

October 29, 2024

MGP File: 19-2836

VMC Sub-Committee (c/o Office of the City Clerk)
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
via email: Clerks@vaughan.ca

Dear Members of the VMC Sub-Committee:

**RE: VMC Sub-Committee – October 30, 2024
Item 6.3: VMC Parks and Wayfinding Master Plan – Final Report**

Malone Given Parsons Ltd. is the land use planner for the Portage Conversion Landowners Group (“**Portage Landowners**”), who own approximately 7.0 ha of land on the north side of Portage Parkway between Millway Avenue and Applewood Crescent (“**Portage Lands**”) in Expansion Area B. On behalf of the Portage Landowners, we have been actively participating in the Vaughan Metropolitan Centre Secondary Plan (“**VMCSP**”) Update and continue to express concerns regarding the parkland arrangement proposed for Expansion Area B.

As requested in our June 2024 letter to the VMC Sub-Committee, the Portage Landowners continue to oppose the arrangement of parkland proposed by the Project Team for Expansion Area B. The preferred Land Use Plan presented by Staff and now reflected in the final VMC Parks Master Plan illustrates a large “urban park” designation at the northeast corner of Edgeley and Portage. The Parks Master Plan states that “Urban Parks” will be 0.75 hectares or larger in size and expected to accommodate several facilities.

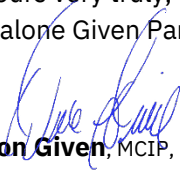
In conflict, the Portage Landowners Conceptual Master Plan (as attached) proposed an arrangement of parkland across each block within Expansion Area B that will provide a better distribution, access and amount of parkland. Schollen and Company has completed preliminary facility fits to illustrate that the parkland proposed by the Portage Landowners is sufficiently sized to accommodate the facility needs.

The arrangement of parkland proposed by the Portage Landowners will provide open space directly adjacent to future visitors, employees and residents in the Expansion Area B, breaking up and providing relief from the built form and massing. The Portage Landowners Conceptual Master Plan illustrated three (3) public parks sized at 0.57 ha (1.4 acres), 0.41 ha (1 acre), and 0.33 ha (0.82 acres) for a total of 1.31 ha (3.24 acres), whereas the Final Concept Plan presented by staff illustrates a single park of ~1.0 ha. We note that several of the Urban Park examples provided in the Final Parks Master Plan are around 0.5 ha in size.


As such, we continue to request the VMC Subcommittee and Project Team meet with the Portage Landowners Group to consider an alternative approach for the parkland in the Expansion Area B.

As always, we thank the project team for their efforts to address our concerns and comments regarding the VMC Secondary Plan Update and appreciate the opportunity to collaborate proactively to achieve the shared goal of a great and vibrant downtown for Vaughan. We look forward to meeting with staff to work through our request and to bring these lands forward to future zoning bylaw amendment and site plan application stages.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP
Founding Principal



Allyssa Hrynyk, BES, MUDS, MCIP, RPP, AICP
Associate

cc: VMC Project Team: Haiqing.xu@vaughan.ca, christina.bruce@vaughan.ca,
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Portage Conversion Landowners Group

Attachment: Portage Landowners Master Landscape Concept Plan, Schollen and Company

