



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

C 3
Communication
Vaughan Metropolitan Centre
Sub-Committee – March 26, 2025
Item No. 1

File: P-3342

March 25, 2025

Office of the City Clerk
Ground Floor, South Wing
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

Attention: Todd Coles, City Clerk and Mayor & Members of the VMC Sub-Committee

Re: Communication - VMC Sub-Committee Meeting – March 26, 2025
Comments from Townwood Homes and Melrose Investments Inc.

Dear Mayor & Members of the VMC Sub-Committee,

On behalf of our clients and owners of several lands located within the southeast quadrant of the Vaughan Metropolitan Centre (VMC), Townwood Homes and Melrose Investments Inc., we as the land use planning consultant are pleased to submit this Communication identifying our client’s concerns based on review of the various draft schedules associated with the forthcoming VMC Secondary Plan 2025, included within the City’s power-point presentation at this meeting. It should be noted that access to the presentation materials were only made available on Monday March 24th, which did not provide us sufficient time to prepare a fulsome review of the materials. Nonetheless, we offer the following preliminary comments on the materials and will continue to work with staff through these concerns:

1. Proposed Park Site:

The proposed Schedule E – Parks and Open Spaces designates a park site at the southeast corner of Maplecrete Road and Doughton Road, which partially sits on Townwood’s property. This proposed park has not appeared in this location on any previous land use schedules that the City has released publicly. There has been a lack of consultation with the landowners regarding park locations within this quadrant, and we object to a park being placed on the Townwood lands at this late stage in the VMC Secondary Plan review process.

2. Land Uses on West side of Creditstone Road:

The proposed Schedule G – Land Use designates lands on the west side of Creditstone Road as “Mixed Non-residential”. We have previously provided our comments to Policy Planning staff on this matter and re-iterate that residential uses should be allowed within this designation subject to the landowner submitting the necessary technical studies to justify the appropriateness of residential development along this street and any necessary mitigation measures to be implemented to address any impacts associated with the existing employment uses on the opposite side of the road. We ask that the City re-consider adding residential uses along this road subject to landowners providing the necessary technical assessment through development applications to the satisfaction of the City.

3. Status of Expansion Area C:

On May 16, 2024, Townwood Homes, who owns various lands located on the south side of Highway 7 between Creditstone Road and Costa Road and just south of the easterly extension of White Elm Road participated in a Landowners Meeting with City Policy Planning staff and subsequently followed up with written correspondence dated March 23, 2024 indicating that *“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.”*

Our client is concerned that over the past year there has been no advancement or discussion whatsoever by the City regarding Expansion Area C, and that the City’s power-point presentation for the VMC Sub-Committee Meeting on March 26, 2025 is silent on the City’s expansion plans for this area. We request that Expansion Area C be introduced into the VMC Secondary Plan 2025 update, and that Policy Planning staff provide a report that publicly identifies the land use schedules and policies for this area as soon as possible.

4. Alternative School Designs:

A proposed school site is shown on Townwood’s property located in the Freshway Avenue and Maplecrete Road area. We are encouraged that the City is supportive of policies that will foster the development of “alternative school designs”. We request that the City work closely with the School Boards to ensure that “urban schools” are built in cooperation with land developers that will see the building of schools, high-rise residential, parking and play areas developed together on the same site.

Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. I will be speaking on deputation at the VMC Sub-Committee Meeting and can respond to any questions the Sub-Committee Members may have.

Yours truly,

KLM PLANNING PARTNERS INC.



Billy Tung, BES, MCIP, RPP
Partner

Copy: Tony Guglietti, Townwood Homes
Paul Guglietti, Townwood Homes
Alireza Khosrowshahi, Melrose Investments Inc.
Kirill Blotskii, Melrose Investments Inc.