

June 3, 2025

MGP File: 21-3054

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

via email: clerks@vaughan.ca

Dear Members of Committee of the Whole:

RE: Item 4.10: Volume 1 - Draft Vaughan Official Plan and Volume 2 – Vaughan Metropolitan Centre Secondary Plan
Comments on behalf of Intergreen Development (BT) Inc.
City-Related Files Nos: OP.22.014, Z.22.035, and 19T-22V010

Malone Given Parsons Ltd. (“MGP”) is the land use planner for Intergreen Development (BT) Inc. (“**Intergreen**”), the owner of the lands at 25 Interchange Way (“**Subject Lands**”) within the Vaughan Metropolitan Centre (“**VMC**”). On October 27, 2022 Intergreen submitted applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (the “**Intergreen Applications**”) for the Subject Lands to permit a high density mixed-use development and a public park. The Intergreen Applications were deemed complete on November 17, 2022, and are currently under review by the City.

On behalf of Intergreen, we have reviewed Drafts of the Vaughan Official Plan (Volume 1 – “**2025 VOP**”) and the VMC Secondary Plan (Volume 2 – “**2025 VMCS**”) to be presented at a Public Meeting on June 4, 2025.

We have concerns with respect to the lack of transition policies within the 2025 VOP for applications within the VMCS area as we understand that it is the City’s intention to repeal the existing VMCS in its entirety following the approval of the 2025 VOP and 2025 VMCS. We request that the 2025 VMCS or 2025 VOP permit applications that were submitted and deemed complete under the old VMCS to continue to be reviewed under the plans that were in effect at the time of application. We are concerned that absent any transition policies, the Intergreen Applications will be unfairly affected and/or delayed by new requirements in the new VMCS that did not exist at the time of application including policies 4.2.2, 4.2.3, 4.3.2, 5.3.8, 5.3.11, 6.5.2, 7.2.2, 9.1.5, 9.1.16, 9.2.4, 9.7.2, 9.9.6, 9.9.25, and 9.9.31 of the 2025 VMCS.

We thank you for the opportunity to provide input. We reserve the right to provide additional comments on both the 2025 VOP and 2025 VMCS. Should you have any questions or wish to discuss our comments, please do not hesitate to contact the undersigned.

Yours very truly,
Malone Given Parsons Ltd.



Lauren Capilongo, MCIP, RPP
Principal

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cc: Intergreen Development (BT) Inc.