

VMC Sub-Committee (c/o Office of the City Clerk)
City of Vaughan
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Date: Wednesday, January 31st, 2024
Subject: **VMC Sub-Committee – Comments**

C 3 Communication Vaughan Metropolitan Centre Sub-Committee – January 31, 2024 Item No. 3

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 (Mobilier 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. The following letter is in respect to the updates presented to the VMC Sub-Committee on Wednesday, January 31st, 2024. A previous letter dated Tuesday, October 2nd, 2023, was submitted to City Staff in response to the proposed Preferred Option for the VMC Secondary Plan Update.

Overview

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 substantial changes, both in terms of policy framework and progress in building construction. As part of the current Secondary Plan Update process, Arcadis and our clients have met with both City Staff, Consultants, and relevant commenting agencies to provide input.

This letter builds upon comments previously provided to City Staff in October 2023. We wish to provide the following comments for consideration as it relates to impacts on our client’s lands and address areas of interest and concern.

Resolving Concerns of the Preferred Option

The previous letter submitted to staff in October 2023 provides additional detail on the nature of our client’s concerns with the Preferred Option of the VMC Secondary Plan. In general, the previous letter highlighted concerns with the proposed VMC Secondary Plan schedules related to proposed land uses, school locations, civic facilities, location of parkland, road and mews network, retail frontages, density, and the proposed mixed use non-residential requirements. A summary of the list of the identified issues is also included in the previous letter.

We would like to note that there has been progress on moving to resolve some of our concerns. However, we continue to have concerns with the proposed schedules as presented. Further, schedules should be considered in tandem with associated policy, which are notably absent from the update. The proposed policies need to be reviewed to provide a thorough and detailed analysis of the proposed VMC Secondary Plan, and how the identified concerns can be resolved.

VMC Sub-Committee
City of Vaughan
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Conclusion

We understand that this meeting of the VMC Sub-Committee is not considering any decisions, however, we would like to reiterate our request that the VMC Sub-Committee defer endorsing the Preferred Option and direct staff to continue to work with the VMC landowners towards resolution.

2748355 Canada Inc. and their joint venture partnerships, continue to look forward to the opportunity to refine the draft schedules of the VMC Secondary Plan 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, heights, densities, policies, and permissions.

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

Sincerely,

Arcadis Professional Services (Canada) Inc.



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