

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 26, 2024

Item 1, Report No. 8, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on March 26, 2024.

- 1. 171 MAPLECRETE LP AND 1930328 ONTARIO INC. COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR (CIHA) FILE CIHA.23.003 171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD, AND BLOCK 2 PLAN 65M-4793 VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2024, be approved;**
- 2. That the comments of David McKay, MHBC Planning Ltd., Weston Road, Woodbridge, on behalf of the applicant, and Communication C2., presentation material, dated March 5, 2024, be received; and**
- 3. That the comments and communication of the following speaker be received:**
 - 1. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of GB (Doughton) Limited Partnership, and Communication C1., dated March 1, 2024.**

Recommendation

- 1. THAT the Public Meeting report for Community Infrastructure and Housing Accelerator File CIHA.23.003 (171 Maplecrete LP and 1930328 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.**

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 5, 2024

WARD: 4

**TITLE: 171 MAPLECRETE LP AND 1930328 ONTARIO INC.
COMMUNITY INFRASTRUCTURE AND HOUSING
ACCELERATOR (CIHA) FILE CIHA.23.003
171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD, AND
BLOCK 2 PLAN 65M-4793
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application requesting that Council make a resolution to the Minister of Municipal Affairs and Housing to issue a Community Infrastructure and Housing Accelerator ('CIHA') Order to permit the development shown on Attachments 4 to 9 (the 'Development'). The Development consists of four (4) residential buildings being 24, 27, 29 and 29-storeys in height, and one (1) 30-storey mixed-use building. The Development contains a total of 1,565 dwelling units (182 being purpose-built rental), 11 floors of hotel suites, 4 floors of office space, 126 m² of ground-floor retail space, and 6,269 m² of amenity area.

Report Highlights

- The Owner proposes Council consider facilitating the Development through use of the CIHA tool.
- The Owner proposes a development consisting of four (4) residential towers and one (1) mixed-use tower ranging in height from 24 to 30-storeys.
- The Development contains 1,565 dwelling units (182 being purpose-built rental), 11 floors of hotel suites, 4 floors of office space, 126 m² of ground-floor retail space, and 6,269 m² of combined indoor and outdoor amenity space.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Community Infrastructure and Housing Accelerator File CIHA.23.003 (171 Maplecrete LP and 1930328 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

Background

Location: 171 Maplecrete Road, 140-160 Doughton Road and Block 2 on Registered Plan 65M-4793 (collectively the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Subject Lands straddle the Vaughan Metropolitan Centre ('VMC') boundary. Block 2 on Registered Plan 65M-4793 ('Block 2') is located within the VMC. 171 Maplecrete Road and 140-160 Doughton Road are located outside of the VMC boundary as shown on Attachment 2.

File History: CIHA.23.003 was transitioned from Official Plan Amendment and Zoning By-law Amendment Files OP.23.002 and Z.23.004, respectively. The original files were deemed complete on May 8, 2023.

Date of Pre-Application Consultation ('PAC') Meeting: A Pre-Application Consultation Meeting was held on November 3, 2022, for OPA.23.002 and Z.23.004. This PAC was deemed sufficient for purposes of transitioning the files to the subject CIHA Application.

Date CIHA Application was deemed complete: January 29, 2024

The Community Infrastructure and Housing Accelerator ('CIHA')

Bill 109, *More Homes for Everyone Act*, 2022, received Royal Assent on April 14, 2022, and made several amendments to the *Planning Act*, R.S.O.1990, c.P.13 (the '*Planning Act*'). Amongst the series of amendments, the CIHA tool was created within section 34.1, which enables municipalities to submit requests to MMAH for the issuance of a zoning order ('CIHA Order') on a given site. Unlike traditional planning applications, a CIHA Order is not subject to provincial and municipal policy conformity/consistency analysis. Staff outlined the provisions of the CIHA tool in the February 28, 2023, Committee of the Whole Report, received by Council on March 21, 2023. The link to that report is provided within the Previous Reports/Authority section of this report.

Applications considered through the CIHA process are non-appealable. As such, a person or public body that intends on participating in the associated Public Meeting, either through an oral or written submission will not have provisions to appeal the final CIHA order as it is administered through the Minister of MMAH.

The Minister of MMAH may impose conditions on the approval of the CIHA Order at the request of the municipality, to ensure certain studies, assessments, consultations, and other necessary due diligence associated with any proposed development will be

addressed prior to construction activity. The imposition and the lifting of the CIHA Order conditions is at the sole discretion of the Minister of MMAH.

Exemptions from conformity/consistency to provincial plans and municipal official plans for future applications

Subsection 34.1(15) of the *Planning Act* allows the Minister of MMAH, at the request of Council via resolution, to exempt subsequent development approval processes from being required to be consistent with the Provincial Policy Statement ('PPS'), and from conformity to provincial and municipal official plans. In this case, the subsequent development approval processes include Site Development and Draft Plan of Condominium applications.

As a supplement to the Council resolution, the CIHA Order request must also include additional information including: the identification of any licenses, permits, approvals and permissions required to fully permit the proposed development, and a draft CIHA Order which permits the intended use on the Subject Lands.

Indigenous Engagement

Prior to submitting the CIHA request to MMAH, the City is required to demonstrate that proper Indigenous consultation has occurred. The City, in turn, created guidelines requiring Owners seeking a CIHA process to provide adequate evidence to the City's satisfaction that Indigenous engagement has occurred prior to seeking endorsement from Council. This is to occur in two parts:

1. As part of a complete application, acknowledgement from the Indigenous communities that the proposal has been received, and
2. In advance of a technical report to the Committee of the Whole, acknowledgement from the Indigenous communities that their concerns (if any) have been satisfactorily addressed.

As part of File CIHA.23.003, the Owner submitted records of outreach to a total of seven (7) Indigenous communities. Among the outreach, two (2) separate response letters were received acknowledging that consultation has occurred – one from the Mississaugas of the Credit First Nation and the second from the Huron-Wendat Nation.

Community benefits above and beyond the Planning Act requirements are to be provided as part of the CIHA Order request, to the satisfaction of the City.

The City of Vaughan considers contribution to community benefits for CIHA Order requests on a case-by-case basis. On March 21st, 2023, Council adopted to receive the February 28, 2023, report which outlines key priorities intended to meet the City's objectives for creating complete communities. These priorities are to be considered and/or assist in securing benefits above and beyond what is required through the standard approval process of an Official Plan Amendment and/or Zoning By-law Amendment Application. Staff identified key priorities in the form of Guiding Principles to be considered by Council when evaluating a CIHA application's merit. The Guiding Principles are summarized in the "Geography" and "Land Use" criteria listed below.

Geography:

The geographical Guiding Principles identify preferred location criteria that contribute to the City's overall intensification objectives, which include:

- Within the Urban Boundary but outside the Greenbelt Area as identified by Vaughan Official Plan 2010 ('VOP 2010');
- Within Intensification Areas and Regional/Primary Intensification Corridors as identified in Schedule 1 – Urban Structure of VOP 2010;
- Areas where rapid transit service is in operation; and,
- Areas where municipal water/wastewater/stormwater servicing capacity and regional wastewater servicing allocation are available.

Land Use:

The Development should include significant contributions to the City beyond what is required for a standard Official Plan and Zoning By-law Amendment approval process. To be considered, a CIHA application should provide one or more of the following priority uses:

- Priority Housing Types:
 - Purpose-built rental housing;
 - Affordable housing (including market and non-market sector, as defined in York Region Official Plan 2022 ('YROP 2022');
 - Minimum number of family-sized units within a high-density residential Development;
 - Senior's housing (ex. Long-Term Care Facilities);
 - Supportive housing for persons with disabilities;
- Office Development;
- Developments that incorporate significant sustainable development features, including achieving a Gold performance level per the City's Sustainability Metrics Program;
- Developments that provide a significant contribution to or restoration of the City's Natural Heritage Network; and,
- Developments which contribute to sustainable transportation and mitigating congestion by providing zero net new parking spaces.

The Development will be assessed against these Guiding Principles at a future Committee of the Whole meeting.

The Owner is asking Council to make a CIHA Order request to MMAH to facilitate the Development.

The proposed Development exhibits the following characteristics, as shown on Attachments 4 to 9:

- Four (4) residential towers (NE, E, SW and SE buildings) being 29, 29, 27 and 24-storeys in height, and one (1) 30-storey mixed-use tower (NW building);
- A total of 1,565 residential units, of which 182 are purpose-built rental;
 - 27 bachelor units (1.7%)
 - 1,304 one-bedroom units (83.3%)
 - 226 two-bedroom units (14.5%)

- 8 three-bedroom units (0.5%)
- Non-residential uses including:
 - 11 floors of hotel space (120 suites), 4 floors of office space (5,840 m²); and 126 m² of ground-floor retail space;
- 2,643 m² of outdoor amenity area and 3,617 m² of indoor amenity area;
- A Floor Space Index ('FSI') of 8.0 times the area of the lot;
- A total of 1,618 bicycle parking spaces, and three (3) levels of underground parking containing a total of 928 parking stalls; and,
- A north-south private street connecting White Elm Road to Doughton Road.

The Development is envisioned to be built in two (2) phases – with Phase 1 including the NE, NW and N towers; and Phase 2 including the SE and SW towers.

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

- Date the Notice of Public Meeting was circulated: February 8, 2024. The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Maplecrete Road and Doughton Road, in accordance with the City's Notice Signs Procedures and Protocols.
- Circulation Area: To all property owners within 150 m of the Subject Lands, and to anyone on file with the Office of the City Clerk having requested notice (Attachment 3).
- No comments have been received as of February 20, 2024, by the Policy Planning and Special Programs Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to a previous report regarding the CIHA tool: More Homes For Everyone Act, 2022 – Community Infrastructure and Housing Accelerator, Committee of the Whole Report [February 28, 2023, Committee of the Whole \(Item 1, Report 11\)](#)

Analysis and Options

A CIHA Order is not required to be consistent with the PPS, or conform to the Growth Plan, as amended, and YROP 2022. The CIHA process exempts the Development from the PPS 2020, Growth Plan 2019, as amended, YROP 2022, VOP 2010 and the VM CSP.

Proposed Provincial Planning Statement (2024)

The Province has proposed combining elements of the PPS 2022 and Growth Plan 2019 into one cohesive document. The changes may come into effect before a future

technical report is brought to the Committee of the Whole. This process, if approved, would result in the removal of the PSEZ and would expand on the definition of employment area by focusing it on manufacturing, warehousing and the movement of goods. Assessment of this new policy directive as it relates to the CIHA request within employment areas will be further reviewed in a future technical report to the Committee of the Whole.

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.

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 located within an Intensification Area and are located within Protected Major Transit Station Area ('PMTSA') 56 – Creditstone BRT Station, which has a density target of 300 people and jobs per hectare. The Growth Plan defines a Major Transit Station Area ('MTSA') as the area within an approximate 500 to 800 m of a transit station. PMTSAs are MTSA's that have been specifically identified as "protected" by a municipality, and for which specific Official Plan policies have been incorporated and play a key role in requiring/providing affordable housing.

York Region Official Plan ('YROP 2022')

York Region undertook a Municipal Comprehensive Review ('MCR'), in which the south portion of the Subject Lands (171 Maplecrete Road and 140-160 Doughton Road) were considered for land use conversion. Regional Council approved the land use conversion in November 2022. As a result, the Subject Lands are identified as "Urban Area" under Regional Structure Map 1 and "Community Area" and partially within a "Regional Centre" under Land Use Designations Map 1A of YROP 2022.

Urban Areas are areas that provide the focus for growth and development within York Region. Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. Regional Centres are planned to contain a wide range of uses and activities and be the primary focal points for intensive development that concentrates residential, employment, and living-work, mobility, investment, and cultural and government functions.

As mentioned above, the Subject Lands are located within PMTSA 56 – Creditstone BRT Station which has a density target of 300 people and jobs per hectare.

A CIHA Order would override the policies of Vaughan Official Plan 2010 ('VOP 2010') and Vaughan Metropolitan Centre Secondary Plan ('VMCSP').

VOP 2010 and the VMCSP set out the municipality's general planning goals and policies that guide future land use. A CIHA Order is not required to demonstrate conformity to the policies of the Official Plan. However, for the purpose of analysis, the existing policy framework in relation to the Development is identified below.

The northern portion of the Subject Lands are located within the VMC.

Block 2 is located within the VMC, and therefore is subject to policies of the VMCSP:

- Designated "Station Precinct" on Schedule F – Land Use Precincts
- "Office Uses Permitted" on Schedule G – Areas for Office Uses
- "Recommended Retail, Service Commercial or Public Use Frontage" on Schedule H
- Partially within "Area F" on Schedule K – Site Specific Policy Areas

The Station Precinct designation permits a broad mix of uses such as residential dwellings, retail, and service commercial. A mix of high-rise and mid-rise buildings are encouraged.

Site-Specific Policy Area F was established by way of OPA #86, which came into effect on September 8, 2022. "Area F" consists of the lands north of White Elm Road to Highway 7 (municipally known as 2901 Highway 7) and Block 2. "Area F" permits a maximum density of 6.97 times the area of the lot, however, the lands north of White Elm Road have been Site Plan approved for a development that yields an FSI of 6.26. Further, "Area F" establishes a maximum building height of 7-storeys on Block 2.

The south portion of the Subject Lands are located outside of the VMC.

The south portion of the Subject Lands being 171 Maplecrete Road and 140-160 Doughton Road are subject to the policies of VOP 2010:

- "Employment Areas" on Schedule 1 – Urban Structure
- Within the "Urban Area" on Schedule 1A – Urban Area
- Within PMTSA 56 on Schedule 1C – Protected Major Transit Station Areas
- "General Employment" on Schedule 13 – Land Use

The "General Employment" designation identifies predominantly industrial areas characterized by low scale buildings with a variety of lot sizes to provide flexibility for attracting and accommodating a wide range of industrial and employment uses.

The VMCSP is undergoing an update.

The City is undertaking an update to the VMCSP to address provincial and regional policy updates, and to respond to the rapid growth that is putting pressure on realizing Council's vision for a vibrant and balanced downtown. The VMCSP Update will result in a renewed policy framework that supports the completion of a downtown and central

business district as a complete community that is well supported by municipal services and social infrastructure to 2051 and beyond.

The Update is studying potential boundary expansions to the VMC as shown on Attachment 2. Study Area A would extend the existing boundary east to Creditstone Road on the south side of Highway 7, resulting in a continuous, linear east boundary line; Study Area B would extend the existing boundary north, incorporating the lots on the north side of Portage Parkway, and the new boundary line would follow one lot depth of the existing properties fronting onto Portage Parkway. The south portion of the Subject Lands are located within Study Area A.

The potential boundary expansion areas are being evaluated separately and on their own merits; however, the key principles underpinning the evaluation are similar: whether the boundary expansion will introduce meaningful and compatible transitions to the surrounding context and existing prestige employment uses; whether appropriate buffering of uses can be achieved; whether the expansion area can offer opportunities to supplement the much needed parkland and social infrastructure required within the VMC; and whether the boundary expansion can be contained to the geographies outlined in Study Areas A and B.

On January 31, 2024, Staff presented to VMC Sub-Committee to provide a status update. The presentation communicated that at this stage of the update, the Subject Lands are contemplated to have a “Mixed Use (Non-residential Uses Required)” designation, with maximum density permissions of 5.0 to 7.5 FSI, and maximum heights of 30 to 40-storays. However, these permissions are not yet established.

Currently, the VM CSP Update is in the final stages of establishing a preferred framework for policies, including land-use policies to be established. This phase will be followed by the drafting of the Secondary Plan Update and the final implementation of the statutory document through Council.

A CIHA Order would override parts of Zoning By-laws 1-88 and 001-2021.

In the case of a conflict with the Zoning By-laws, the zoning imposed by a CIHA Order would prevail to the extent of the conflict. In areas where there is no conflict, the applicable Zoning By-laws continue to apply.

Zoning By-law 1-88

Under Zoning By-law 1-88, the Subject Lands are zoned “EM2 General Employment Area Zone”, and “C9 Corporate Centre Zone” subject to site-specific exception 9(1473). These zones do not permit the contemplated Development on the Subject Lands

The Owner is requesting Council consider submitting a request to MMAH to issue an Order to permit a Development most similar to the “C9 Corporate Centre Zone” category within the Zoning By-law with site-specific exceptions identified in Attachment 10 of this report.

Zoning By-law 001-2021

Under Zoning By-law 001-2021, the Subject Lands are zoned “EM2 General Employment Zone”, and “V1(H) Vaughan Metropolitan Centre Station Zone with a Holding Symbol” subject to site-specific exceptions 14.1031 and 14.1124. These zones do not permit the contemplated Development on the Subject Lands

The Owner is requesting Council consider submitting a request to MMAH to issue an Order to permit a Development most similar to the “V1 Vaughan Metropolitan Centre Station Zone” category within the Zoning By-law with site-specific exceptions identified in Attachment 11 of this report.

Additional zone categories/zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity and Consistency with Provincial, Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ A CIHA order is exempt from consistency/conformity with Provincial, Regional and Municipal policies. ▪ However, the Development will be reviewed for consistency/conformity with the above-noted documents to provide a basis of evaluating how the proposal is different from the surrounding planned context.
b.	Land Use Compatibility	<ul style="list-style-type: none"> ▪ A CIHA Order would not change the land use designation imposed by VOP 2010 and the VMCSPP. If issued, it would for all practical purposes remove the Subject Lands from the “Employment Area” designation of VOP 2010. ▪ The CIHA Order, if issued, would place sensitive land uses in proximity to an existing Employment Area where industrial activities are operating and permitted. ▪ The Subject Lands are partially within the VMC and within the scope of study for expansion of the VMC. ▪ Services may not be immediately available or planned in the area to address the needs of future residents.
c.	Subsequent Approvals (Site Plan, Plan of Condominium)	<ul style="list-style-type: none"> ▪ Should a CIHA order be issued, the Owner is required to submit Site Development and Draft Plan of Condominium applications to be reviewed by Staff. ▪ The <i>Planning Act</i> allows the Minister of MMAH, at the request of municipal Council, to exempt subsequent approval processes from being subject to the PPS, provincial plans, and municipal official plans.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at

	MATTERS TO BE REVIEWED	COMMENTS
		https://maps.vaughan.ca/planit/ (PLANit Viewer). Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ Allocating servicing capacity in unplanned residential areas may limit the City’s ability to allocate future service capacity in areas already planned for mixed-use residential intensification. ▪ There is a finite city-wide servicing capacity. The next regional servicing capacity assignment is anticipated to be provided by York Region in 2025. ▪ Should the CIHA request be endorsed by Council and approved by the MMAH, the availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council. ▪ External upgrades to infrastructure outside the Subject Lands may be required to adequately service the Development based on the uses and intensity of the uses contemplated (i.e. sanitary, stormwater and water systems).
f.	Soil Quality	<ul style="list-style-type: none"> ▪ Phase One and Phase Two Environmental Site Assessment (‘ESA’) Reports submitted as part of the Application will be reviewed by Staff to confirm if exceedances of applicable Ministry of Environment, Conservation, and Parks (‘MECP’) standards are present. ▪ The ESA reports shall be accompanied by a reliance letter from an environmental consultant. The owner will be required to obtain a MECP Record of Site Condition (‘RSC’) confirming that the entire development site is suitable for residential use.
g.	Noise Impacts	<ul style="list-style-type: none"> ▪ A Noise Impact Study has been submitted in support of the Application and will be reviewed by staff to determine any exceedances of MECP guidelines, and whether any associated mitigation measures are required to be implemented as a potential condition of approval. ▪ The Subject Lands are located within 1000 m of CN Railway operations including the CN Yard. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated.
h.	Air Quality/Odour	<ul style="list-style-type: none"> ▪ Based on a review of the surrounding land uses, the Owner is required to submit an Air Quality and Odour Impact Study.

	MATTERS TO BE REVIEWED	COMMENTS
i.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the Vaughan Metropolitan Centre Urban Design Guidelines and the City of Vaughan City-wide Urban Design Guidelines.
j.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The DRP will review the Development at the Site Development stage.
k.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, Toronto and Region Conservation Authority, Ministry of Transportation, external public agencies and utilities, and the Public, Separate, and French School Boards.
l.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
m.	Community Benefits Charges	<ul style="list-style-type: none"> The Development meets the criteria for Community Benefits Charges ('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.
n.	Key Priorities Contribution for CIHA request	<ul style="list-style-type: none"> A CIHA allows a municipality to obtain a zoning order to facilitate development of great benefit to the community and affords it the opportunity to secure said benefits in excess of conventional <i>Planning Act</i> requirements. Separate from the Community Benefit Charges, CIHA requests will be evaluated on the level of additional contributions provided through the Development based on the key priorities 'Guiding Principles' the City has identified in the February 28th, 2023 report. These contributions should be considered beyond the regular statutory requirements under the <i>Planning Act</i>. The Owner proposes a contribution of 182 purpose-built rental units, residential dwelling units, and other non-residential GFA as outlined previously in this report. Staff will analyze whether the contributions are in-line with the CIHA Guiding Principles within the February 28, 2023 report. If MMAH chooses to approve the CIHA Order, the City may secure contributions through agreements and conditions prior to the final implementing documents associated with the CIHA Order is established.
o.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure the Development provides for a range and mix of unit sizes and types to meet the City's affordable housing goals.

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> ▪ The Development does attempt to deliver on two of the Guiding Principles identified in the February 28, 2023 report, through the inclusion of 182 purpose-built rental units, and 4 floors of office development. The VMC Program will review the proposal against the Guiding Principles outlined in the above noted report, and the criteria for CIHA applications as outlined by the Province.
p.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the Development at the requested density will be reviewed in consideration of existing traffic conditions. ▪ A road widening provision along Maplecrete Road and Doughton Road have been identified. The Development will be evaluated to ensure the protection of these road widening initiatives. ▪ The VMCS Update identifies a new north-south roadway along the eastern boundary of the Subject Lands. Protecting for a connection to this road will be evaluated. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the VMC Engineering.
q.	Amenity Space	<ul style="list-style-type: none"> ▪ Provision of adequate amenity space is under review by Staff.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

VMC Planning Staff have circulated the Application to internal City Departments for review and comment.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any matters will be addressed when the technical report is considered.

Conclusion

The CIHA tool may be used at Council's discretion. By resolution, Council asks MMAH to issue a CIHA Order outside of the development review processes of the *Planning Act*. The merits of using such a tool should be evaluated in accordance with the Guiding Principles established in the report presented to Committee of the Whole on February 28, 2023.

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Matthew Peverini, Senior Planner – VMC, Policy Planning and Special Programs, ext. 3636.

Attachments

1. Context and Location Map
2. VMC Boundary and Potential Expansion Areas
3. Polling Area Map
4. Conceptual Site Plan and Proposed Zoning
5. Conceptual Landscape Plan
6. Building Elevations (North and East)
7. Building Elevations (South and West)
8. Perspective Renderings (Aerial)
9. Perspective Renderings (Street View)
10. Zoning By-law 1-88 Exception Table
11. Zoning By-law 001-2021 Exception Table

Prepared by

Matthew Peverini, Senior Planner – VMC, ext. 3636

Gaston Soucy, Senior Manager of Planning and Urban Design – VMC, ext. 8266

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

Approved by

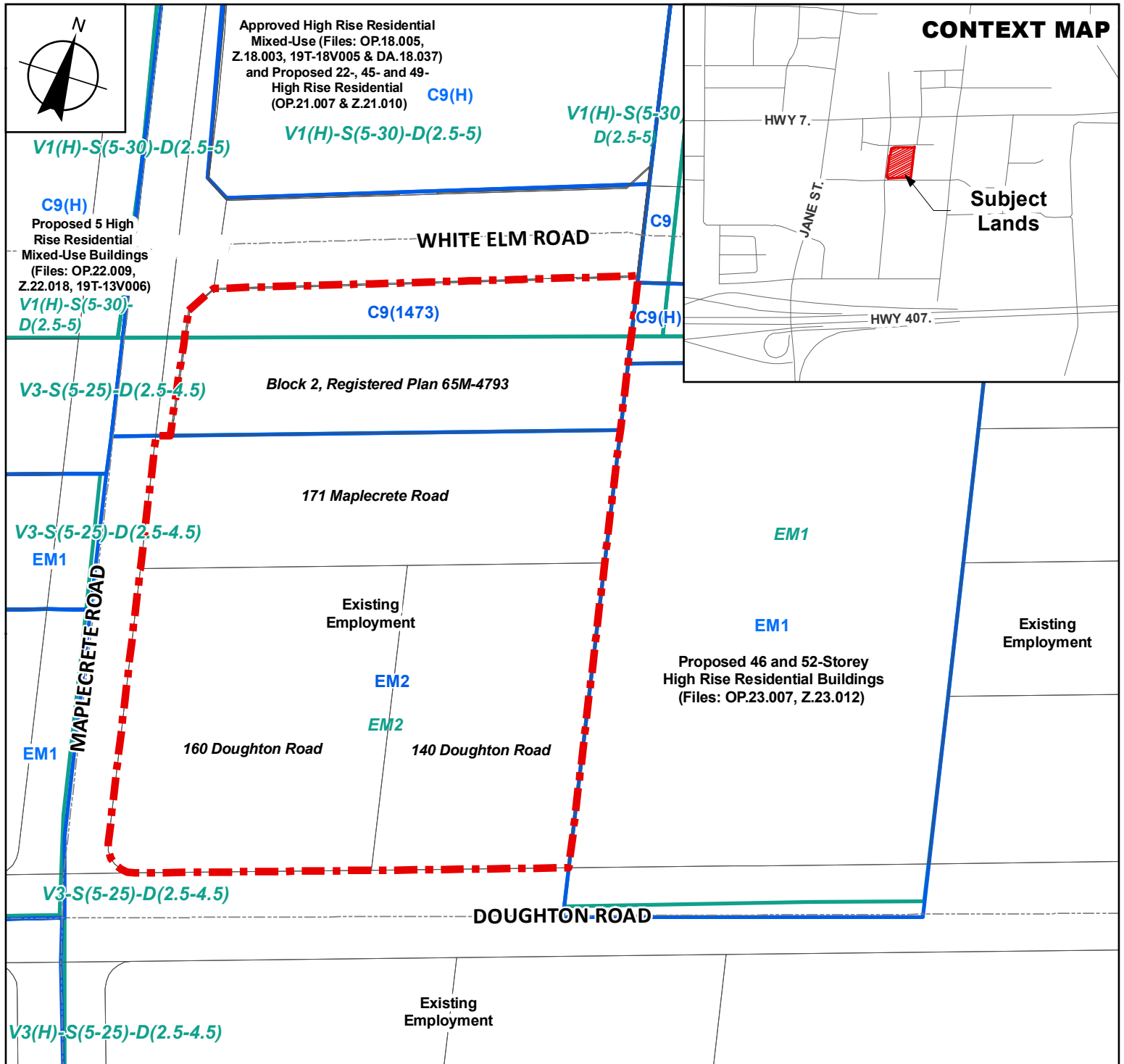


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

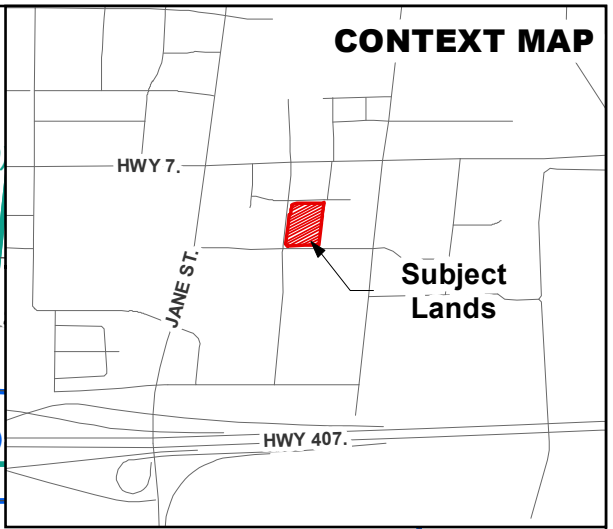
Reviewed by



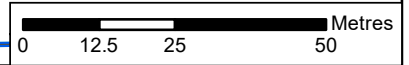
Haiqing Xu, on behalf of
Nick Spensieri, City Manager



CONTEXT MAP



Subject Lands	Zoning Legend 001-2021
Zoning Legend 1-88	<i>EM1, Prestige Employment Zone</i>
C9(H), Corporate Centre Zone with the Holding Symbol	<i>EM2, General Employment Zone</i>
C9, Corporate Centre Zone	<i>V1(H), Vaughan Metropolitan Centre Station Zone</i>
EM1, Prestige Employment Area	<i>V3, Vaughan Metropolitan Centre Neighbourhood Zone</i>
EM2, General Employment Area	



Context and Location Map

LOCATION:
171 Maplecrete Road, 140-160 Doughton Road and Block 2 on Registered Plan 65M-4793

APPLICANT:
171 Maplecrete LP & 1930328 Ontario Inc.

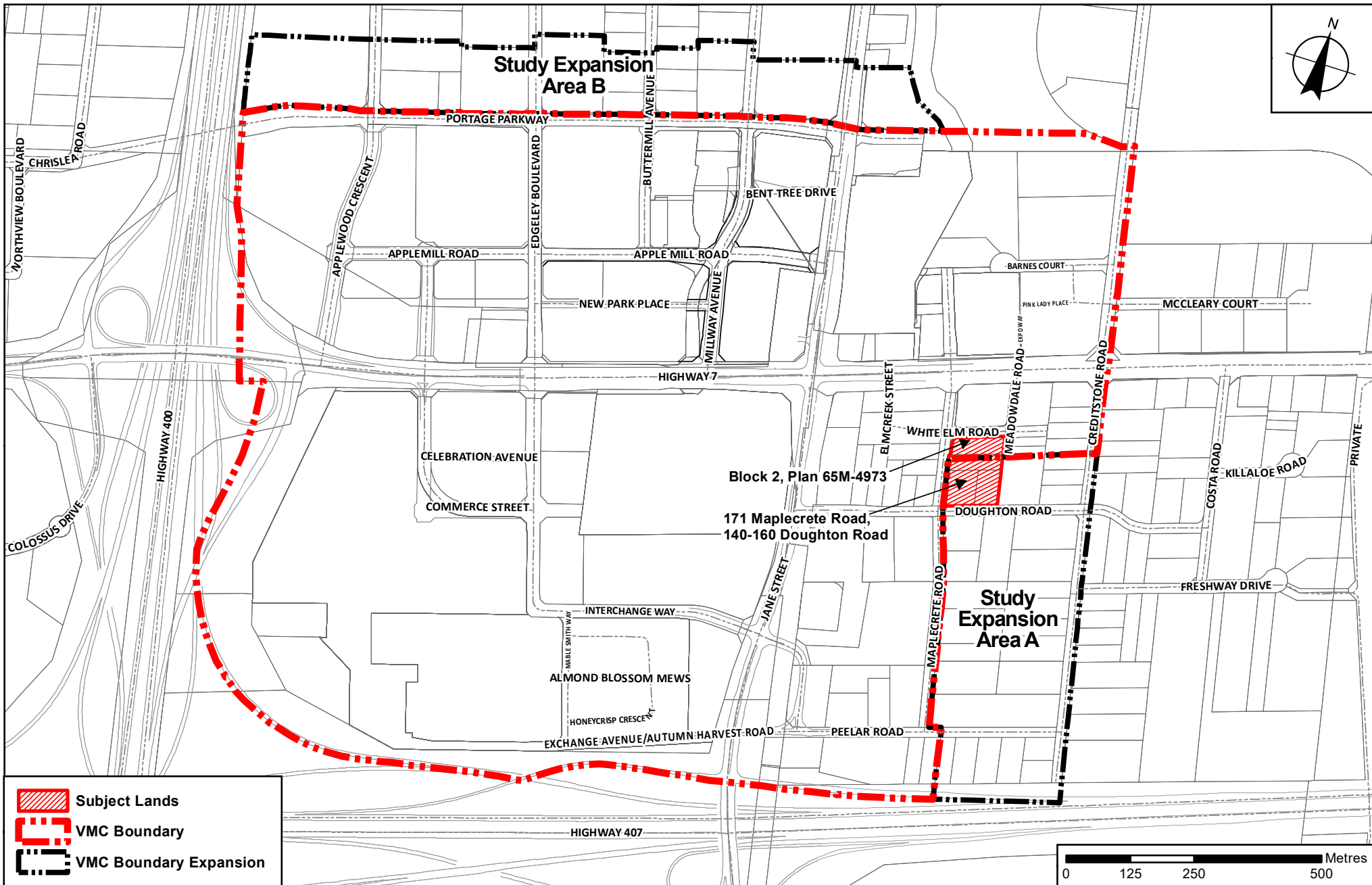


Attachment

FILE:
CIHA.23.003

DATE:
March 5, 2024

1



VMC Boundary and Potential Expansion Areas

LOCATION: 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Registered Plan 65M-4793

APPLICANT: 171 Maplecrete LP and 1930328 Ontario Inc.

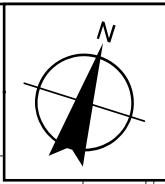


Attachment

FILE: CIHA.23.003

DATE: March 5, 2024

2




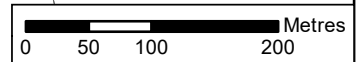
150 m
Polling Area

HWY 7.

JANE ST.

HWY 407.

 Subject Lands

 Metres
0 50 100 200

Polling Area Map

LOCATION:
171 Maplecrete Road, 160 Doughton Road 140
Doughton Road, and Block 2 on Registered
Plan 65M-4793

APPLICANT:
171 Maplecrete LP & 1930328 Ontario Inc.

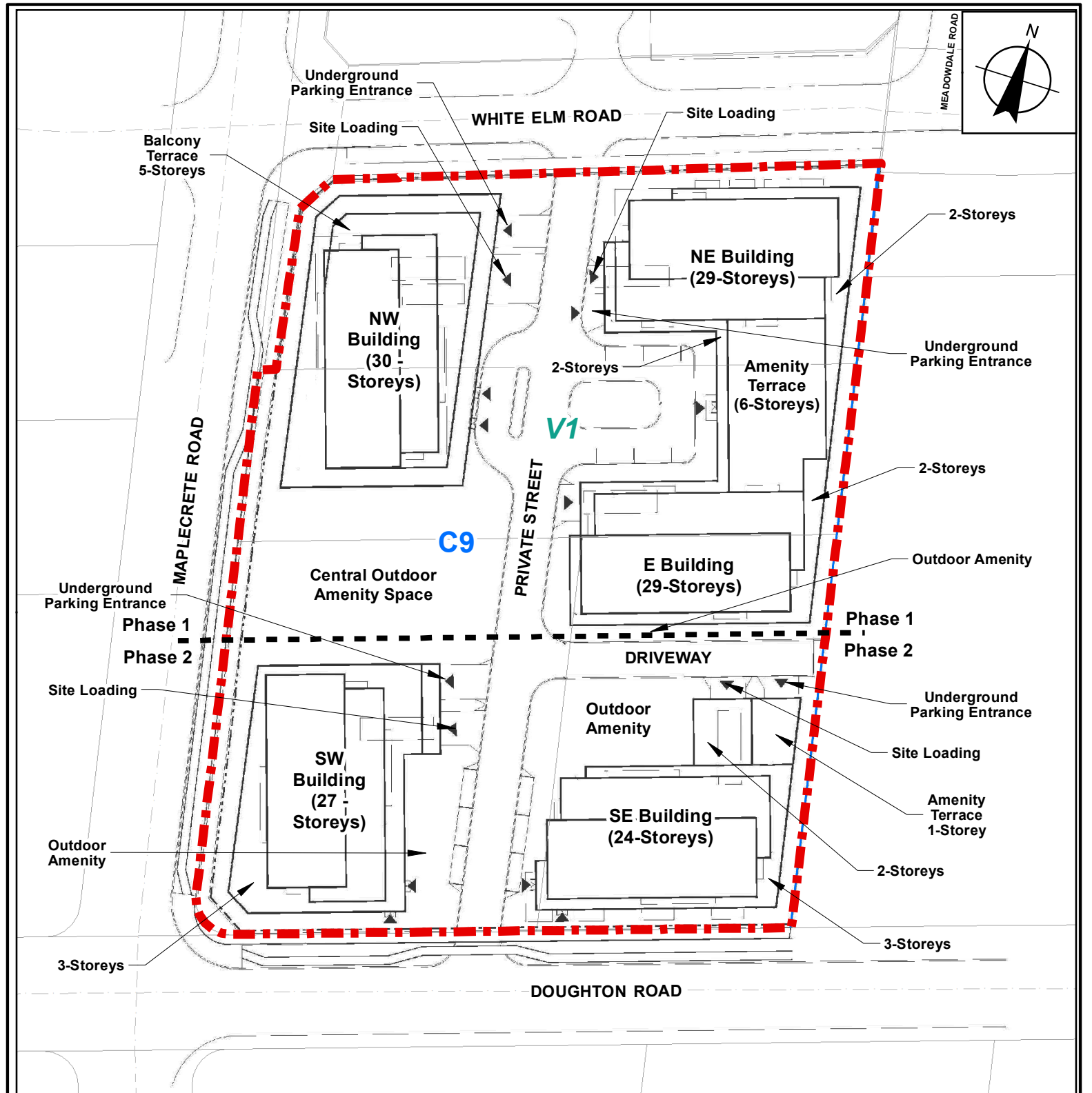


Attachment

FILE:
CIHA.23.003

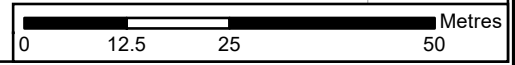
DATE:
March 5, 2024

3



 Subject Lands
Zoning By-Law 1-88
 C9, Corporate Centre Zone

Zoning By-Law 001-2021
V1, Vaughan Metropolitan Centre Station Zone



Conceptual Site Plan and Proposed Zoning

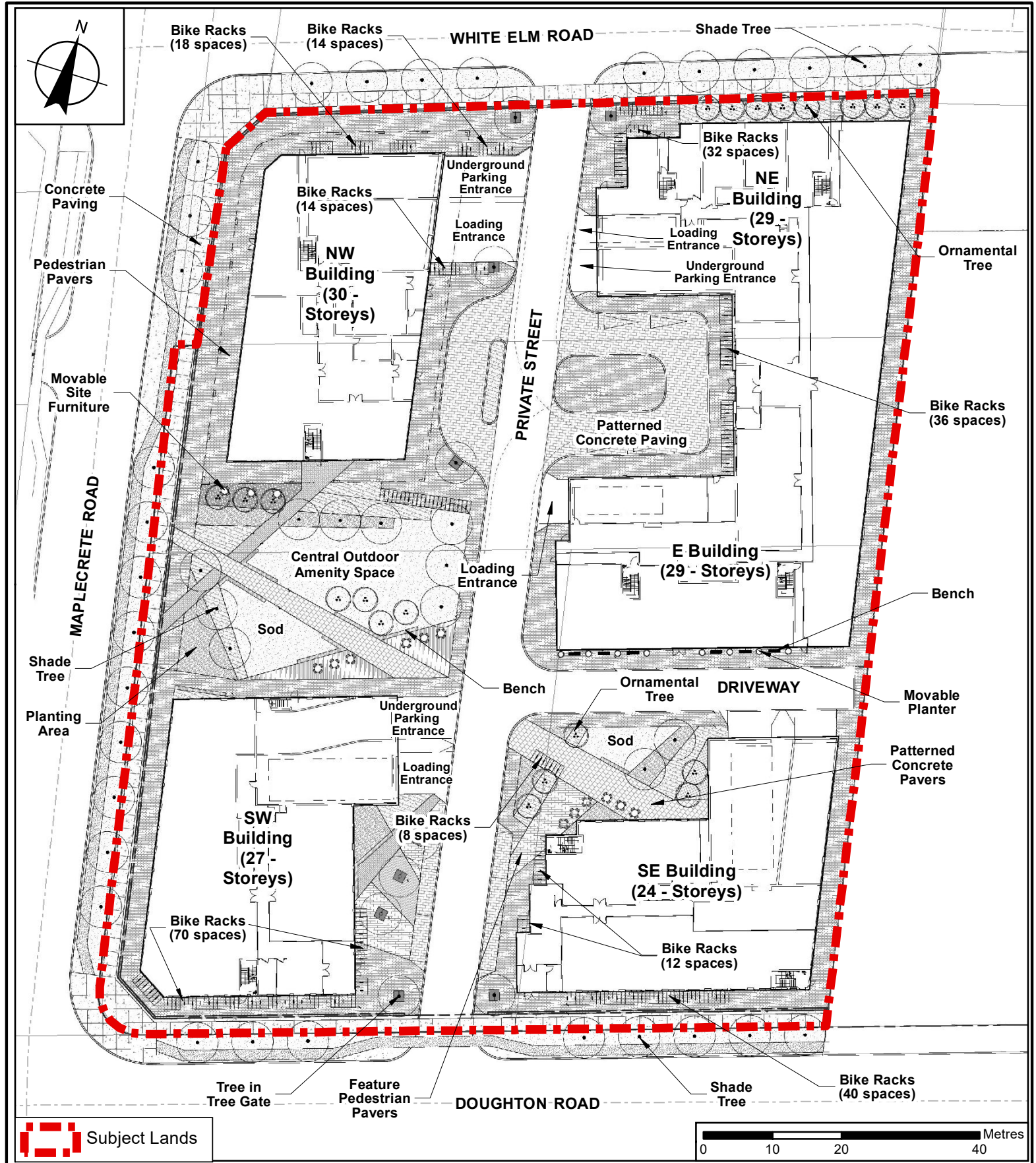
LOCATION:
 171 Maplecrete Road, 140-160 Doughton Road
 and Block 2 on Registered Plan 65M-4793
APPLICANT:
 171 Maplecrete LP & 1930328 Ontario Inc.



Attachment

FILE:
 CIHA.23.003
DATE:
 March 5, 2024

4



Conceptual Landscape Plan

LOCATION:
171 Maplecrete Road, 140-160 Doughton Road
and Block 2 on Registered Plan 65M-4793

APPLICANT:
171 Maplecrete LP & 1930328 Ontario Inc.

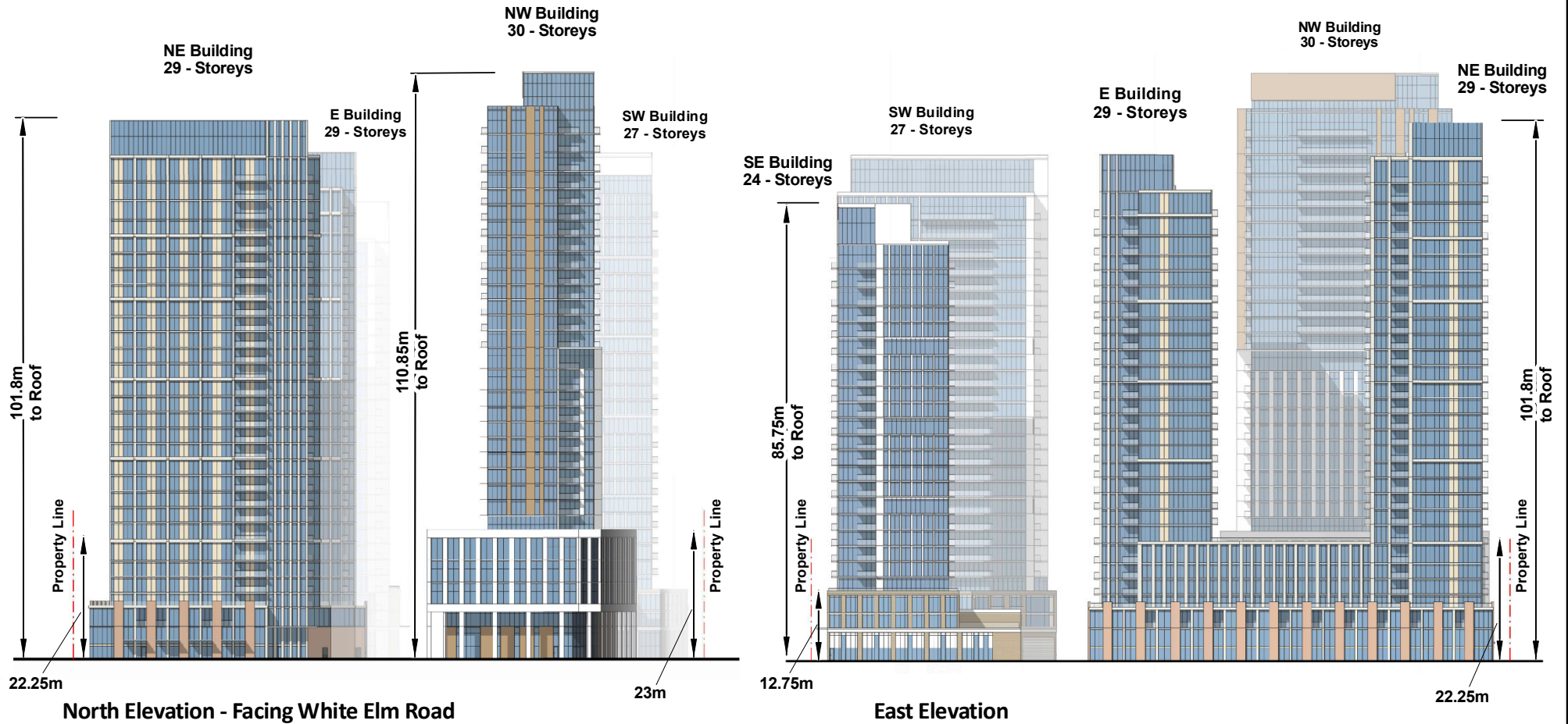


Attachment

FILE:
CIHA.23.003

DATE:
March 5, 2024

5



Building Elevations (North and East)

LOCATION:
171 Maplecrete Road, 140-160 Doughton Road and Block 2 on
Registered Plan 65M-4793

APPLICANT:
171 Maplecrete LP and 1930328 Ontario Inc.

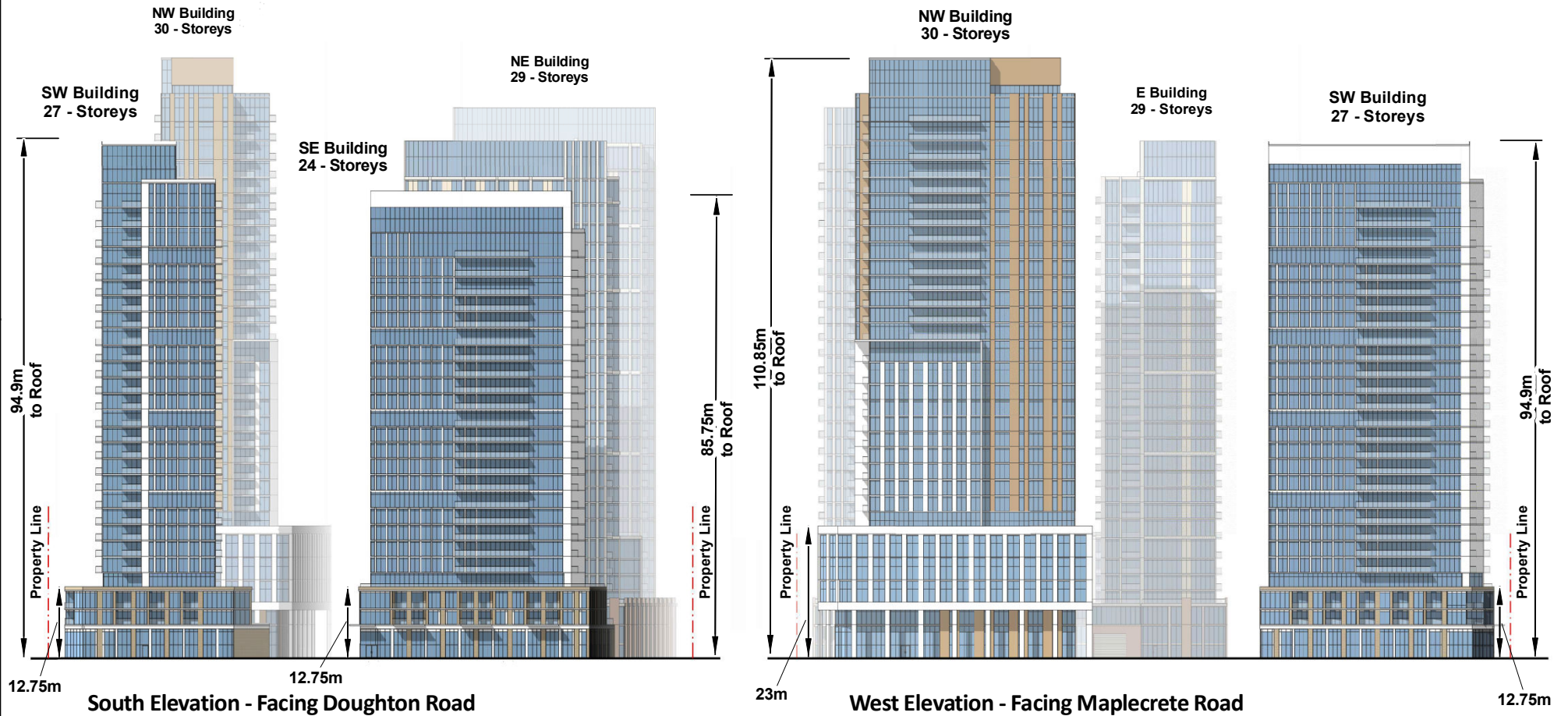


Attachment

FILE:
CIHA.23.003

DATE:
March 5, 2024

6



Building Elevations (South and West)

LOCATION:
171 Maplecrete Road, 140-160 Doughton Road and Block 2 on
Registered Plan 65M-4793

APPLICANT:
171 Maplecrete LP and 1930328 Ontario Inc.



Attachment

FILE:
CIHA.23.003

DATE:
March 5, 2024

7



View Looking From the West



Perspective Renderings (Aerial)

LOCATION:
171 Maplecrete Road, 140-160 Doughton Road and Block 2 on
Registered Plan 65M-4793

APPLICANT:
171 Maplecrete LP and 1930328 Ontario Inc.



Attachment

FILE:
CIHA.23.003

DATE:
March 5, 2024

8



**Look From North West at Intersection of
White Elm Road and Maplecrete Road**



**Look From South West at Intersection of
Doughton Road and Maplecrete Road**

Perspective Renderings (Street View)

LOCATION:
171 Maplecrete Road, 140-160 Doughton Road and Block 2 on
Registered Plan 65M-4793

APPLICANT:
171 Maplecrete LP and 1930328 Ontario Inc.



Attachment

FILE:
CIHA.23.003

DATE:
March 5, 2024

9

Attachment 10 – Zoning By-law 1-88 Exception Table

Table 1:

	Zoning By-law 1-88 Standard	EM2 General Employment Area Zone Requirements	C9 Corporate Centre Zone Requirement	Proposed C9 Corporate Centre Zone Exceptions
a.	Permitted Uses	In accordance with Section 6.3 of Zoning By-law 1-88	In accordance with Section 5.10 and Exception 9(1473)	All permitted uses in the C9 Zone
b.	Minimum Lot Frontage	34.0 m	50.0 m	<ul style="list-style-type: none"> • Maplecrete Road: 94 m • Doughton Road: 99 m • White Elm Road: 97 m
c.	Minimum Front Yard Setback	6.0 m	Non-Residential Uses: 0 m	3.0 m
			Residential Uses: 3 m	
d.	Minimum Rear Yard Setback	12.0 m	Non-Residential Uses: 3 m	1.0 m
			Residential Uses: 6 m	
e.	Minimum Exterior Side Yard Setback	9.0 m	Non-Residential Uses: 0 m	2.0 m
			Residential Uses: 3 m	
f.	Minimum Interior Side Yard Setback	6.0 m	Non-Residential Uses: 0 m	1.0 m
			Residential Uses: 0 m	
g.	Build-To-Zone ('BTZ') Requirements	N/A	Non-Residential Uses: 0 m – 3.0 m	Shall not apply.
			Residential Uses: 3.0 m – 6.0 m	
h.	Setback to Sight Triangles	0.6 m	0.6 m	0.0 m
i.	Building Setbacks Below Grade	1.8 m	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 0.0 m • Interior Side Yard: 0 m • Exterior Side Yard: 1.8 m 	<ul style="list-style-type: none"> • Front Yard: 0.0 m • Rear Yard: 0.0 m • Interior Side Yard: 0 m • Exterior Side Yard: 0 m
j.	Encroachments - Architectural Features	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8m 	<ul style="list-style-type: none"> • Front Yard: 1.8 m • Rear Yard: 1.8 m • Exterior Side Yard: 1.8 m 	<ul style="list-style-type: none"> • Front, rear and exterior side yards: 0.45 m

k.	Minimum Combined Amenity Area Requirements (Indoor and Outdoor)	N/A	N/A	4 m ² per unit
l.	Podium Height and Tower Requirements	N/A	N/A	Max Residential Tower Floor Plate: 850.0 m ²
				Minimum Tower Step-back: 2.0 m
				Maximum Podium Height: 27m or 6-storeys
				Minimum Tower Separation Between Buildings: 25.0 m
				Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 12.5 m
Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 5 m				
m.	Minimum Landscaping Strip Requirements	3.0 m	3.0 m	2.0 m
n.	Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.	A landscape strip shall be used for no other purpose than landscaping.	Bicycle Parking, hardscape, entry/ access areas to buildings, and architectural features/elements shall be permitted to encroach into the landscape strip
o.	Maximum Building Height	15.0 m	25.0 m	130.0 m (40-storeys)
p.	Maximum Gross Floor Area (GFA)	N/A	N/A	112,500 m ²

*NOTE: Additional exceptions may be identified/required through the further review of the subject application.

Attachment 11 – Zoning By-law 001-2021 Exception Table

Table 2:

	Zoning By-law 001-2021 Standard	EM2 General Employment Area Zone Requirements	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed V1 Vaughan Metropolitan Centre Station Zone Exceptions
a.	Permitted Uses	Uses listed in Table 11-2 of Zoning By-law 001-2021	Uses listed in Table 10-2 of Zoning By-law 001-2021	All permitted uses in the V1 Zone
b.	Minimum Lot Frontage	30.0 m	50.0 m	<ul style="list-style-type: none"> • Maplecrete Road: 94 m • Doughton Road: 99 m • White Elm Road: 97 m
c.	Minimum Front Yard Setback	6.0 m	3.0 m	3.0 m
d.	Minimum Rear Yard Setback	12.0 m	1.0 m	1.0 m
e.	Minimum Exterior Side Yard Setback	6.0 m	3.0 m, or 3.5 m where an exterior side yard abuts a walkway, greenway, or SWM facility	2.0 m
f.	Minimum Interior Side Yard Setback	6.0 m	1.0 m	1.0 m
g.	Build-To-Zone ('BTZ') Requirements	N/A	<ul style="list-style-type: none"> • 3.0 to 5.0 m • Urban squares, driveways, and walkways permitted within the BTZ, provided the cumulative total does not exceed 25% of the total BTZ. • Minimum 75% of the street frontage. On any other portion of the lot, only minimum setback indicated shall apply. Notwithstanding this, on a corner lot a minimum of 80% shall apply. 	Shall not apply

h.	Minimum Amenity Area	N/A	<ul style="list-style-type: none"> • Apartment dwelling: 8 m² per unit for the first eight units, and an additional 5.0 m² for each additional unit • 90% shall be provided as common space. • Shall be provided and maintained on the same lot as the residential use • Minimum outdoor amenity area shall be at least one contiguous area of 55 m² at grade. • Maximum of 20% of the required minimum outdoor amenity area may consist of amenity area on rooftop/terrace 	4.3.2 and 4.3.3 shall not apply. The minimum required Amenity Area shall be 4 m ² per unit (combined total indoor and outdoor)
i.	Building Setbacks Below Grade	<ul style="list-style-type: none"> • From Street Line: 1.8m • From interior side or rear lot line: 0 m 	<ul style="list-style-type: none"> • From Street Line: 1.8m • From interior side or rear lot line: 0 m 	<ul style="list-style-type: none"> • Front Yard: 0.0 m • Rear Yard: 0.0 m • Interior Side Yard: 0 m • Exterior Side Yard: 0 m
j.	Encroachments	In accordance with Table 4-1 of Zoning By-law 001-2021	In accordance with Table 4-1 of Zoning By-law 001-2021	0.45 m into a required front, rear or exterior side yard
k.	Podium Height and Tower Requirements	N/A	<p>Max Residential Tower Floor Plate: 750 m²</p> <p>Minimum Tower Step-back: 3.0 m</p> <p>Maximum Podium Height: 20.0 m</p> <p>Minimum Tower Separation Between Buildings: 25.0 m</p> <p>Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 12.5 m</p> <p>Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 10.0 m</p>	<p>Max Residential Tower Floor Plate: 850 m²</p> <p>Minimum Tower Step-back: 2.0 m</p> <p>Maximum Podium Height: 27 m or 6-storeys</p> <p>Minimum Tower Separation Between Buildings: 25.0 m</p> <p>Minimum Residential Tower Setback from any Rear and Interior Side Lot Line: 12.5 m</p> <p>Minimum Office Tower Setback from any Rear and Interior Side Lot Line: 5 m</p>

l.	Minimum Landscaping Strip Requirements	3.0 m 4.5 m where the landscape strip width on any interior side lot line or rear lot line abuts a Residential Zone or Open Space Zone.	3.0 m	2.0 m
m.	Encroachments – Landscape Strip	A landscape strip shall be used for no other purpose than landscaping.	A landscape strip shall be used for no other purpose than landscaping.	<ul style="list-style-type: none"> • Bicycle Parking • Hardscape • Entry/Access areas to Buildings • Architectural Features and elements
n.	Maximum Building Height	15.0 m	30-storeys	130.0 m or 40 storeys
o.	Floor Space Index	N/A	6.97 (per site-specific Exception on greater land area) – only a portion of the lands are subject to this max FSI	8.0 times the area of the lot
p.	Non-Residential Use Requirement	N/A	N/A	12.5% of the overall GFA across the entire lands shall be non-residential

*NOTE: Additional exceptions may be identified/required through the further review of the subject application.