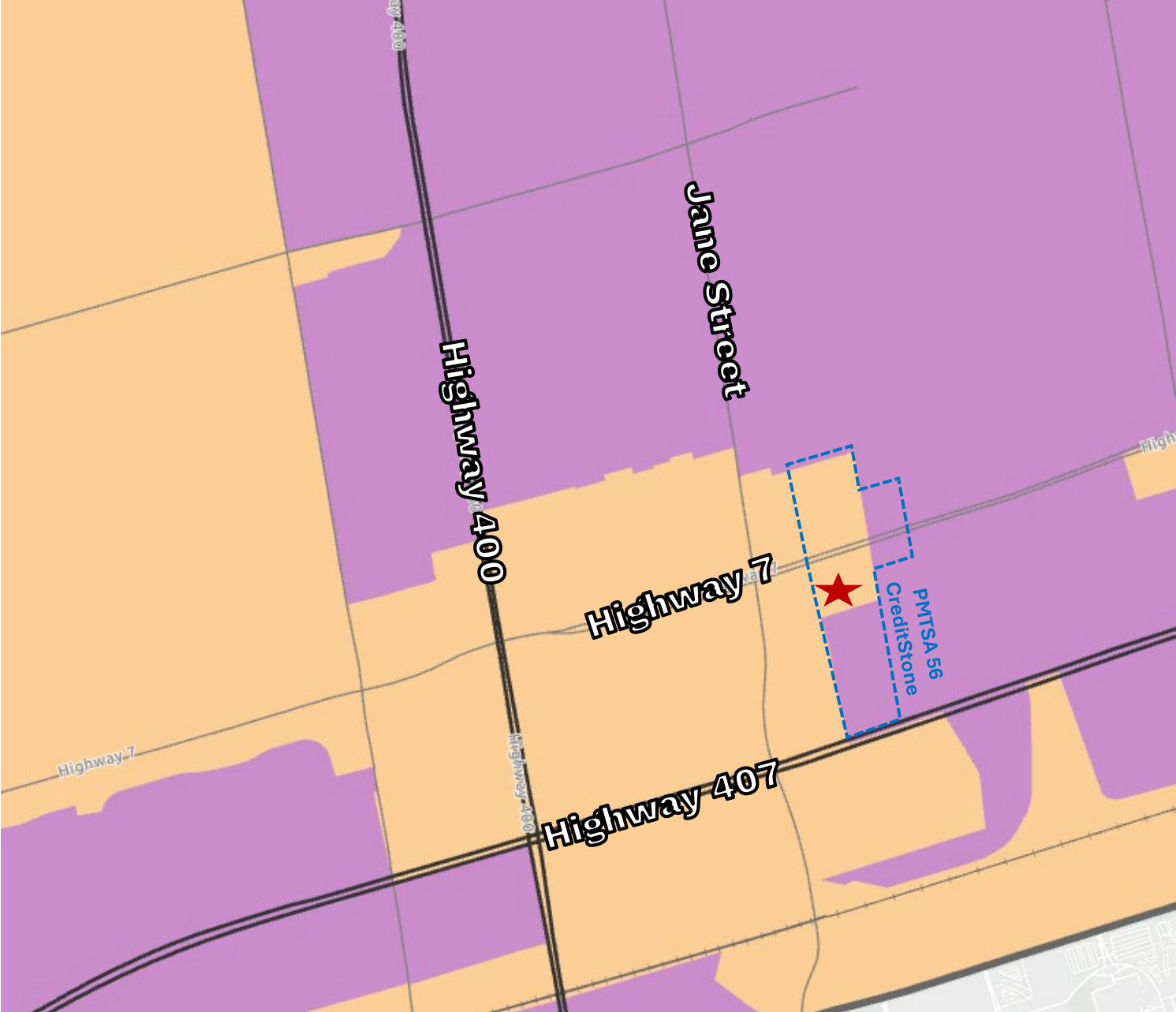
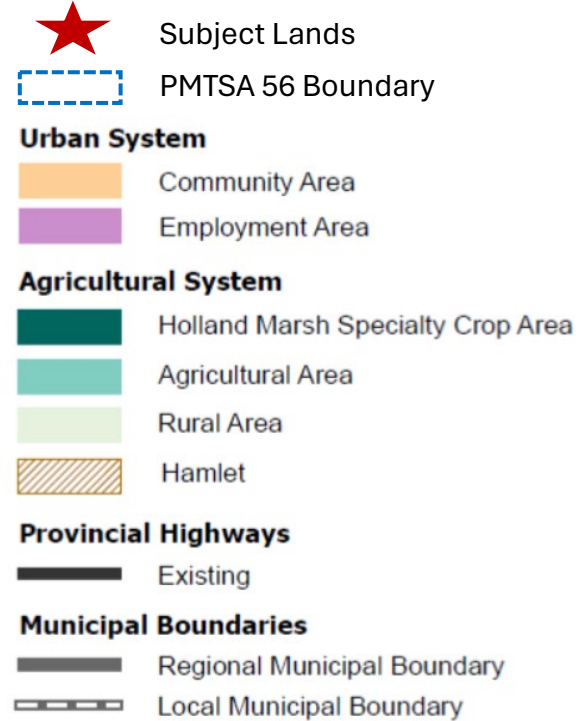
Freshway Drive

Highway 407



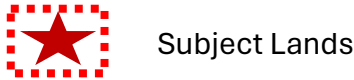
York Region Official Plan (2022)

Map 1A Land Use Designations



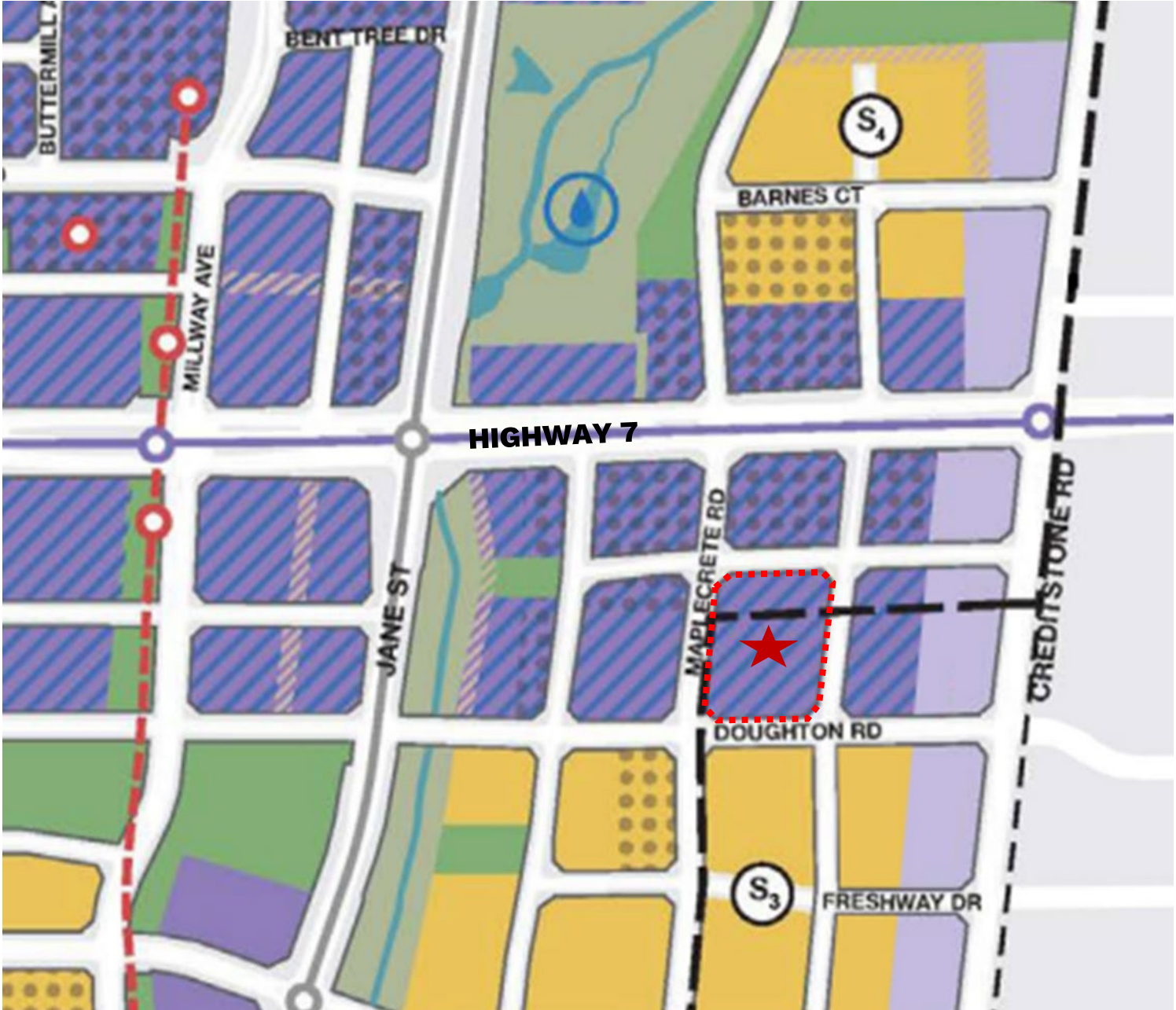
VMC Secondary Plan Update (DRAFT)

Land Use Designations



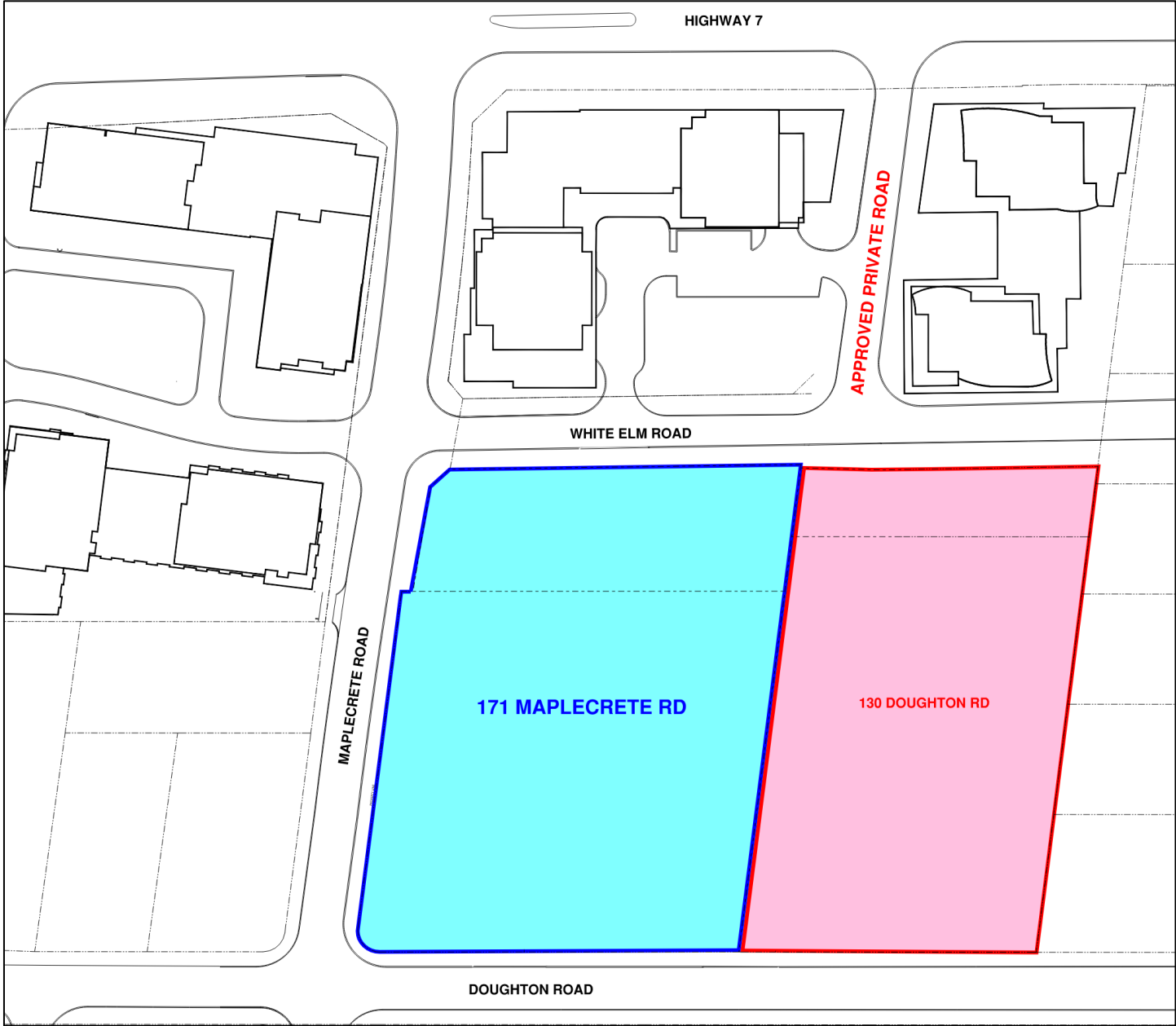
Subject Lands

- Land Uses**
- Mixed Use
 - Mixed Use (Non-residential Uses Required)
 - Non-residential Mixed Use
 - Neighbourhood
- Parks and Open Spaces**
- Public Park
 - Environmental Open Space
 - Mews
 - S₁ School



Development Context Plan

Aligns with latest draft version of the VMCSP update.



Proposed Development

SITE AREA:	3.48 acres
HEIGHTS:	24, 27, 29, 29, & 30-storeys
GROSS FLOOR AREA:	1,210,420 ft²
<i>Residential:</i>	943,389 ft ² (1,383 units)
<i>Res Rental Units:</i>	114,087 ft ² (182 units)
<i>Hotel:</i>	88,727 ft ² (120 suites)
<i>Office:</i>	62,861 ft ²
<i>Commercial:</i>	1,356 ft ²
FSI:	8.0
AMENITIES:	67,480 ft ² (Indoor/Outdoor)



LANDSCAPE MASTERPLAN



PERSPECTIVE



LOOKING SOUTHEAST FROM WHITE ELM RD. AND MAPLECRETE RD.

Community Infrastructure & Housing Accelerator

The CIHA application meets the requirements of the Guiding Principles adopted by Council:

- ✓ Geographic Location
(within the existing and planned VMC Boundary)
- ✓ Proposes a Priority Housing Type
(Purpose-built Rental)
- ✓ Proposes Office Development
- ✓ Alignment with the City of Vaughan
Priorities and Policies



Indigenous Consultations

- Contacted 7 Indigenous Groups regarding the proposed development
- Consultations with the Mississaugas of the New Credit First Nation and the Huron Wendat Nation have confirmed that they have no concerns with the proposal.





Thank You



LIBERTY
development