



# 185 DOUGHTON ROAD & 108-112 MAPLECRETE ROAD

Public Meeting:  
OP.21.008 & Z.21.011, 19T-21V003

Owner: Mega Vista Real Estate  
Development Inc.

September 13<sup>th</sup>, 2021

**COMMUNICATION C8**

**ITEM NO. 3**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**September 13, 2021**



# SITE CONDITIONS & LOCATION




## Site Stats:

- Approx. 2.20 acres (0.89 ha).
- Currently used for commercial and industrial uses.
- Frontage along Doughton Road and Maplecrete Road.

## Transit Routes:

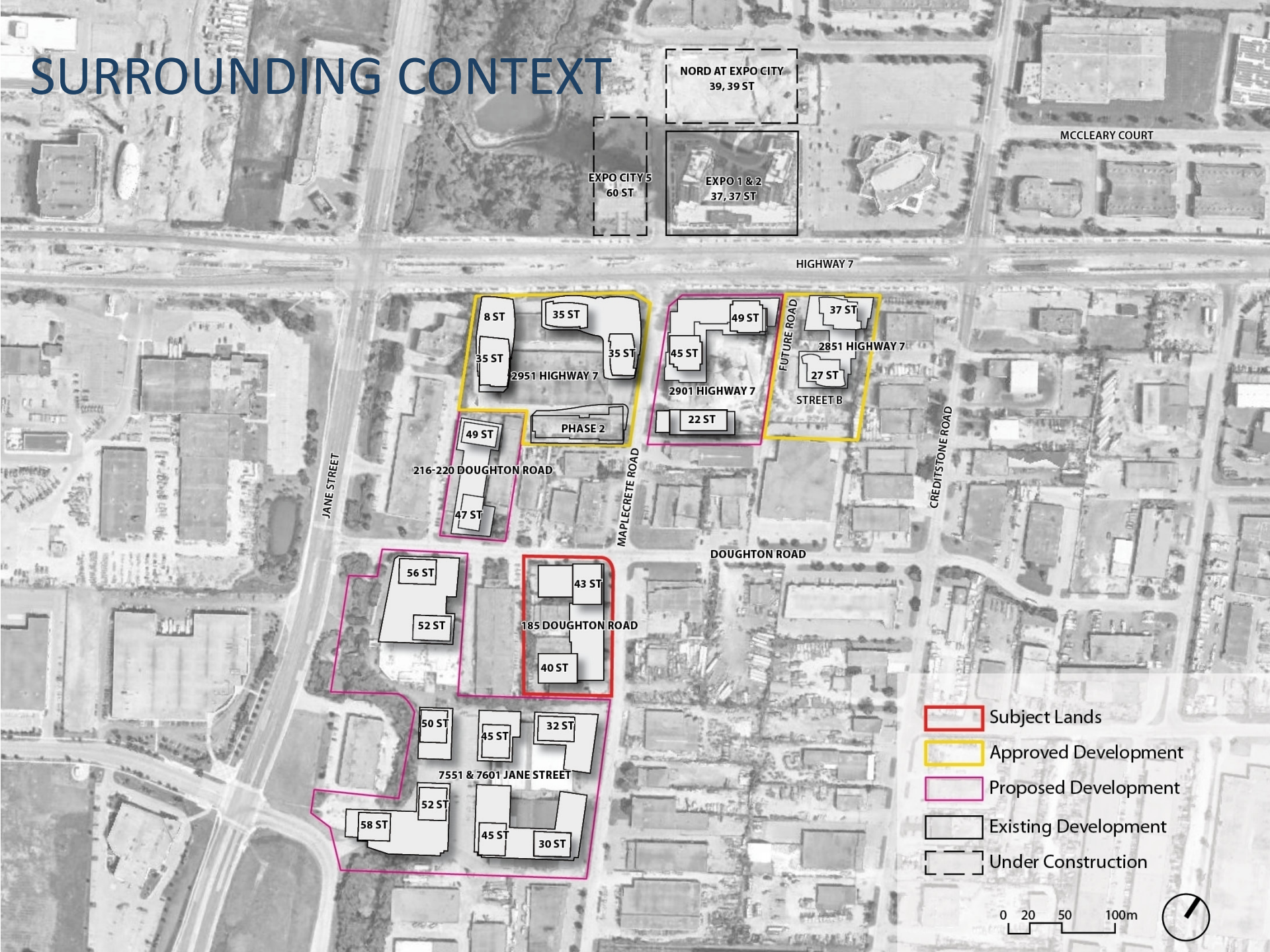
- Within 300 m VIVA BRT Creditstone Station.
- Within 500 m VMC Subway Station.

 Subject Lands





# SURROUNDING CONTEXT



NORD AT EXPO CITY  
39, 39 ST

EXPO CITY 5  
60 ST

EXPO 1 & 2  
37, 37 ST

MCCLEARY COURT

HIGHWAY 7

8 ST  
35 ST  
35 ST  
2951 HIGHWAY 7  
35 ST

49 ST  
45 ST  
2901 HIGHWAY 7  
22 ST

37 ST  
2851 HIGHWAY 7  
27 ST  
STREET B

49 ST  
PHASE 2  
216-220 DOUGHTON ROAD  
47 ST

49 ST  
22 ST

JANE STREET

MAPLECRETE ROAD

CREDITSTONE ROAD

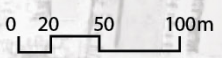
DOUGHTON ROAD

56 ST  
52 ST

43 ST  
185 DOUGHTON ROAD  
40 ST

50 ST  
45 ST  
32 ST  
7551 & 7601 JANE STREET  
58 ST  
52 ST  
45 ST  
30 ST

- Subject Lands
- Approved Development
- Proposed Development
- Existing Development
- Under Construction



# PROPOSED BUILT FORM

## Proposed:

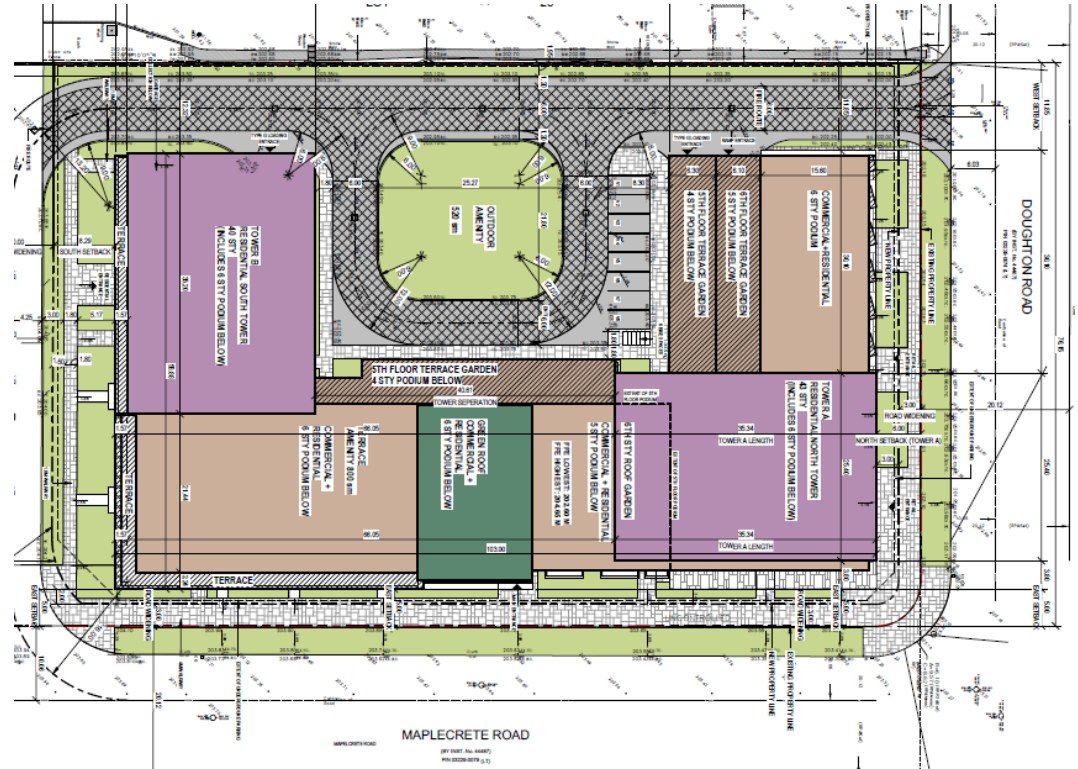
- 40-storey & 43-storey mixed use building;
- 8.2 times the lot area (including road widening);
- 9.6 times the lot area (excluding road widening).

## Total GFA 80,069 sq. m (861,855 sq. ft.):

- 2,916 sq. m. (31,387 sq. ft.) retail GFA; and
- 64,740 sq. m. (696,855 sq. ft.) residential GFA.

## 787 residential units:

- 587 1-bedroom units (74%);
- 117 2-bedroom units (15%);
- 74 3-bedroom units (9%); and
- 9 2-bedroom townhouse units (2%).



## 479 parking spaces:

- two levels of underground parking;
- 8 surface parking spaces.

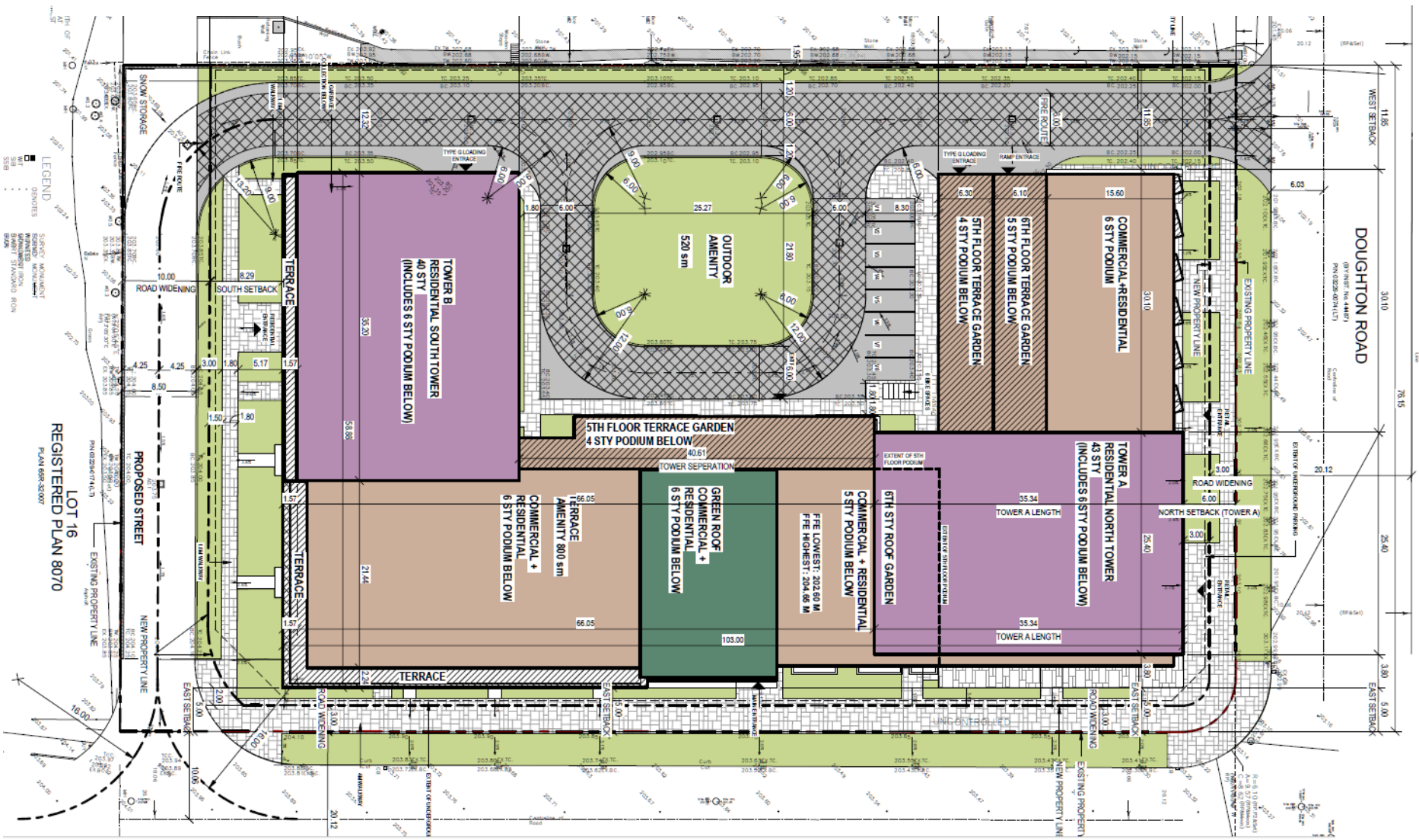
## 278 bicycle parking spaces

# HEIGHT & DENSITY

ADDRESS	APPLICATION STATUS	PROPOSED FSI	PROPOSED HEIGHT
175 Millway Ave (East Block Phase 2)	In progress (filed October 2020)	8.6 times the lot area	7 to 64-storeys
CG Tower	Approved May 2017	6.5 times the lot area	60-storeys
7800 Jane Street	In progress (filed March 2020)	10.0 times the lot area	50 and 60-storeys
3301 Highway 7 (Block 3N)	Approved 2020	7.8 times the lot area	40 to 59-storeys
3300 Highway 7	In progress (filed October 2019)	11.5 times the lot area	55 and 58-storeys
7551 & 7601 Jane Street	In progress (filed April 2021)	10.6 times the lot area	30 to 58-storeys
NE Corner of Highway 7 and Commerce Street (Block E2)	In progress (filed December 2020)	8.1 times the lot area	48 and 56-storeys
Transit City 1 & 2	Approved June 2017	8.64 times the lot area.	55-storeys
Transit City 3	Approved 2018	12.7 times the lot area	55-storeys
175 Millway Ave (East Block Phase 1)	Approved 2019	7.1 times the lot area	36 to 50-storeys
216-220 Doughton Road	In progress (filed April 2020)	11.4 times the lot area	47 and 49-storeys
2871 Highway 7 (Proposal)	In progress (filed March 2021)	7.5 times the lot area	22, 45 and 49-storeys
185 Doughton Road and 108- 112 Maplecrete Road	In progress (filed April 2021)	8.2 times the lot area	40 and 43-storeys
Expo 1-4	Approved May 2017	6.5 times the lot area	37 to 39-storeys
101 Edgeley Boulevard	In progress (filed November 2020)	4.72 times the lot area	4 to 38-storeys
2851 Highway 7	Approved December 2020	5.42 times the lot area	27 and 37-storeys



# PROPOSAL



**LEGEND**  
 SYMBOLS AND NOTATION  
 SHADING AND LINE PATTERNS  
 DIMENSIONS  
 FINISHES  
 MATERIALS  
 STRUCTURAL MARKING  
 SITE INFORMATION  
 SURVEYING DATA  
 ROAD MARKINGS  
 UTILITIES

**LOT 16**  
**REGISTERED PLAN 8070**  
 PLAN 699/26/007

**DOUGHTON ROAD**  
 (OPEN TO THE AIR)  
 PARCELS (MUTUALITY)

**PROPOSED STREET**  
 NEW PROPERTY LINE

**EAST SETBACK**  
 5.00

**WEST SETBACK**  
 11.85

**EXISTING PROPERTY LINE**

**NEW PROPERTY LINE**

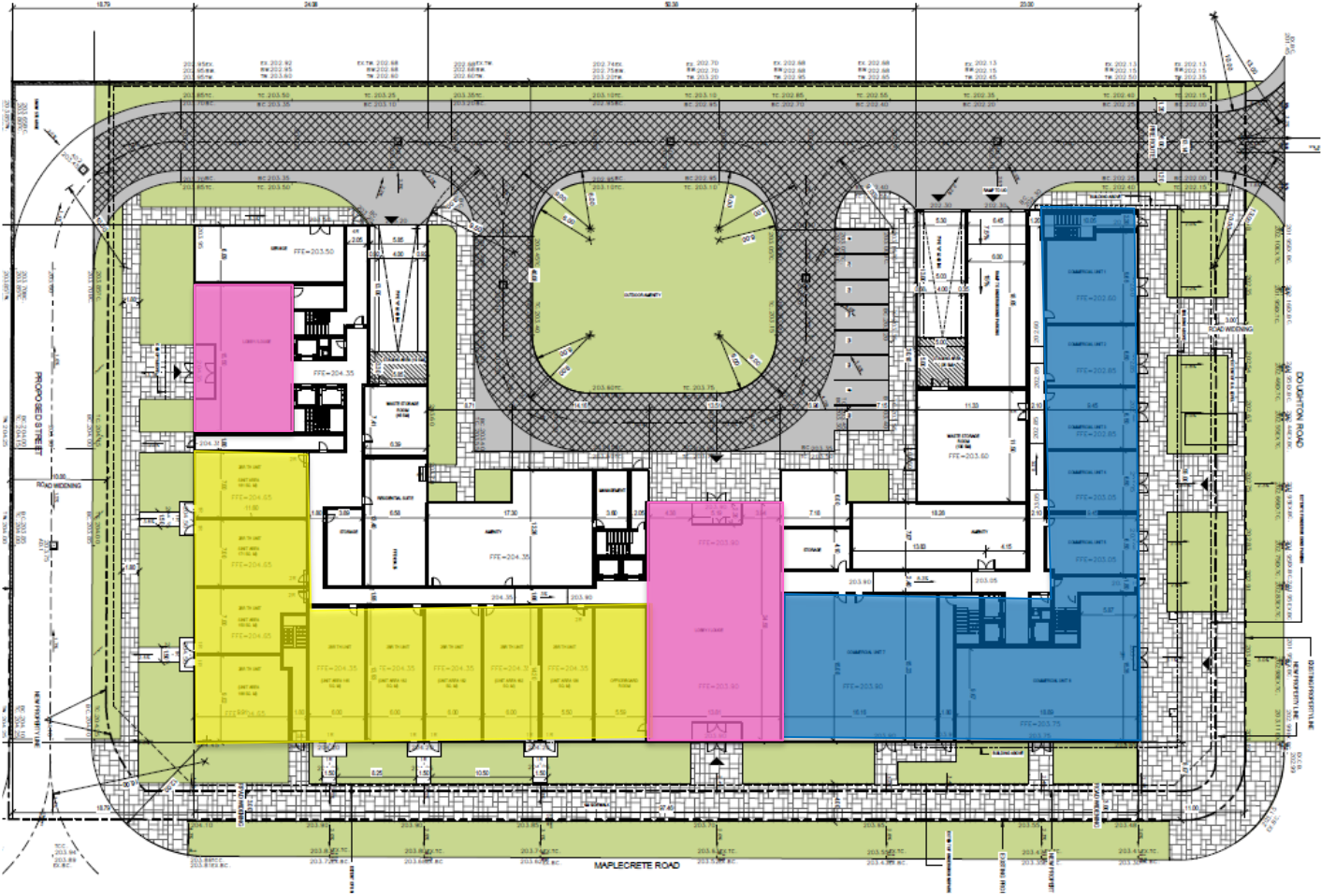
**EXISTING UNDERGROUND SERVICES**

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# GROUND FLOOR PLAN

-  Residential Lobbies
-  2ST Townhouse Units
-  Commercial Units



# 2nd FLOOR PLAN

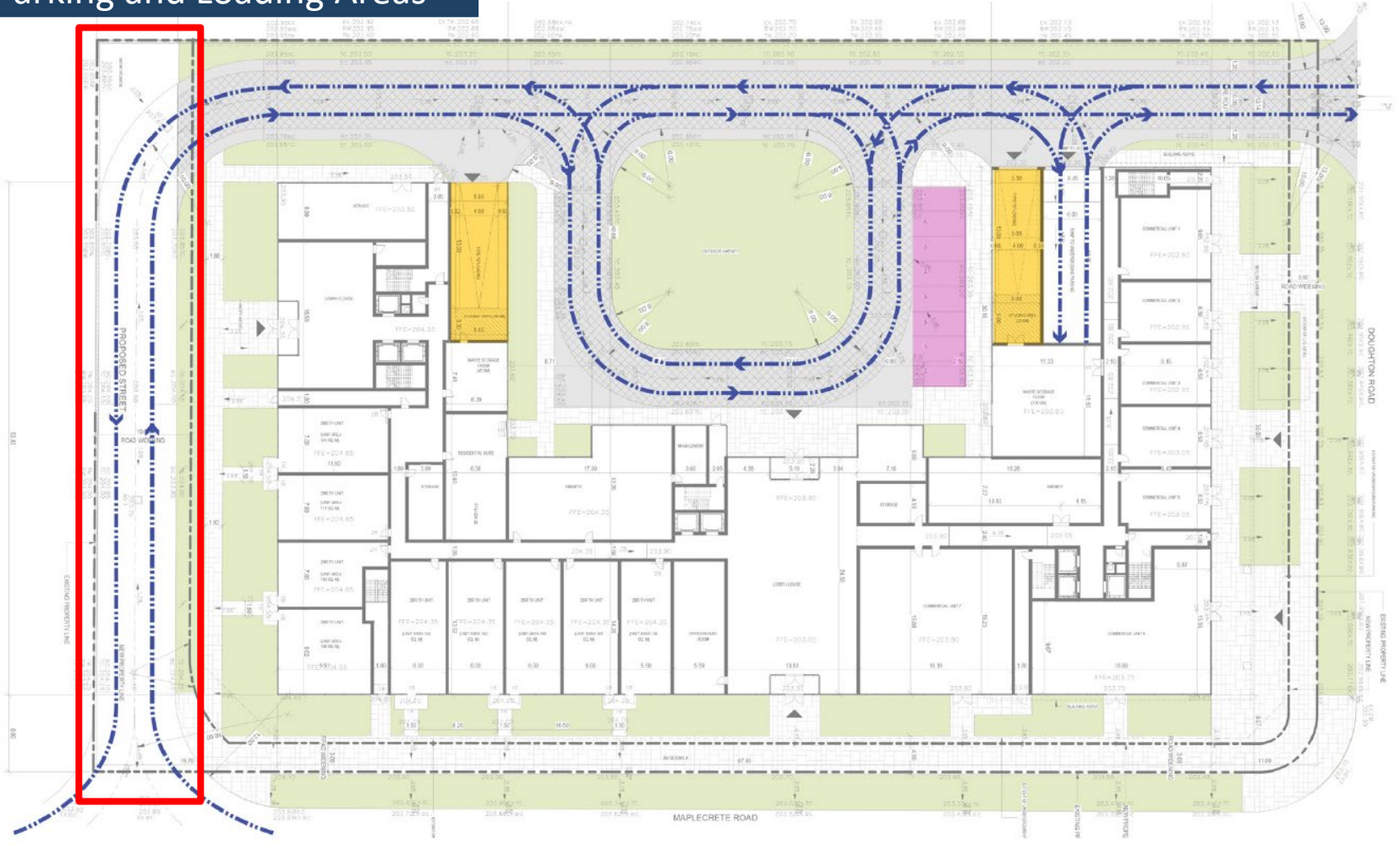
- Apartment Units
- 2ST Townhouse Units
- Commercial Unit





# CIRCULATION

## Key Parking and Loading Areas



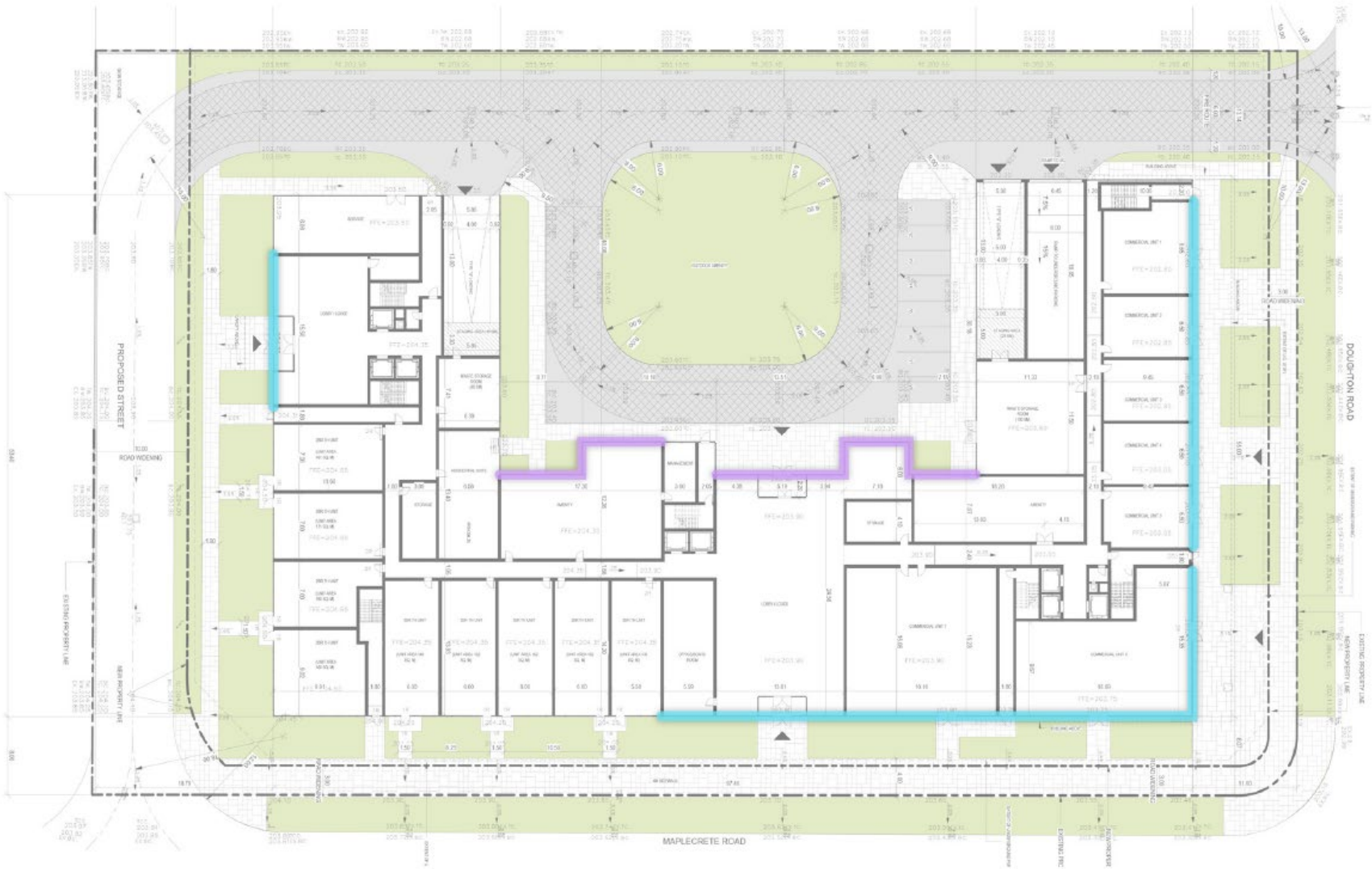
-  Vehicular Circulation
-  Parking Stalls
-  Loading and Staging Areas
-  Public Street (to be dedicated to City)



# CIRCULATION

## Entrances



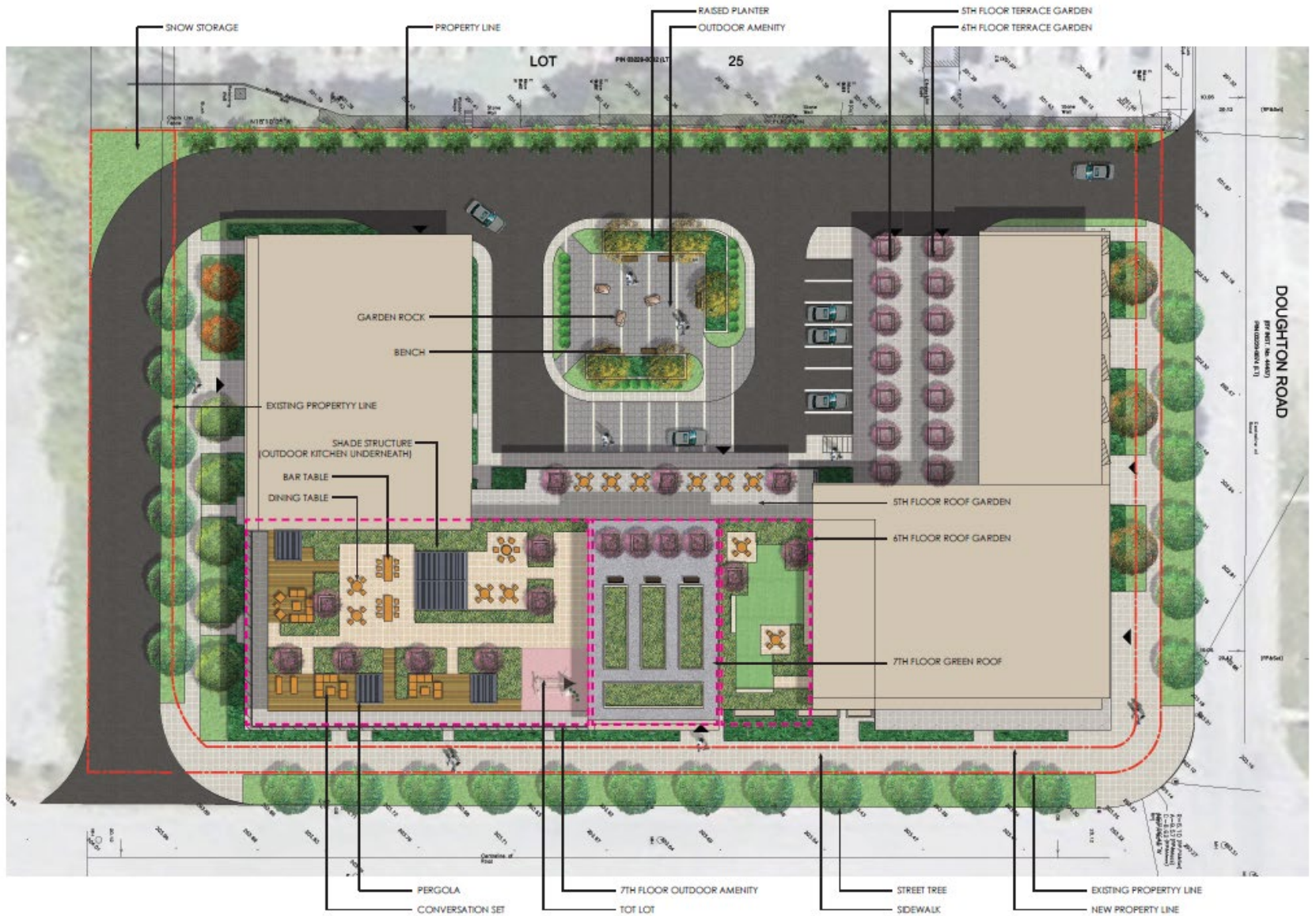
# PUBLIC REALM



-  Primary Active Frontages
-  Secondary Active Frontages



# LANDSCAPE PLAN



THANK YOU

