

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 170-2025**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**AND WHEREAS** subsection 24(2) of the Planning Act, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are Subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

**AND WHEREAS** subsection 24(2.1) of the Planning Act, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

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

1. That City of Vaughan By-law Number 001-2021, as amended, be and is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EM2 – General Employment Zone”, “EM1 – Prestige Employment Zone” subject to site-specific exception 14.370, and “V1-S(5-30)-D(2.5-5)-1031,1123 – Vaughan Metropolitan Centre Station Zone” subject to site-specific exceptions 14.1031 and 14.1123 to “V1(H)-S(5-30)-D(2.5-8.0)-1220 – Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol subject to site-specific exception 14.1220, in the manner shown on Schedule “1”;
  - b) Deleting Exceptions 14.370, 14.1031 and 14.1124 in their entirety from the Subject Lands only;
  - c) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1220, as follows:

Exception Number 14.1220	Municipal Address: 171 Maplecrete Road, 140 Doughton Road, 160 Doughton Road and Block 2 on Registered Plan 65M-4793
Applicable Parent Zone: V1	
Schedule A Reference: 32	
By-law 170-2025	
14.1220.1 Permitted Uses	
<p>1. The following provisions shall apply to all the lands zoned within the Holding Symbol “(H)” as shown on Schedule “E-1797” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36 (1) or (3) of the <i>Planning Act</i>.</p> <p>a. Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following:</p> <p>i) 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.</p> <p>ii) The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:</p> <p>a) A Remedial Action Plan (‘RAP’) which delineates the area of potential environmental concern and the areas of contamination identified, to the satisfaction of the City;</p> <p>b) A Record of Site Condition (‘RSC’) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands; and,</p> <p>c) a) and b) above shall only apply to the south portion of the Subject Lands (171 Maplecrete Road, 140 Doughton Road and 160 Doughton Road), not the north portion of the Subject Lands (Block 2 on Registered Plan 65M-4793) as shown on Schedule “1” attached hereto, and shall not preclude excavation and shoring works in accordance with the City of Vaughan’s Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites.</p> <p>iii) 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 shall be satisfied prior to issuance of above-grade building permits for “Phase 2” of the development and shall not preclude the issuance of building permits for “Phase 1”.</p> <p>2. Note 4 of Table 10-2 shall not apply.</p>	
14.1220.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the “Subject Lands”, as shown on Figure “E-1797”:</p> <p>a. A maximum of five towers are permitted on the lot;</p> <p>b. Minimum Yard Setbacks shall be as follows:</p>	

- i) Front Yard: 3.0 metres;
  - ii) Rear Yard: 3.0 metres;
  - iii) Interior Side Yard: 3.0 metres;
  - iv) Exterior Side Yard: 3.0 metres;
  - v) Minimum Setback to the Southwest Sight Triangle: 1.5 metres;
- c. The Build-to Zone requirements shall not apply;
- d. Maximum Building Height: 30 storeys;
- e. Minimum Street Wall shall not apply;
- f. Maximum Floor Space Index (FSI) shall be 8.0 times the area of the lot. The calculation of FSI shall be based on a land area of 14,065 square metres (rounding up)
- g. The Podium and Tower Requirements shall be as follows:
  - vi) Minimum Tower Separation between all buildings: 25.0 metres;
  - vii) Maximum Residential Tower Floorplate: 825 square metres;
  - viii) Minimum Tower Step-back: 2.0 metres;
  - ix) Maximum Podium Height: 6-storeys (27.0 metres)
  - x) Minimum Residential Tower Setback to any Rear or Side Lot Line: 5.0 metres;
  - xi) Minimum Office Tower Setback to any Rear or Side Lot Line: 5.0 metres;
- h. The minimum combined (indoor and outdoor) amenity area shall be 4.0 square metres per dwelling unit. Sections 4.3.2 and 4.3.3 shall not apply.
- i. Landscaping Requirements shall be as follows:
  - i) A minimum landscape strip of 3.0 metres is required abutting any street line. A minimum landscape strip of 1.5 metres is permitted abutting the southwest sight triangle.
  - ii) Permitted encroachments into a landscape strip include Bicycle Parking, Architectural Features, and Air Ventilation Shafts for below-grade parking structures.
  - iii) An Air Ventilation Shaft for below-grade parking may encroach within 3.0 metres of any lot line.
- j. The minimum setback of a below-grade parking structure to any lot line shall be 0.0 metres.
- k. Architectural Features, canopies, balconies, awnings, lighting fixtures, window sills, stairs, and ramps, are all permitted to encroach up to 1.0 metre into a required yard.;
- l. A Change and Shower Facility shall not be required;
- m. A maximum of 1,565 total dwelling units are permitted;
- n. The total Gross Floor Area of the development across the entire Lot shall consist of a minimum of 10 per cent non-residential uses;
- o. Minimum Development Requirements for Phase 1 shall include:
  - i) 11,245 square metres of non-residential uses
  - ii) Up to 1,000 residential dwelling units
  - iii) Permits for Phase 1 shall be issued prior to issuance of any above-grade building permits for Phase 2.

14.1220.3	Parking and Loading
<p>1. The following parking requirements shall apply to the “Subject Lands” as shown on Figure “E-1797”:</p> <p>a. Notwithstanding Section 6.3.5, Table 6-2, no minimum vehicular parking requirements shall apply to the Subject Lands.</p> <p>b. A required long-term bicycle parking space located wholly within the building where the principal use is located and for which the bicycle parking space is required.</p> <p>c. Short-term bicycle parking spaces shall be permitted within any minimum required yard and minimum required landscape strip with a minimum setback of 0.0 m to any lot line and shall be located a minimum of 2.0 metres from any parking area.</p> <p>d. A long-term bicycle parking space required for a dwelling unit may be located within the following areas of a building:</p> <p>i) Within the Ground Floor, second storey, or any associated mezzanine on these floors;</p> <p>ii) On the first or second level below grade; or,</p> <p>iii) On the third level below grade or lower, provided that that the total number of long-term spaces within these level(s) does not exceed 50% of the total required long-term bicycle parking spaces.</p> <p>e. The minimum number of loading spaces shall be as follows:</p> <ul style="list-style-type: none"><li>• Type ‘B’: 2 spaces</li><li>• Type ‘D’: 3 spaces</li><li>• Shared Type ‘B/D’: 1 space</li></ul>	
14.1220.4	Other Provisions
<p>1. The following definitions shall apply to the Subject Lands, as shown on Figure “E-1797”:</p> <p>a) ARCHITECTURAL FEATURES – Means features used to enhance the visual appearance of a building. May include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building.</p> <p>b) LOT – The Subject Lands are deemed to be one lot, regardless of the number of buildings thereon, the creation of separate units and/or lots by way of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and any easements or registrations that are granted and shall be deemed to comply with this By-law.</p> <p>c) LOT LINE, FRONT – Shall mean the lot line abutting White Elm Road.</p> <p>d) PHASE 1 – A portion of the development (three towers and any associated podiums and parking) containing a minimum of 11,245 square metres of non-residential uses and up to 1,000 dwelling units.</p> <p>e) PHASE 2 – Means the balance of the development on the Lot, subsequent to Phase 1.</p>	
14.1220.5	Figures
Figure E-1797	

- f) Adding a new Figure E-1797 in Subsection 14.1220 attached hereto as Schedule “1”;
- g) Replacing Figure E-1604 in Subsection 14.1124.5 with a new Figure E-1604 attached hereto as Schedule “2”; and,
- h) Deleting Map 32 in Schedule A and substituting therefore Map 32 attached hereto as Schedule “3”

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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

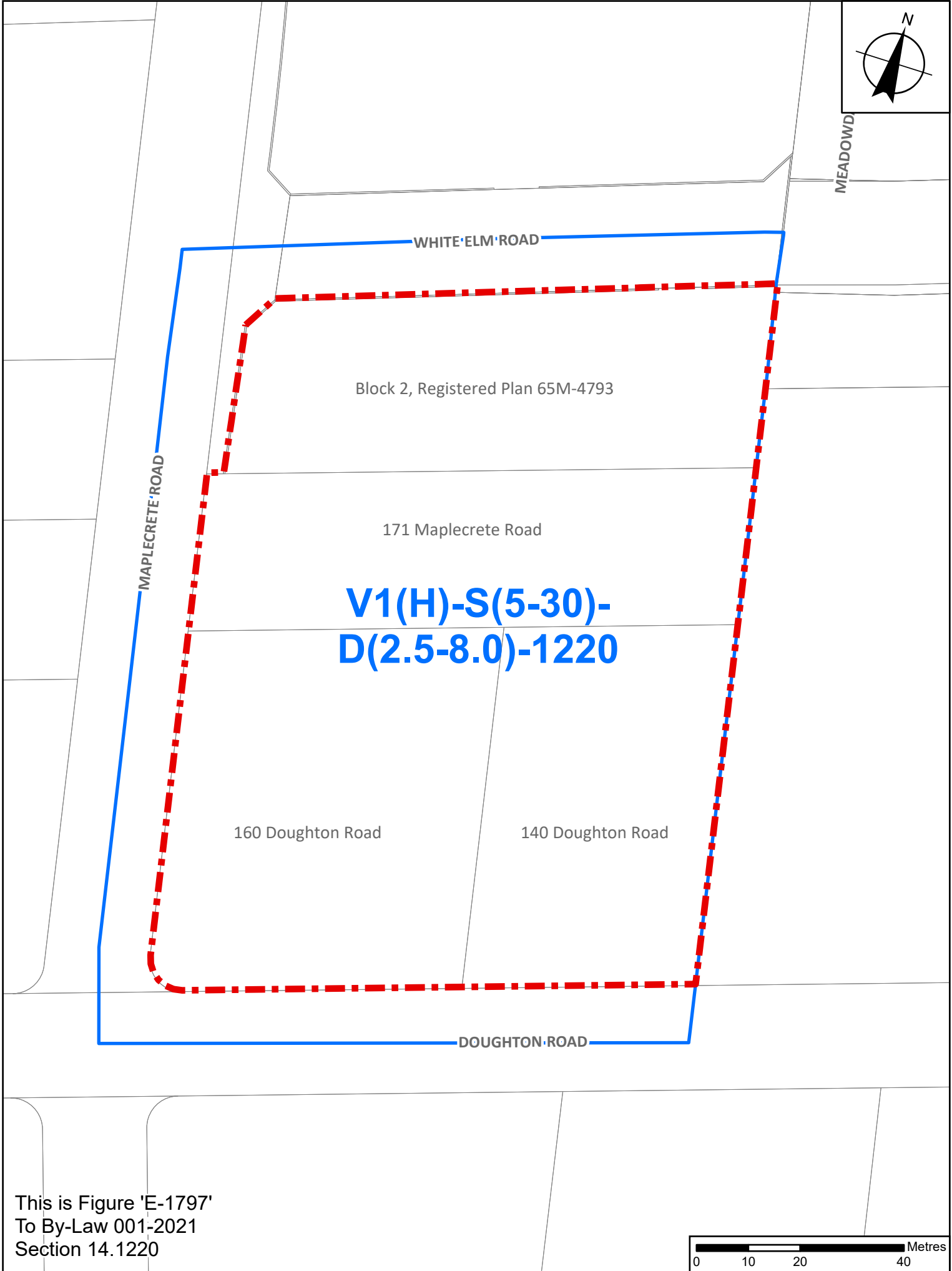
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 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**



This is Schedule '1'  
To By-Law 170-2025  
Passed the 24th Day of June, 2025

**File:** Z.23.004

**Related File:** OP.23.002

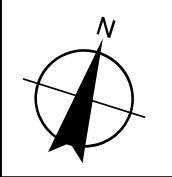
**Location:** 171 Maplecrete Road, 140 and 160 Doughton Road,  
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4

**Applicant:** 171 Maplecrete LP and 1930328 Ontario Inc.

**City of Vaughan**



Subject Lands



HIGHWAY 7

MAPLECRETE ROAD

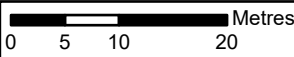
MEADOWDALE ROAD

C9(H)

C9

C9

THIS IS SCHEDULE 'E-1604'  
TO BY-LAW 1-88  
SECTION 9(1473)



This is Schedule '2'  
To By-Law 170-2025  
Passed the 24th Day of June, 2025

File: Z.23.004

Related File: OP.23.002

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.

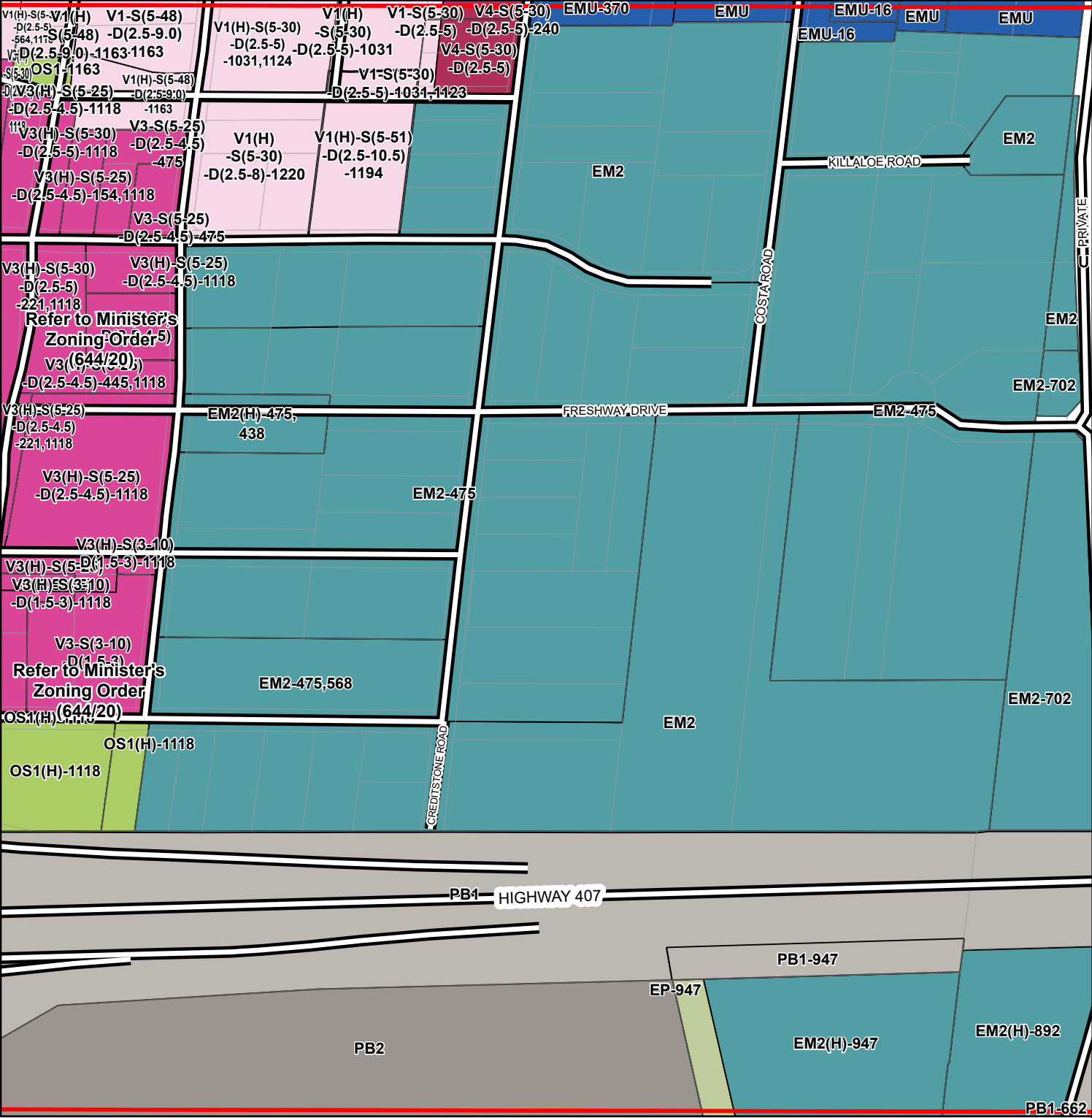
City of Vaughan



Subject Lands

Zoning By-law 001 - 2021

Schedule A | Map 32



— Lines

**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Mixed-Use Zones**

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

**Other Zones**

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

**Vaughan**

70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

1:5,000 June 2025

This is Schedule '3'  
To By-Law 170-2025  
Passed the 24th Day of June, 2025

File: Z.23.004  
Related File: OP.23.002  
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

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



## **SUMMARY TO BY-LAW 170-2025**

The lands subject to this By-law are located on the north side of Doughton Road, east 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 Vaughan Metropolitan Centre (VMC), City of Vaughan.

This By-law rezones the Subject Lands from “EM2 – General Employment Zone”, “EM1 – Prestige Employment Zone” subject to site-specific exception 14.370, and “V1-S(5-30)-D(2.5-5)-1031,1123 – Vaughan Metropolitan Centre Station Zone” subject to site-specific exceptions 14.1031 and 14.1123 to “V1(H)-S(5-30)-D(2.5-8.0)-1220 – Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol subject to site-specific exception 14.1220. It deletes Exceptions 14.370, 14.1130 and 1123 from the Subject Lands only, and creates new site-specific development standards to facilitate a high-rise mixed-use development consisting of 5 towers.

- a) Site-specific definitions for architectural features, building height, gross floor area, lot, front lot line, Phase 1 and Phase 2;
- b) Reduced setback requirements for portions of buildings below grade;
- c) Reduced minimum landscape requirements; and,
- d) Site-specific development standards for building setbacks, encroachments, amenity requirements, maximum number of dwelling units, minimum requirements for non-residential components, and phasing requirements.

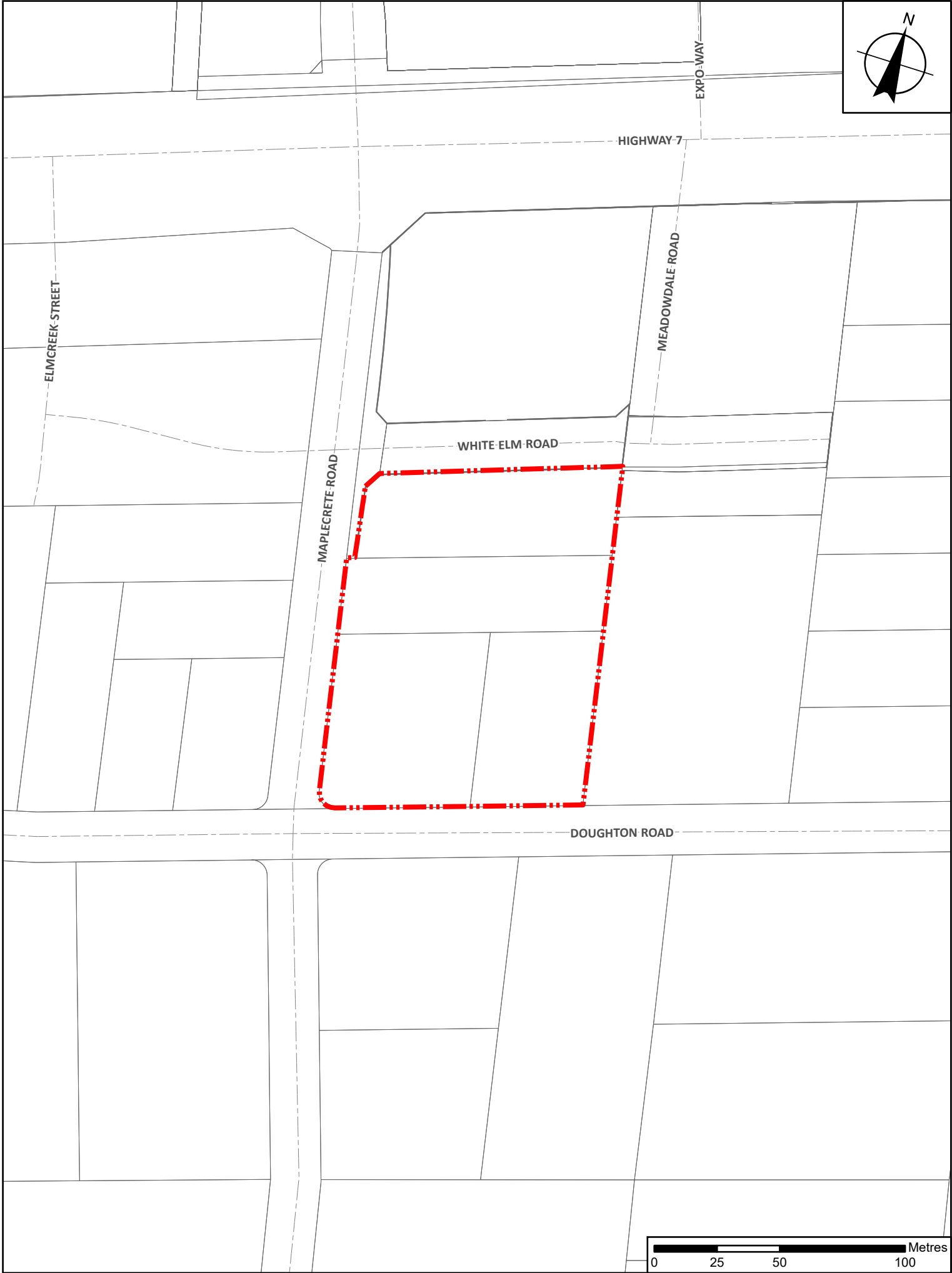
This By-law includes a Holding “(H)” Symbol on the Subject Lands. The “(H)” is permitted to be lifted in phases, and is contingent upon the following conditions being satisfied:

- 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;
- b) The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
  - i. A Remedial Action Plan (‘RAP’) which delineates the area of potential environmental concern and the areas of contamination identified, to the satisfaction of the City;
  - ii. A Record of Site Condition (‘RSC’) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks.
  - iii. i. and ii. above shall only apply to the south portion of the Subject Lands (171 Maplecrete Road, 140 Doughton Road and 160 Doughton Road), not the north portion of the Subject Lands (Block 2 on Plan 65M-4793).
- 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 shall be satisfied prior to issuance of above-grade building permits for “Phase 2” of the development and shall not preclude issuance of building permits for “Phase 1”.

Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law and for excavation and shoring works in accordance with the City of Vaughan’s Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites.

This By-law also amends Exception 14.1123 and associated Schedule “E-1604” that apply to the development lands to the north, by removing a portion of the Subject Lands (Block 2 on Plan 65M-4793), as this block is being merged with the development plan associated with this amendment.

This By-law shall not come into force and effect until Official Plan Amendment 137 (OPA #137) (File OP.23.002) is in full force and effect.



**Location Map**  
**To By-Law 170-2025**

**File:** Z.23.004  
**Related File:** OP.23.002  
**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.  
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Subject Lands