

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 183-2026

A By-law to adopt Amendment Number 164 'PART A' to the York Region Official Plan 2022 for the York Region Planning Area and 'PART B' to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

WHEREAS on June 6, 2024, Bill 185, the *Cutting Red Tape to Build More Homes Act*, 2024 rendered York Region as an upper-tier municipality without planning responsibility;

AND WHEREAS pursuant to section 70.13(2) of the *Planning Act*, R.S.O. 1990, c. P.13, the York Region Official Plan, 2022 is deemed to constitute an official plan of the City of Vaughan in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

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

1. THAT the attached Amendment Number 164 'PART A' to the York Region Official Plan 2022 of the York Region Planning Area, consisting of the attached text and Schedules "1A" and "2A" is hereby adopted.
2. THAT the attached Amendment Number 164 'PART B' to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules "1B", "2B", "3B", "4B", "5B", "6B", "7B", "8B", "9B", "10B", and "11B" are hereby adopted.
3. 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 23rd day of June, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 29 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 23, 2026.
City Council voted in favour of this by-law on June 23, 2026.
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.
Effective Date of By-Law: June 23, 2026

**AMENDMENT NUMBER 164
'PART A'**

**TO THE YORK REGION OFFICIAL PLAN 2022
OF THE YORK REGION PLANNING AREA**

The following text and Schedules "1A" and "2A", constitute Amendment Number 164 'PART A' to the Official Plan of the York Region Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix "I" as identified in 'PART B' of Amendment Number 164.

I PURPOSE

The purpose of 'PART A' of this Amendment to the York Region Official Plan 2022 is to amend the provisions of the Official Plan of the York Region Planning Area, specifically, MAP 1A - LAND USE DESIGNATIONS to redesignate the Subject Lands from "Employment Area" to "Community Area" as shown on Schedule "2A" attached hereto and identified as "Lands Subject to Amendment No. 164" to permit residential, non-residential, and public park uses, as described in 'PART B'.

This Amendment will permit additional land uses as described in 'PART B' with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 164" on Schedule "1A" attached hereto:

1. Redesignate the Subject Lands from "Employment Area" to "Community Area".

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are bound by Doughton Road to the north, Creditstone Road to the east, Maplecrete Road to the west, with the south property line ending north of Peelar Road, being Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and Lots 18, 19, 20, 21 and 22, Plan 7977, City of Vaughan, and municipally known as 53, 63/69, 77, 91, 111, and 133 Maplecrete Road; 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and 131 Doughton Road, as shown on Schedule "1A" attached hereto as "Lands Subject to Amendment No. 164."

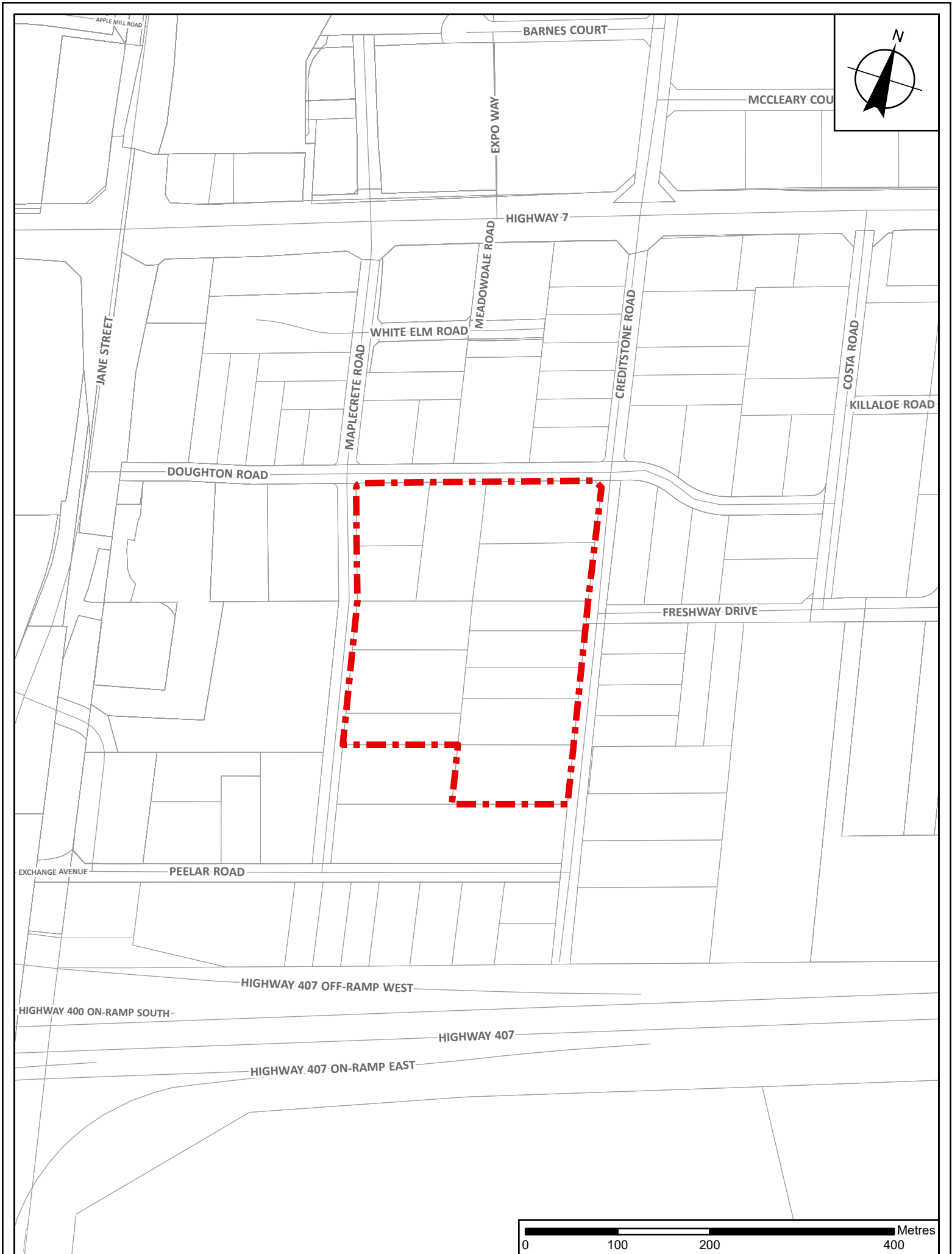
III BASIS

The decision to amend York Region Official Plan 2022 is based on the considerations identified in 'PART B' of Amendment Number 164.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

York Region Official Plan 2022 is hereby amended by:

1. Amending MAP 1A – LAND USE DESIGNATIONS by redesignating the Subject Lands identified on Schedule “1A” from “Employment Area” to “Community Area” as shown on Schedule “2A”.



This is Schedule '1A'
To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road;
 and 131 Doughton Road
 Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and
 Lots 18, 19, 20, 21 and 22, Plan 7977

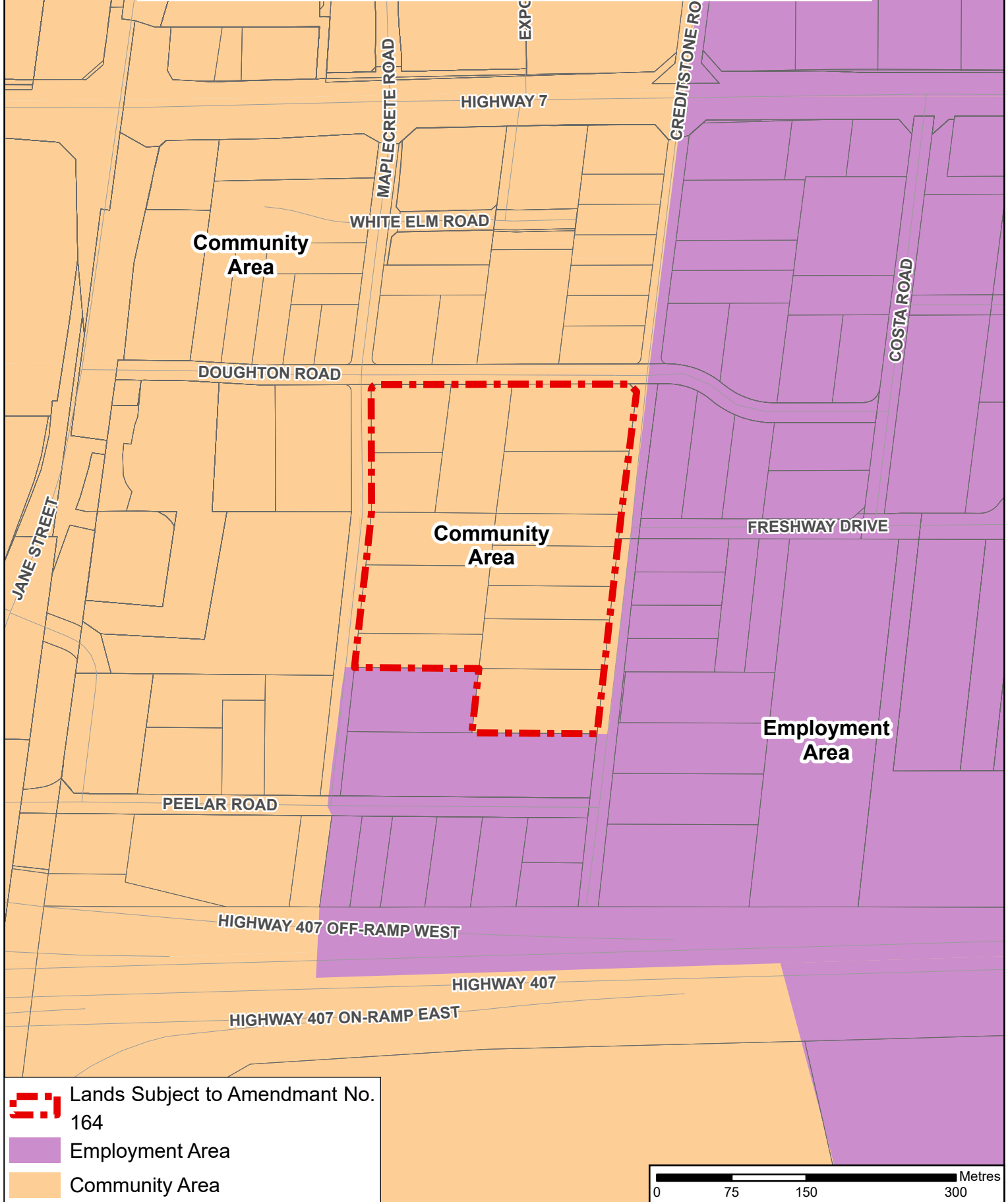
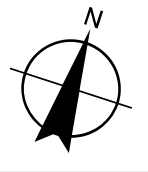
Applicant: Salvra Investments Inc.




City of Vaughan

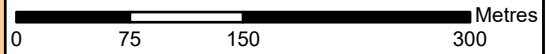


Lands Subject to
 Amendment No. 164

**This is Part of Map 1A - Land Use Designations
To York Official Plan 2022**



-  Lands Subject to Amendmant No. 164
-  Employment Area
-  Community Area



**This is Schedule '2A'
To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026**

File: OP.25.018
Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and
 131 Doughton Road
 Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and
 Lots 18, 19, 20, 21 and 22, Plan 7977
Applicant: Salvra Investments Inc.
City of Vaughan

**AMENDMENT NUMBER 164
'PART B'**

**TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1B", "2B", "3B", "4B", "5B", "6B", "7B", "8B", "9B", "10B", and "11B" constitute Amendment Number 164 to the Official Plan of the Vaughan Planning Area.

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

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 the Subject Lands into the VMC Secondary Plan area, and redesignate the lands to permit residential, non-residential, and public park uses, identify a potential school site, and establish a public street network, amongst other site-specific policies.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 164" on Schedule "1B" attached hereto:

1. 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 "2B";
2. 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 "3B";
3. Amend VOP 2010 Schedule 14A – "Areas Subject to Secondary Plans" to include the entirety of the Subject Lands within "11, Vaughan Metropolitan Centre, 11.12", as shown on Schedule "4B";
4. 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 "5B";
5. Amend VMC Secondary Plan Schedule C – "Street Network" to include 20-metre north-south and east-west Local Streets on the Subject Lands, as shown on Schedule "6B";
6. Amend VMC Secondary Plan Schedule D – "Major Parks and Open Spaces" to include a Public Square on the Subject Lands, as shown on Schedule "7B";

7. Amend VMC Secondary Plan Schedule E – “Community Services and Cultural Facilities” to include a Potential School Site on the Subject Lands, as shown on Schedule “8B”;
8. Amend VMC Secondary Plan Schedule F – “Land Use Precincts” to designate the Subject Lands as “Neighbourhoods Precinct”, “West and East Employment Precinct”, and “Major Parks and Open Spaces”, as shown on Schedule “9B”;
9. Amend VMC Secondary Plan Schedule G – “Areas for Office Uses” to designate part of the Subject Lands as “Office Uses Permitted”, as shown on Schedule “10B”;
10. Amend VMC Secondary Plan Schedule K – “Site Specific Policy Areas” to designate the Subject Lands as “Area BB”, as shown on Schedule “11B”, and to:
 - i. Require a minimum density of 2.5 Floor Space Index and a minimum building height of 3-storeys, with no maximum prescribed densities or heights;
 - ii. Require a minimum density target of 300 people and jobs per gross hectare within Protected Major Transit Station Area (PMTSA) 56 – Creditstone Bus Rapid Transit Station;
 - iii. Permit a maximum average residential tower floorplate size of approximately 800 square metres, with no individual floorplate exceeding 900 square metres;
 - iv. Require a minimum residential tower separation distance of approximately 30 metres, with policy language to consider lesser tower separation distances, to a minimum of 25 metres;
 - v. Require a minimum parkland rate of 0.3 hectares per 1000 residents within the VMC Secondary Plan Area;
 - vi. Add policy language to permit street alignment, function, tenure, and character to be determined through the future review of development

applications, including consideration of the necessity of the Freshway Drive extension, without an amendment to the Plan;

- vii. Add policy language to require land use compatibility matters and the exact boundaries of the land use designations be determined through the future review of development applications.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are bound by Doughton Road to the north, Creditstone Road to the east, Maplecrete Road to the west, with the south property line ending north of Peelar Road, being Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and Lots 18, 19, 20, 21 and 22, Plan 7977, City of Vaughan, and municipally known as 53, 63/69, 77, 91, 111, and 133 Maplecrete Road; 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and 131 Doughton Road, as shown on Schedule “1B” attached hereto as “Lands Subject to Amendment No. 164.”

III BASIS

The decision to amend the York Region Official Plan 2022 (as identified in ‘PART A’ of Amendment No. 164), VOP 2010 (Volume 1) and the VMC Secondary Plan (Volume 2) is based on the following considerations:

1. The Provincial Planning Statement, 2024 (‘PPS 2024’) provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that all land use decisions made on or after October 20, 2024, “shall be consistent with” the PPS 2024. The PPS 2024 states that Settlement Areas, in particular Strategic Growth Areas including Major Transit Station Areas, shall be the focus of growth and development. Land use patterns within these areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public services, and are transit-supportive. The Subject Lands are located within a

Settlement Area and the Delineated Built-Up Area of York Region's Built Boundary and are also located within a Major Transit Station Area. The Amendment will allow for the intensification of underutilized lands along a higher order transit corridor that is fully serviced by municipal infrastructure, facilitate a compact urban form, and contribute to achieving the minimum density target for Major Transit Station Areas.

2. The Subject Lands are identified as "Employment Area" in the York Region Official Plan 2022 and an employment land conversion is required to facilitate the Amendment. The PPS 2024 enables local planning authorities to consider the removal of Employment Areas, subject to the criteria under Section 2.8.2.5 being met. As part of the now completed VMC Secondary Plan Update process, the Subject Lands were identified as part of Expansion Area A, one of the VMC boundary expansion areas under consideration. Expansion Area A was ultimately approved by Council to be included in the new VMC Secondary Plan 2025 boundary as: the Subject Lands were deemed to represent a logical extension of the VMC by following the existing Protected Major Transit Station Area 56 – Creditstone Bus Rapid Transit boundary; the boundary expansion would introduce meaningful and compatible transitions to the surrounding area; and several properties within the VMC and in close proximity to the Subject Lands were already granted site-specific employment land use conversions by York Region Council. The proposal will also continue to provide jobs through expanded land use permissions, as the Subject Lands will be partially redesignated to permit a mix of non-residential uses, which will contribute to the employment base of the VMC while serving as a buffer and transition between sensitive land uses in the VMC and the industrial uses in the surrounding Employment Area. In consideration of 1. and 2., the Amendment is consistent with the PPS 2024.
3. The York Region Official Plan, 2022 guides economic, environmental and community building decisions across the York Region. The Subject Lands are designated "Employment Area" by the York Region Official Plan 2022. In order to redesignate the Subject Lands as "Community Area", an employment conversion

is required. The redesignation to “Community Area” is supported by the justification provided in the PPS 2024 analysis of policy 2.8.2.5. For this reason, the proposed amendment to the York Region Official Plan, 2022 can be supported.

4. The VOP 2010 sets out the City’s general planning goals and policies that guide future land use. The Subject Lands are located in “Employment Areas” on Schedule 1 – “Urban Structure”, designated as “General Employment” on Schedule 13 – “Land Use”, and are located within “Protected Major Transit Station Area 56 – Creditstone BRT Station” on Schedule C – “Protected Major Transit Station Areas” of VOP 2010. Residential, park, institutional, and some office uses are not permitted within the current land use designation. By incorporating the entirety of the Subject Lands into the VMC and redesignating the lands from "General Employment" to primarily "Neighbourhoods Precinct" and “West and East Employment Precinct”, the Amendment will enable land use permissions which directly contribute to meeting the minimum density target of 300 people and jobs per gross hectare prescribed to Protected Major Transit Station Area 56.
5. Although the new VMC Secondary Plan 2025 is not currently in-force, the Plan represents the City’s new policy direction for the VMC over the next 25 years. The Amendment generally implements the vision and objectives contained in the VMC Secondary Plan 2025 and supporting schedules, such as the proposed land use designations and boundaries, minimum and maximum heights and densities, and the introduction of a new street network, potential school site, and public park on the Subject Lands.
6. The statutory Public Meeting was held on February 3, 2026. The recommendation of the Committee of the Whole to receive the Public Meeting report of February 3, 2026, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on February 24, 2026, when Vaughan Council approved Official Plan Amendment File OP.25.018, (Salvra Investments Inc.).

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 Subject Lands from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)”, as shown on Schedule “2B” attached to this Amendment.
2. Amending Schedule 13 – “Land Use”, to redesignate the Subject Lands from “General Employment” to “Lands Subject to Secondary Plans or Particular Area Specific Plans”, as shown on Schedule “3B” attached to this Amendment.
3. Amending Schedule 14A – “Areas Subject to Secondary Plans”, to include the Subject Lands in Area “11, Vaughan Metropolitan Centre, 11.12” as shown on Schedule “4B” 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 Subject Lands in the VMC boundary, as shown on Schedule “5B” attached to this Amendment.
2. Amending Schedule C – “Street Network”, to introduce a new, 20-metre north-south Local street bisecting the Subject Lands from Doughton Road to the south property line, and to identify the east-west Local street (Freshway Drive extension) on the Subject Lands as a 20-metre-wide Local street, as well as any other required widenings to peripheral roads within the Subject Lands, respectively, as shown on Schedule “6B” attached to this Amendment.
3. Amending Schedule D – “Major Parks and Open Spaces”, to include a “Public Square” at the northwest corner of the Subject Lands, as shown on Schedule “7B” attached to this Amendment.

4. Amending Schedule E – “Community Services and Cultural Facilities” to include a Potential School Site “S5” on the western portion of the Subject Lands, as shown on Schedule “8B” attached to this Amendment.
5. Amending Schedule F – “Land Use Precincts”, to redesignate the western portion of the Subject Lands extending east of the new north-south Local street as “Neighbourhoods Precinct”, the eastern portion of the Subject Lands flanking Creditstone Road as “West and East Employment Precinct”, and the northwest corner of the Subject Lands as “Major Parks and Open Spaces”, as shown on Schedule “9B” attached to this Amendment.
6. Amending Schedule G – “Areas for Office Uses”, to designate the eastern portion of the Subject Lands flanking Creditstone Road as “Office Uses Permitted”, as shown on Schedule “10B” attached to this Amendment.
7. Amending Schedule K – “Site Specific Policy Areas”, attached hereto as Schedule “11B”, thereby identifying the Subject Lands as “Area BB”,
8. Adding the following after Policy 9.3.29 Area AA:

“Area BB (OPA #164)

9.3.30

1. Notwithstanding Schedule I – “Height and Density Parameters”, of the VMC Secondary Plan, for the portions of the Subject Lands designated as “Neighbourhood Precinct”, a minimum density of 2.5 Floor Space Index and a minimum building height of 3-storeys, are required. No maximum density or height shall apply.
2. Notwithstanding Policy 8.1.14 of the VMC Secondary Plan, development shall seek to meet or exceed the minimum density targets established by the VOP 2010. Specifically, for the Subject Lands, which are located within Protected Major Transit Station Area (PMTSA) 56 – Creditstone Bus Rapid Transit Station, the minimum density target shall be 300 people and jobs per gross hectare.

3. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, residential towers shall generally have average floorplate sizes no greater than 800 square metres and no individual floorplate greater than 900 square metres.
4. Notwithstanding Policy 8.7.18 of the VMC Secondary Plan, within the “Neighbourhood Precinct” designation, the distance between the facing walls of two residential towers shall generally be a minimum of 30 metres. Lesser separation distances between two residential towers (to a minimum of 25 metres) may be permitted without further amendment to the Secondary Plan, subject to appropriate site and building design, as per Policy 9.4.4 of the VMC Secondary Plan permitting minor variations from numerical requirements.
5. The minimum rate of parkland provision shall be 0.3 hectares per 1000 residents within the VMC Secondary Plan Area.
6. Street alignment, function, tenure, and character may be determined through the future review of development applications, without an amendment to this Plan, provided that the intended long-term function of the planned street network as identified on Schedule C – “Street Network”, and full access to public uses, are maintained, and subject to meeting appropriate design criteria as well as legal agreements registered on title to ensure full public access and public infrastructure emplacement, to the satisfaction of the City. The City may require additional information, reports, studies, and/or materials as needed. Further, necessity of the Freshway Drive extension from Maplecrete Road to Creditstone Road may be evaluated through future development applications, permitting that one or more of the

Local Streets and Mews or portions thereof may be deleted as a requirement of this Plan without amendment to this Plan.

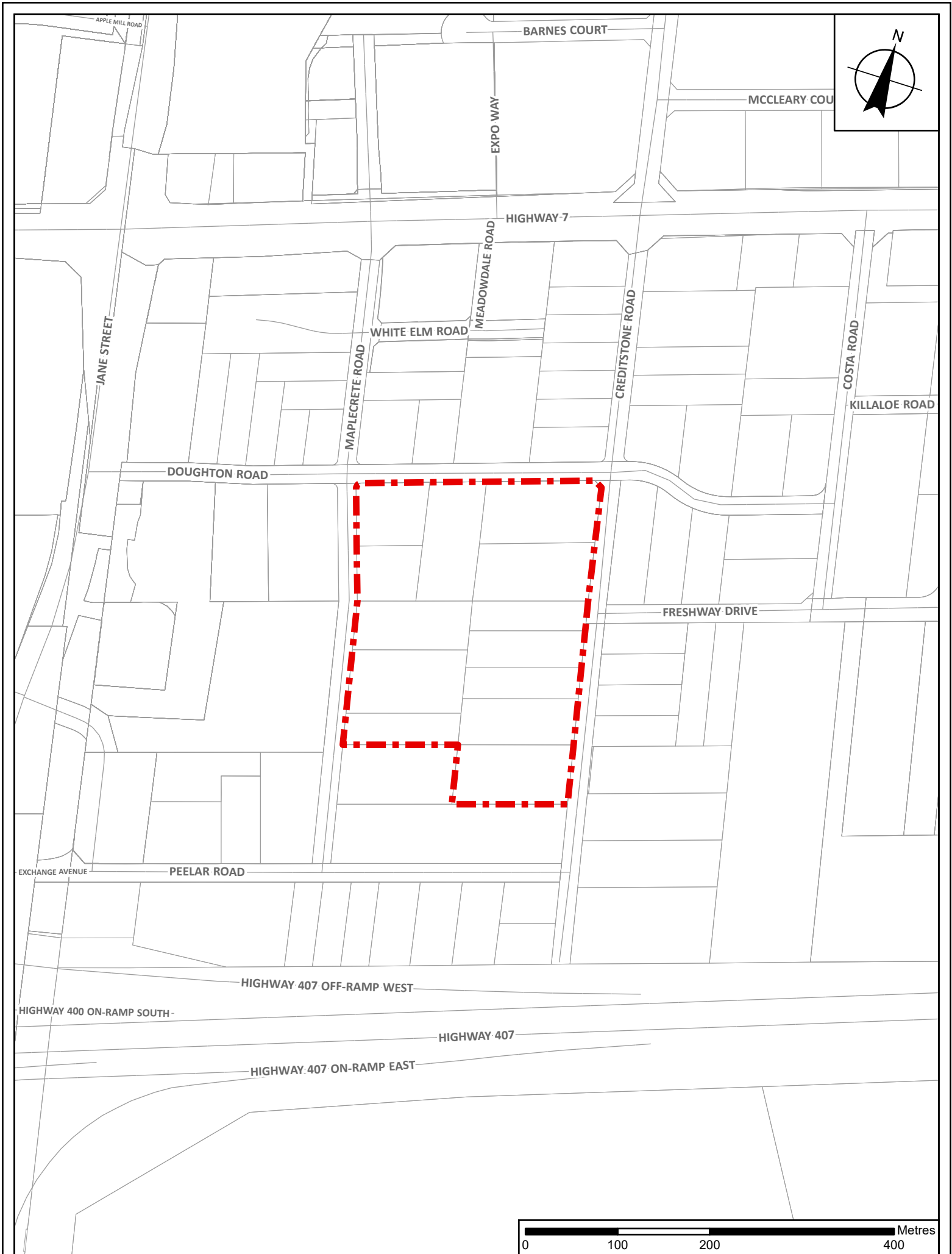
7. Minor adjustments to the boundaries of land use designations are permitted without an amendment to the Secondary Plan, in accordance with Policy 9.4.2. For the purposes of interpreting Schedule F – “Land Use Precincts”, the extent of the land use designation boundary between the “Neighbourhood” and “West and East Employment” Precincts shall be determined through future Zoning By-law Amendment(s), as supported through a Planning Justification Report and Land Use Compatibility Study, to the satisfaction of the City. The detailed boundaries will be reflected in the implementing Zoning By-law.
8. Future Zoning By-law Amendment application(s) that propose residential and other sensitive land uses in proximity to the Employment Area shall demonstrate compatibility through the submission of a Land Use Compatibility Study and other required technical studies, as deemed to be necessary, to address any potential adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety.”

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 001-2021, Draft Plan of Subdivision and/or 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.



This is Schedule '1B'
To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road;
 and 131 Doughton Road
 Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and
 Lots 18, 19, 20, 21 and 22, Plan 7977

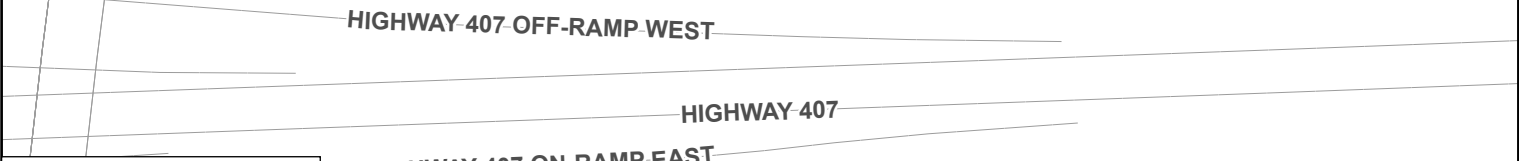
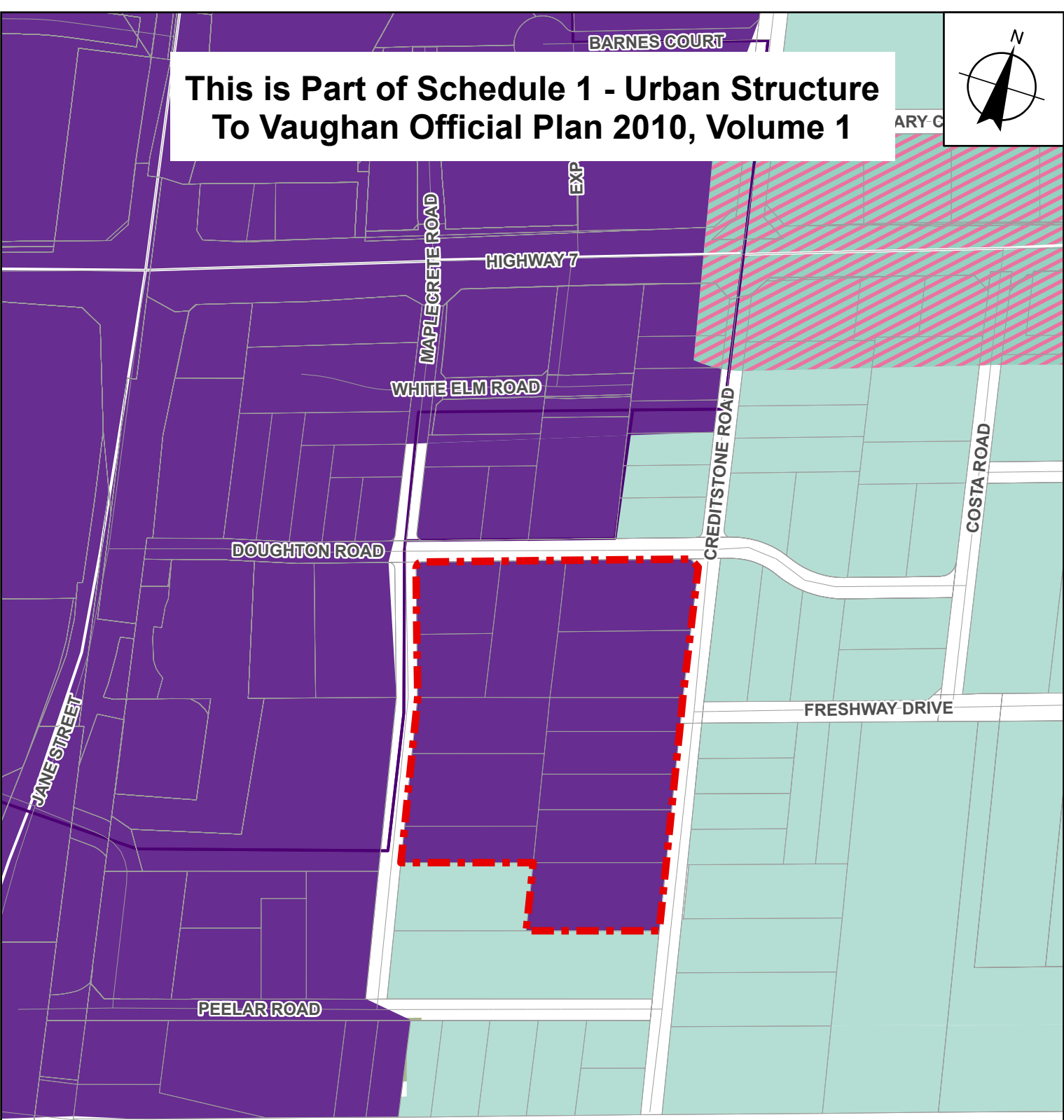
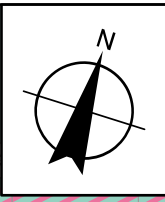
Applicant: Salvra Investments Inc.

City of Vaughan

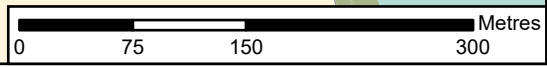


Lands Subject to
 Amendment No. 164

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



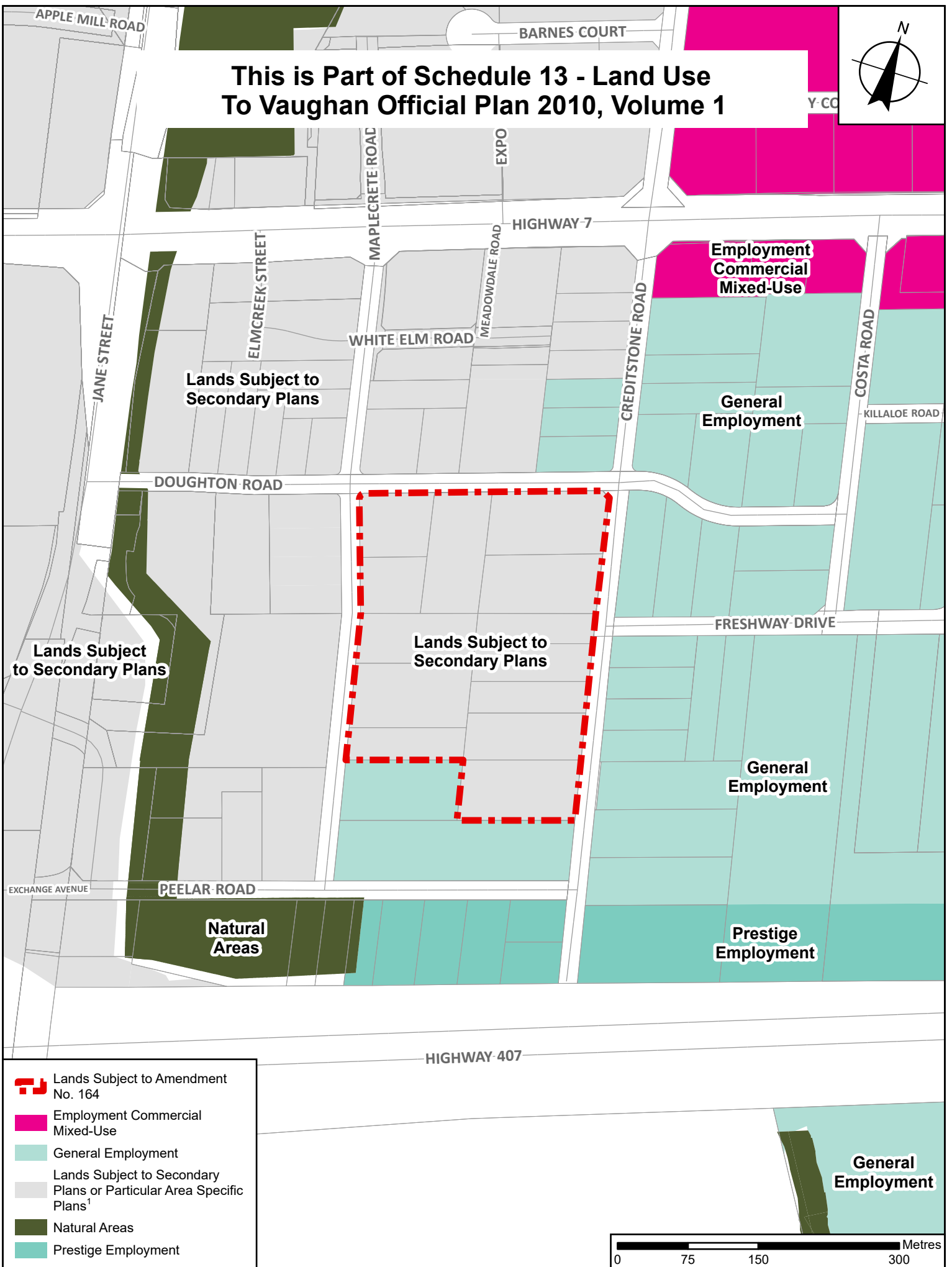
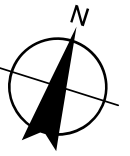
- Lands Subject to Amendment No. 164
- Stable Areas**
- Natural Areas and Countryside
- Community Areas
- Employment Areas
- Intensification Areas**
- Vaughan Metropolitan Centre (Regional Centre)
- Regional Intensification Corridors within Employment Areas



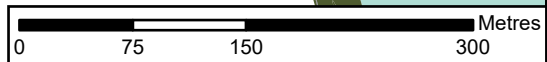
**This is Schedule '2B'
To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026**

File: OP.25.018
Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road;
 and 131 Doughton Road
 Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and
 Lots 18, 19, 20, 21 and 22, Plan 7977
Applicant: Salvra Investments Inc.
City of Vaughan

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



-  Lands Subject to Amendment No. 164
-  Employment Commercial Mixed-Use
-  General Employment
-  Lands Subject to Secondary Plans or Particular Area Specific Plans¹
-  Natural Areas
-  Prestige Employment



**This is Schedule '3B'
To Official Plan Amendment No.164
Adopted the 23rd Day Of June, 2026**

File: OP.25.018

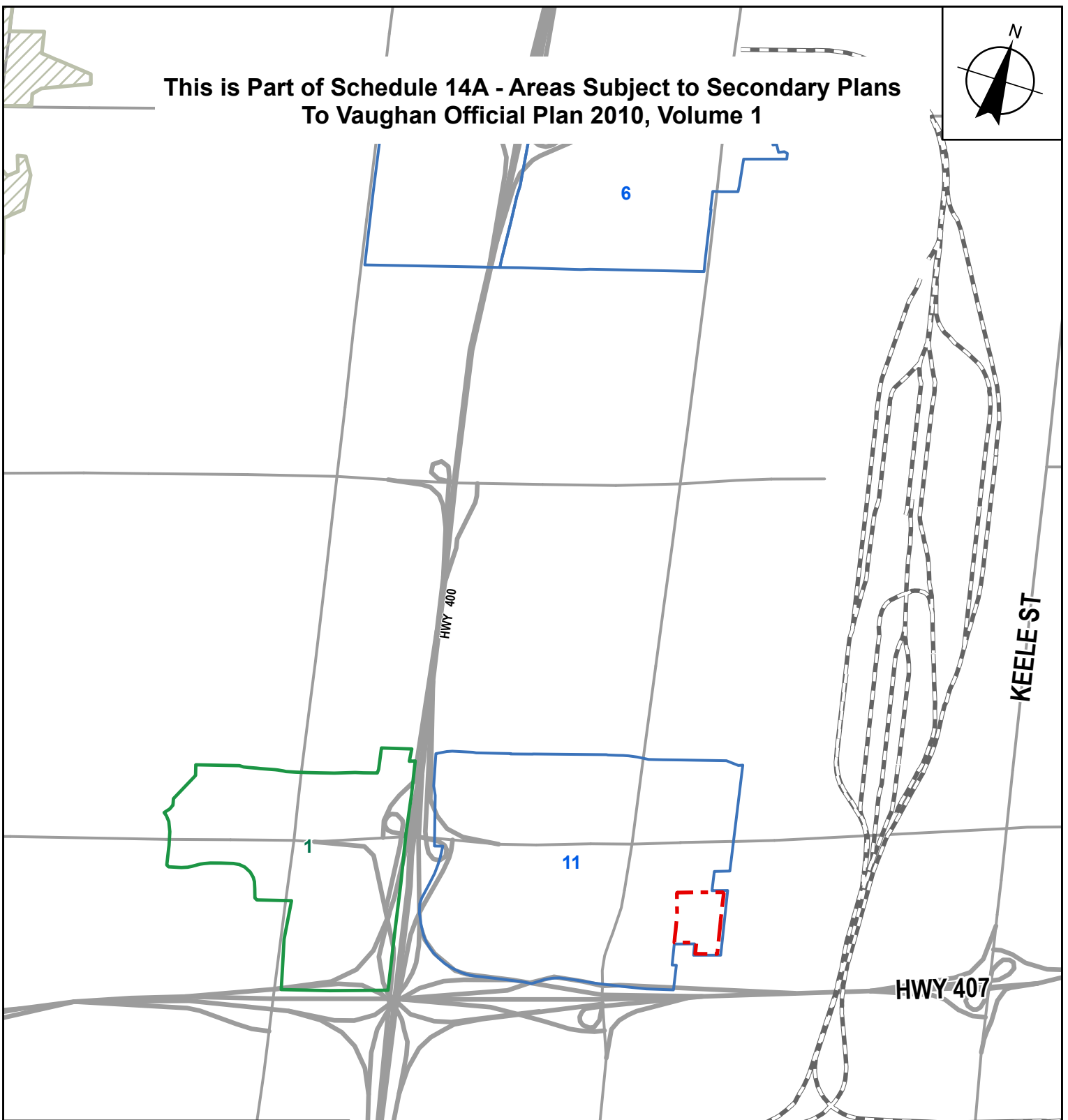
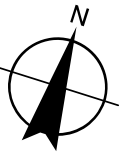
Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and
131 Doughton Road


Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and
Lots 18, 19, 20, 21 and 22, Plan 7977

Applicant: Salvra Investments Inc.


City of Vaughan

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




 Lands Subject to Amendment No. 164

Site #, Name, and Chapter


 2, Steeles West, 11.3

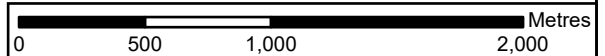
 6, Vaughan Mills Centre, 11.7

 11, Vaughan Metropolitan Centre, 11.12

Required Secondary Plan Areas

 1, Weston Rd. & Highway 7

 Greenbelt Plan Area¹



STEELES AVE W

HWY 407

KEELE ST

This is Schedule '4B'

To Official Plan Amendment No. 164

Adopted the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and
131 Doughton Road

Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and







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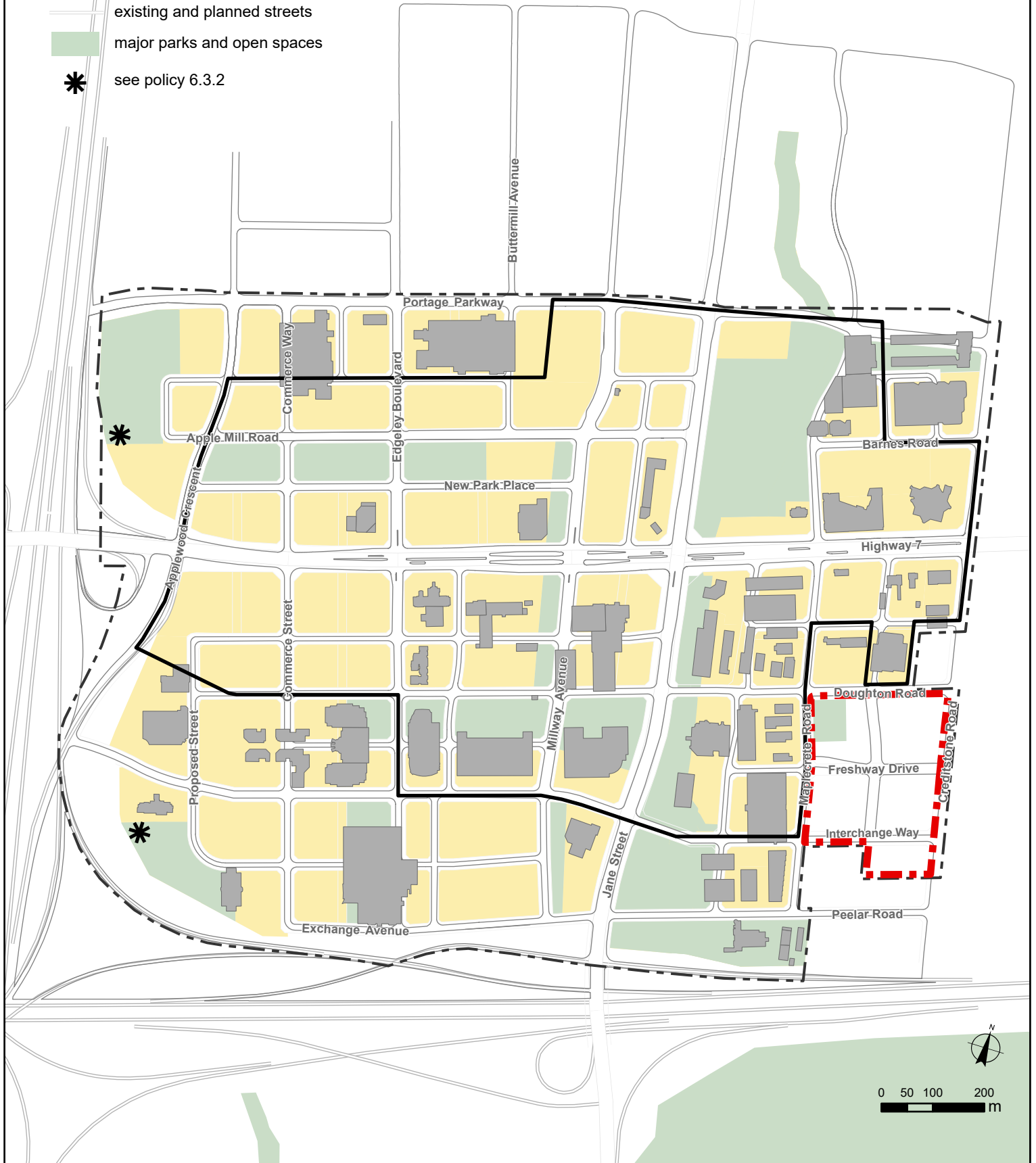
Applicant: Salvra Investments Inc.

City of Vaughan

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 '5B'

To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026

File: OP.25.018


Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and
131 Doughton Road

Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and

Lots 18, 19, 20, 21 and 22, Plan 7977














Applicant: Salvra Investments Inc.

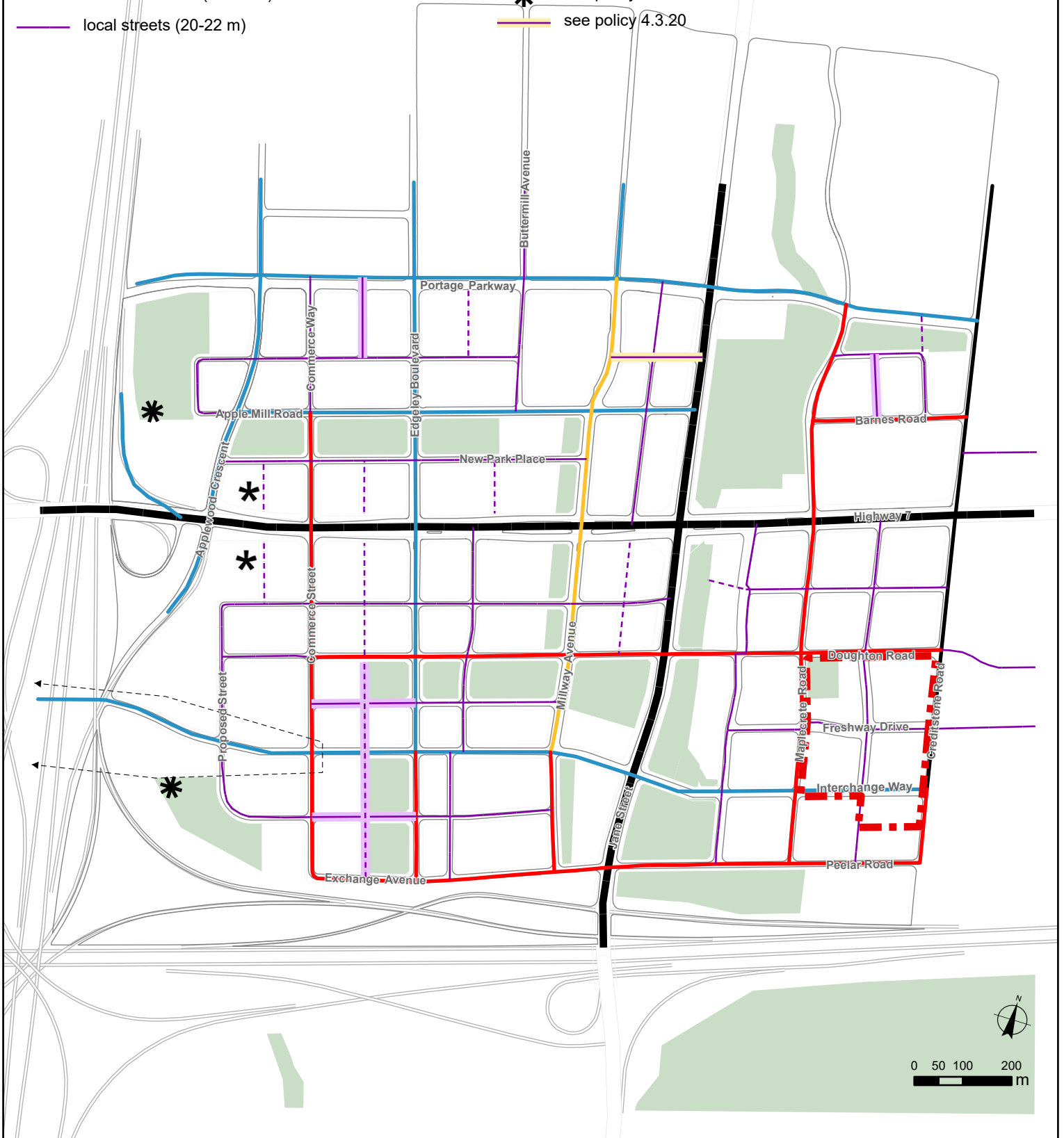
City of Vaughan

 Lands Subject to
Amendment No. 164

SCHEDULE C > STREET NETWORK

LEGEND

-  arterials (width to be consistent with region of York Official Plan)
-  minor arterial (33 m)
-  major collectors (28-33 m)
-  special collectors (33 m)
-  minor collectors (23-26 m)
-  local streets (20-22 m)
-  mews (15-17 m) or local streets (see policy 4.3.16)
-  colossus drive overpass corridor protection area (see policy 4.3.10)
-  major parks and open spaces
-  see policy 4.3.2
-  see policy 4.3.17
-  see policy 6.3.2
-  see policy 4.3.20



This is Schedule '6B'
To Official Plan Amendment No. 164 Adopted
the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and
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Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and

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Applicant: Salvra Investments Inc.

City of Vaughan

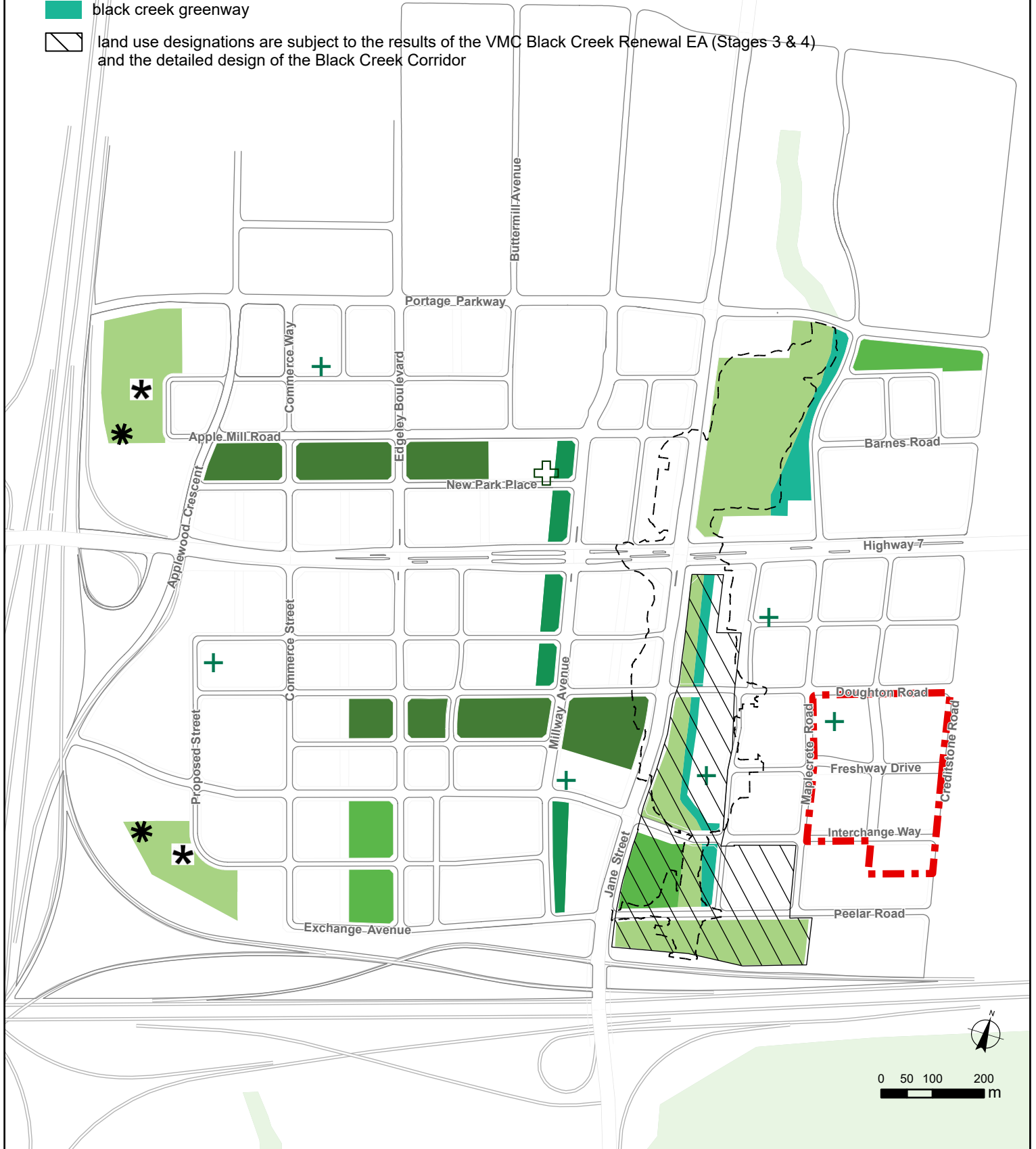


Lands Subject to
 Amendment No. 164

SCHEDULE D > MAJOR PARKS AND OPEN SPACES

LEGEND

- environmental open space
- urban park
- neighbourhood park
- millway avenue linear park
- black creek greenway
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) and the detailed design of the Black Creek Corridor
- + transit square
- + public square
- * parkland associated with environmental spaces
- * see policy 6.3.2



This is Schedule '7B'
To Official Plan Amendment No.164
Adopted the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road;
and 131 Doughton Road

Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and

Lots 18, 19, 20, 21 and 22, Plan 7977










Applicant: Salvra Investments Inc.

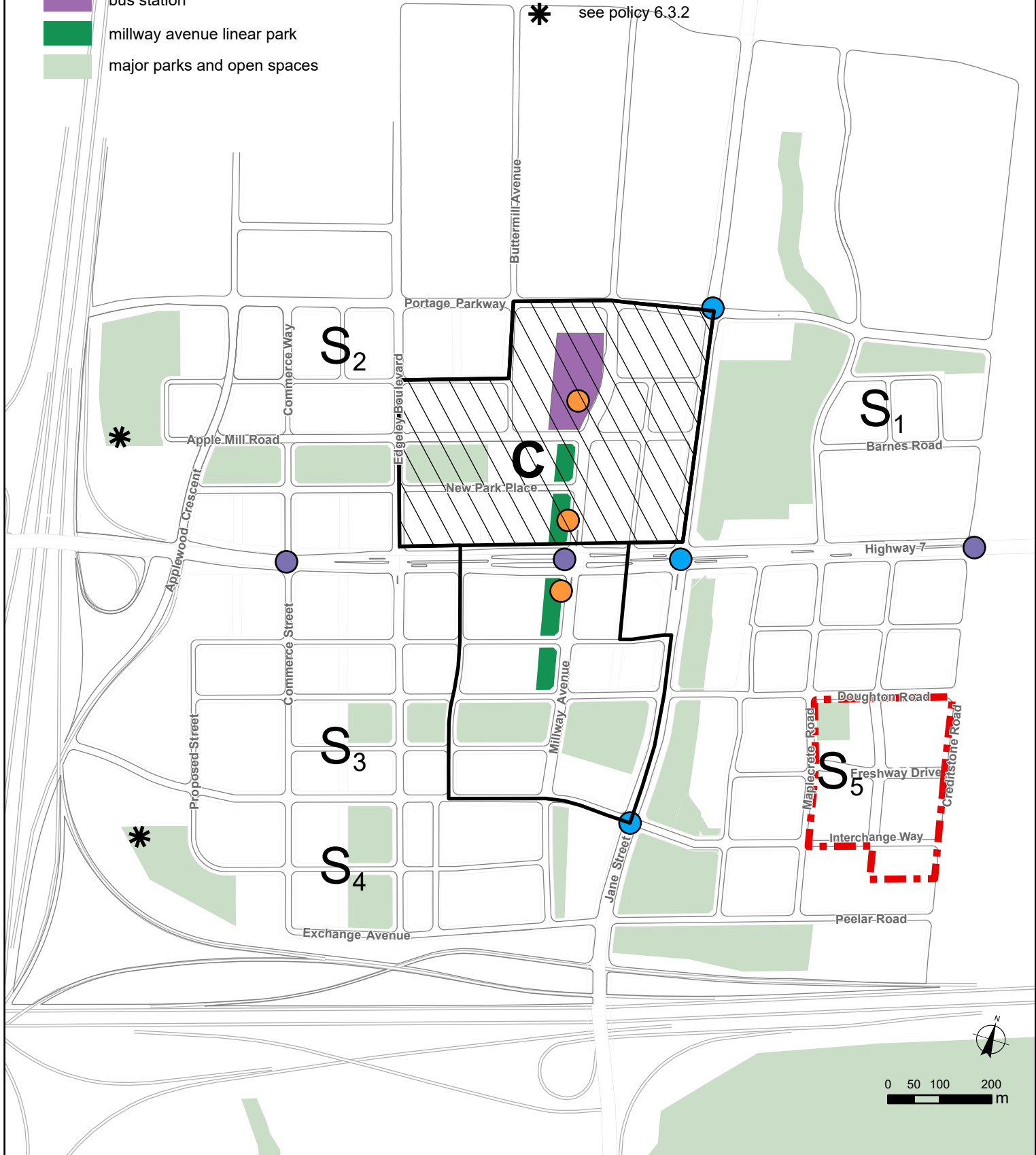
City of Vaughan

Lands Subject to
Amendment No. 164

SCHEDULE E > COMMUNITY SERVICES AND CULTURAL FACILITIES

LEGEND

- S** potential school site (see section 7.2)
-  potential multipurpose community centre
-  sites for community and cultural amenities
-  bus station
-  millway avenue linear park
-  major parks and open spaces
-  subway entrances
-  potential highway 7 rapidway stations
-  potential jane street rapidway stations
-  see policy 6.3.2



This is Schedule '8B'
To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecreek Road;
66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road;
and 131 Doughton Road
Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and
Lots 18, 19, 20, 21 and 22, Plan 7977

Applicant: Salvra Investments Inc.

City of Vaughan

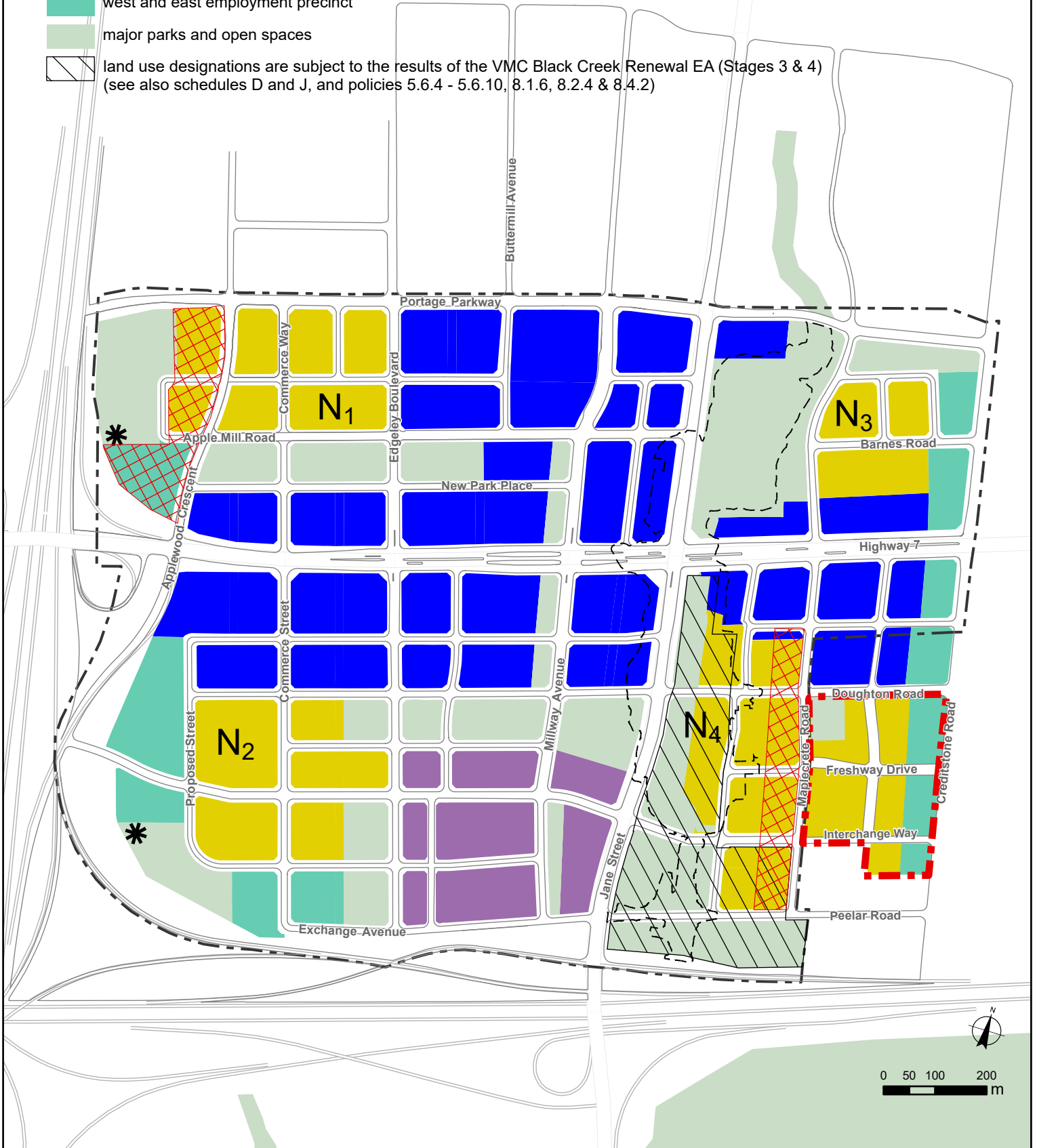


Lands Subject to
Amendment No. 164

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 '9B'
To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road;
 and 131 Doughton Road
 Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and Lots
 18, 19, 20, 21 and 22, Plan 7977





Applicant: Salvra Investments Inc.

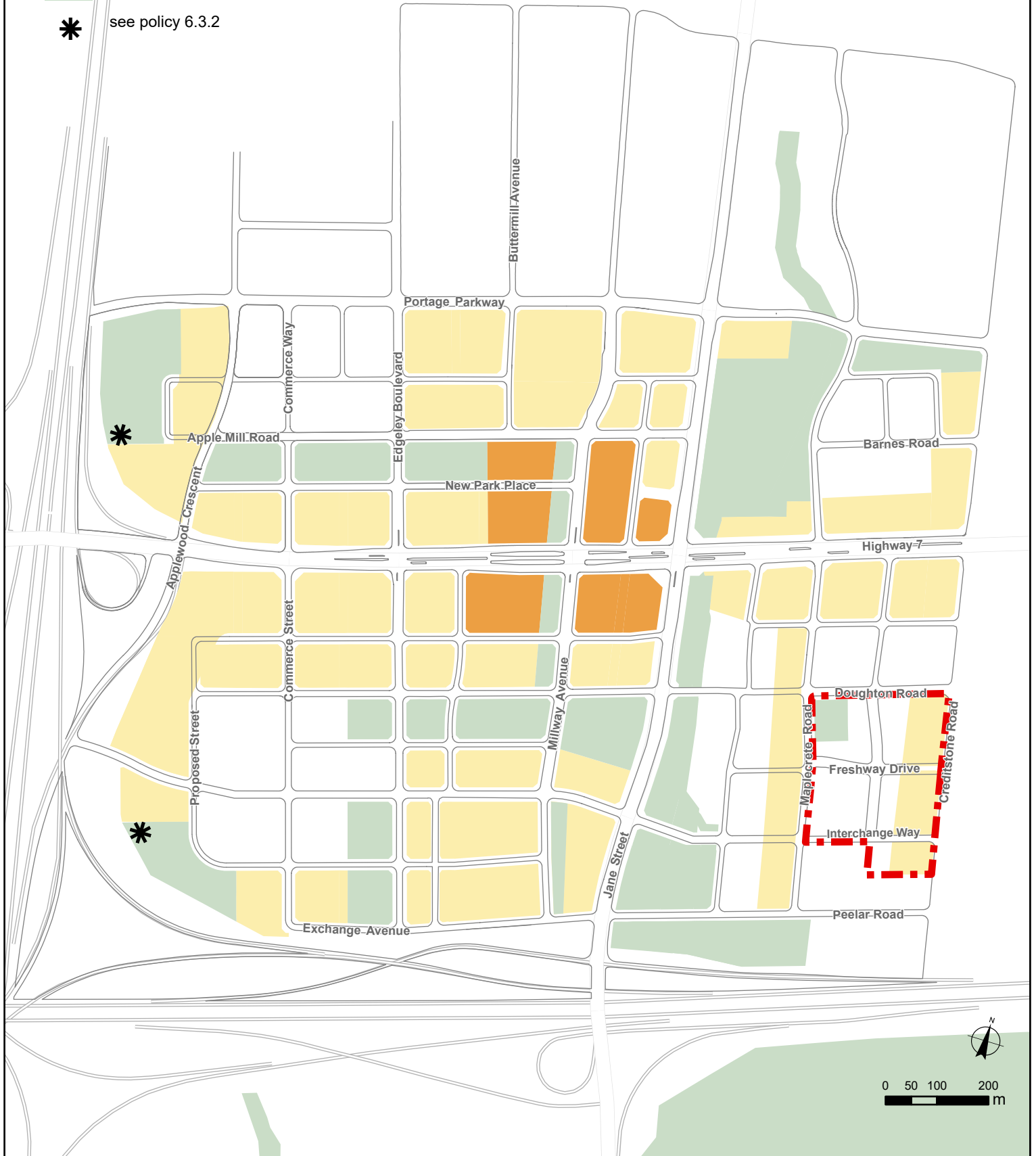
City of Vaughan

Lands Subject to
 Amendment No. 164

SCHEDULE G > AREAS FOR OFFICE USES

LEGEND

-  office uses required (see policy 8.2.3)
-  office uses permitted
-  major parks and open spaces
-  see policy 6.3.2



This is Schedule '10B'
 To Official Plan Amendment No. 164 Adopted
 the 23rd Day Of June, 2026

File: OP.25.018

Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road; and
 131 Doughton Road

Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and

Lots 18, 19, 20, 21 and 22, Plan 7977

Applicant: Salvra Investments Inc.





City of Vaughan



Lands Subject to
 Amendment No. 164

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 '11B'
To Official Plan Amendment No. 164
Adopted the 23rd Day Of June, 2026

File: OP.25.018


Location: 133, 111, 91, 77, 69/63, and 53 Maplecrete Road;
66, 90, 100, 122/30, 138, 150, and 176 Creditstone Road; and
131 Doughton Road

Lots 17, 18, 19, 22, 23, 24, 25 and 26, Plan 8070 and

Lots 18, 19, 20, 21 and 22, Plan 7977

Applicant: Salvra Investments Inc.

City of Vaughan

 Lands Subject to
Amendment No. 164

APPENDIX I

The Subject Lands are located on the south side of Doughton Road in between Maplecrete Road to the west and Creditstone Road to the east, being Lots 17, 18, 19, 22, 23, 24, 25 and 26 on Plan 8070, and Lots 18, 19, 20, 21 and 22 on Plan 7977, and are municipally known as 53, 69/63, 77, 91, 111, 133, and Maplecrete Road, 66, 90, 100, 122/130, 138, 150, and 176 Creditstone Road, and 131 Doughton Road, in the City of Vaughan.

The purpose of this Amendment is to include the Subject Lands within the existing Vaughan Metropolitan Centre (VMC) Secondary Plan boundary and to establish land use designations and site-specific policy provisions to permit residential and non-residential uses, a public square, a potential urban school site, and new streets.

On June 23, 2026, Vaughan Council ratified the June 16, 2026 recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.25.018 (Salvra Investments Inc.) as follows:

- “1. THAT Official Plan Amendment File OP.25.018 (Salvra Investments Inc.) be approved, to amend VOP 2010, Volume 1 for the Subject Lands shown on Attachment 1 as follows:
 - a) To amend Schedule 1 – Urban Structure, to redesignate the Subject Lands from “Employment Areas” to “Vaughan Metropolitan Centre (Regional Centre)”;
 - b) To amend Schedule 13 – Land Use, to redesignate 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”, as shown on Attachment 5;

2. THAT Official Plan Amendment File OP.25.018 (Salvra Investments Inc.) be approved, to amend VOP 2010, Volume 2, specifically the VMC Secondary Plan, for the Subject Lands shown on Attachment 1 as follows:
 - a) To amend Schedule A – VMC Boundaries, to include the Subject Lands in the VMC Boundary;
 - b) To amend Schedule C – Street Network, to include new 20-metre-wide north-south and east-west Local Streets on the Subject Lands;
 - c) To amend Schedule D – Major Parks and Open Spaces, to include a Public Square at the northwest corner of the Subject Lands;
 - d) To amend Schedule E – Community Services and Cultural Facilities, to include a Potential School Site on the western portion of the Subject Lands over Freshway Drive and to amend policy 7.2.1. to update the number of Potential School Sites identified in the VMC;
 - e) To amend Schedule F – Land Use Precincts, to designate the Subject Lands as “Neighbourhood Precinct”, “East and West Employment Precinct”, and “Parks and Open Spaces Precinct”;
 - f) To amend Schedule G – Areas for Office Uses, to identify the eastern portion of the Subject Lands fronting onto Creditstone Road as “Office Uses Permitted”;
 - g) To amend Schedule K – Site-Specific Policy Areas, to identify the Subject Lands as “Area BB”, with the following site-specific provisions:
 - a. To require a minimum density target of 300 people and jobs per gross hectare;
 - b. To require a minimum density of 2.5 Floor Space Index and a minimum building height of 3-storeys, with no maximum density or building height;

- c. To permit an average tower floorplate size generally not exceeding 800 square metres, and no individual floorplate size greater than 900 square metres;
 - d. To require a tower separation distance of generally no less than 30 metres, up to a minimum of 25 metres;
 - e. To require a minimum parkland rate of 0.3 hectares per 1,000 residents;
 - f. To add new policy language to allow street alignment, function, tenure, and character to be considered through the future review of development applications, including consideration of the necessity of the Freshway Drive extension, without an amendment to the Plan;
 - g. To add new policy language stating that the extent of the land use designation boundary for the “Neighbourhoods” and “East and West Employment Precincts” be determined through future Zoning By-law Amendment(s) and that any residential or sensitive land uses proposed in proximity to the Employment Area shall be required to demonstrate compatibility through the submission of additional technical studies.”
6. That the York Region Official Plan 2022 MAP 1A -Land Use Designation be amended by redesignating the subject lands as shown on Attachment 1 from “Employment Area” to “Community Area”.”