

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

April 23, 2024  
File 11558

**RE: VMC Sub Committee Meeting  
Agenda Item 4.2: Update on the VMC Secondary Plan  
2780 Highway 7**

Weston Consulting is the authorized planning agent for 2780 Highway 7 Investment Inc., the owner of the property municipally known as 2780 Highway 7 in the City of Vaughan (the “subject property”). The subject property is located on the northeast corner of Highway 7 and Creditstone Road, outside the existing Vaughan Metropolitan Centre (VMC) Secondary Plan area.

We are pleased to submit this correspondence in support of the proposed Expansion Area C of the VMC Secondary Plan area.

**Description of Subject Property**

The subject property is approximately 0.75 hectares (1.86 acres) in size with approximately 74.05 metres of frontage along Highway 7, approximately 58.36 metres of frontage along Creditstone Road, and approximately 88.91 metres of frontage along McCleary Court. The subject property is currently accessed by an existing Right in/Right-out off Highway 7 and Full Moves Access off Creditstone Road. A two-storey mixed-use commercial building and surface parking lot currently occupies the subject property. Employment-commercial uses abut the subject property to the north, east, and south.

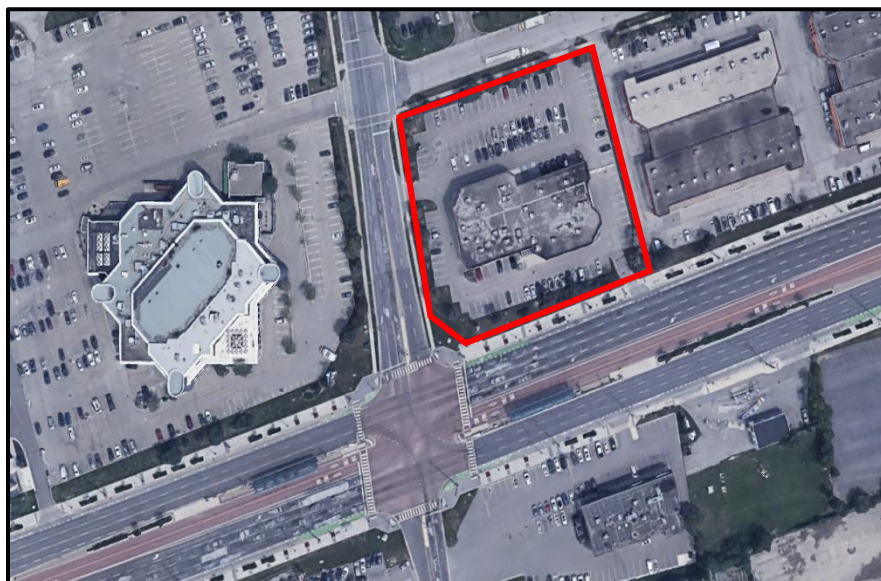


Figure 1: Aerial Photo of Subject Property

The York Region Official Plan (2023 Office Consolidation) identifies the subject property within an *Employment Area* according to Map 1A (Land Use Designations) and the City of Vaughan Official Plan (2020 Office Consolidation) designates the subject property *Employment Commercial Mixed-Use* according to Schedule 13 (Land Use). The subject property is located within the Protected Major Transit Station Area 56 (PMTSA 56) - Creditstone BRT Station and is approximately 1-kilometre from the VMC Subway Station.

## VMC Secondary Plan Update

At the February 28, 2024, VMC Sub-Committee Meeting, staff recommended an eastern expansion of the VMC Secondary Plan Area to include PMTSA 56 - Creditstone BRT Station. Due to the location of the 300 metre CNR Buffer, the proposed expansion area was reduced to an area bound by McCleary Court, Doughton Road, and Costa Road. referred to as Expansion Area C. The subject property is located within the proposed Expansion Area C (Figure 2).

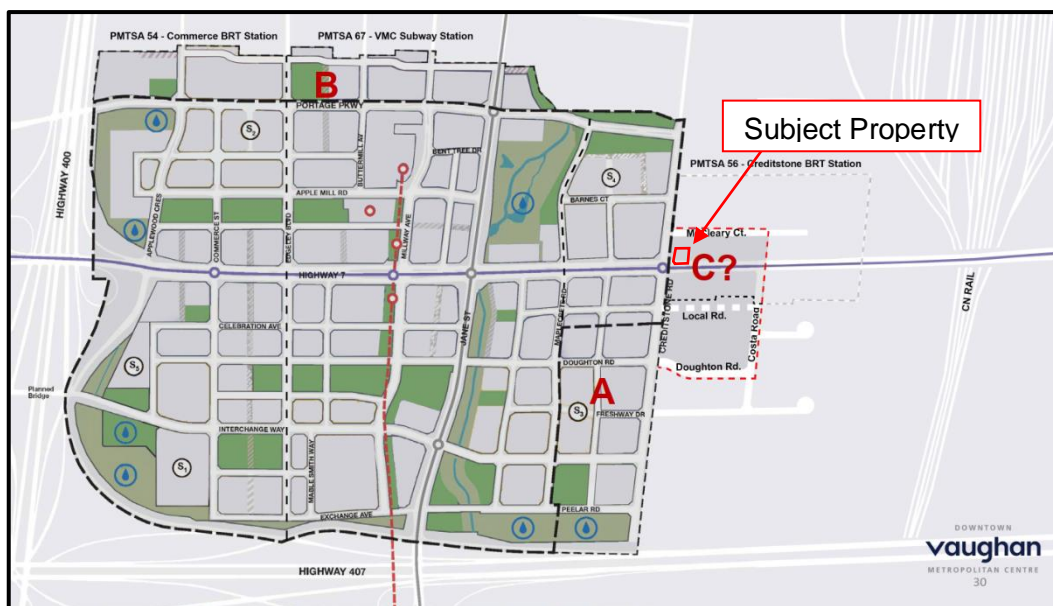


Figure 2: VMC Secondary Plan Expansion Area C

We support the proposed expansion of the VMC Secondary Plan as outlined in the Presentation dated April 24, 2024. In our opinion, the subject property is an appropriate location to for mixed use intensification due to its location along Highway 7 and in proximity to higher order transit, including the Creditstone BRT Station and the VMC Subway Station. Expanding the VMC Secondary Plan Area will contribute to a continuous built form in height and density between the current western boundary of the VMC Secondary Plan Area within a PMTSA. While there are no proposed land use options for Expansion Area C at this time, we recommend the *Mixed Use (Non-residential Uses Required)* designation be extended along Highway 7 to allow for a continuation of uses from the west.

On March 5, 2023, a Pre-Application Consultation (PAC) meeting was held with City of Vaughan Staff to discuss a proposed high-rise mixed-use development comprised of two towers that are 37 and 30 storeys in height on the subject property. We intend to make a formal submission of development applications in Q2 2024.

We understand that work on Expansion Area C is on-going, and a preferred option will be presented to the VMC Sub-Committee in May 2024. Weston Consulting will continue to monitor the Secondary Plan Update process on behalf of the Owner 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 property.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 329 or Rupneet Mangat at extension 277 should you have any questions regarding this submission.

Yours truly,  
**Weston Consulting**  
Per:



Darrin Cohen, MCIP, RPP  
Senior Planner

c. 2780 Highway 7 Investments Investment Inc.