

October 02, 2023

MGP File: 19-2836

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via email: oprmanager@vaughan.ca and clerks@vaughan.ca

Dear Mr. Filippetto:

**RE: City of Vaughan Part A Official Plan Amendment - Conformity
Portage Conversion Landowners Group**

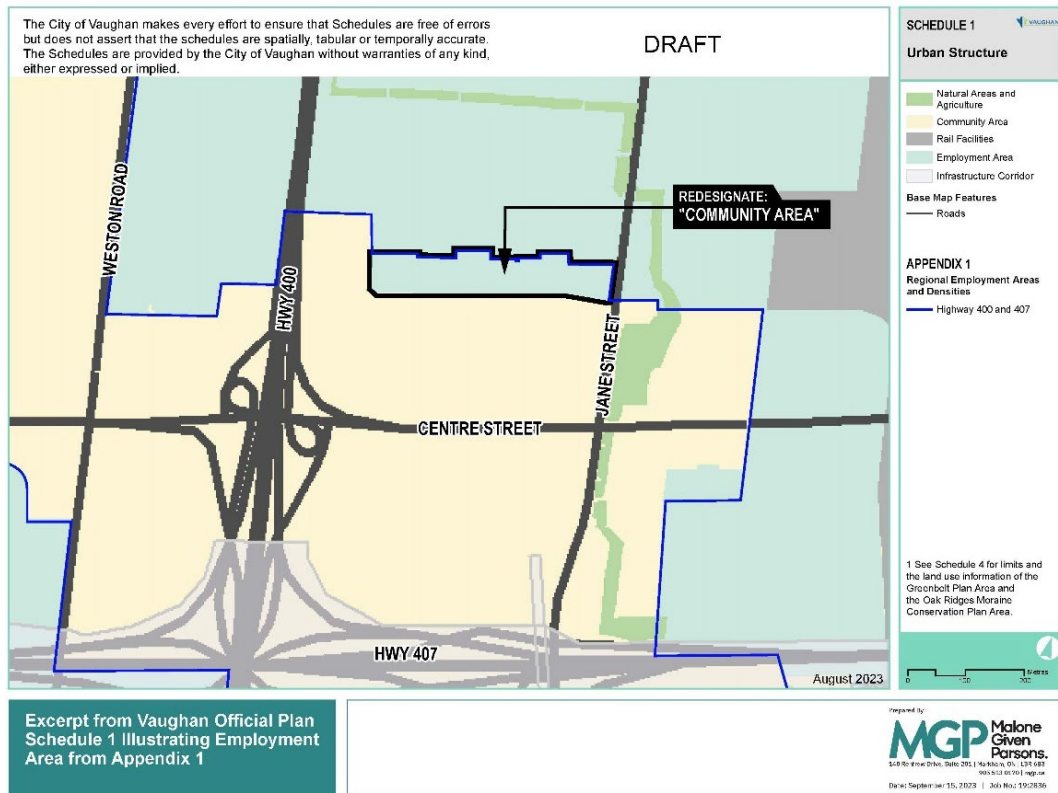
Malone Given Parsons Ltd. (“MGP”) is the land use planner for the Portage Conversion Landowners Group (“**Portage Landowners**”), who own lands on the north side of Portage Parkway between Millway Avenue and Applewood Crescent in the City of Vaughan (“**Portage Lands**”). This letter provides comments on our client’s behalf in response to the “Draft Part A Official Plan Amendment – Conformity” (“**Part A OPA**”), released on September 6th, 2023 for public comment and review.

The Portage Landowners supports the City’s efforts in commencing the Official Plan Review process to update policies from the existing official plan to achieve conformity with the 2022 York Region Official Plan (“**2022 YROP**”) and to align with recent provincial direction. We have reviewed the Part A OPA Text and Schedules and wish to provide comments on behalf of the Portage Landowners. **Most notably, we request that Schedule 1 – Urban Structure be revised to redesignate the Portage Lands as “Community Area”, in conformity with the approved employment conversion, as shown in the 2022 YROP, and noted in Appendix 1 of the Part A OPA Schedules (See Figure 1).**

The Portage Lands are subject to a recent employment conversion, approved by York Region Council on October 22, 2020 and as recommended by the Committee of the Whole on October 15, 2020. This conversion came into effect with the Provincial approval of the York Region Official Plan in the fall of 2022. The approval was made on the basis that the Portage Lands should be considered for the boundary expansion to be undertaken as part of the update to the VMC Secondary Plan (“**VMCSP**”). It is our understanding through Phase III of the VMCSP Update Process that the Portage Lands, located within Expansion Area B, are recommended by Staff to be incorporated into the VMSCP boundary, as per the VMCSP Recommended Land Use Option, released September 8th, 2023.

The intent of the OP Review, and specifically that of Part A is to update the official plan to achieve conformity with the 2022 YROP. Redesignating the Portage Lands not only aligns with the core purpose of this review, but also ensures consistency between local and regional official plans.

Figure 1: Requested Revisions to Schedule 1 - Part A OPA



We also take issue with the addition of Policy 2.2.4.6 that requires an Official Plan Amendment for the removal of any employment lands outside of a Regional Employment Area, as seen in Schedule 1. This requirement, especially with respect to employment conversions that have been addressed through the Regional Municipal Comprehensive Review, introduces an unnecessary level of redundancy to achieve conformity with the 2022 YROP. This undermines the Official Plan Review process which already took place at the Regional level as employment conversions are already a key consideration in the development of a Regional OP. This will in turn lead to delays in the development approvals process, and we request that this new policy be removed from the Draft OPA.

We thank staff for their efforts to commence the Official Plan review process. We appreciate the opportunity to collaborate proactively with staff and their team and welcome any opportunities to meet with staff to discuss our concerns and constructive means to advance the redesignation of the Portage Lands. We kindly request to be notified of any future public engagement meetings regarding this process and reserve the right to provide comments on future versions of the Draft OPA.

Yours very truly,
Malone Given Parsons Ltd.

Don Given, MCIP, RPP

cc

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Portage Conversion Landowners Group