

OFFICIAL PLAN UPDATE SUB-COMMITTEE – JULY 14, 2025**COMMUNICATIONS****Distributed July 8, 2025**

	<u>Item</u>
C1. Presentation material.	1

Distributed July 11, 2025

C2. Mark Bristoll, Ollie-Switch Co-Developments, Woburn Avenue, Toronto, dated July 10, 2025.	1
C3. Maps, submitted by Jessica Damaren, Weston Consulting.	1

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Please note there may be further Communications.

C1

Communication

Official Plan Update Sub-Committee

July 14, 2025

Items # 1

Forward Vaughan

Vaughan Official Plan 2025

July 14, 2025 Official Plan Sub-Committee Meeting

Agenda



1. Provide an overview of the Project and its current status
2. Review updates to the draft new Vaughan Official Plan 2025 (VOP 2025)
3. Next steps

Project Status Update

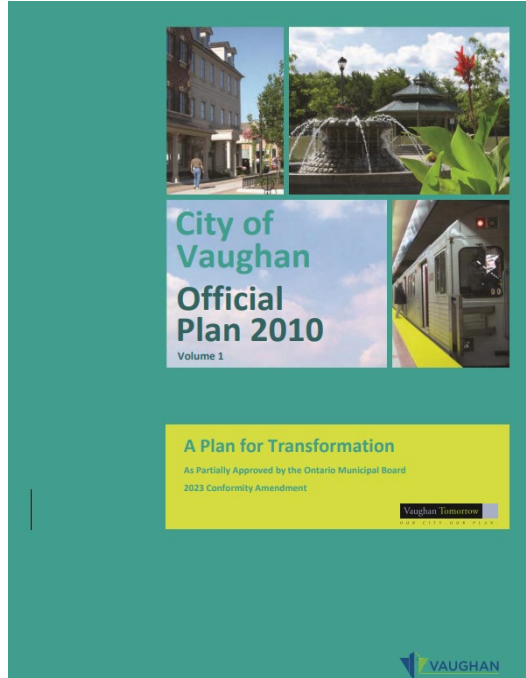
Project Timeline

- ▶ Phase 1: Background Review and Assessment
 - Background Research and Gap Analysis
 - 7 Background Papers
 - Policy Directions Report
- ▶ Phase 2: Policy Development
 - Policy Directions Report
 - Preliminary drafting of new VOP 2025
- ▶ Phase 3: Statutory Approval
 - Draft new VOP 2025
 - Proposed new VOP 2025
- ▶ Phase 4: Post Adoption
 - Approval of new VOP 2025

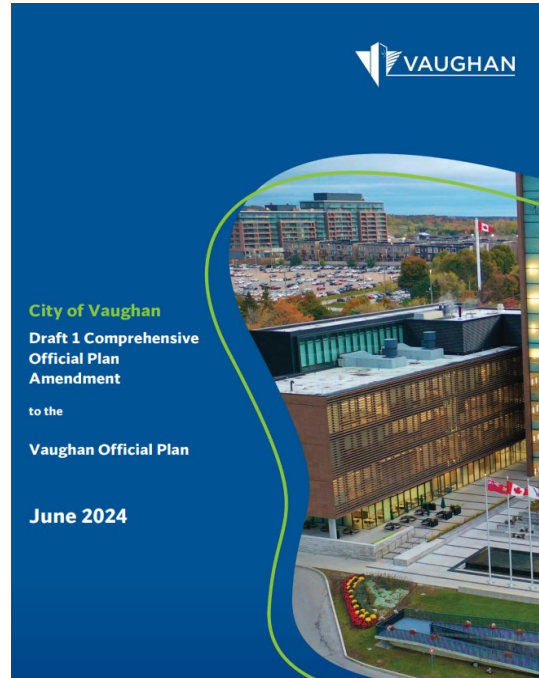


We're Here!

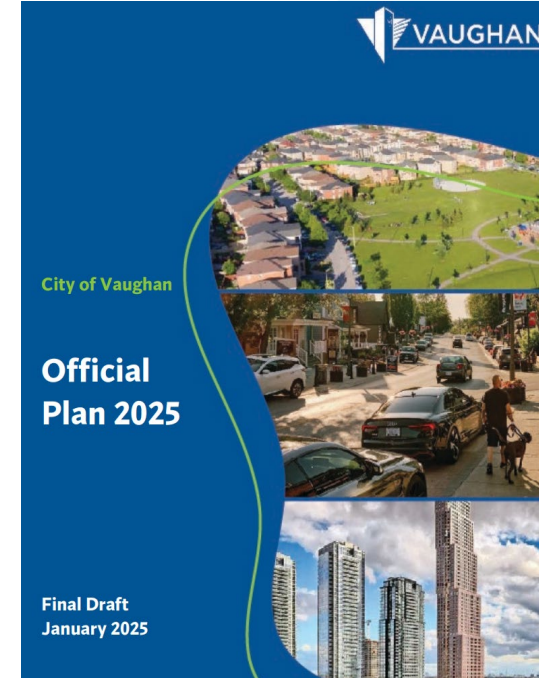
Drafts Prepared To-Date



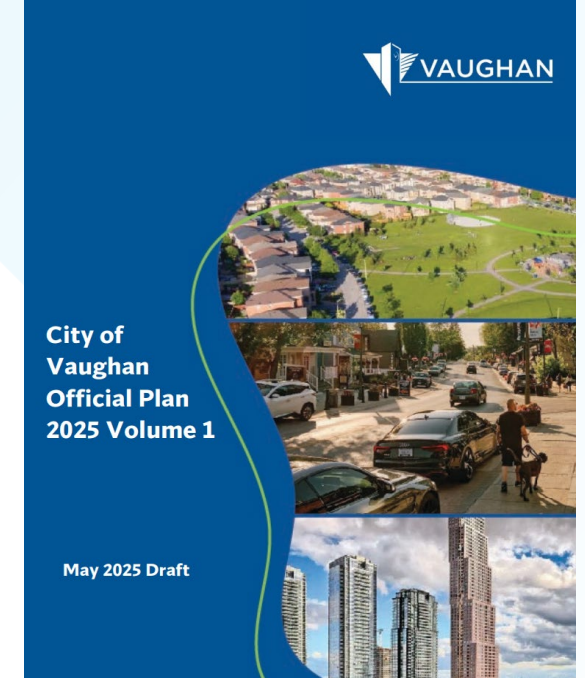
**Part A: Conformity
Amendment**
September 2023



**Comprehensive Official
Plan Amendment**
June 2024



**Draft New Vaughan
Official Plan 2025**
January 2025



**Draft New Vaughan
Official Plan 2025**
May 2025

Preparation of the September 2025 Draft New Vaughan Official Plan is underway

June 4, 2025 Statutory Public Meeting

- ▶ Held for the draft new VOP 2025, inclusive of the draft new Vaughan Metropolitan Centre (VMC) and Weston 7 Secondary Plans
- ▶ The report included:
 - a summary of key updates to the draft new VOP 2025 and Weston 7 Secondary Plan
 - a description of key policies, built form and land use designations in the draft new VMC Secondary Plan
 - the draft new VOP 2025 (inclusive of the draft new VMC and Weston 7 Secondary Plans)
 - attachments with summaries of:
 - all Project engagement opportunities
 - the robust communications used to promote engagement
 - public comments with responses

Draft New Vaughan Official Plan 2025

(May 15, 2025)

Draft Vaughan Official Plan 2025

Volume 1

Chapter 1

Introduction

Chapter 4

General City-Wide Policies

Chapter 2

Shaping Vaughan

Chapter 5

Implementation and Monitoring

Chapter 3

Land Use (Schedule 13)

Volume 2

- **Vaughan Metropolitan Centre Secondary Plan**
- **Weston 7 Secondary Plan**

**The other existing secondary plans in VOP 2010 are not being updated at this time and will remain in effect in accordance with the transition policies of the draft VOP 2025, until they are repealed and replaced through a future update to the VOP 2025.*

Volume 1

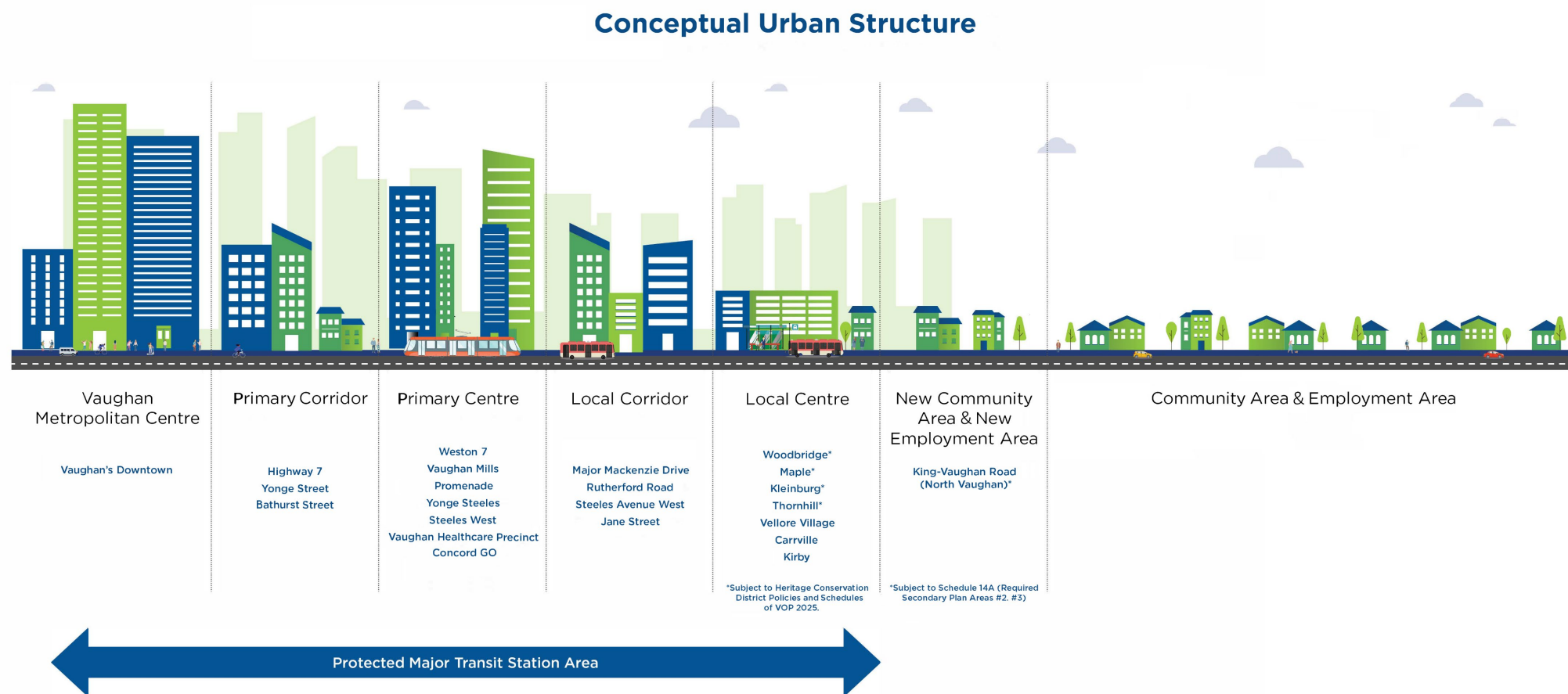
Overall Changes

- ▶ The May 2025 draft new VOP 2025 includes revisions to:
 - strengthen the focus on delivering a mix of more housing and a strong economy
 - update implementation and transition policies to support a more efficient development review process
 - reduce policies to focus primarily on classical land use policies
 - restructure policies around the schedules to enhance practicality and create a more logical structure
 - update schedules for Provincial conformity/consistency, legislative requirements and provide site-specific corrections
 - include the new VMC and Weston 7 Secondary Plans as part of Volume 2

Policy Revisions

- ▶ Policies were revised to ensure conformity and consistency with Provincial and legislative requirements under the *Planning Act*
- ▶ Relevant portions of the York Region Official Plan 2022 (YROP 2022) were incorporated, as deemed appropriate
- ▶ Policies were updated to address public, stakeholder, and building industry comments

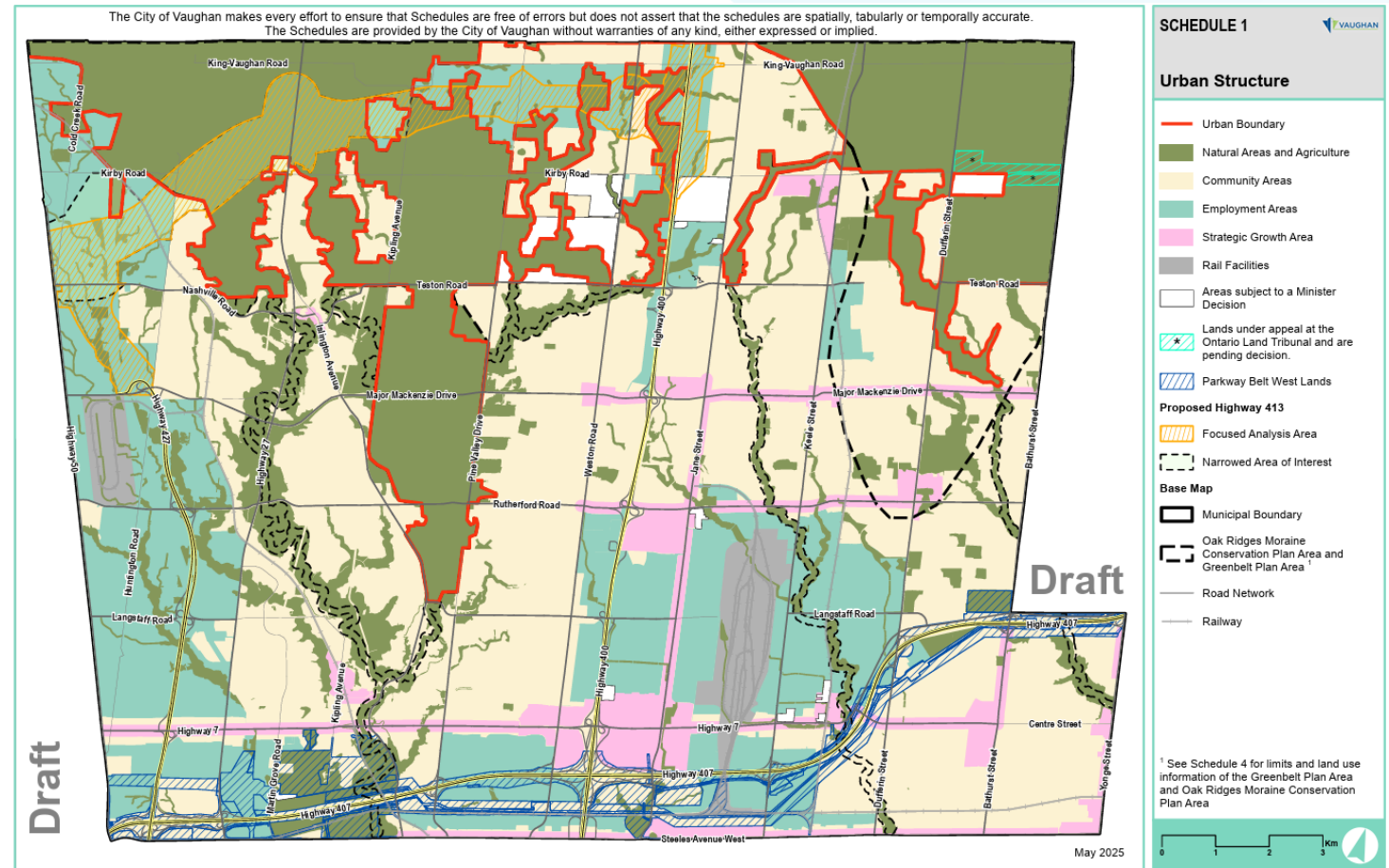
Conceptual Urban Structure



Draft Vaughan Official Plan 2025

Schedule 1: Urban Structure

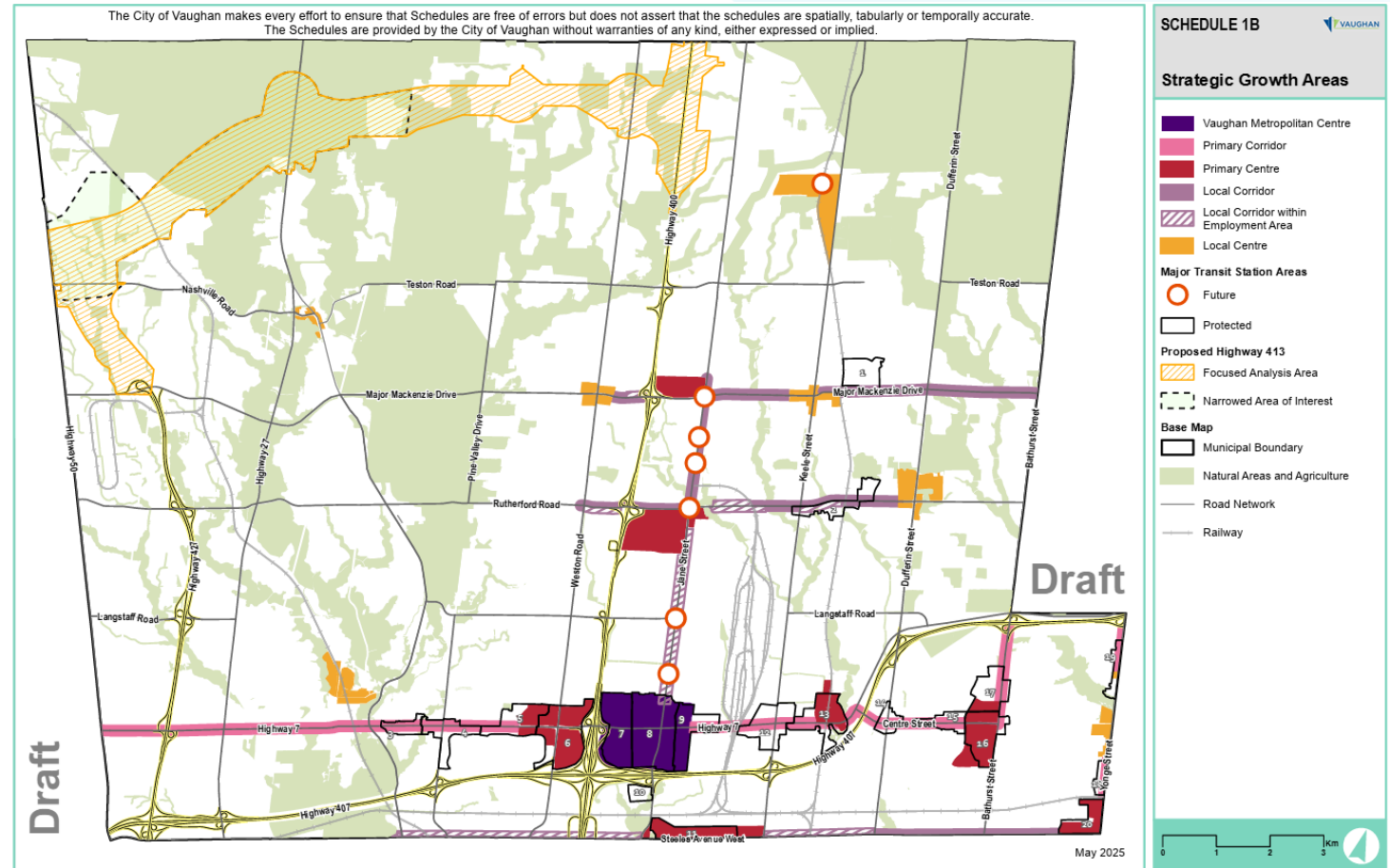
- ▶ Addition of Strategic Growth Areas (SGAs)
- ▶ Expansion of the Urban Boundary to incorporate Whitebelt lands
- ▶ Updated Greenbelt Plan Area (Urban River Valleys)
- ▶ Addition of Minister Zoning Orders



Draft Vaughan Official Plan 2025

Schedule 1B: Strategic Growth Areas

- ▶ New schedule
- ▶ Renaming of certain SGAs to align with the Provincial policy
- ▶ Delineation of Protected Major Transit Station Areas boundaries and identification of Future Major Transit Station Areas
- ▶ Concord GO Centre is now a "Primary Centre" instead of a "Local Centre"
- ▶ Kirby Centre is now a "Local Centre" instead of the "New Community Areas" and "Natural Areas and Countryside" designations to better reflect the intended scale of development



Feedback Received

The scope and length of the draft new VOP 2025 would benefit from reduction to streamline development application review

The Response

- ▶ Reduced policies to focus primarily on classical land use policies
- ▶ Eliminated policies better suited for guidelines and master plans
- ▶ Restructured policies around the schedules to enhance practicality and create a more logical structure

Feedback Received

Concern around the identification of approved employment land conversions on draft schedule mapping

The Response

- ▶ Approved employment land conversions are reflected in the draft VOP 2025 and identified as “Community Area” on Schedule 1
- ▶ An Official Plan Amendment is required to determine an appropriate land use designation

Feedback Received

Numerous site-specific requests were received to:

- ▶ Amend land use designations, heights and/or densities on Schedule 13
- ▶ Revise boundaries of the Urban Structure, Secondary Plan Areas, and PMTSAs to include/exclude specific properties
- ▶ Revise policies to add site-specific exceptions/exemptions from policies
- ▶ Correct schedule errors for site-specific lands

The Response

- ▶ Corrections have been made to draft schedules where necessary
- ▶ Site-specific requests should be evaluated on a case-by-case basis through the appropriate development application review process

Ongoing Review and Updates

- ▶ Staff is working to review and address comments and feedback received on the May draft new VOP 2025 and at the Statutory Public Meeting
- ▶ Most general policy concerns received throughout the duration of the Project have been addressed or being reviewed
- ▶ Generally, comments received to-date are site-specific requests that are most appropriately addressed through the formal development application submission process

Ongoing Review and Updates

General

- ▶ Further refinement and reductions to the draft policies to focus primarily on classical land use policies
- ▶ Review of transition policies to provide clearer policy direction and support efficiency in the development review process
- ▶ Ongoing schedule updates to address feedback received, where appropriate, and inconsistencies

Ongoing Review and Updates

Urban Design Policies

- ▶ Updates to urban design policies to reduce their prescriptiveness in response to feedback received
- ▶ Policy updates to address redundancy with the Comprehensive Zoning By-law 001-2021 and City-Wide Urban Design Guidelines

Ongoing Review and Updates

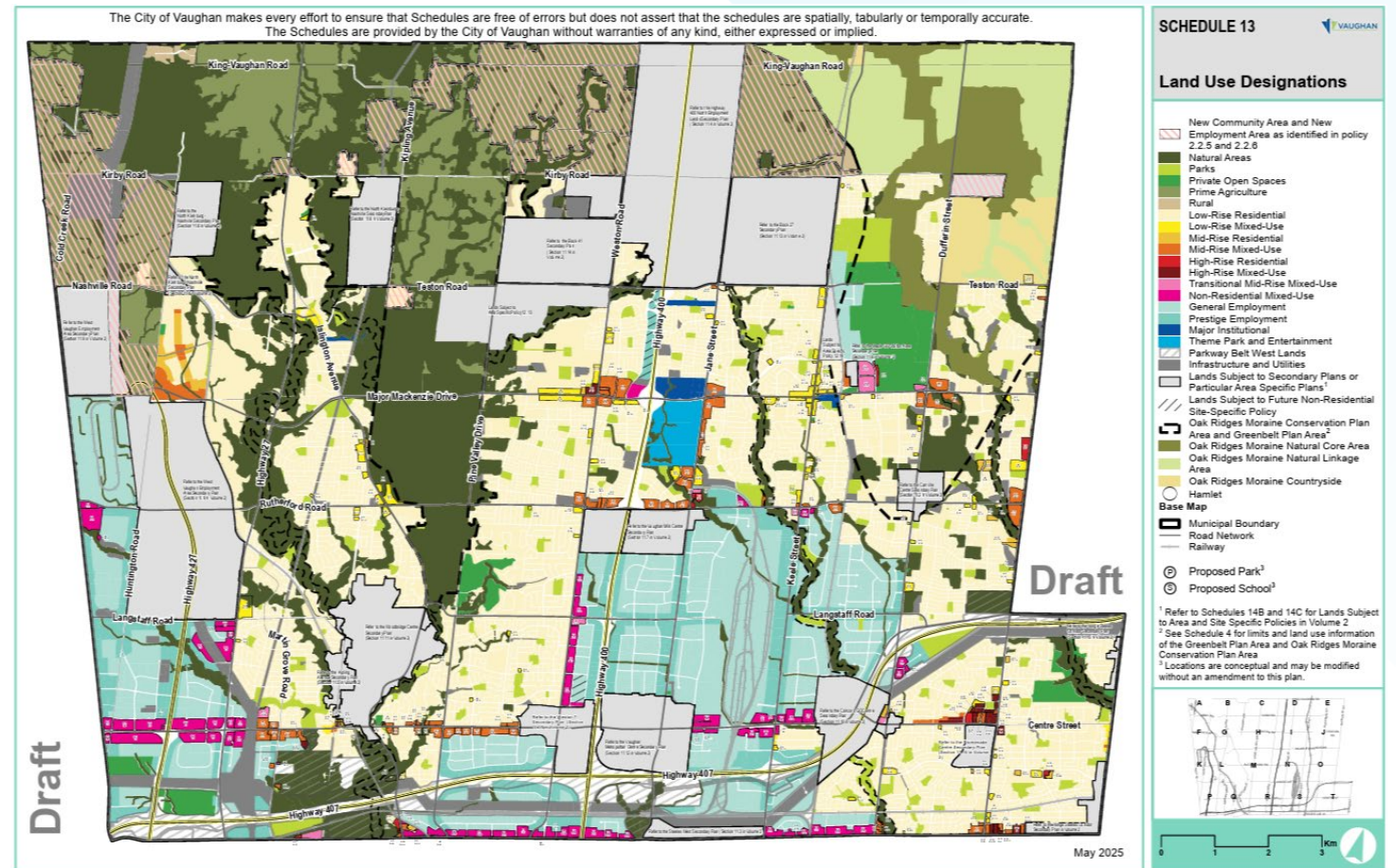
Lands Subject to Future Non-Residential Site-Specific Policy

- ▶ Added an overlay to the draft Schedule 13 identifying “Lands Subject to Future Non-Residential Site-Specific Policy” (i.e. Cityview)
- ▶ Lands are currently within the “Employment Area” and are required to be consistent with the Provincial Planning Statement 2024 (PPS 2024) definition
- ▶ Intent is to allow lands to continue to exist and develop with current permissions while providing added flexibility to allow for commercial uses through a site-specific policy

Under Review

May Draft VOP 2025 Schedule 13: Land Use Designations

- ▶ No major redesignations or changes to height and density requirements from Vaughan Official Plan 2010
- ▶ Inclusion of a Transitional Mixed-use overlay
- ▶ New Community and New Employment Area overlay
- ▶ Addition of approved Secondary Plans (e.g. Block 27)



Under Review

Chapter 3 Land Use (Schedule 13) Policies

- ▶ Schedule 13 and Chapter 3 policies provide prescribed maximum height and density requirements
- ▶ An Official Plan Amendment is required to exceed any prescribed maximum height and/or density
- ▶ Chapter 3 policies are under review to consider adding flexibility to the policy language to allow for minor adjustments to height and density requirements without an amendment to the Plan

Under Review

PPS 2024 Affordable Housing Targets

- ▶ PPS 2024 requires municipalities to implement a minimum affordable housing target but does not specify the exact number
- ▶ PPS 2024 defines “affordable” as:
 - in the case of ownership housing, the least expensive of:
 - housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
 - in the case of rental housing, the least expensive of:
 - a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - a unit for which the rent is at or below the average market rent of a unit in the municipality.

Under Review

Draft VOP 2025 Affordable Housing Targets

- ▶ Proposes affordable housing targets of:
 - a minimum of 35% of new residential units in the VMC and Protected Major Transit Station Areas
 - a minimum of 25% of new residential units in Vaughan outside of the VMC and Protected Major Transit Station Areas
- ▶ Carries over the proposed affordable housing targets from the VOP 2010 and YROP 2022

Under Review

Background on the Affordable Housing Targets

- ▶ YROP 2010 introduced the 35% affordable housing target for the VMC and key development areas and 25% for all other new developments
- ▶ YROP 2010 provided targets over and above what was required by the in-effect PPS 2005 at the time
- ▶ VOP 2010 was required to conform to the targets identified in the YROP 2022
- ▶ YROP 2022 carried the same targets forward (the new VOP initially was undertaken to conform to the YROP 2022)

Under Review

York Region's Responsibility for Affordable Housing

- ▶ York Region is a designated service manager under the *Housing Services Act*
- ▶ They have separate reporting requirements under the *Housing Services Act* to respond to the Province regarding affordable housing
- ▶ York Region runs an analysis on how much affordable housing is provided Region-wide in accordance with the established targets

Under Review

Opportunity to Revise Affordable Housing Target in the Draft New VOP 2025

- ▶ City can lower affordable housing targets, if desired, in accordance with the PPS 2024
- ▶ Draft New VOP 2025 maintains the same targets as the VOP 2010 as:
 - the targets align with York Region's yearly reporting/analysis and therefore assist with monitoring
 - the Vaughan Housing Strategy, that will identify detailed policy tools, processes and incentives to help reach the City's affordable housing targets and goals, is still underway

Volume 2

Draft New VMC Secondary Plan

- ▶ Will replace the existing version of the VMC Secondary Plan
- ▶ Outlines the new framework for Vaughan's downtown that envisions:
 - a substantial population living in high-density towers with a mix of uses and activities for work, living, recreation, and culture
 - a walkable community that is accessible by various modes of transportation, and offers rich, high-quality public spaces for civic gatherings and events
- ▶ Aligns with Provincial policy updates and the draft new VOP 2025
- ▶ Removes prescribed maximums for heights and densities
- ▶ Is being further updated based on feedback received from the public, landowners and the technical advisory committee

Weston 7 Secondary Plan

- ▶ Establishes the appropriate land use designations and policy framework for the lands surrounding the intersection at Weston Road and Highway 7 to guide the transformation of this area into a complete, vibrant, and active community
- ▶ An extensive public and stakeholder consultation process informed the Weston 7 Secondary Plan, most recently including:
 - 6 non-statutory public open houses
 - 2 public information sessions held in October 2024 and January 2025
- ▶ The current draft (Draft #5) has refined the policies based on feedback received from the public and stakeholders, and further updates are underway

Moving Ahead

Recently Completed

- ✓ May 9, 2025: Building Industry and Land Development Association (BILD) - York Chapter Meeting #1
- ✓ May 15, 2025: Public Release of the May draft new VOP 2025, inclusive of the draft new VMC and Weston 7 Secondary Plans
- ✓ June 4, 2025: Statutory Public Meeting
- ✓ June 23, 2025: BILD - York Chapter Meeting #2
- ✓ July 4, 2025: public comments received as per deadline
- ✓ July 14, 2025: Today's Official Plan Sub-Committee Meeting

Moving Ahead

Next Steps

- ▶ July to August 2025
 - Review comments received and address as appropriate
 - Complete final updates to the draft new VOP 2025
 - August 7, 2025: Official Plan Sub-Committee Meeting #2
 - To provide an overview of the final draft new VOP 2025
- ▶ September 2025
 - Committee of the Whole (2) to seek adoption of the proposed new VOP 2025 (including the VMC and Weston 7 Secondary Plans)



Thank you!

Policy Planning and Special Programs
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

vaughan.ca

vaughan.ca/officialplan

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Draft Vaughan Official Plan May 2025 Comments - 233 Four Valley Drive
Date: July-10-25 1:47:39 PM
Attachments: [2025.07.04 - Draft VOP 2025 Comment Letter - 233 Four Valley & 1040-1080 Edgeley.pdf](#)
[Letter to Sub Committee - Signed \(10 Jul 25\).pdf](#)

From: Mark Bristoll <mark.bristoll@ollieswitch.com>
Sent: Thursday, July 10, 2025 12:42 PM
To: mayor@vaughan.ca; Linda Jackson <Linda.Jackson@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Gila Martow <Gila.Martow@vaughan.ca>
Cc: opmanager@vaughan.ca; Christina Bruce <Christina.Bruce@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] Draft Vaughan Official Plan May 2025 Comments - 233 Four Valley Drive

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Members of the Vaughan Official Plan Update Sub-Committee,

Attached, for your review and consideration, is The Typhon Group Ltd.'s cover letter and a copy of Weston Consulting "Draft Vaughan Official Plan May 2025 Comments for Typhon's properties municipally addressed as 233 Four Valley Drive and 1040-1080 Edgeley Boulevard in the City of Vaughan.

Specifically, Weston Consulting's letter requests the inclusion of the Subject Lands in the following:

- **"Strategic Growth Area"** on Schedule 1 – Urban Structure;
- **"Primary Centre"** on Schedule 1B – Strategic Growth Areas;
- **"Lands Subject to Secondary Plans or Particular Area Specific Plans,"** particularly within the greyed-out area associated with the Vaughan Mills Centre Secondary Plan, on Schedule 13 – Land Use Designations; and,
- The **Vaughan Mills Centre Secondary Plan** on Schedule 14A – Areas Subject to Secondary Plans, such that the Secondary Plan assigns the land use designation for the Subject Lands.

The cumulative effect of these inclusions and designations is to align the Subject Lands with the redesignation approved by the Minister of Municipal Affairs and Housing on November 4, 2022.

We kindly ask for confirmation of receipt of the attached comments.

Respectfully yours,
Mark Bristoll
On behalf of The Typhon Group Ltd.



Mark Bristoll
PRESIDENT

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Toronto, ON M5M 1L7

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THE TYPHON GROUP LTD.

July 10, 2025

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

Attention: City of Vaughan Official Plan Update Sub-Committee

Dear Sirs and Madams,

**RE: Vaughan Official Plan Review (OPR) – Draft VOP May 2025 233 Four Valley Drive & 1040-1080 Edgeley Boulevard
Southwest Quadrant of Bass Pro Mills Drive & Edgeley Boulevard**

The Typhon Group Ltd. (hereafter "Typhon") is pleased to submit this cover letter along with Weston Consulting's letter dated July 4, 2025, for your review and consideration.

Typhon is the owner of the properties located at 233 Four Valley Drive and 1040-1080 Edgeley Boulevard in the City of Vaughan (referred to as the "Subject Lands"). These lands are approximately 5.9 hectares in size and are situated on the south side of Bass Pro Mills Drive, west of Edgeley Boulevard, and north of Four Valley Drive.

We are actively monitoring and participating in Vaughan's Official Plan Review process to ensure that the approved employment land conversion for the Subject Lands is appropriately reflected in the draft Official Plan, consistent with the York Region Official Plan, 2022.

Attached, Weston Consulting's letter dated July 4, 2025, addressed to Mr. Fausto Filipetto, Project Manager with the City of Vaughan Planning Department, provides specific comments on the May 2025 draft City of Vaughan Official Plan, 2025. The letter formally requests that the City of Vaughan redesignate the Subject Lands to reflect the employment land conversion, which was approved by the Minister of Municipal Affairs and Housing and came into effect on November 4, 2022.

Specifically, Weston Consulting's letter requests the inclusion of the Subject Lands in the following:

- **"Strategic Growth Area"** on Schedule 1 – Urban Structure;
- **"Primary Centre"** on Schedule 1B – Strategic Growth Areas;
- **"Lands Subject to Secondary Plans or Particular Area Specific Plans,"** particularly within the greyed-out area associated with the Vaughan Mills Centre Secondary Plan, on Schedule 13 – Land Use Designations; and,
- The **Vaughan Mills Centre Secondary Plan** on Schedule 14A – Areas Subject to Secondary Plans, such that the Secondary Plan assigns the land use designation for the Subject Lands.

Thank you in advance for your consideration to redesignate the Subject Lands as approved by the Minister of Municipal Affairs and Housing.

Respectfully yours,
The Typhon Group Ltd.



Craig Mull
President

c.c. Mayor Steven Del Duca:

mayor@vaughan.ca

Deputy Mayor, Local and Regional Councillor Linda Jackson: linda.jackson@vaughan.ca

Ward 3 Councillor Rosanna DeFrancesca: rosanna.defrancesca@vaughan.ca

Ward 4 Councillor Chris Ainsworth: chris.ainsworth@vaughan.ca

Ward 5 Councillor Gila Martow: gila.martow@vaughan.ca

Mark Bristoll: mark.bristoll@ollieswitch.com

Fausto Filippetto, Project Manager: opmanager@vaughan.ca

Christina Bruce, Director, Policy Planning & Special Programs:

christina.bruce@vaughan.ca

Office of the City Clerk: clerks@vaughan.ca

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

July 4, 2025
File 7651-1

Attn: Fausto Filipetto, Project Manager

**RE: Vaughan Official Plan Review (OPR) – Draft VOP May 2025
233 Four Valley Drive & 1040-1080 Edgeley Boulevard
Southwest Quadrant of Bass Pro Mills Drive & Edgeley Boulevard**

Weston Consulting is the planning consultant for The Typhon Group Ltd., the owner of the properties located at 233 Four Valley Drive and 1040-1080 Edgeley Boulevard in the City of Vaughan (the “subject lands”). We are monitoring and actively participating in Vaughan’s Official Plan Review (“OPR”) process on behalf of the landowner in order to ensure the employment land conversion for the subject lands has been carried forward appropriately in accordance with the York Region Official Plan, 2022 (“YROP 2022”).

The subject lands are approximately 5.9 hectares in size and are located on the south side of Bass Pro Mills Drive, west of Edgeley Boulevard and north of Four Valley Drive. The purpose of this letter is to provide our comments on the May 2025 draft City of Vaughan Official Plan, 2025 (the “draft Official Plan”) and request that the City redesignate the subject lands to reflect the employment land conversion that was approved by the Minister of Municipal Affairs and Housing (the “Minister”).

Background

The subject lands are currently designated “*Employment Areas*” in the City of Vaughan Official Plan, 2010 (the “VOP 2010”).

The owner requested an employment land conversion, which was approved by City of Vaughan Council on May 27, 2020; by York Region Council, as part of the Region's Municipal Comprehensive Review (“MCR”), on October 22, 2020; and finally, by the Minister on November 4, 2022. As such, the YROP 2022 designates the subject lands “*Community Area*” (Figure 1) and the VOP 2010 does not conform to the YROP 2022 as it relates to the employment designation of the subject lands. The Minister’s decision states,

Pursuant to subsections 17(36.5) and (38.1) of the Planning Act, the decision of the Minister of Municipal Affairs and Housing regarding an official plan adopted in accordance with section 26 of the Planning Act is final and not subject to appeal. Accordingly, the York Official Plan, as modified and approved with modifications by the Minister, came into effect on November 4, 2022.

Under s. 27 of the *Planning Act*, the City of Vaughan Official Plan is required to conform to the YROP 2022, which took effect on November 4, 2022. We understand that York Region no longer has land use planning responsibilities, effective July 1, 2024, as per Bill 185; however, the requirement to conform to the Minister-approved YROP 2022 remains. All policies of the YROP 2022, including the employment land conversion decision, must be properly reflected in the City of Vaughan Official Plan, 2025.



Figure 1: YROP 2022, Map 1A - Land Use Designations

Comments

We have reviewed the draft Official Plan policies and mapping as it relates to the subject lands and offer the following comments.

1) The draft Official Plan continues to consider the subject lands “Employment Areas”

Despite the Minister’s final approval of the employment land conversion for these lands, the subject lands are still identified within an employment designation on draft Schedule 13 – Land Use Designations (Figure 2), and in draft Policy 2.2.4 “Employment Areas” of the draft Official Plan. This erroneous interpretation of the Minister’s decision directly contradicts Map 1A – Land Use Designations of the YROP 2022 and should be corrected.

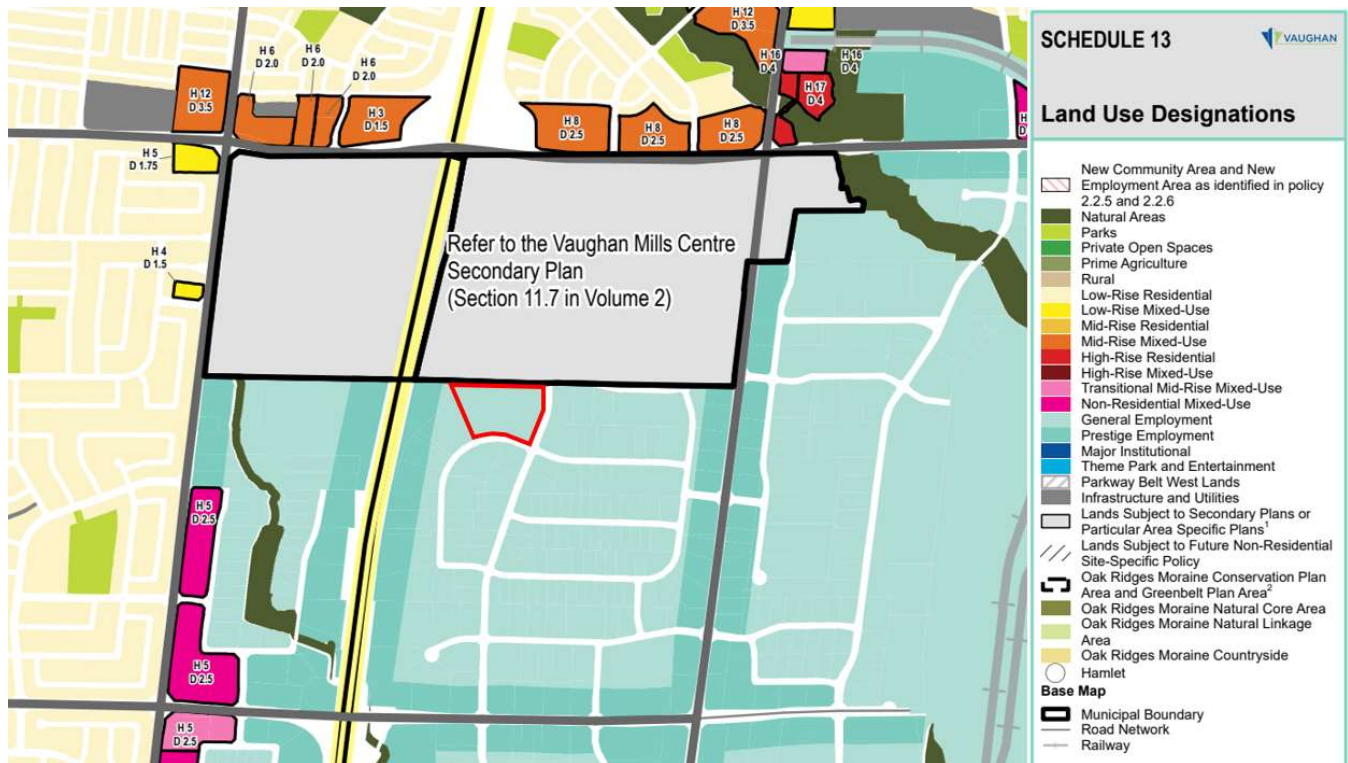


Figure 2: Draft VOP 2025, Schedule 13 - Land Use Designations

2) Conflicting land use designations

In addition to conflicting with the YROP 2022 as described above, the subject lands are shown within the “Community Areas” on draft Schedule 1 – Urban Structure of the draft Official Plan but are designated “General Employment” on draft Schedule 13 – Land Use Designations, which is, in our opinion, conflicting. Furthermore, draft Appendix 1 – Provincial Decisions identifies the subject lands as “Approved Regional Conversion”. However, in accordance with Section 1.3 of the draft Official Plan, Appendix 1 is “a non-statutory Appendix that provides additional context to the Plan’s policies.” The “non-statutory” nature of Appendix 1 implies that the Minister’s final decision on the employment land conversion, which was supported by both City and Regional Council, is not fully recognized in the draft Official Plan. We hope the City will take action to eliminate these conflicts and provide greater clarity and recognition of the already approved employment conversions.

3) Requirement to further amend the Official Plan

As a result of the conflicting land use designations described above, Policy 2.2.4.6 of the draft Official Plan requires the owner of the subject lands to apply for an Official Plan Amendment (“OPA”) to re-designate the lands to an appropriate land use designation that is in accordance with the Minister-approved employment conversion, stating:

2.2.4.6 That lands marked “Approved Regional Conversion” on Appendix 1 to this Plan are considered to be part of the City’s Community Areas, but shall require re-designation through an amendment to this Plan to an appropriate land use designation described in Chapter 3, subject to the following criteria:

- a. it must be demonstrated that the permitted uses on the redesignated lands shall not affect the operations or viability of existing or permitted employment uses on nearby lands, and that the proposed uses are Compatible with and safe for surrounding land uses; and*
- b. there must be existing or planned Infrastructure and Public Service Facilities to accommodate the proposed uses for the lands.*

As noted, the subject lands were converted from employment lands through the York Region MCR process, which required consideration of the criteria set out in Policy 2.2.5.9 of the Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”), including demonstration that:

2.2.5.9(d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of minimum intensification and density targets in this Plan, as well as the other policies of this Plan;

Furthermore, York Region identified additional criteria that were required to be considered in evaluating employment land conversion requests through the MCR, including, but not limited to, the following:

- Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan.*
- The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:*
 - a. Hindering the operation or expansion of existing or future businesses*
 - b. Maintaining lands abutting or in proximity to the conversion site for the employment purposes over the long term*
- The conversion to a non-employment use is compatible with the surrounding uses, such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.*
- The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.*

In supporting and approving the employment conversion for the subject lands, the City, Region, and Minister considered the above noted criteria, including whether the conversion of the subject lands would maintain the viability of the surrounding employment area and be compatible with surrounding uses. As such, we do not believe that sub-section 2.2.4.6(a) of the draft Official Plan is appropriate given that this exercise was already undertaken as part of the employment conversion. It is our view that this policy is essentially requiring the landowner to redo the employment conversion, which was already granted by the Minister and must be carried forward into the Vaughan Official Plan, 2025. We also believe that

matters of land use compatibility with employment areas are already sufficiently addressed through the draft Official Plan, including through draft Policy 3.1.1.12, which states:

3.1.1.12 To protect Vaughan's manufacturing, industrial and warehousing sectors from potential impacts, any Development or Redevelopment of lands where Sensitive Land Uses are proposed to be located or are located within 1000 metres of an Employment Area, the applicant shall be required to undertake a Land Use Compatibility Study and/or the appropriate studies (e.g., noise, dust, vibration, air quality, etc.), to be identified on a case by case basis, to ensure land use compatibility with the surrounding Employment Area lands. As a result of the studies, on-site and/or off-site mitigation measures may be required prior to Development at the expense of the applicant for the more Sensitive Land Use.

We suggest that sub-section 2.2.4.6(a) be reconsidered and replaced with the requirement to undertake a Land Use Compatibility Study and/or the appropriate studies (e.g., noise, dust, vibration, air quality, etc.) prior to development in accordance with Policy 3.1.1.12 of the draft Official Plan.

4) Land use directions for the area

In the draft Official Plan, the subject lands are isolated in between employment areas and the Vaughan Mills Centre Secondary Plan area. If the draft Official Plan proceeds as is, there is a high risk of the subject lands being left out of future discussions for infrastructure and public service facilities for the Vaughan Mills Centre Secondary Plan area, causing further delays for development, which is contrary to the original intent of the employment land conversion to support the City of Vaughan in delivering more housing sooner.

We believe there is sufficient grounds for the draft Official Plan to expand the Primary Centre and the Vaughan Mills Centre Secondary Plan area boundary to include the subject lands, as York Region did to expand its “Community Area”, because the employment land conversion, as approved by the Minister, conforms with the City’s “Primary Centres”, as per Policy 2.4.3, for,

... mixed-use areas with residential Development and a wide range of other uses that serve local residents, the surrounding Community Areas and the City as a whole, including Retail and service commercial uses, institutional uses, office uses, Community Facilities and Human Services. They should be designed as transit-oriented, pedestrian-friendly places and include a variety of built forms, such as Mid-Rise Buildings and High-Rise Buildings.

If left outside of the Primary Centre and the Vaughan Mills Centre Secondary Plan area, the subject lands will represent an isolated parcel of land that is excluded from both the land use directions set out for the surrounding employment area to the east, south and west, and the Vaughan Mills Centre Secondary Plan Area. The inclusion of the lands within the Secondary Plan area will allow for more comprehensive and coordinated land use planning for this site particularly as it relates to compatibility with surrounding land use direction within the Secondary Plan area.

Additionally, the subject lands were previously excluded from the Primary Centre and the Vaughan Mills Centre Secondary Plan area as they previously formed part of the employment area. However, now that the Minister has approved the employment conversion for the lands and they have been added to the Community Area, it is our position that it would be appropriate at this time to include the subject lands within the Primary Centre and the Secondary Plan area.

Finally, if added to the Vaughan Mills Centre Secondary Plan, the land use designation for the subject lands would be assigned through the Secondary Plan rather than continuing to show them designated as “*General Employment*” on Schedule 13. We believe that this would address the concerns raised related to the conflicting nature of the General Employment designation with the approved employment conversion as described earlier in this letter.

In recognizing the subject lands as part of the Strategic Growth Area and Primary Centre to the north, there will be greater opportunity from a planning perspective to develop the lands for higher density residential uses that are compatible with redevelopment on the north side of Bass Pro Mills Drive.

Conclusions and Recommendations

For the reasons outlined above, as part of the Vaughan Official Plan 2025, we request that the subject lands be included in,

- 1) the “*Strategic Growth Area*” on Schedule 1 – Urban Structure;
- 2) the “*Primary Centre*” on Schedule 1B – Strategic Growth Areas;
- 3) the “*Lands Subject to Secondary Plans or Particular Area Specific Plans*”, particularly within the greyed-out area associated with the Vaughan Mills Centre Secondary Plan, on Schedule 13 – Land Use Designations; and,
- 4) the Vaughan Mills Centre Secondary Plan on Schedule 14A – Areas Subject to Secondary Plans,

such that the Secondary Plan assigns the land use designation for the subject lands.

We further request that section 2.2.4.6 of the draft Official Plan be revised to recognize that the viability of the surrounding employment area was already considered through the approval of the employment conversion and to only require that a Land Use Compatibility Study and/or the appropriate studies be undertaken prior to development in accordance with draft Policy 3.1.1.12.

Overall, we suggest that the City consider applying the policies of the adjacent land uses that are most appropriate for the employment conversion lands to support a holistic planning approach and prevent fragmentation of land uses.

Thank you for the opportunity to provide these comments and for your consideration of the requested modifications. Weston Consulting and our client would like to reserve the right to provide further comments on the draft Official Plan as it relates to the subject lands. We respectfully request to be notified of any future reports, public meetings, and decisions in relation to this matter.

Please contact Sandra Patano at ext. 245 or Jessica Damaren at ext. 280 should you have any questions or require further clarification regarding this submission.

Yours truly,

Weston Consulting

Per:



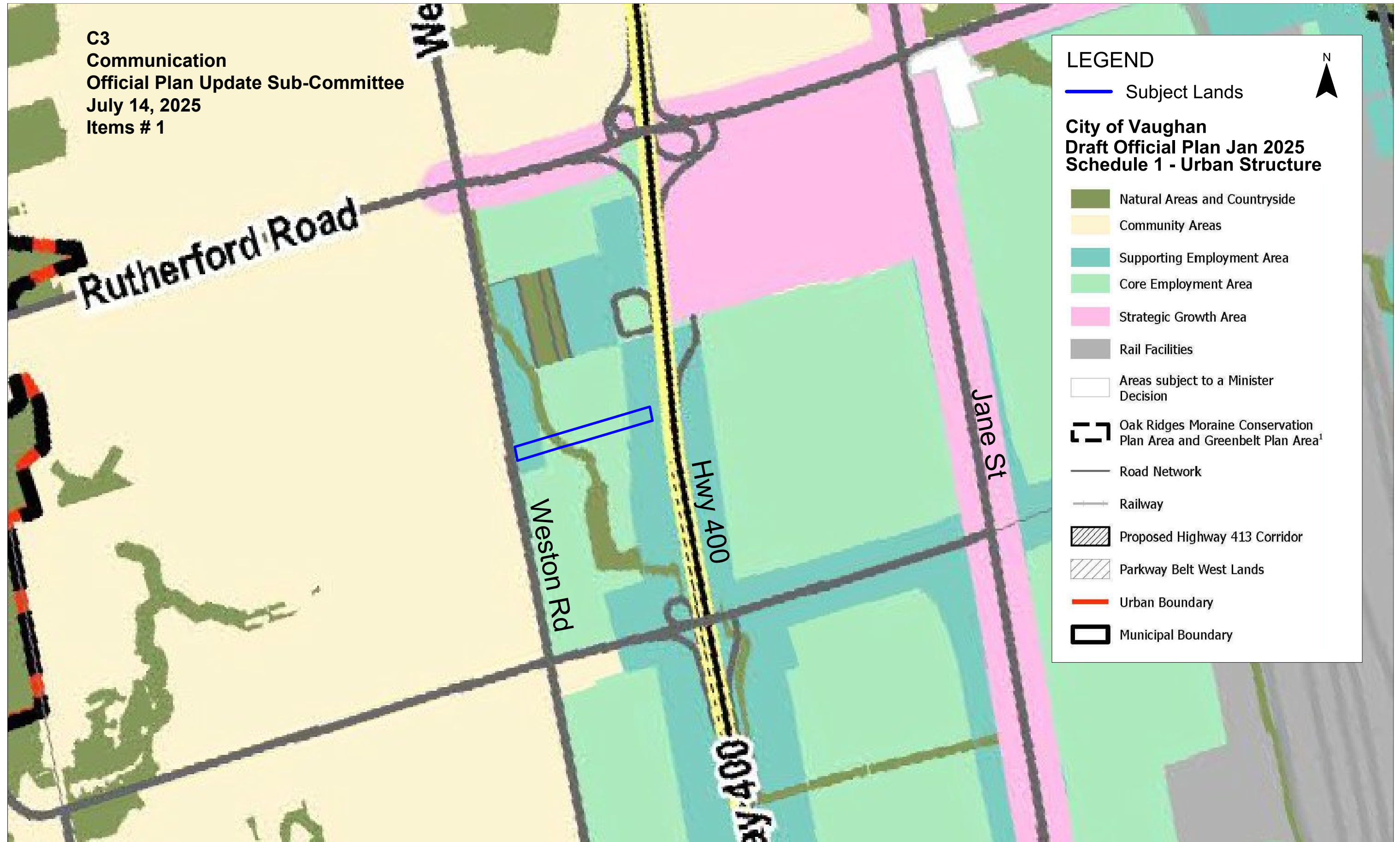
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Partner, Planning Lead



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Cc: Craig Mull, CEO, The Typhon Group Ltd.
Mark Bristoll, The Typhon Group Ltd., c/o Ollie Switch Developments
Christina Bruce, Director of Policy Planning & Special Programs, City of Vaughan
Todd Coles, City Clerk, City of Vaughan

C3
Communication
Official Plan Update Sub-Committee
July 14, 2025
Items # 1

















LEGEND

— Subject Lands



City of Vaughan Draft Official Plan Jan 2025 Schedule 1 - Urban Structure

-  Natural Areas and Countryside
-  Community Areas
-  Supporting Employment Area
-  Core Employment Area
-  Strategic Growth Area
-  Rail Facilities
-  Areas subject to a Minister Decision
-  Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area¹
-  Road Network
-  Railway
-  Proposed Highway 413 Corridor
-  Parkway Belt West Lands
-  Urban Boundary
-  Municipal Boundary

