

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 17, 2024
Name of Owner: GB (Maplecrete) Limited Partnership c/o Sivio Guglietti
Location: 185 Doughton Road and 108, 110 and 112 Maplecrete Road
File No.(s): A055/24

Proposed Variance(s) (By-law 001-2021):

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

By-Law Requirement(s) (By-law 001-2021):

1. The maximum number of dwelling units shall not exceed 1082 units, including 7 live-work units and 9 podium townhouse units.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2: Vaughan Metropolitan Centre Secondary Plan ('VMCPSP'): "Neighbourhood Precinct"

Background:

On June 20, 2023, Vaughan Council enacted OPA #103 and By-law 097-2023 to facilitate a mixed-use development on the Subject Lands. Due to an administrative correction, By-law 129-2023 was subsequently adopted by Vaughan Council on September 26, 2023. An active Site Development Application, File DA.22.072, was submitted to the City to implement the 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.

Comments:

The Owner is requesting relief to permit an uplift of 45 dwelling units for the proposed mixed-use development, with the above noted variance.

Development Planning Department Staff have no objection to Variance 1 for the proposed increase of 45 dwelling units, for a total of 1127 dwelling units for the overall development. The residential units are comprised of 31 studio units, 244 one-bedroom units, 541 one bedroom plus den, 223 two-bedroom units, 64 two-bedroom units, 8 three-bedroom units, 9 podium townhouse units and 7 live/work units. A Transportation Impact Study Addendum Letter prepared by LEA Consulting Ltd., dated March 27, 2024, and Functional Servicing and Stormwater Management Addendum prepared by Schaeffers Consulting Engineers, dated March 26, 2024, were submitted in support of the application. The VMC Development Engineering group have reviewed the supporting materials and have no objection to the proposal. The additional dwelling units are not anticipated to negatively impact the parking, servicing, and amenity space of the overall development. The additional 45 dwelling units will account for approximately 4% of the total proposed units for the entire development and may be considered minor in nature.

Accordingly, Development Planning Department Staff can support the requested variance and are of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

Development Planning Department Staff recommends approval of the application, subject to the following conditions:

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. That Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning additional servicing capacity to the Subject Lands.

Comments Prepared by:

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