

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

April 23, 2024
File 6166-2

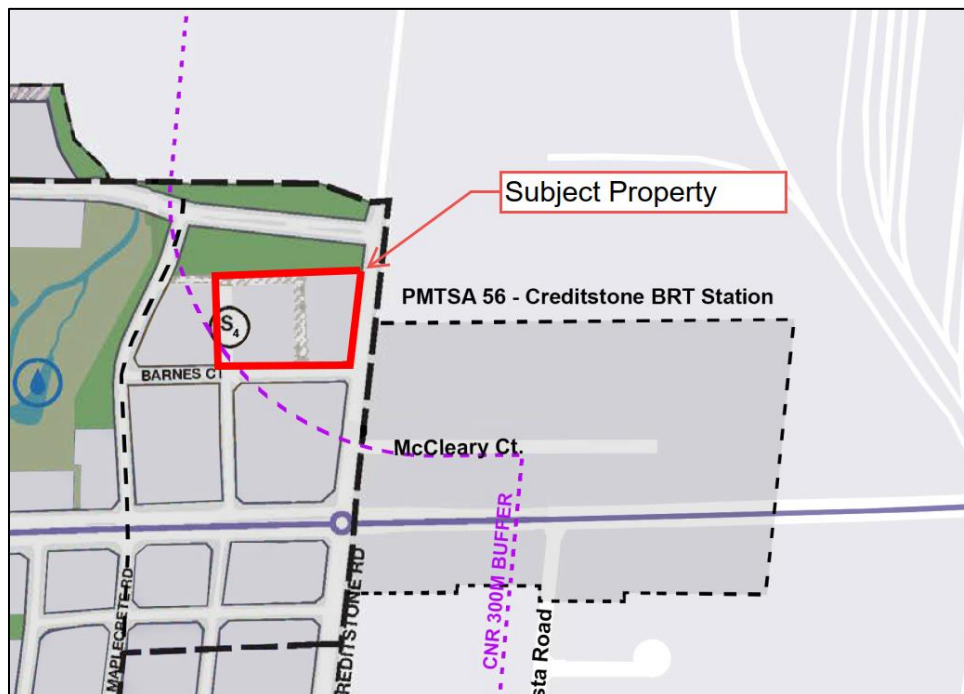
Attn: Gaston Soucy - Senior Manager
Planning and Urban Design, VMC Program
Comment Letter

Weston Consulting is the Planning Consultant for the legally registered owner of the property known as 350 Creditstone Road in the City of Vaughan (herein referred to as the “subject property”). We are writing to provide the below comments as a follow-up to our previous letter dated September 29, 2023, and in response to the Vaughan Metropolitan Centre Secondary Plan (VMCSP) Sub-Committee Meeting held on February 28th, 2024. We reviewed the presentation slides and recording of the February 28 VMCSP Sub-Committee Meeting and wish to provide additional comments relating to the schedule shown on slide 25 of the presentation.

Our previous letter dated September 29, 2023 provided 5 comments in response to the latest draft land-use schedules which were available at the time (September 2023) and is included as Appendix ‘A’ to this letter. These comments should be read in conjunction with our previous letter.

CNR 300M Buffer

Slide 25 of the presentation from the February VMCSP Sub-Committee meeting includes a broken magenta line labelled “CNR 300M BUFFER”, which the subject property falls within:



Schedule from Slide 5 with approximate limits of subject property

Through our review of the commentary provided in the February Sub-Committee meeting by Staff and members of the Sub-Committee, we understand the CNR 300m buffer was requested by the Canadian National Railway (CNR) to maintain a 300m distance of separation from new sensitive uses such as residential dwellings, and that this CNR

300m buffer was being used as part of the analysis on the merits of expanding the VMC Secondary Plan boundary to include PMTSA 56 associated with the Creditstone BRT Station, which is already partially included within the Secondary Plan. We understand through additional correspondence with Policy Planning Staff that the impacts of this CNR 300m buffer on lands within the existing VMCSPP Boundary have not been assessed further. In accordance with our understanding of the CNR 300m buffer, we provide the following comments as it relates to the subject property:

1. We would like to remind Staff and Committee Members that the permitted uses, height and densities provided for the subject property were established through substantial mediation between the landowner and the City with a settlement being reached. In addition, the eastern portion of the subject property fronting onto Creditstone Road was designated employment to create a buffer from CN rail. In accordance with this, the existing land-use permissions for the subject property should not be adversely impacted from that which was agreed to in the settlement, especially considering that a buffer was already previously contemplated and implemented.
2. Should the school site shown on the subject property and within the CNR 300m buffer be relocated as part of the VMCSPP review process, the underlying land-use permissions for the subject property are expected to remain as established through the previously mentioned settlement.
3. We acknowledge that comments 1, 3 & 4 of our previous letter have since been addressed, however we continue to request Staff to explore options for integrating school facilities within mixed-use developments in accordance with comment 5.

We kindly request staff to provide written responses to our above comments at their earliest convenience. We further request these comments be provided to members of the VMCSPP Sub-Committee in advance of their next meeting on April 24th, 2024. We ask to continue to be circulated on all correspondence and notices relating to the VMCSPP Review Process going forward.

Should you have any questions about the above, please reach out to the undersigned at ext. 309 or Jacob Lapointe at ext. 299.

Yours truly,

Weston Consulting

Per:



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate

Appendix 1 – Submission Letter dated September 29, 2023

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

September 29, 2023
File 6166-2

Attn: Gaston Soucy - Senior Manager
Planning and Urban Design, VMC Program
Comment Letter

Weston Consulting is the Planning Consultant for the legally registered owner of the property known as 350 Creditstone Road in the City of Vaughan (herein referred to as the “subject property”). We are writing to provide the below comments related to the ongoing review of the Vaughan Metropolitan Centre Secondary Plan (VMCSP).

Subject Property

The subject property is located on the west side of Creditstone Road, north of Highway 7 in the City of Vaughan. The subject property is currently occupied by a multi-unit industrial building. The City of Vaughan Zoning By-law 001-2021 split-zones the subject property with a zone category of “V4 – VMC Employment Zone” over the eastern portion of the property, which permits existing uses, as well as offices and limited retail, clinics and financial institutions. The western portion of the subject property is zoned “V3 – VMC Neighbourhood Zone”, which permits various forms of multiple-unit residential dwellings such as townhouses and high-rise apartments, restaurants and limited small-format retail such as convenience stores.

The current Vaughan Metropolitan Centre Secondary Plan (VMCSP) (as of May 13, 2021) designates the western portion of the subject property as “*neighbourhood precincts*” which permits residential uses, as well as various non-residential uses that are considered to be neighbourhood supportive and compatible uses such as retail, personal service shops, community facilities, schools, parks, daycares and live-work units. The eastern portion of the subject property is designated “*West and East Employment Precincts*” which permits offices, research facilities and light industrial uses, as well as limited non-employment uses such as retail and restaurants with some restrictions.

The current VMCSP permits a building height of between 5 - 25 storeys, with a density of between 2.5 - 4.5 FSI on the subject property. The VMCSP Schedule E – Community Services and Cultural Facilities also shows a school site conceptually on the western portion of the subject property.

Background - Conceptual School Sites

The decision to overlay the school site designation over the underlying land-use designation, as shown on Schedule E over the subject property was determined through substantial without-prejudice mediation through 2014, 2015 and 2016, with the City of Vaughan adopting modifications as part of a settlement on December 13, 2016. Weston Consulting on behalf of the owner participated in the mediation process as the landowner’s Expert Planner, providing evidence on their behalf. This resulted in a settlement based on revised schedules to the VMCSP adopted by Vaughan Council on December 13, 2016. The revised schedules removed school sites as a land use designation, to instead show them as placeholders or labels on the land use schedules. The purpose of this was to maintain the school sites for the school boards should they be identified as required at the time of an application submission, but to also enable the provision of a land use designation for the lands which would allow the lands to be redeveloped for an efficient land use in the future should the site not be required by the school board. The revised schedules placed the portion of the subject property with the conceptual school site within the “*Neighbourhood Precincts*” designation and changed the maximum height across the subject property to 5 – 25 storeys and the maximum density to 2.5 – 4.5 FSI.

Weston Consulting has been monitoring the VMCSP process including the VMCSP sub-committee meeting held on April 11, 2023 and notes that several comments were raised by the Mayor and Councillors relating to the school sites. The concerns raised seemed to primarily fit into two categories. This first category is ensuring that school sites are reserved, available and financially obtainable to the two school boards should their need be identified to serve students

within the developing VMCSF area. The second being ensuring that the designation of school sites does not impede the development of lands within the VMCSF or unfairly or arbitrarily limit the development of specific properties over others. The Mayor also raised the idea of exploring an integration of potential school facilities within mixed-use developments as a means of efficiently using space, while reducing costs to the school boards.

Additionally, Weston Consulting monitored the Vaughan Metropolitan Centre Landowner's meeting (VMC Meeting) for the lands east of Jane Street on September 8, 2023. We understand from that meeting that any lands with school site designations would continue to retain their underlying designations, which would apply should the school boards determine the lands are not required for schools. Additionally, we understand that Staff are continuing to explore the idea of 'urban schools' which could be integrated into mixed-use developments, rather than located within standalone buildings. We support the exploration of 'urban schools' as a way to support mixed-use development on lands within the VMCSF such as the subject property.

Secondary Plan Review

In accordance with the above discussion, we are writing to provide the following comments as it relates to the preferred Land Use Concept presented at the VMC Meeting:

1. We support the direction to continue having the underlying land-use designation on school sites apply should the school boards determine that the lands are not required for school sites and note that that this policy approach was agreed to as part of the mediation process that resulted in the December 2016 amendment to the Secondary Plan as it relates to the subject property. We kindly request that this be clearly outlined in the updated Secondary plan policies.
2. The preferred land use concept shows the eastern portion of the subject property as Non-Residential Mixed-Use and the western portion as Neighbourhood, with a conceptual school site notation. We are in support of the Neighbourhood designation on the western portion of the subject property, which is in keeping with the 2016 settlement. We ask for consideration for the Non-Residential Mixed-Use designation to be modified to a mixed-use designation which would also permit residential uses along with non-residential uses. The inclusion of residential uses on the eastern portion of the subject property would be compatible with the western portion of the subject property, along with the surrounding area, and support the population growth objectives for the VMCSF.
3. The preferred Density schedule shows an FSI of up to 4.5 on the eastern portion and up to 3.0 FSI on the western portion. We request that the FSI of the western portion be increased to up to an FSI of 4.5 which would be consistent with the 2016 settlement and the current VMCSF.
4. No Height schedule was presented at the meeting. We request that a maximum height of 5 - 25 storeys be maintained across the subject property as agreed to in the 2016 settlement and shown in the current VMCSF.
5. We support the direction for Staff to explore options for integrating school facilities into mixed-use developments in order to allow sites designated as school sites within the VMCSF to be used as efficiently as possible while supporting intensification in the VMCSF.

We kindly request staff to provide written responses to our above comments at their earliest convenience. We further request these comments be provided to members of the VMCSF subcommittee in advance of their next meeting on October 4, 2023. We ask to be circulated on all correspondence and notices relating to the VMCSF Review Process going forward.

Should you have any questions about the above, please reach out to the undersigned at ext. 309 or Jacob Lapointe at ext. 299.

Yours truly,

Weston Consulting

Per:



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate