

# KBFRANKLIN

— PLANNING —

COMMUNICATION C8.

ITEM NO. 2

CW (PM)

October 3, 2023

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

September 29, 2023  
File 5275

**Attn: Mayor and Members of City Council**

**RE: Vaughan Official Plan Review – Proposed Part A OPA  
Committee of the Whole (Public Meeting) – Item 4.2  
201 Millway Avenue**

KBFranklin Planning is the planning consultant for York Region Condominium Corporation No. 945 (“YRCC 945”), the owners of the property municipally addressed as 201 Millway Avenue in the City of Vaughan (the “subject property”). We are monitoring and actively participating in Vaughan’s Official Plan Review (“OPR”) process on behalf of the landowners to ensure that the recent provincial and regional policy updates have been carried forward accordingly for the subject property. We are also actively monitoring and participating in the ongoing Vaughan Metropolitan Centre (“VMC”) Secondary Plan Update process on behalf of the landowners.

We understand that updates to the Vaughan Official Plan (“VOP”) are being undertaken in two parts: Part A being Provincial and Regional Conformity, and Part B being City Context and Initiatives. In September 2023, a draft of the Part A OPA was released as part of the OPR process for public review and comment, which is intended to address provincial and regional conformity. We are pleased to submit this correspondence providing comments on the draft Part A OPA on behalf of the landowners as it pertains to the subject property.

The subject property is located on the east side of Millway Avenue, north of Portage Parkway and west of Jane Street and is within the proposed VMC Expansion Area B and abuts the northern boundary of the existing VMC. The site, along with other lands along the north side of Portage Parkway, was granted an employment land conversion to permit non-employment uses through the 2022 York Region Official Plan (“YROP”).

The landowners have filed an application for Official Plan Amendment to permit a multi-tower, mixed-use development with a maximum height of up to 45 storeys and a density of 7.6 FSI (the “OPA Application”). The proposed OPA application also seeks to formally add the subject property to the VMC Secondary Plan area in accordance with the direction of the ongoing VMC Secondary Plan Update process.



**Figure 1: Subject Property**

### **Proposed Part A OPA**

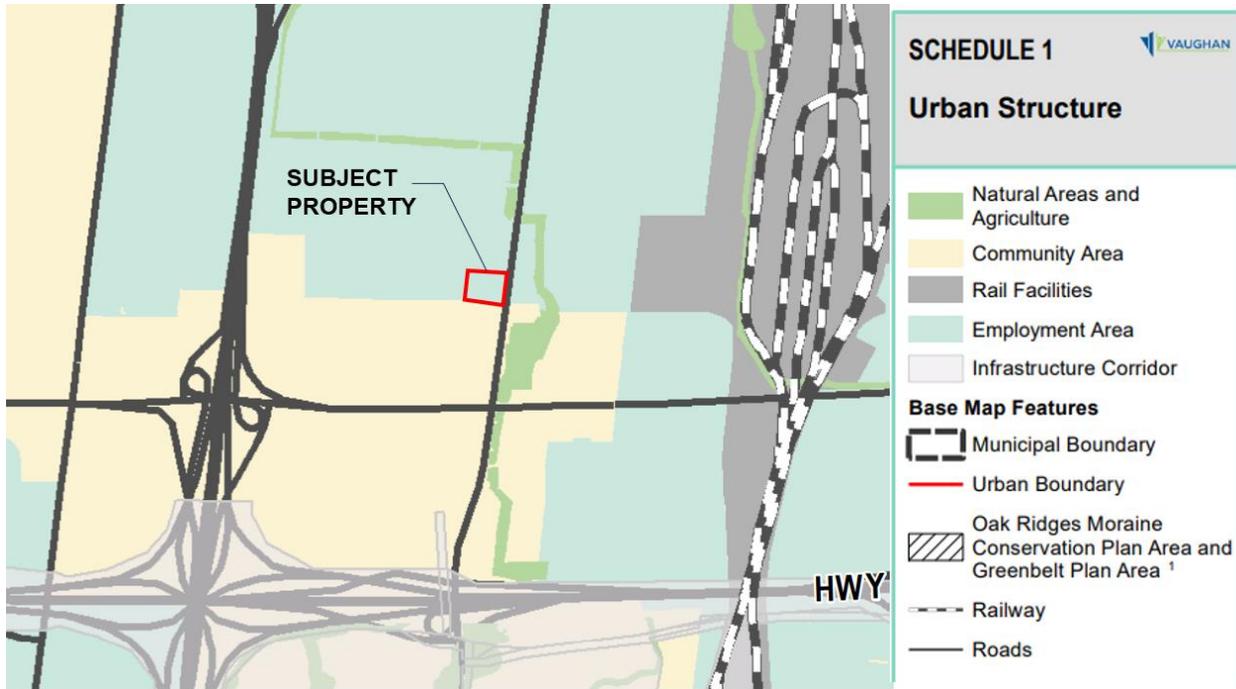
We have reviewed the draft Part A OPA policies and associated mapping as it relates to the subject property and provide the following comments.

#### Urban Structure – Employment Land Conversion

On November 4, 2022, the 2022 YROP was approved with modifications by the Minister of Municipal Affairs and Housing. Through the 2022 YROP, the subject property was granted an employment land conversion to remove the site from the “*Employment Area*” and permit non-employment uses, including residential uses. The subject property is now designated “*Community Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP.

Based on our review of the draft Part A OPA, we note that draft Schedule 1 – Urban Structure fails to accurately reflect the employment conversion granted for the subject property. In accordance with draft Schedule 1, the subject property is still shown within the “*Employment Area*” and not the “*Community Area*” as identified by the 2022 YROP. We do note, however, that draft Appendix 1 – Regional Employment Areas and Densities appears to accurately capture the

employment conversion for the subject property showing the site outside of the Highway 400 and 407 Employment Area boundary.



**Figure 2: Part A Draft Schedule 1 - Urban Structure**

We request that the error on Schedule 1 be corrected and that the subject property be accurately designated “*Community Area*” prior to the adoption of the Part A OPA to appropriately reflect the employment conversion granted by the Region.

Strategic Growth Areas – VMC Boundary Expansion

Similar to the above, we also note that the subject property remains along a “*Primary Intensification Corridor within Employment Areas*” in accordance with draft Schedule 1A – Strategic Growth Areas of the Part A OPA. As previously noted, the subject property has been removed from the Employment Area and added to the Community Area through the 2022 YROP. As such, we request that Schedule 1A be revised to remove the subject property from the Primary Intensification Corridor within Employment Areas to appropriately reflect the employment conversion.

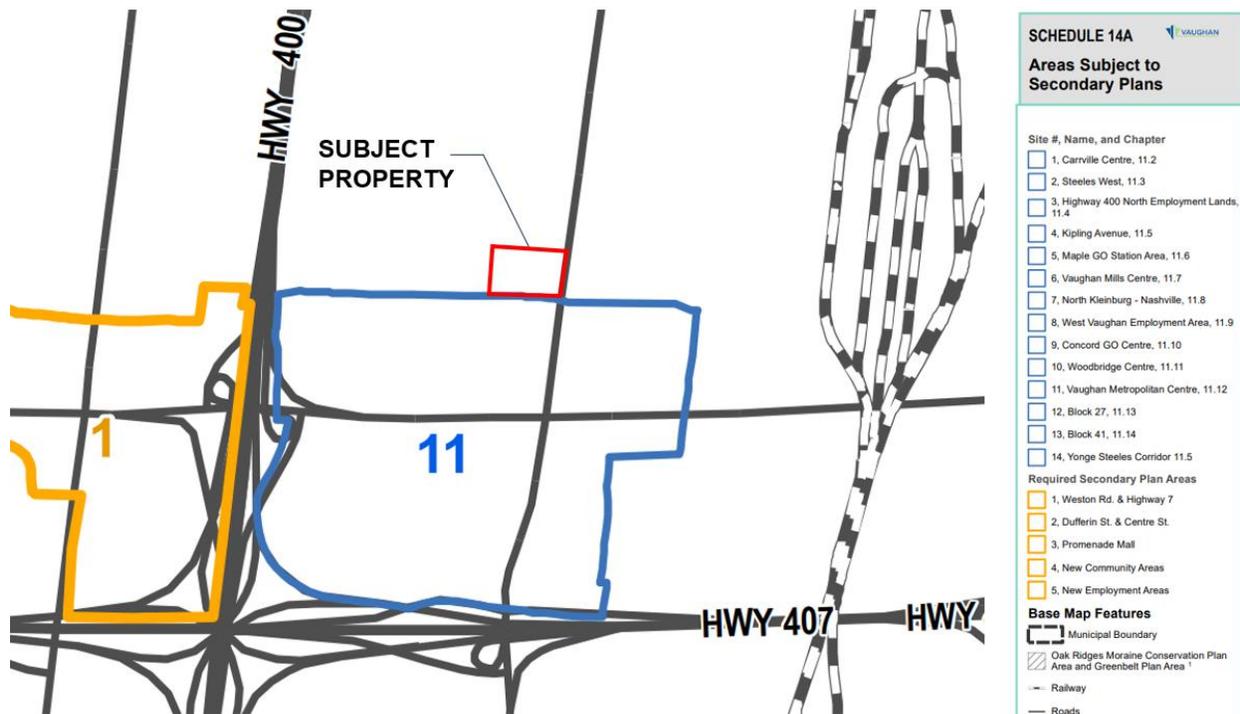
Additionally, Schedule 1A does not amend the VMC boundary to include the expansion areas contemplated through the VMC Secondary Plan Update process. Instead, the expansion areas, including the subject property, remain located outside of the VMC boundary. It is our understanding that the intent is for the VMC Secondary Plan Update to proceed concurrently with the OPR process. Clarification is requested on how the expansion areas will be added to the VOP mapping. It is our preference that the expanded VMC boundaries be incorporated on Schedule

1A of the VOP through the OPR process, either as part of the Part A or Part B OPAs. We understand that once the subject property is added to the VMC boundary, the property will no longer be shown along an intensification corridor on Schedule 1A.



**Figure 3: Part A Draft Schedule 1A – Strategic Growth Areas**

Similarly, draft Schedule 14A – Areas Subject to Secondary Plans also fails to include the VMC expansion areas within the VMC Secondary Plan Area (No. 11). Given that the expansion areas, including the subject property, are subject to the ongoing VMC Secondary Plan Update process and that Staff have indicated that development of lands within the expansion areas may be considered premature until the VMC Secondary Plan Update has been finalized, we believe that the expansion areas should be added to the VMC Secondary Plan Area (No. 11) through the OPR process. We request that Schedule 14A be updated accordingly in conjunction with the VMC Secondary Plan Update process.



**Figure 4: Part A Draft Schedule 14A – Areas Subject to Secondary Plans**

Major Transit Station Areas

It is noted that the draft Part A OPA does not include a draft Schedule 1C – Protected Major Transit Station Areas, although a preliminary version of this schedule was presented at the July 12, 2023 Vaughan OPR Sub-Committee Meeting. In the preliminary mapping, the subject property is shown within the boundary for the VMC Subway Station Protected Major Transit Station Area (“PMTSA”) in accordance with the Region’s delineation in the 2022 YROP; however, the preliminary mapping is high level and it is difficult to discern exact property boundaries.

Given that the Part A OPA is intended to address provincial and regional conformity, it is our opinion that Schedule 1C and the PMTSA delineations should be included in this OPA. However, we request that the schedule be refined from the preliminary mapping to provide greater detail in terms of labelling the PMTSA numbers in accordance with the 2022 YROP and better enabling the identification of individual property limits.

Land Use

Finally, we note that a draft Schedule 13 – Land Use has not been included in the draft Part A OPA. Given that the Part B OPA will address the local context and initiatives, we understand that an updated Land Use schedule will be included in the forthcoming Part B OPA. We request clarification and confirmation that this is the case.

## Summary

We respectfully request that the discrepancies outlined above be addressed and that the mapping be revised accordingly, including:

- Correction to Schedule 1 – Urban Structure to remove the subject property from the “*Employment Area*” and add it to the “*Community Area*” in accordance with the 2022 YROP;
- Correction to Schedule 1A – Strategic Growth Areas to remove the subject property from the “*Primary Intensification Corridor within Employment Areas*” in accordance with the employment conversion granted by the Region;
- Inclusion of the expansion areas, including the subject property, within the VMC boundary on Schedule 1A – Strategic Growth Areas and within the VMC Secondary Plan Area (No. 11) on Schedule 14A – Areas Subject to Secondary Plans;
- Inclusion of Schedule 1C – Protected Major Transit Station Areas in the Part A OPA with additional details, including the PMTSA numbers; and
- Clarification and confirmation that an updated Schedule 13 – Land Use will be included in the forthcoming Part B OPA.

We are continuing to monitor the Vaughan OPR process and would like to be notified when the changes to the mapping have been made.

We thank you for the opportunity to provide these comments and we look forward to participating further in the OPR process. We reserve the right to provide further comments on the OPR process as it relates to the future development of the subject property. We respectfully request to be notified of any future reports, public meetings and decision in relation to this matter. Please contact the undersigned should you have any questions regarding this submission.

Sincerely,



Kurt Franklin, BMath, MAES, MCIP, RPP  
KBFRANKLIN PLANNING  
Principal

- c. YRCC 945  
F. Filippetto, City of Vaughan