

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 162-2025**

**A By-law to adopt Amendment Number 138 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 138 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 24<sup>th</sup> day of June, 2025.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 23 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 24, 2025.  
City Council voted in favour of this by-law on June 24, 2025.  
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.  
**Effective Date of By-Law: June 24, 2025**

**AMENDMENT NUMBER 138**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 138 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “1”.

DRAFT

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan, to facilitate minor design changes to an approved high-rise mixed-use development on the Subject Lands (OPA #103).

This Amendment will facilitate the following with respect to the Subject Lands identified as "Lands Subject to Amendment No. 138" on Schedules "1" and "2", attached hereto:

1. To amend Policy 9.3.23 for Site-Specific Area "U" on Schedule K – Site Specific Policy Areas of the VMC Secondary Plan
2. To permit a maximum building height of 43 storeys for Tower B
3. To permit a minimum podium height of two storeys
4. To permit the following maximum residential tower floor plate sizes for Tower B:
  - 875 square metres – Level 7
  - 799 square metres – Levels 8 to 41
  - 776 square metres – Levels 42 and 43

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located south of Doughton Road and west of Maplecrete Road, and are municipally known as 185 Doughton Road and 108-112 Maplecrete Road, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 138."

### III BASIS

The decision to amend VOP 2010 and the VMC Secondary Plan is based on the following considerations:

1. The Subject Lands are located within a major transit station area (Protected Major Transit Station Area #67), which is a strategic growth area intended to be the focus of intensification and higher density mixed uses in a more compact built form. The development enables the efficient use of land that leverages nearby transportation and infrastructure investments by intensifying underutilized lands located in proximity to a higher order transit corridor that is fully serviced by municipal infrastructure. By providing an additional 1,127 residential units, the development contributes to achieving the minimum density targets for major transit station areas, in alignment with the goals of the Provincial Planning Statement 2024.
2. Within the YROP 2022, the Subject Lands are designated as “Community Area” and are located within a Regional Centre and major transit station area. These areas are intended to be prominent locations for the highest densities and scale of development to maximize efficiencies in infrastructure delivery, human services and transit ridership. The mixed-use development features an urban form and design that is compact and provides 1,127 residential units of varying forms, contributing to regional housing supply and variety. Overall, it supports the YROP 2022 goals by contributing to a complete and vibrant community through transit-oriented development within the VMC.
3. The Subject Lands are located in the VMC, which is the City of Vaughan’s emerging downtown where the tallest buildings and most intense concentration of development is intended to be located. Overall, the development implements the objectives contained in the VMC Secondary Plan, by optimizing existing and planned investments in rapid transit through transit supportive residential densities and providing for a modest variety of housing.

4. The statutory Public Meeting was held on May 6, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting report of May 6, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on May 27, 2025. Vaughan Council approved, in principle, Official Plan Amendment File OP.25.005, (GB (Maplecrete) Limited Partnership) on June 24, 2025, having considered a comprehensive report at a Committee of the Whole Meeting on June 4, 2025.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, Volume 2, Section 11.12 – VMC Secondary Plan is hereby amended by:

1. Amending Policy 9.3.23 (OPA #103) for Site-Specific Policy Area “U” on Schedule K – Site Specific Policy Areas, as follows:
  - a. Removing and replacing Policy 9.3.23.1.b. with the following text: “A maximum building height of 42-storeys for Tower A and 43-storeys for Tower B is permitted.”
  - b. Adding the following policy after Policy 9.3.23.2, to be renumbered in sequential order: “Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, a minimum podium height of two storeys is permitted. (OPA #138)”
  - c. Removing and replacing Policy 9.3.23.3.b. with the following text:

“Tower B:

    - 875 m<sup>2</sup> – Level 7
    - 799 m<sup>2</sup> – Levels 8 to 41
    - 776 m<sup>2</sup> – Levels 42 to 43”

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the former City of Vaughan Comprehensive Zoning By-law 1-88 (transitioned under the provisions of Vaughan City-Wide Zoning By-law 001-2021), Draft Plan of Subdivision, Site Development, and Draft Plan of Condominium approvals, pursuant to the Planning Act.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

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## APPENDIX I

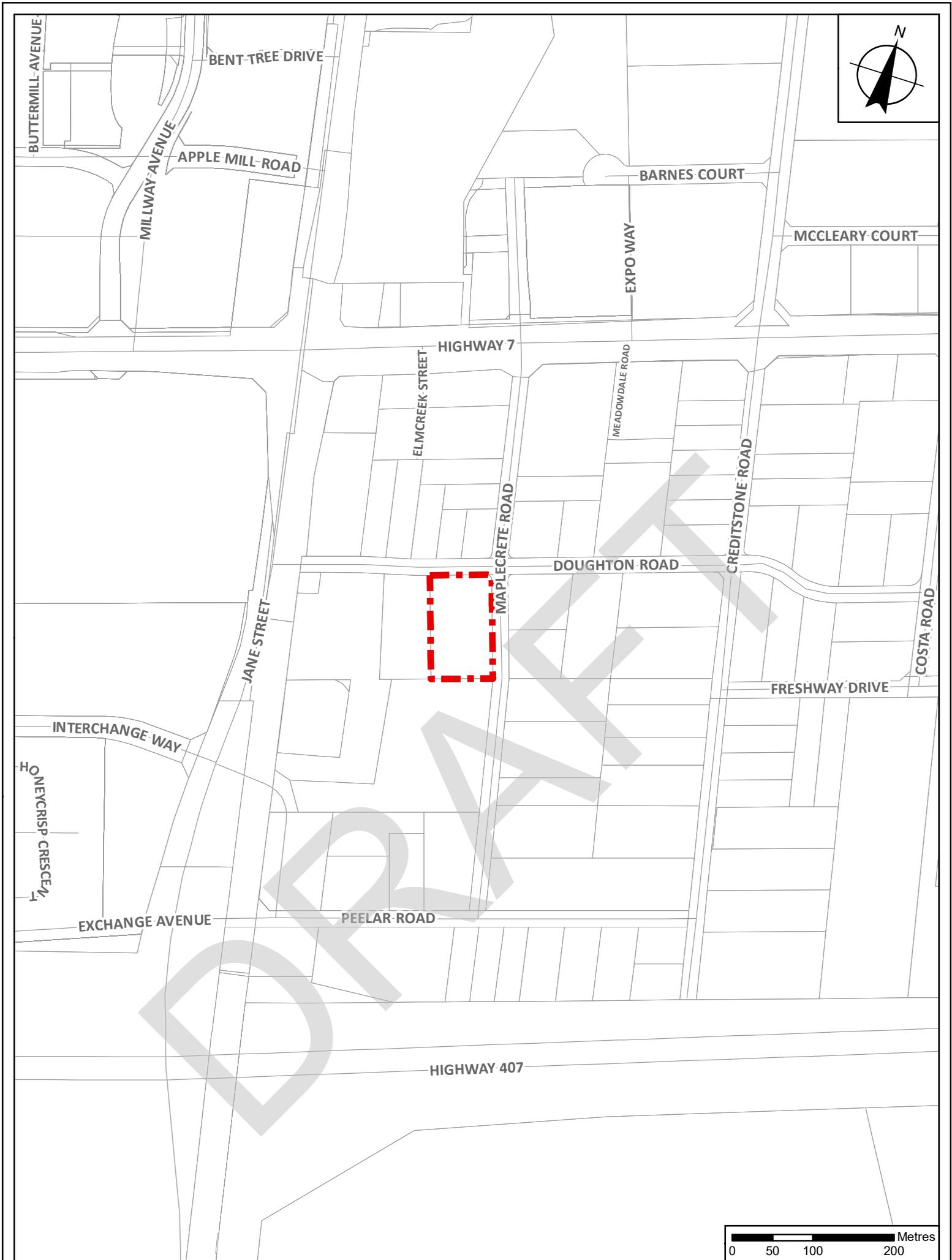
The Subject Lands are located south of Doughton Road and west of Maplecrete Road, and are municipally known as 185 Doughton Road and 108-112 Maplecrete Road in the VMC, City of Vaughan.

The purpose of this Amendment is to permit the following on the Subject Lands:

- Increase the maximum permitted building height from 39 storeys to 43 storeys (Tower B)
- Reduce the minimum required podium height from three storeys to two storeys
- Permit the following maximum residential tower floor plate sizes for Tower B:
  - 875 square metres – Level 7
  - 799 square metres – Levels 8 to 41
  - 776 square metres – Levels 42 to 43

On June 24, 2025, Vaughan Council ratified the June 4, 2025 recommendation of the Committee of the Whole (1) recommendation, to approve Official Plan Amendment File OP.25.005 (GB (Maplecrete) Limited Partnership), as follows:

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 residential floor plate sizes for Tower B:
      - 875 square metres – Level 7
      - 799 square metres – Levels 8 to 41
      - 776 square metres – Levels 42 and 43"



**This is Schedule '1'**  
**To Official Plan Amendment No. 138**  
**Adopted the 24th Day Of June, 2025**

**File:** OP.25.005

**Related File:** OP.21.008, Z.21.011 and 19T-21V003

**Location:** 185 Doughton Road and 108-112 Maplecreek Road

Part of Lot 5, Concession 4

**Applicant:** GB (Maplecreek) Limited Partnership

**City of Vaughan**

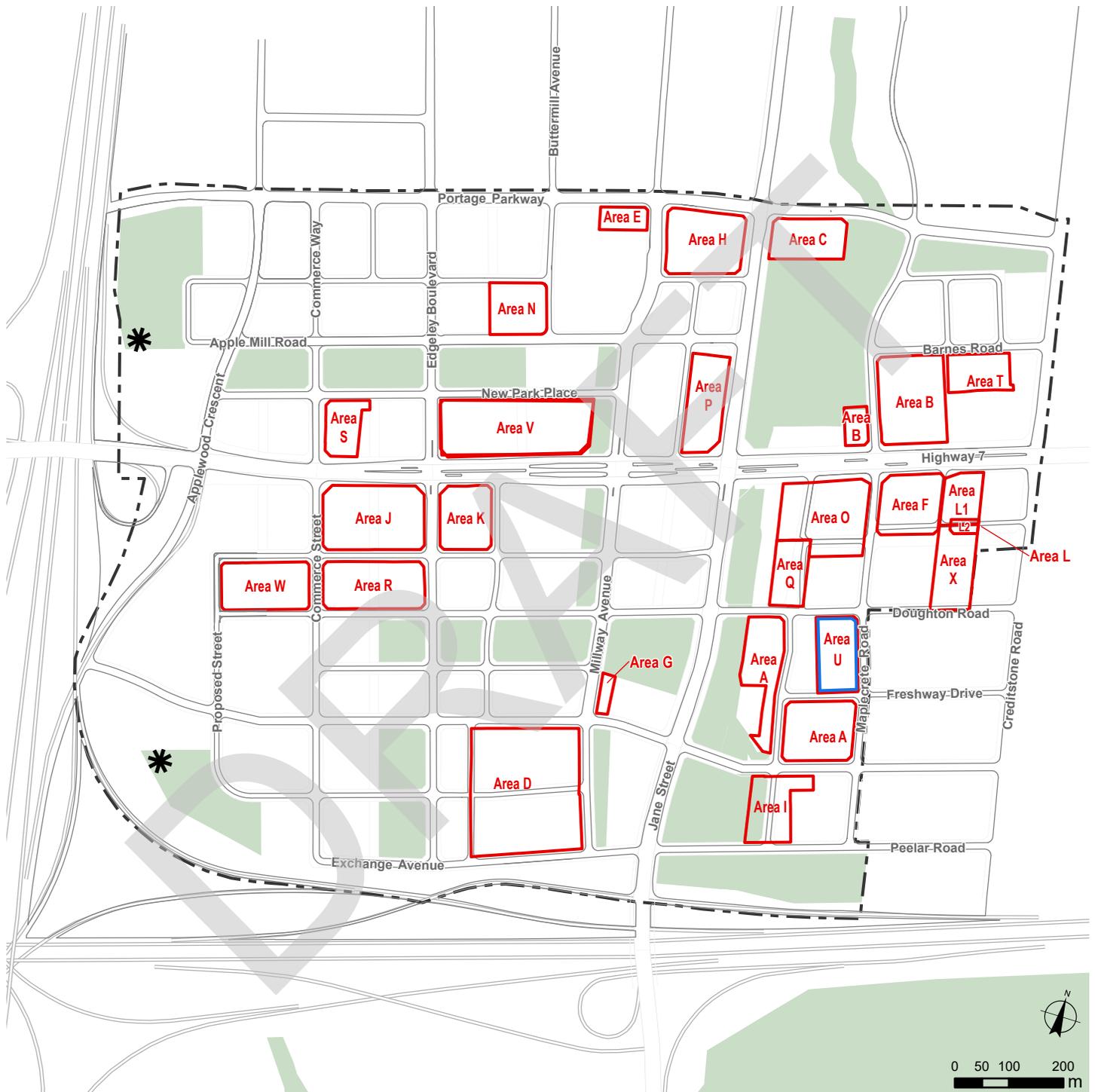


Lands Subject  
to Amendment  
No. 138

SCHEDULE K > SITE SPECIFIC POLICY AREAS

LEGEND

-  Vaughan Metropolitan Centre boundary
-  existing and planned streets
-  major parks and open spaces
-  areas subject to site-specific policies (see section 9.3)



This is Schedule '2'  
To Official Plan Amendment No. 138  
Adopted the 24th Day Of June, 2025

**File:** OP.25.005  
**Related File:** OP.21.008, Z.21.001 and 19T-21V003  
**Location:** 185 Doughton Road and 108-112 Maplecrete Road  
 Part of Lot 5, Concession 4  
**Applicant:** GB (Maplecrete) Limited Partnership  
**City of Vaughan**

 Lands Subject to  
Amendment No. 138