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SENT VIA EMAIL

Communication : C 5
VMC Sub-committee
June 21, 2022
Agenda Item # 2

P-3298

June 20, 2022

Mayor Maurizio Bevilacqua and Members of Council
Vaughan Metropolitan Centre Sub-Committee
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Re: **Comments on VMC Secondary Plan Update: Land Use Options**
185 Doughton Road & 108-112 Maplecrete Road (19T-21V003, OP.21.008 & Z.21.011) and
2851 Regional Road 7 (19T-19V004, OP.19.009 & Z.19.024).
GB (Maplecrete) Limited Partnership and GB (Vaughan Seven) Limited Partnership
City of Vaughan, York Region

Dear Mayor Bevilacqua and Members of Council:

KLM Planning Partners Inc. represents GB (Maplecrete) Limited Partnership and GB (Vaughan Seven) Limited Partnership, respective owners of the above cited two development parcels ("subject lands"). We are writing with respect to the above noted report to VMC Sub-Committee dated June 21, 2022.

Comments related to 2851 Regional Road 7 (Site 'A')
These lands were approved with a partial Mix Use development block south of the east-west public road that is intended to be developed in conjunction 130 Doughton Road to the south. Our client is concerned with the proposed school block on 130 Doughton Road as shown on Land Use Option 1, as it does not appear to take the aforementioned approvals into account (see Figure 1).

With respect to Land Use Option 2, while we are encouraged with the proposed Mixed Use designation on the partial development block, we are concerned with the proposed mandatory office use requirement, which is not an existing requirement. This presents a challenge, particularly in a post-pandemic market where remote working has significant impacts on demands. Land Use Option 2 also illustrates a proposed north-south public road connection through the approved development block down to Doughton Road which was not accounted by the approved development applications (See Figure 2).

Comments related to 185 Doughton Road & 108-112 Maplecrete Road (Site 'B')
We note that both Land Use Option proposes either a public park or school site across the site on the east side of Maplecrete Road that interrupts the extension of Freshway Drive, which the current development applications provides in compliance with the existing Secondary Plan. Should Freshway Drive not extend as intended under the existing Secondary Plan, we would suggest that the City eliminate the need for the public road at the south end of the site and in its place, provide for other means of connectivity, such as a private roadway with public access easement.

These are our initial comments on the presented Land Use Options. We look forward to working with the VMC Secondary Plan team and the City throughout the stakeholder engagement process as the Secondary Plan Update progresses.

Yours truly,
KLM PLANNING PARTNERS INC.

Billy Tung, BES, MCIP, RPP
Partner

Cc: GB (Maplecrete) Limited Partnership and GB (Vaughan Seven) Limited Partnership (encl.)
Mr. Haiqing Xu, Deputy City Manager, Planning and Growth Management

Land Use Designations

Land Uses

- Mixed Use
- Mixed Use (Office Uses Required)
- Mixed Use Retail Office
- Neighbourhood
- Employment

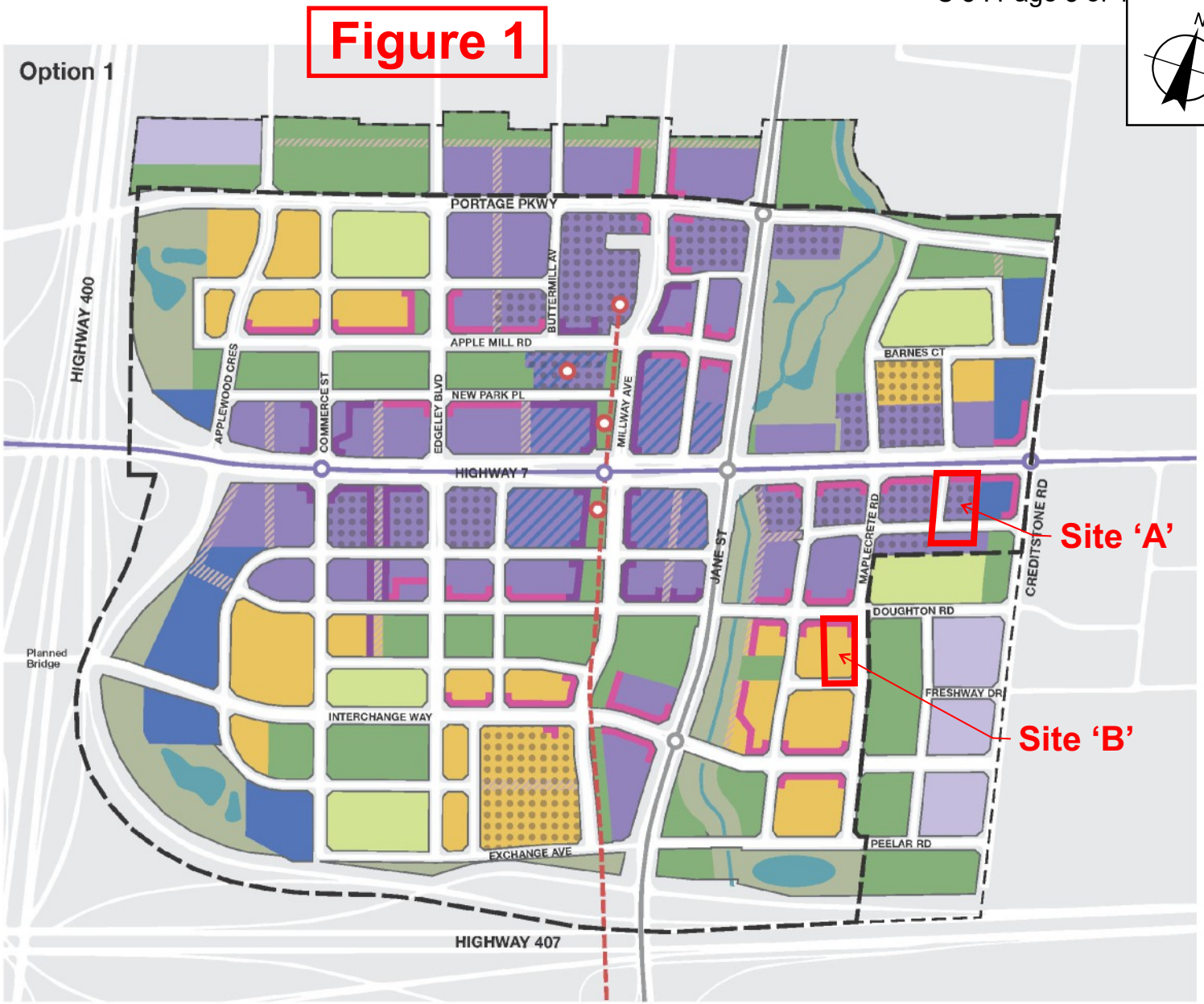
Parks and Open Spaces

- Public Park
- Environmental Open Space
- Mews (Private)
- School

Retail Frontages

- Required Retail, Service Commercial or Public Use Frontage
- Recommended Retail, Service Commercial or Public Use Frontage

- VMC Boundary
- Potential Expansion Area Boundaries
- Recent / Approved Development
- Subway / Station Entrance
- BRT / Station
- Future BRT / Station



Land Use Option 1

LOCATION:
Part of Lots 4 to 7, Concession 5 and
Part of Lots 3 to 7, Concession 4

VAUGHAN
Development Planning

Attachment 3

DATE:
June 21, 2022

PROJECT:
VMC Secondary Plan Update

Land Use Designations

Land Uses

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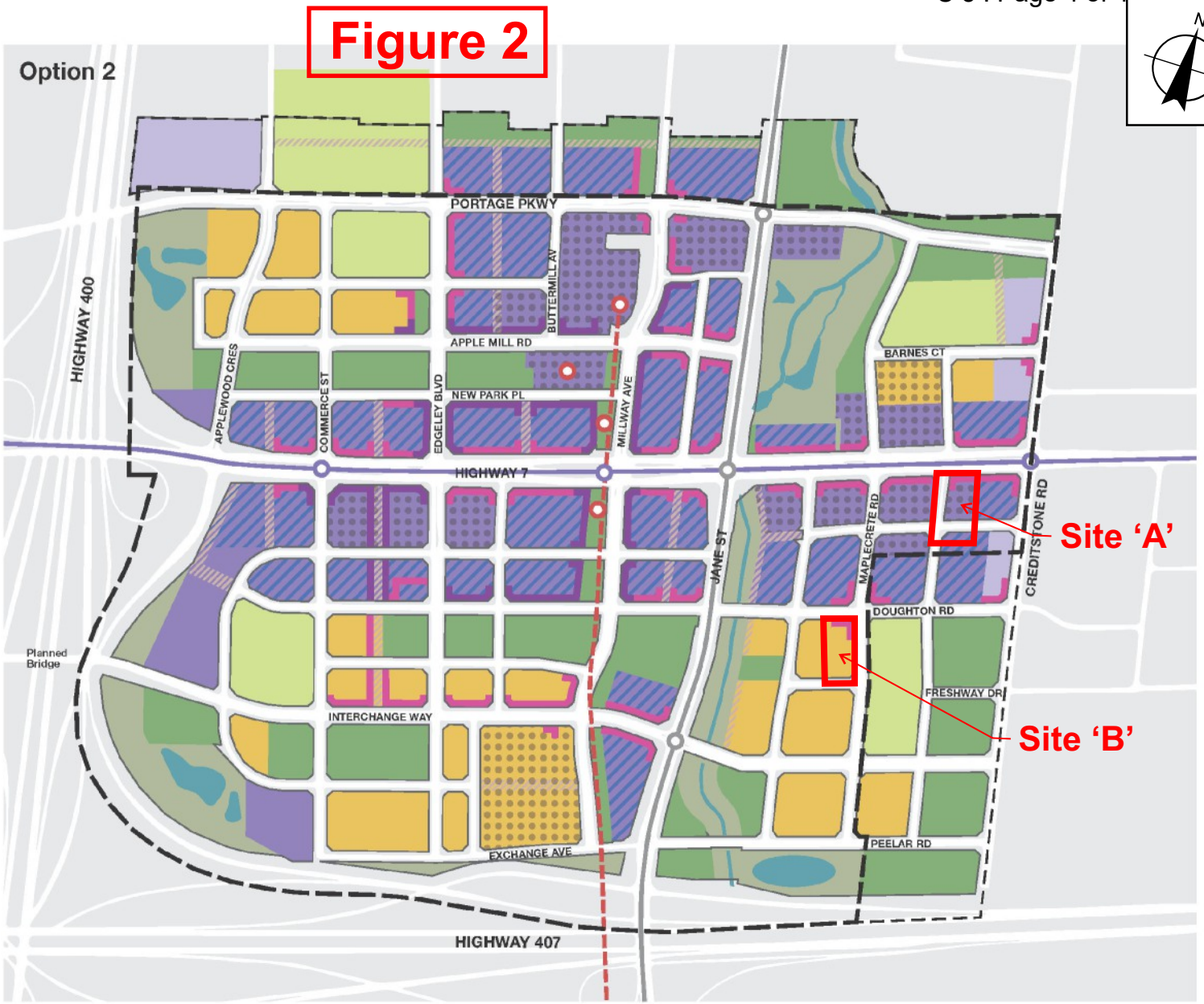

Land Use Option 2

LOCATION:
Part of Lots 4 to 7, Concession 5 and
Part of Lots 3 to 7, Concession 4

VAUGHAN
Development Planning

Attachment 4

DATE:
June 21, 2022
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