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Communication
Vaughan Metropolitan Centre
Sub-Committee – April 24, 2024
Item No. 2

April 23, 2024

By E-Mail: Clerks@vaughan.ca

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

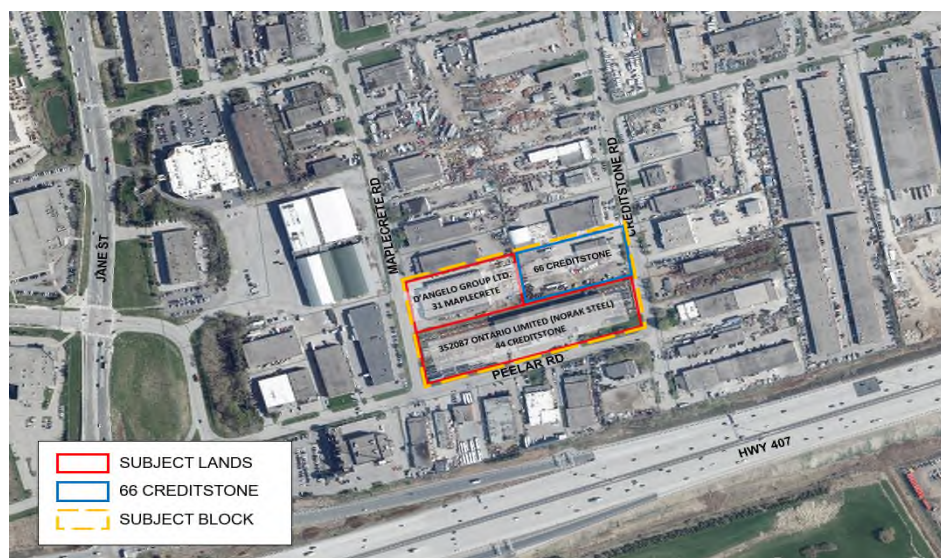
Dear Mayor and Members of VMC Sub-Committee:

Re: VMC Sub-Committee Meeting Invite - April, 24 2024 – Agenda Item #4.2
44 Creditstone Road, Vaughan - 352087 Ontario Limited
31 Maplecrete Road, Vaughan - D'Angelo Group Ltd.

Aird & Berlis LLP are the lawyers for 352087 Ontario Limited, the owner of the property municipally known as 44 Creditstone Road, and D'Angelo Group Ltd., the owner of the property municipally known as 31 Maplecrete Road (the “**Properties**”).

Introduction

The Properties are comprised of two separate land parcels located on the northeast corner of Maplecrete Road and Peelar Road in the Concord Planning area of the City of Vaughan. Together with the property located at 66 Creditstone Road, the Properties form a complete block bounded by Creditstone Road to the east, Peelar Road to the south, Maplecrete Road to the west, and the proposed Interchange Way extension to the north. An aerial image of the block is shown below.



352087 Ontario Limited and D'Angelo Group Ltd. are also jointly represented by the land use planning firm Weston Consulting, who, on behalf of the landowners, have been actively monitoring and participating in the current Vaughan Metropolitan Centre Secondary Plan Update Process.

352087 Ontario Limited and D'Angelo Group Ltd. have, individually and together, made several submissions to Staff and the VMC Sub-Committee to express their concerns with the proposed land use options which seek to designate the Properties as Public Parkland.

The landowners continue to submit that the application of a Public Parkland designation for the entirety of the subject block is not appropriate and does not reflect the equitable distribution of parkland for landowners in the VMC.

The City has the ability to secure parkland dedication as part of the redevelopment process through Section 42 of the *Planning Act*. A perceived shortfall in parkland within the VMC is the result of the City failing to consistently exercise its power under Section 42 of the *Planning Act* to secure physical parkland.

It is unfair and inappropriate for the City to disproportionately burden specific landowners with the obligation to service the VMC area for future parkland requirements. Furthermore, we understand that the City does not currently have any acquisition strategy or earmarked funds to purchase or expropriate the Properties. It is unreasonable and inappropriate to designate lands as Public Parkland with no plan to acquire them. There are other, more reasonable, land use planning options for the Properties which will better fulfil the optimal use of the land, and which better implement the overall intent of the VMC Secondary Plan.

Therefore, it is our clients' position that the designation of both half of or the entire block as a public park represents bad land use planning, which does not optimize the future potential of these lands.

Proposed Development of the Site

In late March 2024, Weston Consulting submitted a Pre-Application Consultation (PAC) meeting request on behalf of 352087 Ontario Limited and D'Angelo Group Ltd., which included a proposed development concept for the Properties.

The development concept demonstrates how the two landowners intend to work together to explore the development potential of the two properties in a consolidated manner. The concept depicts a mixed-use development with six mid- and high-rise towers with over 1,400 residential units, and commercial uses, along with a large public park along the western boundary with a total area of 3,556 square metres (0.88 acres). It is noted here that we understand that City staff are reviewing the possibility of implementing Unlimited Height and Density (UHD) in the VMC. Our clients are in support of this, together with strata parking opportunities for the Properties.

While a PAC meeting has not yet been scheduled, 352087 Ontario Limited and D'Angelo Group Ltd. are committed to work together to advance the proposed development concept.

Alternative Land Use Concepts

In a letter dated January 30, 2024, Weston Consulting submitted to the VMC Sub-Committee an alternative land use planning option for the Properties. A copy of that letter is enclosed for reference.

Weston proposes an alternative to designating the Properties as Public Parkland. Weston proposes that a parkland symbol or identifier be used to conceptually identify the preference for some parkland in this block, which is to be overlaid on a residential and mixed-use designation for the block containing the subject lands. The parkland symbol would be accompanied by associated policy text that provides for flexibility in terms of the exact type, location, size, design, and function of the public parkland required in this area.

The development concept advanced through the above noted PAC process demonstrates how the Properties can be appropriately developed with both residential/commercial uses and new parkland. This is a balanced approach that will better fulfil the overall provincial and local policy objectives for the VMC area. This approach would also represent a solution that would bring parkland to the VMC sooner and at less cost to the City.

352087 Ontario Limited and D'Angelo Group Ltd. urges the VMC Sub-Committee to reject a land use option which designates the Properties as Public Parkland, and instead adopt the option proposed by Weston Consulting, or another similar alternative.

Conclusion

Designating the Property as Public Parkland, in the absence of the City having acquired the lands, amounts to an inappropriate down-designation of the Property. There is no adequate rationale behind the proposed Public Parkland designation, and our client asserts that a land use designation which will permit a reasonable range of uses, and allow for intensification opportunities, is more appropriate.

In addition, our client is supportive of implementing Unlimited Height and Density (UHD) in the VMC, together with strata parking opportunities for the Properties.

Our client continues to be willing to meet with Staff to discuss the appropriate land use designation for the Properties, and alternative options.

Yours truly,

AIRD & BERLIS LLP



Matthew Helfand
MH:tp

Enclosure

April 23, 2024

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Cc: Clients

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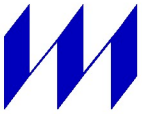
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WESTON CONSULTING

planning + urban design

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

January 30, 2024
File 6057-1 & 11766

Attn: Mayor and Members of VMC Sub-Committee

**RE: Vaughan Metropolitan Centre Secondary Plan Update – Alternative Proposed Land Use Option
44 Creditstone Road & 31 Maplecrete Road
City of Vaughan**

Weston Consulting is the planning consultant for 352087 Ontario Limited and D'Angelo Group Ltd., the registered owners of the properties municipally addressed as 44 Creditstone Road and 31 Maplecrete Road, respectively, in the City of Vaughan (collectively referred to as the 'subject lands').

We are actively monitoring and participating in the current Vaughan Metropolitan Centre Secondary Plan Update (the 'Secondary Plan Update') process on behalf of the landowners as it relates to the subject lands. More specifically, we met with City and Project Team Staff on January 9, 2024 to review our concerns with the latest recommended land use option that was released to landowners on September 8, 2023, and possible options for Staff's consideration in addressing these concerns. Further to this meeting, we are pleased to submit this correspondence on behalf of the landowners providing an alternative land use option for the block within which the subject lands are located that we request be considered.

Description of Subject Lands

The subject lands are comprised of two separate land parcels located on the northeast corner of Maplecrete Road and Peelar Road in the Concord Planning area of the City of Vaughan (Figure 1). In conjunction with the property located at 66 Creditstone Road, the subject lands form a complete block bounded by Creditstone Road to the east, Peelar Road to the south, Maplecrete Road to the west, and the proposed Interchange Way extension to the north.

More specifically, the property at 44 Creditstone Road is generally rectangular in shape and extends the entire depth of the block between Creditstone Road and Maplecrete Road with a total lot area of approximately 1.62 hectares (4.0 acres) and frontage on three public streets including Creditstone Road (approximately 65 metres), Peelar Road (approximately 251 metres), and Maplecrete Road (approximately 65 metres). The property at 31 Maplecrete is also generally rectangular in shape and extends approximately half the depth of the block between Creditstone Road and Maplecrete Road with a total lot area of approximately 0.81 hectares (1.99 acres) and

frontage along Maplecrete Road (approximately 64.84 metres). The subject lands are currently occupied by existing industrial uses.

The subject lands are currently located within a designated 'Employment Area' in accordance with the York Region Official Plan ('YROP 2022') and the Vaughan Official Plan ('VOP 2010'). The lands are, however, also located within the Council-endorsed eastern Vaughan Metropolitan Centre ('VMC') boundary expansion area, which is being advanced through the ongoing VMC Secondary Plan Update process.

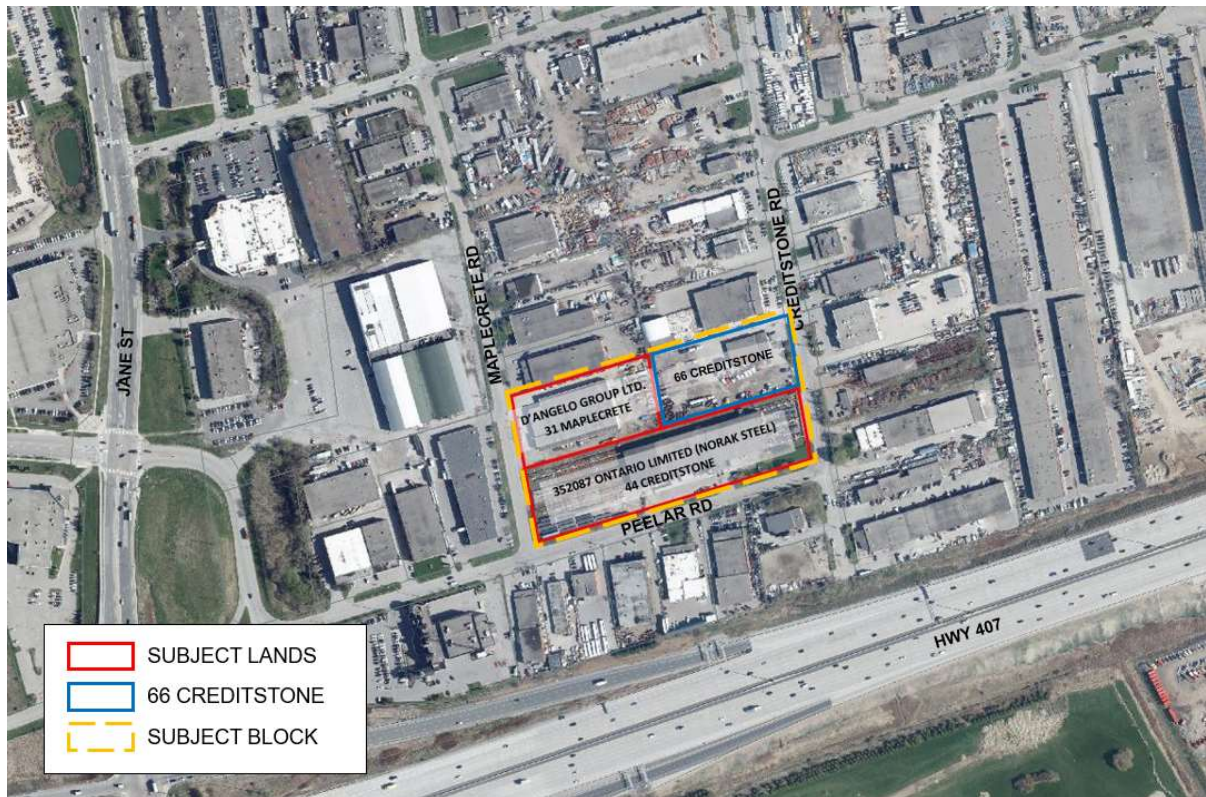


Figure 1 - Air Photograph of Subject Lands

Vaughan Metropolitan Centre Secondary Plan Update

The City of Vaughan is currently undertaking an update to the VMC Secondary Plan, which includes the expansion of the VMC boundary to the east and north. As noted above, the subject lands are located within the Eastern Boundary Expansion Area A (Figure 2), which was endorsed by the VMC Sub-Committee on October 4, 2023. It is our understanding that Expansion Area A is intended to introduce a transition between the current eastern boundary of the VMC and the employment area to the east.

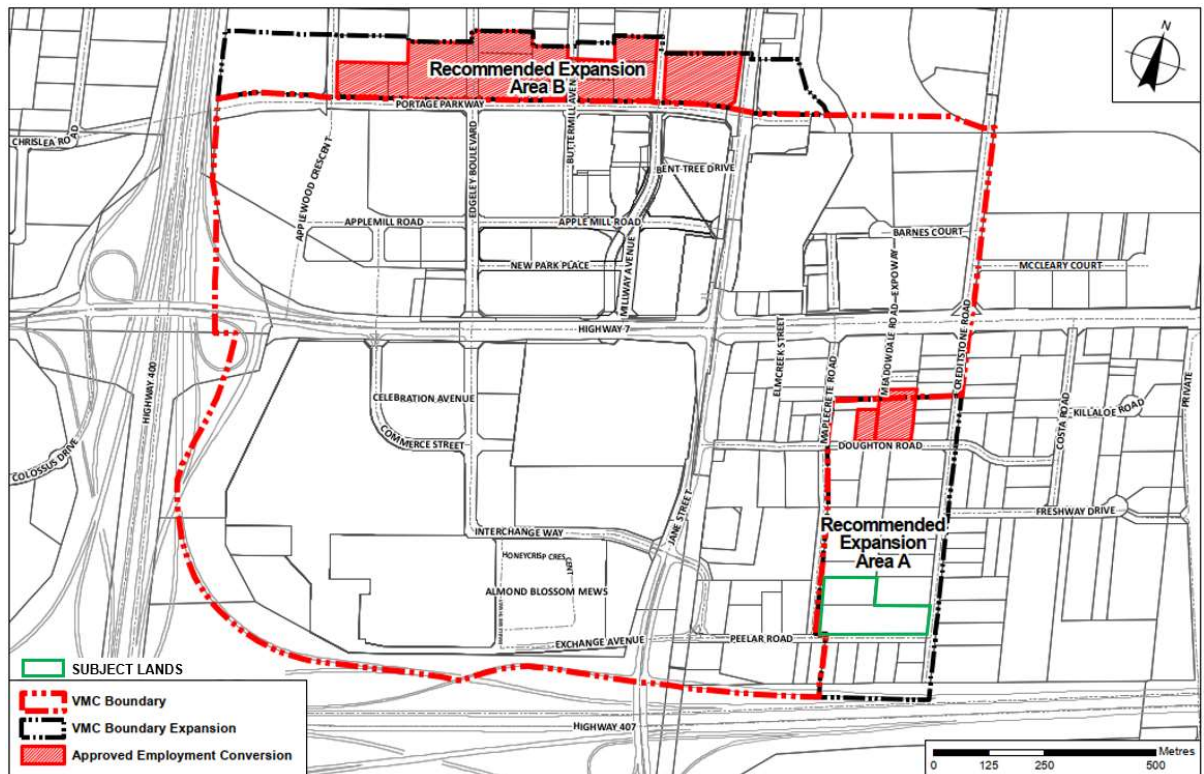


Figure 2 - Attachment 1 Extract – Endorsed VMC Boundary Expansion Areas

Land Use Options

On September 8, 2023, a Recommended Land Use Option for the VMC was presented to landowners. This recommended land use option proposes to designate the full block containing the subject lands as “Public Park” (Figure 3).

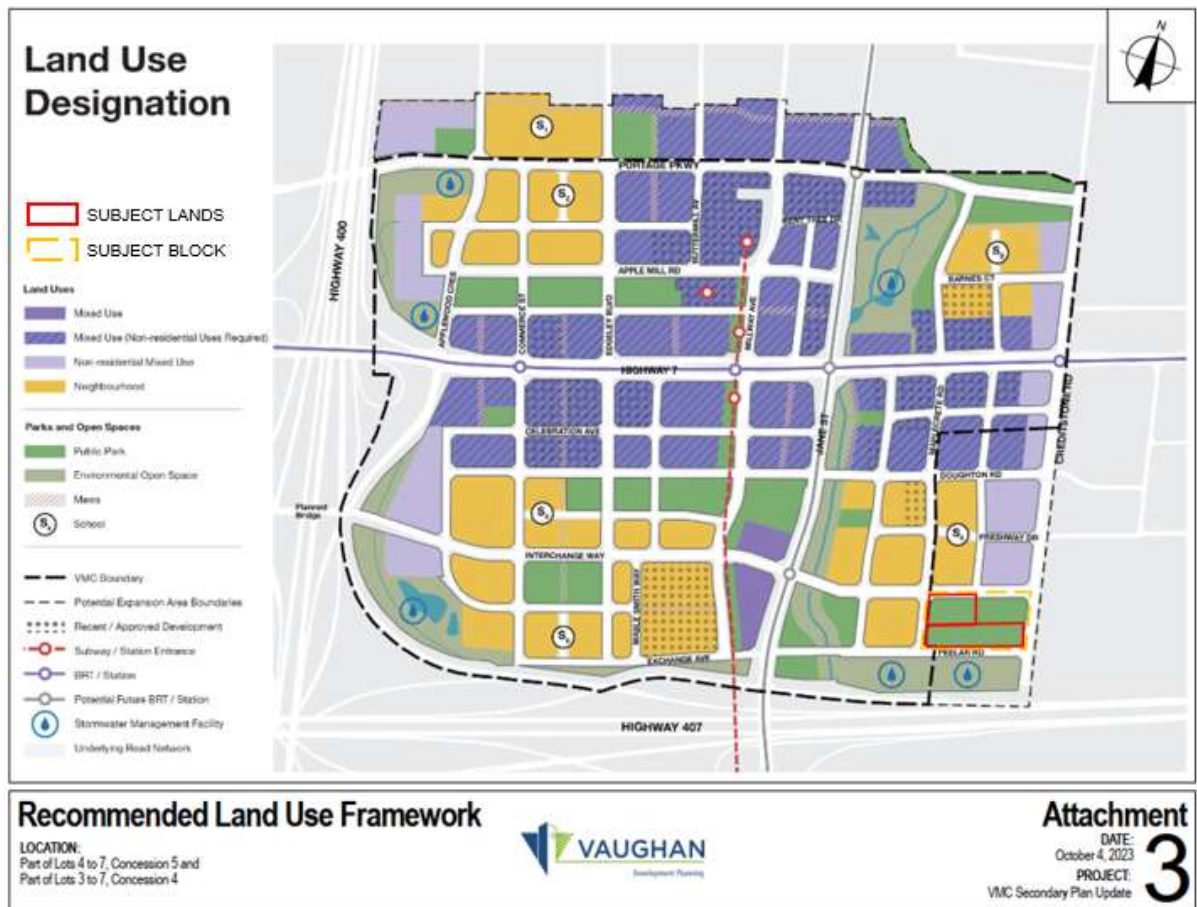


Figure 3 – Sept 8 Recommended Land Use Option

In advance of the January 31, 2024 VMC Sub-Committee Meeting, Staff have released a revised Land Use Option. This revised option contemplates the designation of the western portion of the block containing the subject lands as “Public Park” and the eastern portion of the subject block as a mix of “Neighbourhood” and “Non-Residential Mixed Use” (Figure 4).



Figure 4 - Jan 31 Revised Land Use Option

It is noted that as part of a June 21, 2022 VMC Sub-Committee Report, staff had previously released two (2) potential land use options for the VMC. Land Use Option 1 contemplated the designation of the eastern half of the subject block as “Mixed Use Retail Office” and as “Public Park” on the western portion separated by a new north-south public road. And Land Use Option 2 contemplated the designation of the eastern half of the subject block as “Public Park” and as “Neighbourhood” on the western portion separated by a new public road. As such, it is noted that the subject block was not always contemplated for designation as “Public Park” in its entirety as part of the Secondary Plan Update process, but rather this was a change made as part of the Recommended Land Use Option.

The landowners have expressed concern with a Public Park designation on the subject lands through previous submissions to the City and continue to have concerns with this designation. It is our opinion that the application of a Public Parkland designation for the entirety of the subject block is not appropriate and does not reflect the equitable distribution of parkland for landowners in the VMC. The City has the ability to secure parkland dedication as part of the redevelopment process through Section 42 of the *Planning Act*. This mechanism should be the primary vehicle for the City to secure future parkland within the VMC. Based on our monitoring of development activity within the VMC we are aware of many development applications, approved or proposed, which contribute no on-site parkland.

While the importance of public parkland in the VMC is recognized and appreciated, it is our opinion that allocating the majority of the new parkland needed within the VMC to expansions areas represents an unequitable and unfair burden to landowners in these areas. Furthermore, locating parkland along the fringes of the VMC as an afterthought is not an appropriate solution to the parkland needs of the VMC. The majority of the residential density needing parkland is located centrally within the VMC. Large swaths of parkland along the periphery of the VMC adjacent to

existing employment lands will not adequately serve the population based on its density distribution.

It is also noted that the January 31, 2024 Revised Land Use Option reverts back to depicting the continuation of a new north-south road south through the subject block to Peelar Road. It is our opinion that this connection to Peelar Road is not necessary and should be removed as was contemplated in the September 8, 2023 Recommended Land Use Option.

Alternative Proposed Land Use Option

Following the January 9, 2024 meeting with City Staff, the landowners have developed a proposed alternative land use option for the block within which the subject lands are located (Attachment 1). This proposed alternative option recognizes the need for parkland in the VMC while providing for an appropriate underlying land use designation that permits development. It contemplates the use of a parkland symbol to conceptually identify the preference for some parkland in this block overlaid on a residential and mixed-use designation for the block containing the subject lands. The proposed underlying land use designations are generally consistent with previous land use option scenarios for this block and the proposed pattern of maintaining mixed-use along the eastern boundary of the VMC.

This parkland symbol would be accompanied by associated policy text that provides for flexibility in terms of the exact type, location, size, design, and function of the public parkland required in this area. The following draft policy text is suggested to accompany the parkland symbol on the land use schedule:

1. *Public Parks identified with a 'P' Symbol on the Land Use Schedule will be secured through redevelopment as generally located on the Land Use Schedule.*
2. *Development should contribute to the provision of parks conceptually shown on the Land Use Schedule with a 'P' Symbol through parkland dedication and other available instruments.*
3. *The precise type, size, location and configuration of the Public Parks identified with a 'P' Symbol within the development blocks where they are conceptually identified will be determined through detailed block planning or site-specific development applications, or City acquisitions.*
4. *Minor adjustments to the location of parks shown on the Land Use Schedule with a 'P' Symbol shall not require an amendment to this Plan provided that the intent of this Plan is maintained.*

The above proposed policy wording has been drafted based on various examples identified throughout the Greater Toronto Area ('GTA') where parkland symbols have been used in Official Plans and/or Secondary Plans to denote conceptual parkland and POPS locations rather than the use of a standalone Public Park designation. Such examples include the Richmond Hill Centre Secondary Plan, the Unilever Precinct Secondary Plan and the Don Mills Crossing Secondary Plan in the City of Toronto, and the Vision Georgetown Secondary Plan in the Town of Halton Hills, among others.

Comments

In summary, we request that the enclosed alternative land use option be considered the subject block as described herein prior to a recommended option being endorsed. It is our opinion that this option provides appropriate opportunity and flexibility in light of the VMC Secondary Plan being a long-term plan over the next 40-50 years while still identifying the need for parkland in this area.

Weston Consulting will continue to monitor the Secondary Plan Update process on behalf of the landowners and reserves the right to provide further comments on this matter. We request to be notified of any future reports and/or meetings regarding the VMC Secondary Plan Update, as well as any discussion or decision pertaining to the secondary plan policies for the subject block, including a recommended land use option.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 276 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



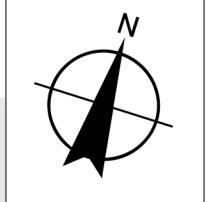
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 - L. Toth, Engagement Lead, Gladki Planning Associates

Encl. Attachment 1 – Proposed Alternative Land Use Option



Land Use Designation

DRAFT

FOR DISCUSSION
PURPOSES ONLY

Land Uses

- Mixed Use
- Mixed Use (Non-residential Uses Required)
- Non-residential Mixed Use
- Neighbourhood

Parks and Open Spaces

- Public Park
- Environmental Open Space
- Mews
- S_x School

- VMC Boundary
- Potential Expansion Area Boundaries
- Recent / Approved Development
- Subway / Station Entrance
- BRT / Station
- Potential Future BRT / Station
- Stormwater Management Facility
- Underlying Road Network



Proposed Revised Land Use Designation

LEGEND

Area subject to revisions

Owners' Properties
(31 Maplecrete Road
& 44 Creditstone Road)

Proposed Park

