

C146.
Communication
CW(PM) – June 4, 2025
Item No. 10

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June 3, 2025

MGP File: 19-2836

City of Vaughan
2141 Major Mackenzie Drive
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via email: clerks@vaughan.ca

Dear Members of Council:

**RE: Comments on Draft Official Plan
Portage Conversion Landowners Group, City of Vaughan**

Malone Given Parsons Ltd. is the Planning Consultant and Group Manager for the Portage Conversion Landowners Group (“**Portage Landowners**”), who own approximately 7.0 hectares of land (“**Portage Lands**”) on the north side of Portage Parkway between Millway Avenue and Applewood Crescent within the City of Vaughan.

The Portage Lands are subject to an employment conversion, approved by York Region Council on October 22, 2020. This conversion came into effect with the Provincial approval of the 2022 York Region Official Plan. Additionally, the Portage Lands are within Expansion Area B of the Vaughan Metropolitan Centre Secondary Plan Update as endorsed for inclusion into the VMC Secondary Plan area by the VMC Subcommittee earlier in 2024.

On behalf of the Portage Landowners, we have reviewed the Draft Official Plan (“**Draft OP**”) and provide the following comments:

Comments on Policies

1. Policy 4.1.1.1 states that

“To advance and coordinate Affordable Housing needs, policies and targets, the City will strive to achieve the following:

b. that a minimum of 35% of new residential units in the Vaughan Metropolitan Centre and Protected Major Transit Station Areas be Affordable Housing;

d. that a certain portion of Affordable Housing units be accessible for seniors and people of different or varying abilities;

e. that all new Secondary Plans include provisions to demonstrate how Affordable Housing targets will be met;”

The Portage Landowners are concerned with how the City aims to achieve this metric of affordable units within the VMC. We believe any updates to policies with respect to Affordable Housing should be dealt with through the VMCSPP. Furthermore, we

request clarity on how the City intends to achieve the Affordable Housing goals and on how the 35% will be determined – through a site-by-site basis or evaluated as a whole for the VMC?

2. Policy 4.3.3.14 states that

“That High-Rise Buildings should be designed as slender towers and spaced appropriately to provide appropriate privacy and daylight conditions for people living and working within them, to minimize shadows created by such buildings and to contribute to overall excellence in the Vaughan’s urban design, through the following criteria:

- a. the base and/or podium of the building should be no longer than 80 metres in length;*
- b. the floorplate of the building, measured as the total area contained within the exterior face of a building, excluding balconies, for Storeys above the podium generally shall be no greater than 750 square metres, except for High-Rise Buildings containing office uses above the twelfth Storey;”*

The in-force VOP 2010 currently permits a tower floorplate size of 850 sq.m. and as such we request that the current permitted size be maintained.

3. Policies 4.3.3.5-4.3.3.7 are site design-specific policies regarding Stacked Townhouse and Back-to-Back Townhouse forms that are better suited for a zoning by law than in an Official Plan. We request that they be removed.

4. Policy 4.3.3.8 states that

“To ensure permeability between groupings of buildings any given block of Townhouses, Stacked Townhouses and/or Back-to-Back Townhouses shall have a maximum linear length of 40 metres.”

This policy amends existing VOP 2010 Policy 9.2.3.3(c), which currently limits a building containing a row of Stacked Townhouses to be no longer than 50 metres, and amends Policy 9.2.3.2(a), which limits townhouse blocks to a maximum of 6 units in a row. The existing policy is the industry standard in Vaughan and should not be limited further. We request that this policy be removed or revised to maintain block lengths at 50 metres for all Townhouse types.

5. Policy 4.4.5.7 states that

“That a proposed park is identified within the limits of a property, the applicable park lands shall be dedicated to the City as a condition of the first residential Development approval within the limits of the property and where necessary, be subject to appropriate legal agreements respecting interim use of the land for parking for existing uses, construction access and staging purposes, at a nominal fee to the landowner.”

We request that more flexible language be used and replace “shall” with “may”. There may be implementation issues with respect to future parks on the Portage Lands.

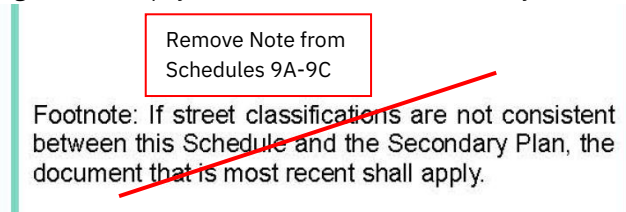
Comments on Schedules

Street Network

A road network is shown in for the Portage Lands in Schedule 9A – Street Classification, Schedule 9B – Street Types, and Schedule 9C – Cycling Facilities and Trails. We understand that the VMC Transportation Master Plan is currently being undertaken in concurrence with the VMCS update. However, the footnote indicating that if there are inconsistencies between the schedule and the Secondary Plan, the document that is most recent shall apply. This footnote conflicts with Policy 1.4.1.10 of the Draft OP, which note that the policies of the Secondary Plan prevail over Volume 1 of the VOP 2010, in the case of a conflict.

In our opinion, this footnote should be deleted to avoid confusion when read with the above noted interpretation policies.

Figure 1: Excerpt from Schedule 9A – Street Classification



Source: City of Vaughan (2025)

We thank you for the opportunity to provide input on Draft OP and look forward to working with Staff through the process. We reserve the right to provide additional comments on the Draft OP, and would like the opportunity to discuss with staff, prior to final adoption and approval of the Vaughan Official Plan, as we continue to review the proposed amendment.

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170

Yours very truly,

Malone Given Parsons Ltd.

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

cc Portage Conversion Landowners Group