

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

September 29, 2023
File 11719

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
North Side of Kirby Road, between Pine Valley Drive and Weston Road**

Weston Consulting is the planning consultant for Di Poce Real Estate Holdings Limited, the landowner for the lands located on the north side of Kirby Road between Pine Valley Drive and Weston Road in the City of Vaughan (herein referred to as the “**subject lands**”). We have been monitoring and actively participating in Vaughan’s Official Plan Review (“**OPR**”) process on behalf of the landowner in order to ensure the inclusion of the subject lands within the urban boundary has been carried forward appropriately in accordance with the 2022 York Region Official Plan (“**YROP**”).

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 extend along the full length of the north side of Kirby Road between Pine Valley Drive to the west and Weston Road to the east. The lands are comprised of seven separate parcels with a total land area of approximately 84.11 hectares (207.85 acres).

A fork-shaped portion of the subject lands is located within the Greenbelt Plan Area, while the remaining lands have been included within the urban boundary as part of the recently approved 2022 YROP. Weston Consulting has reviewed the 2022 YROP, which resulted from the recently completed York Region Municipal Comprehensive Review (“**MCR**”) process, as it relates to the subject lands.



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.

On November 4, 2022, the 2022 YROP was approved with modifications by the Minister of Municipal Affairs and Housing. Through the 2022 YROP, the portions of the subject lands located outside of the Greenbelt were brought into the Urban Boundary and designated “*Community Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP. This portion of the lands was included within the “*Designated Greenfield Area*” and the “*New Community Area*” in accordance with Map 1B – Urban System Overlays of the 2022 YROP.

Based on our review of the draft Part A OPA, we note that draft Schedule 1 – Urban Structure accurately designates the non-Greenbelt portion of the subject lands as “*Community Area*” in accordance with the 2022 YROP. Similarly, draft Schedule 1B – Urban Areas accurately proposes to add the portion of the subject lands located outside of the Greenbelt to the “*Designated Greenfield Area*” and within the “*New Community Area*” overlay in accordance with the YROP 2022 (Figure 2).

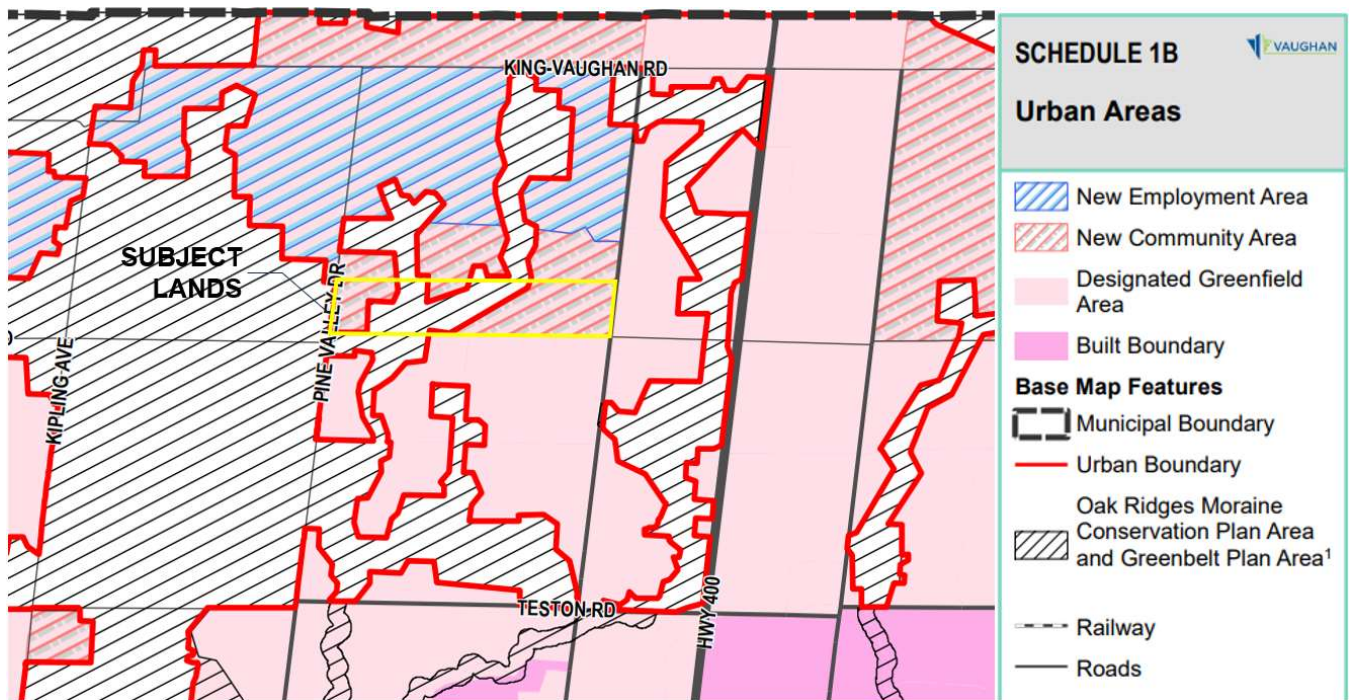


Figure 2: Part A Draft Schedule 1B - Urban Areas

However, we note that draft Schedule 14A – Areas Subject to Secondary Plans of the Part A OPA appears to depict the non-Greenbelt portions of the Subject Lands as being within Required Secondary Plan Area No. 5 for *New Employment Areas* and not Required Secondary Plan Area No. 4 for *New Community Areas* (Figure 3). While it is acknowledged that the draft proposed policies require lands within the Designated Greenfield Area and the New Community Area to be developed through a secondary plan, the subject lands are not located within an employment area and therefore should not be subject to the required New Employment Areas secondary, but rather should be subject to the New Community Areas secondary plan.

We believe that given the context of the other draft Part A schedules, the inclusion of the subject lands in the *New Employment Areas* secondary plan area was done in error or alternatively the draft mapping is simply unclear in assigning the correct secondary plan area. **We request that this error be corrected and that the portion of the subject lands located outside of the Greenbelt be clearly delineated within Required Secondary Plan Area No. 4 for New Community Areas prior to the adoption of the Part A OPA.**

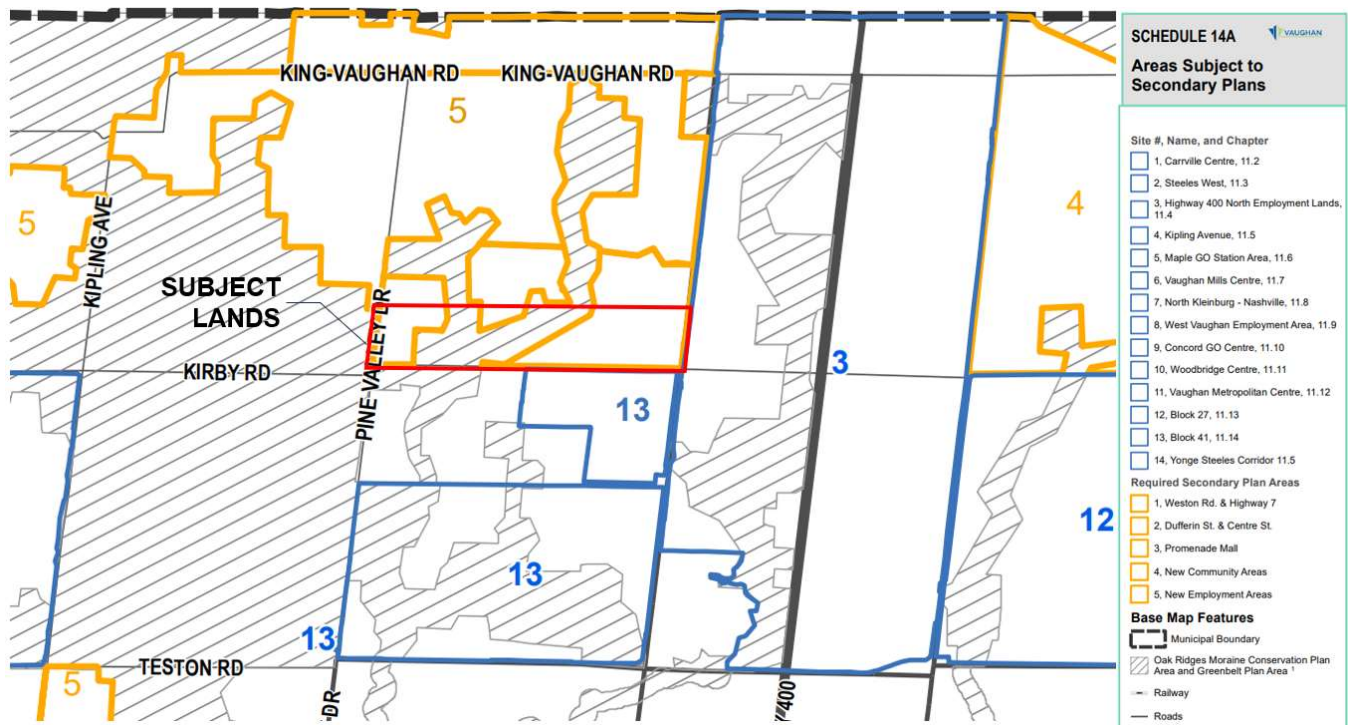


Figure 3: Part A Draft Schedule 14A - Areas Subject to Secondary Plans

Summary and Recommendations

In summary, we respectfully request that the discrepancy outlined above be addressed and that the mapping be revised accordingly. In particular, we request that the following correction be made prior to the adoption of the Part A OPA:

- Draft Schedule 14A – Areas Subject to Secondary Plans: the non-Greenbelt portions of the subject lands be removed from Required Secondary Plan Area No. 5 for New Employment Areas and correctly and clearly be identified within the Required Secondary Plan Area No. 4 for New Community Areas.

We are continuing to monitor the Vaughan OPR process and ask to be notified when the above noted correction to the mapping has been made.

Additionally, we recognize that a draft revised Schedule 13 – Land Use has not been included as part of the Part A OPA. Given that the Part B OPA will address the local context and initiatives, we understand that updated land use mapping would likely be included at that stage. We kindly request confirmation that an updated Schedule 13 – Land Use will be included in Part B of the OPR process.

We thank you for the opportunity to provide these comments. Weston Consulting and our client would like to reserve the right to provide further comments on the OPR process as it relates to the future development of the Subject Lands. 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 245 or Jessica Damaren at extension 280.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. J. Di Poce, Di Poce Real Estate Holdings Limited
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