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Communication
Vaughan Metropolitan Centre
Sub-Committee – June 26, 2024
Item No. 1

File: P-3342

May 23, 2024

Vaughan Policy Planning &
Special Programs Department
2nd Floor, North Wing
Vaughan City Hall
Vaughan, Ontario, L6A 1T1

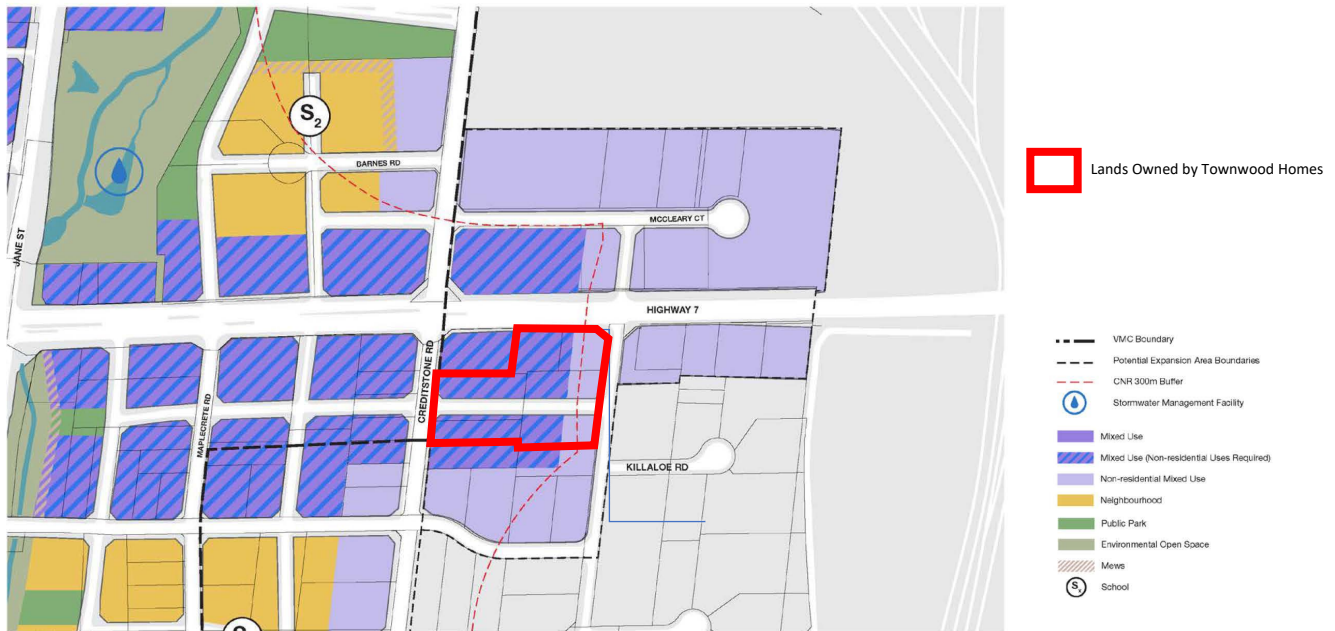
Attention: Alannah Slattery, Senior Planner

Re: **Comments on the VMC Secondary Plan Update – Expansion Area C
Presentation at the Landowner’s Meeting on May 16, 2024**

Dear Alannah,

KLM Planning Partners Inc. (“KLM”) is the land use planning firm representing Townwood Homes (“Townwood”), who are the owner of several parcels of land located south of Highway 7, between Creditstone Road and Costa Road in the proposed VMC Expansion Area C, as highlighted in the red box below.

Land Use Option Zoom In



Both Tony Guglietti (Townwood Homes) and I participated in the City's recent Expansion Area C Landowner's meeting held on-line on May 16, 2024, and provided verbal comments on the City's proposal. Having since received and reviewed the City's power-point presentation, we provide you with the following written comments on the City's proposed VMC Expansion Area C:

1. Townwood is very supportive of the City's plan to expand the VMC with a new Expansion Area C. Townwood is also supportive of the proposed land use designations on their properties consisting of "Mixed Use" and "Mixed Use (Non-residential Uses Required)" and the proposed road pattern.
2. We understand VMC staff is undertaking a review to assess if unrestricted height and density is appropriate for the VMC, which we are supportive of. Accordingly, Townwood requests that they be consulted on the proposed heights and densities to be determined for these respective designations as they materialize in order to provide feedback to the City. Similarly, Townwood would like to be consulted on the percentage of non-residential uses to be determined by the City that may be planned for these designations in order to provide feedback to the City.
3. Townwood suggests that the City consider the following regarding the CNR 300 m Buffer Line:
 - a. That the City consult with CNR and mutually agree to relocate the CNR 300 m Buffer Line to align with Costa Road as it relates to Townwood's lands. The CNR Line in this location extends in a north-south direction through the middle of the "Mixed Use (Non-residential Uses Required)" designation and they would like to see this line move slightly eastward to align with the west side of Costa Road that would allow more flexibility when designing the site and buildings on their property; and/or,
 - b. That the City and CNR consider flexible language in the VMC secondary plan policies that would allow the landowner to demonstrate and justify to the City and CNR through a site and building design exercise any slight deviations from the 300 m buffer line to allow for sensitive land uses and well-designed built form that is supported by technical reports.

Please keep KLM and Townwood informed of all meetings both statutory and non-statutory regarding the proposed VMC Expansion Area C. We are very encouraged to see the expansion of the VMC and trust that Vaughan Council will support the approval of Expansion Area C.

Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Grant Uyeyama, BAA, MCIP, RPP
Principal Planner

Copy: Tony Guglietti, Townwood Homes
Paul Guglietti, Townwood Homes
Alireza Khosrowshahi, Melrose Investments Inc.
Billy Tung, Partner, KLM Planning Partners Inc.