



C1.
Communication
CW(PM) – May 6, 2025
Item No. 1

Public Meeting

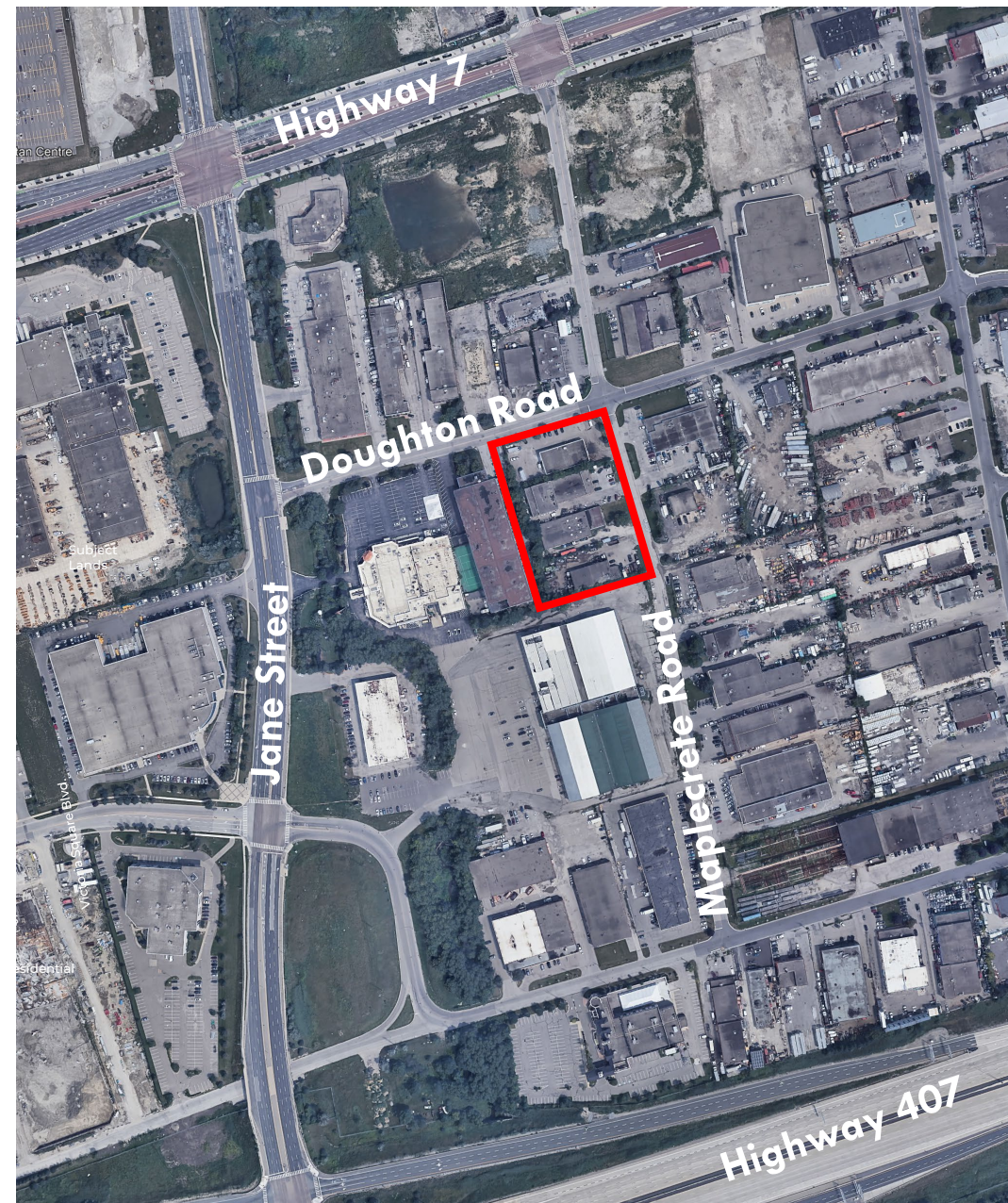
GB (Maplecrete) Limited Partnership
185 Doughton Road and 108-112 Maplecrete Road
City of Vaughan
Regional Municipality of York



Official Plan Amendment File OP.25.005

Location & Context

- The site is 0.83 hectares (2 acres) in size.
- Located at the southwest corner of Doughton Road and Maplecrete Road.
- City files OP.21.008 and Z.21.011 for Official Plan Amendment and Zoning By-law Amendment were approved in June 2023, to permit a 42-storey Tower A and 39-storey Tower B with a 6-storey mixed-use podium.



Current Zoning and Official Plan Designation

- The Subject Lands are zoned C9 (“H”) Corporate Centre Zone with site-specific provisions under Exception 9(1567).
- The Subject Lands are designated Neighbourhood Precinct, Site-Specific Policy Area “U” on Schedule “K” of the VMC Secondary Plan.

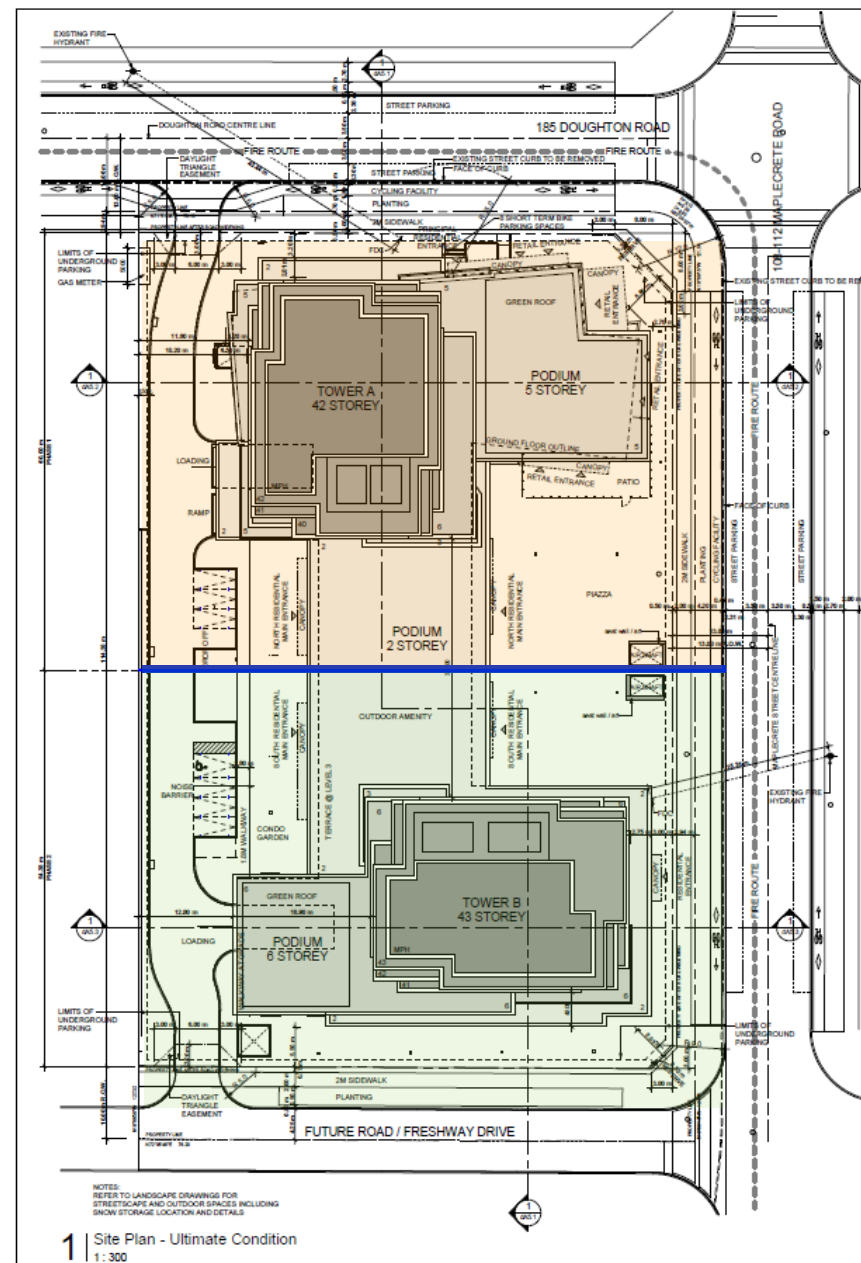
Proposed Official Plan Amendment

- Lowering the central podium height from 6-storeys to 2-storeys.
- Increasing the building height of Tower 'B' from 39-storeys to 43-storeys.
- Extending the maximum permitted residential tower floor plate size of 799 m² for Levels 10 to 41 (from 10 to 37), and 776 m² to Levels 42 to 43 (from 38 to 39).
- No increase to the maximum permitted GFA is proposed.






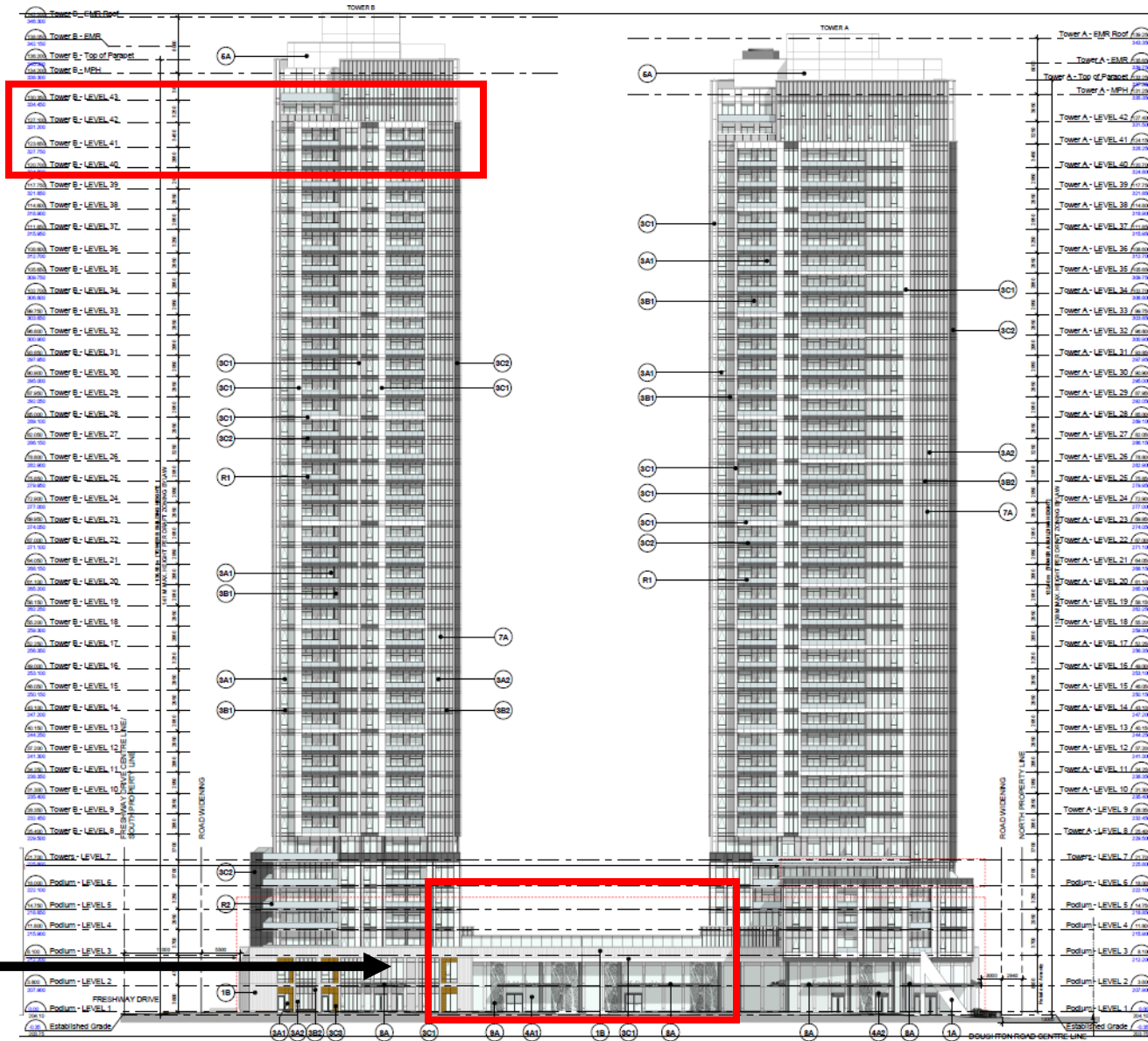
Site Plan

5



1 | Site Plan - Ultimate Condition
1:300

-  Tower A - Phase One
-  Tower B - Phase Two
-  Phasing Line



Thank You

Questions and Comments

Billy Tung BES, MCIP, RPP
Partner

KLM Planning Partners Inc.
btung@klmplanning.com
905-669-4055