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June 3, 2025

VIA EMAIL

Committee of the Whole
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Attention: Todd Coles, City Clerk

Dear Members of the Committee of the Whole:

**RE: Draft New Vaughan Official Plan 2025
Item 4.10 - Committee of the Whole (Public Meeting) Report, June 4, 2025
Preliminary Comments by VMC GP Inc. as a general partner and on behalf of VMC
Condos Limited Partnership**

We are the solicitors for VMC GP INC. as general partner of and on behalf of VMC CONDOS LIMITED PARTNERSHIP (the “**Owner**”) being the owner of the property municipally known as 3201 Highway 7 (the “**Subject Property**”). We have had an opportunity to review the Draft New Vaughan Official Plan 2025 (“**Draft VOP 2025**”), which includes the draft New Vaughan Metropolitan Centre Secondary Plan (“**Draft New VMCSPP**”), and we are writing to forward preliminary comments on this matter.

Background

The Subject Property is located at the southeast corner of the Highway 7 and Interchange Way intersection, approximately 185 metres from the VMC TTC Subway Station. The Subject Property is currently occupied by a hotel. We note that the Subject Property is included in the Vaughan Metropolitan Centre Secondary Plan area, as shown on Schedule A to the Draft New VMCSPP, VMC Boundary and PMTSA Boundaries, in particular, the Subject Property is located within Protected Major Transit Station Area 67.

The Subject Property is zoned C9 Corporate Centre Zone by Zoning By-law 1-88, as amended, and subject to site-specific Exception 9(957), which permits residential and commercial uses. The Subject Property is also subject to the provisions of By-law 144-2009, which establishes a minimum building height of 16.5 metres for most properties on the north and south sides of Regional Road 7 from the CN Railway Classification Yard and Ansley Grove Road. The Subject Property is also subject to a number of minor variances (A136/18, A124/21, A209/23) to permit the proposed development associated with Site Development Application DA 17.015. The approved development consists of a high-density mixed use development consisting of three towers.

C167.

Communication

CW(PM) – June 4, 2025

Item No. 10

Appeals were filed by the Owner in respect of the Comprehensive Zoning By-law 001-2021, and its transition provision By-law 39-2022, which are currently before the Tribunal.

With respect to the Vaughan Official Plan, 2010, the Subject Property is the subject of a site specific policy, Area "K", Section 9.3.13 (the "**Site Specific Modifications**"). The Site Specific Modifications were approved by the Ontario Land Tribunal through a motion for partial approval, with respect to Appeal #164 of the Vaughan Official Plan 2010. The Site Specific Modifications generally include height and density permissions for the Subject Property, including a maximum building height of 55 storeys for the East and West towers, a maximum building height of 46 storeys for the South Tower and a maximum floor space index of 12.58, as well as provisions for tower floor plate sizes of 843 square metres for the East and West towers and 903 square metres for the South Tower, and a maximum residential gross floor area of 125,000.5 square metres.

Concerns with Draft New Vaughan Official Plan 2025 and Draft New Vaughan Metropolitan Centre Secondary Plan

Our client and its land use planning consultant have identified preliminary concerns with respect to the New VOP 2025 and the Draft New VMCSP.

We note that the current draft of the Draft New VMCSP does not contain a site-specific policy that would reference the Site Specific Modifications. While our client supports the proposal to remove maximum height and density provisions, the Draft New VMCSP introduces policies that would restrict the maximum tower floor plate size to 800 square metres, (see proposed Policy 9.9.25 of the Draft New VMCSP). Similarly, the Draft New VMCSP proposes a requirement that all uses within the Mixed Use designation shall provide a minimum of 10% non-residential gross floor area (see proposed Policy 9.2.4 of the Draft New VMCSP). Both of these proposed policies conflict with the Site Specific Modifications that were developed in support of the approved development for the Subject Property. We submit that the Draft New VMCSP should be modified to recognize these site-specific permissions.

While we recognize that the Draft VOP 2025 contains transition policies, in our view, these policies fail to account for future applications that may be required in respect of the implementation of pipeline projects, including for example, future minor variance applications.

We note that the comments above are preliminary in nature, and we reserve our right to comment further on the Draft VOP 2025 and the Draft New VMCSP in advance of City Council's consideration of this matter. We request notice of all further meetings and decisions related to this Item. Our contact information is provided herein.

Yours truly,
Overland LLP

A handwritten signature in blue ink that reads "Natalie Ast".

Per: Natalie Ast
Associate