

Committee of the Whole (1) Report

DATE: Wednesday, June 4, 2025

WARD: 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: DECISION

Purpose

To seek approval for an application on the subject lands shown on Attachment 1 to facilitate a phased, high-rise mixed-use development consisting of two, 43 and 42-storey towers atop two, five, and six-storey podiums, a Floor Space Index of 7.73 times the area of the lot, and 1,127 dwelling units, as shown on Attachments 2 to 5.

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 to permit two, 42 and 39-storey towers atop five and six-storey podiums.
- The proposed amendments will increase the maximum permitted building height, reduce the minimum required podium height, and extend the maximum permitted tower floor plate sizes to include additional storeys.
- Minor Variance Application File A09/25 has been submitted and is required to permit the proposed development and Site Development Application File DA.22.072 is concurrently under review by Staff.
- The Policy Planning and Special Programs Department supports the proposed amendments as outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.25.005 (GB (Maplecrete) Limited Partnership) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, specifically the Vaughan Metropolitan Centre Secondary Plan, for the subject lands shown on Attachment 1 as follows:
 - a) Modify the permissions under Site-Specific Policy Area “U” as shown on Schedule K – Site Specific Policy Areas, as follows:
 - i. Increase the maximum permitted building height of 39 storeys to 43 storeys (Tower B)
 - ii. Reduce the minimum required podium height from three to two storeys
 - iii. Permit the following maximum floor plate sizes for Tower B:
 - 875 square metres – Level 7
 - 799 square metres – Levels 10 to 41
 - 776 square metres – Levels 42 and 43

Background

Location: 185 Doughton Rd. and 108-112 Maplecrete Rd. (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 existing industrial buildings which are planned to be demolished upon redevelopment. The Subject Lands and the surrounding land uses are shown on Attachment 1.

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 five to six-storey podiums
- 1,082 residential units, including 1,066 apartment units, nine townhouse units, and seven live-work units
- A Floor Space Index of 7.73 times the area of the lot
- A Gross Floor Area of 75,071 square metres, including 485 square metres of at-grade retail space
- 551 parking spaces
- An indoor and outdoor amenity rate of 1.37 square metres per unit and 1.82 square metres per unit, respectively
- Half (10 metres) of a new 20-metre wide east-west local street along the southern boundary of the Subject Lands (future Freshway Drive Extension)

In June 2024, Minor Variance File A055/24 was approved by the Committee of Adjustment to increase the maximum number of dwelling units from 1,082 to 1,127 units, including seven live-work units and nine podium townhouse units.

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 six storeys to two storeys
- An extension of the approved tower floor plate sizes for Tower B to 799 square metres for Level 41 (previously Level 37) and 776 square metres to Levels 42 and 43 (previously Levels 38 and 39)

In addition to the above, the Revised Development is envisioned to be built-out in two phases, with Tower A proceeding first, followed by Tower B. The Applicant has cited market conditions as the reason for the two-phased approach and built form modifications.

A Site Development Application is under review

Related Site Development Application DA.22.072 has been concurrently submitted to facilitate the Revised Development. The proposed phasing of the Revised Development and vehicular access and servicing will be reviewed in greater detail at this stage.

In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Director of Policy Planning and Special Projects for approval.

Future Plan of Condominium applications are required to establish tenure for the Revised Development.

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

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): April 11, 2025*
- *Location of Notice Signs: Doughton Road and Maplecrete Road*
- *Date of Public Meeting: May 6, 2025, date ratified by Council May 27, 2025*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 28, 2025*

No Public Comments were received

No public comments were received as of the date of this report.

Previous Reports/Authority

Previous reports related to the application/Subject Lands can be found at the following links:

Official Plan Amendment File OP.25.005, Public Meeting Report

May 6, 2025, Committee of the Whole Public Meeting (Item 1, Report 19)

Official Plan Amendment File OP.21.008, Zoning By-law Amendment File Z.21.001 and Plan of Subdivision File 19T-21V003, Committee of the Whole Report June 6, 2023, Committee of the Whole 2 Meeting (Item 6, Report 9)

Official Plan Amendment File OP.21.008, Zoning By-law Amendment File Z.21.001 and Plan of Subdivision File 19T-21V003, Public Meeting Report September 13, 2021, Committee of the Whole Public Meeting (Item 3, Report 38)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the Vaughan Official Plan 2010 (VOP 2010) and VMC Secondary Plan

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 is a policy statement issued pursuant to section 3 of the Planning Act and comes into effect on October 20, 2024. All decisions made on or after October 20, 2024 in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Policy Statement 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within the VMC which is a Settlement Area and located within a Protected Major Transit Station Area – the Vaughan Metropolitan Centre Subway Station (Protected Major Transit Station Area #67). The Revised Development facilitates a compact urban form through the intensification of underutilized lands within the City's established Settlement Area where full municipal services exist. The urban form, ability to utilize existing municipal infrastructure, and the opportunity to provide varying housing types and unit sizes facilitates a higher density development that capitalizes on the transportation infrastructure investments. Staff are satisfied that the Revised Development is consistent with the Provincial Policy Statement.

York Region Official Plan 2022

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 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 Statute 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*, York Region Official Plan 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 Subject Lands are designated “Urban Area”, which permits a range of residential, commercial, industrial, and institutional uses. The Subject Lands are within a ‘Regional Centre’, supported by higher order transit and a mix of uses. Regional Centres and Major Transit Station Area’s are focal points for the highest densities and most intensive development. The Development is compact, and urban in built form with 1,127 residential units, and provides for a range of unit sizes to meet the needs of residents and workers in York Region. The Development conforms to York Region Official Plan 2022.

Vaughan Official Plan 2010, Volume 2 – VMC Secondary Plan

The VMC Secondary Plan sets out the municipality’s general planning goals and policies that guide future land use within the VMC. The Subject Lands are identified in the VMC Secondary Plan as follows:

- “Area U” on Schedule “K” – Site Specific Policy Areas
- “Neighbourhood Precinct” with an “Office Uses Permitted” overlay on Schedule “F” – Land Use Precincts
- Fronting onto two (2) Minor Collector Roads (Doughton Road and Maplecrete Road), and a Local Road (Freshway Drive) on Schedule “C” – Street Network
- “Recommended retail, service commercial or public use frontage” along Doughton Road as shown on Schedule “H” – Areas for Retail, Service, Commercial, or Public Uses

The site-specific exceptions listed under “Area U” (Official Plan Amendment #103) on Schedule “K” – Site Specific Policy Areas were identified to permit the Development, as approved by Council in June 2023, and include the following permissions for the Subject Lands:

- A maximum permitted building height of 42-storeys (Tower A) and 39-storeys (Tower B)
- A maximum permitted density (Floor Space Index) of 7.73 times the area of the lot
- A maximum podium height of 6-storeys
- The following maximum residential tower floor plate sizes:
 - Tower A
 - 868 m² – Level 7
 - 799 m² – Levels 8 to 40
 - 776 m² – Levels 41 to 42
 - Tower B
 - 875 m² – Level 7
 - 799 m² – Levels 10 to 37
 - 776 m² – Levels 38 to 39

In order to permit the modifications proposed in the Revised Development as shown on Attachments 2 to 5, the following amendments to Site Specific Policy “Area U” are required:

- Increase the maximum building height of 39 storeys to 43 storeys (Tower B)
- Lower the minimum required podium height from three to two storeys
- 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

The Revised Development proposes to redistribute four storeys from the central podium to Tower B, resulting in a reduced podium height from six storeys to two storeys and a corresponding increase in building height from 39-storeys to 43-storeys. The proposed modifications will not result in an increase to the approved density, Gross Floor Area, or number of dwelling units.

While Policy 8.7.17 in the VMC Secondary Plan states that podiums throughout the VMC shall generally have a minimum podium height of three storeys, the proposed four-storey reduction in the central podium height to two storeys serves as an improvement over the previously approved podium by providing for a more active frontage along the piazza, shown on Attachment 2, as well as establishing an appropriate transition to the industrial uses to the east. The proposed two-storey podium will also add visual interest by providing for a greater variation in podium heights, which ranges from two to six storeys, throughout the Revised Development. The Revised Development generally satisfies the intent of Policy 8.7.17 as the proposed two-storey podium maintains the intent of the policy, which is to provide for a desired human-scale street wall and transition to the residential tower portions above, which is especially desirable for a Neighbourhood Precinct. Where at-grade retail uses are proposed at the north-east corner of the building, as shown on Attachments 3 and 4, the podium height will remain unchanged at five storeys. As well, a minimum ground floor height of five metres will be maintained for the at-grade retail component along Doughton Road and Maplecrete Road, in keeping with Policy 8.6.3 of the VMC Secondary Plan and VMC Urban Design Guidelines.

Further, although the Revised Development proposes to increase the number of storeys for Tower B by four storeys, the approved building height, being 141 metres as shown on Attachments 3 and 4, will remain unchanged due to the correlating decrease in the number of storeys to the central podium as noted above. Accordingly, the proposed amendment to increase Tower B from 39 storeys to 43 storeys is technical in nature and is not expected to create additional adverse shadowing or wind impacts.

Similarly, the proposed amendment to permit an extension of the maximum permitted residential tower floor plate size of 799 square metres for Levels 10 to 41, and 776 square metres for Levels 42 to 43 is required to account for the four-storey increase to Tower B. The approved tower floor plate size of 875 square metres for Level 7 will

remain the same to allow for an optimal layout for both unit sizes and shared amenity space. No increase is proposed to the approved residential tower floor plate sizes, which are generally in keeping with other residential floorplates approved within the VMC.

On this basis, the Revised Development conforms to the VMC Secondary Plan.

Design Review Panel

On July 28, 2022, the Development was considered by the Design Review Panel. The Panel provided comments respecting built-form, architectural design, site plan and ground floor organization. The minutes to the Design Review Panel can be found under 2022 Meeting Agenda and Minutes on the City's website.

Council enacted Zoning By-law 001-2021 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 A029/25 to request relief from the current maximum building height, minimum podium height, and maximum residential tower floor plate permissions.
- Additional variances may be identified at the Site Plan stage.

Financial Impact

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

Operational Impact

The Development achieves a Silver Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics application score of 52 (silver level). This score meets minimum threshold requirements.

The Development Engineering Department supports the Development, as Revised

The Development Engineering Department has reviewed the Application and has no further comments at this time.

Site Design

Modifications to parking, loading, site access, and servicing will be reviewed through the related Site Development File DA.22.072. The Revised Development will be required to meet all zoning requirements (e.g. parking rates) on a per phase basis, and to sufficiently demonstrate the independent operation of each phase, to the satisfaction of Development Engineering.

Sewage and Water Allocation

There is an existing Holding Symbol (H) on the Subject Lands which shall remain until such time Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to each phase of development. The availability of regional servicing capacity is being reviewed through the related Site Development File DA.22.072.

Community Benefits Charge is applicable and will be collected at Building Permit Stage

The Revised Development meets the criteria for Community Benefits Charge being five or more storeys and 10 or more units. The City passed the Community Benefits Charge By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to their approval. Additional comments and Conditions of Approval will be provided through related Site Development File DA.22.072.

The Toronto and Region Conservation Authority has provided conditions of approval

The westerly portion of the Subject Lands is located within the Toronto and Region Conservation Authority's Regulated Area. As such, a Toronto and Region Conservation Authority permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the site to demonstrate that there are no impacts to flooding, erosion, dynamic beaches, pollution, or conservation of land be affected.

At this time, the Toronto and Region Conservation Authority has no objections to the approval of the Application and is satisfied with the proposed Stormwater Management Strategy and Erosion and Sediment Control Plan. Additional comments and/or Conditions of Approval may be provided through related Site Development File DA.22.072.

Ministry of Municipal Affairs and Housing approval is required

The Ministry of Municipal Affairs and Housing is the approval authority for Official Plan Amendments establishing, changing, or revoking any policies required as part of a Protected Major Transit Station Area in accordance subsections 17 (15) or (16) of the *Planning Act*, including:

- the delineation (mapping) of the Protected Major Transit Station Area,
- the minimum number of residents and jobs per hectare planned in the Protected Major Transit Station Area,
- authorized uses of any land in the Protected Major Transit Station Area, and
- minimum densities of any buildings and structures in the Protected Major Transit Station Area.

Should Vaughan Council adopt the amendment to the Protected Major Transit Station Area, Ministry of Municipal Affairs and Housing will be forwarded the amendment for decision.

Conclusion

The Policy Planning and Special Programs Department is satisfied that the Application is consistent with the Provincial Policy Statement 2024, York Region Official Plan and VOP 2010, and is appropriate for the development of the Subject Lands. The Revised Development is an improvement over the Development that was approved by Council in 2023 and is compatible with existing and planned surrounding land uses. Accordingly, the Policy Planning and Special Programs Department can recommend approval of the Application, subject to the recommendations in this report.

For more information, please contact Monica Wu, Senior Planner, at extension 8161.

Attachments

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

Prepared by

Monica Wu, Senior Planner, ext. 8161

Gaston Soucy, Senior Manager of Planning and Urban Design, VMC Program ext. 8266

Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231