APPENDIX E

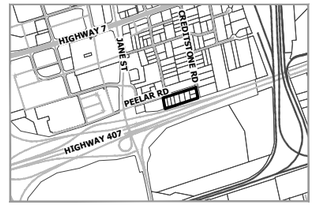
Concept Development Plan prepared by MHBC

CONCEPT PLAN

79 Peelar Rd, Vaughan,
Ontario

19195B

KEY PLAN



Subject Lands

NOT TO SCALE

LEGEND

- Subject Lands
- 79 Peelar Rd Property Limits
- Property Lines
- Proposed Building

MAPLECRETE RD

CREDITSTONE RD

PEELAR RD

TOWER

TOWER

TOWER

TOWER

TOWER

7.5

3

7.5

12.5

42

25

25

40

15

15

12.5

14m MTO SETBACK

HIGHWAY 407

NOTES

1. All dimensions are in metres unless otherwise shown.
2. Contains information licensed under the Open Government Licence - Ontario.

DATE: January 12, 2026

0 10 20 30 40 50m

Z:\19195\B - 79 Peelar Road, Vaughan\6 - Tech Production\2-Working Files\Concept Plan\1-CAD\19195B_79_Peelar_Vaughan_Concept_2026.01.09.dwg

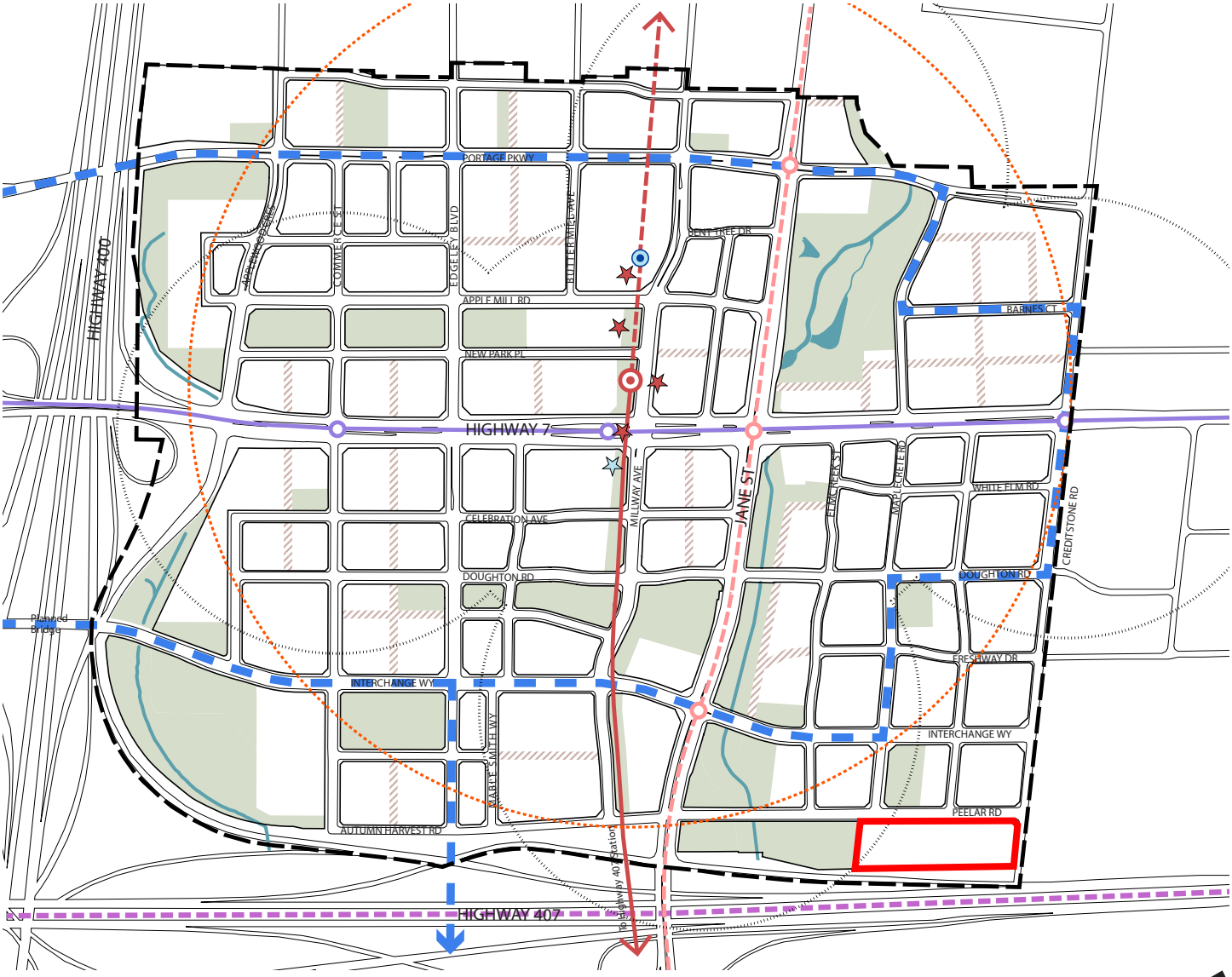
MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

APPENDIX F

VMC Secondary Plan Modified Schedules

Vaughan Metropolitan Centre Secondary Plan

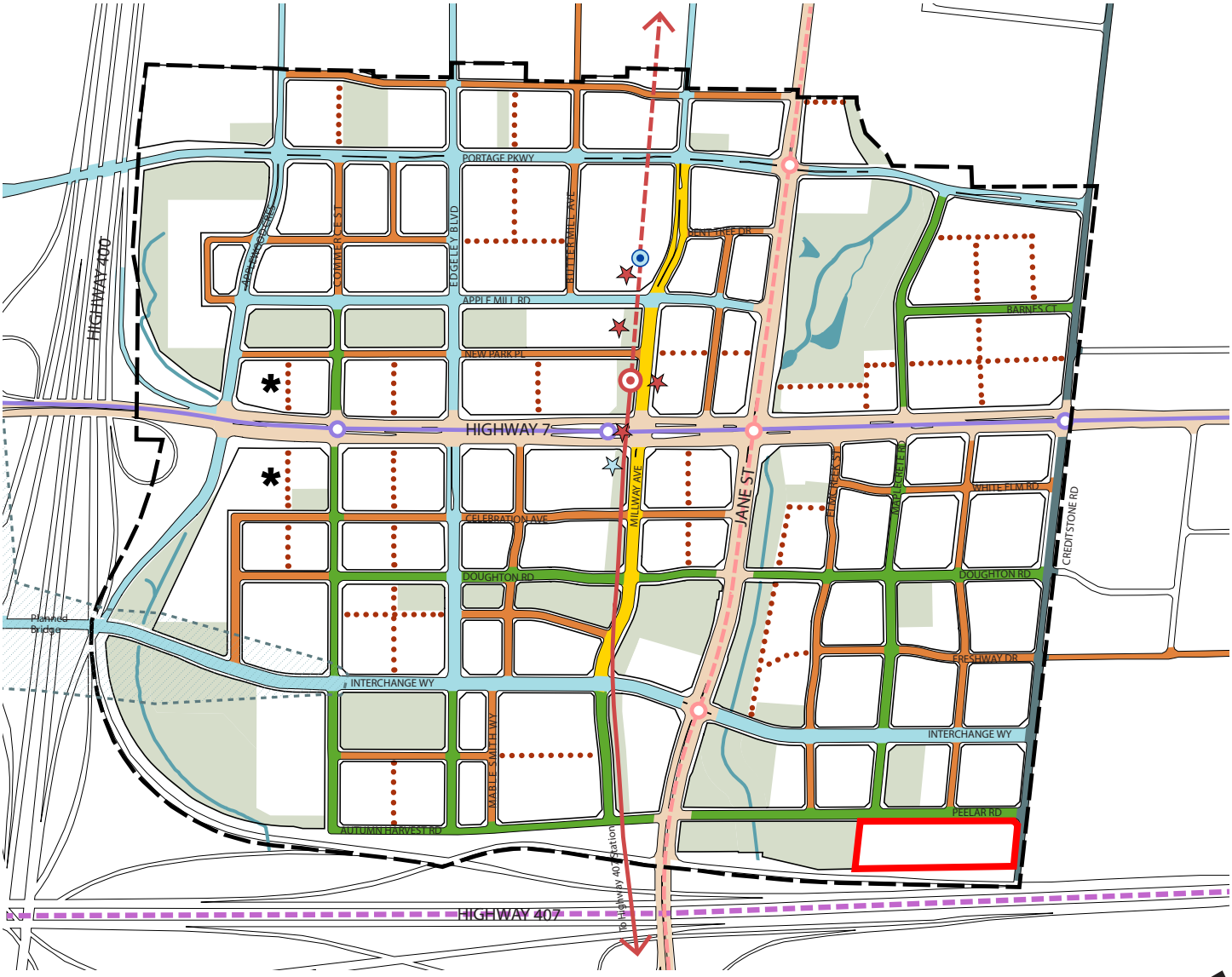
Schedule B - Transit Network



DOWNTOWN vaughan METROPOLITAN CENTRE

Vaughan Metropolitan Centre Secondary Plan

Schedule C - Street Network



Subject Lands - Remove Parks and Open Spaces designation

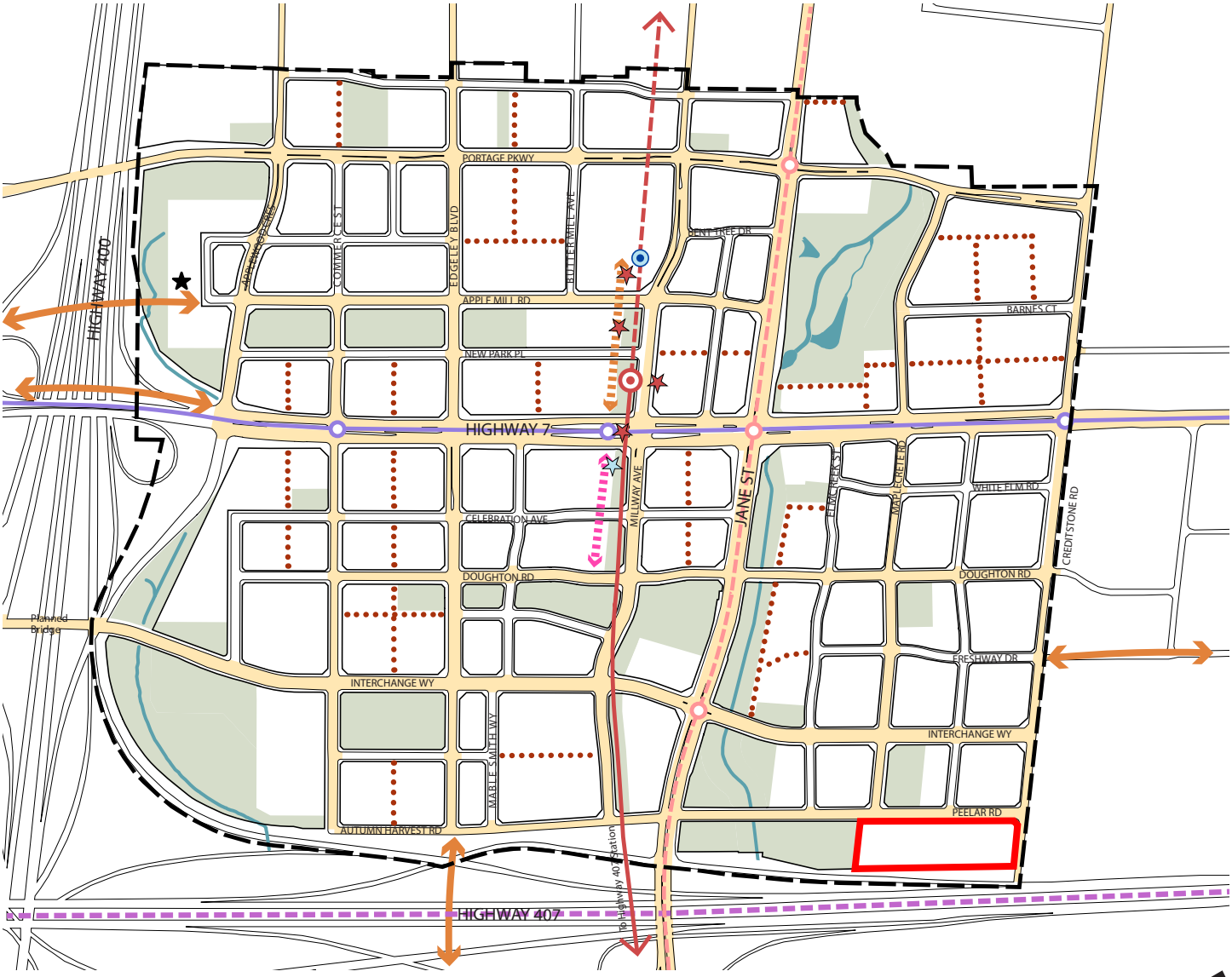
Not to Scale

- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- See policy 5.3.20
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- Existing BRT / Station
- Future BRT / Station
- Potential Transitway
- Existing TTC / YRT Transit Terminal
- Arterial (right-of-way varies)
- Minor Arterial (33m)
- Major Collector (33m)
- Special Collector (33m)
- Minor Collector (26m)
- Local (20-22m)
- Mews (15-17m)
- Colossus Drive Corridor Protection Area

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Schedule D - Active Transportation



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Vaughan Metropolitan Centre Secondary Plan

Schedule E - Parks and Open Spaces



Subject Lands - Remove Environmental Open Space designation

Not to Scale

- VMC Boundary
- Existing Watercourse
- See Policy 7.7.7
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- Transit Square
- Existing TTC / YRT Transit Terminal
- S_x Potential School Site
- Urban Park
- Public Square
- Environmental Open Space
- Mews

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Vaughan Metropolitan Centre Secondary Plan

Schedule F - Community Services and Cultural Facilities



Subject Lands - Remove Environmental Open Space designation

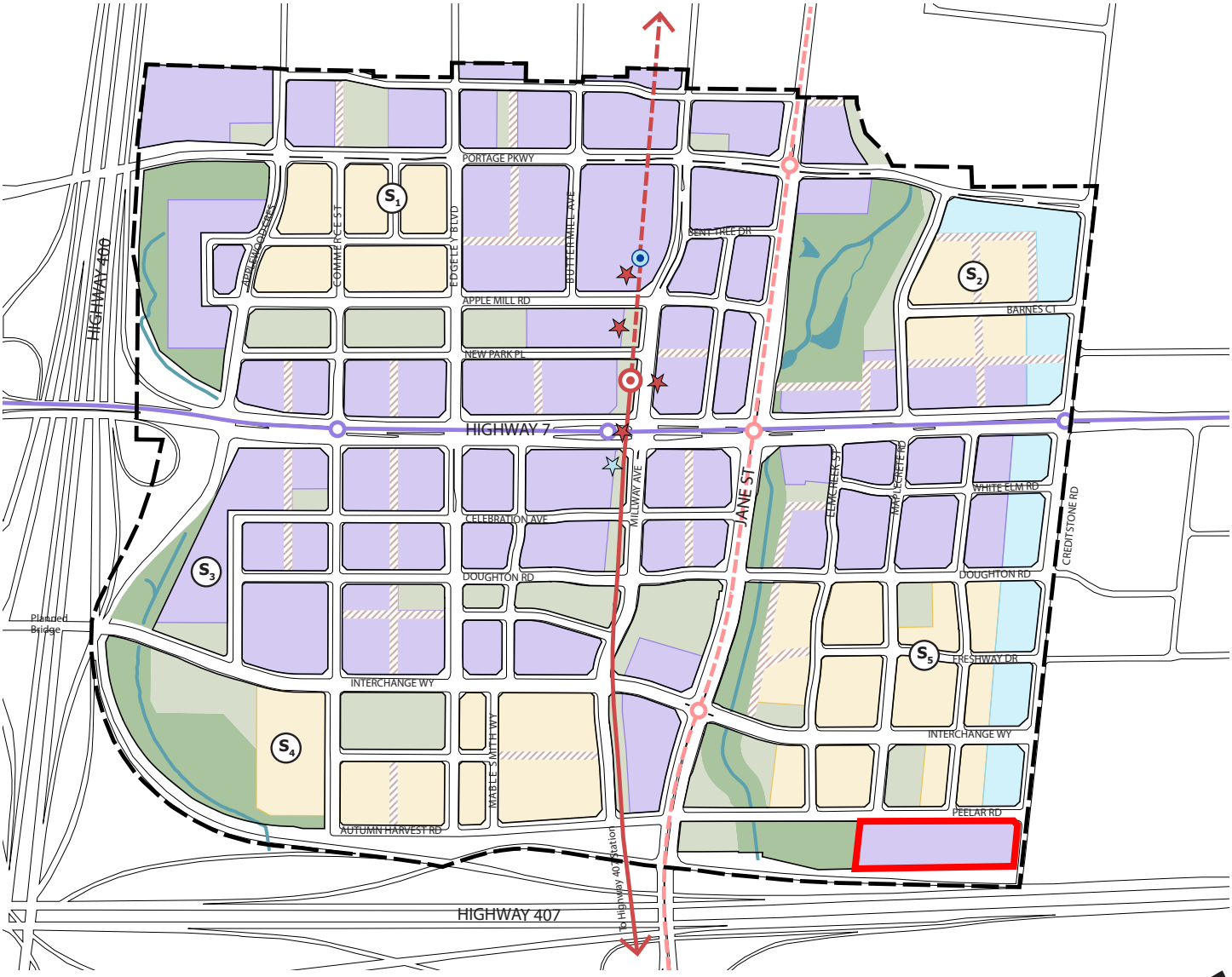
Not to Scale

- VMC Boundary
- Public Park
- Environmental Open Space
- Mews
- Existing Watercourse
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- Existing BRT / Station
- Future BRT / Station
- Existing TTC / YRT Transit Terminal
- S_x Potential School Site
- Preferred Zone for Community Services and Institutions
- Existing Community Service Facility
- Recommended Performing Arts and Cultural Centre
- Recommended Major Community Service Facility

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Vaughan Metropolitan Centre Secondary Plan

Schedule G - Land Uses



Subject Lands - Redesignate from Environmental Open Space to Mixed Use

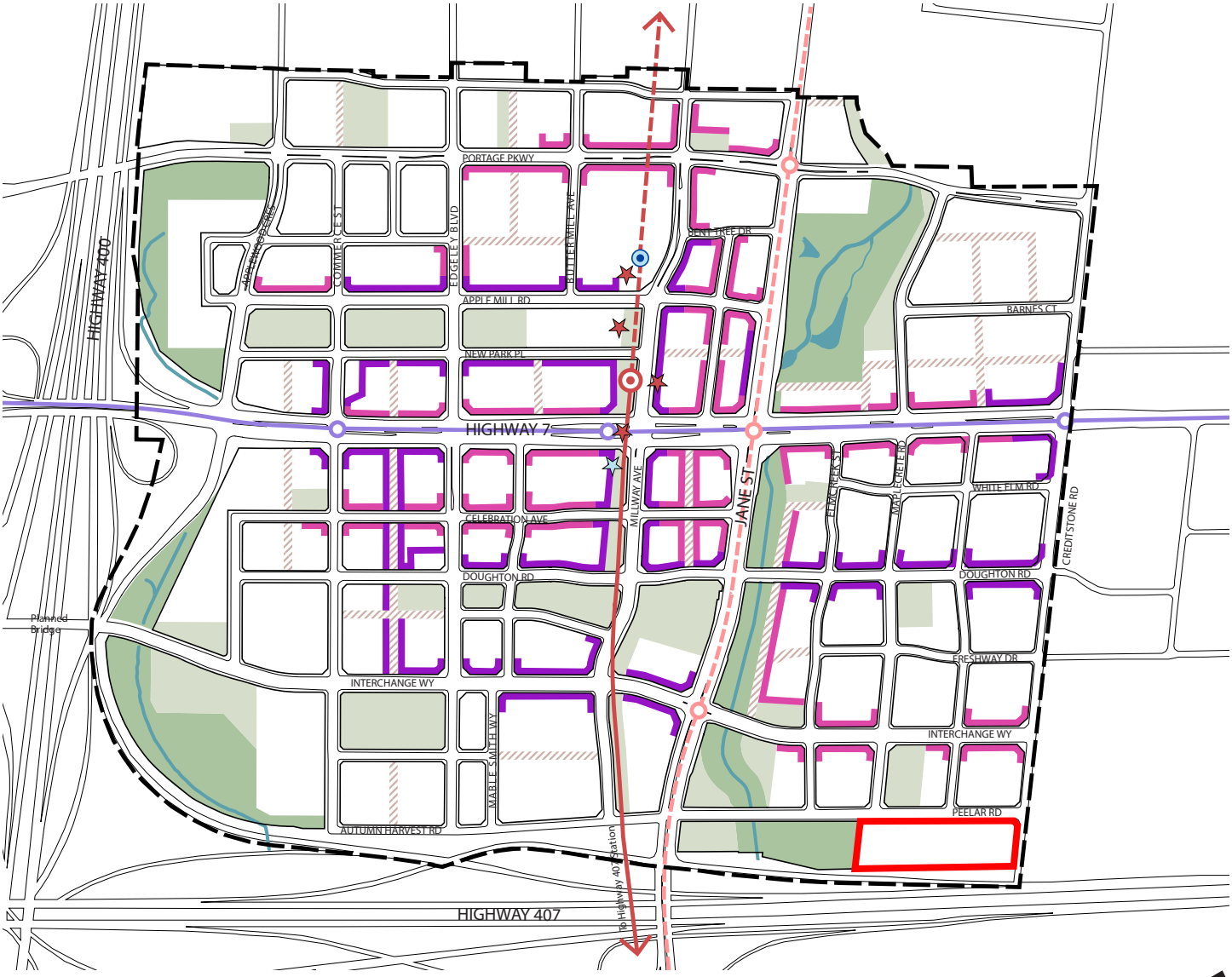
Not to Scale

- VMC Boundary
- Public Park
- Environmental Open Space
- Mews
- Existing Watercourse
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- Existing BRT / Station
- Future BRT / Station
- Existing TTC / YRT Transit Terminal
- S_x Potential School Site
- Mixed Use
- Mixed Non-residential
- Neighbourhood

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Vaughan Metropolitan Centre Secondary Plan

Schedule H - Areas for Retail, Service Commercial, or Public Uses



Subject Lands - Remove Environmental Open Space Designation

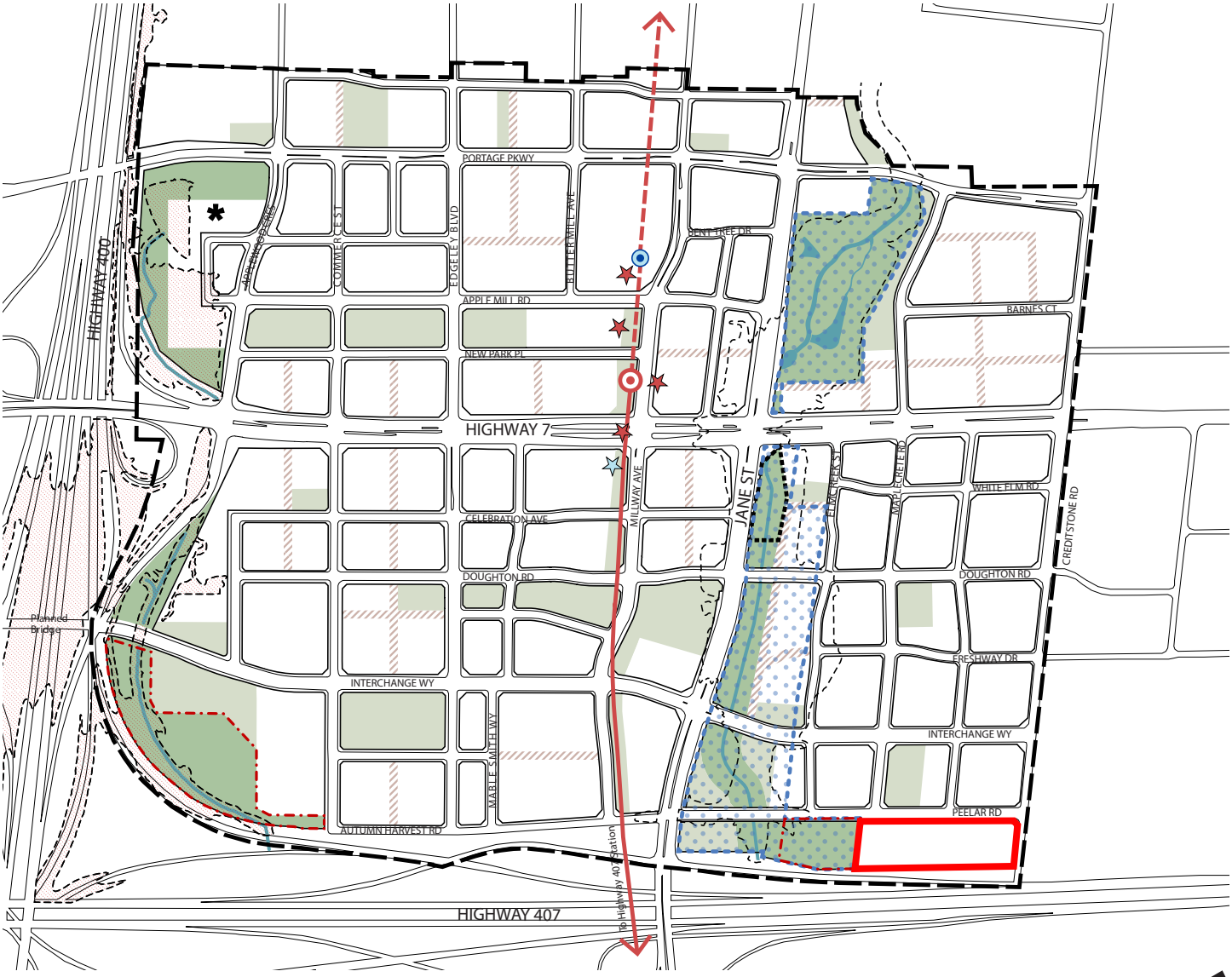
Not to Scale

- VMC Boundary
- Public Park
- Environmental Open Space
- Mews
- Existing Watercourse
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- Existing BRT / Station
- Future BRT / Station
- Existing TTC / YRT Transit Terminal
- Required Retail, Service Commercial, Integrated Community Facility or Public Use Frontage
- Recommended Retail, Service Commercial, Integrated Community Facility or Public Use Frontage

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Vaughan Metropolitan Centre Secondary Plan

Schedule I - Floodplain and Environmental Open Space



Subject Lands - Remove Environmental Open Space designation, Special Policy Area, and Black Creek Flood Mitigation Area

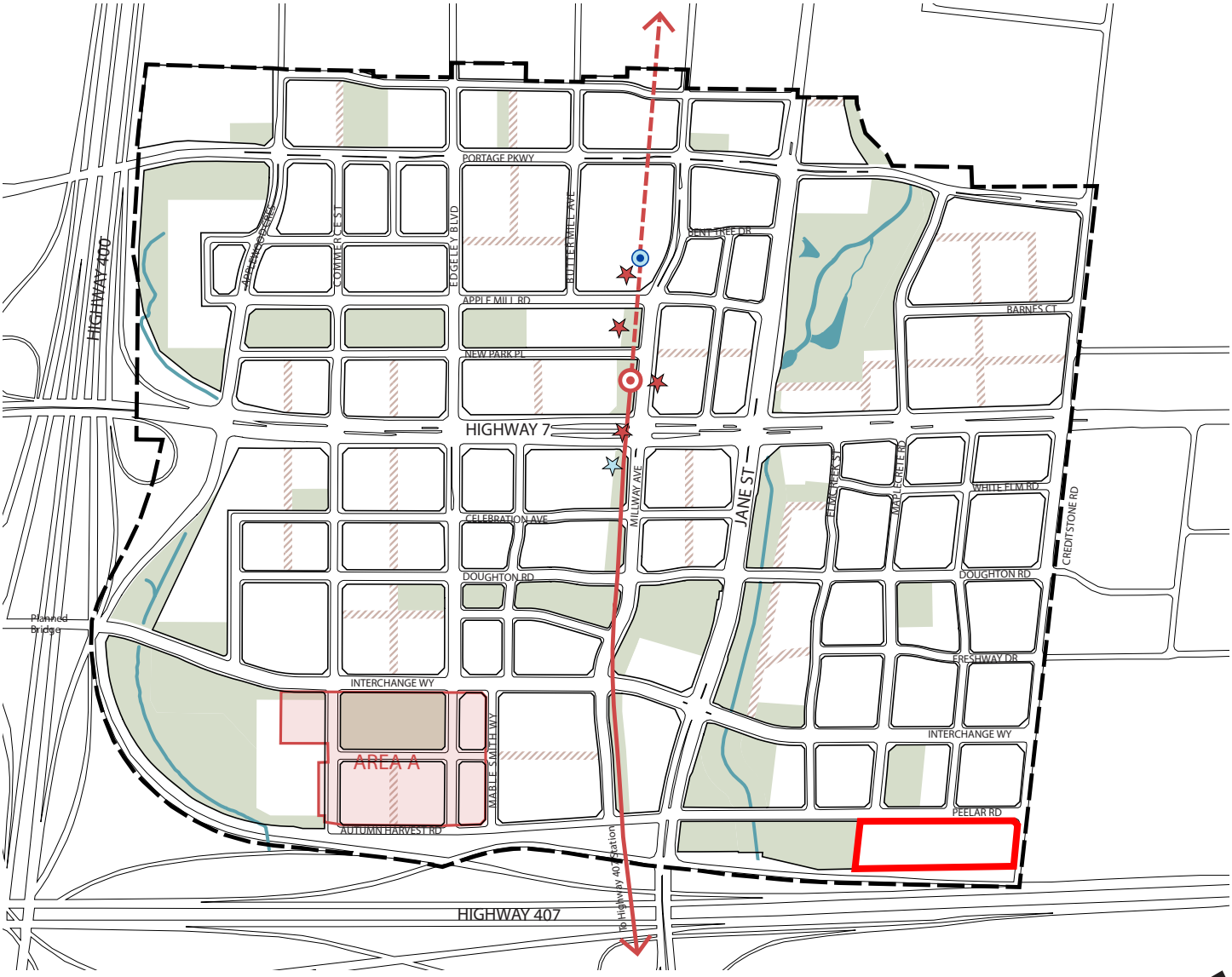
Not to Scale

- VMC Boundary
- Public Park
- Environmental Open Space
- Mews
- Existing Watercourse
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Line 1 Subway
- Future Line 1 Subway
- See policy 7.7.7
- Existing TTC / YRT Transit Terminal
- Approximate extent of Highway 7 Culvert Improvements (see Section 6.7)
- Existing Floodplain (prior to Black Creek Renewal channel work)
- Black Creek Western Spill Area (see Policy 6.7.7)
- Black Creek Flood Mitigation Area (see Section 6.7)
- Special Policy Area (see Policy 7.7.8)

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Vaughan Metropolitan Centre Secondary Plan

Schedule J - Site Specific Policy Areas



VMC Boundary
Parks and Open Spaces
Existing Watercourse
Mews
Existing Subway Station
Existing Subway Entrance
Future Subway Entrance
Existing Line 1 Subway
Future Line 1 Subway
Existing TTC / YRT Transit Terminal
Site Specific Policy Areas (see Section 10.3)

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