

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

September 26, 2023
File No. 5415

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
11650 and 11700 Keele Street**

Weston Consulting is the planning consultant for the owners of the lands located at 11650 and 11700 Keele Street in the City of Vaughan (herein referred to as the ‘subject lands’). Weston Consulting has been retained to monitor and participate in the City of Vaughan’s Official Plan Review (“OPR”) process on behalf of the landowners 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”).

The subject lands have a combined total lot area of 6.1 hectares and are located on the west side of Keele Street, just north of Kirby Road, between Keele Street and the CN Rail line. The southern portion of the subject lands are located within the Greenbelt Plan area, while the northern portion of the lands, located outside of the Greenbelt, were 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 landowners.

We understand that updates to the Vaughan Official Plan (“VOP”) are being completed 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 landowners.

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 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*” 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 portion of the subject lands outside of the Greenbelt as “Community Area” in accordance with the 2022 YROP.

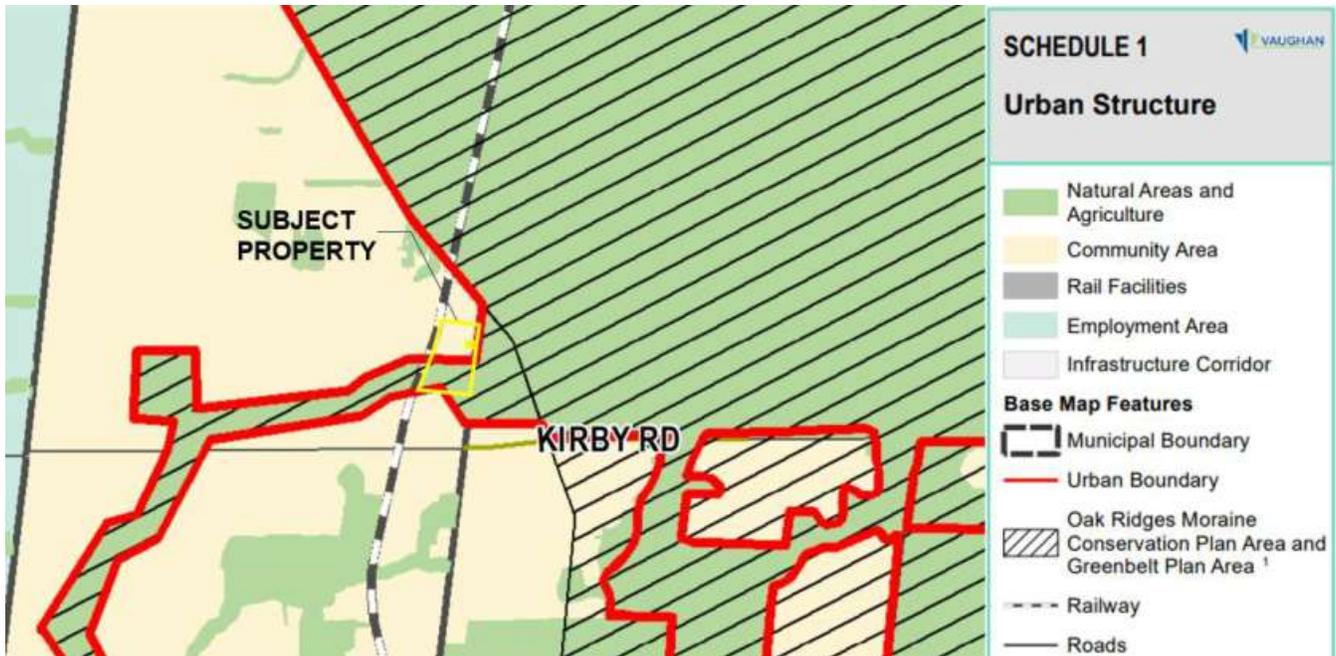


Figure 1: Part A Draft Schedule 1 - Urban Structure

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.

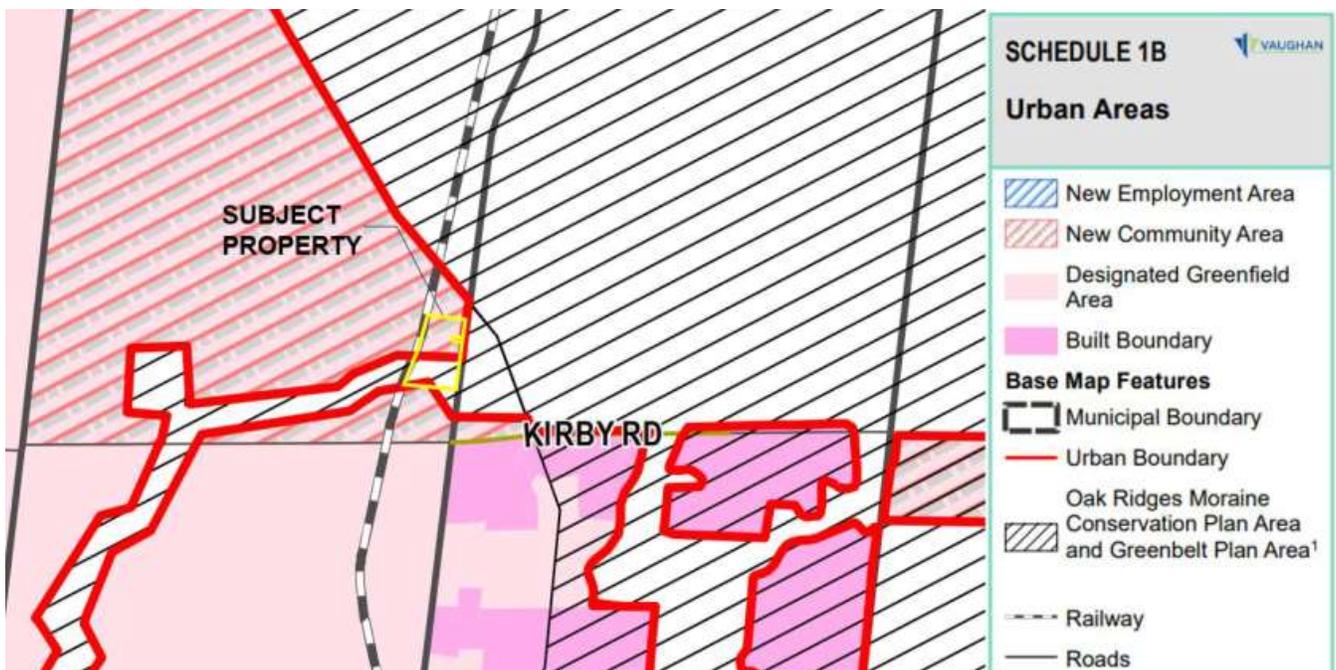


Figure 2: Part A Draft Schedule 1B - Urban Areas

Schedule 14A – Areas Subject to Secondary Plans, accurately identifies the subject lands in *Required Secondary Plan Area No. 4 for New Community Areas*, consistent with the YROP 2022 and policies of the proposed new VOP.

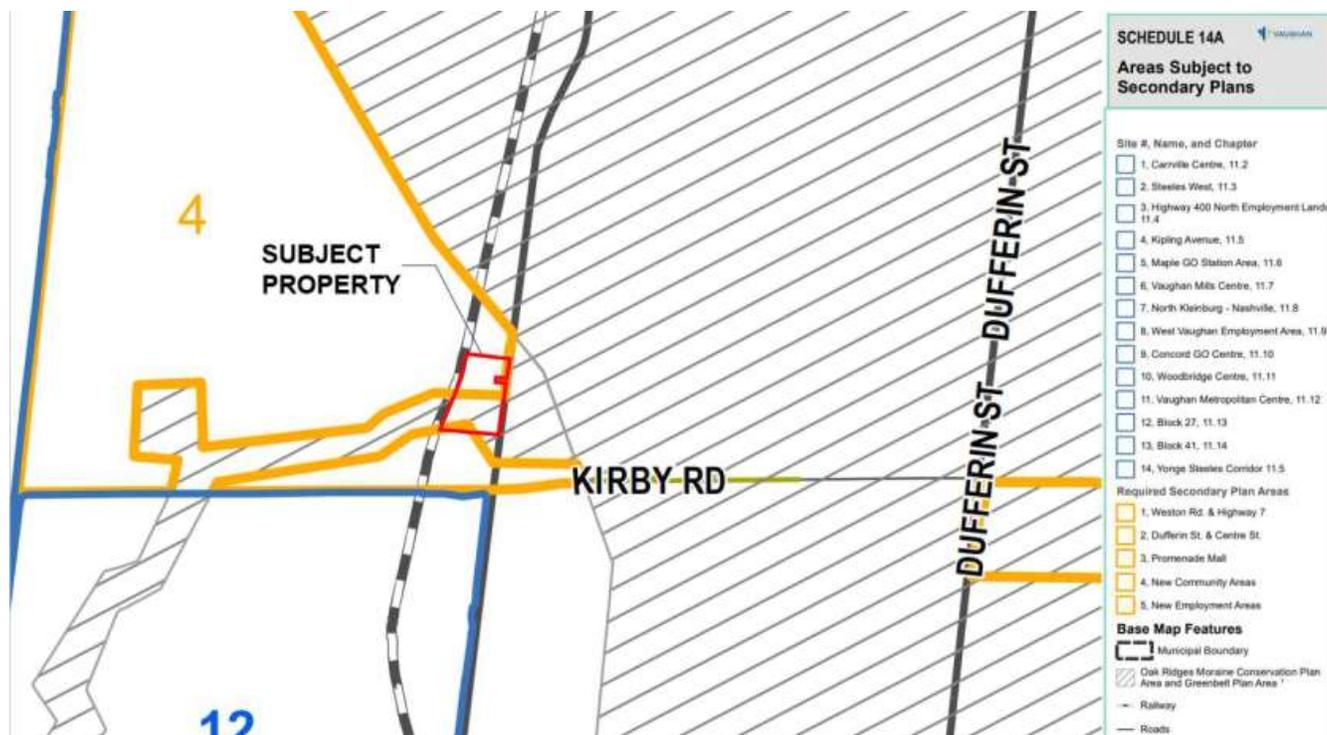


Figure 3: Part A Draft Schedule 14A - Areas Subject to Secondary Plans

We have no concerns with the proposed draft mapping as it relates to the subject lands. However, we do note that the draft Part A OPA policies require the development of a Secondary Plan for New Community Areas and Designated Greenfield Areas, and provide for general phasing of growth for lands in these areas. These draft policies identify that the preparation of secondary plans for New Community Areas west of Highway 400 will not proceed until the Federal EA for the proposed Highway 413 is complete; however, there is no information regarding the timing of secondary plans for New Community Areas east of Highway 400. Additionally, the draft policies direct that development in New Community Areas will be phased in accordance with background studies, Master Environmental Servicing Plans, logical extensions to the existing urban area, logical and orderly progression of development, delivery of complete communities supported by community services, regional and local infrastructure master plans, watershed/subwatershed plans, but the prioritization and timing of secondary plan preparation is not detailed. As such, we request clarification on how Secondary Plans will be prioritized within the City and the timeline for the preparation of Secondary Plans for New Community Areas.

It is also noted that a draft Schedule 1C – Protected Major Transit Station Areas (“**PMTSA**”) has not been included in the draft Part A OPA. A preliminary version of the PMTSA schedule was presented to the Vaughan OPR Sub-Committee on July 12, 2023, which did not include a delineation of a PMTSA for the Kirby GO Station in accordance with the 2022 YROP. Notwithstanding, we are supportive of the future delineation of the Kirby GO Station as a PMTSA.

Finally, we note that a draft Schedule 13 – Land Use was also not included as part of the Part A OPA. It is our understanding that this will likely be included in the forthcoming Part B OPA which is intended to address local context and initiatives. We request that confirmation be provided with respect to the inclusion of a draft Schedule 13 – Land Use in Part B of the OPR process.

Summary

In summary, we request that clarification on the prioritization of and anticipated timing for the preparation of secondary plans for New Community Areas be provided.

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 ext. 245 or Jessica Damaren at ext. 280.

Yours truly,

Weston Consulting

Per:



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

- c. Client
F. Filipetto, City of Vaughan