



Naomi Mares
Direct: 647.426.2842
E-mail: NMares@airdberlis.com

C 5
Communication
Vaughan Metropolitan Centre
Sub-Committee – June 26, 2024
Item No. 1

June 25, 2024

Matter No. 317297

Via E-Mail – Clerks@vaughan.ca

VMC Sub-Committee
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mayor and Members of VMC Sub-Committee:

Re: VMC Sub-Committee Meeting – Comments on behalf of RI Vaughan Ltd.

We act on behalf of RI Vaughan Ltd. with respect to the property municipally known as 11 Interchange Way (the “Site”). The Site is currently developed with a Residence Inn By Marriott and is located in the Vaughan Metropolitan Centre Secondary Plan (the “VMC Secondary Plan”) area.

The Site is near the intersection of two major 400-series highways – Highway 400 and Highway 407. The VMC TTC subway station is located less than 400 metres to the north-east of the Site, which is the north terminus of the western section of the TTC Line 1 Yonge-University-Spadina Subway Line. The VIVA Orange Bus Rapid Transit (BRT) line which provides rapid transit access into the City of Toronto and east-west access across the Region of York is also located in proximity to the Site. Overall, the Site is within a 5 to 10-minute walk to the VMC TTC Station, the Regional Bus Terminal north of Highway 7, and the Commerce Street VIVA BRT Station. Besides the higher-order transit networks, the Site is also well-served by local transit networks, including the YRT Route 10: Woodbridge, YRT Route 20: Jane Street, YRT Route 26: Maple Local, YRT Route 77/77A: Highway 7 & Highway 7 Express, VIVA Orange, and Brampton Zum 501: Queen.

We understand that the City is undertaking a review of the Secondary Plan. To date, we have reviewed the various staff presentations on this matter and monitored the VMC Sub-Committee on April 24, 2024. Based on the information provided, we understand that the Site is proposed to be designated *Mixed Use (Non-residential Uses Required)* with a maximum density of up to 7.5 FSI, a maximum height of up to 40 storeys, a minimum of 13% of non-residential gross floor area, and retail frontage generally to the south. We understand the Sub-Committee will be exploring whether to allow unlimited heights and densities during the meeting on June 26th, 2024.

Until the complete draft of the VMC Secondary Plan is available for review, we are writing to provide some initial comments:

- Removing the “cap” on maximum height and density would be consistent with the recent Provincial direction for intensification in proximity to such transit access. While the 7.5 FSI and the maximum 40 storeys represent an improvement over the in-force Secondary Plan, it is our client’s position that such a “cap” would be run contrary to the Province’s stated direction;

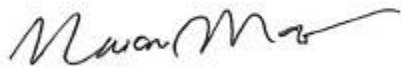
- Requiring a mandatory 13% of non-residential gross floor area is overly prescriptive for a Secondary Plan policy. That quantum of non-residential gross floor area may not be in keeping with market demand. We note that Vaughan is currently well-served with retail and commercial uses and the majority of mixed-use buildings developed in Vaughan contain small-scale retail and service-commercial uses that are more local serving; and
- The in-force VMC Secondary Plan requires “a minimum of 35% of new housing units shall be affordable”. If this policy is intended to remain in the VMC Secondary Plan, our client requests clarification in the policy as how that minimum will be applied - on a site-by-site basis or an area-wide basis, and if this is intended to be required in addition to any future inclusionary zoning requirements.

Further comments may be provided on behalf of our client once the draft policies are available to the public for review.

Please contact the undersigned should the Sub-Committee or City Staff have any questions regarding this submission.

Yours truly,

AIRD & BERLIS LLP



Naomi Mares

NM/ke
CM:60870268.1