

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

June 3, 2025

**RE: Draft VMC Secondary Plan Comments
201 Millway Avenue**

Dear Mayor and Members of Council,

York Region Condominium Corporation No. 945 ("YRCC 945"), collectively on behalf of the owners of the property municipally addressed as 201 Millway Avenue in the City of Vaughan (the "subject property") has been actively participating in Vaughan's VMC Secondary Plan Update process. The purpose of this letter is to provide general comments on the Draft Vaughan Metropolitan Centre Secondary Plan (the "Draft Secondary Plan"), released on May 15, 2025.

The subject property is located on the east side of Millway Avenue, north of Portage Parkway and west of Jane Street, and is within the Council-endorsed VMC Expansion Area B and abuts the northern boundary of the existing VMC. The site, along with other lands along the north side of Portage Parkway, was granted an employment land conversion to permit non-employment uses through the 2022 York Region Official Plan ("YROP").



Figure 1 –Subject Property

We have filed an application for Official Plan Amendment to permit a multi-tower, mixed-use development (the “OPA Application”) and have been working collaboratively with City Staff to resolve matters related to our site-specific application.

Draft VMC Secondary Plan, 2025

In accordance with Draft Schedule G – Land Uses, the subject property is proposed to be designated *Mixed Use* with a public park identified at the southwest corner of the site. Additionally, the Portage Parkway frontage is proposed as a *Recommended Retail, Service Commercial, Integrated Community Facility or Public Use Frontage* in accordance with Draft Schedule H – Areas for Retail, Service Commercial, or Public Uses. A new east-west Local Road is proposed along the northern boundary of the subject property in accordance with Draft Schedule C – Street Network.

General Comments on the Draft VMC Secondary Plan, 2025

Based on our review of the Draft Secondary Plan, we offer the following comments:

Through discussions with City Staff, we have obtained support for a POPS as part of the OPA development on the subject property. Staff have verbally agreed that a public park is not required as the proposed POPS more than meets the size and programming requirements of the City for this site despite the proposed public park designation on Draft Schedule G – Land Uses. It is acknowledged that Staff have confirmed through correspondence dated October 16, 2024 that Staff are satisfied with a POPS, provided the POPS continues to meet the City's size and programming requirements and that Council may choose to accept land proposed as POPS for credit towards satisfying parkland dedication requirements. It is noted that the Draft VMCSPP does not appear to contain any policies as it relates to POPS.

We also have comments on and/or concerns with the following matters:

- Requirement to achieve LEED Silver for all applicable development proposals located in Intensification Areas (draft policy 6.5.2);
- The application of the VMC Parks & Wayfinding Master Plan (i.e., the requirement to be guided by or to conform with the Master Plan) (draft policies 7.1.12 and 7.6.1);
- We support the reduction of the minimum non-residential GFA requirements in the Mixed Use designation from 15% to 10% (draft policy 9.2.4);
- The criteria associated with the stratification of parking below public rights-of-way and the need to consider financial feasibility;
- The definition of high-rise buildings as being over 10-storeys, whereas the Draft Vaughan Official Plan, 2025 defines high-rise buildings as being over 12-storeys (draft policy 9.1.1.c);
- The prescriptive nature of urban design policies related to large scale retail uses (draft policy 9.8.6); and
- The prescriptive nature of various urban design and built form policies contained in Section 9.9 and ensuring sufficient flexibility to consider alternative design approaches on a site-by-site basis.


The above comments are provided based on our initial review of the Draft Secondary Plan. We reserve the right to provide further detailed comments as part of the ongoing public consultation that we understand is to be held over the summer 2025.

We appreciate the collaborative approach as part of our active OPA application and the opportunity to provide these comments. If you have any questions or require further information, please contact the undersigned

Sincerely

York Region Condominium Corporation No. 945

Per:

Signed by:

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Lia Cutrara

cc:

K. Franklin, KBFranklin Planning
G. Soucy, City of Vaughan
C. Gray, City of Vaughan
C. Bruce, City of Vaughan