

VMC SUB-COMMITTEE –APRIL 24, 2024

COMMUNICATION

Distributed April 19, 2024

Item No.

- | | |
|---------------------------|---|
| C1. Presentation material | 1 |
| C2. Presentation material | 2 |

Distributed April 23, 2024

- | | |
|---|---|
| C3. Matthew Helfand, Aird & Berlis LLP, Brookfield Place, Toronto, dated April 23, 2024. | 2 |
| C4. Darrin Cohen, Senior Planner, Weston Consulting, Millway Avenue, Vaughan, dated April 23, 2024. | 2 |
| C5. Jenna Thibault, Associate, Weston Consulting, Millway Avenue, Vaughan, dated April 23, 2024. | 2 |

Disclaimer Respecting External Communications

Communications are posted on the City’s website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City’s website.

Please note there may be further Communications.

C 1

Communication

Vaughan Metropolitan Centre

Sub-Committee – April 24, 2024

Item No. 1

Update on the Black Creek Renewal Project

April 24 2024

VMC Sub-Committee

Design Vision

The Black Creek Renewal and Edgeley Pond & Park will act as catalysts for the VMC by supporting its dynamic and fast-paced transformation through innovative ecologically-sensitive stormwater management design, creation of unique spaces, and the seamless integration of parkland amenities where VMC residents and visitors can interact, learn, play, and grow.



Design Principles

The Black Creek Design is based on the following guiding principles:

1. Re-align and Reconstruct the Black Creek Corridor
2. Address Flooding Impacts to Adjacent Properties
3. Implement a Public Realm
4. Establish Habitat and Enhance Ecology
5. Celebrate Stormwater
6. Educate and Inform



Components

1. Edgeley Pond & Park
2. Highway 7 Culvert Improvements
3. Black Creek Renewal



1. Edgeley Pond & Park

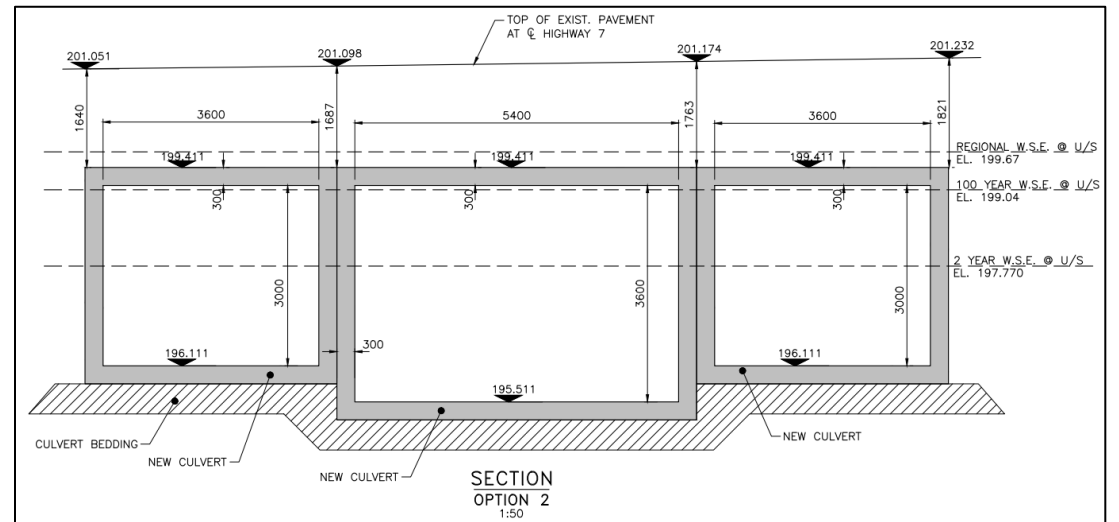


2. Highway 7 Culvert

Existing condition



Proposed upgrade



3. Black Creek Renewal

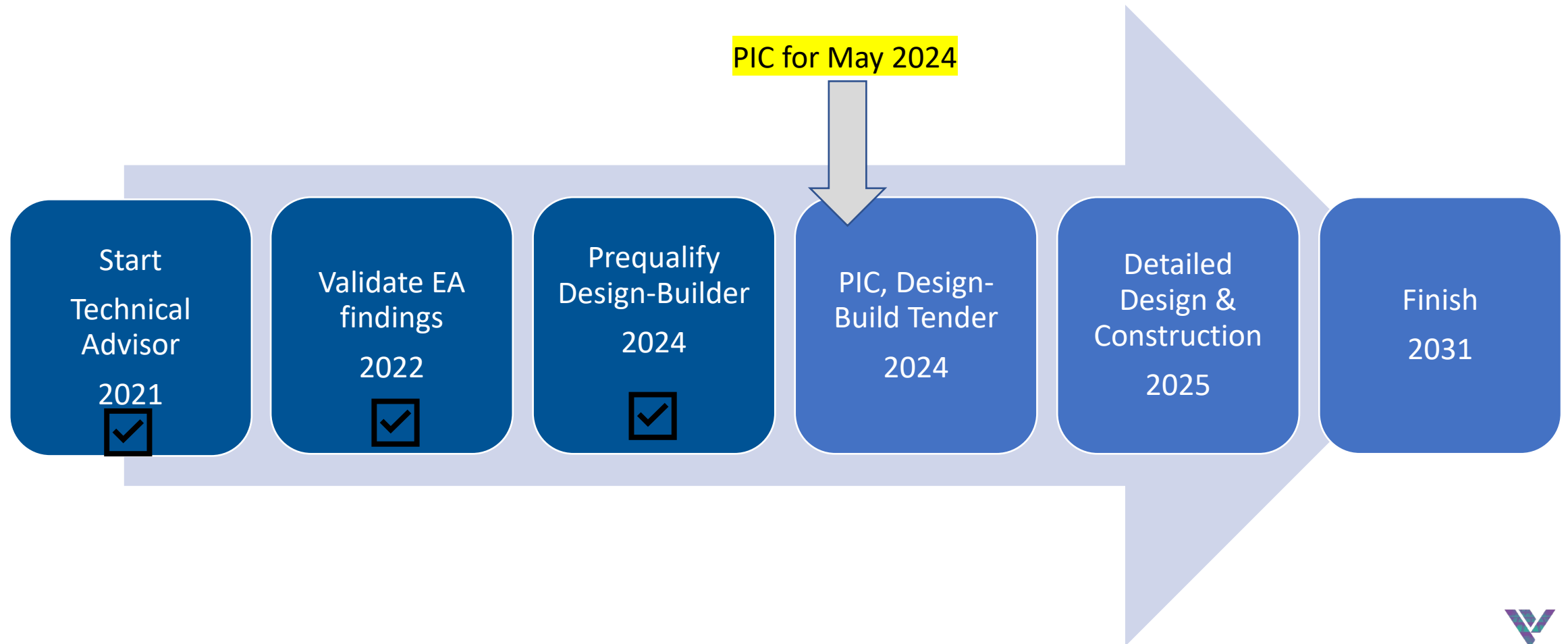


Work Progress

- Completed the validation of the preferred alignment
- Completed prequalification of Design-Builders
- Public Information Centre - May 2024
- Property acquisition ongoing
- Submitted grant application (decision pending):
 - Federal (2023): Disaster Mitigation and Adaptation Funds (DMAF)
 - Provincial (2024): Housing Enabling Water System Funds (HEWS)



Project Timeline



Upcoming Public Information Centre

Flood prevention in the VMC

Open House

May 2 | 6:30 p.m.

vaughan.ca/BlackCreek



At David Braley Centre
(200 Apple Mill Rd)
Main Floor

Thursday May 2, 2024
6:30pm to 8:30pm

Can't attend in Person?

Presentation board will be posted online at vaughan.ca/blackcreek on May 2, 2024

Thank You.



DOWNTOWN

vaughan

METROPOLITAN CENTRE

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

VMC Secondary Plan Update

VMC Sub-committee
April 24, 2024



DOWNTOWN

vaughan

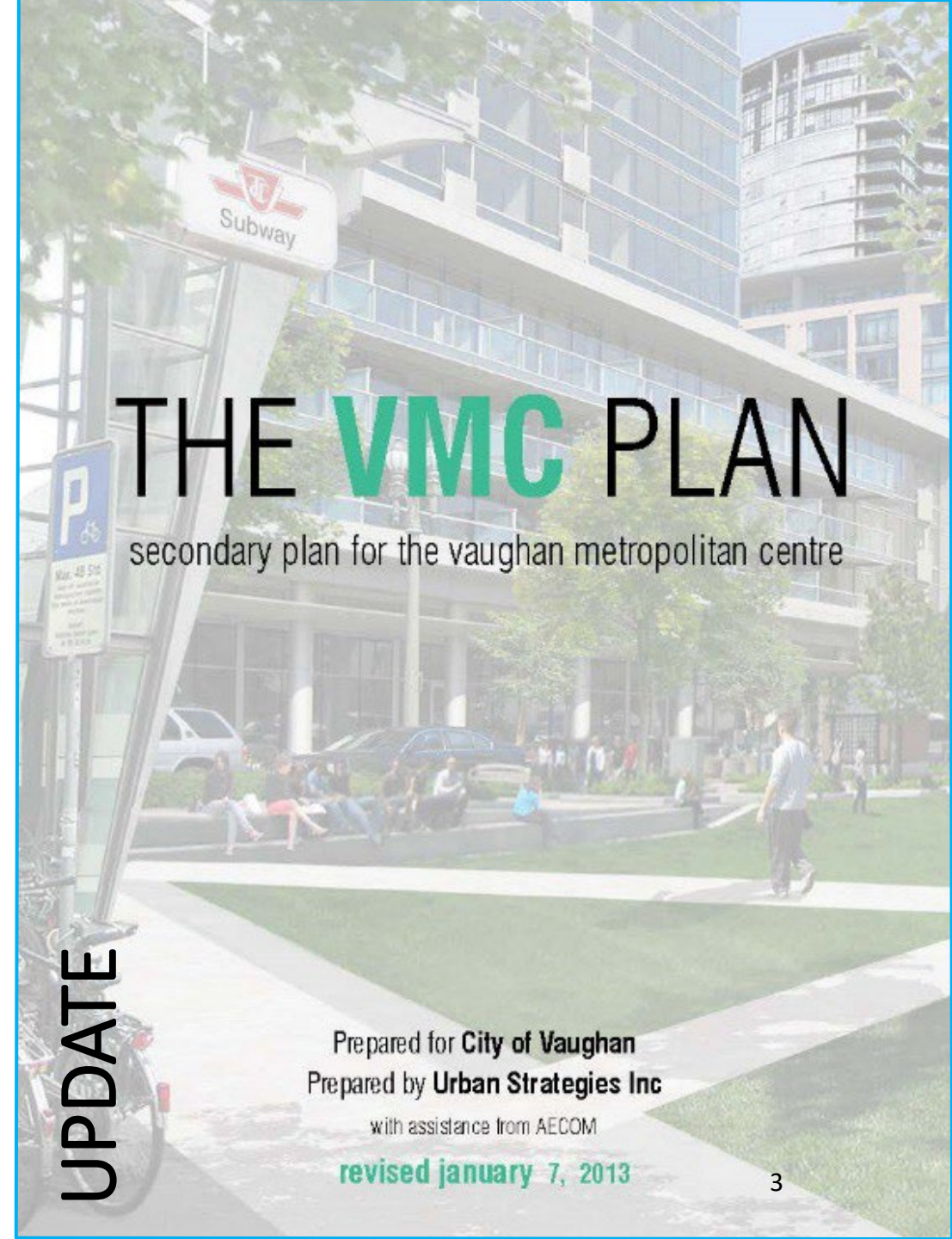
METROPOLITAN CENTRE

City Staff continue to be committed in ensuring that the downtown develops as a **complete and balanced community** with high-density mixed uses that are transit supportive and pedestrian friendly, with a **vibrant sense of place**, a **high-quality public realm** and **environmentally sustainable** design approaches.

VMC Secondary Plan Update

Policy Updates to Support a Complete Community

- The VMC Secondary Plan (VMCSP) Update continues to address provincial and regional policy updates, in response to the **intensive growth** that is putting pressure on realizing Council's vision for a **vibrant and balanced** downtown.
- The VMCSP Update continues to focus on a **renewed policy framework** that supports the completion of a downtown and central business district as a **complete and balanced community** that is well **supported by municipal services and social infrastructure** to 2051 and beyond.
- On-going consultation continues to ensure that the plan is **equitable** while following the vision to deliver a **successful downtown**.



THE VMC PLAN

secondary plan for the vaughan metropolitan centre

UPDATE

Prepared for **City of Vaughan**
Prepared by **Urban Strategies Inc**
with assistance from AECOM

revised **january 7, 2013**

February 2024 VMC Sub-committee

Direction to Staff

- Include **Expansion Area C** as part of the boundary expansion areas, conduct local consultation with key stakeholders and work to develop a preferred option to update the schedules accordingly and seek Sub-Committee endorsement in a future VMC Sub-Committee meeting.
- Explore the possibility of **Unlimited Heights and Densities (UHD)** in the VMC and report back with findings and a recommendation in a future VMC Sub-Committee meeting.

Work on **Expansion Area C** is on-going, with the aim of developing a preferred option to be presented to the VMC Sub-Committee in **May 2024**.

PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

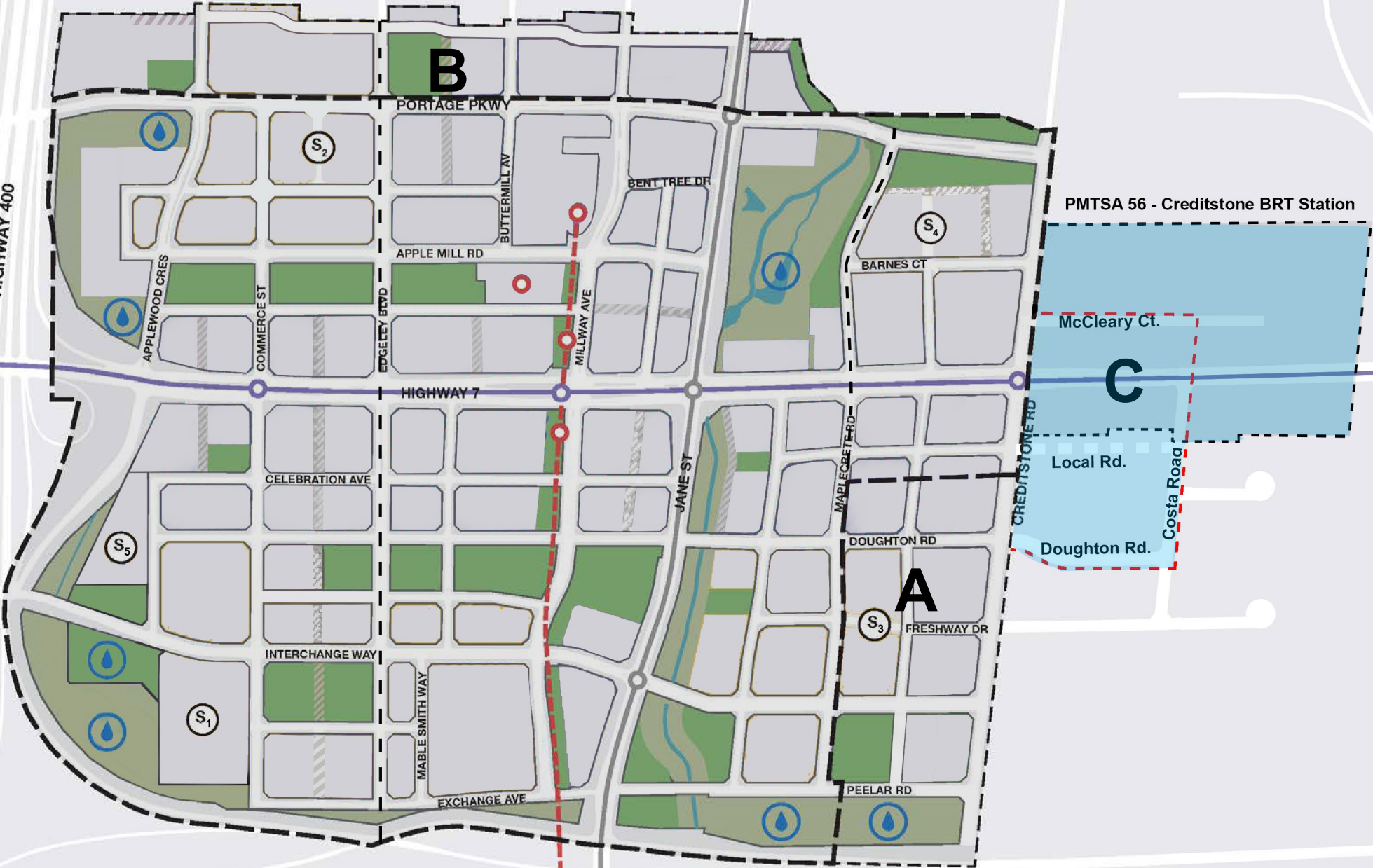
HIGHWAY 400

CN RAIL

Planned Bridge

HIGHWAY 407

Note: Notional draft illustration is for representational purposes only



Work on exploring the possibility of **Unlimited Heights and Densities (UHD)** in the VMC is on-going, with the aim of reporting back with findings and a recommendation to the VMC Sub-Committee in **June 2024**.

UHD Preliminary Findings

Staff have been investigating and have had conversations with other GTA Municipalities that have enacted, or are currently exploring implementing, Unlimited Heights and Densities:

- **Brampton**
- **Mississauga**
- **Toronto**
- **Kitchener**



UHD Preliminary Findings

Brampton

- City staff were directed by Council to bring forward a recommendation on UHD. In **June 2022**, a Staff Report was brought forward on UHD.
- Staff's initial preference was to include maximum heights & densities, however staff recommended that if UHD was to be implemented, it should be subject to the approval of several technical studies (e.g. servicing, traffic, growth management, urban design, shadowing)
- Following staff's recommendations, it was determined that UHD would be reviewed further through an MTSA Study
- In **November 2022**, Provincial modifications removed the discretion of lower-tier municipalities to set maximum heights and densities within MTSA's.
- In **November 2023**, the Brampton OP was approved with UHD, based on provincial modifications, with the understanding that the City was unable to impose any height or density restrictions.



UHD Preliminary Findings

Brampton (continued)

- The UHD incentive program was proposed to be offered in a small geographic area adjacent to a GO Station, in exchange for a percentage of units above 25-storeys to be set aside for affordable housing. The exact percentage of affordable housing was to be determined through a future Inclusionary Zoning consultation process.
- UHD were prescribed to areas closest to the MTSA area station with decreasing height permissions for lands closer to low-rise development
- The UHD incentive program was proposed to be in effect for a period of 5 years, after which time its effectiveness would be reviewed by Council and a decision made as to whether or not it should be cancelled or extended.
- Projects taking advantage of the UHD incentive program are required to have a building permit issued, and break ground, within three (3) years of site plan approval.



UHD Preliminary Findings

Brampton (continued)

- In **December 2023**, Bill 150 reinstated the Regional Council adopted policy language for MTSA's, which permits that “maximum heights and densities may be established at the discretion of the local municipality”.
- In **April 2024**, a Staff Report was brought forward recommending amendments to the UHD OP policies, to re-implement maximum height & densities.

Specifically, this report advised that:

“Brampton is requesting the Region to modify the MTSA policies included in Brampton Plan to permit the implementation of maximum building heights and maximum densities for Brampton’s Primary MTSA's, as appropriate.”



UHD Preliminary Findings

Brampton (continued)

In summary:

- The UHD has only been in place since November 2023, and is now being considered for amendment
- Concerns have been noted with the UHD program, including:
 - Difficulties with infrastructure planning. Needing to plan for 'worst case' infrastructure scenario
 - Limits City's leverage for receiving additional community benefits through the development process (parks, community facilities etc.)
 - UHD emphasizes height and density and does not seek to achieve balanced community planning objectives.
 - No noticeable increase in development applications since implementation.



UHD Preliminary Findings

Mississauga

- In the 1990's Mississauga had a very regimented and structured plan, which set out prescriptive development standards for parcel blocks
- City had issues attracting residential development to the downtown. This prompted the discussion on potential UHD frameworks for the downtown to incentivize residential development within the downtown.
- In the late 1990's and early 2000's Mississauga developed an UHD framework to incentivize residential development within the downtown.
- First step was to get the road network finalized and acquire land for parks, then create a mixed-use planning regime for all parcels of land



UHD Preliminary Findings

Mississauga (continued)

- Wanted to create a downtown skyline that was dictated by market demand, but had to ensure the public realm and design was right (i.e. commercial/retail at grade, separation distances between buildings, concrete approach to design)
- Focused on delivering a successful public realm through development that delivered architectural and urban design excellence that translated to a comfortable pedestrian-scale experience
- Mix of land use designations to determine where transition needed to happen to low-rise residential
- All lands in the downtown area were pre-zoned with Holding provisions even if the sites were already built out. This ensured that any new development/re-development would require the developer to enter into servicing agreements, agreements to build out the road network etc.



UHD Preliminary Findings

Mississauga (continued)

In summary:

- Mississauga staff have found that the program has been successful in attracting/incentivizing residential development
- Have had issues securing a balance of uses and achieving complete community, majority of development is residential
- Found that UHD inflated the market/land values in the downtown area
- Experience difficulties acquiring land for parks, majority of new parkland is POPS (Privately-Owned Public Space)



UHD Preliminary Findings

Kitchener

- In January 2024, a Staff Report was brought forward recommending approval of OPA and ZBLA that would remove maximum density requirements (FSI) for 7 of Kitchener's PMTSAs.
- Council deferred decision and directed staff to have further consultation with development industry and community.
- In March 2024, a Supplemental Staff Report outlining engagement outcomes and recommending approval of the proposed amendments was approved by Kitchener Council



UHD Preliminary Findings

Kitchener (continued)

- The approved OPA & ZBA amendments remove maximum densities (FSI) from Strategic Growth Areas surrounding MTSA's
- The approved OPA & ZBA amendments include four new zones, one of which has no maximum height (Strategic Growth Area 4 SGA-4)
- The approved policies move way from a 'height and density' approach and focus on a 'built form' approach
- Built form policies focus on building separation, tower length, tower separation distances, floor plate requirements etc.



UHD Preliminary Findings

Kitchener (continued)

In summary:

- Approved program moves towards an approach focused on built form opposed to maximum heights and densities for MTSA areas
- Was approved by Council in March 2024, preliminary to understand the outcomes of the program



UHD Preliminary Findings

Toronto

- Toronto's Downtown Plan was updated in 2018 and covers the majority of downtown Toronto, extending east-west from Bathurst to the DVP, and north-south from Lakeshore to midtown
- Plan uses a 'performance-based' approach, focusing on policies that support a vibrant public realm and urban design – opposed to a prescriptive approach
- The Downtown Plan includes multiple land use designations, including the "Mixed Use Areas 1" designation, which has no prescribed maximum height or density, and is centered around high-order transit areas
- In lieu of prescribing maximum height and densities, the policies within the plan created a gradient of mixed-use designations, with different scales of growth outlined for each



UHD Preliminary Findings

Toronto (continued)

- Infrastructure strategies were developed to determine the maximum built-out of the plan area and support UHD policies in “Mixed Use Areas 1” (community services and facilities, water, energy, mobility, and parks and public realm)
- Policy language emphasizes the street relationship and the built form
- Policies within the plan are intentionally intended to be flexible and open to interpretation by Community Planning Staff



UHD Preliminary Findings

Toronto (continued)

In summary:

- The UHD program is still fairly new, only being in place since 2018
- Have seen issues with acquiring a variety of built-form, majority of development has been high-rise on podiums
- Many development applications have gone to the OLT
The flexible/general policy framework up for interpretation by Development Planners is a large part of the reason for this



Key Priorities of the VMC Secondary Plan Update

Create a complete and balanced community by:

- Managing **Intensity of Development** and its trajectory
- Achieving **Built Form Variety**, Including **Mid-Rise Built Form**
- Finding a **Balance of Uses**
- Serving the Population with **Public Amenities**
- Realizing the **Housing Variety** Necessary for an Inclusive Community
- Establishing **Transitions** at the VMC's Boundaries



Principles to meet Key Priorities

Principles to consider to meet key priorities of the VMC Secondary Plan Update:

- Limit geographic area to areas surrounding higher-order transit
- Include a gradient of mixed-use designations with different scales of growth
- Inclusion of transition policies for areas abutting lower density
- Inclusion of 'sunset clauses', with opportunities for extension
- Incorporation of incentives, including incentives for affordable housing



Principles to meet Key Priorities

Principles to consider to meet key priorities of the VMC Secondary Plan Update:

- Requirements for non-residential uses
- Comprehensive infrastructure and community services studies and plans based on the full built out
- Use of Holding provisions
- Inclusion of timeframes for projects taking advantage of the UHD incentive program. Require having building permit issued, and break ground, within a set number of years following site plan approval.
- Robust policy that strengthens architectural and urban design best practices through built form that delivers a unique, successful and vibrant public realm.



Next Steps

Update the VMC Sub-Committee

- Staff will bring forward a recommendation on Expansion Area C at the **May** VMC Sub-Committee meeting, including updated schedules
- Staff will bring forward a recommendation on Unlimited Heights & Densities with considerations for implementation at the **June** VMC Sub-Committee
- Respond to any comments received at today's VMC Sub-Committee meeting

Develop Draft Secondary Plan Policies

- Currently working with our consultant to develop the draft updated Secondary Plan policies

Future VMC-wide Secondary Plan Update Consultation

- TAC Meetings with Internal Departments and External Agencies (Q2 / Q3) 2024
- Landowner Meetings (Q2 / Q3) 2024
- Public Open House (Q3) 2024
- Statutory Public Meeting (Q4) 2024 or (Q1) 2025



DOWNTOWN

vaughan

METROPOLITAN CENTRE

Thank you.



Matthew Helfand
Direct: 416.865.4624
E-mail: mhelfand@airdberlis.com

C 3
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

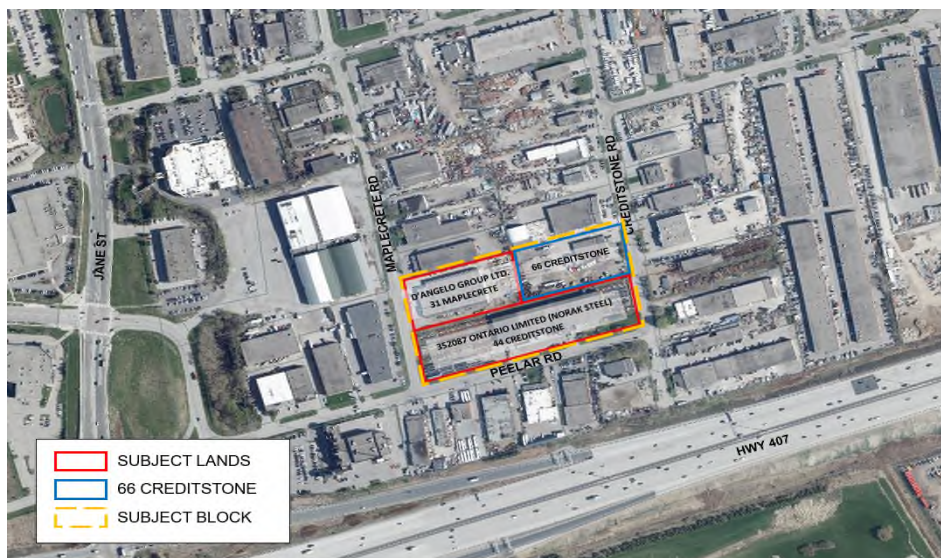
Dear Mayor and Members of VMC Sub-Committee:

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

Page 4

Cc: Clients

Jessica Damaren, Weston Consulting (jdamaren@westonconsulting.com)

Sandra Patano, Weston Consulting(spatano@westonconsulting.com)

Christina Bruce, City of Vaughan (christina.bruce@vaughan.ca)

Gaston Soucy, City of Vaughan (Gaston.Soucy@vaughan.ca)

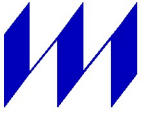
Alannah Slattery, City of Vaughan (Alannah.Slattery@vaughan.ca)

Andrew Davidge, Gladki Planning Associates (adavidge@gladkiplanning.com)

Niko Casuncad, Gladki Planning Associates (ncasuncad@gladkiplanning.com)

60003430.3

AIRD BERLIS



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.

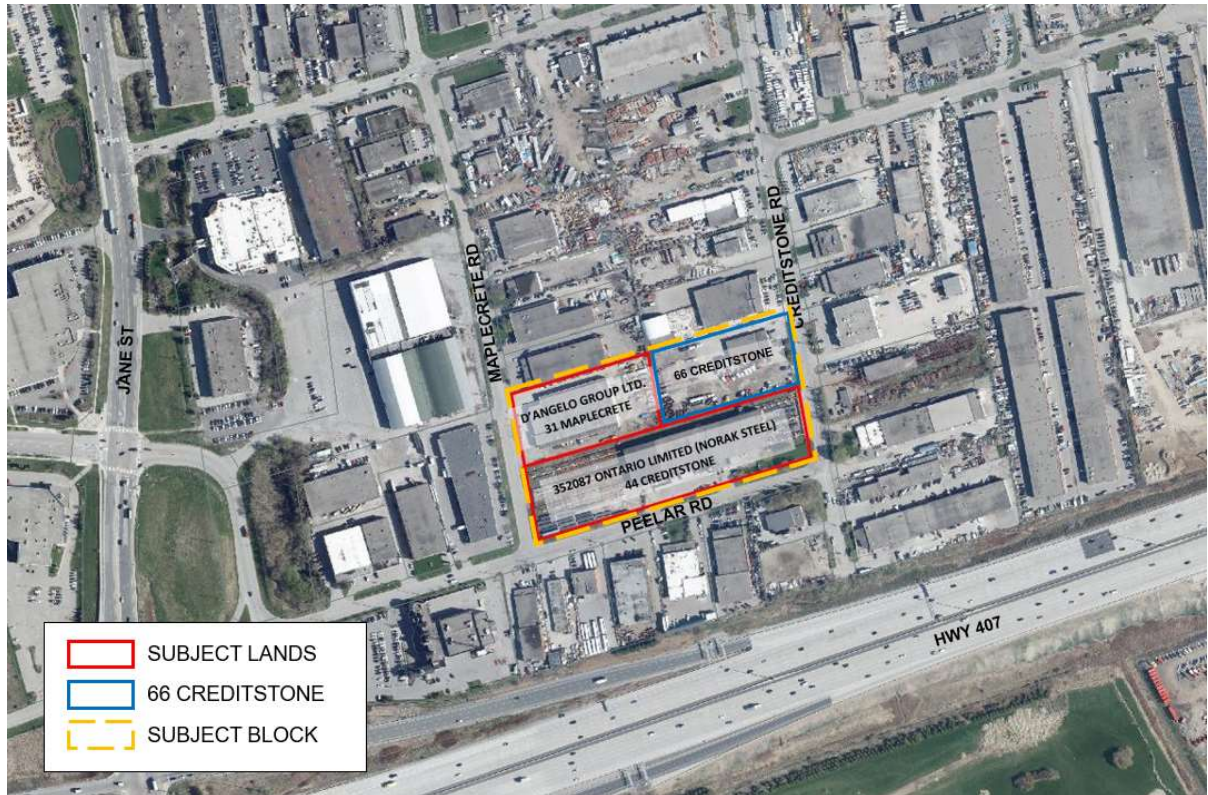


Figure 1 - Air Photograph of Subject Lands

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.

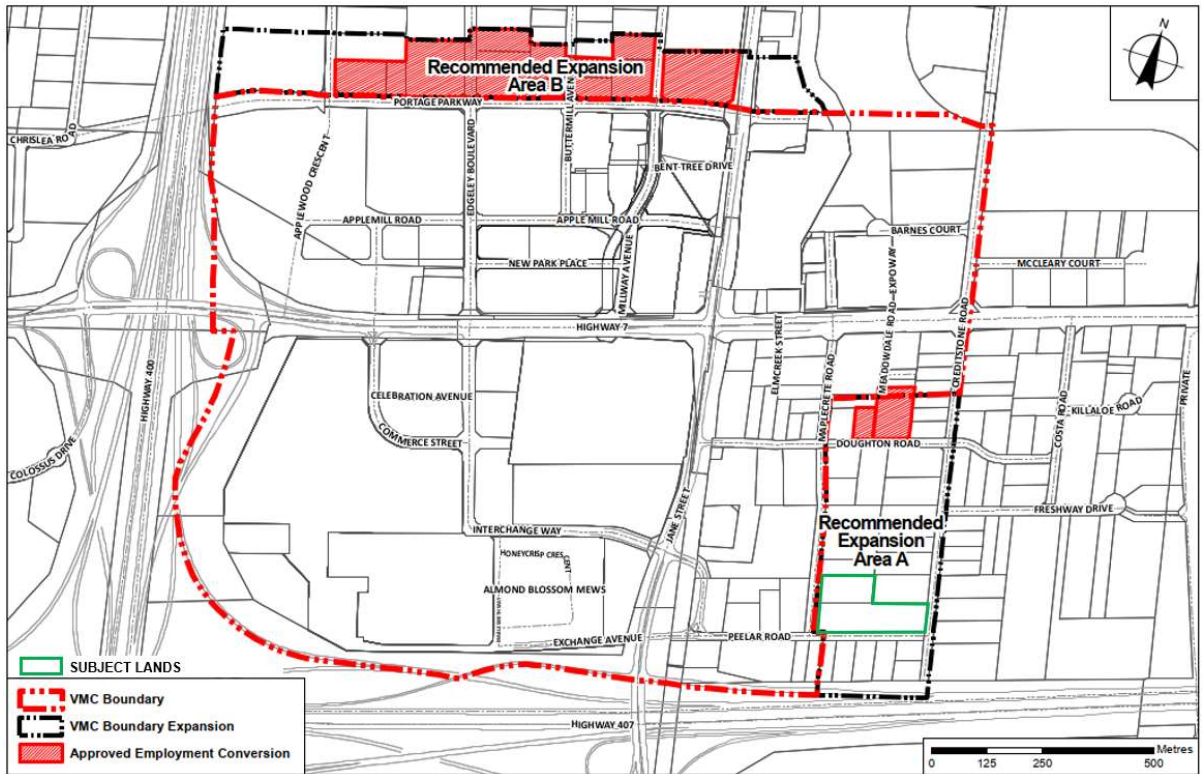


Figure 2 - Attachment 1 Extract – Endorsed VMC Boundary Expansion Areas

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).

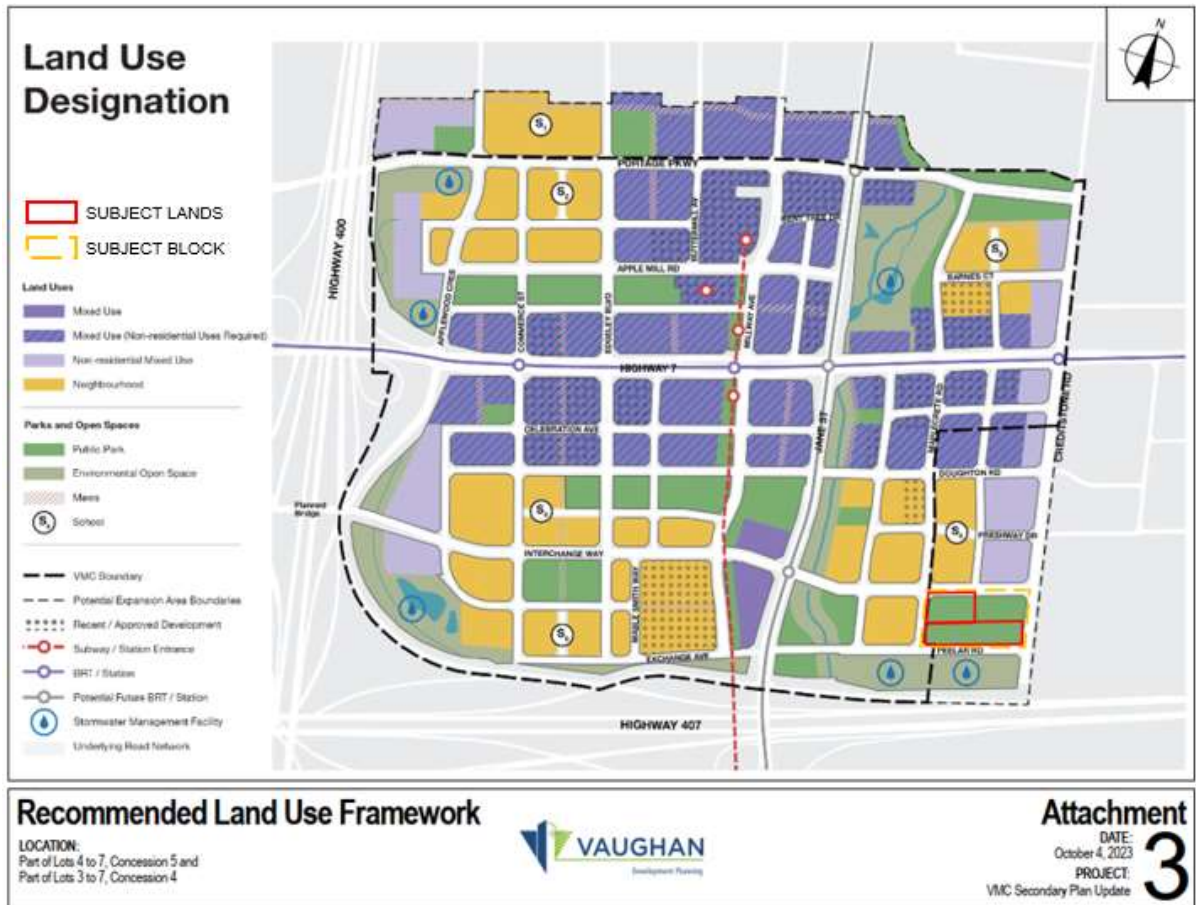


Figure 3 – Sept 8 Recommended Land Use Option

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:



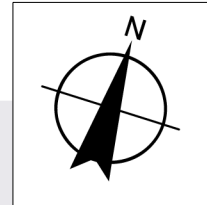
Sandra Patano, BES, MES, MCIP, RPP
Vice President



Jessica Damaren, BES, MCIP, RPP
Lead Planner, Special Projects

- c. Clients
- M. Helfand, Aird & Berlis
 - G. Soucy, Senior Manager, Planning and Design, VMC Programs
 - D. DiGirolamo, Senior Planner, Policy Planning and Special Programs
 - A. Haagsma, Planner 1, Policy Planning and Special Programs
 - A. Davidge, Planning Lead, Gladki Planning Associates
 - 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
- S Stormwater Management Facility
- Underlying Road Network



Proposed Revised Land Use Designation

File: 6057-1 & 11766 Date: January 2024

LEGEND

- Area subject to revisions
- Owners' Properties (31 Maplecrete Road & 44 Creditstone Road)
- P Proposed Park

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.

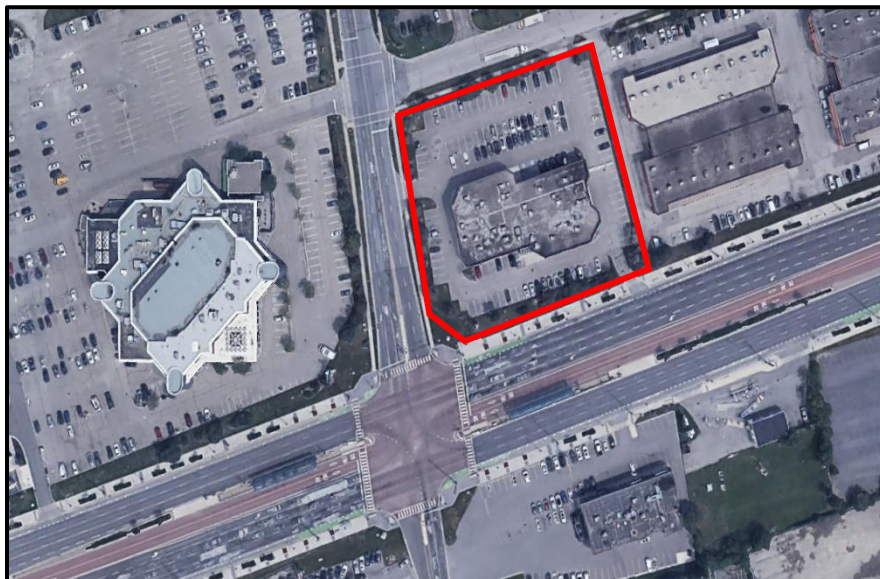


Figure 1: Aerial Photo of Subject Property

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).

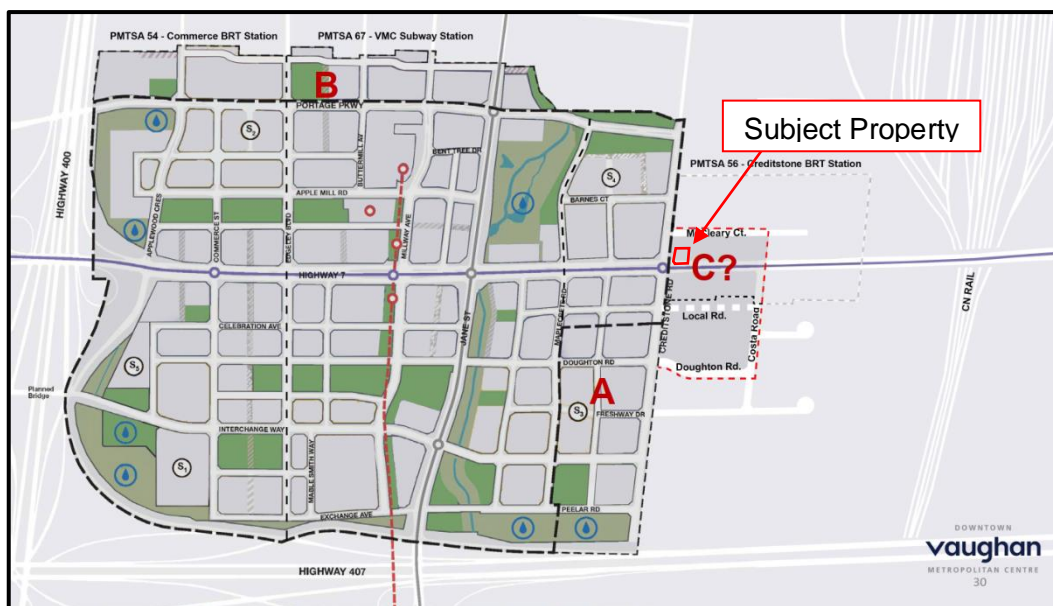


Figure 2: VMC Secondary Plan Expansion Area C

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.

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

April 23, 2024
File 6166-2

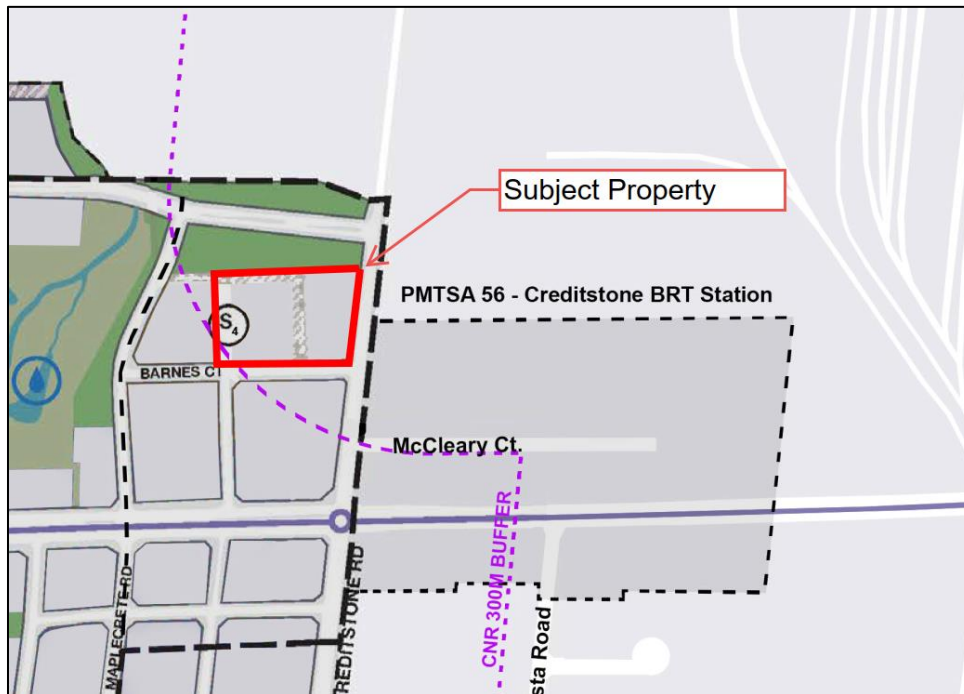
Attn: Gaston Soucy - Senior Manager
Planning and Urban Design, VMC Program
Comment Letter

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 VMCSPP area. The second being ensuring that the designation of school sites does not impede the development of lands within the VMCSPP 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 VMCSPP 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 VMCSPP.
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 VMCSPP.
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 VMCSPP.
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 VMCSPP to be used as efficiently as possible while supporting intensification in the VMCSPP.

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 subcommittee in advance of their next meeting on October 4, 2023. We ask 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