

ITEM: 6.9	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A055/24
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Report Date: June 14, 2024

**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES (SEE SCHEDULE B):**

Additional comments from departments and agencies received after the publication of the report will be made available on the City's [website](#).

Internal Departments <small>*Comments Received</small>	Conditions Required		Nature of Comments
Committee of Adjustment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Building Standards (Zoning)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review
Development Engineering	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Recommend Approval/No Conditions
Development Finance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)				
<p>All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.</p>				
Correspondence Type	Name	Address	Date Received <small>(mm/dd/yyyy)</small>	Summary
Applicant			03/28/2023	Application Cover Letter

BACKGROUND (SCHEDULE D, IF REQUIRED)	
<p style="text-align: center;"><small>* Background Information contains historical development approvals considered to be related to this file. This information should not be considered comprehensive.</small></p>	
Application No. (City File)	Application Description <small>(i.e. Minor Variance Application; Approved by COA / OLT)</small>
N/A	N/A

ADJOURNMENT HISTORY	
<p style="text-align: center;"><small>* Previous hearing dates where this application was adjourned by the Committee and public notice issued.</small></p>	
Hearing Date	Reason for Adjournment (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background



MINOR VARIANCE APPLICATION FILE NUMBER A055/24

CITY WARD #:	4
APPLICANT:	GB (Maplecrete) Limited Partnership
AGENT:	KLM Planning Partners Inc.
PROPERTY:	185 Doughton Road & 108, 110 & 112 Maplecrete Road
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010, Volume 2, VM CSP: "Neighbourhood Precinct"
RELATED DEVELOPMENT APPLICATIONS:	DA.22.072
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a maximum of 1127 dwelling units including 7 live-work units and 9 podium townhouse units on the subject lands and to facilitate related Site Plan Application DA.22.072.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned C9 (H), Corporate Centre Zone with a Holding Provision and subject to the provisions of Exception 9(1567) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88	Variance requested
The maximum number of dwelling units shall not exceed 1082 units, including 7 live-work units and 9 podium townhouse units. [Exception 9(1567) v.]	To permit a maximum of 1127 dwelling units including 7 live-work units and 9 podium townhouse units.

HEARING INFORMATION

DATE OF MEETING: Thursday, June 20, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

INTRODUCTION

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT

Date Public Notice Mailed:	June 6, 2024
Date Applicant Confirmed Posting of Sign:	May 26, 2024
Applicant Justification for Variances: <small>*As provided in Application Form</small>	To permit a maximum of 1,127 residential units on the Subject Lands.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING

**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	TBD

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Development Engineering has no objection to Minor Variance A055/24.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH)

No comments received to date.	
PFH Recommended Conditions of Approval:	None

DEVELOPMENT FINANCE

No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES

No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC)

No comments received to date.

Building Inspection Recommended Conditions of Approval:

None

FIRE DEPARTMENT

No comments received to date.

Fire Department Recommended Conditions of Approval:

None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	TRCA Kristen.Regier@trca.ca	1. That the applicant provides the required fee amount of \$1,250.00 payable to the Toronto and Region Conservation Authority. 2. That the applicant obtains a permit for the proposed works pursuant to Conservation Authorities Act - Section 28.
2	Development Planning Alyssa.Pangilinan@vaughan.ca	TBD

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval "if required". If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

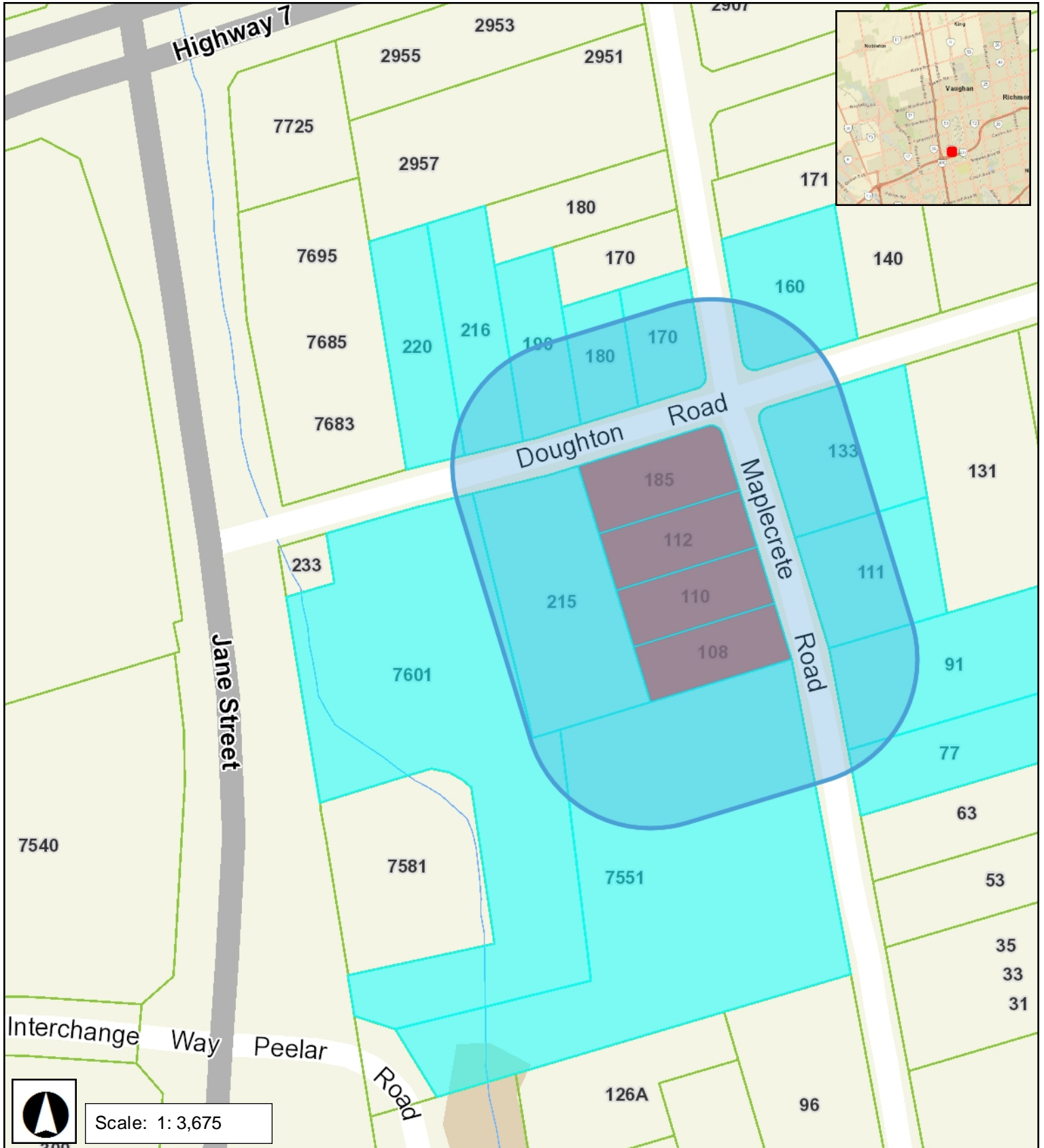
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

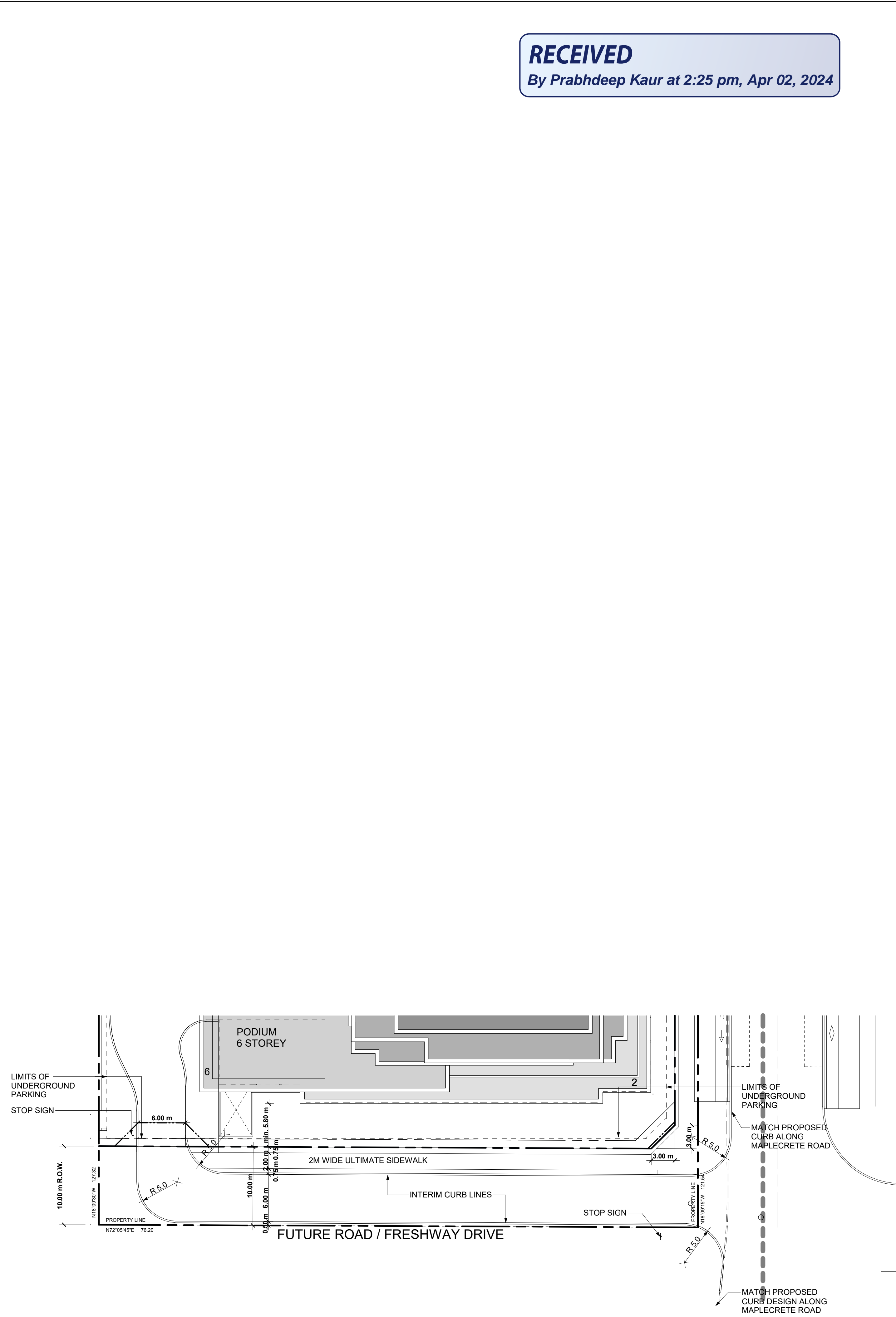
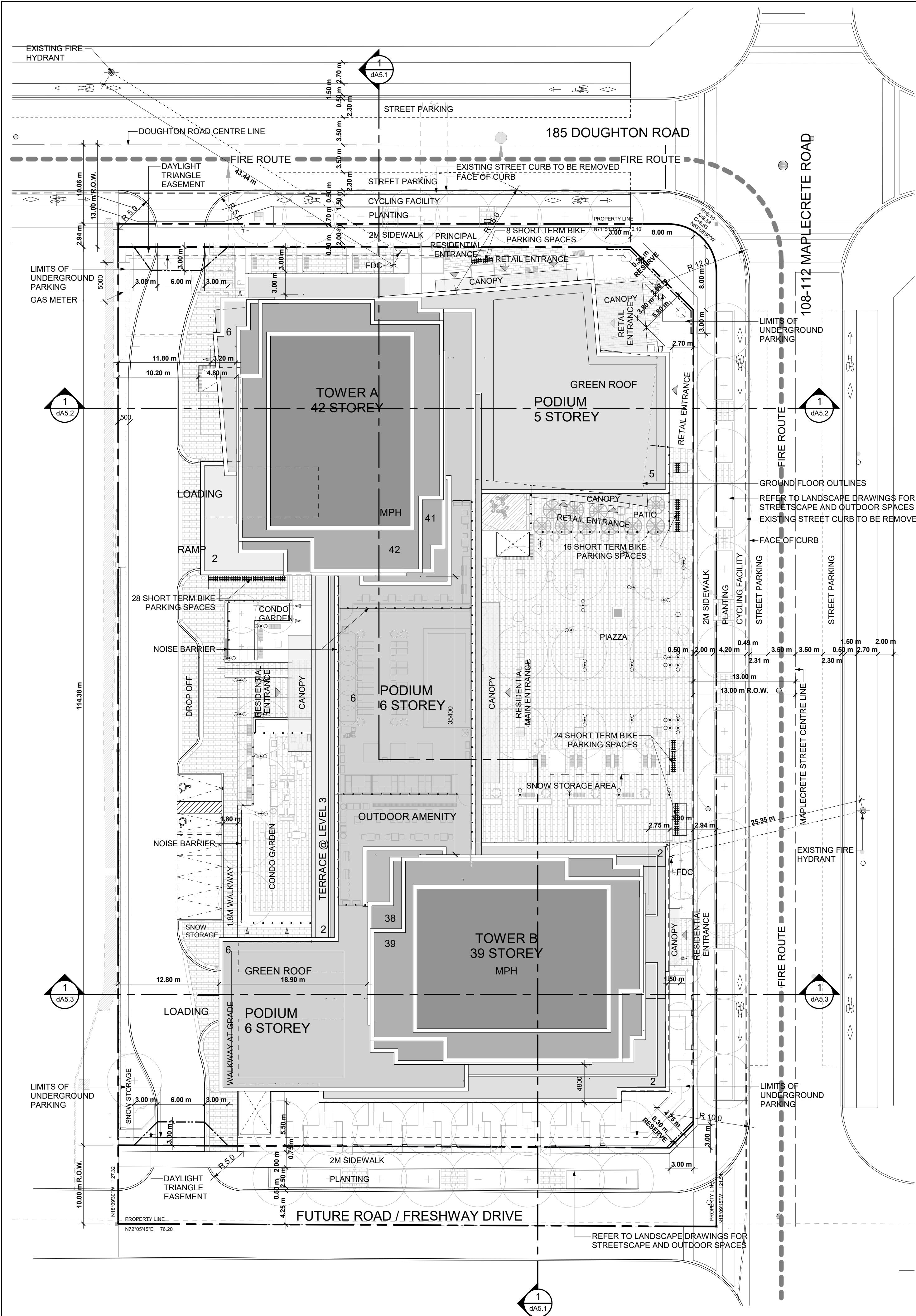
IMPORTANT INFORMATION

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS



RECEIVED
By Prabhdeep Kaur at 2:25 pm, Apr 02, 2024



1 Site Plan - Ultimate Condition
Scale: 1 : 300

2 Site Plan - Interim Condition
Scale: 1 : 300

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Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

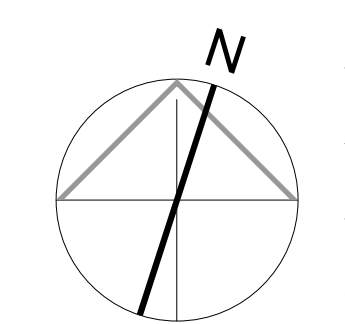
Revisions:		Date:
No.:	Revision:	Date:

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2	OPA, ZBA, Subdivision and SPA	Dec. 9, 2022
1	OPA, ZBA and Subdivision	Jun. 23, 2022
No.:	Issued For:	Date:

Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
Site Plan

Scale:
1 : 300
Drawn by:
MZ / JH
Checked by:
DS
Project No.:
21-101
Date:
Mar. 13, 2024
Drawing No.:



dA1.3

Plot Date: 2024-03-13 3:28:48 PM File Path: C:\Users\prabh\OneDrive - Kirkor Architects Inc\Projects\2024\21-101\MaplecreteDoughton\21-101-MaplecreteDoughton.dwg User: prabh Date: 2024-03-13 3:28:48 PM

PROJECT STATISTICS - ZBA

185 Doughton
Mixed Use Development
Vaughan, Ontario
 March 13, 2024 Project No. 21-101

1.0 Lot Area				
	hectare	acres	m ²	ft ²
1.1 Net Lot Area	0.83	2.04	8,273.24	89,052
1.2 Road Widening	0.14	0.35	1,433.02	15,425
1.3 Gross Lot Area	0.97	2.40	9,706.26	104,477

2.0 Proposed Gross Floor Area (GFA)				
2.1 Proposed Residential Gross Floor Area (GFA)				
Gross Floor Area Definition: 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, loading areas located above or below grade.				
Buildings	Levels		Total Area	
	floors	m ²	m ²	ft ²
Podium	Level 1	1 x 3,277.92	3,277.92	35,283
	Level 2	1 x 2,691.49	2,691.49	28,971
	Levels 3 to 5	3 x 3,562.80	10,688.41	115,049
	Level 6	1 x 2,777.36	2,777.36	29,895
2.1.1 Proposed Podium Residential GFA			19,435.19	209,198
Tower A (North)	Level 7	1 x 844.01	844.01	9,085
	Levels 8 to 40	33 x 798.43	26,348.27	283,610
	Levels 41 to 42	2 x 775.30	1,550.59	16,690
	Level MPH	1 x 0.00	0.00	0
2.1.2 Proposed Tower A Residential GFA			28,742.87	309,385
Tower B (South)	Level 7	1 x 871.01	871.01	9,375
	Levels 8 to 37	30 x 798.43	23,952.97	257,828
	Levels 38 to 39	2 x 775.30	1,550.59	16,690
	Level MPH	1 x 0.00	0.00	0
2.1.3 Proposed Tower B Residential GFA			26,374.57	283,893
2.2 Total Proposed Residential GFA			74,552.63	802,476

2.3 Proposed Retail Gross Floor Area (GFA)				
			m ²	ft ²
Level 1	Retail at Grade	1 x 423.07	423.07	4,554
	Retail Elevator	1 x 25.09	25.09	270
	Retail Waste Room	1 x 38.63	38.63	416
2.4 Total Proposed Retail GFA			486.79	5,240

2.5 Total Gross Floor Area (GFA)				
			m ²	ft ²
Total Proposed Residential GFA			74,552.63	802,478
Total Proposed Retail GFA			486.79	5,240
2.6 Total Gross Floor Area (GFA)			75,039.42	807,718

3.0 Floor Space Index (FSI)				
FSI on Gross Lot Area		(Item 2.6/Item 1.3)	7.73	

4.0 Proposed Building Area & Lot Coverage				
4.1 Proposed Building Area			4,136.47	44,525
4.2 Lot Coverage (base on Gross Lot area) - Proposed Building Area / Gross Lot Area (Item 4.1 / Item 1.3)			42.62%	
4.3 Lot Coverage (base on Net Lot area) - Proposed Building Area / Net Lot Area (Item 4.1 / Item 1.1)			50.00%	

5.0 Proposed Landscape Area and Coverage				
5.1 Proposed Landscape Area			3,219.41	34,653
5.2 Proposed Landscape Coverage (Proposed Landscape Area / Net Lot Area)			38.91%	

7.0 Unit Count												
Buildings	Floors	Units per Floor	ST	1B	1B+D	2B (s)	2B	3B	TH	LW		Total Units
Podium	Level 1	1 x 16	0	0	0	0	0	0	9	7		16
	Level 2	1 x 6	0	1	5	0	0	0	0	0		6
	Levels 3 to 5	3 x 57	8	9	35	5	0	0	0	0		171
	Level 6	1 x 45	7	7	25	6	0	0	0	0		45
7.1.1 Podium Total Unit Count												238
Tower A (North)	Level 7	1 x 10	0	2	5	2	1	0	0	0		10
	Levels 8 to 40	33 x 13	0	3	6	3	1	0	0	0		429
	Levels 41 to 42	2 x 12	0	4	4	2	0	2	0	0		24
7.1.2 Tower A Total Unit Count												463
Tower B (South)	Level 7	1 x 12	0	2	7	3	0	0	0	0		12
	Levels 8 to 37	30 x 13	0	3	6	3	1	0	0	0		390
	Levels 38 to 39	2 x 12	0	4	4	2	0	2	0	0		24
7.1.3 Tower B Total Unit Count												426
7.1 Total Unit Count			31	244	541	223	64	8	9	7		1,127

7.2 Unit Mix												
		2.8%	21.7%	48.0%	19.8%	5.7%	0.7%	0.8%	0.6%			
				25.5%		2.1%						

8.0 Amenity Area				
			m ²	ft ²
Level 1	1 x 1,112.85		1,112.85	11,979
	Levels 3 to 5	3 x 52.64	157.92	1,700
	Level 6	1 x 51.52	51.52	555
	Level 7	1 x 261.11	261.11	2,811
8.1 Total Proposed Indoor Amenity			1,583.40	17,045
8.2 Total Proposed Outdoor Amenity				
Level 1	(Outdoor Amenity)		1,383.84	14,896
Level 7	(Outdoor Amenity Terrace)		648.87	6,984
8.2 Total Proposed Outdoor Amenity			2,032.71	21,880
8.3 Total Proposed Amenity Area (Indoor and Outdoor)			3,616.11	38,923

9.0 Parking					
	Residential	Visitor	Commercial	Spaces	
Level 1		0	4	4	
Level P1	0	170		170	
Level P2	188			188	
Level P3	190			190	
Level P4				0	
9.1 Total Proposed Parking Spaces			378	170	4

	Ratio	Number of units / sq.m.	Residential	Visitor	Spaces
Apartment Resident Spaces	0.300	per unit x 1,111	=	334	= 334
Apartment Visitor Spaces	0.150	per unit x 1,111	=	167	= 167
Podium townhouse	1.000	per unit x 9	=	9	= 9
Live-Work Resident Spaces	0.600	per unit x 7	=	5	= 5
Live-Work Visitor Spaces	0.400	per unit x 7	=	3	= 3
Retail	0.700	per 100 m ² x 487	=	4	= 4
9.2 Proposed Parking Ratio and Spaces			348	174	522

	Ratio	Number of Spaces	Spaces
Type A	1 + 3% x 174	x 50%	= 4
Type B	1 + 3% x 174	x 50%	= 4
9.3 Total Required Accessible Parking Spaces for Retail and Visitor			8

(1 space + 3% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B)

	Ratio	Number of Spaces	Spaces
Type A	2 + 2% x 378	x 50%	= 5
Type B	2 + 2% x 378	x 50%	= 5
9.4 Total Required Accessible Parking Spaces for Residential			10

(2 spaces plus 2% of the total number of parking spaces, of which, 50% shall be Type A and 50% shall be Type B)

	Retail & Visitor		Residential		Total Spaces
	Type A	Type B	Type A	Type B	
Level L1	1	1			2
Level P1	3	3			6
Level P2			3	3	6
Level P3			3	3	6
9.5 Total Proposed Accessible Parking Spaces					20

10.0 Bike Parking						
	Rate	Number of units	Short-term	Long-term	Total Spaces	
Residential Short-term	0.20	per unit x 1,127	226		226	
Residential Long-term	0.80	per unit x 1,127		902	902	
Commercial Short-term (Retail area <1,000 m ² therefore not required)					0	
Commercial Long-term (Retail area <2,000 m ² therefore not required)	0.07	per unit x			0	
10.1 Total Bike Parking Required			226	902	1,128	

	Indoor Stacked	Vertical	Outdoor	Total Spaces
Level 1	= 0	+	76	76
Level P1 (75 x 2)	= 150			150
10.2 Proposed Short-Term Bicycle Parking				226

	Indoor Stacked	Vertical	Total Spaces
Level 2 (223 x 2)	= 446	+	446
Level 1 (7 x 2)	= 14		14
Level P1 (35 x 2)	= 70	+	70
Level P2 (186 x 2)	= 372		372
Level P3			0
10.3 Proposed Long-Term Bicycle Parking			902

10.4 Total Bike Parking Proposed				
				1,128

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 Toronto, ON M3J 0H1

Revisions:		
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Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
 Proposed Mixed-use Development

Project Statistics

Scale:
 Drawn by:
MZ
 Checked by:
DS
 Project No.:
21-101
 Date:
Mar. 13, 2024
 Drawing No.:

dA1.2

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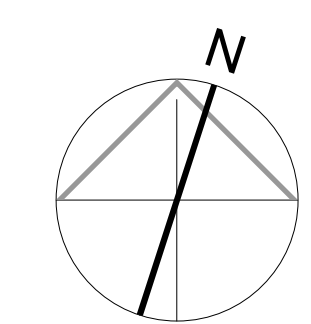
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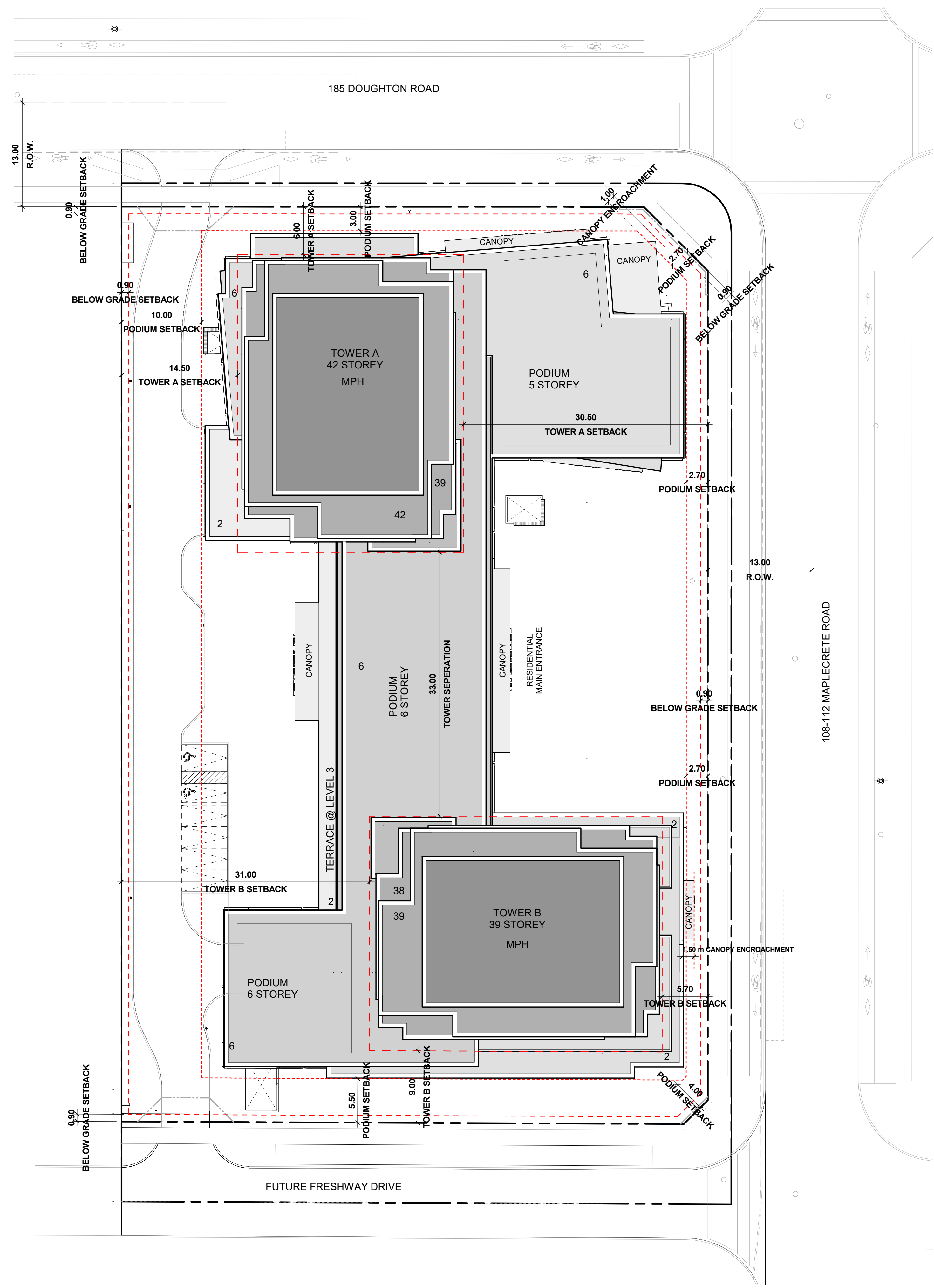
Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
 Proposed Mixed-use Development

Drawing Title:
Building Setbacks

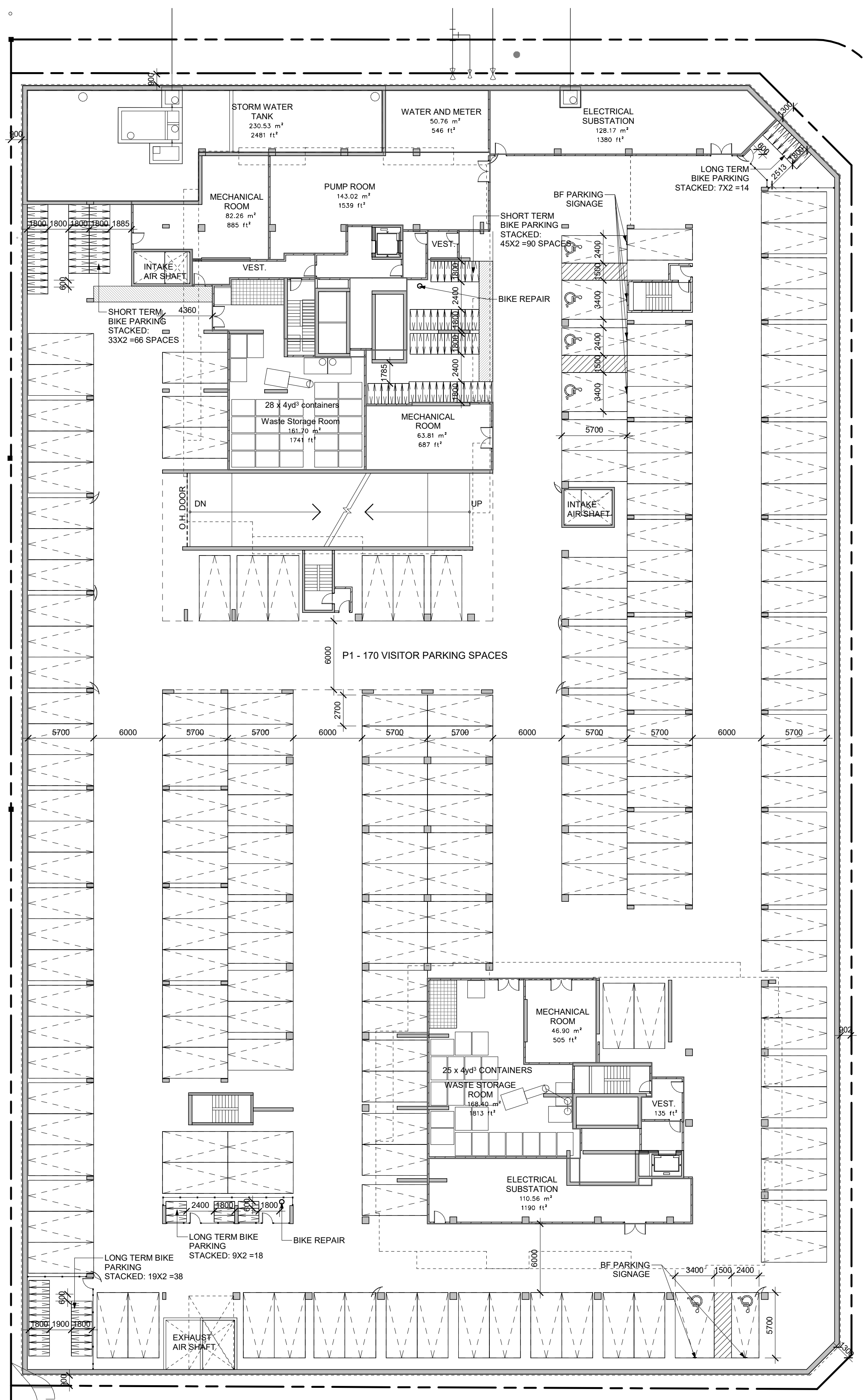
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 Checked by:
DS
 Project No.:
21-101
 Date:
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 Drawing No.:



dA1.3a

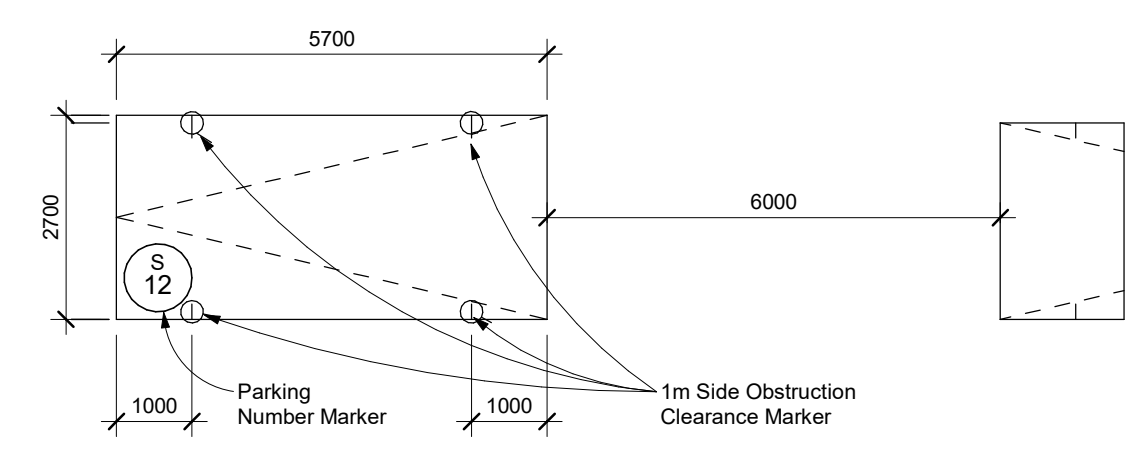


1 Setback Dimensions
 Scale: 1 : 300

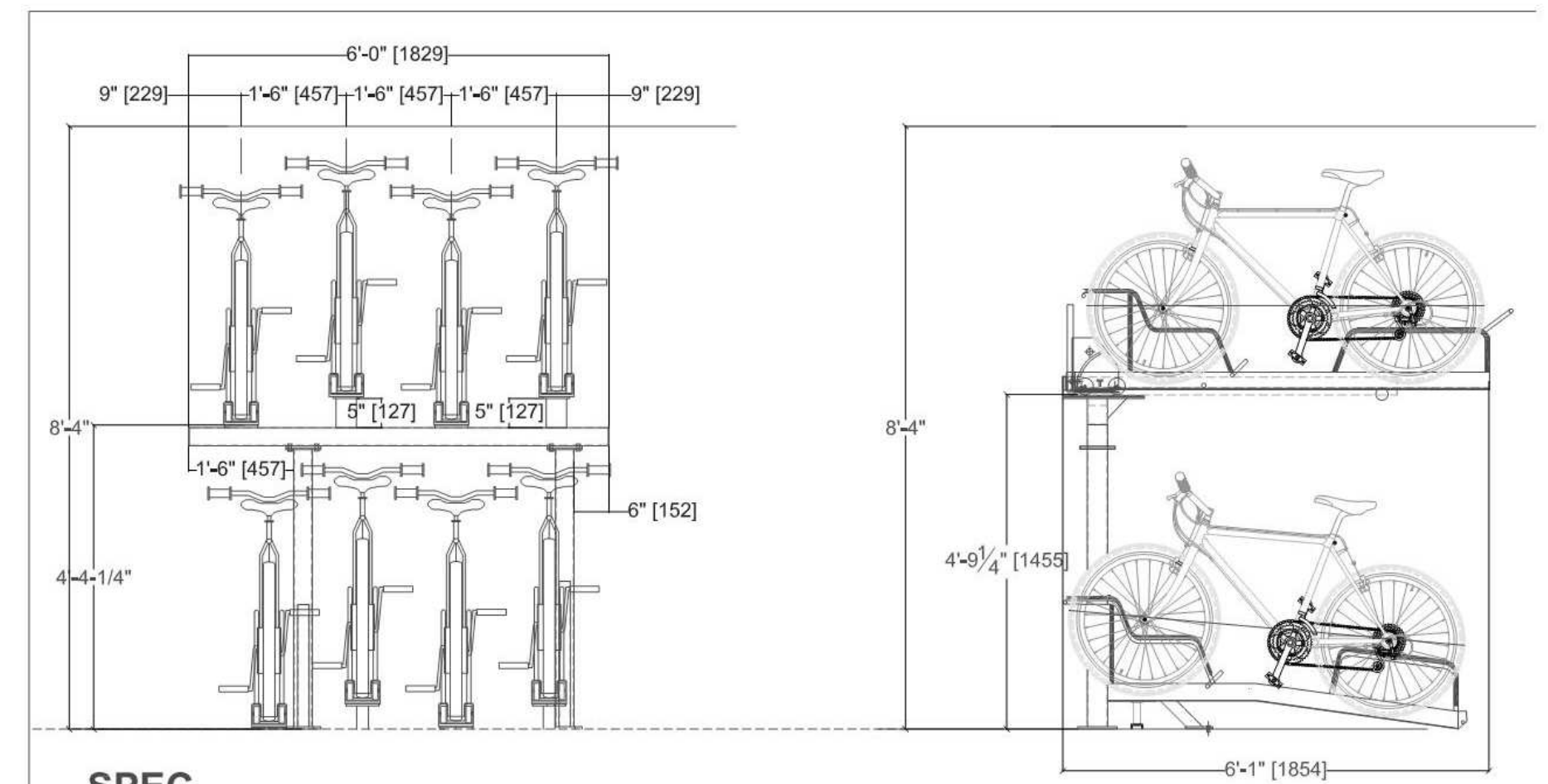


1 Floor Plan - Level P1
Scale: 1 : 250

2 Typical Parking Space Legend
Scale: 1 : 100



TYPICAL PARKING SPACE:
Drive Aisle @ 6m min.



SPEC
PRODUCT- The Lock-up stackable bike rack
 Multiple stackable bike rack
SECTIONS- 8' sections, 6' sections + Single sections
CAPACITY- 8 bikes, 6 bikes, or 2 bikes
MATERIAL- HSS steel
FINISHES- Hot Dipped Galvanized
SPACE USE/SETBACKS- 18" center to center

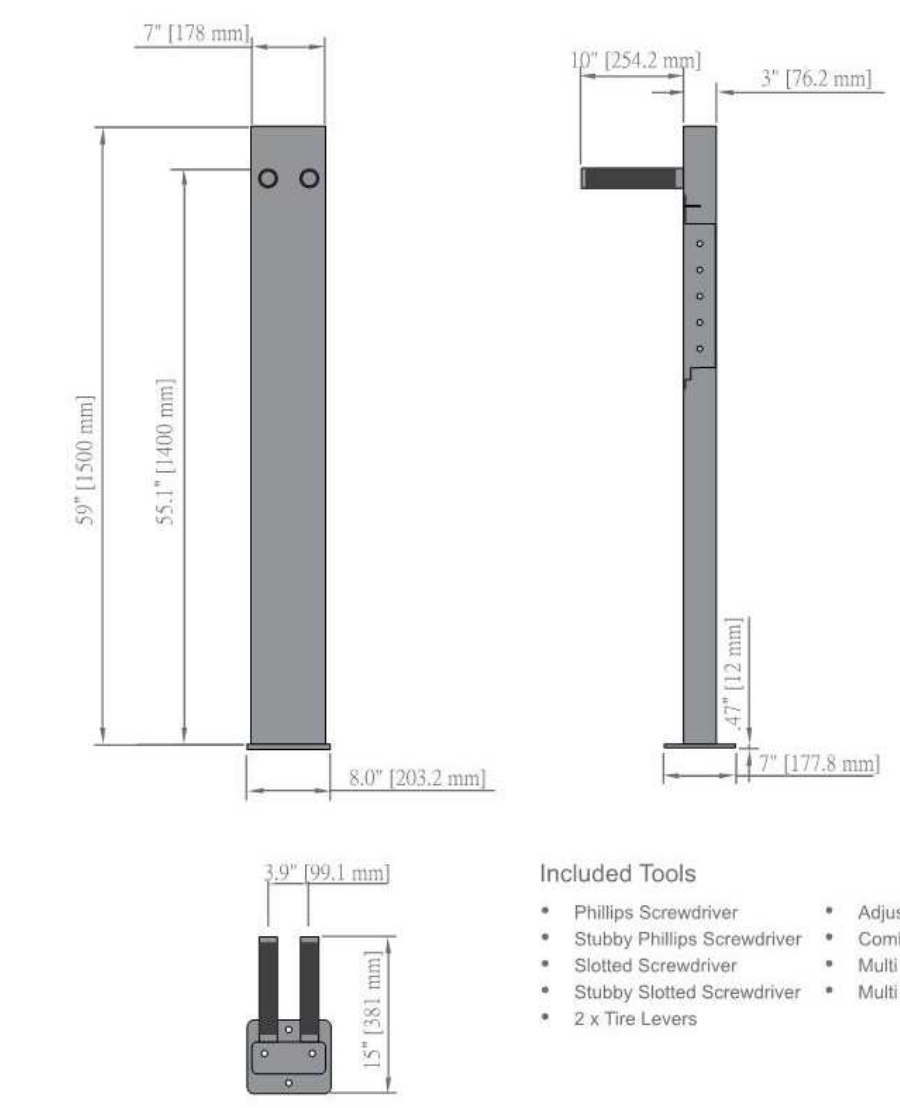
Single Stackable Bike Rack Section
Bike Rack MFG Dist.
416-927-7499

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 Date:

3 Bike Rack - Stacked Horizontal Parking
NTS

Urban High Security Bike Repair Stand
 Model: URA-811-ECM-RS1T



Specifications

Main Features

- Optimum Working Height
- Lockable Tool Compartment
- 10 Vital Tools
- Suitable for indoor or outdoor applications

Weight

Total weight 71.65 lbs [32.50 kg]

Materials

Assembly material Steel
 Abrasion and slip resistant hanger
 Base thickness 0.47 in [12.00 mm]

Anti-theft feature

Optional tamper-proof security bolts

Available finishes

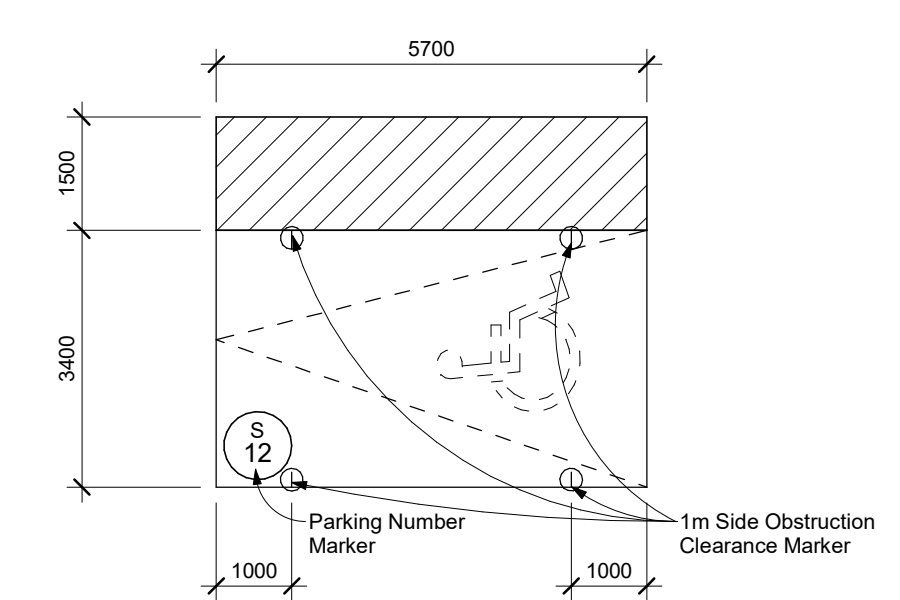
Thermoplastic
 Hot Dipped Galvanized

- Included Tools**
- Phillips Screwdriver
 - Stubby Phillips Screwdriver
 - Slotted Screwdriver
 - Stubby Slotted Screwdriver
 - 2 x Torx Levers
 - Adjustable Wrench
 - Combination Wrench
 - Multi Torx Set
 - Multi Hex Set (metric)

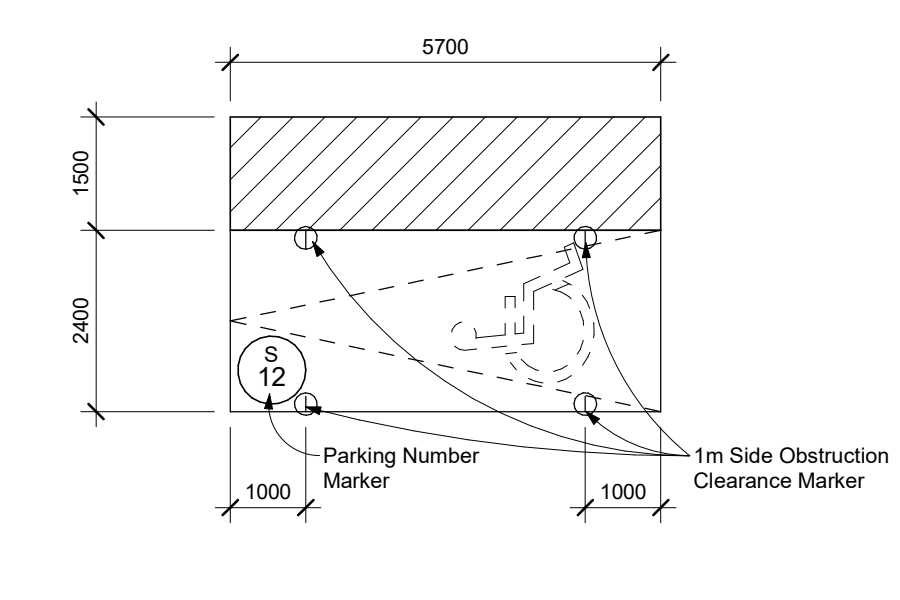
URBAN RACKS
 INNOVATIVE | BICYCLE PARKING
 1-888-717-8881 sales@urbanracks.com
 For more product and company information, please visit us at www.urbanracks.com

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4 Bike Repair Stand
NTS



ACCESSIBLE PARKING SPACE:
TYPE 'A'

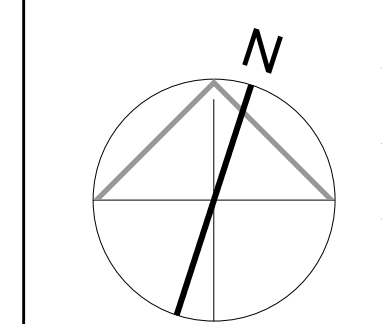


ACCESSIBLE PARKING SPACE:
TYPE 'B'

Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
 Proposed Mixed-use Development

Drawing Title:
P1 Floor Plans

Scale:
As indicated
 Drawn by:
MZ / JH
 Checked by:
DS
 Project No.:
21-101
 Date:
Mar. 13, 2024
 Drawing No.:



dA2.2

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Date:

KIRKOR

ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

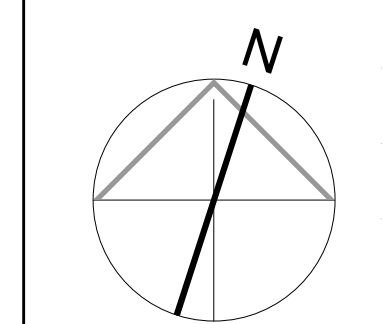
Revisions:
No. Revision Date

6	Minor Variance	Mar. 13, 2024
5	OPA, ZBA, Subdivision and SPA	May. 26, 2023
4	OPA, ZBA and Subdivision	Mar. 17, 2023
3	OPA, ZBA and Subdivision	Feb. 15, 2023
2	OPA, ZBA, Subdivision and SPA	Dec. 9, 2022
1	OPA, ZBA and Subdivision	Jun. 23, 2022
No.	Issued For:	Date:

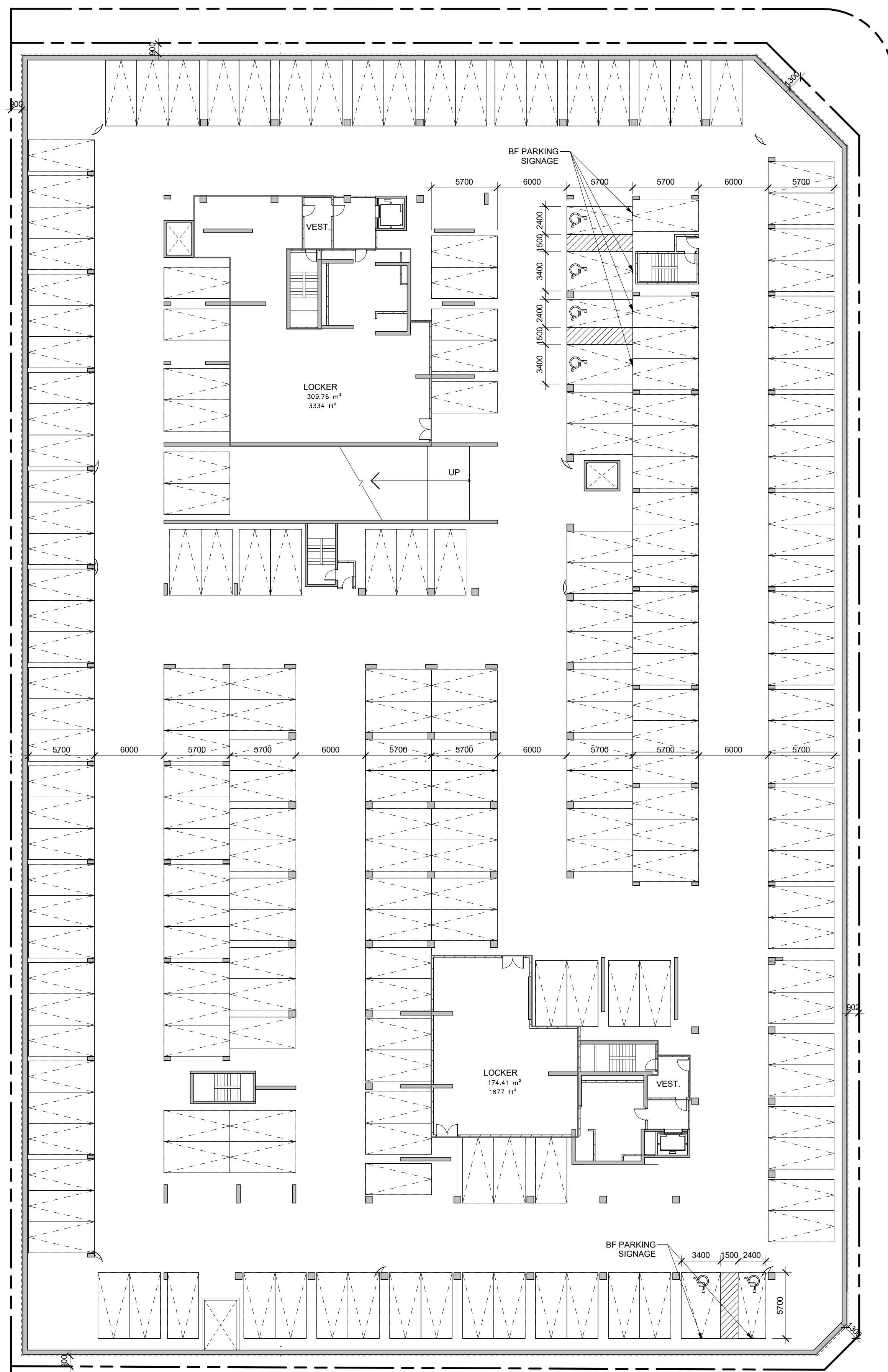
Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
P3 and P2 Floor Plans

Scale:
1 : 250
Drawn by:
MZ / JH
Checked by:
DS
Project No.:
21-101
Date:
Mar. 13, 2024
Drawing No.:

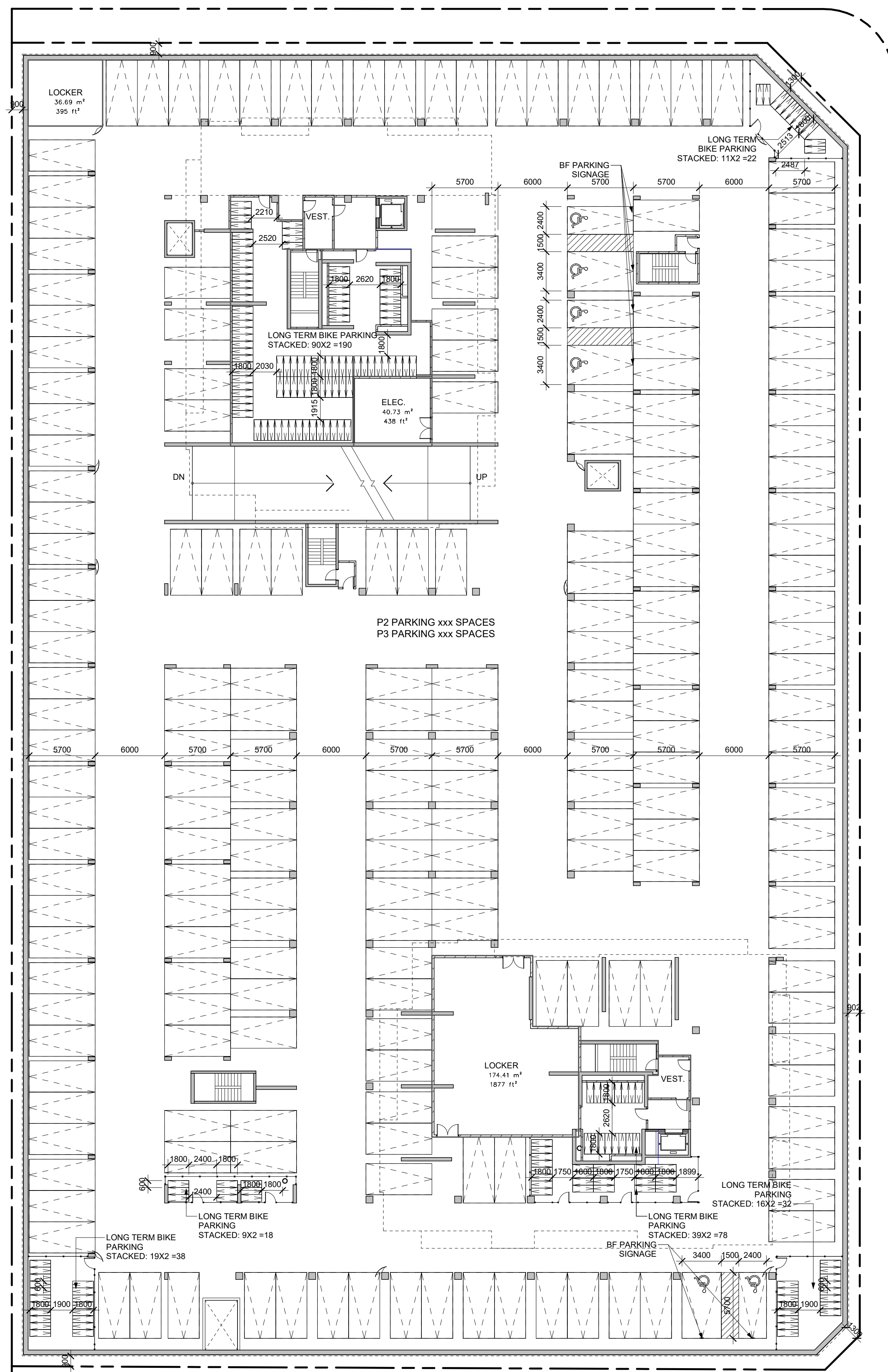


dA2.1



1 Floor Plan - Level P3
Scale: 1 : 250

Refer to dA2.2 for Typical Parking Space Legend and Bike Rack Detail

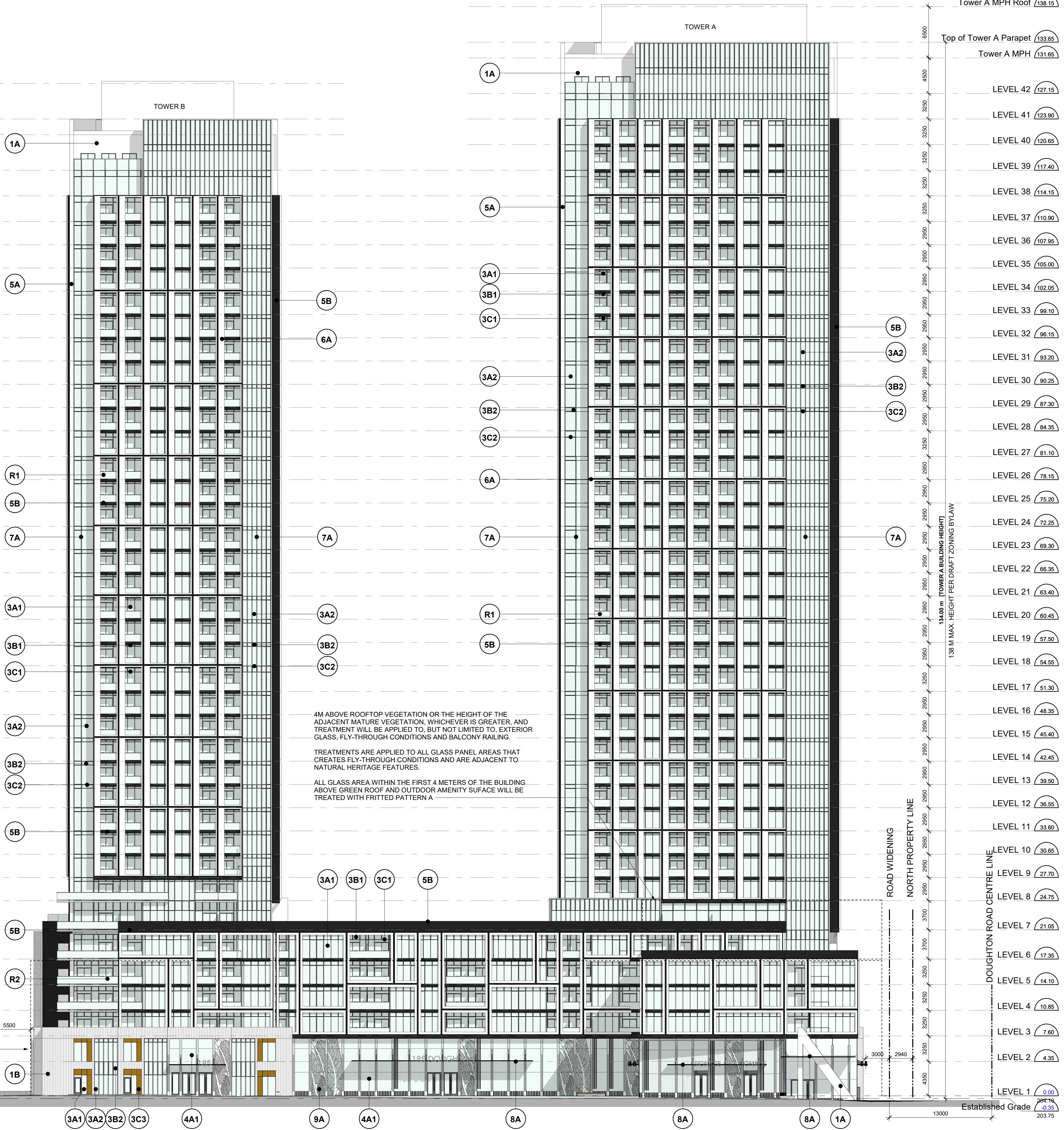
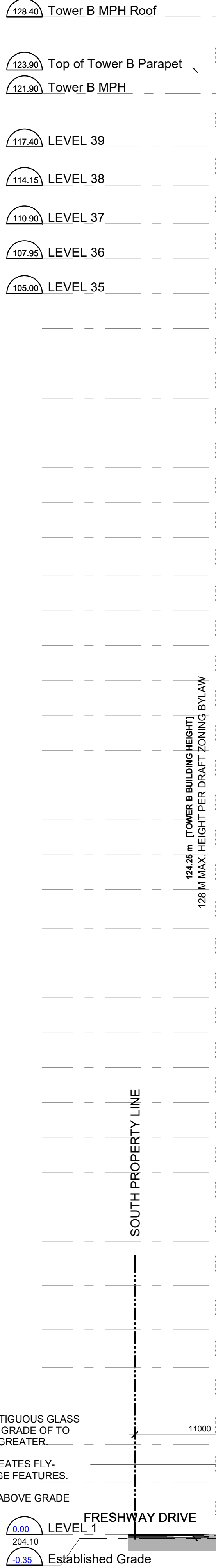


2 Floor Plan - Level P2
Scale: 1 : 250

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EXTERIOR FINISH LEGEND

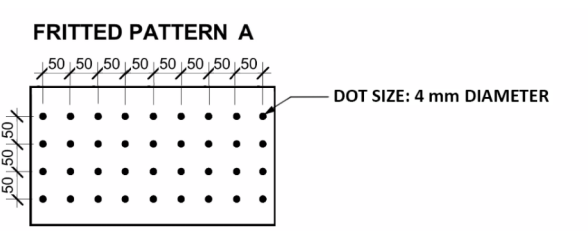
- 1A ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
FINISH: SANDBLAST
- 1B ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
PATTERN: VERTICAL RIBS
- 3A1 PRE-FINISHED WINDOW WALL VISION PANEL - 1**
GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING:
- 3A2 PRE-FINISHED WINDOW WALL VISION PANEL - 2**
GLASS:
GLASS COLOUR: BLUE TINTED
FRAME TYPE: ALUMINIUM
COATING:
- 3B1 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: A
- 3B2 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: B
- 3C1 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C2 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C3 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
PATTERN: WOOD GRAIN
- 4A1 CURTAIN WALL SYSTEM VISION PANEL**
GLASS:
GLASS COLOUR: CLEAR
- 4B1 CURTAIN WALL SYSTEM WITH SHADOW BOX**
- 5A PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: WHITE
- 5B PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 6A PREFABRICATE CLADDING**
COLOUR: WHITE
PATTERN:
- 7A PREFINISHED METAL FIN - MULLION EXTENSION**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 8A METAL CANOPY**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 9A GLASS WITH DECORATIVE GRAPHICS**
GRAPHIC: TO BE DETERMINED
- R1 BALCONY GLASS RAILING SYSTEM WITH SLAB EDGE COVER**
- R2 BALCONY GLASS RAILING SYSTEM WITHOUT SLAB EDGE COVER**



4M ABOVE ROOFTOP VEGETATION OR THE HEIGHT OF THE ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER, AND TREATMENT WILL BE APPLIED TO, BUT NOT LIMITED TO, EXTERIOR GLASS, FLY-THROUGH CONDITIONS AND BALCONY RAILING.

TREATMENTS ARE APPLIED TO ALL GLASS PANEL AREAS THAT CREATES FLY-THROUGH CONDITIONS AND ARE ADJACENT TO NATURAL HERITAGE FEATURES.

ALL GLASS AREA WITHIN THE FIRST 4 METERS OF THE BUILDING ABOVE GREEN ROOF AND OUTDOOR AMENITY SURFACE WILL BE TREATED WITH FRITTED PATTERN A



BIRD SAFE TREATMENT(S) ARE APPLIED ON MINIMUM 85% OF CONTIGUOUS GLASS PANEL AREA AND SHALL BE APPLIED TO GLASS WITHIN 16M FROM GRADE OF TO THE HEIGHT OF ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER.

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ALL GLASS AREA WITHIN THE FIRST 16 METERS OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH FRITTED PATTERN A

1 East Elevation
Scale: 1 : 250

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Date:

KIRKOR
ARCHITECTS AND PLANNERS

20 De Boers Drive Suite 400
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Revisions:

No.:	Revision:	Date:
6	Minor Variance	Mar. 13, 2024
5	OPA, ZBA, Subdivision and SPA	May. 26, 2023
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No.:	Issued For:	Date:

Client:
GB (Maplecrete) Limited Partnership

OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
East Elevation

Scale:
1 : 250

Drawn by:
MZ / JH / HN

Checked by:
DS

Project No.:

21-101

Date:
Mar. 14, 2024

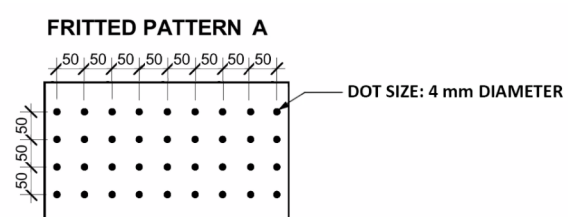
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dA4.1

Authorities Having Jurisdiction
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EXTERIOR FINISH LEGEND

- 1A ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
FINISH: SANDBLAST
- 1B ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
PATTERN: VERTICAL RIBS
- 3A1 PRE-FINISHED WINDOW WALL VISION PANEL - 1**
GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING:
- 3A2 PRE-FINISHED WINDOW WALL VISION PANEL - 2**
GLASS:
GLASS COLOUR: BLUE TINTED
FRAME TYPE: ALUMINIUM
COATING:
- 3B1 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: A
- 3B2 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: B
- 3C1 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C2 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C3 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
PATTERN: WOOD GRAIN
- 4A1 CURTAIN WALL SYSTEM VISION PANEL**
GLASS:
GLASS COLOUR: CLEAR
- 4B1 CURTAIN WALL SYSTEM WITH SHADOW BOX**
- 5A PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: WHITE
- 5B PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 6A PREFABRICATE CLADDING**
COLOUR: WHITE
PATTERN:
- 7A PREFINISHED METAL FIN - MULLION EXTENSION**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 8A METAL CANOPY**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 9A GLASS WITH DECORATIVE GRAPHICS**
GRAPHIC: TO BE DETERMINED
- R1 BALCONY GLASS RAILING SYSTEM WITH SLAB EDGE COVER**
- R2 BALCONY GLASS RAILING SYSTEM WITHOUT SLAB EDGE COVER**

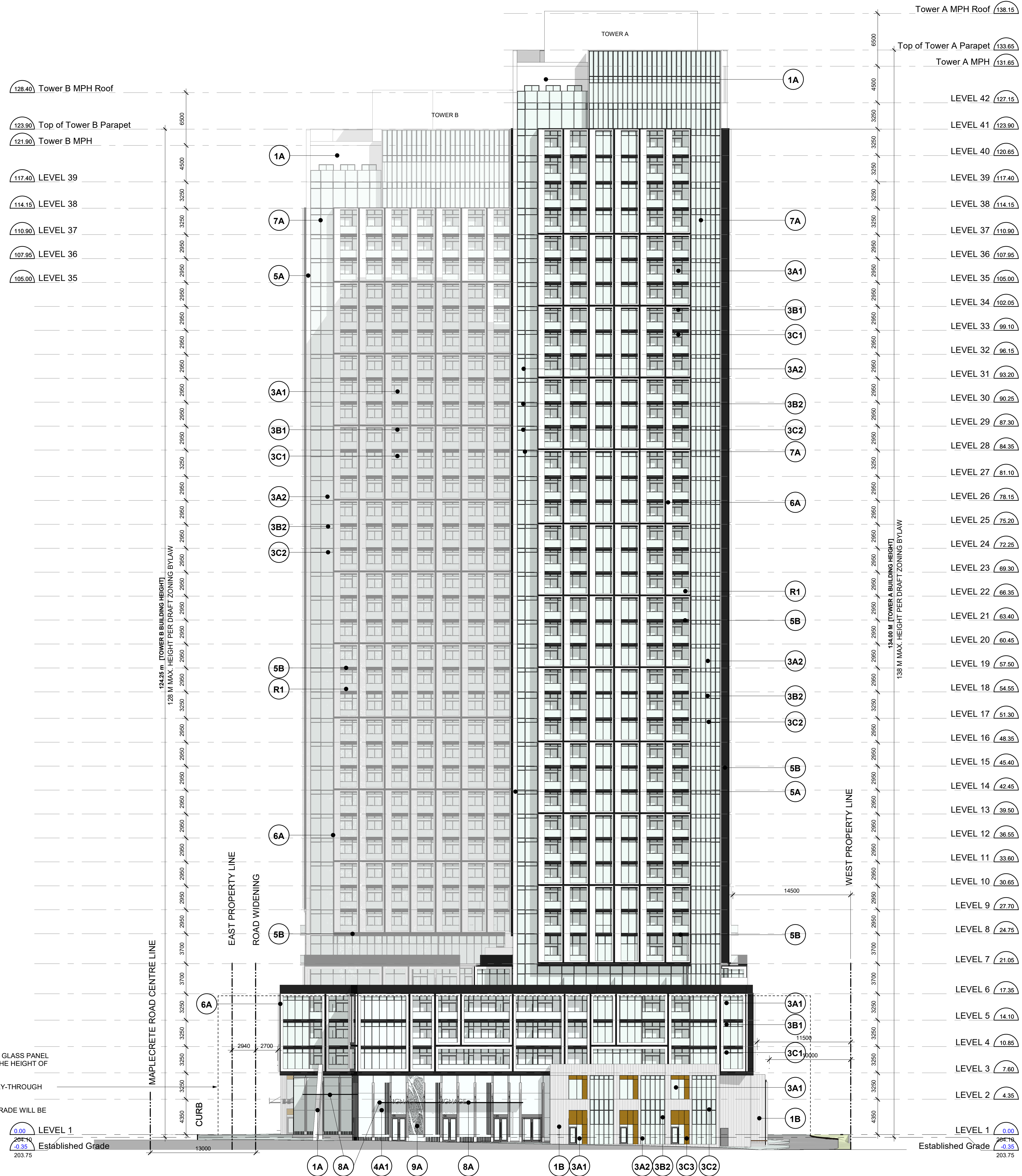


BIRD SAFE TREATMENT(S) ARE APPLIED ON MINIMUM 85% OF CONTIGUOUS GLASS PANEL AREA AND SHALL BE APPLIED TO GLASS WITHIN 16M FROM GRADE OF TO THE HEIGHT OF ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER.

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1 North Elevation
Scale: 1 : 250



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Date:

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ARCHITECTS AND PLANNERS
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Toronto, ON M3J 0H1

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No.:	Revision:	Date:

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No.:	Issued For:	Date:

Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
North Elevation

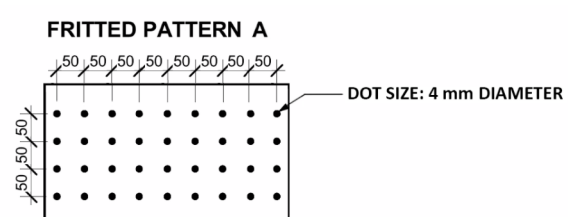
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1 : 250
Drawn by:
MZ / JH / HN
Checked by:
DS
Project No.:
21-101
Date:
Mar. 14, 2024
Drawing No.:

dA4.3

P:\01 - 2024 - 03 - 14 - 11:55:35 AM - Rev. C - \Server\2023\2103 - P1 - MaplecreteDoughton - 21V003.dwg (1:250) (1:250)

EXTERIOR FINISH LEGEND

- 1A ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
FINISH: SANDBLAST
- 1B ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
PATTERN: VERTICAL RIBS
- 3A1 PRE-FINISHED WINDOW WALL VISION PANEL - 1**
GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING:
- 3A2 PRE-FINISHED WINDOW WALL VISION PANEL - 2**
GLASS:
GLASS COLOUR: BLUE TINTED
FRAME TYPE: ALUMINIUM
COATING:
- 3B1 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: A
- 3B2 PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: B
- 3C1 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C2 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C3 PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
PATTERN: WOOD GRAIN
- 4A1 CURTAIN WALL SYSTEM VISION PANEL**
GLASS:
GLASS COLOUR: CLEAR
- 4B1 CURTAIN WALL SYSTEM WITH SHADOW BOX**
- 5A PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: WHITE
- 5B PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 6A PREFABRICATE CLADDING**
COLOUR: WHITE
PATTERN:
- 7A PREFINISHED METAL FIN - MULLION EXTENSION**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 8A METAL CANOPY**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 9A GLASS WITH DECORATIVE GRAPHICS**
GRAPHIC: TO BE DETERMINED
- R1 BALCONY GLASS RAILING SYSTEM WITH SLAB EDGE COVER**
- R2 BALCONY GLASS RAILING SYSTEM WITHOUT SLAB EDGE COVER**

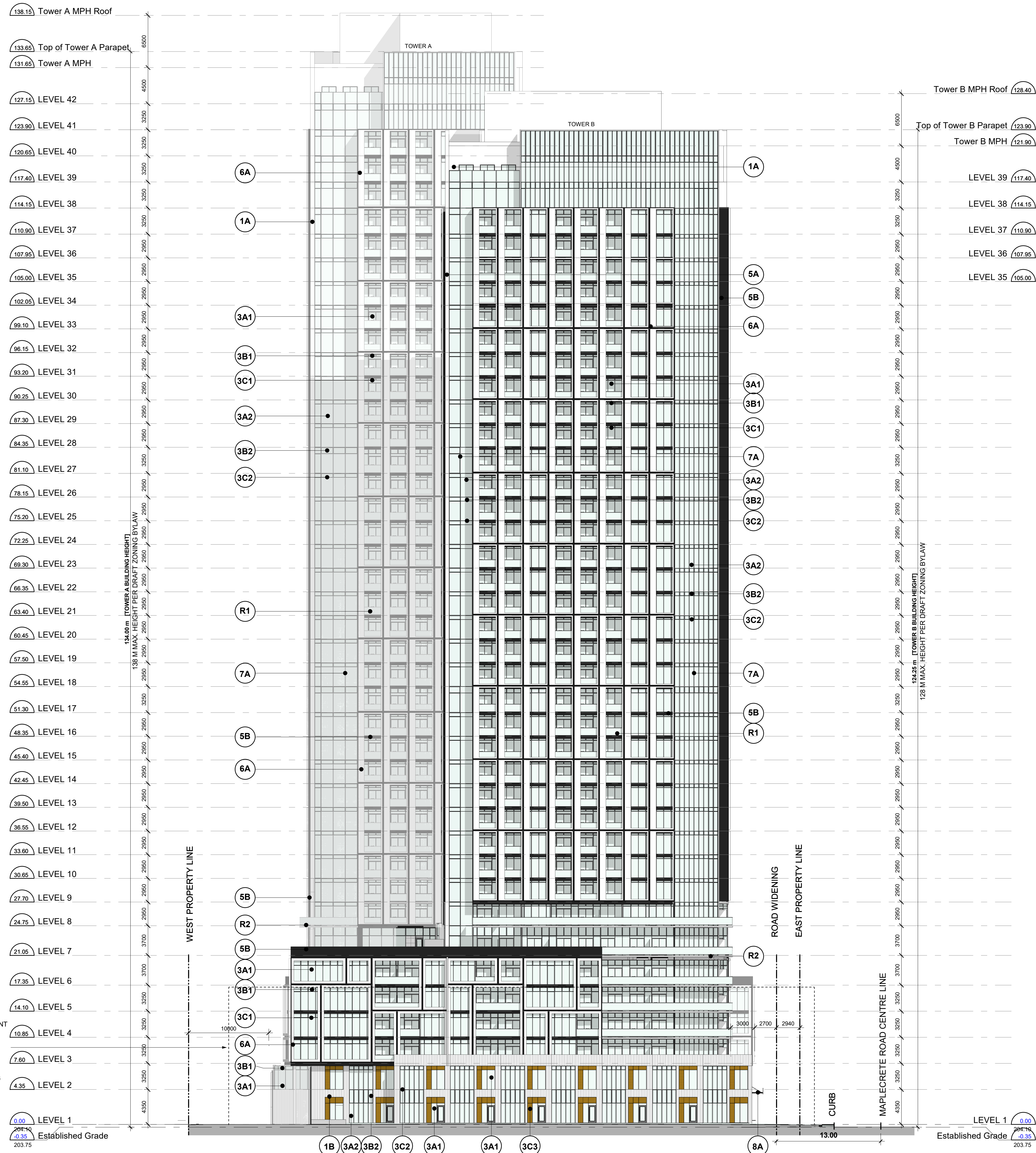


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ALL GLASS AREA WITHIN THE FIRST 16 METERS OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH FRITTED PATTERN A

1 South Elevation
Scale: 1 : 250



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Toronto, ON M3J 0H1

No.:	Revision:	Date:

No.:	Issued For:	Date:
6	Minor Variance	Mar. 13, 2024
5	OPA, ZBA, Subdivision and SPA	May. 26, 2023
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3	OPA, ZBA and Subdivision	Feb. 15, 2023
2	OPA, ZBA, Subdivision and SPA	Dec. 9, 2022
1	OPA, ZBA and Subdivision	Jun. 23, 2022

Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

South Elevation

Scale:
1 : 250
Drawn by:
MZ / JH / HN
Checked by:
DS
Project No.:
21-101
Date:
Mar. 14, 2024
Drawing No.:

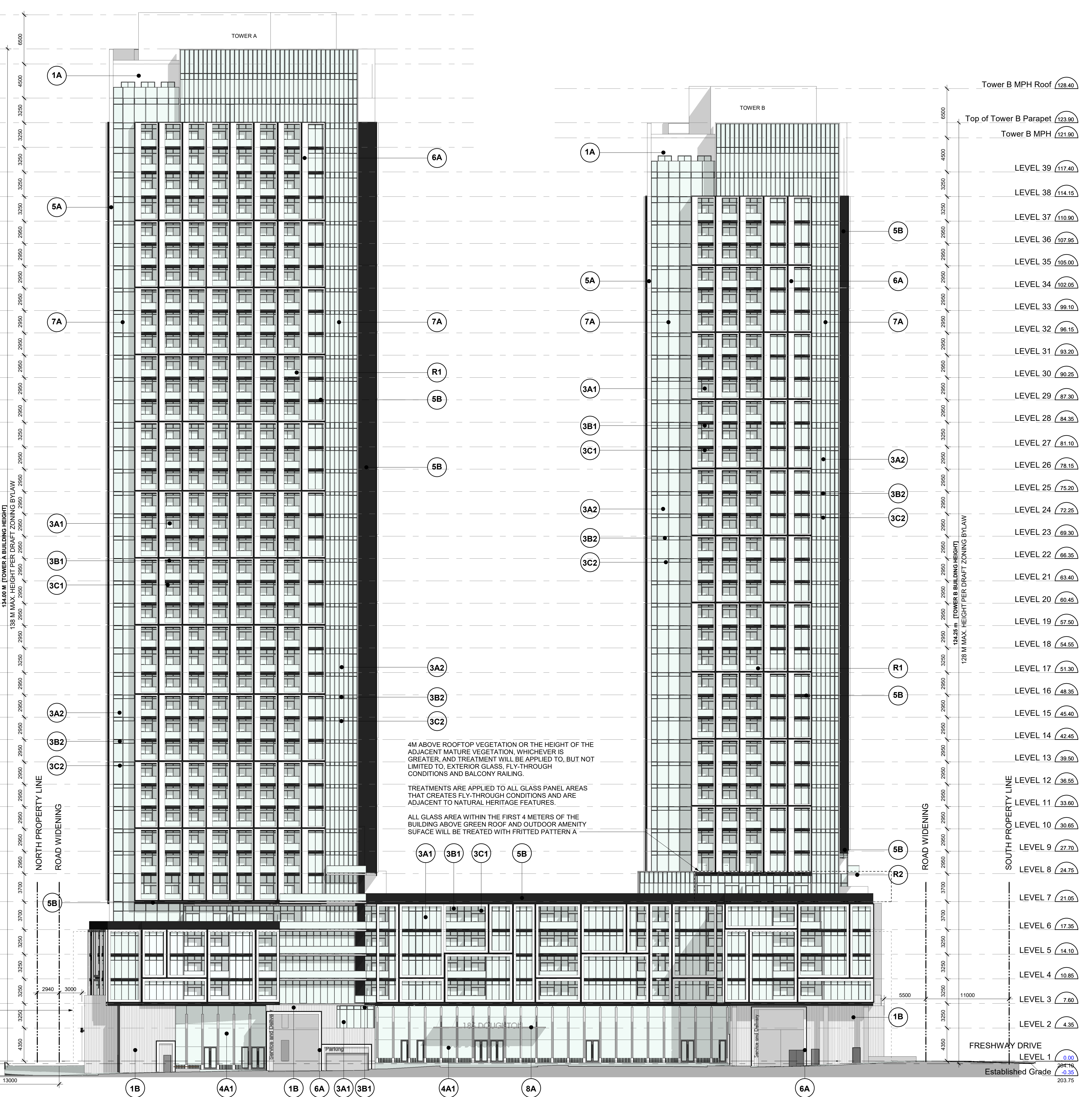
dA4.4

EXTERIOR FINISH LEGEND

- 1A** **ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
FINISH: SANDBLAST
- 1B** **ARCHITECTURAL PRE-CAST CONCRETE PANEL**
COLOUR: RES WHITE 2-F-W-S1
PATTERN: VERTICAL RIBS
- 3A1** **PRE-FINISHED WINDOW WALL VISION PANEL - 1**
GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING:
- 3A2** **PRE-FINISHED WINDOW WALL VISION PANEL - 2**
GLASS:
GLASS COLOUR: BLUE TINTED
FRAME TYPE: ALUMINIUM
COATING:
- 3B1** **PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: A
- 3B2** **PRE-FINISHED WINDOW WALL GLASS SPANDREL PANEL**
SPANDREL GLASS:
GLASS COLOUR: CLEAR
FRAME TYPE: ALUMINIUM
COATING: B
- 3C1** **PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C2** **PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 3C3** **PRE-FINISHED WINDOW WALL SYSTEM METAL PANEL / RAISED METAL PANEL**
METAL TYPE: ALUMINIUM
PATTERN: WOOD GRAIN
- 4A1** **CURTAIN WALL SYSTEM VISION PANEL**
GLASS:
GLASS COLOUR: CLEAR
- 4B1** **CURTAIN WALL SYSTEM WITH SHADOW BOX**
- 5A** **PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: WHITE
- 5B** **PREFINISHED METAL PANEL**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 6A** **PREFABRICATE CLADDING**
COLOUR: WHITE
PATTERN:
- 7A** **PREFINISHED METAL FIN - MULLION EXTENSION**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 8A** **METAL CANOPY**
METAL TYPE: ALUMINIUM
COLOUR: DARK GREY
- 9A** **GLASS WITH DECORATIVE GRAPHICS**
GRAPHIC: TO BE DETERMINED
- R1** **BALCONY GLASS RAILING SYSTEM WITH SLAB EDGE COVER**
- R2** **BALCONY GLASS RAILING SYSTEM WITHOUT SLAB EDGE COVER**

- 138.15** Tower A MPH Roof
- 133.65** Top of Tower A Parapet
- 131.65** Tower A MPH
- 127.15** LEVEL 42
- 123.90** LEVEL 41
- 120.65** LEVEL 40
- 117.40** LEVEL 39
- 114.15** LEVEL 38
- 110.90** LEVEL 37
- 107.65** LEVEL 36

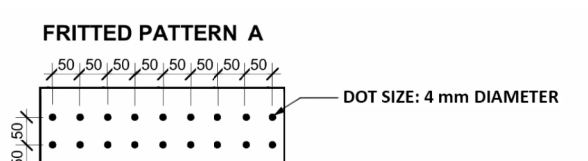
- Tower B MPH Roof **128.40**
- Top of Tower B Parapet **123.90**
- Tower B MPH **121.90**
- LEVEL 39 **117.40**
- LEVEL 38 **114.15**
- LEVEL 37 **110.90**
- LEVEL 36 **107.65**
- LEVEL 35 **105.00**
- LEVEL 34 **102.05**
- LEVEL 33 **99.10**
- LEVEL 32 **96.15**
- LEVEL 31 **93.20**
- LEVEL 30 **90.25**
- LEVEL 29 **87.30**
- LEVEL 28 **84.35**
- LEVEL 27 **81.40**
- LEVEL 26 **78.45**
- LEVEL 25 **75.20**
- LEVEL 24 **72.25**
- LEVEL 23 **69.30**
- LEVEL 22 **66.35**
- LEVEL 21 **63.40**
- LEVEL 20 **60.45**
- LEVEL 19 **57.50**
- LEVEL 18 **54.55**
- LEVEL 17 **51.30**
- LEVEL 16 **48.35**
- LEVEL 15 **45.40**
- LEVEL 14 **42.45**
- LEVEL 13 **39.50**
- LEVEL 12 **36.55**
- LEVEL 11 **33.60**
- LEVEL 10 **30.65**
- LEVEL 9 **27.70**
- LEVEL 8 **24.75**
- LEVEL 7 **21.05**
- LEVEL 6 **17.35**
- LEVEL 5 **14.10**
- LEVEL 4 **10.85**
- LEVEL 3 **7.60**
- LEVEL 2 **4.35**
- FRESHWAY DRIVE LEVEL 1 **0.00**
- Established Grade **203.75**



4M ABOVE ROOFTOP VEGETATION OR THE HEIGHT OF THE ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER, AND TREATMENT WILL BE APPLIED TO, BUT NOT LIMITED TO, EXTERIOR GLASS, FLY-THROUGH CONDITIONS AND BALCONY RAILING.

TREATMENTS ARE APPLIED TO ALL GLASS PANEL AREAS THAT CREATES FLY-THROUGH CONDITIONS AND ARE ADJACENT TO NATURAL HERITAGE FEATURES.

ALL GLASS AREA WITHIN THE FIRST 4 METERS OF THE BUILDING ABOVE GREEN ROOF AND OUTDOOR AMENITY SURFACE WILL BE TREATED WITH FRITTED PATTERN A



BIRD SAFE TREATMENT(S) ARE APPLIED ON MINIMUM 85% OF CONTIGUOUS GLASS PANEL AREA AND SHALL BE APPLIED TO GLASS WITHIN 16M FROM GRADE OF TO THE HEIGHT OF ADJACENT MATURE VEGETATION, WHICHEVER IS GREATER.

TREATMENTS ARE APPLIED TO ALL GLASS PANEL AREAS THAT CREATES FLY-THROUGH CONDITIONS AND ARE ADJACENT TO NATURAL HERITAGE FEATURES.

ALL GLASS AREA WITHIN THE FIRST 16 METERS OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH FRITTED PATTERN A

1 West Elevation
Scale: 1 : 250

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Date:



20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:		Date:
No.:	Revision:	Date:

6	Minor Variance	Mar. 13, 2024
5	OPA, ZBA, Subdivision and SPA	May. 26, 2023
4	OPA, ZBA and Subdivision	Mar. 17, 2023
3	OPA, ZBA and Subdivision	Feb. 15, 2023
2	OPA, ZBA, Subdivision and SPA	Dec. 9, 2022
1	OPA, ZBA and Subdivision	Jun. 23, 2022
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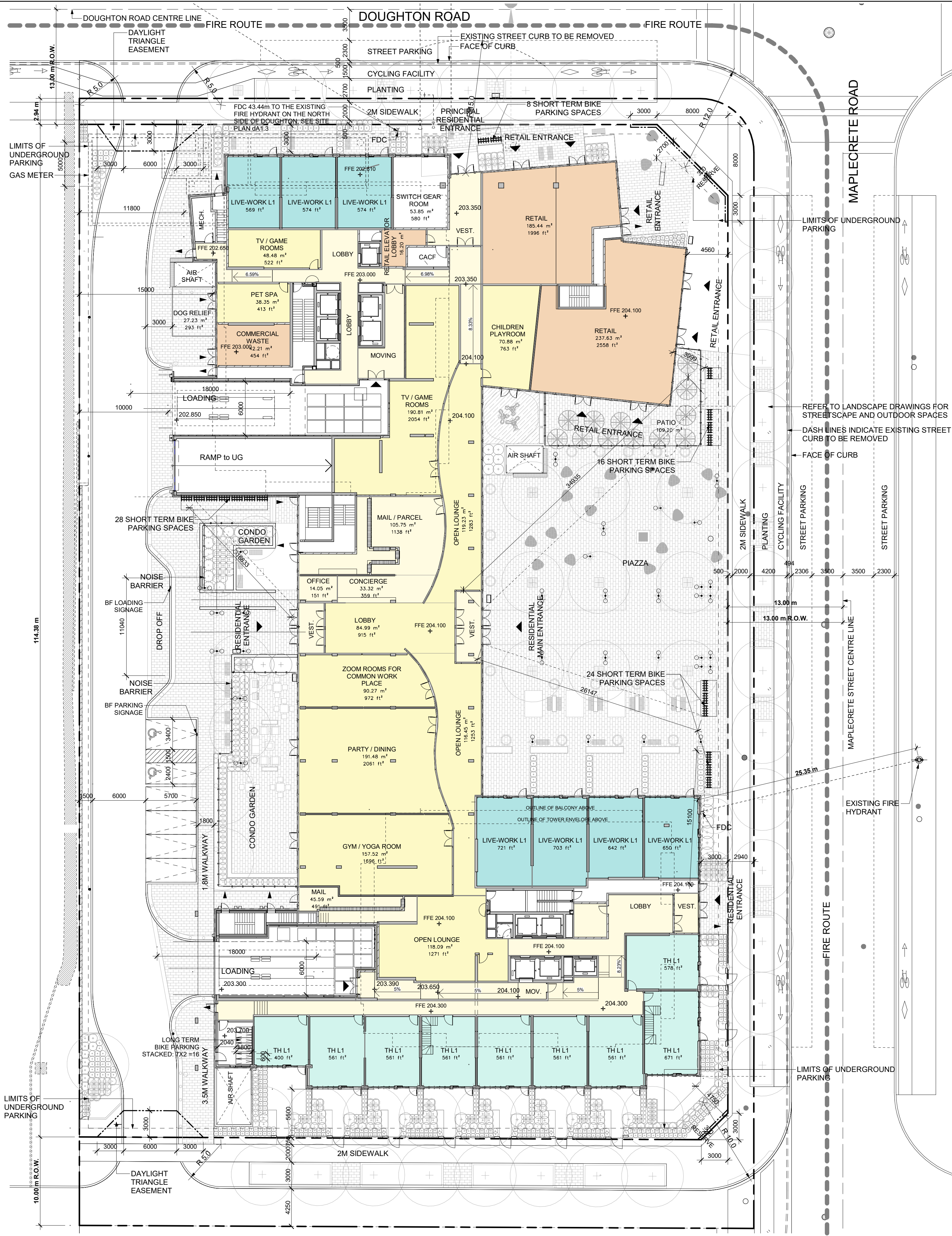
Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
West Elevation

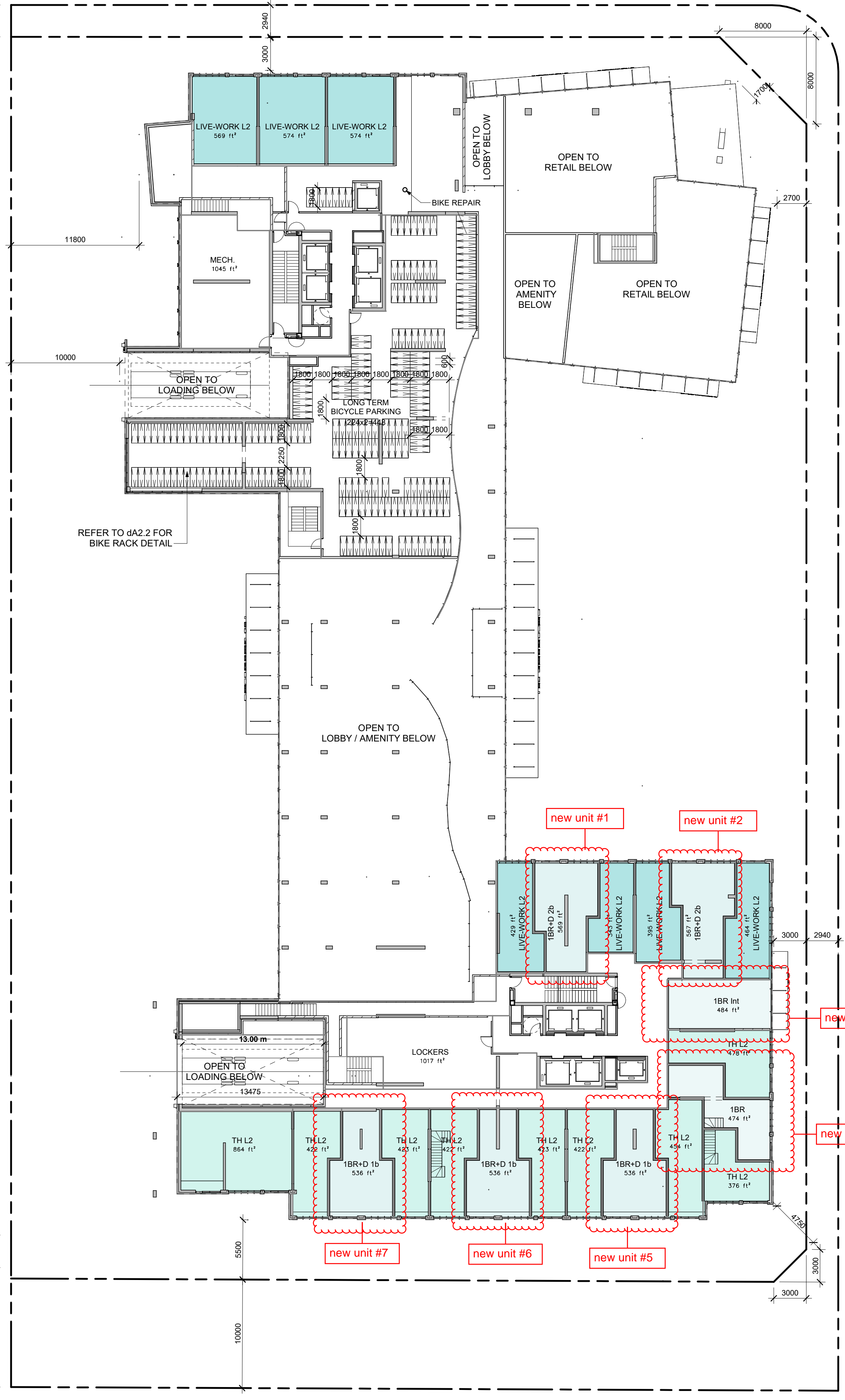
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Drawn by:
MZ / JH / HN
Checked by:
DS
Project No.:
21-101
Date:
Mar. 14, 2024
Drawing No.:

dA4.2

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1 Floor Plan - Level 1
Scale: 1 : 250



2 Floor Plan - Level 2
Scale: 1 : 250

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ARCHITECTS AND PLANNERS

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No.: Revision: Date:

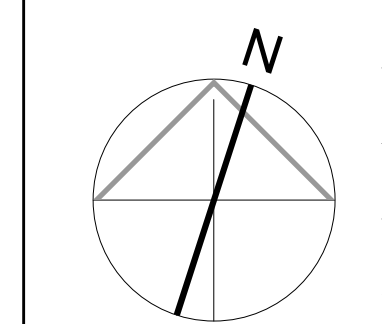
6	Minor Variance	Mar. 13, 2024
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2	OPA, ZBA, Subdivision and SPA	Dec. 9, 2022
1	OPA, ZBA and Subdivision	Jun. 23, 2022
No.:	Issued For:	Date:

Client:
GB (Maplecrete) Limited Partnership

OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
Level 1 and Level 2 Floor Plans

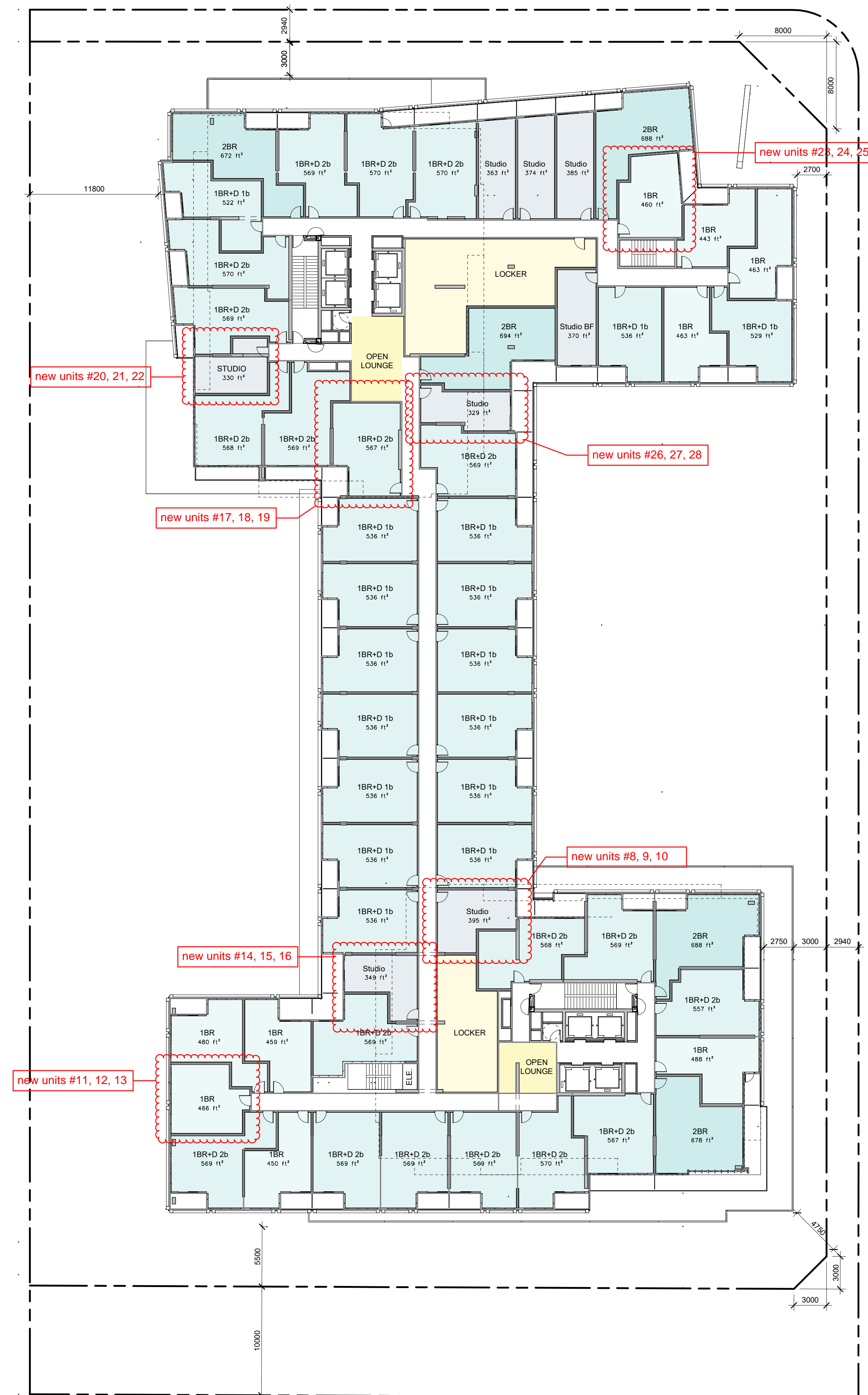
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Drawn by:
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Checked by:
DS
Project No.:
21-101
Date:
Mar. 29, 2024
Drawing No.:



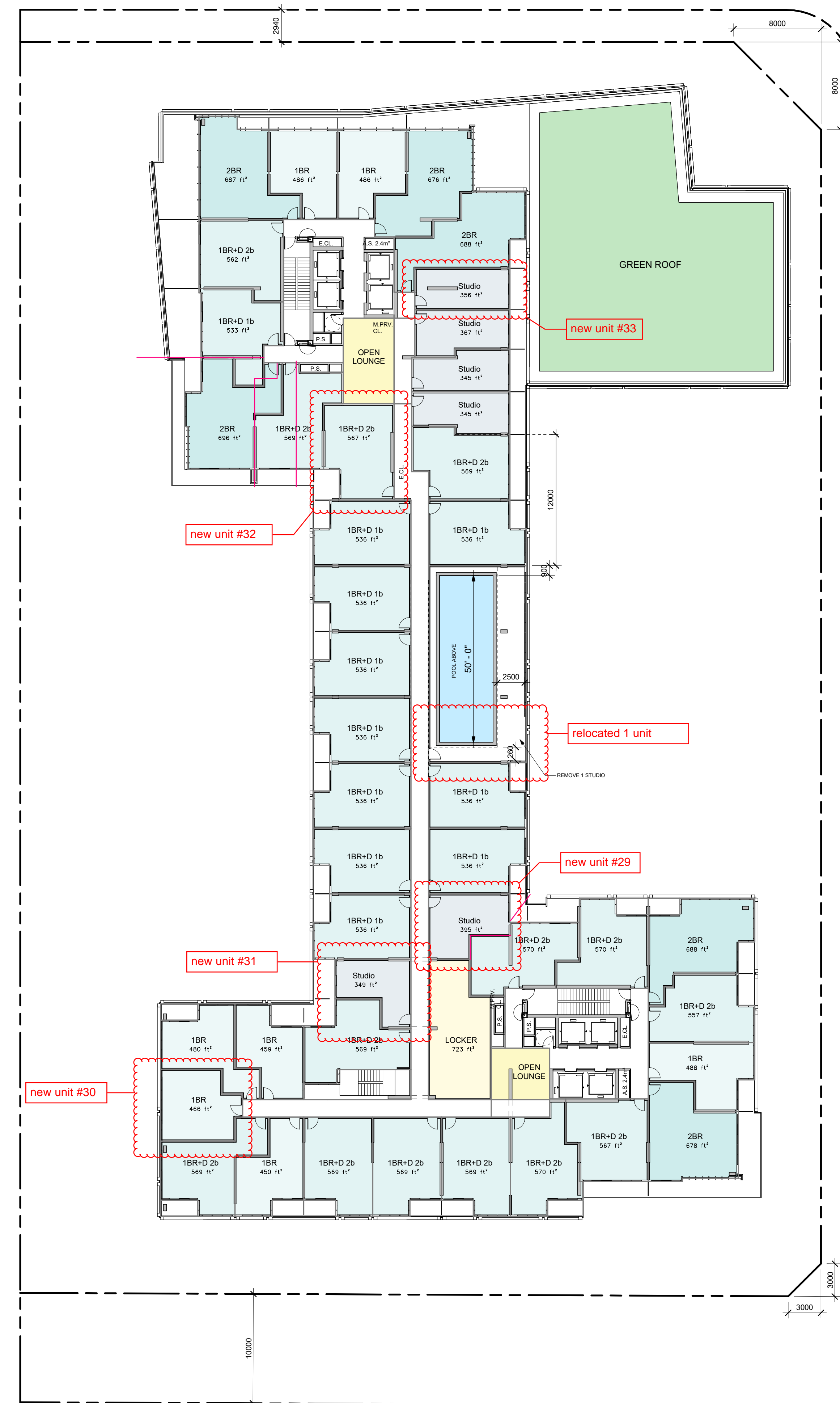
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1 Floor Plan - Level 3 - 5
Scale: 1 : 250



2 Floor Plan - Level 6
Scale: 1 : 250

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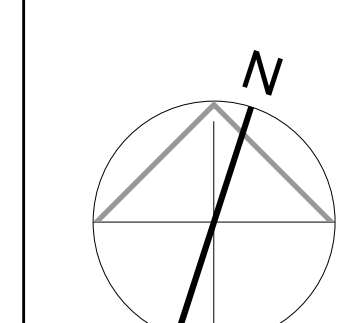
Revisions:
No. Revision Date

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No.:	Issued For:	Date:

Client:
GB (Maplecrete) Limited Partnership
OP-21.008, Z-21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
**Level 3 - 5 and Level 6
Floor Plans**

Scale:
1 : 250
Drawn by:
MZ / JH
Checked by:
DS
Project No.:
21-101
Date:
Mar. 29, 2024
Drawing No.:



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Plot Date: 4/17/2024 1:38:15 PM File Path: C:\Users\2023\210103_P12_Maplecrete\Maplecrete_21-101.dwg

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1 Floor Plan - Level 7
Scale: 1 : 250



2 Floor Plan - Level 8 - 37
Scale: 1 : 250

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No.: Revision: Date:

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1	OPA, ZBA and Subdivision	Jun. 23, 2022
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Client:
GB (Maplecrete) Limited Partnership

OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
Level 7 and Level 8-37
Floor Plans

Scale:

1 : 250

Drawn by:

MZ / JH

Checked by:

DS

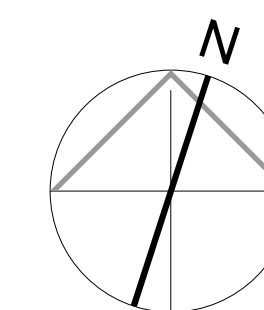
Project No.:

21-101

Date:

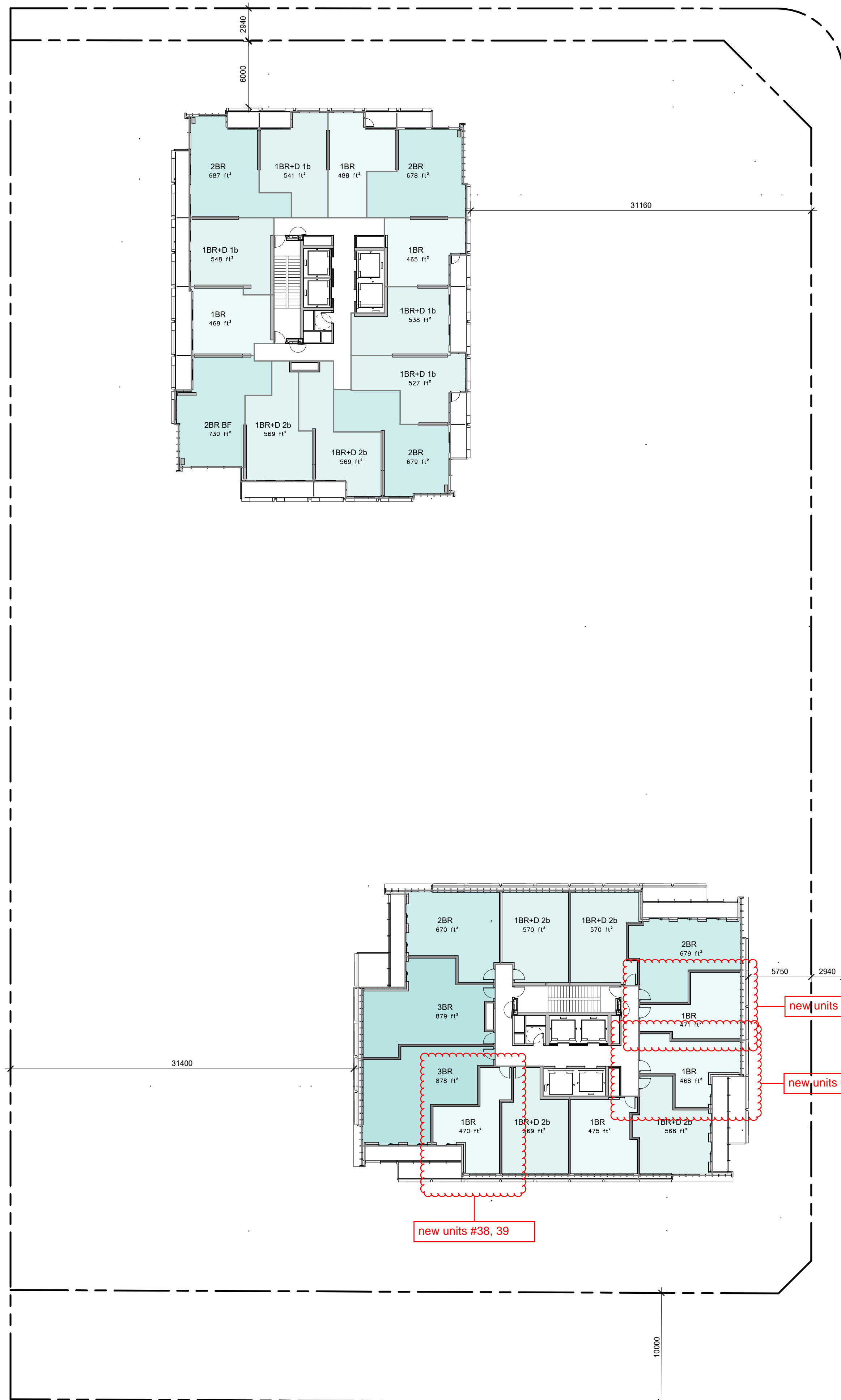
Mar. 29, 2024

Drawing No.:



dA2.6

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1 Floor Plan - Level 38-39
Scale: 1 : 250



2 Floor Plan - Level 40, Tower B MPH
Scale: 1 : 250

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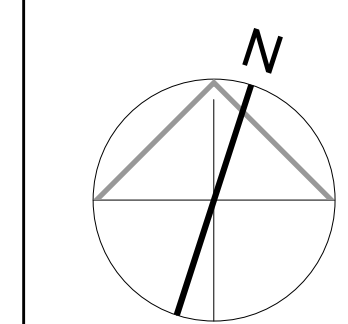
Revisions:
No.: Revision: Date:

No.	Revision	Date
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1	OPA, ZBA and Subdivision	Jun. 23, 2022
No.:	Issued For:	Date:

Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
**Level 38-39 and 40
Floor Plans**

Scale:
1 : 250
Drawn by:
MZ / JH
Checked by:
DS
Project No.:
21-101
Date:
Mar. 29, 2024
Drawing No.:



dA2.7

Plot Date: 4/17/2024 1:38:20 AM File Path: C:\Users\2023\10103_P12_Maplecrete\Maplecrete_20230329.dwg

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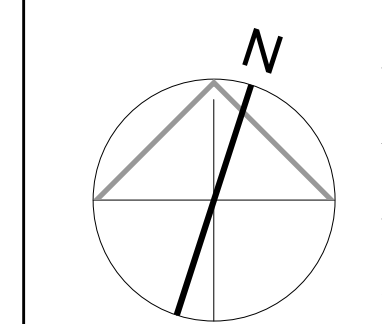
Revisions:

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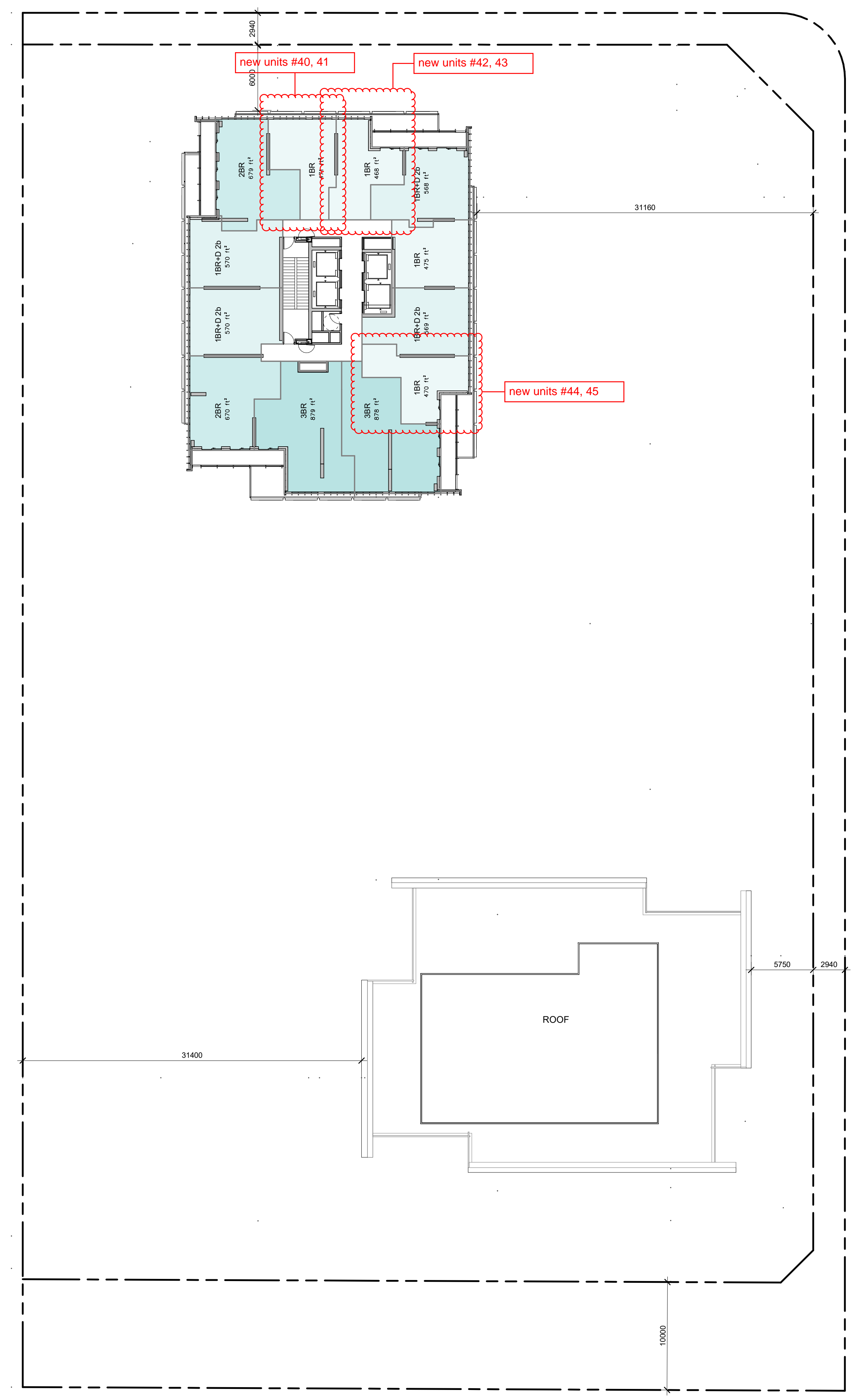
Client:
GB (Maplecrete) Limited Partnership
OP.21.008, Z.21.011 and 19T-21V003
Maplecrete & Doughton, Vaughan
Proposed Mixed-use Development

Drawing Title:
Level 41-42 and MPH
Floor Plans

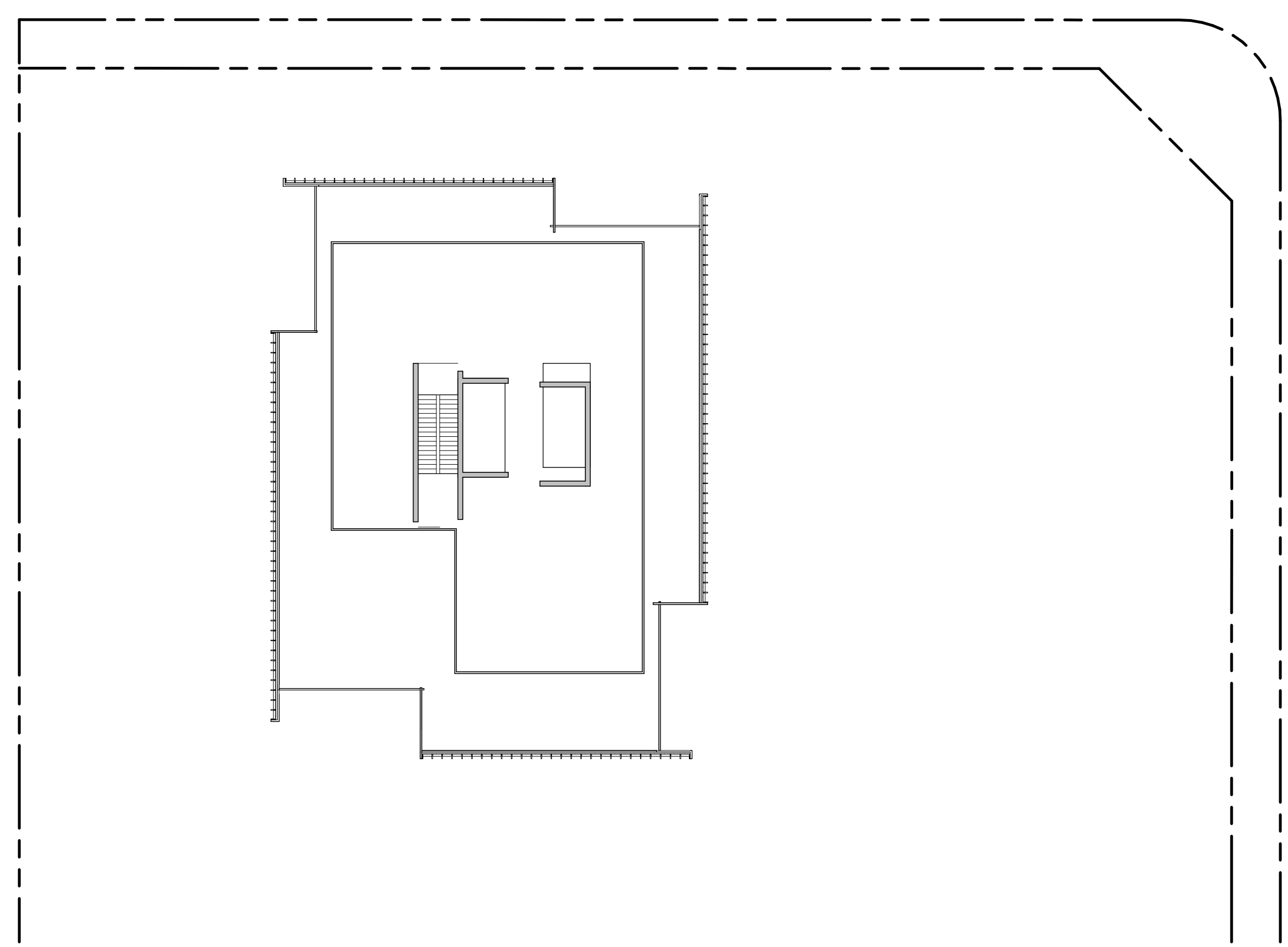
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MZ / JH
Checked by:
DS
Project No.:
21-101
Date:
Mar. 29, 2024
Drawing No.:



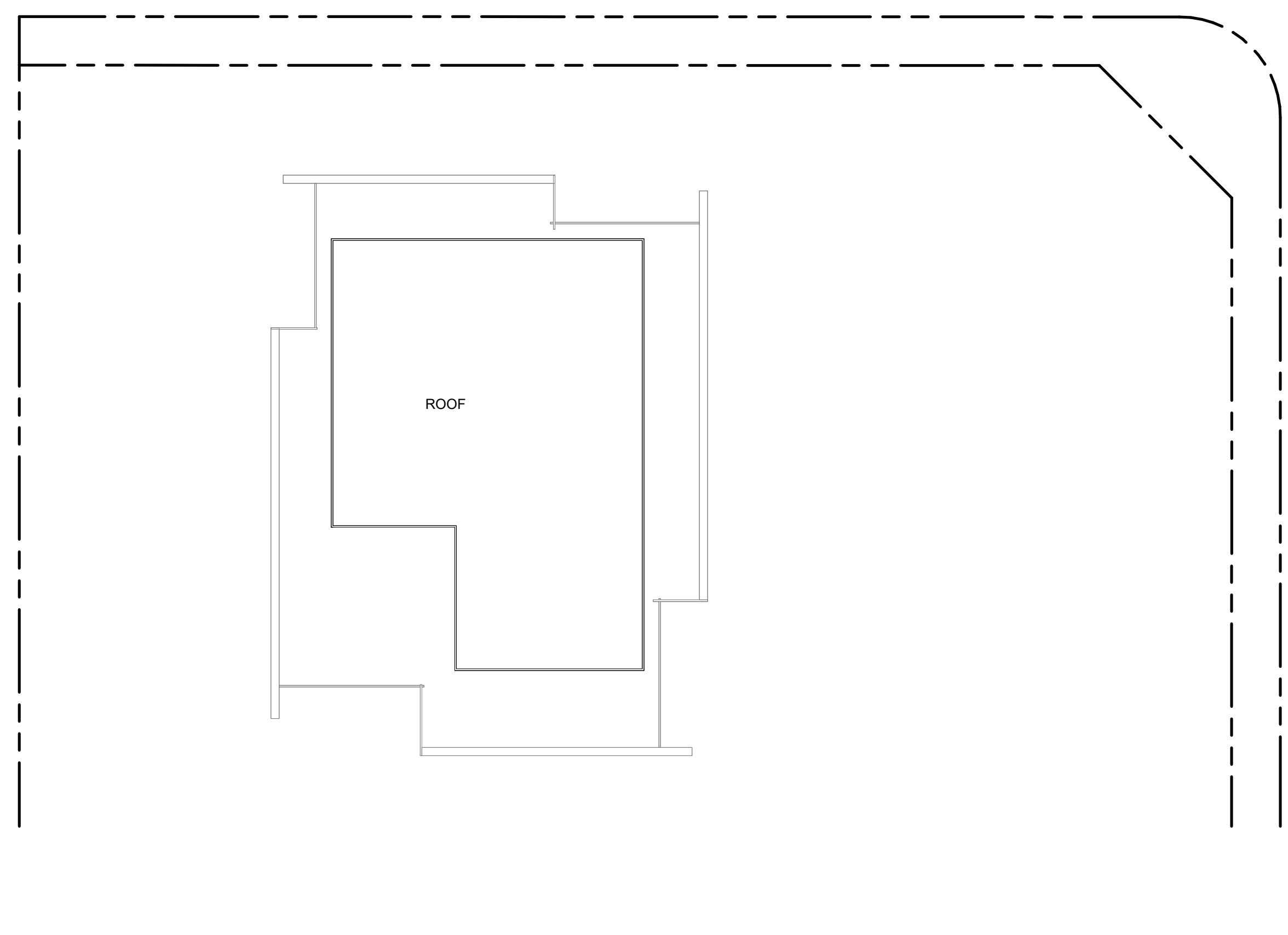
dA2.8



1 Floor Plan - Level 41 - 42, Tower B MPH Roof
Scale: 1 : 250



2 Floor Plan - Tower A MPH
Scale: 1 : 250



3 Floor Plan - Tower A MPH Roof
Scale: 1 : 250

**SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS &
DEVELOPMENT PLANNING**

Department / Agency <small>*Comments Received</small>	Conditions Required		Nature of Comments
Building Standards (Zoning) *See Schedule B	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
Development Planning	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Application Under Review

External Agencies <small>*Comments Received</small>	Conditions Required		Nature of Comments <small>*See Schedule B for full comments</small>
Alectra	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments
TRCA	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	General Comments w/Conditions
Region of York	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	General Comments

Date: May 16th 2024

Attention: **Christine Vigneault**

RE:

File No.: **A055-24**

Related Files:

Applicant KLM Planning Partners Inc.

Location 185 Doughton Road



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

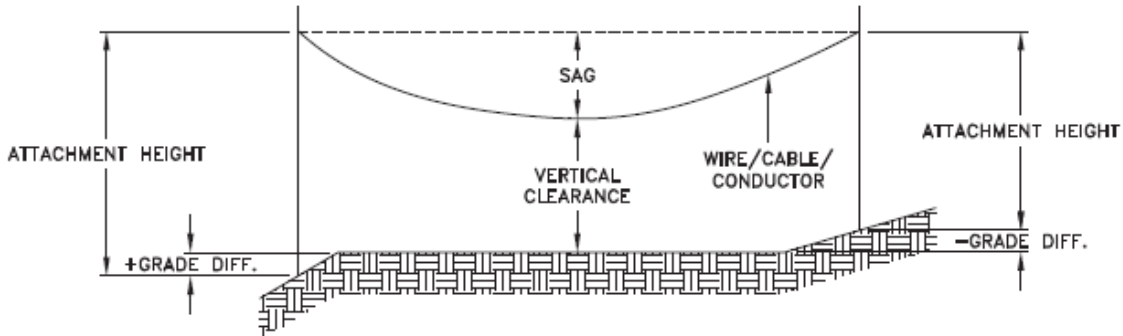
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

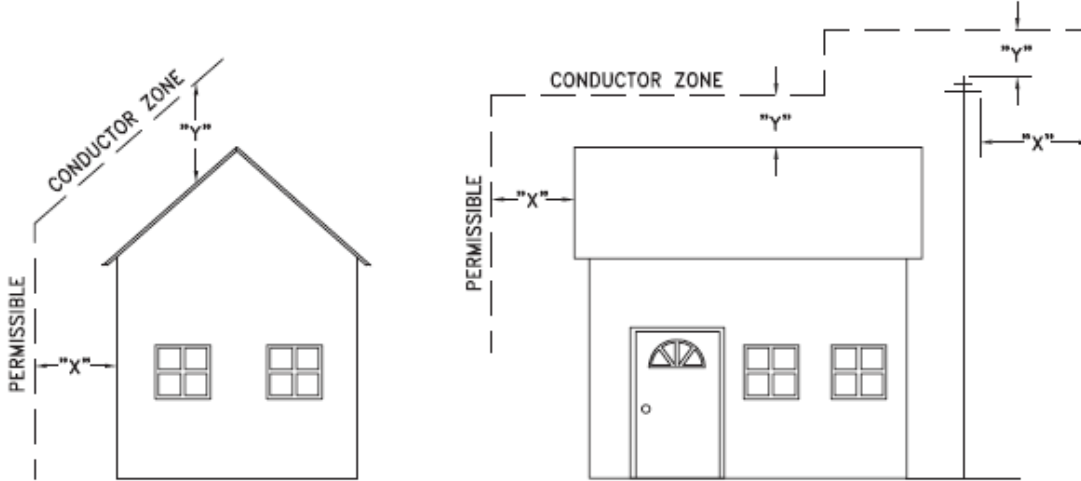
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Gregory Seganfredo, Building Standards Department
Date: May 09, 2024
Applicant: KLM Planning Partners Inc.
Location: 185 Doughton Road
 PLAN RP7977 Lot 23
File No.(s): A055/24

Zoning Classification:

The subject lands are zoned C9 (H), Corporate Centre Zone with a Holding Provision and subject to the provisions of Exception 9(1567) under Zoning By-law 1-88, as amended.

Zoning By-law 1-88		Variance requested
1	The maximum number of dwelling units shall not exceed 1082 units, including 7 live-work units and 9 podium townhouse units. [Exception 9(1567) v.]	To permit a maximum of 1127 dwelling units including 7 live-work units and 9 podium townhouse units.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2

Other Comments:

Zoning By-law 1-88	
1	None.

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

May 22, 2024

PAR-DPP-2024-00012

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A055/24
Part of Lot 5, Concession 4
185 Doughton and 108 – 112 Maplecrete Road
City of Vaughan, Regional Municipality of York
Applicant: KLM Planning Partners Inc.**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on May 14, 2024. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variance under By-law 1-88, as amended:

By-Law 1-88:

- To permit a maximum of 1127 dwelling units including 7 live-work units and 9 podium townhouse units.

Conservation Authorities Act – Section 28

A small portion of the site is within TRCA's Regulated Area due to a Regional Storm Floodplain associated with Black Creek which is located to the west of the subject property. As such, a TRCA permit pursuant to Section 28 of the Conservation Authorities Act is required for any development and site alteration within TRCA's Regulated Area. Further details regarding TRCA's permitting requirements have been provided in Appendix A for the proponent's reference.

Application-Specific Comments

TRCA staff were involved in the review of Draft Plan of Subdivision 19T-21V003, Official Plan Amendment Application OP.21.008, Zoning By-law Amendment Application Z.21.011, and Site Development Application DA.22.072. Through TRCA's review of the above noted applications,

TRCA provided a no objection correspondence to the approval of the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment on March 3, 2023, and to the approval of Site Development Application on June 30, 2023.

The materials submitted as part of this application are consistent with the materials submitted as part of the above noted planning applications, with the Minor Variance Application representing only interior changes to the proposal, resulting in an increase to the maximum permitted dwelling units.

Given the above, TRCA staff have no objection to the requested variance.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,250.00 (Minor Variance – Industrial / Commercial /Subdivision / Institutional - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A055/24 subject to the following conditions:

1. That the applicant provides the required fee amount of \$1,250.00 payable to the Toronto and Region Conservation Authority.
2. That the applicant obtains a permit for the proposed works pursuant to Conservation Authorities Act - Section 28.

We trust these comments are of assistance. Should you have any questions, please contact Cameron McDonald, Planner I at 437-880-1925 or at cameron.mcdonald@trca.ca.

Sincerely,

Cameron McDonald

Cameron McDonald
Planner I
Development Planning and Permits | Development and Engineering Services
cameron.mcdonald@trca.ca, 437-880-1925

Appendix 'A': TRCA Permit Application Requirements

In order to initiate the permit review process, the following materials must be provided to TRCA:

1. Complete Permit Application pursuant to Section 28.1 of the Conservation Authorities Act. The application can be downloaded from the following website: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/13102126/FA-TRCA-Development-Permit-Application-Form-UPDATED-May8-2024.pdf>
2. A digital copy of the following finalized plans/drawings are required:
 - Updated SWM report with cooling tower reuse details.
 - Civil Engineering Drawings – Site grading, site servicing, erosion and sediment controls, associated details.
3. Permit review fee of \$7,380 (Works on Subdivision Lands, Commercial, Industrial and Institutional Properties – Minor Projects).

From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A055/24 (185 Doughton Road) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Tuesday, May 28, 2024 5:19:49 PM
Attachments: [image001.png](#)
[image003.png](#)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A055/24 (185 Doughton Road) and has no comment.

Please note regional comments will continue to be provided through the related Site Plan (SP.23.V.0117 - DA.22.072).

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

Many thanks,
Niranjan

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: Working together to serve our thriving communities – today and tomorrow

Please consider the environment before printing this email.

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant			03/28/2023	Application Cover Letter



RECEIVED
By Christine Vigneault at 10:21 am, May 15, 2024

64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055
KLMPLANNING.COM

KLM file: P-3298

March 28, 2024

City of Vaughan - City Hall
Office of the City Clerk – Committee of Adjustment
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Attention: Christine Vigneault, Secretary Treasurer

Re: Application for Minor Variance
Applicant: GB (Maplecrete) Limited Partnership
Address: 185 Doughton Road and 108-112 Maplecrete Road
Location: Southwest Corner of Maplecrete Road and Doughton Road
Vaughan Metropolitan Centre, City of Vaughan, Region of York
Related Files: DA.22.072, OP.21.008, Z.21.011, 19T-21V003

Dear Ms. Vigneault,

KLM Planning Partners Inc. is the land use planning firm retained on behalf of our client, GB (Maplecrete) Limited Partnership, owner of the 0.83 ha (2 ac) lands located at the southwest corner of Doughton Road and Maplecrete Road and municipally known as 185 Doughton Road and 108-112 Maplecrete Road in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan, Region of York. On behalf of our client, we are pleased to submit the enclosed materials in support of a Minor Variance Application to the Committee of Adjustment to amend site-specific zoning Exception 9(1567) of the former City-wide Zoning By-law 1-88, specifically the C9 (“H”) Corporate Centre Zone with the Holding Symbol “H” as amended by By-law’s 097-2023 and 129-2023, and subject to the transition provisions contained in Comprehensive Zoning By-law 001-2021.

An Official Plan Amendment (“OPA”) Application was submitted to the City and assigned City file OP.21.008. The purpose of the OPA was to amend the Neighbourhood Precinct provisions of the Official Plan of the Vaughan Planning Area, specifically Volume 2, Section 11.12 Vaughan Metropolitan Centre Secondary Plan to facilitate a mixed-use development on the Subject Lands. OPA #103 was adopted by City of Vaughan Council on June 20, 2023, and is in full force and effect.

In addition, a Zoning By-law Amendment (“ZBA”) Application was submitted and assigned City file Z.21.011. The purpose of the ZBA was to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” subject to site-specific exception paragraph 9(722) to “C9 (“H”) Corporate Centre Zone” with the Holding Symbol (“H”) with site-specific provisions under Exception 9(1567). By-law 097-2023 was enacted by the City of Vaughan Council on June 20, 2023, and is in full force and effect. The City enacted an administrative correction By-law 129-2023 on September 26, 2023 to correct an inadvertent reference to the Exception Schedule from E-1699 to E-1716, which is also in full force and effect.

The Owner has also submitted a related Site Plan Application (File DA.22.072) to implement the approved site-specific OPA and ZBA to facilitate 39 and 42-storey towers connected by a 6-storey podium

containing 1,082 residential apartment, townhouse and live-work units, and 486.79 m² of ground floor retail with a total Floor Space Index (FSI) of 7.73. The site plan application is in progress and a revised formal second submission to reflect the proposed Minor Variance request for an additional 45 residential units will be submitted to the City in late April or early May 2024. A revised site plan and site statistics is being provided with the Minor Variance Application identifying the revised site development details in support of this application. There are no external site and building changes resulting from the increased unit count, which only require internal floor plan revisions.

1.0 Requested Relief

The requested variance is to permit a maximum of 1,127 dwelling units on the Subject Lands. The approved zoning under Zoning By-law 097-2023 permits a maximum number of 1,082 dwelling units. The proposed Site Plan has since been revised to increase the number of residential units by an additional 45 units, comprising a total of 1,127 dwelling units. The residential units are comprised of 31 studio units, 244 one-bedroom units, 541 one bedroom plus den, 223 two-bedroom (s) units, 64 two-bedroom units, 8 three-bedroom units, 9 podium townhouse units and 7 live/work units. As shown in the minor variance chart included within the submission materials, there are still many family-sized two and three bedroom units proposed within the unit mix.

2.0 Minor Variance Test Discussion

This section will summarize how the requested variance meets the four tests of a Minor Variance, set out by Section 45(1) of the Planning Act.

1. Is the Application consistent with the general intent and purpose of the Official Plan?

The Official Plan policies manage how the City grows and develops. The Official Plan guides where and how housing, industry, offices and shops are located and developed, as well as the infrastructure required to support a growing City. The Subject Lands are located within the Vaughan Metropolitan Centre Secondary Plan (“VMCSP”) within City of Vaughan Official Plan. *As per Schedule F - Land Use Precincts*, the Subject Lands are designated ‘*Neighbourhood Precincts*’. The intent of the ‘*Neighbourhood Precincts*’ designation is development with primarily residential uses, complemented by community amenities such as schools, parks, community centres and daycare facilities as required, and retail and service commercial uses. The proposed development provides retail and residential uses on the lands with indoor and outdoor amenity space. The proposed increase in unit count is in keeping with the intent and purpose of the Official Plan and VMCSP by supplying housing to a growing City. Furthermore, approval of the requested variance will facilitate the efficient delivery of housing units on lands that are currently contemplated for residential development by the Official Plan. Therefore, the proposed variance is consistent with the general intent and purpose of the City of Vaughan Official Plan.

2. Is the Application consistent with the general intent and purpose of the Zoning By-law?

The City of Vaughan Zoning By-law regulates what land uses and building types are permitted on properties within the City. As previously discussed, the Subject Lands are currently zoned C9 (“H”) Corporate Centre Zone” with the Holding Symbol (“H”) with site-specific provisions under Exception 9(1567). The current zoning on the Subject Lands permits residential development with a maximum unit count of 1,082. Through the revised Site Plan drawing and statistics which proposes 1,127 residential units, the proposed minor variance would increase the maximum unit count to 1,127. The application is consistent with the general intent and purpose of the approved Zoning By-law 097-

2023 as the increase in units by 45 is minor and complies with the other zoning provisions of the by-law. Allowing for the minor increase in permitted units would support the City in providing housing to a growing population, particularly in the downtown core.

3. Is the Application an appropriate and desirable use of the land?

The requested minor variance is an appropriate and desirable use of land as it does not change the approved maximum FSI, the existing approved land use, or the approved site plan and exterior building design. Only the internal floor plan layouts are proposed to be changed to create additional units within the approved building envelope and FSI. The approved zoning has been supported by various technical reports submitted under approved File Z.21.011 as well as through a detailed review and analysis of Provincial and Municipal land use policies. The lands are located within the Vaughan Metropolitan Centre which is the City's downtown core. The City's vision for this downtown is that it continues to grow as a vibrant, modern urban centre for residents and businesses. The variance to the approved zoning with an increase in 45 additional units supports the City's goals by providing additional housing to facilitate a growing and vibrant downtown.

4. Is the Application minor in nature?

The requested variance is minor in nature and will make only minor adjustments to the development standards of the current zoning on the Subject Lands. There will be no change to the approved Floor Space Index (FSI) of 7.73, and no change to the approved site design or building envelope with some of the larger residential units being downsized to facilitate additional units. The increased unit count is minimal and will not have a negative impact on the development as proposed, as the increase in units is less than 5% of the total proposed units.

The Transportation Impact Study (TIS) Addendum letter by LEA Consulting submitted in support of this minor variance application concludes that the forecasted change in trip generation from the unit increase is considered to be negligible, and the conclusions of the previous December 2022 assessment remain unchanged. Further, the development's proposed vehicular parking, bicycle parking, and loading supply satisfies the governing requirements. The functional design review of the proposed site plan finds that all vehicles can adequately be accommodated.

The Functional Servicing Report (FSR) Addendum letter submitted in support of this minor variance application by Schaeffers Engineering confirms that the servicing design remains the same with the 45 additional units, and there is sufficient capacity for the increased population in the existing municipal infrastructure.

3.0 Conclusion

It is for the above reasons that KLM Planning Partners Inc. is of the professional planning opinion that the requested variance is consistent with the general intent and purpose of the Official Plan and the Zoning By-law, is desirable for the appropriate development of the lands, and is minor in nature. Furthermore, it is not anticipated that the proposed minor variance will have any adverse impacts to municipal servicing, traffic, parking, amenity space, or upon any abutting lands and will assist with providing housing in a growing City and downtown core as identified in the TIS and FSR Addendum letters and other information submitted with this Minor Variance Application. It is for these reasons that we believe the proposed minor variance represents good land use planning in the public interest.

In support of this Minor Variance Application, please find enclosed:

1. Cover Letter prepared by KLM Planning Partners Inc. dated March 28, 2024;
2. Authorization Form;
3. Authorizing Statements;
4. Sworn Declaration Form;
5. Tree Declaration Form;
6. Variance Chart;
7. Structure Size Chart;
8. Structure Setback Chart;
9. Minor Variance Chart prepared by KLM Planning Partners Inc. dated March 14, 2024,
10. Site Statistics prepared by Kirkor Architects and Planners dated March 13, 2024;
11. Site Plan prepared by Kirkor Architects and Planners dated March 13, 2024;
12. Building Setbacks prepared by Kirkor Architects and Planners dated March 13, 2024;
13. P1 Floor Plans prepared by Kirkor Architects and Planners dated March 13, 2024;
14. P2 and P3 Floor Plans prepared by Kirkor Architects and Planners dated March 13, 2024;
15. East Elevation prepared by Kirkor Architects and Planners dated March 13, 2024;
16. North Elevation prepared by Kirkor Architects and Planners dated March 13, 2024;
17. South Elevation prepared by Kirkor Architects and Planners dated March 13, 2024;
18. West Elevation prepared by Kirkor Architects and Planners dated March 13, 2024;
19. Transportation Impact Study Addendum Letter prepared by LEA Consulting Ltd. dated March 25, 2024; and,
20. FSR Addendum Letter prepared by Schaeffers Consulting Engineers dated March 26, 2024.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. We look forward to working with the City of Vaughan and all other applicable external public agencies with regard to the processing and approval of the Minor Variance Application.

Yours truly,

KLM PLANNING PARTNERS INC.



Lauren Dynes, BURPI
Intermediate Planner II

Copy to: Alireza Khosrowshahi, Melrose Investments Inc.
Kirill Blotskii, Melrose Investments Inc.
Olenka Karetnik, Melrose Investments Inc.
Billy Tung, Partner, KLM Planning Partners Inc.
Grant Uyeyama, KLM Planning Partners Inc.

SCHEDULE D: BACKGROUND

None