

Communication : C 3
VMC Sub-committee
October 4, 2023
Agenda Item # 1

VMC Sub-Committee (c/o Office of the City Clerk)
 City of Vaughan
 2141 Major Mackenzie Drive
 Vaughan, ON
 L6A 1T1

Arcadis Professional Services (Canada) Inc.
 55 St. Clair Avenue West
 7th Floor
 Toronto, Ontario M4V 2Y7
 Canada
 Phone: 416 596 1930
www.arcadis.com

Date: Tuesday, October 2nd, 2023

Subject: **Vaughan Metropolitan Centre Secondary Plan – Preferred Option Comments**

Dear Members of the VMC Sub-Committee,

Arcadis Professional Services (Canada) Inc. (“Arcadis”) is writing this letter on behalf of 2748355 Canada Inc. (our “client”) and its various joint venture partnerships (Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc.) for their landholdings within the Vaughan Metropolitan Centre (VMC). Our client owns approximately 84 acres of land within the southwest quadrant of the VMC, as illustrated in Figure 1 below. The following letter is in respect to the proposed Preferred Option for the VMC Secondary Plan Update. A previous letter dated Tuesday, September 26th, 2023 was submitted to City Staff in response to the presentation on September 5th, 2023 at the Landowners Group session. The intention of this letter is to provide additional detail to the comments previously submitted.

Figure 1: VMC SP Preferred Option and 2748355 Canada Inc. Development Blocks



VMC Sub-Committee
 City of Vaughan
 October 2nd, 2023

Our client has been working with the City on the development and redevelopment of these lands for the past 20+ years. Over the course of this period, the area has undergone a substantial change both in terms of policy framework and progress in building construction. As part of this current Secondary Plan Update process, Arcadis and our clients have met with both City Staff, Consultants, and relevant commenting agencies to provide input. In addition, we attended the landowner meeting (west of Jane Street), on September 5th, 2023 where the draft schedules for the updated Secondary Plan were shared. This letter builds upon comments previously provided to City Staff in June 2022, recognizing the current state of the new draft Schedules. We wish to provide the following input and comments for consideration as it relates to impacts on our client’s lands and address areas of interest and concern.

This input includes the provision of a Master Plan that has been undertaken for the entirety of our client’s landholdings. This Master Plan is intended to help demonstrate our client’s overall vision for the entire landholdings and how each block would be integrated to create a complete and comprehensive community. It is our submission that the Master Plan is a creative interpretation of the existing and emerging framework and provides a more detailed reflection of how these lands would work within the larger VMC vision (Figure 2). However, the Preferred Option fails to recognize the larger Master Planning that has occurred to date despite the fact the lands are being developed consistent with that Master Plan.

Figure 2: Master Plan - 2748355 Canada Inc.



VMC Sub-Committee
 City of Vaughan
 October 2nd, 2023

Proposed School Location(s)

As the City is aware, our clients have been working with both the York Catholic District School Board, and the York District School Board boards to determine the optimal location, size, layout, and built form of the school(s) that are planned to be located within our client's lands, and their surroundings. Further to our commenting letter from June 2022, the overall Master Plan anticipates the main East-West Collector Road (Interchange Way) as the transition zone between the higher density mixed use urban fabric and the "neighbourhoods". As such it was recommended that, for a variety of reasons, the two schools within the Southwest Quadrant be co-located in the lands adjacent to the SWM pond and future municipal park. Unfortunately, the preferred option demonstrates no change to the school's location. A recommendation that we do not support.

As noted, our client, after extensive work with surrounding landowners, has presented a preferred location for a dual school site in the SW corner of the quadrant.

This site is appropriately sized, is removed from the heavy traffic areas within the quadrant, is able to be substantially augmented by additional parkland, is in keeping with the *Neighbourhood* designation that is emerging south of Interchange and mitigates shadowing issues related to siting ground related schools within concentrated high rise environments. Additionally, the proposed site would also permit both school boards to proceed with a joint school site in the near future should they desire.

In consideration of the above justification, we would request that the school locations shown as S4 and S5 be relocated to the southwest corner of the SW quadrant (on the lands identified as BLK7)

Civic Facilities

In addition to the school locations, the Potential Major Facility shown in the SW quadrant is not reflective of discussions with City Staff regarding the potential for such a facility. Our client has had numerous discussions with staff regarding a central location for any possible municipal facility. We submit that such a facility would be best located to build upon the comprehensive retail and park/open space strategy that has been developed as part of the overall Master Plan. We would request that the location of any Potential Major Facility be deferred until such time as further consultation with the City is possible.

Parkland Locations

In recognition of the increased population that is being proposed within the VMC, our client has previously proposed additional parkland and open spaces in their Master Plan that would complement the planned parks and open space network. However, as is the case with the overall approach of the Preferred Option, this was not reflected.

Road and Mews Network

Our clients continue to have concerns related to some of the proposed roads/mews identified within the Preferred Option. As part of our clients Draft Plan of Subdivision application (File No. 19T-23V001), there has been substantial work on the proposed grading and servicing across the entire quadrant. Unfortunately, the proposed road networks, in part, continues to fail to recognize the realities on the ground, either presently or in the future.

Retail

The overall retail strategy, as identified in the Master Plan consolidates the retail into a critical mass along a specifically designed retail spine. The location of retail has been carefully considered in order to create a vibrant retail and service core for the emerging community. The strategy has been proposed in the development applications for Block 4S and 6E and approved on Mobilio (Block 2), Festival (Block 3N) and Bravo (Block 3S). The

VMC Sub-Committee
 City of Vaughan
 October 2nd, 2023

Recommended Retail as outlined in the 'Preferred Option' fails to recognize this emerging retail strategy and identifies isolated and disconnected retail that appear to have little viability and should be removed.

Density and FSI

Our client is concerned the densities and FSI proposed on lands in the SW quadrant appear arbitrary and inconsistent with the previously approved built form in the surrounding area. Our client's Master Plan identifies a logical transition of density from Highway 7 to the neighborhood south of Interchange Way. It is our understanding the overall proposed density across the entire VMC is being reduced in the Preferred Option through an adjustment of how density is calculated across the VMC, an increase in non-residential requirement, and seemingly to justify boundary expansions or accommodate growth in adjacent nodes. This appears inconsistent with previous approvals, the emerging built form and the efficient use of urban land within MTSAs.

Our client objects to the proposed density allocation and the redefining of how density is calculated. As noted above, our clients Master Plan demonstrates a reasonable transition of density across their lands.

Mixed Use Non-residential Requirement

The location and quantity of minimum Non-residential requirements fails to recognize market conditions and will result in stalling development across the VMC. Existing blocks that are currently under construction, approved or proposed include a comprehensive non-residential/retail strategy that has been designed into the overall Master Plan. The location and size of this non-residential strategy has been carefully considered in order to provide an integrated community. We continually submit that the careful location of these uses is the key to the overall success of the Master Plan and VMC. The location and amount of non-residential uses proposed in the Preferred Option seems to lack any comprehensive strategy, recognition of market conditions or cohesive community objective. We suggest this schedule be deleted and better addressed through policy.

Land Use

As noted at the outset of this letter and our previous submission, our client has proposed a comprehensive, integrate Master Plan that is consistent with the intent of the City's vision for the VMC. There has been substantial work already undertaken to develop this vision. The land use strategy in the Preferred Option seems not to recognize all the work undertaken to date or the long term cohesive vision for our clients lands. We continue to submit that the east-west corridor (Interchange Way) represents the logical transition point from a high-rise mixed use urban centre to a more supportive "neighbourhood" character. This transition has already been reinforced with the Mobilio development, IKEA store and potential school campus.

Summary

To summarize the forgoing, 2748355 Canada Inc. requests the Preferred Option schedules be adjusted to better reflect our client's Master Plan, as submitted to the City, and the ongoing development and discussions with the City that reflect this Master Plan.

Table 1: VMC SP Preferred Option Schedule Changes

No.	Changes
Land Use	
1	Block 1W, 5, 6W changed to Mixed Use.
2	Block 6E changes to Mixed Use with Non-Residential Uses Required.

VMC Sub-Committee
 City of Vaughan
 October 2nd, 2023

3	Move Schools (S4 and S5 onto Block 7).
4	Remove E-W road from Block 7 and 6E.
Non-Res Required	
5	Should be deleted and better addressed through policy.
Density	
6	Oppose the proposed changes in definition.
7	Block 1W up to 5.0 FSI.
8	Block 1E up to 6.0 FSI.
9	Block 4N up to 9.0 FSI.
10	Block 4S up to 7.5 FSI.
11	Block 5 up to 5.0 FSI.
12	Block 6W up to 5.0 FSI.
13	Block 6E up to 7.5 FSI.
Retail	
14	Remove street retail from Blocks 5, 6W and 7 frontages.
15	Add internal retail in 4S and 6E.
16	Remove retail from Mobilio (Block 2) other than the NE corner to reflect as-built.
17	Remove retail from Block 1W and shift retail in Block 1E to along urban square only.
Civic Facilities	
18	Move Major Facility onto Block 6E.

Conclusion

We respectfully request that the VMC Sub-Committee defer endorsing the Preferred Option at this time and direct staff to continue to work with the VMC landowners towards a resolution.

Arcadis and our clients, 2748355 Canada Inc. and their joint venture partnerships, continue to look forward to the opportunity to refine these draft schedules and work collaboratively with the City of Vaughan, Region of York, and all other relevant agencies, stakeholders, and the public with regards to these Land Use designations, policies, and permissions.

Please do not hesitate to contact the undersigned should you require clarification or additional information.

Sincerely,

Arcadis Professional Services (Canada) Inc.



Stephen Albanese MCIP RPP
 Associate Principal
 stephen.albanese@arcadis.com
 +1 416 596 1930 ext 61425

CC.
jay.claggett@quadreal.com