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May 17, 2022
File: 5275

Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 4W5

**Attn: Members of Regional Council
Region of York**

**RE: Region of York Municipal Comprehensive Review
Draft Regional Official Plan Consultation Update and Statutory Public Meeting
(Special CW Item F.2.1)
201 Millway Avenue, Vaughan**

John Zipay and Associates is the planning consultant for York Region Condominium Corporation 945 ("YRCC 945"), collectively on behalf of the owners of the property municipally addressed as 201 Millway Avenue in the City of Vaughan (herein referred to as the "subject property"). The purpose of this letter is to confirm the inclusion of the subject property within MTSA 68 – Vaughan Metropolitan Centre ("VMC").

We attended the Public Open House held on May 12, 2022 and subsequently reviewed the Staff Report concerning the York Region Draft Regional Official Plan ("ROP") prepared for the Statutory Public Meeting to be held at the May 19, 2022 Special Regional Committee of the Whole meeting. Further to the email correspondence of May 16, 2022 regarding the inclusion of the subject property within MTSA 68, we thank Regional Staff for their response providing confirmation that the subject property will be removed from MTSA 76 – Pennsylvania BRT Station and added to MTSA 68 – VMC. We are pleased with this revision and are supportive of the inclusion of the subject property within the VMC MTSA for the reasons outlined in the aforementioned email correspondence, included as Attachment 1 to this letter. We look forward to reviewing the revised mapping upon its release.

We will be continuing to review and monitor the draft ROP as it proceeds through the Statutory Public Meeting and approvals process on behalf of the landowners. We request to be informed of the release of the revised mapping which will include the subject property within MTSA 68 – VMC prior to final adoption of the ROP, which we understand is anticipated for June 2022.

Thank you for the opportunity to provide these comments. Please contact the undersigned should there be any questions related to the content of this submission.

Yours truly,

A handwritten signature in black ink, appearing to read 'John Zipay', with a long horizontal flourish extending to the right.

John Zipay, MSc., U.R.P., RPP

cc. YRCC 945

Attachments: 1. Correspondence from Regional Staff, dated May 16, 2022

Jessica Damaren

From: Wong, Haydi <Haydi.Wong@york.ca>
Sent: Monday, May 16, 2022 12:06 PM
To: jjzipay@hotmail.com
Cc: Mew, Natalie; FutureYork; Cline, Teresa; Bottomley, Paul; Malcic, Sandra; Sandra Patano; Peter Weston; Mark Emery; Jessica Damaren
Subject: RE: Draft York Regional Official Plan - 201 Millway Avenue (YRCC 945) - Public MeetingNotice

Some people who received this message don't often get email from haydi.wong@york.ca. [Learn why this is important](#)

Hello John,

Thank you for your email.

The Portage Landowners Group lands have been added to the Commerce MTSA and the Vaughan Metropolitan Centre MTSA, with the parcels split between the two MTSAs at Edgeley Blvd. In addition, we removed 201 Millway Avenue and 7941 Jane Street from the Pennsylvania MTSA and added them into the Vaughan Metropolitan Centre MTSA. These changes will be shown in the updated ROP mapping presented for adoption next month.

Please reach out if you have any other questions.

Regards,

Haydi Wong (she/her) | Senior Planner, Long Range Planning, Corporate Services

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From: john zipay <jjzipay@hotmail.com>
Sent: Sunday, May 15, 2022 5:47 PM
To: Malcic, Sandra <Sandra.Malcic@york.ca>; Bottomley, Paul <Paul.Bottomley@york.ca>
Cc: Sandra Patano <spatano@westonconsulting.com>; pweston@westonconsulting.com; Mark Emery <memery@westonconsulting.com>; Jessica Damaren <jndamaren@westonconsulting.com>
Subject: Draft York Regional Official Plan - 201 Millway Avenue (YRCC 945) - Public MeetingNotice

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Hi Sandra,

I understand that a Staff Report concerning the York Region Official Plan consultation update has been prepared for the upcoming Statutory Public Meeting on May 19. I have reviewed the Staff Report and corresponding attachments and note that the Portage Landowners Group represented by Malone Given Parsons, which lies to the west of 201 Millway Avenue has made a specific request to be included in either of MTSA 68 – Vaughan Metropolitan Centre (400 People and Jobs Per Hectare) or alternatively MTSA 55 - Commerce BRT Station (350 People and Jobs Per Hectare). The Report indicates that Regional Staff

supports the request for inclusion of these lands in one or the other MTSA (Item #45 of Attachment 2 - Site Specific Request on the Draft York Region Official Plan). Further, the Report indicates that the appropriate changes will be made to the mapping but it is unclear which MTSA the lands will be included and the extent of the inclusion. I would appreciate it if you could provide me with specific clarification on this request/modification.

Given the location of 201 Millway Avenue, which has extensive frontage on Portage Parkway and it's close proximity to the VMC subway station, is it your intention to include the 201 Millway Ave site in the same MTSA as the Portage Landowners Group in the revised mapping? As you know, the owners of 201 Millway have conducted two PAC meeting with the City of Vaughan Planning staff to consider a redevelopment proposal for the site. These proposals contemplate redevelopment consisting of residential mixed-use development and hotel and commercial office uses in a transition form between the current VMC boundary and the employment lands to the north. As you are also aware, the lands along Portage Parkway are the subject of the VMC Secondary Plan Update planning study and have been identified as potential expansion lands. The redevelopment concepts submitted to the City through the PAC process are meant to inform the VMC expansion study. It should be noted that although preliminary, our current submission proposes 886 residential units, 196 home office units, 200 hotel suites and some retail uses at grade.

At this time, we require clarification of the Staff Recommendation on item #45 in Attachment 2, where Staff support the request for the Portage Lands to be included in MTSA 55 or 68 and if there is the intent for staff to include 201 Millway Avenue in either of these MTSA's.

I would like you to consider the following points regarding 201 Millway Avenue:

1. The site is located within the transition area being studied in the VMC Secondary Plan Update;
2. The site is closer to the subway entrance than other properties located along Portage Parkway being within 416 metres of the VMC Subway Station and 300 metres of the SmartCentres Place Bus Terminal; and
3. The site is located at a major intersection at Jane Street and Portage Parkway, at the northwest corner which could be considered a northern gateway to the VMC .

Our conclusion based on the above is that 201 Millway Avenue is a prime candidate and appropriate for inclusion in MTSA 68 - Vaughan Metropolitan Centre, as articulated in earlier submission letters provided through the granting of the employment conversion process.

We would kindly appreciate a response on the above as quickly as possible given the upcoming Statutory Public meeting on Thursday, May 19th as we may wish to make written submission and/or deputation, if deemed required.

If possible, I would like to have a Teams meeting with yourself and Sandra Patano, Weston Consulting on Monday May 16th to discuss the above matter.

Thank you,
John
416 305 7989