



October 2, 2023

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

Delivered by email to clerks@vaughan.ca

Re: Vaughan Official Plan Review
File PL-9550-16: Part A Official Plan Amendment – City-Wide
3131 Highway 7 – Toromont Industries Ltd. Considerations

We are the planning consultants for Toromont Industries Ltd. ("Toromont") with respect to their lands at 3131 Highway 7 (the "subject site") which is located at the southeast corner of Jane Street and Highway 7 in the centre of the Vaughan Metropolitan Centre ("VMC") Secondary Plan area.

On behalf of Toromont Industries, Bousfields Inc. recently provided a letter dated September 26, 2023 regarding the VMC Secondary Plan update.

We understand that the City is undertaking an update of the Vaughan Official Plan (2010) in two parts. The scope of this letter is the draft Part A Official Plan Amendment ("Part A OPA") only, which deals solely with conformity to Provincial and Regional policy and Provincial legislation.

We have reviewed the draft Part A OPA policies and updated Schedules and we are writing to express our concern with some of the wording of the proposed policies. We also expressing our support for particular policy changes noted below.

Comments

1. To ensure consistency with draft Policy 7.5.1.3 that requires a minimum of 35% of new residential units in the VMC and Protected Major Transit Station Areas be affordable housing units, we request the following change to Policy 2.2.54 in red:

To be consistent with the York Region Official Plan, that at least 35% of **new** housing units in the VMC satisfy the criteria for affordable housing pursuant to the policies in Chapter 7 of this Plan.

2. Policy 7.5.1.8 outlines requirements for information needed within a housing options statement. The details required, which include information about tenure and amount of affordable housing, are details that are not always available or accurate at the Official Plan Amendment or Zoning By-law Amendment stages of an application. We request the following change in **red/blue**:

That to monitor the implementation and effectiveness of policy 7.5.1.2.2, the City will require that all significant developments that include a residential component demonstrate their contribution to meeting the City's housing objectives through the preparation of a housing options statement. Housing options statements will be required for all Block Plan, Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, and describe **the expected approach for addressing the following** ~~the following~~:

3. We support the overall direction for the VMC in Section 2.2.8 (Phasing Growth), that VMC plays a significant and immediate role in accommodating short-term growth and intensification. We support Policy 2.2.8.2 which provides that the greatest priority for growth will be given to strategic growth areas served by subway and bus rapid transit (among other things). We also support policy direction that the VMC is the site of the City's highest rate of intensification (2.2.1.1(d)(i)). We also support the new policy stating that minimum floor space index requirements shall be established in the Vaughan Metropolitan Centre Secondary Plan to achieve this target (Policy 2.2.5.2).

We appreciate your consideration. Should you require any additional information, please do not hesitate to contact Anna Wynveen or the undersigned.

Yours very truly,
Bousfields Inc.



Emma West, MCIP, RPP