

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 161-2025

A By-law to adopt Amendment Number 137 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 137 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4”, “5”, “6” and “7” 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 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 6 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 137
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” “3”, “4”, “5”, “6” and “7” constitute Amendment Number 137 to the Official Plan of the Vaughan Planning Area.

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

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 1 schedules and Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan. The Amendment will integrate a portion of the Subject Lands into the VMC Secondary Plan area; modify schedules related to VMC Secondary Plan boundaries, urban structure and land use; and facilitate a high-rise, mixed-use development.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 137" on Schedule "1" attached hereto, subject to the requirements of a Community Benefits Charge Agreement:

1. To amend VMC Secondary Plan Schedule K – Site Specific Policy Areas to remove the north portion of the Subject Lands (Block 2 on Registered Plan 65M-4793) from "Area F", therefore modifying the southern limits of Area F to terminate south of White Elm Road, as shown on Schedule "7".
2. To amend VMC Secondary Plan Policy 9.3.8 to remove references to previous land-use permissions for the north portion of the Subject Lands (being Block 2 on Registered Plan 65M-4793).
3. To identify the Subject Lands as Area "Y" on Schedule K – Site Specific Policy Areas, as shown on Schedule "7".
4. To permit a maximum of five towers.
5. To permit a maximum building height of 30-storeys and maximum floor space index ('FSI') of 8.0 times the area of the lot.
6. To permit a minimum podium height of two storeys and a maximum podium height of six storeys.
7. To permit a maximum residential tower floor plate of 825 square metres.
8. To require that a minimum of 10 per cent of the total gross floor area ('GFA') across the land be attributed to non-residential uses.

9. To amend VOP 2010 Schedule 1 – Urban Structure to include the entirety of the Subject Lands within the “Vaughan Metropolitan Centre (Regional Centre)” as shown on Schedule “2”.
10. To amend VOP 2010 Schedule 13 – Land Use to include the entirety of the Subject Lands within the “Lands Subject to Secondary Plans or Particular Area Specific Plans” as shown on Schedule “3”.
11. To amend VOP 2010 Schedule 14A – Areas Subject to Secondary Plans to include the entirety of the Subject Lands within the , “11, Vaughan Metropolitan Centre, 11.12”, as shown on Schedule “4”.
12. To amend VMC Secondary Plan Schedule A – Vaughan Metropolitan Centre Boundaries to include the entirety of the Subject Lands within the VMC Secondary Plan boundary, as shown on Schedule “5”.
13. To amend VMC Secondary Plan Schedule F – Land Use Precincts to designate the entirety of the Subject Lands as “Station Precinct”. as shown on Schedule “6”.
14. To allow Official Plan Amendment File OP.23.002 and Zoning By-law Amendment File Z.23.004 to proceed in advance of the completion of the new VMC Secondary Plan.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Doughton Road, east of Maplecrete Road, and consist of 171 Maplecrete Road, 140 Doughton Road, 160 Doughton Road, and Block 2 on Registered Plan 65M-4793, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 137.”

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 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 2024. The addition of office, hotel, and retail uses further supports a modern economy and helps create a complete community.
2. As part of York Region's Municipal Comprehensive Review in May 2020, the south portion of the Subject Lands progressed through an employment land conversion and was subsequently not included in an "Employment Area", but rather "Community Area" in the York Region Official Plan 2022 ('YROP 2022'). As such, the consideration of additional uses beyond employment uses are appropriate for the Subject Lands.
3. The proposed development on the Subject Lands aligns with the YROP 2022, which designates the area as "Urban Area" adjacent to a "Regional Centre." The plan promotes pedestrian-friendly, compact urban development with attractive streetscapes and diverse land uses. The proposal includes 1,565 residential units of varying sizes and tenures, contributing to regional housing diversity, including 182 rental units, and integrates hotel and office uses to balance residential and commercial functions. Located near transit, employment, and community amenities, the development features pedestrian-oriented design, quality streetscapes, and bike storage to support active transportation. Overall, it supports the YROP 2022 goals by contributing to a complete, sustainable, vibrant community within the VMC.
4. The Subject Lands are located within "Protected Major Transit Station Area 56 – Creditstone BRT". 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.

5. The Subject Lands straddle the existing VMC boundary resulting in split land use permissions. Extending the VMC boundary south to Doughton Road presents a logical and coordinated opportunity to fully integrate the Subject Lands into the VMC. This approach aligns with Vaughan Council's approval of amendments for 130 Doughton Road (immediately east), a similarly split property, which was fully incorporated into the VMC, designated as "Station Precinct", and approved for high-rise development with three towers. 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.
6. The proposed development implements the objectives contained in the VOP 2010, including urban design policies and objectives, the relationship of the development to its context, the adjacent streets, the creation of a good public realm, improvements to the public realm adjacent to the site, including off-site improvements, introduction of a new public park, and adequate infrastructure.
7. The evaluation of the proposed VMC boundary expansion considers the provision of appropriate transitions to surrounding land uses and ensures compatibility with adjacent employment areas. The proposed development is compatible with surrounding existing and planned uses, provided that recommended mitigation measures are implemented. The Subject Lands are surrounded by lands already within the VMC that permit mixed-use development.
8. The Amendment would require 10 per cent of the total gross floor area of the development to consist of non-residential uses, including retail, office, and hotel uses. Phasing provisions will be included in the implementing Zoning By-law to ensure that these uses are delivered as part of the initial phase of development.

These uses will contribute to the City's employment opportunities and economic development.

9. The Amendment will facilitate the development of a minimum of 182 rental dwelling units. This will be secured through a separate agreement, realized through the implementing Zoning By-law for this development via a Holding (H) Provision.
10. The statutory Public Meeting was held on April 1, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting report of April 1, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on April 23, 2025. Vaughan Council approved, in principle, Official Plan Amendment File OP.23.002 (171 Maplecrete LP and 1930328 Ontario Inc.) 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 1, is hereby amended by:

1. Amending Schedule 1 – Urban Structure, to redesignate the south portion of the Subject Lands (171 Maplecrete Road, 140 Doughton Road and 160 Doughton Road) from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)”, as shown on Schedule “2” attached to this Amendment.
2. Amending Schedule 13 – Land Use, to redesignate the south portion of the Subject Lands (171 Maplecrete Road, 140 Doughton Road and 160 Doughton Road) from “General Employment” to “Lands Subject to Secondary Plans or Particular Area Specific Plans”, as shown on Schedule “3” attached to this Amendment.
3. Amending Schedule 14A – Areas Subject to Secondary Plans, to include the south portion of the Subject Lands (171 Maplecrete Road, 140 Doughton Road and 160 Doughton Road) in Area “11, Vaughan Metropolitan Centre, 11.12” as shown on Schedule “4” attached to this Amendment.

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

1. Amending Schedule A – Vaughan Metropolitan Centre Boundaries, to include the south portion of the Subject Lands (171 Maplecrete Road, 140 Doughton Road and 160 Doughton Road) in the VMC boundary, as shown on Schedule “5” attached to this Amendment.
2. Amending Schedule F – Land Use Precincts, to designate the south portion of the Subject Lands (171 Maplecrete Road, 140 Doughton Road and 160 Doughton Road) as “Station Precinct”, as shown on Schedule “6” attached to this Amendment.
3. Amending Policy 9.3.8 (Area F (OPA #86) by replacing section 1. a. with the below text:
 - a. “The lands identified as “Area F” on Schedule K are permitted a maximum building height of 49-storeys or 153.5 m (Building A), and 45-storeys or 141.3 m (Building B) with a maximum density of 6.97 FSI, as provided in the site-specific Zoning By-law, and,”
4. Amending Schedule K – Site Specific Policy Areas, by removing the north portion of the Subject Lands (Block 2 on Registered Plan 65M-4793) from “Area F”, and therefore modifying the delineation of Area F to terminate at White Elm Road, as shown on Schedule “7” attached to this Amendment.
5. Amending Schedule K – Site Specific Policy Areas, attached hereto as Schedule “7”, thereby identifying the Subject Lands located north of Doughton Road and east of Maplecrete Road, as “Area Y”,
6. Adding the following after Policy 9.3.26 Area X:

“Area Y (OPA #137)

9.3.27

 1. A maximum of five towers are permitted on the Subject Lands.
 2. Notwithstanding Schedule I – Height and Density Parameters of the VMC Secondary Plan, the maximum building height shall not exceed 30 storeys and the maximum permitted density (Floor Space Index (FSI)) shall not exceed 8.0 times the area of the lot, calculated in accordance with Policy 8.1.17 of the VMC

Secondary Plan.

3. Notwithstanding Policy 8.7.17 of the VMC Secondary Plan, a minimum podium height of two storeys and a maximum podium height of six storeys is permitted on the Subject Lands.
4. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, a maximum residential floor plate of 825 square metres is permitted.
5. A minimum of 10 per cent of the total gross floor area across the entirety of the Subject Lands shall be attributed to non-residential uses.
6. 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 prior to the adoption of the new VMC Secondary Plan.”

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 City of Vaughan Comprehensive Zoning By-law 1-88 and Zoning By-law 001-2021, and Site Development Approval, 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.

APPENDIX I

The Subject Lands are located on the north side of Doughton Road and east side of Maplecrete Road, and are municipally known as 171 Maplecrete Road, 140 and 160 Doughton Road, and Block 2 on Registered Plan 65M-4793, in the City of Vaughan.

The purpose of this Amendment is to include the entirety of the Subject Lands within the Vaughan Metropolitan Centre Secondary Plan boundary, establish a consistent land-use designation across the lands, and establish site-specific policy provisions to facilitate a high-rise mixed-use development.

On June 24, 2025, Vaughan Council ratified the June 4, 2025 Committee of the Whole recommendations, to approve Official Plan Amendment File OP.23.002. (171 Maplecrete LP and 1939328 Ontario Inc.) (and the corresponding Zoning By-law Amendment File Z.23.004). Vaughan Council approved the following recommendations with respect to File OP.23.002:

- “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”



This is Schedule '1'
To Official Plan Amendment No. 137
Adopted the 24th Day of June, 2025


File: OP.23.002

Related File: Z.23.004

Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4

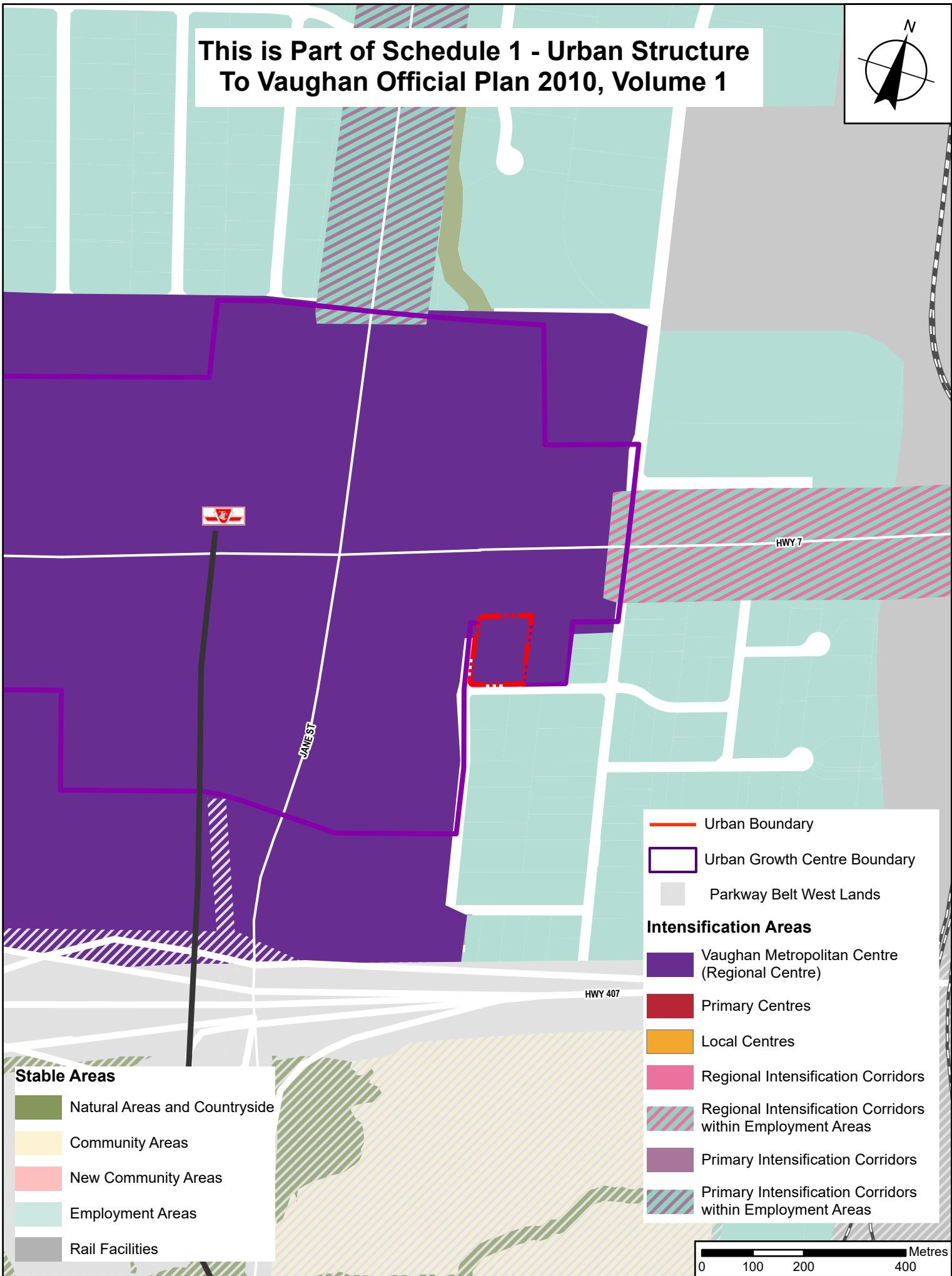
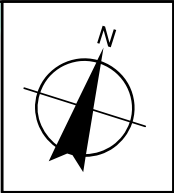
Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.

City of Vaughan




Lands Subject to
Amendment No. 137

This is Part of Schedule 1 - Urban Structure
To Vaughan Official Plan 2010, Volume 1

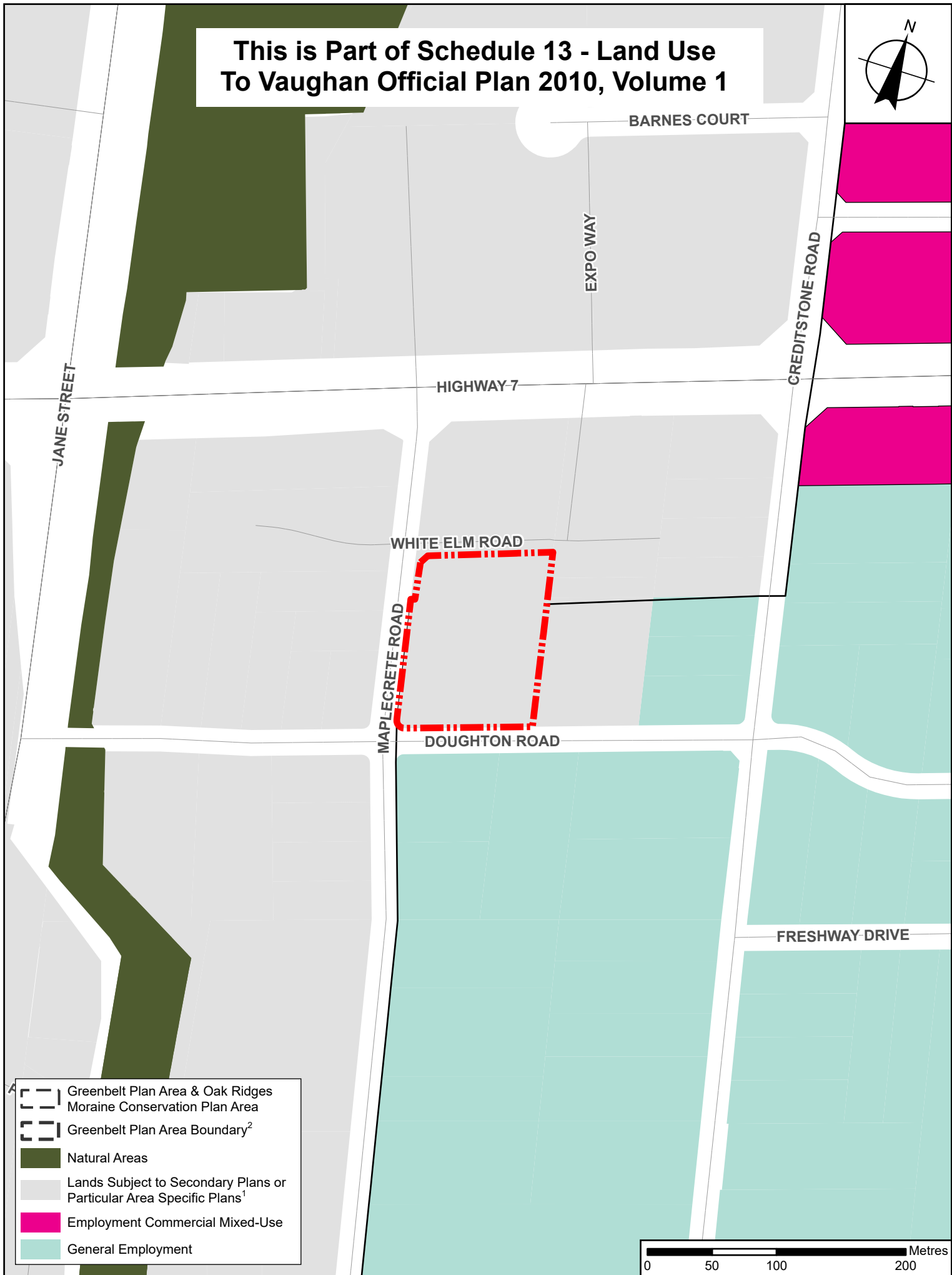
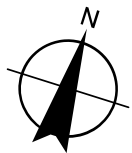


This is Schedule '2'
To Official Plan Amendment No. 137
Adopted the 24th Day of June, 2025

File: OP.23.002
Related File: Z.23.004
Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4
Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.
City of Vaughan

 Lands Subject to
Amendment No. 137

This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1



- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area Boundary²
- Natural Areas
- Lands Subject to Secondary Plans or Particular Area Specific Plans¹
- Employment Commercial Mixed-Use
- General Employment

This is Schedule '3'
To Official Plan Amendment No. 137
Adopted the 24th Day of June, 2025

File: OP.23.002

Related File: Z.23.004

Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4

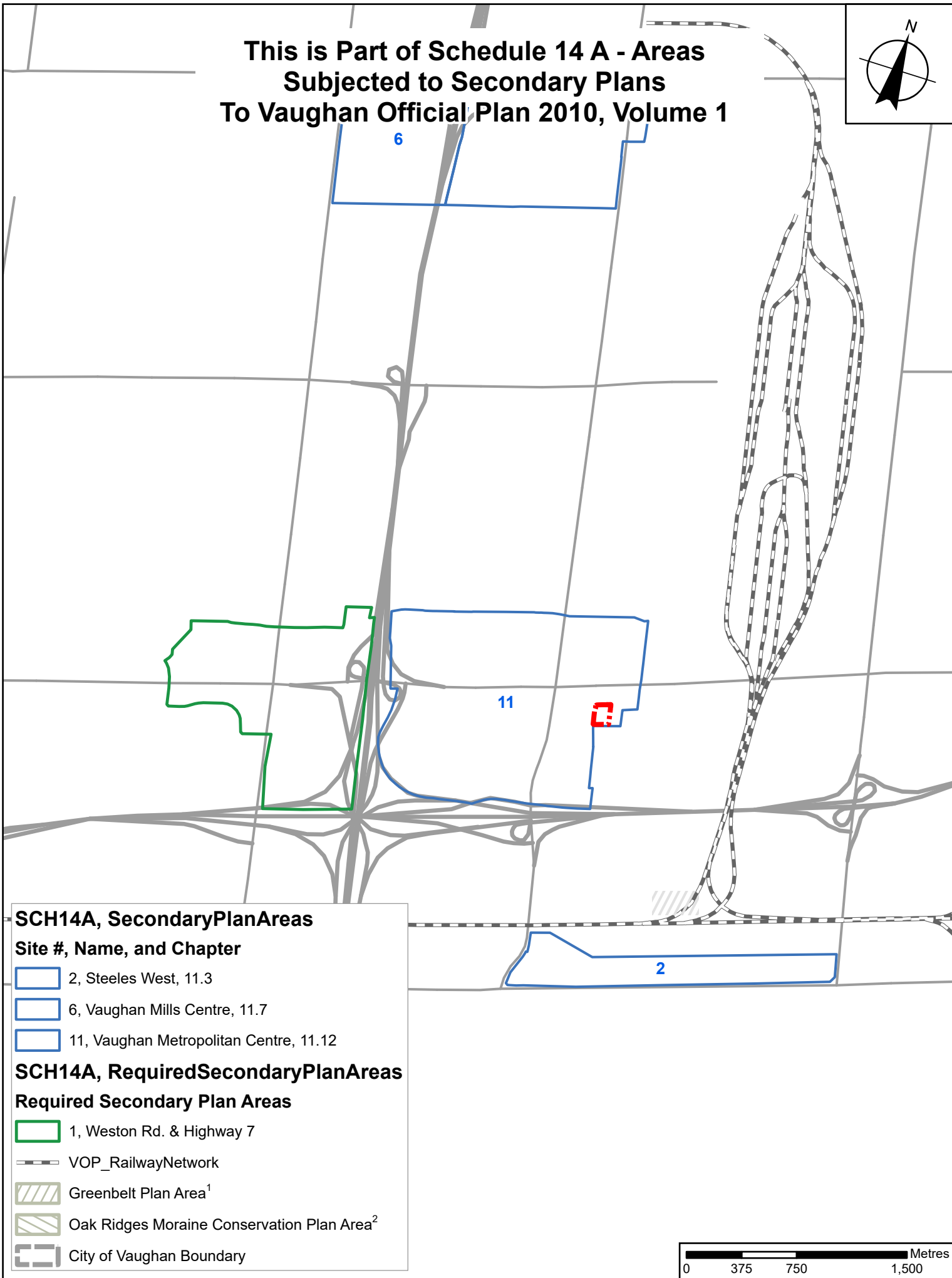
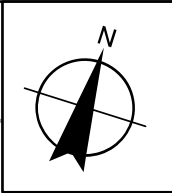
Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.

City of Vaughan



Lands Subject to
Amendment No. 137

This is Part of Schedule 14 A - Areas
Subjected to Secondary Plans
To Vaughan Official Plan 2010, Volume 1



SCH14A, SecondaryPlanAreas

Site #, Name, and Chapter

2, Steeles West, 11.3

6, Vaughan Mills Centre, 11.7

11, Vaughan Metropolitan Centre, 11.12

SCH14A, RequiredSecondaryPlanAreas

Required Secondary Plan Areas

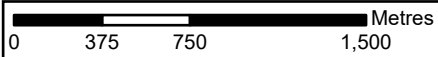
1, Weston Rd. & Highway 7

VOP_RailwayNetwork

Greenbelt Plan Area¹

Oak Ridges Moraine Conservation Plan Area²

City of Vaughan Boundary



This is Schedule '4'
To Official Plan Amendment No. 137
Adopted the 24th Day of June, 2025







File: OP.23.002
Related File: Z.23.004
Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4
Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.
City of Vaughan

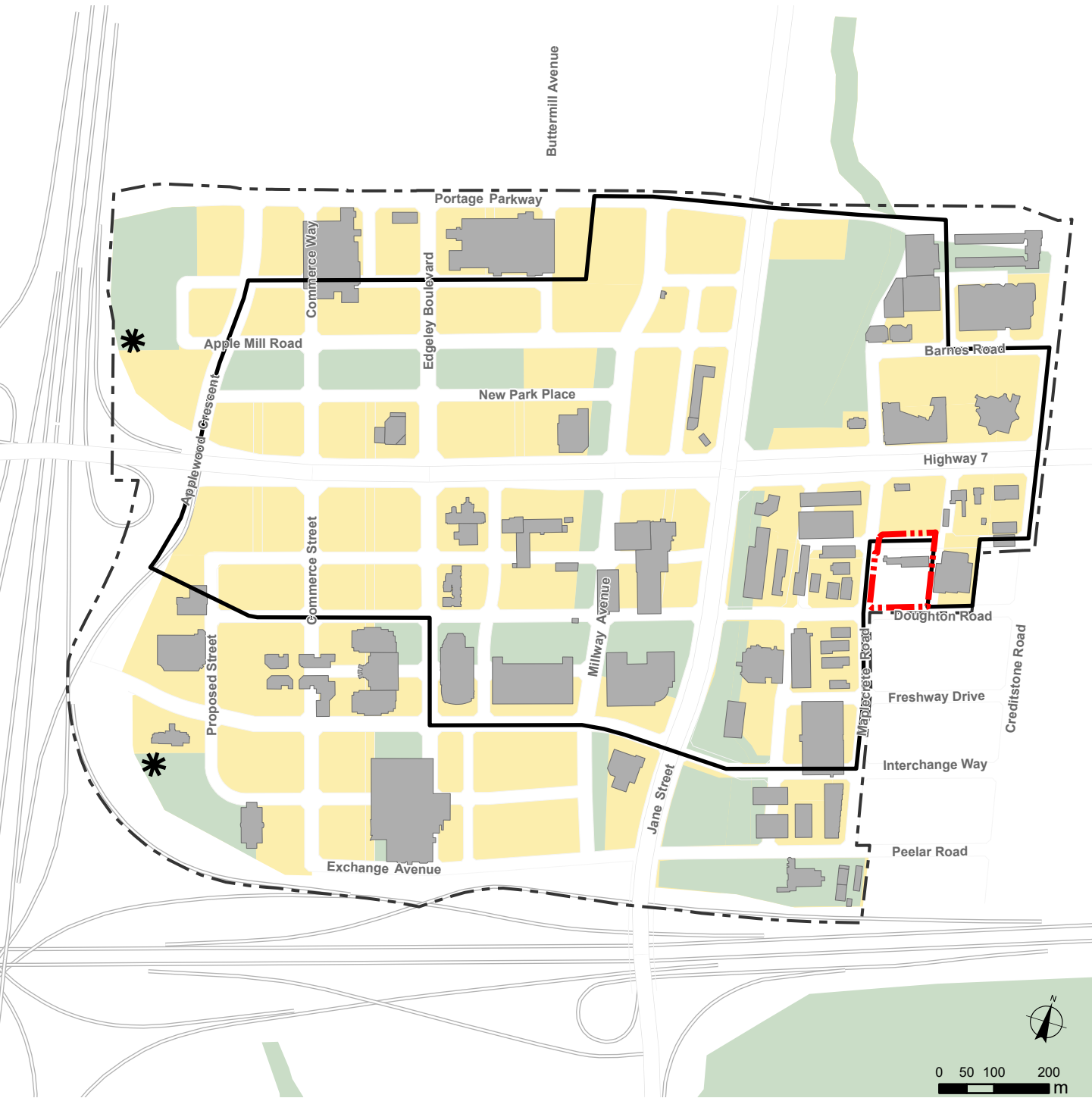


Lands Subject to
Amendment No. 137

SCHEDULE A > VAUGHAN METROPOLITAN CENTRE BOUNDARIES


LEGEND

-  vaughan metropolitan centre boundary
-  urban growth centre boundary
-  existing buildings
-  existing and planned streets
-  major parks and open spaces
-  see policy 6.3.2



This is Schedule '5'
To Official Plan Amendment No. 137
Adopted the 24th Day of June, 2025

File: OP.23.002
Related File: Z.23.004
Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4
Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.
City of Vaughan

 Lands Subject to
Amendment No. 137

SCHEDULE F > LAND USE PRECINCTS

LEGEND


- station precinct
- south precinct
- neighbourhood precinct
- west and east employment precinct
- major parks and open spaces
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4)
(see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)
- existing floodplain (see policies 5.6.4-5.6.10)
- office uses permitted (see policy 8.4.3 & 8.5.3)
- *

 see policy 6.3.2







This is Schedule '6'
To Official Plan Amendment No. 137
Adopted the 24th Day of June, 2025

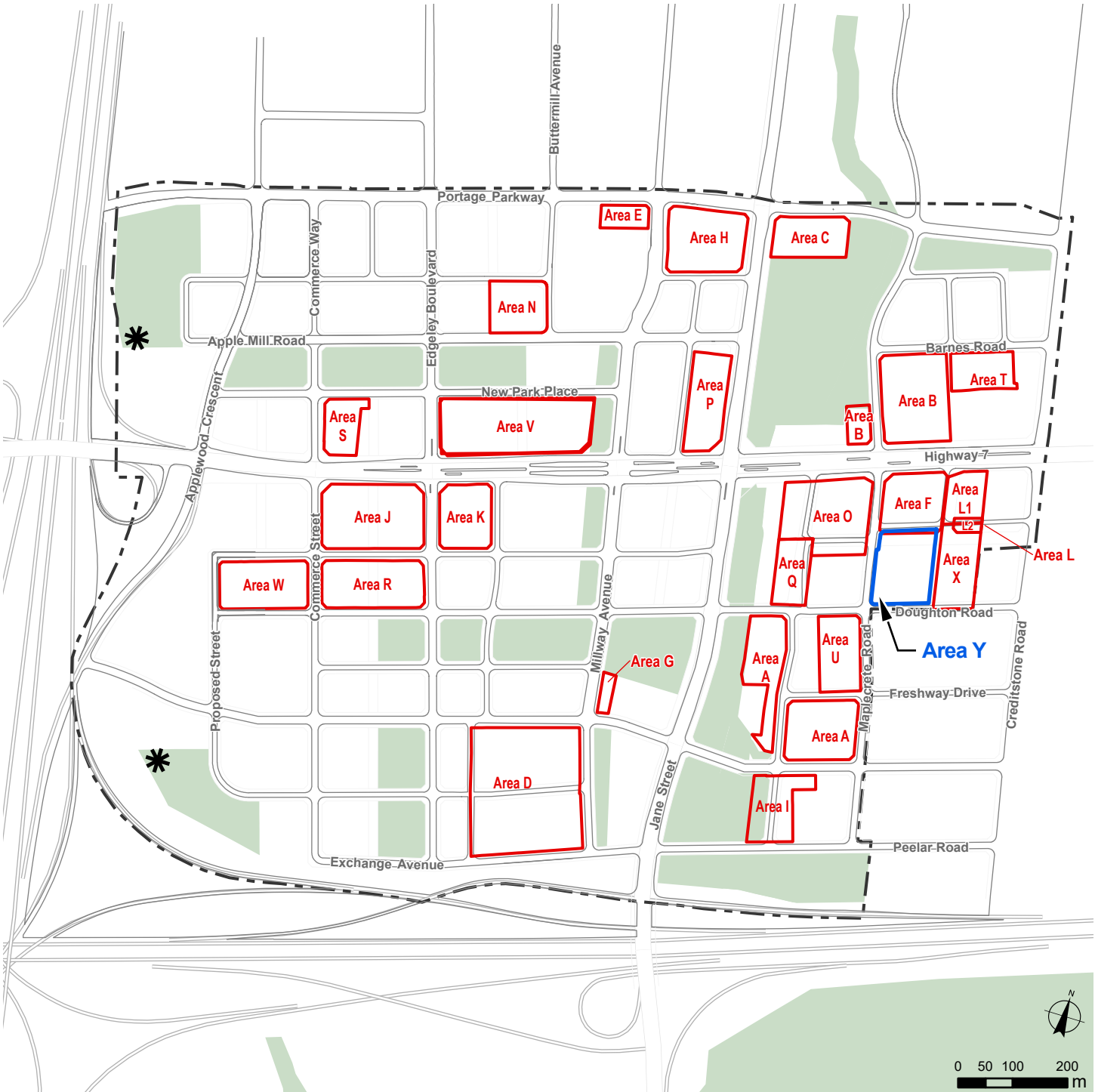
File: OP.23.002
Related File: Z.23.004
Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4
Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.
City of Vaughan

 Lands Subject to
Amendment No. 137

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 '7'
To Official Plan Amendment No. 137 Adopted
the 24th Day of June, 2025

File: OP.23.002
Related File: Z.23.004
Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4
Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.
City of Vaughan

 Lands Subject to
Amendment No. 137