



CITY OF VAUGHAN
REPORT NO. 2 OF THE
VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on March 19, 2024*

The Vaughan Metropolitan Centre Sub-Committee met at 10:02 a.m., on February 28, 2024, via electronic participation. The following members were present at the meeting:

Members

Steven Del Duca, Mayor, Chair
Regional Councillor Linda Jackson, Deputy Mayor
Regional Councillor Mario G. Racco
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth

Staff

Haiqing Xu, Deputy City Manager, Planning and Growth Management
Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor
Zoran Postic, Deputy City Manager, Public Works
Christina Bruce, Director, Policy Planning & Special Programs
Gaston Soucy, Senior Manager, Planning & Urban Design, VMC
Cory Gray, Manager, Parks & Strategic Initiatives, VMC
Effie Lidakis, Deputy City Solicitor
Anna Dara, Director, Recreation Services
Emilie Alderman, Director, Environmental Services
Andrew Zvanitajs, Chief, Vaughan Fire and Rescue Service
Mike Doyle, Deputy Fire Chief-Administrative & Support Services, Vaughan Fire and Rescue Service
Michael Genova, Chief, Communications and Economic Development
Michael Marchetti, Director, Financial Planning & Development Finance / Deputy City Treasurer
Raphael Costa, Director, Economic Development
Selma Hubjer, Director, Infrastructure Planning & Corporate Asset Management
Jennifer Ormston, Director, Corporate and Strategic Communications
Shanon Kalra-Ramjoo, Director, Parks, Forestry & Horticulture Operations
Andrea Shotlander, Project Manager, Urban Design, VMC
Jillian Britto, Transportation Project Manager, Policy Planning & Special Programs
Ashwani Kumar, Urban Designer, VMC
Sharon Gaum-Kuchar, Senior Art Curator, Economic Development
Matthew Peverini, Senior Planner-VMC, Policy Planning & Special Programs

**REPORT NO. 2 OF THE VMC SUB-COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MARCH 19, 2024**

Alannah Slattery, Senior Planner, Policy Planning, Policy Planning & Special Programs
Anna Rosen, Project Manager, Parks Development, Policy Planning & Special Programs
Julia Crane, Landscape Architect-VMC, Policy Planning & Special Programs
Michelle Perone, Planner-VMC, Policy Planning & Special Programs
Nicholas Trajkovski, Planner, Policy Planning & Special Programs
Gabriela Henriquez, Senior Law Clerk
Natalie McBoyle, Executive Advisor to Councillor (Jackson)
Anna Commisso, Executive Advisor to Councillor (Ainsworth)
Anthony Tersigni, Executive Advisor to Councillor (Racco)
Frances Manocchio, Administrative Assistant, Policy Planning & Special Programs
John Britto, Council/Committee Administrator, Office of the City Clerk

Others

Don Given, Malone Given Parsons, Renfrew Drive, Markham
Catalina Cardenas, Malone Given Parsons, Renfrew Drive, Markham
Maurizio Rogato, Blackthorn Development Corp., Concord

The following items were dealt with:

1. 2024 SCHEDULE OF MEETINGS (REVISED)

The VMC Sub-committee advises Council:

- 1) That the following revised 2024 VMC Sub-committee schedule of meetings was approved:**

**April 24 (1:00 p.m.)
May 29 (10:00 a.m.)
June 26 (1:00 p.m.)
September 25 (1:00 p.m.)
October 30 (1:00 p.m.) and
November 27 (1:00 p.m.).**

2. VMC SECONDARY PLAN UPDATE

The VMC Sub-committee advises Council:

- 1) That the presentation by Gaston Soucy, Senior Manager, Planning and Urban Design, VMC, and C1, presentation material, was received;**
- 2) That staff continue to work on fine tuning the boundary of Expansion Area C and report back at the next VMC Sub-committee meeting;**

**REPORT NO. 2 OF THE VMC SUB-COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MARCH 19, 2024**

- 3) That comments from the following speakers and Communication were received:
 1. Don Given, Founding Partner, Malone Given Parsons, Renfrew Drive, Markham, and C3, dated February 27, 2024; and
 2. Maurizio Rogato, Principal, Blackthorn Development Corp.; and

- 4) That the following Communications were received:
 - C2. Richard Pernicky, Principal, Nextrans Consulting Engineers, a Division of NextEng Consulting Group Inc., Industrial Parkway South, Aurora, dated January 31, 2024;
 - C4. Stephen Albanese, Associate Principal, Arcadis Professional Services (Canada) Inc., Clair Avenue West, Toronto, dated February 27, 2024; and
 - C5. Grant Uyeyama, Principal Planner, KLM Planning, Jardin Drive, Concord, dated February 27, 2024.

3. NEW BUSINESS – MERITS OF PERMITTING UNLIMITED BUILDING HEIGHTS AND DENSITIES IN THE VAUGHAN METROPOLITAN CENTRE

The VMC Sub-committee advises Council that the recommendations contained in the following resolution of Mayor Del Duca dated February 28, 2024, were approved:

Whereas, Vaughan has been and will continue to be one of the fastest growing municipalities in Canada, projected to add a quarter of a million people to its population by 2051; and

Whereas, Vaughan Metropolitan Centre (VMC) is expected to contribute nearly half of the growth where the tallest and most dense buildings are intended to be directed; and

Whereas, the VMC is the only community outside the City of Toronto that has a TTC Subway connection, which makes it the most desirable location to promote a Transit-oriented Community; and

Whereas, the VMC is situated adjacent to flight paths of Pearson International Airport that are already protected by federal aviation regulations from encroachment from new development, as well as construction cranes; and

Whereas, the City of Vaughan wants to further streamline the development approval process and minimize disputes over building heights and densities; and

**REPORT NO. 2 OF THE VMC SUB-COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MARCH 19, 2024**

***Whereas*, neighbouring municipalities in the GTA have already had policies in place to permitting unlimited building heights and densities, especially in Urban Growth Centres.**

Therefore, be it resolved, that staff be directed to:

- 1. evaluate the merits of permitting unlimited building heights and densities through the VMC Secondary Plan Update;**
- 2. explore potential community benefits, such as affordable housing, if permitting unlimited building height and density limits is a viable option; and**
- 3. report back to the VMC Sub-committee at its meeting on April 24, 2024.**

The foregoing matter was brought to the attention of the Committee by Mayor Del Duca, Chair.

The meeting adjourned at 11:16 a.m.

Respectfully submitted,

Steven Del Duca, Mayor, Chair