



Project No. 20188

October 2, 2023

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

Delivered by email to clerks@vaughan.ca

Dear Sir/Madame,

**Re: Vaughan Official Plan Review: File PL-9550-16
Part A Official Plan Amendment
177 Whitmore Road, Vaughan – Kingsmoor Developments Inc.**

We are planning consultants for Kingsmoor Developments Inc., owners of lands municipally known as 177 Whitmore Road and located at southeast corner of Highway 7 and Whitmore Road in Vaughan (the “**subject site**” or “**subject lands**”).

The subject lands are located within the Weston 7 Secondary Plan area and are approximately 11,617 square metres (1.16 hectares) in size, with frontage of approximately 113 metres along Whitmore Road and approximately 73 metres along Highway 7 and Wings Road. Currently, the subject site is occupied by a 1-storey commercial building with associated surface parking.

Applications for Official Plan and Zoning By-law Amendment were submitted for the subject lands in December 2021, followed by an application for Site Plan Approval on March 21, 2022, to facilitate the development of the subject lands as a high-rise, mixed-use and transit-oriented block within the Weston 7 Secondary Plan area. Draft Weston 7 Secondary Plan policies were released on August 31, 2023 and we subsequently submitted a letter on behalf of Kingsmoor Developments Inc., providing comments thereon on September 13, 2023.

We understand that the City is now undertaking an update to the City’s Official Plan (“**VOP 2010**”) in two parts. The scope of this letter relates to the draft Part A Official Plan Amendment, which deals solely with conformity to Provincial policies, plans and legislation and the York Region Official Plan.

The purpose of this letter is to respond to the draft Part A OPA policies and schedules released by the City. The following represents our understanding of the planning policy framework as it applies to the subject lands and more generally, to the City of Vaughan as a whole. Further commentary regarding the Part B OPA will be provided at a later date, once released.

Commentary on Draft Part A OPA

We have reviewed the draft Part A OPA text and schedules and offer the following general comments:

1. Section 2.2.8 - Phasing Growth

It is acknowledged that there are capacity constraints within the City of Vaughan that must be overcome before the City can grow as intended. Given the infrastructure limitations in the City, there is a high degree of uncertainty in development timing for landowners.

The draft Part A OPA policies establish that the allocation of growth must be strategically phased, and that certain areas have the capacity to play a more significant and immediate role in accommodating short term growth and intensification, such as development within the Vaughan Metropolitan Centre and along Highway 7, proceeding first (Section 2.2.8).

Growth within the City's Strategic Growth Areas is intended to be prioritized based on properties and/or development meeting certain criteria such as proximity to public transit, sufficient drinking water and wastewater servicing capacity, availability of publicly funded educational facilities, existing and diverse retail services, and community services (Policy 2.2.8.2). Similarly, draft Part A OPA policies relating to municipal services establish that development should be sequenced in an orderly way, coordinated with water, wastewater and transportation capacity, residential and non-residential development thresholds, the provision of human services, community facilities and other infrastructure. (Policy 8.2.1.3).

We agree with the direction of the draft Part A OPA policies to appropriately phase growth in a manner that ensures new development is viable and contributes to the creation of a complete community, and further follows the Strategic Growth Area hierarchy established by the VOP 2010. However, we are concerned that the

policies, as drafted, could be interpreted to establish a preferential timeline for development to proceed in certain areas of the City over others. We recommend that the draft Part A OPA policies be updated to recognize that development can and should occur simultaneously in other areas of the City, including *Primary Centres* and key intensification areas.

Further, we recommend that the draft Part A OPA text acknowledge the ability for landowners to front-end finance and/or undertake full coordination and construction of upgrading infrastructure in the City to allow development to proceed in an orderly fashion, pursuant to Section 44 of the Development Charges Act. Consideration should also be given to ensuring that upgrades to community amenities secured through development agreements are considered, instead of relying on them being readily available prior to development commencing.

Finally, we recommend that the draft Part A OPA policies acknowledge the ability of the City of Vaughan to complete an Area-Specific Development Charge study, in accordance with the Development Charges Act (1997) and associated regulations, and subsequent update to the City's Development Charge By-law, for new or existing Secondary Plan areas. The policies should further address the timeline for the preparation and completion of such an Area-Specific Development Charge study.

2. Transition Policies

We identify that the draft Part A OPA policies do not address transition, particularly as they relate to the application of the new Official Plan to lands that have active, ongoing development applications or appeals. Although this may be occurring through the Part B OPA process, we feel that it is important to bring this to light at this time to ensure that ongoing development applications are considered going forward.

Concluding Thoughts

We appreciate the opportunity to review and provide feedback on the draft Part A OPA policies, and the City's timeline to have a final report brought forward to City of Vaughan Council in November 2023. We respectfully request that these comments be given due consideration through the entirety of the Vaughan Official Plan review process.

We look forward to working with you going forward. Please contact the undersigned or Sara Gregory of our offices should you have any questions or comments.

Respectfully Submitted,
Bousfields Inc.



David Falletta , MCIP, RPP

cc: *F. Filipetto, City of Vaughan*
G. DiMartino/J. Baldassarra/J.Pica, Kingsmoor Developments Inc.
P. DeMelo, KSLLP