

## R WALTERS PLANNING

Land Use & Development Planning

C9

Communication

Council – October 17, 2023

CW(PM) – Report No. 40 Item No. 2

VIA EMAIL

October 3, 2023

Mayor & Members of Council  
Vaughan City Hall  
2141 Major MacKenzie Drive  
Vaughan ON  
L6A 1T1

**Re: City of Vaughan Official Plan Review – Part A  
233 Four Valley Drive & 1040-1080 Edgeley Boulevard  
Southwest Quadrant of Bass Pro Mills Drive & Edgeley Boulevard**

R Walters Planning is the planning consultant for The Typhon Group Ltd., the owner of the above-cited lands in the southwest quadrant of Bass Pro Mills Drive and Edgeley Boulevard (“subject site”). This letter is in response to the City’s recent release of the draft Part A Schedules and Text as part of its Official Plan Review.

By way of history, on May 27, 2020, City Council approved the owner’s request for an employment conversion of the subject lands which would allow for their redesignation from General Employment to a residential designation allowing higher density residential use. On October 22, 2020, as part of the Region of York’s Municipal Comprehensive Review, Regional Council approved an employment conversion of the subject site. Hence, the Region’s new Official Plan which was approved by the Minister of Municipal Affairs and Housing in November 2022, designated the subject site as Community Area on Map 1A and not Employment Area, and the site was also excluded from the Employment Area Zones and Densities in Appendix 1 of the Regional Official Plan.

In reviewing the City’s draft Part A Schedules and Text for its new Official Plan, we have the following comments/requests (see subject site identified on attached schedules with blue arrow):

1. Schedule 1 – Urban Structure designates the subject site Employment Area. Please amend this designation to Community Area so that it conforms to the Regional Official Plan as required by Section 27(1) of the *Planning Act* and allows the site to develop for higher density residential use. We acknowledge that the site has been excluded from the Regional Employment Areas and Densities in Appendix 1 of the draft Official Plan.

2. Please amend Schedule 1A – Strategic Growth Areas to include the subject site within the Primary Centres designation. Lands to the north of the subject site, bounded by Highway 400 on the west, Rutherford Road on the north, Jane Street on the east and Bass Pro Mills Drive on the south are designated Primary Centres on Schedule 1A and also designated Community Area on Schedule 1. The subject site should be recognized as part of the Primary Centres Strategic Growth Area to the north, so it can be developed for higher density residential use which will be compatible, complementary, and integrated with redevelopment on the north side of Bass Pro Mills Drive. Such a designation is also appropriate for the site to be included as part of the Vaughan Mills Secondary Plan. Not including the subject site as part of the Primary Centres will exclude it from an appropriate planning context and leave it surrounded by Employment Area lands to the west, south and east, and the Primary Centres to the north.
  
3. Our review indicates that while the Text of the draft Part A Official Plan provides policies for the detailed Land Use Designations in Section 9.2.2, that the draft Schedules for Part A do not include the mapping of where these designations will occur. We understand that Part B of the new Official Plan which is targeted for adoption in late March 2024 is to include updates beyond the provincial and regional conformity exercise which Part A is supposed to consider. However, should the subject site not be included within the Vaughan Mills Secondary Plan for some reason, we understand that one or more of the detailed designations in Section 9.2.2 would apply. In our opinion, it is not appropriate to consider these detailed designation policies in Part A without the mapped locations for same also being included in Part A. The appropriateness of the policies is affected by their applied locations and we may have concerns regarding the policies, depending on which one(s) could apply to the subject site.

Thank you for this opportunity to respond. Please include myself, Mr. Craig Mull of The Typhon Group Ltd., and Mr. Mark Bristoll of Ollie Switch Developments in all future notices and consultations relating to the City's Official Plan Review.

Sincerely,



Robert Walters B.A., M.PL., MCIP, RPP  
Principal

- c. Craig Mull, CEO, The Typhon Group Ltd. #110,  
5409 Eglinton Avenue West, Etobicoke, ON, M9C 5K6

Mark Bristoll, The Typhon Group Ltd., c/o Ollie Switch Developments  
442 Woburn Ave., Toronto, ON, M5M 1L7

Haiqing Xu, Deputy City Manager, Planning & Growth



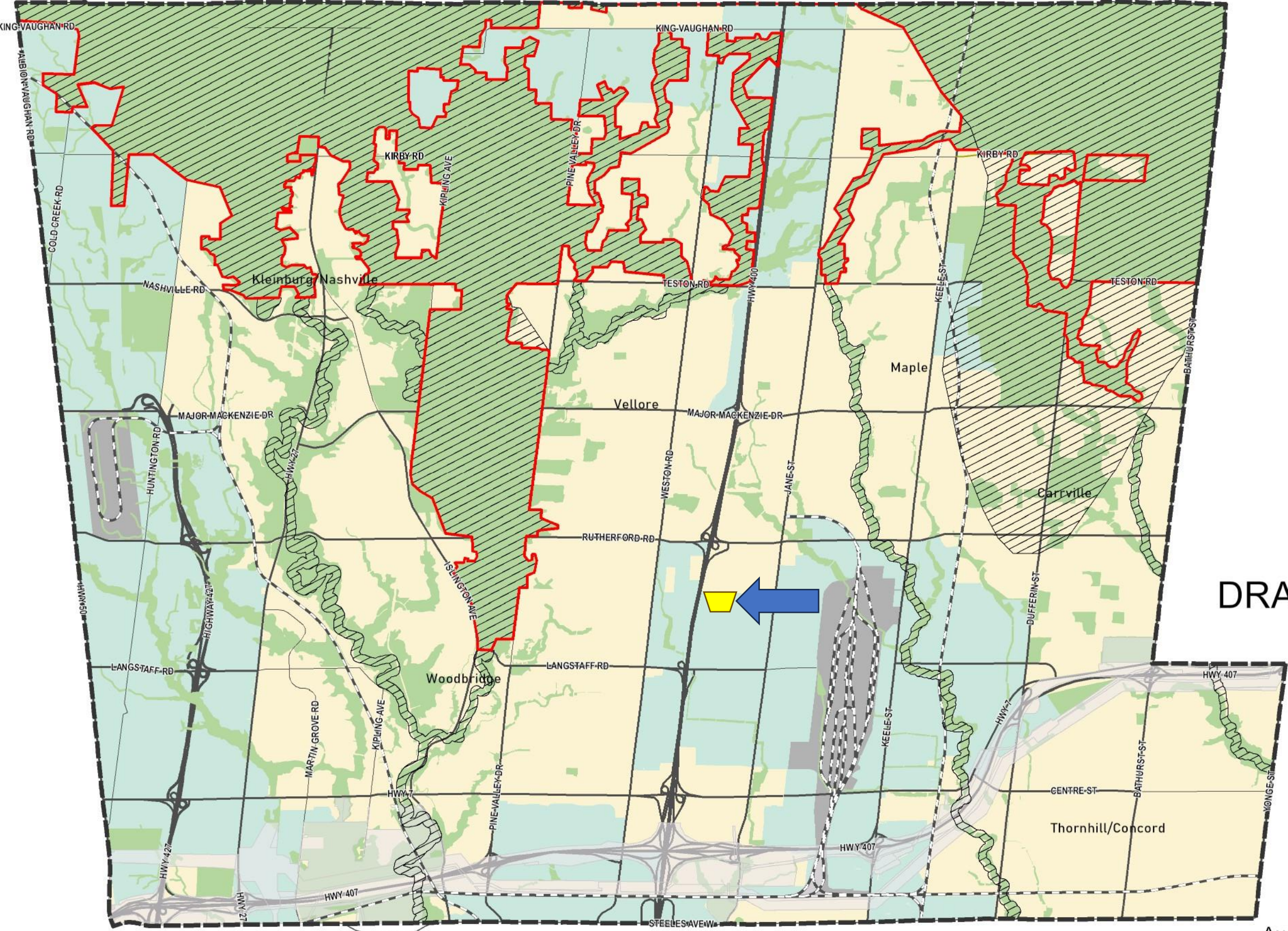
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Urban Structure

- Natural Areas and Agriculture
- Community Area
- Rail Facilities
- Employment Area
- Infrastructure Corridor

- Base Map Features
- Municipal Boundary
  - Urban Boundary
  - Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
  - Railway
  - Roads



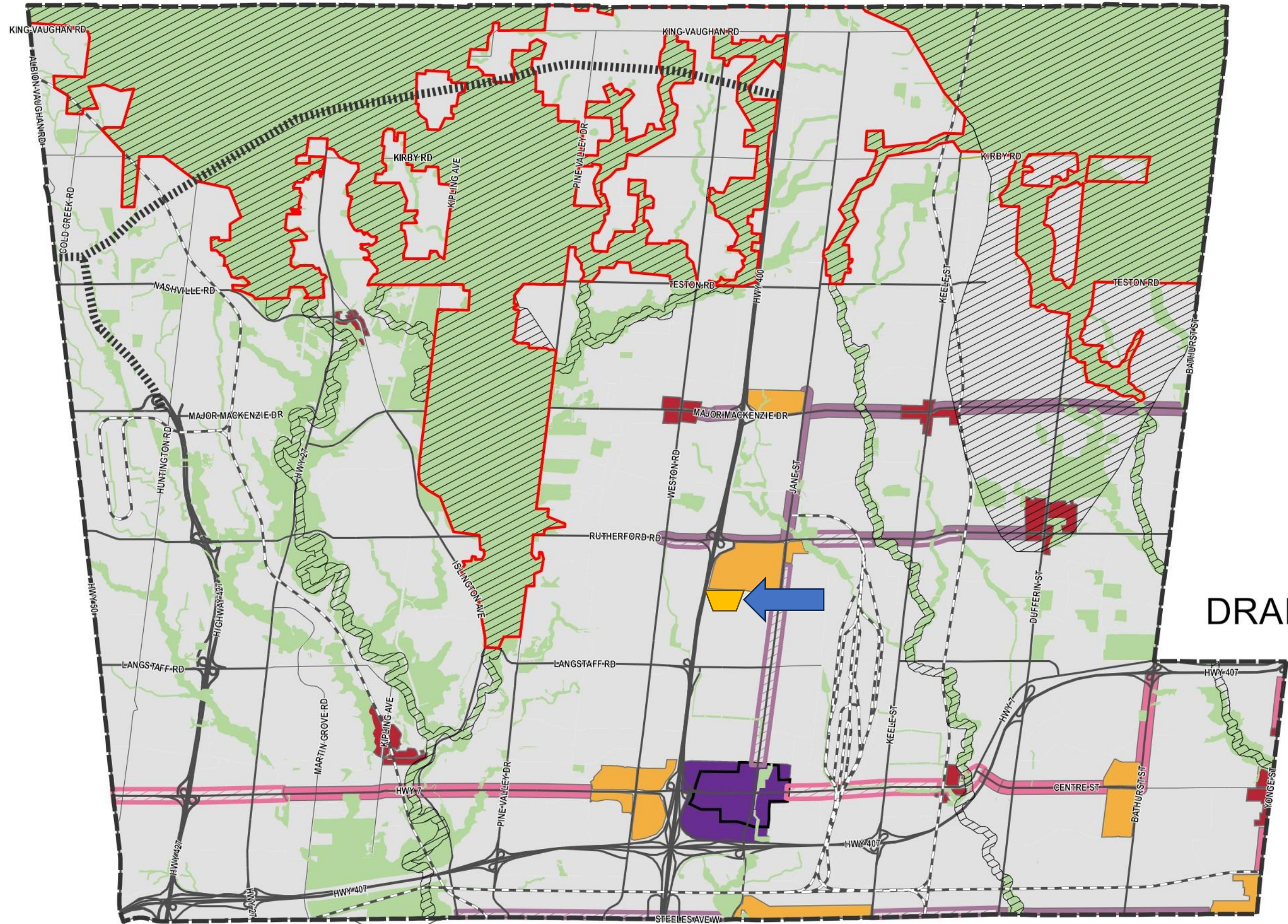
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<sup>1</sup> See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.



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SCHEDULE 1A  
Strategic Growth Areas

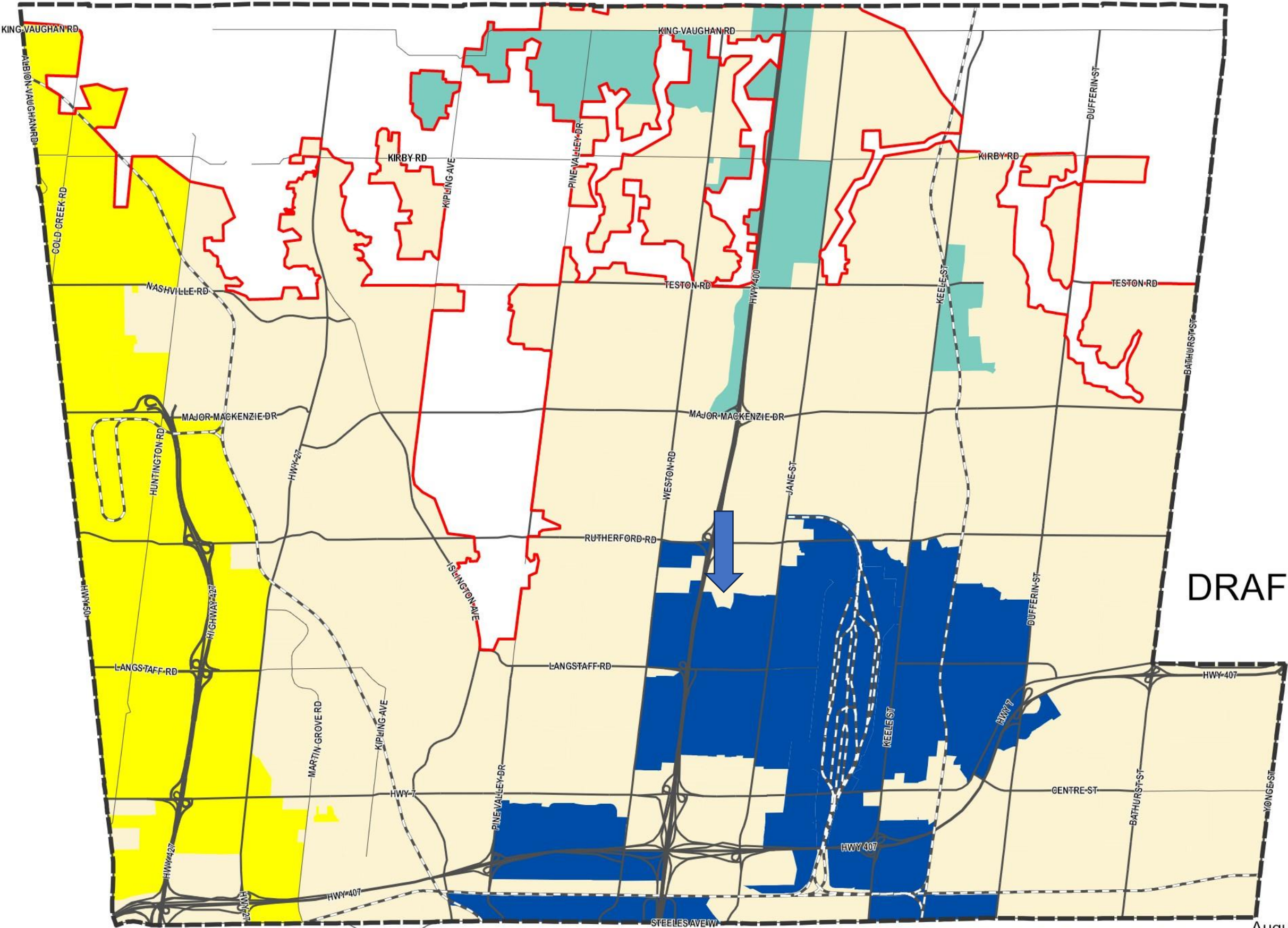
- Urban Growth Centre
- Vaughan Metropolitan Centre
- Regional Intensification Corridor
- Regional Intensification Corridor within Employment Areas
- Primary Centres
- Local Centres
- Primary Intensification Corridor
- Primary Intensification Corridor within Employment Areas
- Potential Freeway
- Base Map Features
  - Municipal Boundary
  - Urban Boundary
  - Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
  - Natural Area and Agriculture
  - Railway
  - Roads

<sup>1</sup> See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.



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APPENDIX 1  
Regional Employment  
Areas and Densities

- Urban Area
  - Highway 400 North
  - Highway 400 and 407
  - West Vaughan
- Base Map Features**
- Municipal Boundary
  - Urban Boundary
  - Railway
  - Roads

Regional Employment Areas	Density Target (Developable Area Jobs/Ha)
Highway 400 North	55
Highway 400 and 407	70
West Vaughan	30