

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 176-2025

A By-law to amend City of Vaughan By-law 1-88, 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 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto 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)” subject to Exception 9(1588), in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1588) A. The following provisions shall apply to all the lands zoned within the Holding Symbol “(H)” as shown on Schedule “E-1796” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36 (1) or (3) of the *Planning Act*.

Removal of the Holding Symbol “(H)” from the Subject Lands

or a portion or phase thereof shall be contingent upon the following:

- 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 for the Subject Lands; and,
 - 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 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.
- 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”.

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.8.1 respecting Parking Requirements for the Vaughan Metropolitan Centre;
- c) Subsection 3.8.2 respecting Bicycle Parking in the Vaughan Metropolitan Centre (VMC)
- d) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
- e) Subsection 3.17 respecting Portions of Buildings Below Grade;
- f) Subsection 5.1.1 respecting Landscaping Area;
- g) Schedule ‘A2’ respecting Zone Requirements for the C9 Corporate Centre Zone”.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1796”:

- ai) **ARCHITECTURAL FEATURES** – 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.
- aii) **BUILDING HEIGHT** – Means the vertical distance measured from established grade to:
 - i. For a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater;

- ii. For a sloped roof, the mean height between the eaves and the ridge; or,
- iii. For a structure with no roof, the highest point of the structure.
- a) iii) GROSS FLOOR AREA - Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
- a) iv) 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.
- a) v) LOT LINE, FRONT – Shall mean the lot line abutting White Elm Road.
- a) vi) PARKING SPACE – Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
- a) vii) 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.
- a) viii) PHASE 2 – Means the balance of the development on the Lot, subsequent to Phase 1.
- b) i) Subsection 3.8.1, minimum vehicle parking standards

shall not apply;

- bii) Notwithstanding Subsection 3.8.1 d) the minimum length of an Accessible Parking Space shall be 5.7 metres;
- ci) Notwithstanding Subsection 3.8.2 a) bicycle parking standards shall be as follows:
 - i. Apartment dwelling, and any residential use that requires visitor parking:
 - Long-Term: 0.8 spaces per dwelling unit
 - Short-Term: 0.2 spaces per dwelling unit
 - ii. Any commercial use, including retail and shopping centre:
 - Long-Term: 0.1 spaces per 100 square metres of gross floor area
 - Short-Term: 0.2 spaces per 100 square metres of gross floor area
 - iii. Office:
 - 0.2 spaces per 100 square metres of gross floor area
 - iv. Restaurant, including outdoor patio and a take-out restaurant
 - Long-Term: 0.1 spaces per 100 square metres of gross floor area
 - Short-Term: 0.2 spaces per 100 square metres
- di) Notwithstanding Subsection 3.14, Architectural Features, Canopies, Balconies, Awnings, Lighting fixtures, Ornamental Elements, Window Sills, Stairs and Ramps are permitted to encroach 1.0 metre into any required yard.
- ei) The minimum setback from any lot line to the nearest portion of a building below finished grade shall be 0.0 metres.

- fi) The minimum landscape strip abutting any street line shall be 3.0 metres. A minimum 1.5 metre landscape strip is required abutting the southwest sight triangle.
- fii) Permitted encroachments into a landscape strip include:
 - Hard Landscaping, Bicycle Parking, Architectural Features, Driveway Access.
 - Air ventilation shafts for below-grade parking are permitted within 3.0 metres of any lot line.
- gi) Notwithstanding Schedule A2, the Zoning Standards for the Subject Lands shall be as follows:
 - i. A maximum of five towers are permitted on the Lot.
 - ii. Minimum Front Yard: 3.0 metres;
 - iii. Minimum Rear Yard: 3.0 metres;
 - iv. Minimum Interior Side Yard: 3.0 metres;
 - v. Minimum Exterior Side Yard: 3.0 metres;
 - vi. Minimum Setback to the Southwest Sight Triangle: 1.5 metres
 - vii. Maximum Building Height: 30 storeys;
 - viii. Build-To-Zone requirements shall not apply;
 - ix. The minimum combined amenity space requirement for indoor and outdoor amenity areas shall be 4.0 square metres per dwelling unit.
 - x. Maximum Dwelling Units: 1,565 dwelling units;
 - xi. Maximum Gross Floor Area (GFA): 112,451 square metres;
 - xii. A minimum of 10% of the total GFA on the lot shall be attributed to non-residential uses;
 - xiii. Phase 1 shall consist of a minimum of 11,245 square metres of non-residential uses and up to a maximum of 1,000 dwelling units. Permits for Phase 1 shall be issued prior to the issuance of any above-grade

permits for the Phase 2 portion of the development.

xiv. No change and shower facilities shall be required.”

- c) Adding Schedule “E-1796” attached hereto as Schedule “1”.
- d) Deleting Key Map 4A and substituting therefore Key Map 4A attached hereto as Schedule “2”.
- e) Deleting Schedule “E-1604” and substituting therefore Schedule “E-1604” attached hereto as Schedule “3”, thereby removing Block 2 on Registered Plan 65M-4793 from Schedule “E-1604”.

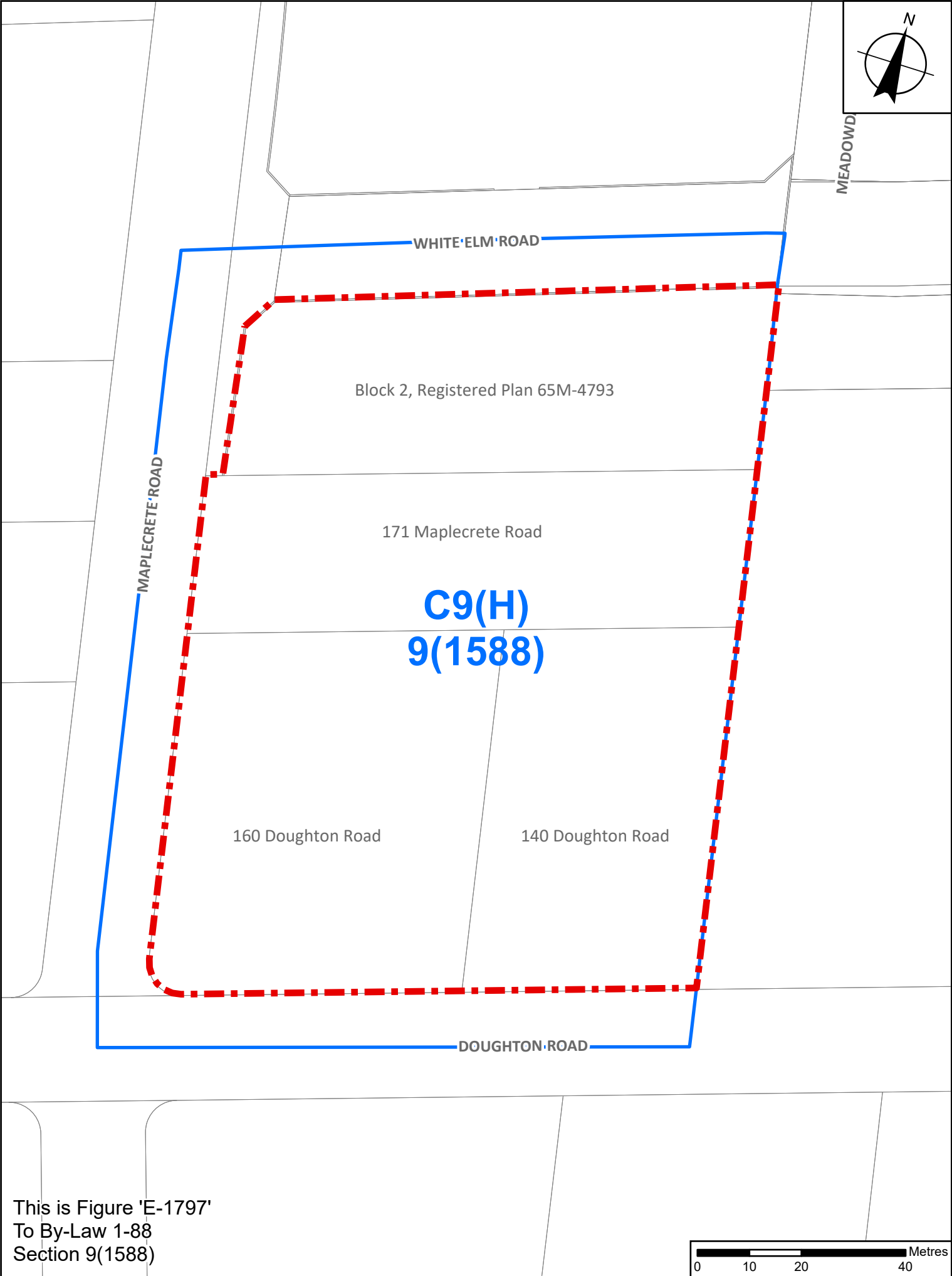
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 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



This is Schedule '1'
To By-Law 176-2025
Passed the 24th Day of June, 2025

File: Z.23.004

Related File: OP.23.002

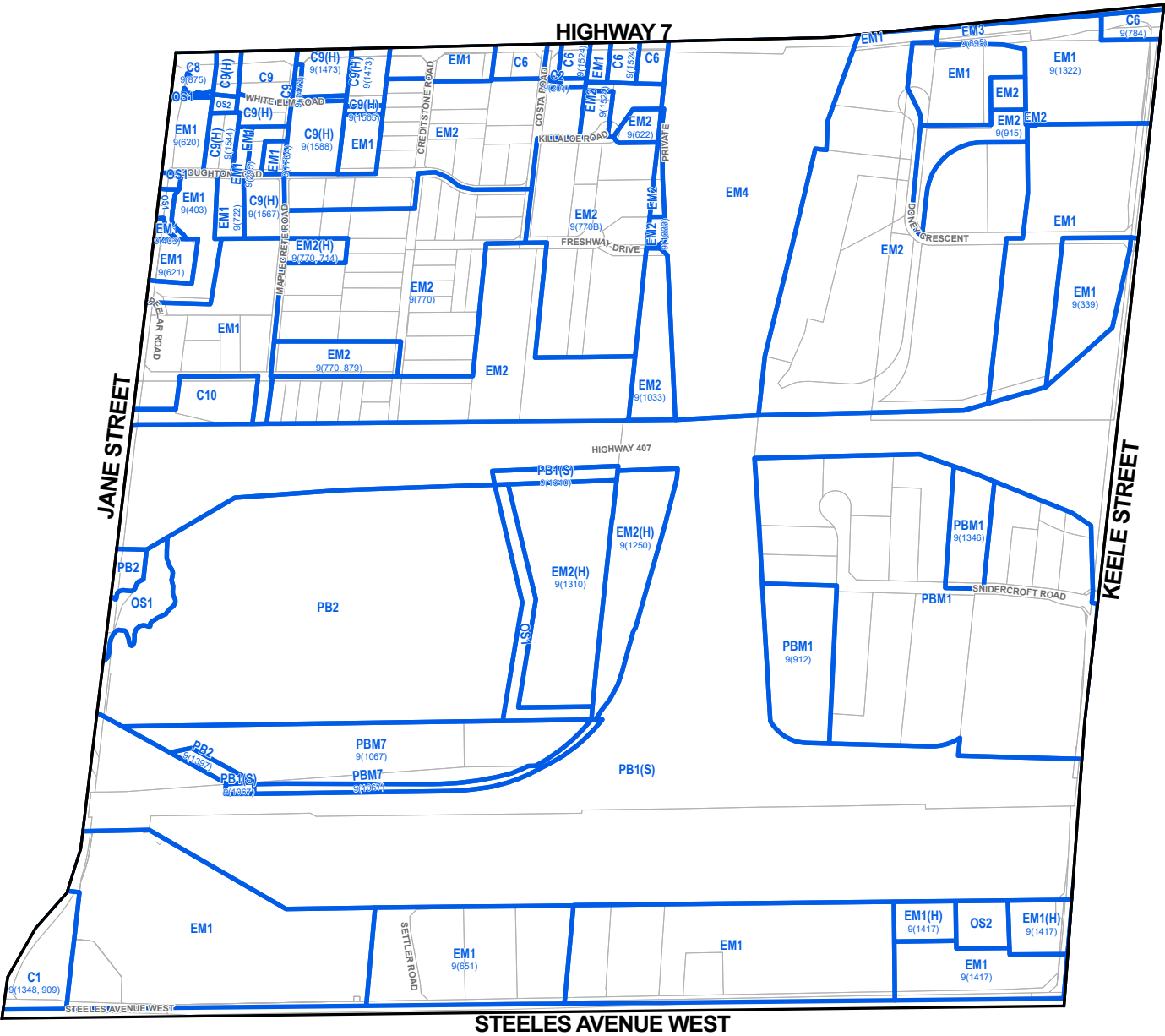
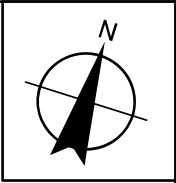
Location: 171 Maplecrete Road, 140 and 160 Doughton Road,
Block 2 on Registered Plan 65M-4793, Part of Lot 5, Concession 4

Applicant: 171 Maplecrete LP and 1930328 Ontario Inc.

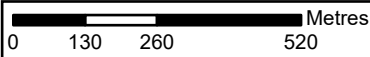
City of Vaughan



Subject Lands



Key Map 4A
By-Law No. 1-88



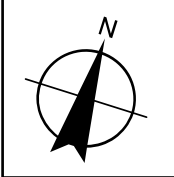
This is Schedule '2'
To By-Law 176-2025
Passed the 24th Day of June, 2025

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



HIGHWAY 7

MAPLECRETE ROAD

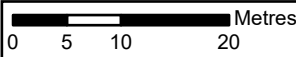
MEADOWDALE ROAD

C9(H)

C9

C9

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



This is Schedule '3'
To By-Law 176-2025
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

SUMMARY TO BY-LAW 176-2025

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.

The purpose of this By-law is to rezone the Subject Lands 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)” subject to Exception 9(1588), and to create 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, parking space, 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, encroachment provisions, amenity requirements, maximum number of dwelling units, minimum requirements for non-residential components, and phasing requirements.

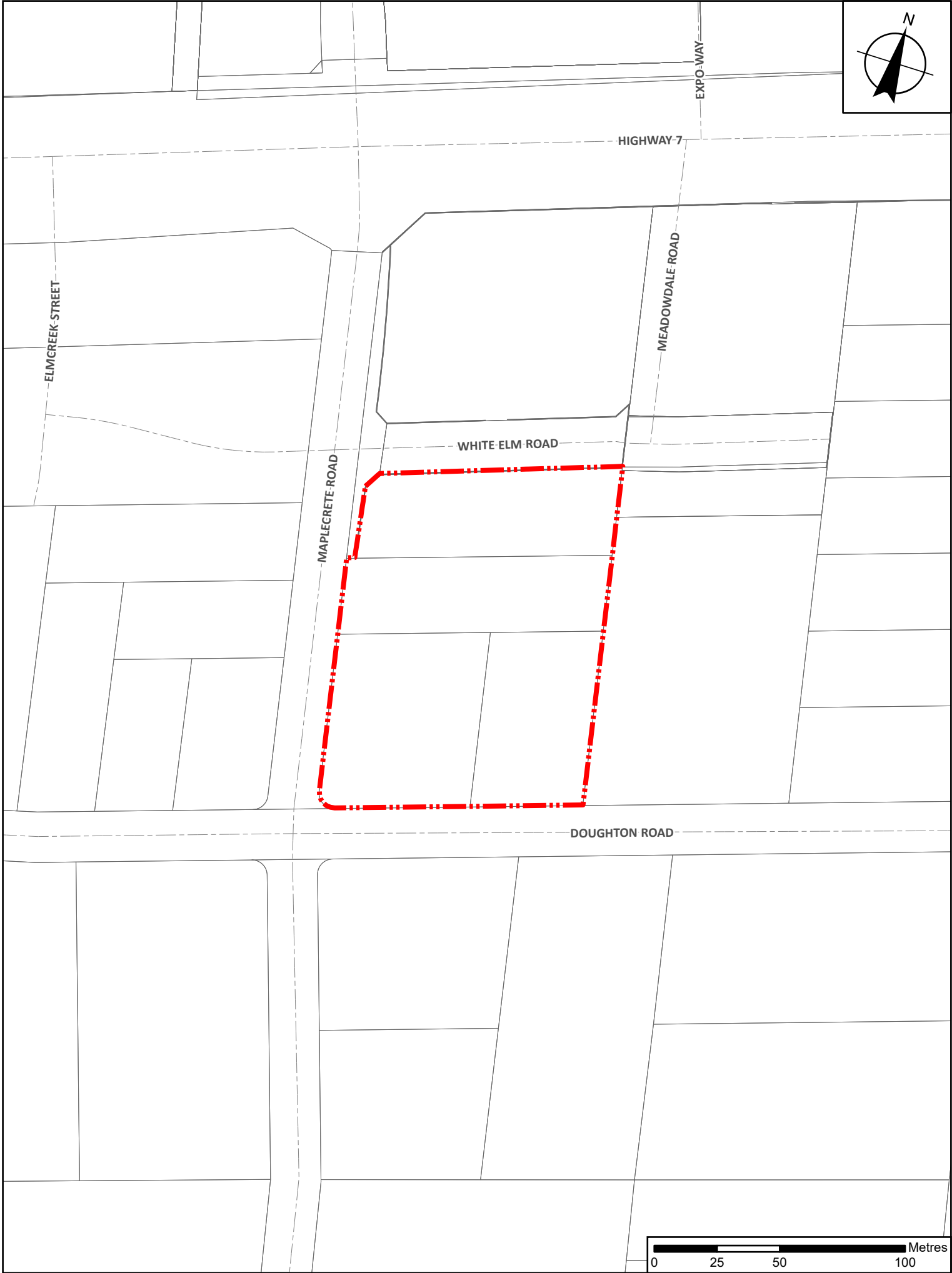
This By-law includes a Holding “(H)” Symbol on the Subject Lands. The “(H)” is permitted to be lifted in phases, and is contingent upon the following conditions being satisfied:

- 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 for the Subject Lands.
 - 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 Registered 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 9(1473) and associated Schedule “E-1604” that apply to the development lands to the north, by removing Block 2 on Registered Plan 65M-4793, as this is being merged with the development subject to 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 176-2025

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