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June 2, 2025

Fausto Filipetto, Project Manager
Official Plan Review

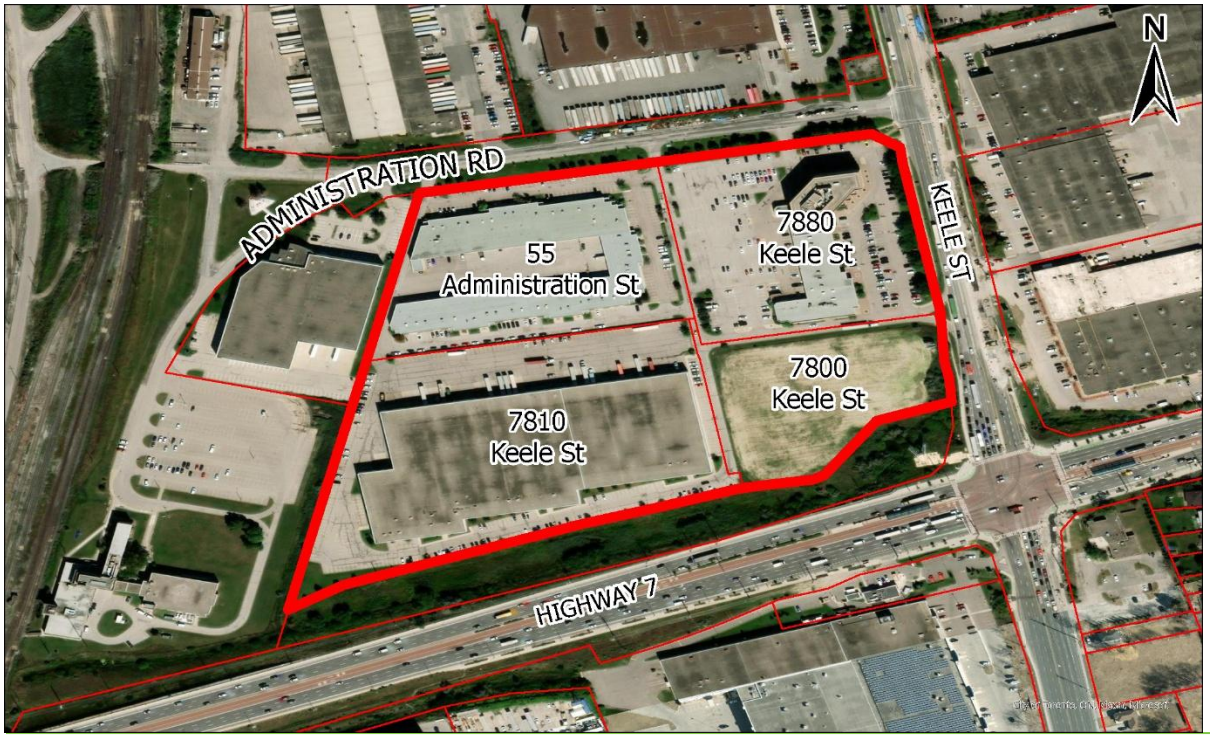
Mayor Del Duca and Members of Council

Re: New City of Vaughan Official Plan
Statutory Public Meeting
Glen Corporation (and related companies) Lands
City of Vaughan

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant for Glen Corporation (and related companies) for lands in various locations in the City of Vaughan, as outlined below. The current relevant designations in the existing Vaughan Official Plan (VOP) are also provided:

1) Northwest corner of Keele Street and Highway 7

Address: 7800, 7810 and 7880 Keele Street, 55 Administration Road
Location: Located at the northwest corner of Keele Street and Highway 7 (see air photo below).



Designated Employment Commercial Mixed Use, Prestige and General Employment – also located within a Regional Intensification Corridor and Protected Major Transit Station Area (PMTSA) #60.

2) North side of Steeles Avenue between Keele Street and Jane Street

Address: 2720 and 2740 Steeles Avenue West
Location: Located on north side of Steeles Avenue West between 2740 Steeles and the subway station 7 (see air photo below).



Designated High-Rise Mixed Use by Steeles West Secondary Plan – also located within a Primary Centre and PMTSA #64.

3) South side of Highway 7 running west from 200 Whitmore Road

Address: 200 Whitmore Road, 172 to 300 Trowers Road (inclusive)
Location: Located on south side of Highway 7 between Pine Valley Drive and Weston Road (see air photo below).



Designated Mid-Rise Mixed Use - also located within a Regional Intensification Corridor and Protected Major Transit Station Area (PMTSA) #52.

4) 1520 Steeles Avenue West

Address: 1520 Steeles Avenue West
Location: Located at the northwest corner of Steeles Avenue West and Dufferin Street (see air photo below).



Designated Employment Commercial Mixed Use – also located within a Regional Intensification Corridor.

5) 1301 and 1311 Alness Street

Address: 1301 and 1311 Alness Street
Location: Located at the northeast corner of Alness Street and Steeles Avenue West, between Keele Street and Dufferin Street (see air photo below).



Designated Employment Commercial Mixed Use – also located within a Regional Intensification Corridor.

6) 34 Futurity Gate

Address: 34 Futurity Gate
Location: Located on the north side of Steeles Avenue West, between Keele Street and Dufferin Street (see air photo below).



Designated Employment Commercial Mixed Use (Steeles Ave frontage) and General Employment (rear) – also located within a Regional Intensification Corridor.

7) 31 Spinnaker Way

Address: 31 Spinnaker Way
Location: Located on the north side of Langstaff Road, east of Spinnaker Way (see air photo below).



Designated Prestige Employment Area.

8) 150 & 300 Gibraltar Road

Address: 150 & 300 Gibraltar Road
Location: Located North of Highway 407, west of Highway 427 Way (see air photo below).



Where 150 Gibraltar Road is designated as General Employment Area, and 300 Gibraltar Road is designated as Prestige Employment Area.

Comments on Vaughan Official Plan Review

We have reviewed the draft City of Vaughan Official Plan and would like to provide the following comments, some of which are general in nature and others are more specific. We would also like to request a meeting with staff to review these matters in more detail.

1) Density and Height within Regional Corridors/PMTSA's

The current Official Plan was completed in 2010, and since that date, a myriad of Provincial, Regional and Local planning initiatives have been revised and updated. These include the Provincial Planning Statement (PPS) which has placed greater emphasis on intensification and additional housing. Where intensification targets were previously 'maximums', one of the major changes is that these are now 'minimums'.

The City of Vaughan has also seen some transformational change in its intensification areas, including several areas where densities and heights have been increased (over the life of the current VOP) exponentially.

While this transformational change has occurred over the last 10-15 years, the draft VOP proposes no changes to the height and density regime proposed on the majority of the Glen Corporation sites (for example – the Highway 7 sites generally permit heights of 8-10 storeys and densities of 2.5-3.0FSI). Although many sites along Highway 7 have been approved for more height and density, the new VOP proposes no revisions in response to the new Provincial Planning regime.

Our view is that the draft VOP does not appropriately respond to the realities of height and density, both as expressed in the new policy regime and also in development application approvals.

2) *Employment Area definition and response*

Several of the Glen Corporation sites are located within Employment Areas, however, these are all located along approved intensification corridors and some are within PMTSA's. All of the properties are, at least in part, located within an Employment Commercial Mixed-Use designation which allows for stand along retail uses, office and other commercial uses (along with industrial uses).

The new PPS definition of Employment Areas is below:

Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. ***Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above. (bold emphasis added)***

As the Glen Corporation sites all permit (in the Employment Commercial Mixed Use designation) commercial uses, include retail and office (stand-alone), they no longer meet the definition of Employment Area.

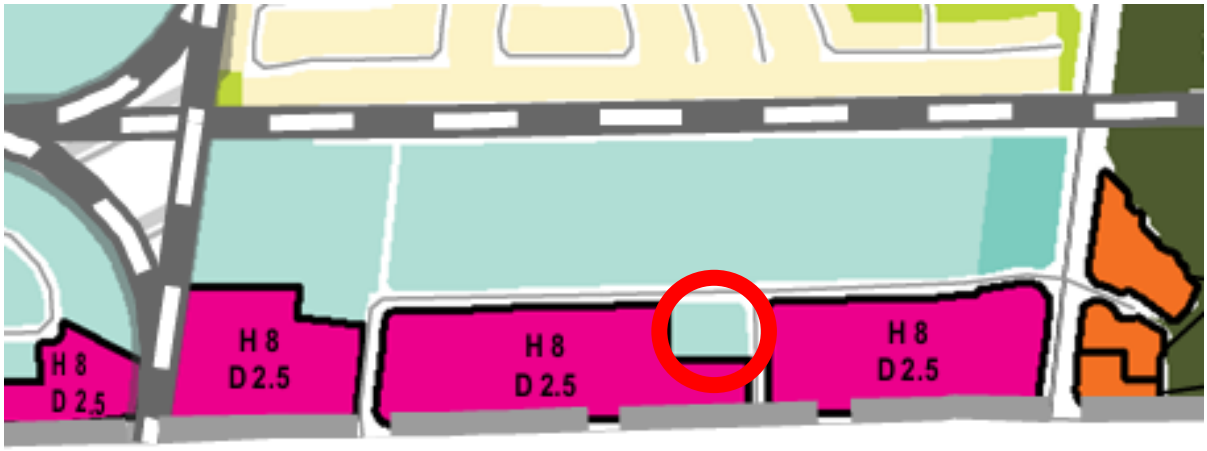
Therefore, the draft VOP is inconsistent with the PPS as it relates to these employment areas and designations and it is our view that the more appropriate designation for these sites is a Mixed Use designation which more appropriately reflects their locational characteristics.

3) *34 Futurity Gate split designation*

The property at Futurity Gate is currently occupied by one building (see air photo below), which has frontage on Steeles Ave. W., Futurity Gate and Viceroy Road.



The VOP includes a split designation on these lands, whereas, the remainder of the lands in this area include the same designation along the entire Steeles/Viceroy corridor, as shown below (rear of Futurity site in red circle):



It is our view that 'carving out' the rear of this property along this corridor does not meet the intent of appropriate corridor development, especially in this case, where an existing building already occupies this site. Any redevelopment of the site, in conformity with the corridor policies, is likely to incorporate the entire property.

The draft VOP should be revised to include these lands within the Employment Commercial Mixed-Use designation that applies to surrounding lands.

Conclusion

In closing, Glen Corporation (and their related companies) own a variety of strategically located and important properties within the City of Vaughan. We have reviewed the draft VOP as it relates to these sites and it is our view that generally, while Provincial direction and policies have transformed over the last 15 years, that the draft VOP does not appropriately respond to these changes.

The proposed designations and permissions on the Glen Corporation lands are not proposed to be revised in response to these policy changes. For the lands within Employment Areas, the draft VOP does not reflect the latest revisions to the definition of Employment Area, which the lands do not meet.

Therefore, as it stands, Glen Corporation cannot support the draft VOP in its current form. We would recommend that staff review these comments and prepare the necessary revisions to the draft VOP to appropriately respond to these Provincial policy matters.

MSH and the owners would like to continue to engage in meaningful discussions with the City regarding the draft VOP. Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal