

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

September 29, 2023
File 8587

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
11720 Highway 27 (Northwest Corner of Highway 27 & Kirby Road)**

Weston Consulting is the planning consultant for Di Poce Real Estate Holdings Limited, the landowner for the property located at 11720 Highway 27 in the City of Vaughan (herein referred to as the “**subject property**”). 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 property 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 property on behalf of the landowner.

Description of Subject Property

The subject property is located in Block 63 on the west side of Highway 27, north of Kirby Road in the City of Vaughan (Figure 1). The subject property has an irregular shape, with a total lot area of approximately 32 hectares (79 acres) and has frontage on both Highway 27 and Kirby Road. The subject property contains trees and cultivated cropland areas.

The western portion of the subject property (approximately 24 hectares) is located within the Greenbelt Plan Area and is identified as part of the Natural Heritage System of the Protected Countryside designation. The eastern portion of the site (approximately 8 hectares) is situated outside of the Greenbelt and was included within the Urban Boundary as part of the recently approved 2022 YROP. Weston Consulting actively monitored and participated in the York Region Municipal Comprehensive Review (“**MCR**”) process, which resulted in the 2022 YROP, on behalf of the landowner as it relates to the subject property.



Figure 1: Aerial Photo of Subject Property

Draft Part A OPA

We have reviewed the draft Part A OPA policies and mapping as it relates to the subject property 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 portion of the subject property located outside of the Greenbelt was 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 property was included within the “*Designated Greenfield Area*” but was not identified as a “*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 while draft Schedule 1A – Strategic Growth Areas clearly shows the non-Greenbelt portion of the subject property as within the “Urban Boundary” and outside of the “*Natural Areas and Agriculture*” area, draft Schedule 1 – Urban Structure depicts this portion of the property as being within the “*Natural Areas and Agriculture*” area and not the “*Community Area*” (Figure 2). Additionally, draft Schedule 2 – Natural Heritage Network proposes only a small area “*To be Determined Through Future Development*” on the portion of the subject property located outside of the Greenbelt.

In accordance with draft Schedules 1A and 2 of the Part A OPA and Map 1A of the 2022 YROP, we believe that the inclusion of the non-Greenbelt portion of the subject property within the Natural Areas

and Agriculture component of the urban structure was done in error and the subject property should be included within the Community Area, as indicated in the 2022 YROP. As outlined in detail in our submissions filed with the Region as part of the MCR process, we recognize that approximately 24 hectares of the subject property is constrained environmentally and located within the Greenbelt; however, the 8 hectares located outside of the Greenbelt is not characterized in the same manner. This portion of the site represents one of the remaining areas in Block 63 that is available for future development. As noted the 2022 YROP includes the subject property as within the Community Area of the urban boundary, which is intended to accommodate residential, population-related employment and community services to support concentrations of existing and future population and employment growth. It is our opinion that the Community Area designation is appropriate for the subject property and would be consistent with the surrounding context outside of the Greenbelt which is within the urban boundary and developing as a residential area.

As such, we request that the mapping error be corrected and that the portion of the subject property located outside of the Greenbelt be designated “Community Area” prior to the adoption of the Part A OPA.

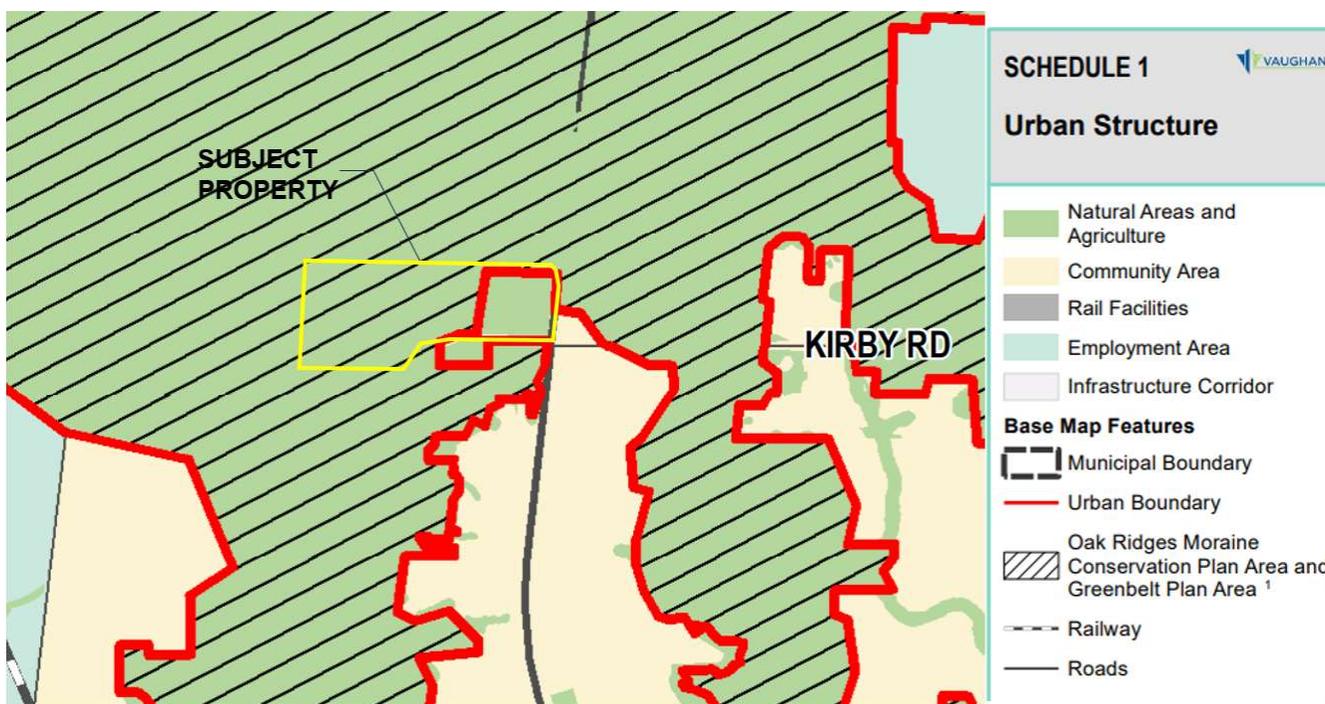


Figure 2: Part A Draft Schedule 1 - Urban Structure

We also note that the non-Greenbelt portion of the subject property is proposed to be added to the “Designated Greenfield Area” in accordance with draft Schedule 1B of the Part A OPA and is not identified within the “New Community Area”. It is acknowledged that this is in keeping with the 2022 YROP. However, draft Schedule 14A – Areas Subject to Secondary Plans of the Part A OPA identifies the non-Greenbelt portion of the subject property as being within Required Secondary Plan Area No. 5 for New Employment Areas (Figure 3). While it is acknowledged that the draft proposed VOP policies require lands within the Designated Greenfield Area to be developed through a secondary plan, the subject

property is not located within an employment area and therefore should not be subject to the required New Employment Areas secondary plan. Additionally, all other lands within Required Secondary Plan Area No. 5 appear to be identified as “*Employment Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP and draft Schedule 1 – Urban Structure of the Part A OPA. In contrast, the subject property is designated “*Community Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP.

We request that this error be corrected and that the subject property be removed from Required Secondary Plan Area No. 5 for New Employment Areas prior to the adoption of the Part A OPA.

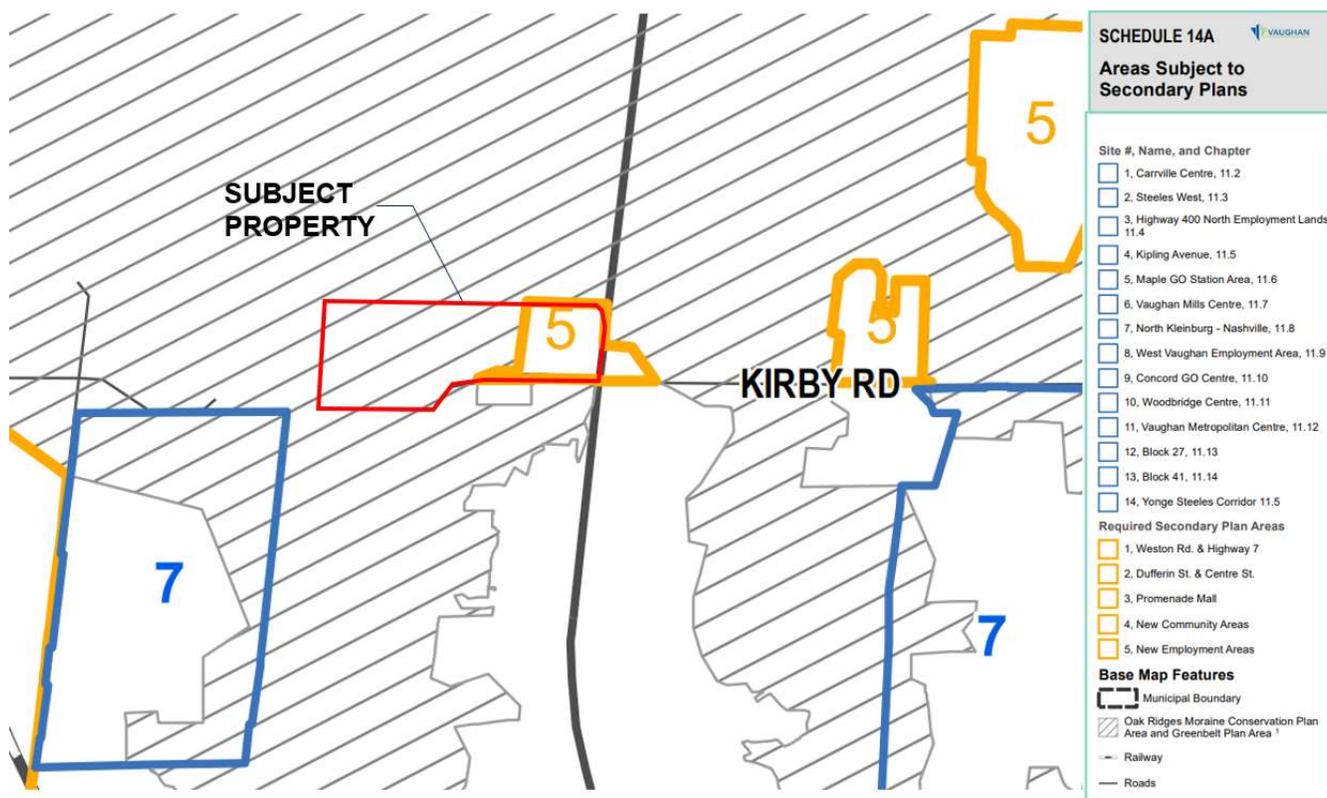


Figure 3: Part A Draft Schedule 14A – Areas Subject to Secondary Plans

Summary and Recommendations

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

- Draft Schedule 1 – Urban Structure: the portion of the subject property located outside of the Greenbelt be designated “*Community Area*” and not “*Natural Areas and Agriculture*”; and
- Draft Schedule 14A – Areas Subject to Secondary Plans: the subject property be removed from the Required Secondary Plan Area No. 5 for New Employment Areas.

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

Additionally, we note 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 update 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 property. We respectfully request to be notified of any future reports, public meetings and decision 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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- F. Filipetto, City of Vaughan