

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 6, 2025

WARD(S): 4

TITLE: GB (MAPLECRETE) LIMITED PARTNERSHIP
OFFICIAL PLAN AMENDMENT FILE OP.25.005
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD
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 an application to facilitate a phased, high-rise mixed-use development consisting of two (2), 43 and 42-storey towers atop two (2) to 6-storey podiums, a Floor Space Index ('FSI') of 7.73 times the area of the lot, and 1,127 dwelling units, as shown on Attachments 2 to 4.

Report Highlights

- Official Plan and Zoning By-law Amendment Files OP.21.008 and Z.21.011 and Plan of Subdivision File 19T-2V003 were previously approved by Council on June 20, 2023.
- A Minor Official Plan Amendment is required to permit an increase to the maximum building height for Tower B from 39-storeys to 43-storey, a reduced portion of the podium height from 6-storeys to 2-storeys, and to extend the approved maximum tower floor plate sizes to include four (4) additional storeys.
- 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 Amendment File OP.25.005 (GB (Maplecrete) Limited Partnership) 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: 185 Doughton Road and 108-112 Maplecrete Road (the 'Subject Lands') are located in the Vaughan Metropolitan Centre ('VMC') south of Doughton Road and west of Maplecrete Road and are currently developed with four (4) existing industrial buildings which are planned to be demolished upon redevelopment. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: N/A

Date application was deemed complete: April 3, 2025

Official Plan and Zoning By-law Amendment Files OP.21.008 and Z.21.011 and Plan of Subdivision File 19T-2V003 were previously approved by Council on June 20, 2023.

The approved development (the 'Development') consists of the following:

- 42 (Tower A) and 39-storey (Tower B) mixed-use towers atop 5 to 6-storey podiums
- 1,082 residential units, including 1,066 apartment units, nine (9) townhouse units, and seven (7) live-work units
- A FSI of 7.73 times the area of the lot
- 75,071 m² of Gross Floor Area ('GFA'), including 485 m² of at-grade retail space
- 551 parking spaces
- An indoor and outdoor amenity rate of 1.37 m² per unit and 1.82 m² per unit, respectively
- Half (10 m) of a new 20 m wide east-west local street along the southern boundary of the Subject Lands (future Freshway Drive Extension)

Revised Development Proposal

The Applicant has proposed the following modifications to the Development (the "Revised Development"):

- An increase to the maximum permitted building height of 39-storeys to 43-storeys (Tower B);
- A reduction in the center podium height from 6-storeys to 2-storeys;
- To extend the approved tower floor plate sizes on Tower B to 799 m² to Level 41 (previously Level 37) and 776 m² to Levels 42 and 43 (previously Levels 38 and 39).

In addition, the Revised Development is proposed to be constructed over the course of two (2) phases, with Tower A being Phase 1 followed by Tower B in Phase 2.

Site Development Application is under review.

Site Development File DA.22.072 has been concurrently submitted to facilitate the Development. Phasing of the Revised Development will be reviewed in greater detail at this stage.

A Minor Official Plan Application has been submitted to permit the proposed development.

The Owner has submitted Minor Official Plan Amendment File OP.25.005 for the Subject Lands to permit the Proposed Development as shown on Attachments 2 to 4:

1. To amend the policies of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, specifically the VMC Secondary Plan ('VMCSP') as follows:
 - a) Modify the permissions under Site-Specific Policy Area "U" as shown on Schedule K – Site Specific Policy Areas, as follows:
 - i. Permit an increase in the maximum building height of 39-storeys to 43-storeys (Tower B);
 - ii. Permit a reduction in the minimum required podium height from 3 to 2-storeys;
 - iii. Permit the following maximum floor plate sizes for Tower B:
 - 875 m² – Level 7
 - 799 m² – Levels 10 to 41
 - 776 m² – Levels 42 and 43

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

- a) Date the Notice of Public Meeting was circulated: April 11, 2025.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Doughton Road and Maplecrete 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 and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 22, 2025 by the Policy Planning and Special Programs Department.

Previous Reports/Authority

The following are links previous reports regarding the Subject Lands:

[June 6, 2023, Committee of the Whole 2 Meeting \(Item 6, Report 9\)](#)

[September 13, 2021 Committee of the Whole Public Meeting \(Item 3, Report 38\)](#)

Analysis and Options

Amendments to the VMCSPP is required to permit the proposed changes to the Development.

Official Plan Designation:

- “Neighbourhood Precinct” with an “Office Uses Permitted” overlay on Schedule “F” – Land Use Precincts
- Site-Specific Policy Area “U” on Schedule “K” – Site-Specific Policies
- Site-Specific Policy Area “U” permits the Development, as approved by Council
- An amendment to Site-Specific Policy Area “U” is required to facilitate the proposed changes to the Development

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

As Zoning By-law Amendment file Z.21.011 was received by the City on April 6, 2021, and deemed complete on July 2, 2021, the Application is transitioned under Zoning By-law 001-2021.

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

Zoning:

- The Subject Lands are zoned "C9 (H) (Corporate Centre Zone)", subject to site-specific Exception 9 (1567) in Zoning By-Law 1-88.
- Concurrent with Official Plan Amendment file OP.25.005, the Applicant has submitted Minor Variance file A.029/25 to request relief from the current maximum building height, minimum podium height, and maximum residential tower floor plate permissions.

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 ('PPS 2024') and the policies of VOP 2010, the VMCSPP, and any other deemed City official plan policies.
b.	Appropriateness of Amendments to VOP 2010, VMCSPP	▪ The appropriateness of the amendments to the VMCSPP will be reviewed in consideration of the proposed land use designation and building height and density.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and VMC Urban Design Guidelines.
d.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region and the Toronto and Region Conservation Authority, NAVCanada, and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
e.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Silver score of 52.
f.	Parkland Dedication	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
g.	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.
h.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
i.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> The Revised Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved.
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Doughton Road and Maplecrete Road.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.
k.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.22.072 to be reviewed with the Application.

Financial Impact

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

Operational Impact

Policy Planning and Special Programs staff have circulated the Application 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 Application(s) is/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 Application 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 Monica Wu, Senior Planner – VMC, Policy Planning and Special Programs Department, ext. 8161.

Attachments

1. Context and Location Map
2. Conceptual Site Plan
3. Conceptual Building Elevations (East & West)
4. Conceptual Building Elevations (North & South)

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