



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

September 29, 2023

File 7494-1

Attn: Mayor and Members of Council

Dear Sir,

**RE: Vaughan Official Plan Review – Proposed Part A OPA
Committee of the Whole (Public Meeting) – Item 4.2
7242 Highway 27
City of Vaughan**

Weston Consulting is the planning consultant for NCAP Nicola (Hwy 27) Ltd., the owners of the lands municipally known as 7242 Highway 27, herein referred to as the “Subject Lands” (Figure 1). We are monitoring and actively participating in Vaughan’s Official Plan Review (“OPR”) process on behalf of the owner to ensure that the recent provincial and regional policy updates have been carried forward accordingly for the subject lands.

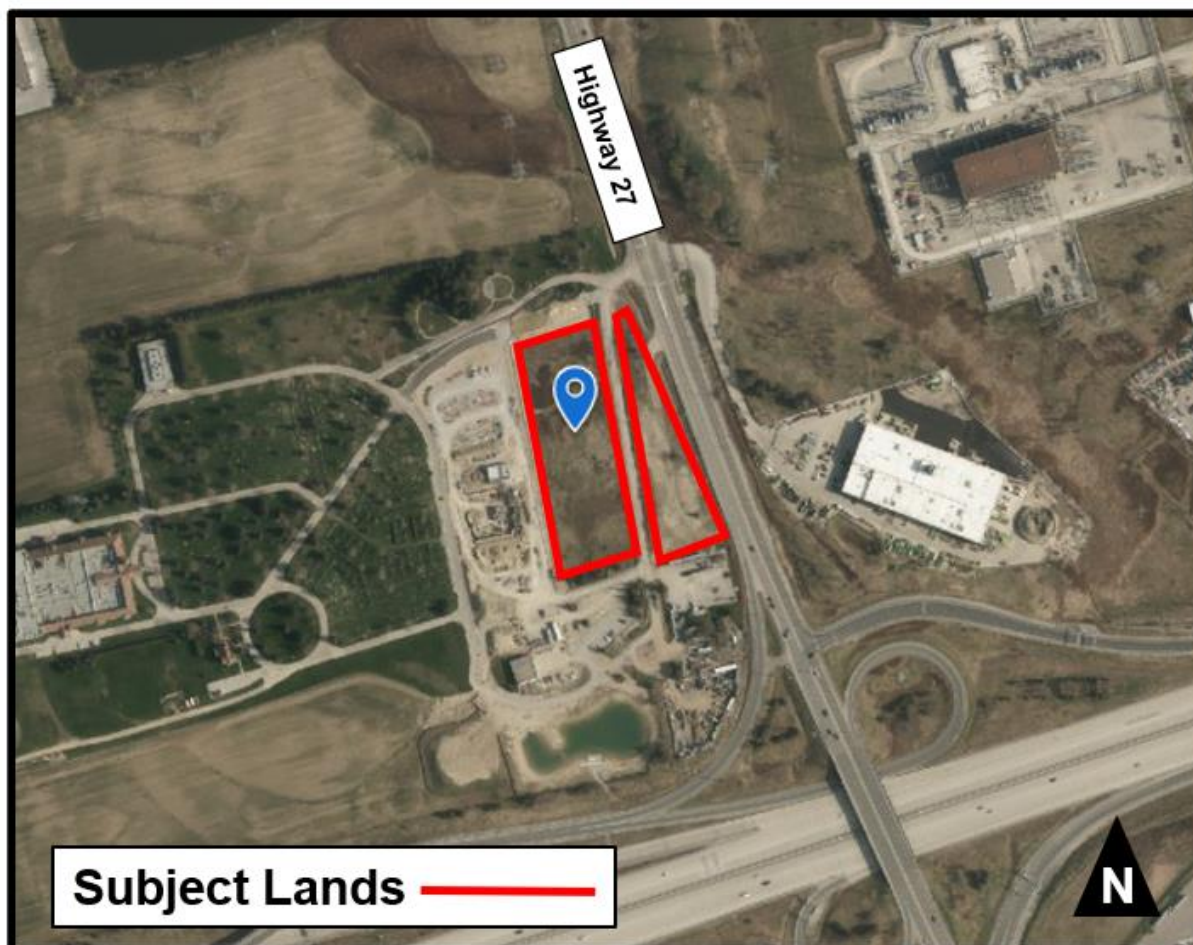


Figure 1: Aerial Photo of Subject Lands

Description of Subject Lands

The Subject Lands consist of two parcels that are located on the west side of Highway 27, just north of Highway 407 and bisected by Toronto RV Road (Figure 1). The Subject Lands have a combined lot area of 1.67 hectares (4.14 acres), with a total approximate lot frontage of 207.46 metres (680.63 feet) along Highway 27, and 207.94 metres (682.22 feet) along Toronto RV Road from the east and 197.90 metres (649.27 feet) from the west. The Subject Lands previously contained a motel but are now vacant.

Purpose

In September 2023, the draft Vaughan Official Plan (DVOP) was released as part of the Official Plan Review for public review and comment, providing detailed updates to amend the Vaughan Official Plan (VOP). We understand that the Official Plan Review is being completed in two parts: Part A Official Plan Amendment (Conformity) and Part B Official Plan Amendment. The intention of the two-part process is to aim to meet the November 2023 statutory adoption deadline. This letter is being submitted in response to the DVOP as it pertains to the Subject Lands.

Background

Existing Applications

Weston Consulting was retained and previously submitted Official Plan Amendment (OP.17.016) and Zoning By-law Amendment (Z.17.046) applications, on December 22, 2021 for the Subject Lands. As a result of change in ownership, revised applications that contemplate the development of two one (1) storey industrial buildings, with a combined Gross Floor Area of 7,700.82 m² were resubmitted on February 11, 2022. Furthermore, a supplementary Development Approval (DA.23.035) application was also submitted on June 20, 2023.

Draft City of Vaughan Official Plan Review

Weston has reviewed the DVOP and associated mapping as it relates to the Subject Lands and note that, while Schedule 1 – Urban Structure correctly identifies the *Employment* designation on the eastern portion of the Subject Lands, the lands west of Toronto RV Road have been incorrectly designated as *Natural Areas and Agriculture* (Figure 2).

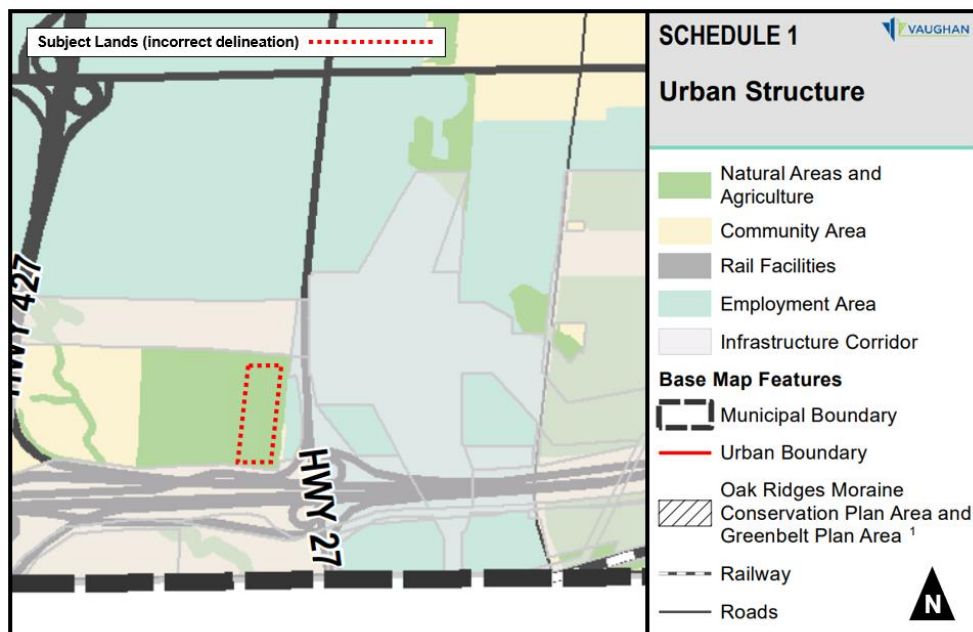


Figure 2: Part A Draft Schedule 1- Urban Structure

The above is contradictory to the past approvals for employment development on the Subject Lands and the entire Subject Lands should reflect the *Employment* land use designation as described on Schedule 13 of the in-force Official Plan (Figure 3).

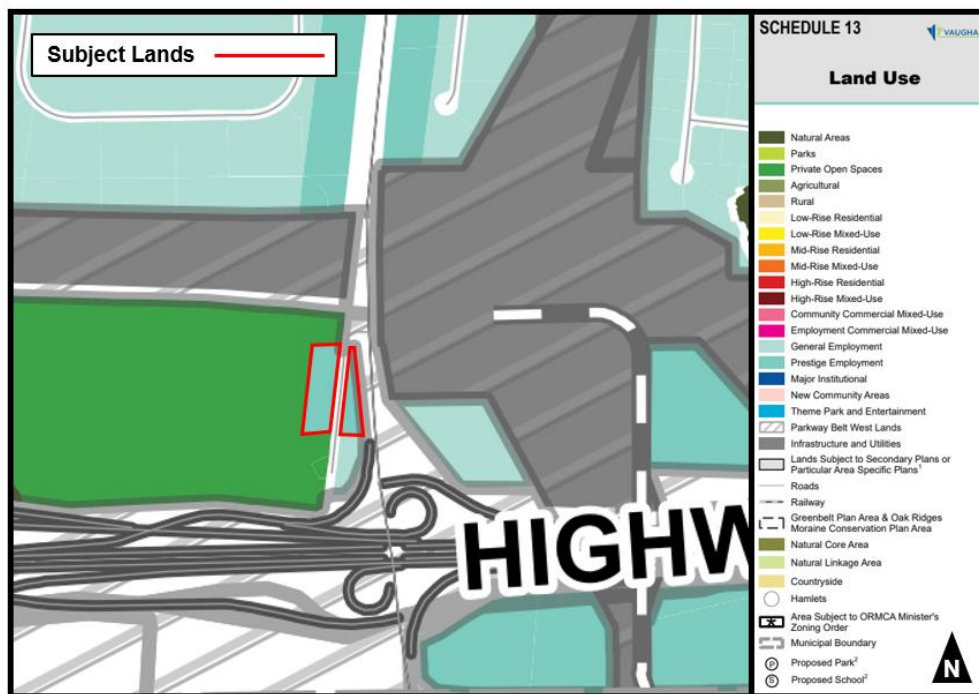


Figure 3: Vaughan Official Plan, Schedule 13 – Land Use

We respectfully request that Schedule 1 – Urban Structure be corrected to accurately designate the entire Subject Lands as *Employment Area*, prior to the adoption of the Part A OPA.

We are continuing to monitor the Vaughan OPR process and would like to be notified when the changes to the mapping have been made.

We thank you for the opportunity to provide these comments and we look forward to participating further in the OPR process. We 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 decision in relation to this matter.

Please contact the undersigned should you have any questions regarding this submission at extension 290.

Yours truly,

Weston Consulting

Per:



Paul Tobia, BURPI, MCIP, RPP
Senior Planner

c. NCAP Nicola (Hwy 27) Ltd.