

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

September 29, 2023
File 6715

Attn: Mayor and Members of Council

**RE: Vaughan Official Plan Review (OPR) – Draft Part A OPA
Committee of the Whole (October 3, 2023) – Item 4.2
7553 Islington Avenue & 150 Bruce Street**

Weston Consulting is the planning consultant for 7553 Islington Holding Inc., the registered owner of the lands municipally known as 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein referred to as the **“subject lands”**). We are monitoring and actively participating in Vaughan’s Official Plan Review (**“OPR”**) process on behalf of the landowner.

We understand that updates to the Vaughan Official Plan (**“VOP”**) are being undertaken in two parts: Part A being Provincial and Regional Conformity, and Part B being City Context and Initiatives. In September 2023, a draft of the Part A OPA was released as part of the OPR process for public review and comment. We are pleased to provide the enclosed comments on the draft Part A OPA as it pertains to the subject lands on behalf of the landowner.

Description of Subject Lands

The subject lands are located on the east side of Islington Avenue, south of Highway 7. The subject lands are comprised of three existing lots of record and have a total area of 1.78 hectares with approximately 121 metres of frontage along Islington Avenue and approximately 39 metres of frontage along Bruce Street. The subject lands are currently occupied by 1- to 2-storey detached dwellings and various accessory structures.

There are active Official Plan Amendment (OP.08.017) and Zoning By-law Amendment (Z.16.022) applications (the **“current applications”**) for the redevelopment of the subject lands, which have been appealed to the Ontario Land Tribunal (**“OLT”**). Phase 1 of the OLT proceedings is scheduled to commence on November 14, 2023, with Phase 2 to follow. As a result of the timing of submission of the current applications and active appeals to the VOP 2010 by the landowner, the determinative policy framework includes the YROP 1994 and OPA 240 (Woodbridge Community Plan) as amended by OPA 269.

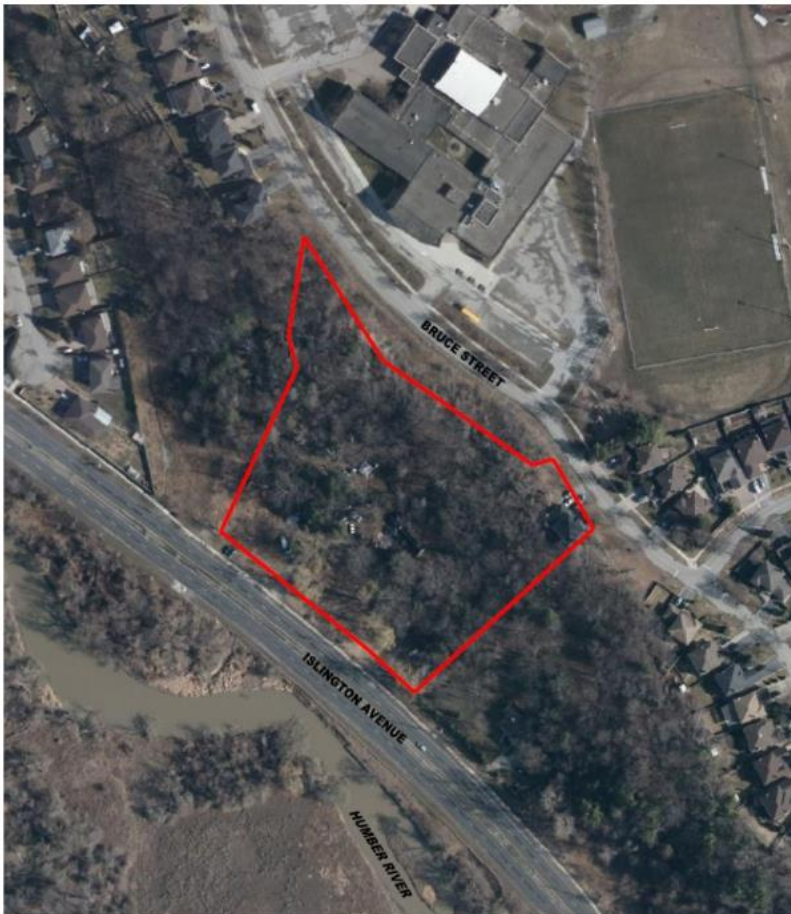


Figure 1: Aerial Photo of Subject Lands

Draft Part A OPA

We have reviewed the draft Part A OPA policies and mapping as it relates to the subject lands and offer the following comments.

The subject lands are currently located within the “*Community Area*” and “*Natural Areas and Countryside*” in accordance with VOP 2010 Schedule 1 – Urban Structure.

Based on our review of the draft Part A OPA, we recognize that no significant changes are contemplated from the current VOP 2010 with respect to the subject lands. The subject lands are proposed to be located within the “*Natural Areas and Agriculture*” area on draft Schedule 1 – Urban Structure and identified within a “*Core Feature*” and area “*To be Determined Through Future Development*” on draft Schedule 2 – Natural Heritage Network.

As noted, the subject lands are currently before the OLT as part of an active hearing to permit site-specific amendments to the VOP 2010 and Zoning By-law 1-88 to permit the development of a multi-unit residential building. As part of the current applications, an Environment Impact Statement (“**EIS**”) and EIS Addendum, Flood Hazard Assessment and Addendum, Geotechnical Slope Characterization and

Stability Assessment, and Demarcation of Physical and Stable Top of Bank were prepared and submitted in support of the proposed redevelopment of the subject lands. In particular, the EIS Addendum identified that the subject lands do not exhibit characteristics of the Regional Greenlands System and refinements to the natural heritage delineations on the subject lands are warranted. Determination on the presence and significance of natural heritage features on the subject lands will be achieved through the ongoing OLT proceedings and until such determination has been made, we request that the site not be identified as being within the Natural Areas and Agriculture area or within a Core Feature.

Conclusions

We request that the comments contained herein be considered as part of the Vaughan OPR process. We are continuing to monitor the OPR process and reserve the right to provide further comments as it relates to the future development of the subject lands.

Thank you for the opportunity to provide these comments. We respectfully request to be notified of any future reports, public meetings and decisions in relation to this matter. If you have any questions regarding the above comments, please contact the undersigned at extension 241.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

cc. 7553 Islington Holding Inc.
M. Helfand, Aird & Berlis
F. Filipetto, City of Vaughan