

Committee of the Whole (1) Report

DATE: Wednesday, June 4, 2025

WARD: 4

TITLE: 171 MAPLECRETE LP AND 1930328 ONTARIO INC. -
OFFICIAL PLAN AMENDMENT OP.23.002 AND ZONING BY-
LAW AMENDMENT 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: DECISION

Purpose

To seek approval to redesignate and rezone the Subject Lands to permit a high-rise mixed-use development comprising four residential towers and one mixed-use tower, ranging from 24 to 30 storeys, atop four podiums ranging from two to six storeys, with a total floor space index of 8.0 times the area of the lot. The proposal includes 1,565 dwelling units (inclusive of 182 rental units) along with office, hotel, and retail uses. The applications are being advanced ahead of the completion of the new Vaughan Metropolitan Centre Secondary Plan. The proposed development is illustrated in Attachments 4 to 7.

Report Highlights

- The Owner has submitted Official Plan and Zoning By-law Amendment applications to permit a high-rise mixed-use development consisting of four residential towers and one mixed-use tower ranging in height from 24 to 30 storeys, atop four podiums ranging from two to six storeys, with a total floor space index of 8.0 times the area of the lot. The development contains 1,565 dwelling units (inclusive of 182 rental units), along with office, hotel and retail uses.

Report Highlights Continued

- The Subject Lands straddle the Vaughan Metropolitan Centre (VMC) boundary and are located within a potential VMC Expansion Area. A study to develop a new VMC Secondary Plan is currently being underway.
- The Owner seeks advancement of the subject applications prior to the completion of the new VMC Secondary Plan.
- The VMC Program supports the proposed development subject to the conditions outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.23.002 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Vaughan Official Plan, 2010, Volume 1 for the Subject Lands shown on Attachment 1 as follows:
 - a) To amend Schedule 1 – Urban Structure, to redesignate the south portion of the Subject Lands from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)”;
 - b) To amend Schedule 13 – Land Use, to redesignate the south portion of the Subject Lands from “General Employment” to “Lands Subject to Secondary Plans or Particular Area Specific Plans”;
 - c) To amend Schedule 14A – Areas Subject to Secondary Plans, to include the totality of the Subject Lands in Area “11, Vaughan Metropolitan Centre, 11.12”;
2. THAT Official Plan Amendment File OP.23.002 (171 Maplecrete LP and 1930328 Ontario Inc.) 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) To amend Schedule A – Vaughan Metropolitan Centre Boundaries, to include the south portion of the Subject Lands in the VMC Boundary;
 - b) To amend Schedule F – Land Use Precincts, to designate the south portion of the Subject Lands as “Station Precinct”;
 - c) To amend Schedule K – Site Specific Policy Areas by modifying the delineation of “Area F” to terminate at White Elm Road;
 - d) To amend VMC Secondary Plan Policy 9.3.8, item 1. a. to remove “and 7-storeys or 24.6 m (Building C)” text;

- e) To recognize the Subject Lands as a new site-specific policy area on Schedule K with the following provisions:
 - a. To permit a maximum of five towers;
 - b. To permit a maximum building height of 30-storeys;
 - c. To permit a maximum floor space index of 8.0 times the area of the lot;
 - d. To permit a minimum podium height of two storeys and a maximum podium height of six storeys;
 - e. To permit a maximum residential tower floorplate of 825 square metres;
 - f. To require that a minimum of 10 per cent of the total gross floor area across the Subject Lands shall be attributed to non-residential uses;
 - g. Notwithstanding Policy 10.1.1.6 of the Vaughan Official Plan, 2010, Official Plan Amendment (File OP.23.002) and Zoning By-law Amendment (File Z.23.004) applications are permitted to proceed in advance of completion of the new Vaughan Metropolitan Centre Secondary Plan;
- 3. THAT Zoning By-law Amendment File Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Zoning By-law 001-2021 by deleting exceptions 14.370, 14.1031 and 14.1124 from the Subject Lands only and rezoning the Subject Lands shown on Attachment 1, from “EM2 General Employment Zone”, “EM1 Prestige Employment Zone” subject to exception 14.370, and “V1 Vaughan Metropolitan Centre Station Zone subject to site-specific exceptions 14.1031 and 14.1124 to “V1(H) Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report;
- 4. THAT Zoning By-law Amendment File Z.23.004 (171 Maplecrete LP and 1930328 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to delete exception 9(1473) from the Subject Lands only, and rezone the Subject Lands shown on Attachment 1, from “EM2 General Employment Area Zone” and “C9 Corporate Centre Zone” subject to site-specific exception 9(1473) to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2 of this report;
- 5. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or a portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. This provision may be lifted in phases;

- b) The Owner shall obtain and file for a Record(s) of Site Condition on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the south portion of the Subject Lands Subject Lands. This provision shall only apply to the lands south of Block 2 on Registered Plan 65M-4793 (171 Maplecrete Rd. and 140-160 Doughton Rd.), which may be lifted in phases and shall not prevent shoring and excavation to facilitate remedial works;
 - c) The Owner shall be required to enter into an agreement on title pursuant to the Land Titles Act and/or other form of agreement with the City, to secure the tenure for a minimum of 182 rental dwelling units for a minimum of 20 years, to the City's satisfaction. This provision shall be satisfied prior to the issuance of above grade building permits for Phase 2 of the development; and
6. THAT upon submission of any future Site Plan Application filed on the Subject Lands related to Official Plan Amendment File OP.23.002 and Zoning By-law Amendment File Z.23.004, the Owner shall be required to submit plans to Design Review Panel respecting the proposed development or any phase thereof.

Background

Location: 171 Maplecrete Rd., 140-160 Doughton Rd., and Block 2 on Registered Plan 65M-4793 (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) Secondary Plan boundary. As shown on Attachment 2, Block 2 on Registered Plan 65M-4793 (the Block 2 lands) is located within the VMC and 171 Maplecrete Rd. and 140-160 Doughton Rd. are located outside. The portion of the Subject Lands outside of the VMC Boundary are contemplated for inclusion within the VMC through the ongoing new VMC Secondary Plan project.

A detailed history of the file was provided in the Committee of the Whole (Public Meeting) Report, linked in the next section of this Report. Since the Statutory Public Meeting there have been no major revisions to the proposed development.

The north part of the Subject Lands was included in earlier approved planning applications, while the south part was part of a Municipal Comprehensive Review
The Block 2 lands were previously included in planning approvals for the lands to the north (Files OP.21.007, Z.21.010, and 19T-18V005). Resulting Official Plan Amendment 86 allowed for a 7-storey (24.6 m) mid-rise building on the Block 2 lands.

171 Maplecrete Rd. and 140-160 Doughton Rd. progressed through York Region's Municipal Comprehensive Review exercise in 2020, which facilitated an employment land conversion. The conversion request was supported by both the City of Vaughan and York Region. These lands were subsequently removed from an employment area and included within a "Community Area", therefore permitting consideration for non-employment uses.

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

The Owner has submitted Official Plan Amendment and Zoning By-law Amendment Applications for the Subject Lands to permit a high-rise mixed-use development as shown on Attachments 4 to 7, with the following characteristics:

- One 30-storey mixed-use building and four residential buildings with heights of 24, 27, 29 and 29 storeys, atop four podiums ranging from two to six storeys.
- A total floor space index of 8.0 times the area of the lot.
- A total of 1,565 residential dwelling units (inclusive of 182 rental units):
 - 27 bachelor units (1.7 per cent), 989 one-bedroom units (63 per cent), 541 two-bedroom units (34.6 per cent) and eight three-bedroom units (<1 per cent).
- Non-residential uses account for a minimum of 10 per cent of the total gross floor area of the development:
 - 8,243 square metres of hotel space (11 floors)
 - 5,840 square metres of office space (four floors)
 - 126 square metres of at-grade retail space
- 3,617 square metres of indoor amenity area and 2,652 square metres of outdoor amenity area.
- A north-south private street/driveway spanning from White Elm Road to Doughton Road providing vehicular access to the development.
- 928 parking spaces in three levels of underground parking, and 1,618 bicycle parking spaces.

Future Site Plan and Draft Plan of Condominium applications are required to facilitate the build-out and tenure for the Development.

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

- Date of Notice (Circulated 150 metres from Subject Lands as shown on Attachment 3): March 7, 2025
- Location of Notice Signs: Doughton Road and Maplecrete Road frontages.
- Date of Public Meeting: April 1, 2025, date ratified by Council: April 23, 2025.
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 23, 2025.

No comments from the public have been received on the Applications at the time of writing this report.

Previous Reports/Authority

Previous reports related to the applications and/or Subject Lands can be found at the following links:

- [Extract from Council Meeting minutes of April 23, 2025 \(Item 1, Report No. 14\) of the Committee of the Whole \(Public Meeting\) which was adopted without amendment by the Council of the City of Vaughan\)](#)
- [VMC Secondary Plan Update Presentation - VMC Sub-Committee - March 26, 2025](#)
- [Extract from Council Meeting Minutes of June 25, 2024 \(Item 3, Report No. 22\) which was adopted, as amended, by the Council of the City of Vaughan, via recorded vote, on June 25, 2024.](#)
- [Communication C19 from the Council Meeting of June 25, 2024, relating to File CIHA.23.003](#)
- [Extract from Council Meeting minutes of March 26, 2024 \(Item 1, Report 8\) which was adopted without amendment by the Council of the City of Vaughan.](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the York Region Official Plan 2022.

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 is a policy statement issued pursuant to section 3 of the *Planning Act*, which came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning 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 located within a Settlement Area and the Delineated Built-Up Area of York Region's Built Boundary. The proposed development supports a compact urban form by intensifying underutilized lands within a major transit station area that is fully serviced by municipal infrastructure. By making efficient use of existing services and offering a range of housing unit sizes, the development enables higher-density growth that leverages nearby transportation investments, aligning with the goals of the Provincial Planning Statement. The addition of office, hotel, and retail uses further supports a modern economy and helps create a complete community. Staff are satisfied that the proposed development is consistent with the Provincial Policy Statement 2024.

York Region Official Plan, 2022

York Region Council adopted the York Region Official Plan 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 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*, the York Region Official Plan 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 York Region Official Plan designates the Subject Lands as “Community Area”, which permits a wide range of urban uses, including residential, population-related employment and community services. The Subject Lands are also in a Major Transit Station Area, and partially within a “Regional Centre” which are planned and designed to accommodate a range and mix of land uses, housing types, employment, active transportation amenities and activities, and intended to be the primary focal points for intensive development.

The proposed development is consistent with the community building objectives for the Community Area, Major Transit Station Area, and Regional Centre designations. The development also includes at least 182 rental units, contributing to the annual target of 1,000 new rental units set by Policy 2.3.42 of the Plan. Staff are satisfied that the proposed development complies with the York Region Official Plan 2022.

The proposed development is subject to both the VOP 2010, and the VMC Secondary Plan

VOP 2010 and VMC Secondary Plan

VOP 2010, sets out the municipality’s general planning goals and policies that guide future land use in the City. The VMC Secondary Plan supplements VOP 2010 to establish further direction with respect to the VMC.

The Block 2 lands are situated within the VMC Secondary Plan, and the applicable policy framework is as follows:

- “Station Precinct” on Schedule F – Land Use Precincts.
- “Office Uses Permitted” on Schedule G – Areas for Office Uses.
- “Recommended Retail, Service Commercial or Public Use Frontage” on Maplecrete Road on Schedule H – Areas for Retail, Service Commercial or Public Uses.
- Within “Area F” on Schedule K – Site Specific Policy Areas.

The “Station Precinct” designation permits a broad mix of uses such as residential, retail, and service commercial, and encourages a mix of high and mid-rise buildings.

Area F (OPA 86) includes Block 2 and the lands to the north, between Highway 7 and White Elm Road. It permits a 7-storey (24.6 metres) mid-rise building on Block 2 and sets a maximum floor space index of 6.97 for the entire Area F. The lands north of White Elm Road have received Site Plan approval (File DA.18.037) and are currently undergoing a Site Plan Amendment (File DA.24.054) to accommodate for revisions.

171 Maplecrete Rd. and 140-160 Doughton Rd. are located outside of the VMC and therefore are subject to the underlying policy framework of VOP 2010. The applicable policy framework is as follows:

- “Vaughan Metropolitan Centre (Regional Centre)” and “Employment Area” on Schedule 1 – Urban Structure.
- Within “Protected Major Transit Station Area 56 – Creditstone BRT Station” on Schedule 1C – Protected Major Transit Station Areas.
- “Lands Subject to Secondary Plans or Particular Area Specific Plans” and “General Employment” on Schedule 13 – Land Use.
- Partially within “11, Vaughan Metropolitan Centre, 11.12” on Schedule 14A – Areas Subject to Secondary Plans.

The “General Employment” designation identifies predominantly industrial areas characterized by low scale buildings with a variety of lot sizes to attract and accommodate a wide range of employment uses. Residential uses are not permitted within General Employment areas.

Additionally, 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 City of Vaughan is currently developing a new VMC Secondary Plan

The City is in the process of developing a new VMC Secondary Plan 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 Draft 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. A draft of the new VMC Secondary Plan is available online and is scheduled for consideration at a Statutory Public Meeting in June 2025.

On March 26, 2025, City Staff prepared a [presentation](#) to VMC Sub-Committee to provide an update on the new Vaughan Metropolitan Centre Secondary Plan project. The presentation forecasted the following with respect to the Subject Lands:

- The entirety of the Subject Lands will be included in the Vaughan Metropolitan Centre Boundary.
- The entirety of Subject Lands will be designated “Mixed Use”.
- The Doughton Road frontage will be required to have a Retail, Service Commercial, Integrated Community Facility or Public Use Frontage.

The potential boundary expansion is being evaluated separately and on their own merits; however, the key principles underpinning the evaluation are similar:

- Whether the boundary expansion introduces meaningful and compatible transitions to the surrounding context and existing employment uses.
- Whether appropriate buffering of uses can be achieved.
- Whether the expansion areas can offer opportunities to supplement the needs for additional parkland and social infrastructure required

Amendments to VOP 2010 and the VMC Secondary Plan are required

To allow for the proposed development, the entire Subject Lands should be included within the VMC Secondary Plan boundary, re-designated to an appropriate land use category, and supported by a site-specific policy that addresses any unique conditions impacting the site's development.

The following amendments to VOP 2010 are required to permit the development:

- Amend Schedule 1 – Urban Structure, to redesignate the south portion of the Subject Lands from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)” (Attachment 8).
- Amend Schedule 13 – Land Use, to redesignate the south portion of the Subject Lands from “General Employment” to “Lands Subject to Secondary Plans or Particular Area Specific Plans” (Attachment 9).
- Amend Schedule 14A – Areas Subject to Secondary Plans, to include the entire Subject Lands in Area “11, Vaughan Metropolitan Centre, 11.12” (Attachment 10).

The following amendments to the VMC Secondary Plan are required to permit the development:

- Amend Schedule A – Vaughan Metropolitan Centre Boundaries to include the totality of the Subject Lands in the VMC Boundary (Attachment 11).
- Amend Schedule F – Land Use Precincts, to designate the south portion of the Subject Lands as “Station Precinct” (Attachment 12).
- To amend Schedule K – Site Specific Policy Areas by modifying the delineation of “Area F” to terminate north of White Elm Road (Attachment 13).
- To amend VMC Secondary Plan Policy 9.3.8, item 1. a. to remove “and 7-storeys or 24.6 m (Building C) text.
- Amend Schedule K – Site Specific Policy Areas, to recognize the Subject Lands as a new site-specific policy area with the following provisions:
 - To permit a maximum of five towers.
 - To permit a maximum building height of 30 storeys.
 - To permit a maximum FSI of 8.0 times the area of the lot.

- To permit a minimum podium height of two storeys, whereas podiums shall generally have a minimum height of three storeys.
- To permit a maximum residential floorplate of 825 square metres whereas a maximum of 750 square metres is permitted.
- To require a minimum of 10 per cent of the total GFA be non-residential uses.
- Notwithstanding Policy 10.1.1.6 of VOP 2010, Official Plan Amendment (File OP.23.002) and Zoning By-law Amendment (File Z.23.004) applications are permitted to proceed in advance of completion of the new VMC Secondary Plan.

Staff support the proposed amendments to VOP 2010 and the VMC Secondary Plan to permit the development

The VMC is planned as Vaughan’s primary hub for civic, residential, commercial, and mixed-use activity, featuring the city’s tallest buildings and most diverse land uses. The VMC Secondary Plan supports future growth by directing intensification within the built boundary, encouraging transit-supportive development, and promoting a mix of uses and housing options along key transit corridors.

Proposed Boundary Expansion and Designation to “Station Precinct”

Staff support the amendments to VOP 2010 (Schedules 1, 3 and 14A) and the VMC Secondary Plan (Schedules A, F and K) to incorporate the Subject Lands into the VMC boundary and redesignate them as “Station Precinct,” based on the rationale below:

1. *Inclusion of the entire of the Subject Lands within the VMC boundary and their redesignation to “Station Precinct” represents a logical and coordinated extension of the VMC.*

The existing VMC boundary and “Station Precinct” designation on the Subject Lands terminate mid-block, south of White Elm Road and north of Doughton Road. Extending the boundary south to Doughton Road presents a logical and coordinated opportunity to fully integrate the Subject Lands into the VMC.

This approach is further supported by Vaughan Council’s approval on Dec. 17, 2024, of Official Plan Amendment OP.23.007 and Zoning By-law Amendment Z.23.012 for 130 Doughton Rd., located immediately to the east. Like the Subject Lands, that site too straddled the VMC boundary. The approvals brought the entire property into the VMC, designated it as “Station Precinct,” and permitted a high-rise development consisting of three towers (38, 47, and 51 storeys) with a FSI of 10.5 times the area of the lot.

The redesignation to “Station Precinct” is appropriate given that the overall comprehensive development consists of heights, densities and uses that align with the underlying principles of the land use designation. Further, incorporating the Subject Lands in the VMC would support a cohesive and comprehensive land use vision for the area north of Doughton Road, connecting the existing VMC lands west of Maplecrete Road with the approved development to the east.

2. *The Subject Lands are located within a Protected Major Transit Station Area and the proposed development supports the achievement of minimum density targets*

The Subject Lands are located within “Protected Major Transit Station Area 56 – Creditstone BRT”. Protected Major Transit Stations Areas are areas within 500 to 800 metres of higher-order transit and are intended to accommodate specific density targets related to residents and jobs per hectare. Incorporating the entirety of the Subject Lands into the VMC and re-designating them from "General Employment" to "Station Precinct" will enable land use permissions to support the proposed development, including 1,565 residential units (with at least 182 rental units), as well as hotel, office, and retail spaces. This diverse mix of uses directly contributes to meeting the minimum density targets for residents and jobs in the area.

3. *The proposed development is compatible with existing and planned surrounding land uses, subject to implementation of mitigation measures*

The evaluation of the proposed VMC boundary expansion considers whether it provides appropriate transitions to surrounding land uses and ensures compatibility with adjacent employment areas. City staff believe the proposed development is compatible with surrounding existing and planned uses, provided that recommended mitigation measures are implemented. The Subject Lands are buffered from low-rise employment areas to the south and west by Maplecrete Road and Doughton Road (both Minor Collectors) and are otherwise surrounded by lands already within the VMC that permit mixed-use development.

Supporting studies submitted by the Owner, including a Land Use Compatibility Study (Air Quality Assessment) by MTE Consultants Inc. and a Noise Impact Study by EXP, identified low to moderate concerns. Both studies recommend mitigation strategies to ensure land use compatibility. Updated reports will be required at the Site Plan stage to confirm that the final design incorporates the necessary mitigation measures to the satisfaction of the City.

4. *The VMC Boundary expansion is consistent with direction from VMC Sub-Committee with respect to the ongoing new VMC Secondary Plan project*

On Oct. 4, 2024, the VMC Sub-Committee endorsed the proposed expansion of Areas A and B (Attachment 2). Although the new VMC Secondary Plan has not yet been adopted and remains in draft form, its provisions reflect the City’s intended direction. As such, incorporating the entire Subject Lands into the VMC aligns with Council’s broader planning vision for the area moving forward.

New Site-Specific Policy Area on Schedule K of the VMC Secondary Plan

The creation of a new site-specific policy area (Attachment 13) would recognize the Subject Lands geographically and establish development permissions and requirements to reflect the proposed amendments to the VMC Secondary Plan.

A maximum building height of 30-storeys and maximum Floor Space Index of 8.0 times the area of the lot will permit a development that contributes to projected population and employment growth, while providing for a diverse housing mix in the VMC. A total of 1,565 units are proposed (inclusive of 182 being rental), with approximately 34 per cent being family sized (two-bedroom or greater). It will also facilitate 8,243 square metres of hotel space, 5,840 square metres of office space, and 126 square metres of retail space.

Section 8.7 – Built Form, includes policies for building step-backs, ground floors, building height, massing and building exteriors. The tallest towers are located to the north of the site and the plan provides an adequate transition southward toward Doughton Road. The proposed minimum two-storey podium height is appropriate as the plans illustrate this condition for only portions of the podiums for the Northeast, East and Southeast towers. Otherwise, the podium heights range from three to six storeys, in accordance with the massing policies of the VMC Secondary Plan.

Policy 8.7.18 requires tower elements of high-rise residential buildings to be slender and spaced apart at least 25 metres from one another while prescribing a maximum residential floor plate of approximately 750 square metres. All towers meet or exceed the 25 metres building separation which ensures minimal shadowing impacts and the loss of sky views, maintenance of privacy, and contribution to an appealing skyline. The proposed 825 square metres residential floor plate size allows for some flexibility in final design, an optimal unit layout, and is in keeping with other approvals within the VMC.

A key reason for supporting the VMC boundary expansion and redesignation of the Subject Lands to “Station Precinct” is the inclusion of a significant non-residential and rental components. A site-specific policy will require a minimum of 10 per cent of the total GFA to be non-residential, which the Owner proposes to meet through hotel, office, and retail uses, primarily within the northwest building. Subject to approval, the implementing Zoning By-law will include provisions to require the non-residential uses to be delivered as part of the initial phase of development.

Site-Specific Policy Area F and amendment of VMC Secondary Plan Policy 9.3.8

The Block 2 lands form part of Site-Specific Policy Area F (OPA 86). Should File OP.23.002 be approved, to alleviate any conflicts the delineation of Area F on Schedule K should be amended at the south limits to terminate at White Elm Road. This will coincide with the creation of a new site-specific policy area on Schedule K (Attachment 13). Additionally, Policy 9.3.8 in the VMC Secondary Plan should be amended to remove permissions respecting Building C, which was reserved for the Block 2 lands.

References to the Block 2 lands in OPA 86 and Policy 9.3.8 (Area F) include permissions for a maximum building height of “7-storeys or 24.6 m (Building C)”. Staff support the amendment of VMC Secondary Plan Policy 9.3.8 as it is technical in nature to avoid conflicting land-use policies.

Overall, Staff are supportive permitting the applications to proceed in advance of completion of the new VMC Secondary Plan, and of the amendments to VOP 2010 and the VMC Secondary Plan required to permit the proposed development.

Council enacted Zoning By-law 001-2021 on Oct. 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 the Subject Lands due to it being under appeal.

Amendments to Zoning By-law 001-2021 and 1-88 are required to permit the development

Zoning By-law 001-2021:

- The Subject Lands are zoned “EM2 General Employment Zone”, “EM1 Prestige Employment Zone” subject to Exception 14.370 and “V1 Vaughan Metropolitan Centre Station Zone” subject to site-specific exceptions 14.1031 and 14.1124 These zones do not permit the proposed development.
- The Owner proposes to delete Exceptions 14.370, 14.1031 and 14.1124 from the Subject Lands only and rezone the Subject Lands to “V1 Vaughan Metropolitan Centre Station Zone” together with the site-specific zoning exceptions identified in Table 1 on Attachment 14 to permit the development.

Zoning By-law 1-88:

- 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 proposed development.
- The Owner proposes to delete Exception 9(1473) from the Subject Lands and rezone the Subject Lands to “C9 Corporate Centre Zone” together with the site-specific zoning exceptions identified in Table 2 on Attachment 15 to permit the development.

The development will be constructed in phases, with phase one contemplating three towers, and phase two contemplating another two towers. A phasing mechanism will be included in the By-law requiring the delivery of 11,245 square metres of non-residential to be delivered as part of the first three towers.

The VMC Program supports the proposed zoning exceptions in Tables 1 and 2 on Attachments 14 and 15 as the site-specific zoning standards facilitate a development that is consistent with the Provincial Planning Statement 2024, conforms to the York Region Official Plan 2022, and generally aligns with the existing VMC Secondary Plan and the associated proposed amendments being considered. They facilitate a compact built-form and pedestrian realm relationship that is supported in an intensification area with access to proximally located transit.

Subject to approval, minor modifications may be made to zoning exceptions identified in Tables 1 and 2 prior to the enactment of an implementing Zoning By-law, as required.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or portions thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The VMC Program supports the Development, subject to conditions

The VMC Program recommends approval of the development as shown on Attachments 4 to 7, subject to conditions.

Rental Dwelling Units

Staff recommend that the Owner shall be required to enter into an agreement on title pursuant to the Land Titles Act and/or other form of agreement with the City, to secure the tenure for 182 rental dwelling units for a minimum of 20 years, to the City's satisfaction. This provision shall be satisfied prior to the issuance of an above grade building permit for the second phase of the development.

Design Review Panel

The Owner did not appear before the Design Review Panel for the subject applications. As a condition of future development, Staff recommend that the Owner be required to appear before the Design Review Panel prior to or upon submission of any future Site Development application on the Subject Lands with respect to the subject applications.

Financial Impact

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

Operational Impact

VMC Development Engineering supports the Development, subject to conditions

VMC Development Engineering has provided the following comments:

Road Network

Maplecrete Road and Doughton Road are planned to have 26-metre wide rights-of-way, Road widening requirements for Maplecrete Road and Doughton Road will be required.

Municipal Servicing

The Owner has submitted a Functional Servicing and Stormwater Management Report in support of the above noted development and illustrates the following servicing scheme to service the subject development:

- Water will be provided through connections to the watermain located on White Elm Road, Maplecrete Road and Doughton Road.
- Sanitary service will be provided via a connection to the upgraded sanitary sewer located on Maplecrete Road.

- The proposed stormwater management strategy will be managed on-site with minor adjustments and to be determined at the detailed design stage.
- Stormwater management details for the Maplecrete Road and Doughton Road frontages will be required to be provided through a future site plan application.

Noise Assessment

The Owner submitted a Noise Impact Study identifying road traffic and surrounding industrial operations as potential noise sources. While these may be audible at times, mitigation measures are proposed to meet Ministry of Environment, Conservation and Parks guidelines. Warning clauses will also inform future residents of potential noise. A final detailed noise report, based on the building's floor plans, will be required at the Site Development stage to confirm the proposed measures to the satisfaction of the City.

Air Quality Assessment

The Owner submitted a Land Use Compatibility Study (Air Quality Assessment) prepared by MTE Consultants Inc., identifying low to moderate potential air quality concerns. To ensure compatibility at occupancy, the report recommends mitigation measures, which will be incorporated into the development as a precaution. A final updated report will be required at the site plan stage to confirm that the recommended measures are reflected in the final design to the satisfaction of the City.

Sewage and Water Allocation

Currently, there is limited available city-wide servicing capacity, however, York Region is expected to grant the City additional servicing capacity in Q4-2025 as part of their Capacity Assignment cycle to regional municipalities. In the meantime, a Holding Symbol “(H)” shall be placed on the Subject Lands, until this condition is satisfied, and may be lifted in phases. The availability of regional servicing capacity will be assessed at the site plan stage.

Environmental Site Assessment

The Owner submitted Phase One and Phase Two Environmental Site Assessments, prepared by DS Consultants Ltd., which identified site contamination. As the proposed redevelopment involves a more sensitive land use, a Record of Site Condition is required. A Holding “(H)” Provision will be placed on a portion of the Subject Lands (140-160 Doughton Rd. and 171 Maplecrete Rd.) and lifted upon confirmation that the Record of Site Condition has been filed on the Environmental Site Registry. A Record of Site Condition has already been filed for the Block 2 lands.

This (H) Provision shall be worded so that it may be permitted to be lifted in phases and shall allow shoring and excavation to enable remedial works prior to construction.

Transportation

A recently approved development to the east includes a 20-metre north-south private right-of-way with a public access easement. Where feasible, the Owner is encouraged to coordinate with the adjacent landowner to provide site access via this route instead of

from Doughton Road. This approach aligns with Official Plan policies favoring access from local streets, and would enhance site circulation, connectivity, and safety for pedestrians and cyclists on Doughton Road.

Dewatering

Prior to discharging groundwater from the Subject Lands, the Owner must obtain a Discharge Permit from the Development Engineering Department. Supporting stormwater calculations must be submitted through a future Site Plan application to demonstrate controlled flows, including bypass runoff, will not negatively impact the storm sewer network, with treatment provided if necessary to meet bylaw requirements.

Payment-in-Lieu of the dedication of parkland is required

The Owner is required to pay to the City by way of certified cheque, payment-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City's cash-in-lieu Policy.

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

The development meets the criteria for Community Benefits Charge being 5 or more storeys and 10 or more units. The City passed the Community Benefits Charge By-law on Sept. 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

The School Boards are integral stakeholders as part of the VMC Secondary Plan update and have provided preliminary comments respecting requirements for future school site designation requirements in the VMC

The York Region and York Catholic District School Boards are important stakeholders in implementing the VMC Secondary Plan and continue to be active participants as part of the new VMC Secondary Plan project. The VMC Secondary Plan currently identifies four school sites to serve the planned population. The new VMC Secondary Plan project is considering options to address the impact of additional density on requirements for additional community facilities and schools to achieve a complete community.

Preliminary concerns about inadequate student accommodation relative to proposed and previously anticipated densities initially envisioned for the area have been expressed. The City acknowledges these concerns and will continue to work with the School Boards. No comments were received from the Conseil Scolaire de District Catholique Centre Sud as of the date of this report.

Other external agencies and various utilities have no objection to the development

CN notes that the Subject Lands are within a 1000-mile radius of the CN MacMillian Rail Yard operations. CN has expressed concerns of developing/densifying residential uses within the radius. CN has identified requirements to be satisfied, should the applications be approved – which includes the submission of a detailed noise assessment and entering into all necessary agreements with CN.

Broader Regional Impacts/Considerations

The Applications have been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. Per their comments dated April 10, 2025, York Region has no objection to the applications.

Conclusion

The Policy Planning and Special Programs Department (VMC Program) is satisfied the Applications are consistent with the Provincial Planning Statement 2024 and conforms to the York Region Official Plan 2022. Staff support the proposed amendments to VOP 2010 and the VMC Secondary Plan, as they permit a comprehensive planned development that is considered appropriate and compatible with existing and planned surrounding land uses. Staff are of the opinion that the applications, for the Subject Lands only, can proceed in advance of the requirement for completion of a Secondary Plan as set out in Policy 10.1.1.6 of the VOP 2010, and can recommend approval of the applications, subject to the recommendations in this report.

For more information, please contact Matthew Peverini, Senior Planner – VMC, at extension 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 Vaughan Official Plan 2010 Schedule 1 – Urban Structure
9. Proposed Amendment to Vaughan Official Plan 2010 Schedule 13 – Land Use
10. Proposed Amendment to Vaughan Official Plan 2010 Schedule 14A – Areas Subject to Secondary Plans
11. Proposed Amendment to VMC Secondary Plan Schedule A – Vaughan Metropolitan Centre Boundaries
12. Proposed Amendment to VMC Secondary Plan Schedule F – Land Use Precincts
13. Proposed Amendment to VMC Secondary Plan Schedule K – Site Specific Policy Areas
14. Zoning By-law 001-2021 Exceptions Table 1
15. Zoning By-law 1-88 Exceptions Table 2

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