

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD: 4

**TITLE: 171 MAPLECRETE LP AND 1930328 ONTARIO INC.
OFFICIAL PLAN AMENDMENT OP.23.002 AND
ZONING BY-LAW AMENDMENT FILE Z.23.004
171 MAPLECRETE ROAD, 140-160 DOUGHTON ROAD AND
BLOCK 2 ON REGISTERED PLAN 65M-4793
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the Subject Lands to permit a high-rise mixed-use development consisting of four (4) residential towers and one (1) mixed-use tower ranging in heights from 24 to 30 storeys with a density of 8.0 times the area of the lot (the 'Development'). The Development contains 1,565 dwelling units (11.5% being purpose-built rental), a minimum of 10% non-residential uses (hotel, office and at-grade retail), and 6,269 m² of amenity area. The Owner is seeking to permit the applications to proceed in advance of the completion of the new Vaughan Metropolitan Centre Secondary Plan ('VMCSP'). The Development is shown on Attachments 4 to 7.

Report Highlights

- Official Plan and Zoning By-law Amendment applications to permit a high-rise mixed-use development consisting of four (4) residential towers and one (1) mixed-use tower, ranging in heights from 24 to 30 storeys, and with a density of 8.0 times the area of the lot. The Development contains 1,565 dwelling units (11.5% being purpose-built rental), a minimum of 10% non-residential (hotel, office, retail) uses, amenity area, and contemplates vehicular access via White Elm Road and Doughton Road.

Report Highlights continued

- A portion of the Subject Lands are located outside of the existing VMC boundary but are within a potential boundary expansion being considered through the ongoing new VMCSPP project.
- The Owner is seeking to permit the subject applications to proceed in advance of the completion of the new VMCSPP project.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Policy Planning and Special Programs Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.002 and Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department 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 existing Vaughan Metropolitan Centre ('VMC') boundary. Block 2 on Registered Plan 65M-4793 ('Block 2') is located within the VMC, while 171 Maplecrete and 140-160 Doughton Road are outside (Attachment 2). The portion of the Subject Lands outside of the VMC boundary are contemplated for inclusion within the VMC through the ongoing new VMCSPP project. This is discussed further in the matters to be reviewed section.

Date of Pre-Application Consultation Meeting: November 3, 2022.

Date applications were deemed complete: May 8, 2023.

File History:

- The Owner submitted Official Plan and Zoning By-law Amendment Applications OP.23.002 and Z.23.004 for the lands municipally known as 171 Maplecrete Road and 140-160 Doughton Road. The Applications were deemed complete on May 8, 2023.
- The Owner converted the applications to a Community Infrastructure and Housing Accelerator ('CIHA') application, a tool available through Bill 109, *the More Homes for Everyone Act, 2022*. On January 19, 2024, File CIHA.23.003 was deemed complete.
- Through the CIHA application, the Owner proposed a new development concept including the Block 2 lands to the north (Attachments 1 and 2).

- A Public Meeting for File CIHA.23.003 was held on March 5, 2024.
- A recommendation report was included on the June 4, 2024, Committee of the Whole meeting. Prior to that meeting, the Owner requested that consideration of the report be deferred to evaluate the implications of forthcoming legislation (Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*) and Staff prepared a Communication in this respect. Consideration of the item was deferred to Council.
- Bill 185 received Royal Assent on June 6, 2024. It repealed the CIHA provisions and enacted a new process for requesting and issuing a Minister's Zoning Order ('MZO'). As a result, the Owner sought conversion of their CIHA application to a MZO Request with municipal support.
- Staff on June 20, 2024, prepared a Communication for Council's consideration that included recommendations to endorse the conversion of the CIHA application to an MZO Request and for the Owner to submit a request for an MZO to the Ministry respecting the proposed development; and to direct Staff to work with the Owner and the Ministry to finalize a draft MZO.
- Council on June 25, 2024, approved these recommendations with direction that the application be forwarded to the Ministry for MZO consideration, to allow the continued processing of the application.
- The Owner on July 15, 2024, submitted the MZO request package in accordance with the Ministry's MZO Guidelines.
- The Ministry on January 24, 2025, denied the MZO request, citing that the matter would be best addressed through the municipal planning process.
- Upon discussion with the Owner requesting continuance of the Applications, on February 19, 2025, Staff confirmed that the Applications could continue to be processed.

Development Proposal

The proposed Development consists of the following characteristics and is shown conceptually on Attachments 4 to 7. The Development is similar to the concept endorsed by Vaughan Council for submission to the Ministry as an MZO request:

- One (1) 30-storey mixed-use building and four (4) residential buildings being 24, 27, 29 and 29-storeys in height;
- A density of 8.0 times the area of the lot;
- 1,565 dwelling units (a minimum of 11.5% being purpose-built rental):
 - 27 bachelor units (1.7%), 989 one-bedroom units (63%), 541 two-bedroom units (34.6%) and 8 three-bedroom units (<1%);
- Non-residential uses accounting for a minimum of 10% of the total gross floor area ('GFA') of the Development:
 - 8,243 m² of Hotel space (11 floors), 5,840 m² of Office space (4 floors) and 126 m² of ground-floor Retail space;
- 3,617 m² of indoor amenity area and 2,652 m² of outdoor amenity area;
- A north-south private street/driveway providing vehicular access to the site and spanning from White Elm Road to Doughton Road; and
- 928 underground parking spaces and 1,618 bicycle parking spaces.

Revised Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

As a result of the Minister's decision, the Owner has submitted revised applications under the original Official Plan and Zoning By-law Amendment Files (OP.23.002 and Z.23.004) for the Subject Lands to permit the Development:

1. Official Plan Amendment File OP.23.002 to amend:
 - a) Vaughan Official Plan ('VOP 2010') as follows:
 - i. Modify Schedule 1 – Urban Structure, to include the totality of the Subject Lands in the “Vaughan Metropolitan Centre (Regional Centre)” designation, as shown on Attachment 8;
 - ii. Modify Schedule 13 – Land Use, to include the totality of the Subject Lands in the “Lands Subject to Secondary Plans or Particular Area Specific Plans” designation, as shown on Attachment 9;
 - iii. Modify Schedule 14A – Areas Subject to Secondary Plans, to include the totality of the Subject Lands in Area “11, Vaughan Metropolitan Centre, 11.12”, as shown on Attachment 10;
 - b) Amend the VMCSPP as follows:
 - i. Modify Schedule A – Vaughan Metropolitan Centre Boundaries, to include the entire Subject Lands in the VMC boundary, as shown on Attachment 11;
 - ii. Modify Schedule F – Land Use Precincts, to designate the entire Subject Lands as “Station Precinct”, as shown on Attachment 12;
 - iii. Modify Schedule K – Site Specific Policy Areas, to recognize the Subject Lands as a new site-specific policy area with the following permissions:
 - Permit a maximum of five (5) towers;
 - Permit a maximum building height of 30-storeys, and a maximum GFA of 112,451 m²;
 - Permit a maximum residential tower floorplate of 850 m²;
 - Permit a minimum podium height of two (2) storeys;
 - Require a minimum of 10% non-residential uses within the development; and
 - Permit the applications to proceed in advance of completion of the new VMCSPP, notwithstanding policy 10.1.1.6 of VOP 2010.
 - Reconcile any conflicts with “Area F” and its corresponding Policy 9.3.8 given the overlap for the Block 2 lands.

Additional amendments to the VOP 2010 and the VMCSPP may be identified through the ongoing review of the Official Plan Amendment application.

2. Zoning By-law Amendment File Z.23.004 to amend:
 - a) Zoning By-law 1-88 to delete Exception 9(1473) from the Block 2 lands and rezone the Subject Lands from “EM2 General Employment Area Zone” and

“C9 Corporate Centre Zone” subject to site-specific exception 9(1473), as shown on Attachment 1, to a “C9 Corporate Centre Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 13 to this report.

- b) Zoning By-law 001-2021 to delete Exceptions 14.1031 and 14.1124 from the Block 2 lands and rezone the Subject Lands from “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, as shown on Attachment 1, to a “V1 Vaughan Metropolitan Centre Station Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 14 to this report.

Additional exceptions may be identified through continued review of the Applications and will be considered in a technical report to a future Committee of the Whole Meeting.

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

- a) Date the Notice of Public Meeting was circulated: March 7, 2025.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and two (2) Notice Signs were installed along Maplecrete Road and Doughton Road in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands (Attachment 3), anyone on file with the Office of the City Clerk having requested notice, and to any Interested Parties on Planning Application File CIHA.23.003.
- c) No comments have been received as of March 18, 2025, 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 Policy Planning and Special Programs Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding/related to the Subject Lands:

- [VMCSP – Phase IV Update - VMC Sub-Committee - February 19, 2025](#)
- [June 25, 2024, Extract from Council Meeting Minutes for CIHA.23.003 \(Item 3, Report No. 22\)](#)
- [June 20, 2024, Communication C19 CIHA.23.003 - Council June 25, 2024](#)
- [March 5, 2023, Committee of the Whole Public Meeting for CIHA.23.003 \(Item 1, Report 8\)](#)

Analysis and Options

The south portion of the Subject Lands were part of a Municipal Comprehensive Review via the York Region Official Plan ('YROP 2022').

York Region undertook a Municipal Comprehensive Review ('MCR'), in which 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 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.

Amendments to VOP 2010 and the VMCSP are required to permit the Development.

VOP 2010 Designation

- "Vaughan Metropolitan Centre (Regional Centre)" and "Employment Area" on Schedule 1 – Urban Structure.
- Within Protected Major Transit Station Area ('PMTSA') 56 – Creditstone BRT Station on Schedule 1C – PMTSAs.
- "General Employment" and "Lands Subject to the Vaughan Metropolitan Centre Secondary Plan" on Schedule 13 – Land Use
- Block 2 portion of the Subject Lands is within the VMC Area on Schedule 14A – Areas Subject to Secondary Plans.
- The proposed Development is not permitted under the existing policy framework.
- Amendments to VOP 2010 are required to include the south portion of the Subject Lands within the VMCSPP boundary. Additional amendments to the VMCSPP are required to facilitate the proposed Development.
- Policy 10.1.1.6 states that where a Secondary Plan is required but not completed, no amendments to VOP 2010 or the Zoning By-law are permitted without prior or concurrent adoption of the Secondary Plan for that area. The Owner is seeking for the subject Applications to advance prior to completion of the new VMCSPP project.

VMCSPP Designation

The Block 2 portion of the Subject Lands are with the VMCSPP boundary:

- Schedule C – Street Network, identifies Minor Collector Roads (23-26m) flanking the west and south property lines, and a Local Road (20-22m) flanking the north property line.
- Schedule F – Land Use Precincts, designates Block 2 as "Station Precinct".
- Schedule H – Areas for Retail, Service Commercial or Public Uses, identifies that said uses are "recommended" along the Maplecrete Road frontage.
- Schedule K – Site Specific Policy Areas, identifies that Block 2 is within "Area F" which contemplated a broader development proposal. Modifications to Area F, and corresponding Policy 9.3.8 are required to recognize the incorporation of the Block 2 lands within the new site-specific policy area.

- Policy 8.7.18 permits a maximum residential tower floorplate of 750 m², whereas the Owner is requesting permission for 850 m².
- Amendments to the VMCSPP are required to bring the totality of the Subject Lands into the VMC boundary and redesignate the Subject Lands to Station Precinct once brought into the VMCSPP boundary. Additionally, a new site-specific policy area is required to recognize site-specific policy amendments including maximum tower heights, maximum density, minimum non-residential requirements, and increased residential floorplate permissions to facilitate the proposed development.

New VMCSPP

The City is in the process of developing a new VMCSPP to produce a renewed policy framework that supports the completion of a downtown and Central Business District as a complete community with a balance of uses that are well supported by municipal services and social infrastructure to 2051 and beyond.

The project is currently in its fourth of five phases. Phase IV involves developing a new Secondary Plan for the VMC through consultation with key stakeholders. Secondary Plan policies are being developed to align the Plan with the Preferred Network developed through Phase IV, to address provincial and regional policy updates, and to implement a new development framework based on minimum heights and densities without prescribed maximums. The draft new VMCSPP is scheduled for a Statutory Public Meeting in spring 2025.

On February 19, 2025, Staff prepared a [Report](#) and [Presentation](#) to VMC Sub-Committee to provide a status update on the new VMCSPP project. This update maintained the Subject Lands identification as within “Expansion Area A”, and identified the following draft designations for the Subject Lands:

- “Mixed Use (minimum 10% non-residential uses required”) land use; and,
- A “required retail, service commercial, integrated community facility or public use frontage” requirement along the south property line (Doughton Road).

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law.

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for a portion of the Subject Lands due to it being under appeal.

Amendments to Zoning By-law 1-88 are required to permit the Development.

Zoning:

- 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.
- The Owner proposes to delete Exception 9(1473) from the Block 2 portion of the Subject Lands and rezone the Subject Lands to “C9 Corporate Centre Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 13 to this report.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- 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.
- The Owner proposes to delete Exceptions 14.1031 and 14.1124 from the Subject Lands and rezone the Subject Lands to a “V1 Vaughan Metropolitan Centre Station Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 14 to this report.

Following a preliminary review of the applications, the VMC Program has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 ('PPS 2024') and the policies of VOP 2010, VMCSPP and any other deemed City official plan policies.
b.	Appropriateness of Amendments to VOP 2010, the VMCSPP and Zoning By-laws	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 and the VMCSPP will be reviewed in consideration of the proposed land use designation, building height and density, component of proposed non-residential uses, and the proposed residential uses (including purpose-built rental component). ▪ The Applications will be reviewed in consideration of any emerging policies for the new VMCSPP project. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	The Owner is Seeking to Proceed in Advance of completion of the new VMCSPP	<ul style="list-style-type: none"> ▪ A portion of the Subject Lands are located within Potential Expansion Area A of the ongoing new VMCSPP project. ▪ The Owner is seeking site-specific approval for the Applications to proceed prior to completion of the new VMCSPP. ▪ Vaughan Council approved Official Plan and Zoning By-law Amendment applications OP.23.007 and Z.23.012 on the neighbouring property (130 Doughton) on December 17, 2024, in advance of the completion of the VMCSPP.

	MATTERS TO BE REVIEWED	COMMENTS
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 https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. 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 areas may limit the City’s ability to allocate future service capacity in areas already planned for mixed-use and residential intensification. ▪ There is a finite city-wide servicing capacity. The next regional servicing capacity assignment is anticipated to be provided by York Region this year. ▪ Availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the VMC Urban Design Guidelines and the City of Vaughan City-wide Urban Design Guidelines.
g.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program at the Site Plan stage.
j.	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.
k.	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.

	MATTERS TO BE REVIEWED	COMMENTS
i.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure for an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals.
m.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s).
n.	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 VMC Engineering Staff. ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions. ▪ Road widenings along Maplecrete Road and Doughton Road are required. ▪ Entrances, parking, ramps to the underground parking, truck manoeuvring, bicycle parking and transportation demand management requirements will be reviewed to the satisfaction of Development Engineering (VMC Program).
o.	Amenity Space	<ul style="list-style-type: none"> ▪ Provision of adequate amenity space is under review.
p.	Future Required Applications	<ul style="list-style-type: none"> ▪ Future Site Plan and Draft Plan of Condominium applications will be required to facilitate the Development.
q.	Greater Toronto Airport Authority (‘GTAA’)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the regulatory flight path under the jurisdiction of the GTAA. The Owner will be required to satisfy any comments of the GTAA.
r.	Purpose-built rental	<ul style="list-style-type: none"> ▪ The provision and mechanism for implementation of the proposed purpose-built rental units is under review.

Financial Impact

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

Operational Impact

Policy Planning and Special Programs (VMC Program) has circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act*,

2023) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications. On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024. Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. 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 Department, 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 Rezoning
5. Conceptual Building Elevations (North and East)
6. Conceptual Building Elevations (South and West)
7. Conceptual Perspective Renderings
8. Proposed Amendment to VOP 2010 Schedule 1 – Urban Structure
9. Proposed Amendment to VOP 2010 Schedule 13 – Land Use
10. Proposed Amendment to VOP 2010 Schedule 14A – Areas Subject to Secondary Plans
11. Proposed Amendment to VMCSPP Schedule A – Vaughan Metropolitan Centre Boundaries
12. Proposed Amendment to VMCSPP Schedule F – Land Use Precincts
13. Zoning By-law 1-88 Table 1
14. Zoning By-law 001-2021 Table 2

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