

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) –OCTOBER 3, 2023****COMMUNICATIONS**

<b><u>Distributed September 29, 2023</u></b>	<b><u>Item No.</u></b>
C1. Presentation material	1
C2. Dana Anderson, MHBC, Brant Street, Burlington, dated September 28, 2023	2
C3. Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
C4. Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
C5. Paul Tobia, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
C6. Sandra Patano and Paul Tobia, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
C7. Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
C8. Kurt Franklin, KBFranklin Planning, dated September 29, 2023	2
C9. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
C10. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
<b><u>Distributed October 2, 2023</u></b>	
C11. Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated September 29, 2023	2
C12. Jonathan Sasso, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 29, 2023	2
C13. Jonathan Sasso, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 29, 2023	2
C14. Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated September 26, 2023	2

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**Please note there may be further Communications.**

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) –OCTOBER 3, 2023****COMMUNICATIONS****Distributed October 2, 2023 continued**

C15.	Victoria Mortelliti, BILD, Sheppard Avenue East, Toronto, dated October 2, 2023	2
C16.	Sam Morra, 1860938 Ontario Ltd., dated September 29, 2023	2
C17.	David Falletta, Bousfields Inc., Church Street, Toronto, dated October 2, 2023	2
C18.	Emma West, Bousfields Inc., Church Street, Toronto, dated October 2, 2023	2
C19.	Emma West, Bousfields Inc., Church Street, Toronto, dated October 2, 2023	2
C20.	Robert Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 2, 2023	2
C21.	Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated October 2, 2023	2
C22.	Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 2, 2023	2
C23.	Tim Schilling, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 2, 2023	2
C24.	Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 2, 2023	2
C25.	Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 2, 2023	2
C26.	Presentation material	2

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**Please note there may be further Communications.**





# STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT

(OP.23.006)

201 MILLWAY AVENUE, CITY OF VAUGHAN

YORK REGION CONDOMINIUM CORPORATION NO. 945.

OCTOBER 3RD, 2023

**KBFRANKLIN**  
— PLANNING —

**COMMUNICATION C1.**

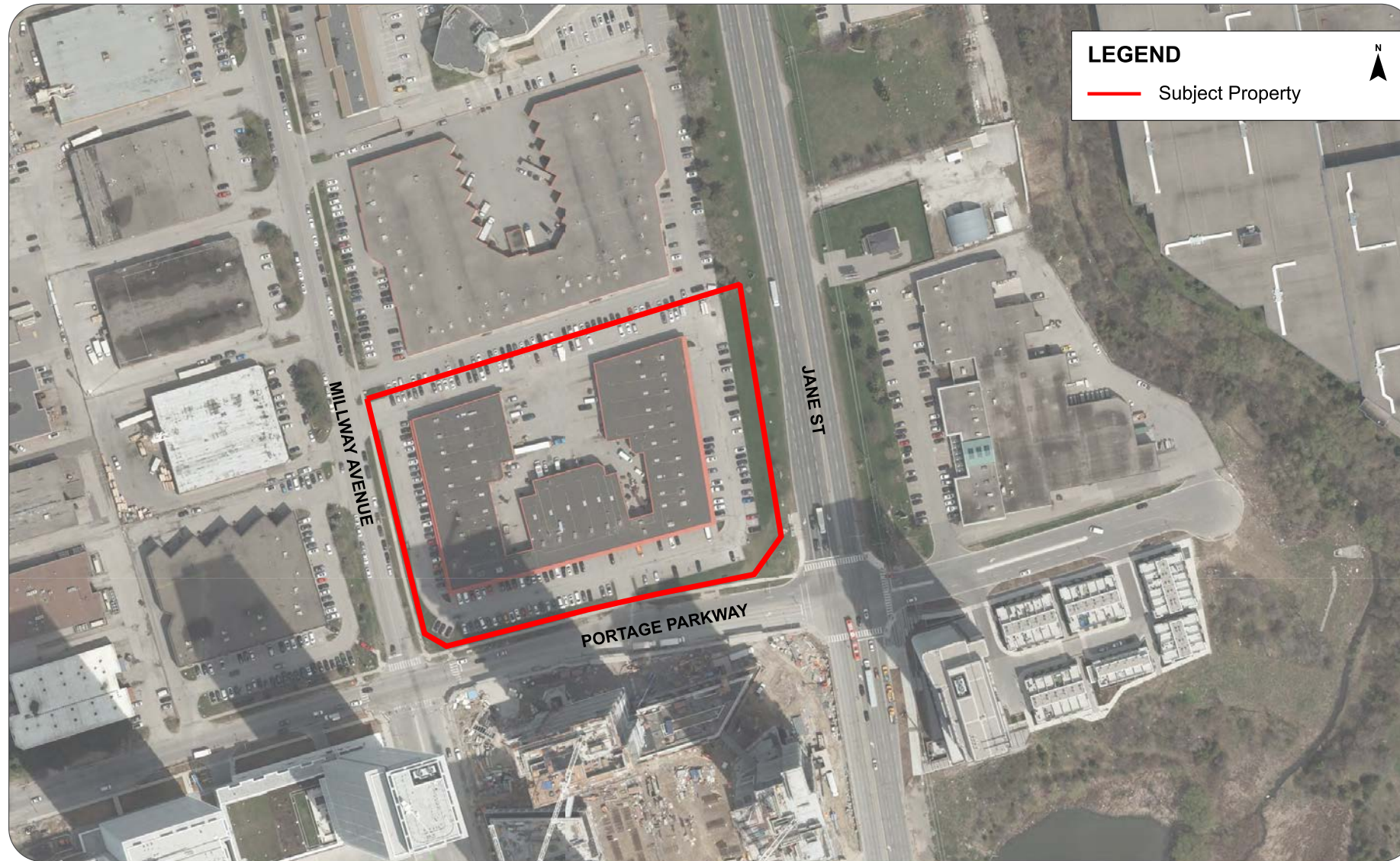
**ITEM NO. 1**

**CW (PM)**

**October 3, 2023**



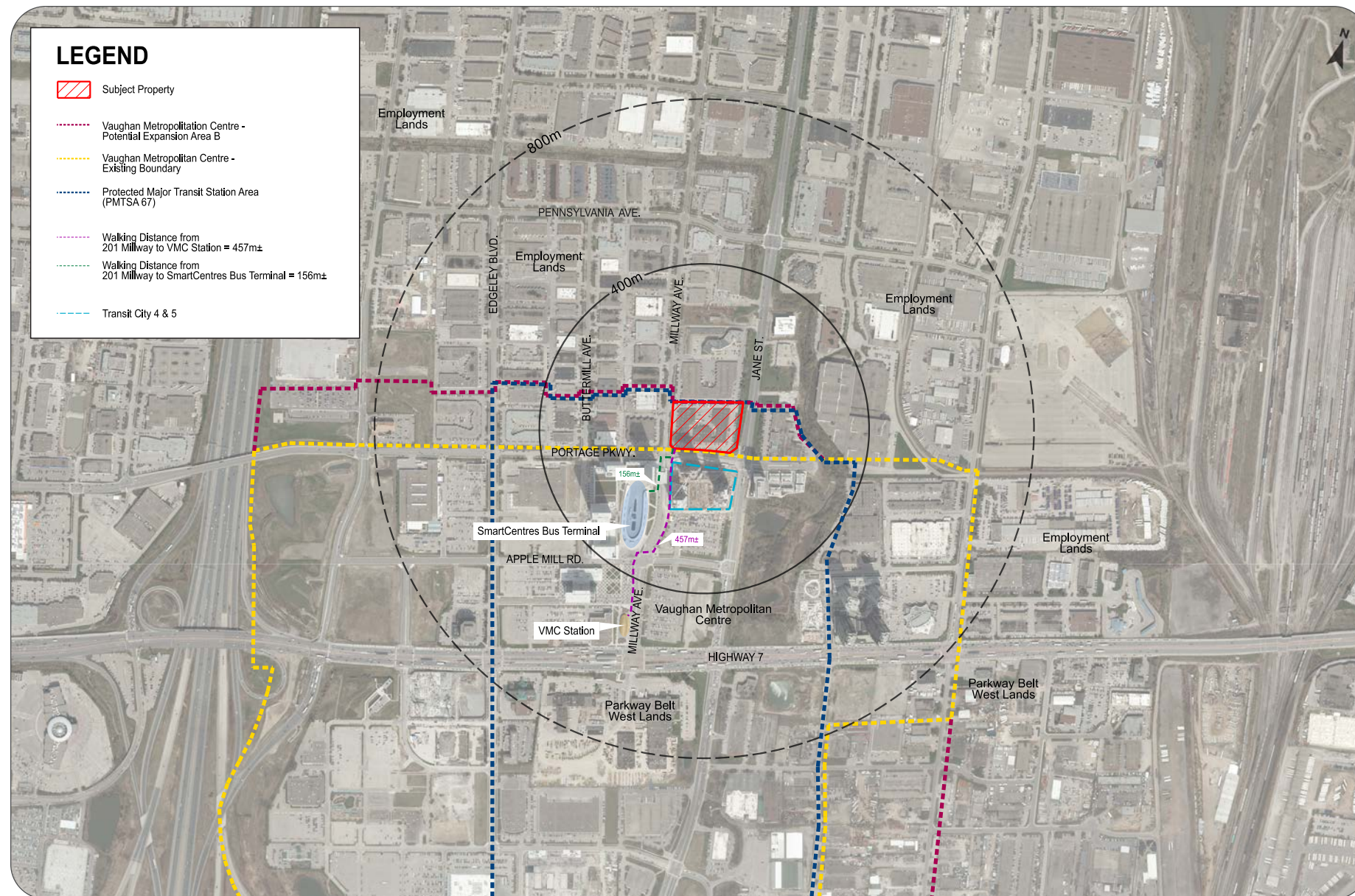
# SUBJECT PROPERTY



- Northwest corner of Portage Parkway and Jane Street, immediately adjacent to the existing northern Vaughan Metropolitan Centre (VMC) boundary
- Area: 4.62 acres (1.87 Hectares)
- 3 Frontages:
  - Millway Ave: 104.52 m (Minor Collector)
  - Portage Pkwy: 135.8 m (Regional Arterial)
  - Jane Street: 110.56 m (Major Collector)
- Current Use: 2-storey multi-unit condominium building consisting of 28 commercial condominium units.



# SITE CONTEXT



- Within a Protected Major Transit Station Area for the VMC Subway Station (PMTSA 67)
- 416 m north of the VMC Subway Station, and 156 m from the SmartVMC Bus Terminal
- Proposed to be within VMC northern expansion area immediately adjacent to the existing VMC boundary
- Is a gateway to the VMC and directly North from the development Transit City 4 & 5 which consist of 3 residential towers at 35, 45 and 50-storeys (185-189 Millway Avenue).



# PLANNING FRAMEWORK – YORK REGION OFFICIAL PLAN

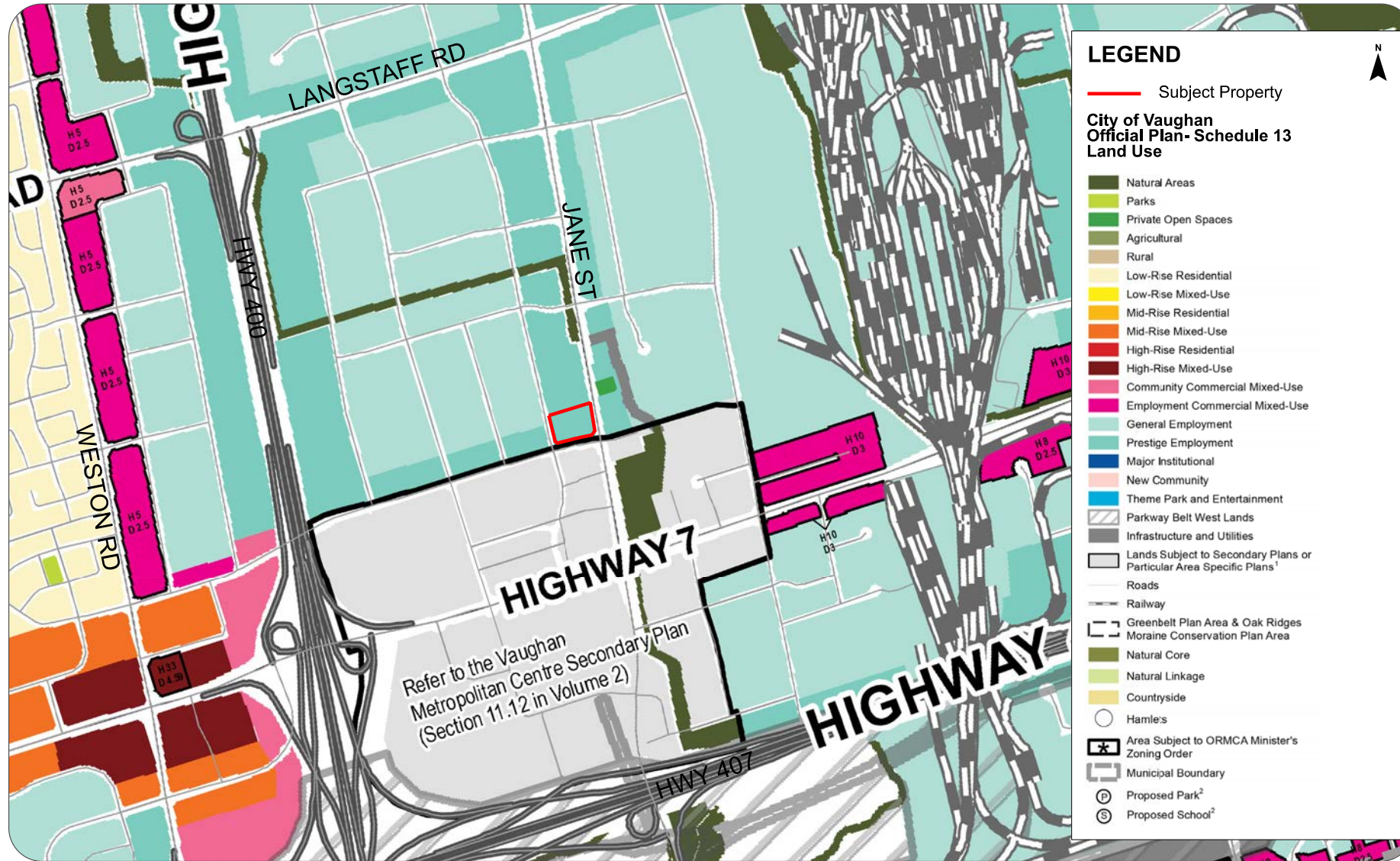


- Employment land conversion granted
- Designated 'Community Area' (Map 1A – Land Use Designation)
- Within the delineated boundary of PMTSA 67 – VMC Subway Station

York Region Official Plan - Map 1A - Land Use Designations



# PLANNING FRAMEWORK – VAUGHAN OFFICIAL PLAN, 2010

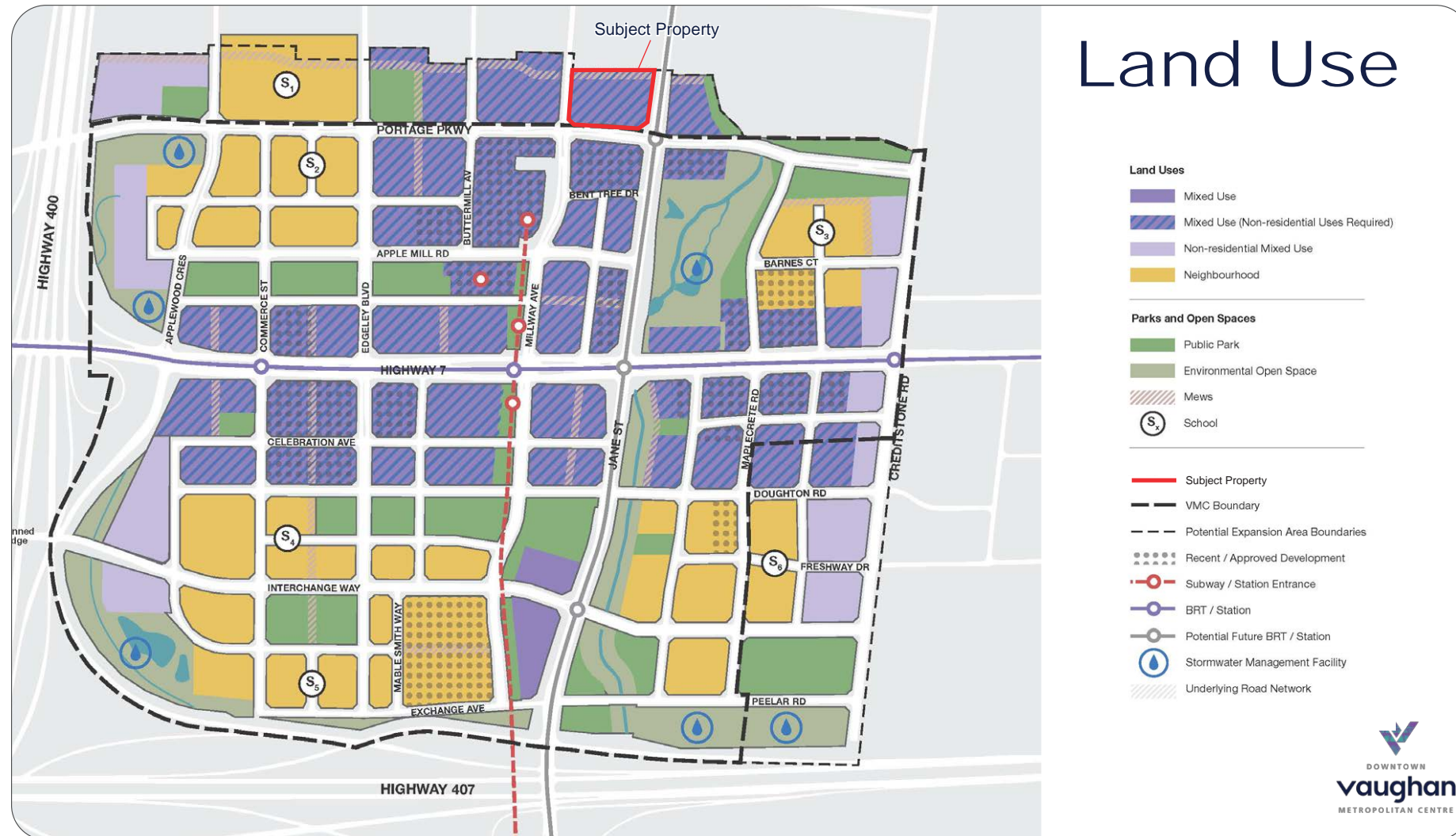


City of Vaughan Official Plan - Schedule 13 - Land Use

- Designations:
  - *Prestige Employment (Schedule 13 – Land Use)*
  - *Employment Areas, Primary Intensification Corridor within Employment Areas (Schedule 1 – Urban Structure)*
- *Current VOP does not conform with the 2022 YROP*
- *OPA is proposed to redesignate the subject property as “Community Areas” in accordance with the YROP to permit non-employment uses*



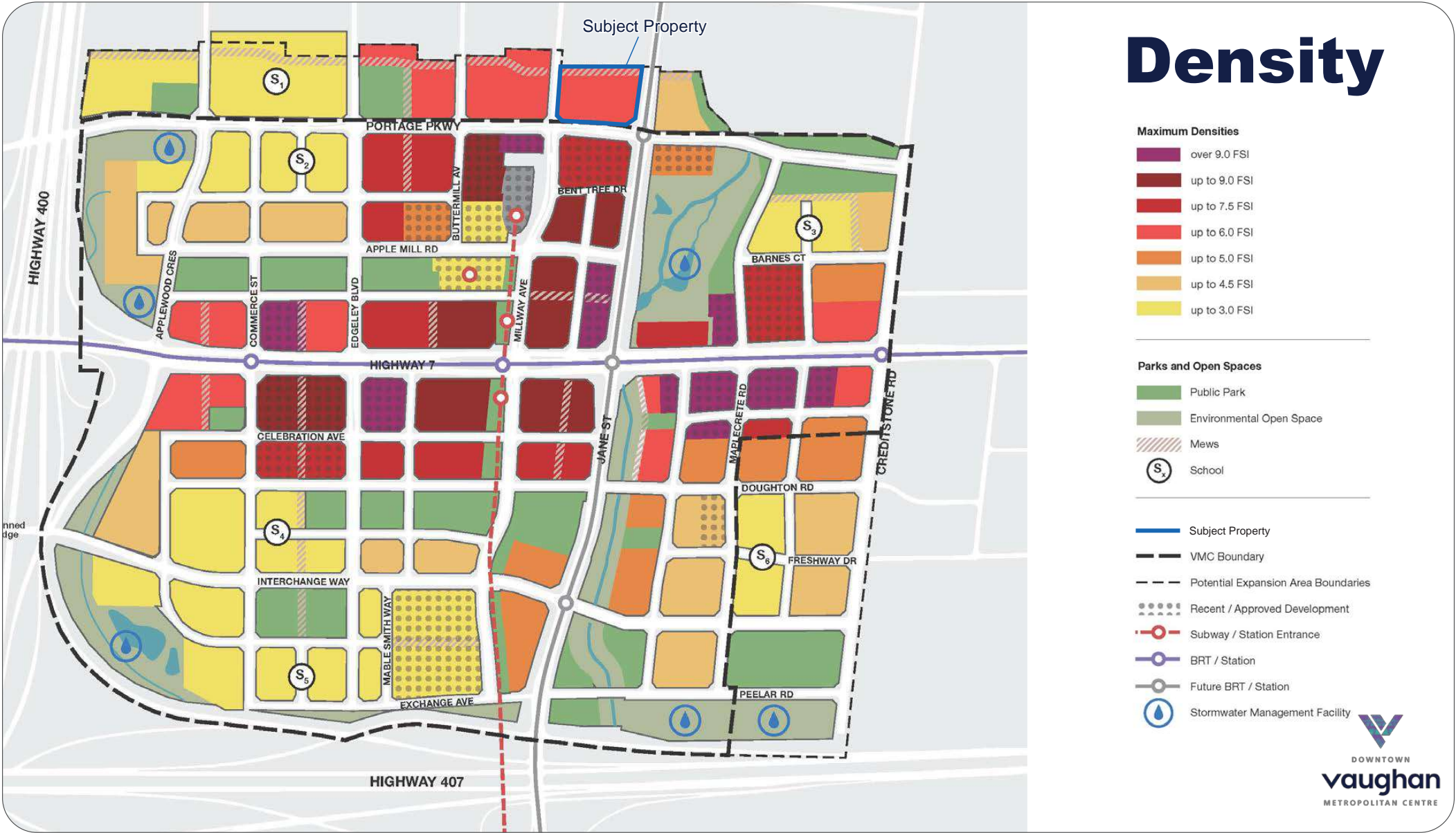
# VMC SECONDARY PLAN UPDATE



- Proposed to be added to the VMC within the northern expansion area
- Proposed to be designated 'Mixed-Use (Non-residential Uses Required)' with a private mews along the northern boundary
- The proposed residential, hotel, and retail uses are permitted within the Mixed-Use designation

Phase III VMC Secondary Plan Update - Draft Recommended Land Use Schedule (September 2023)

# VMC SECONDARY PLAN UPDATE



VMC Secondary Plan Update – Draft Recommended Density Schedule (September 2023)



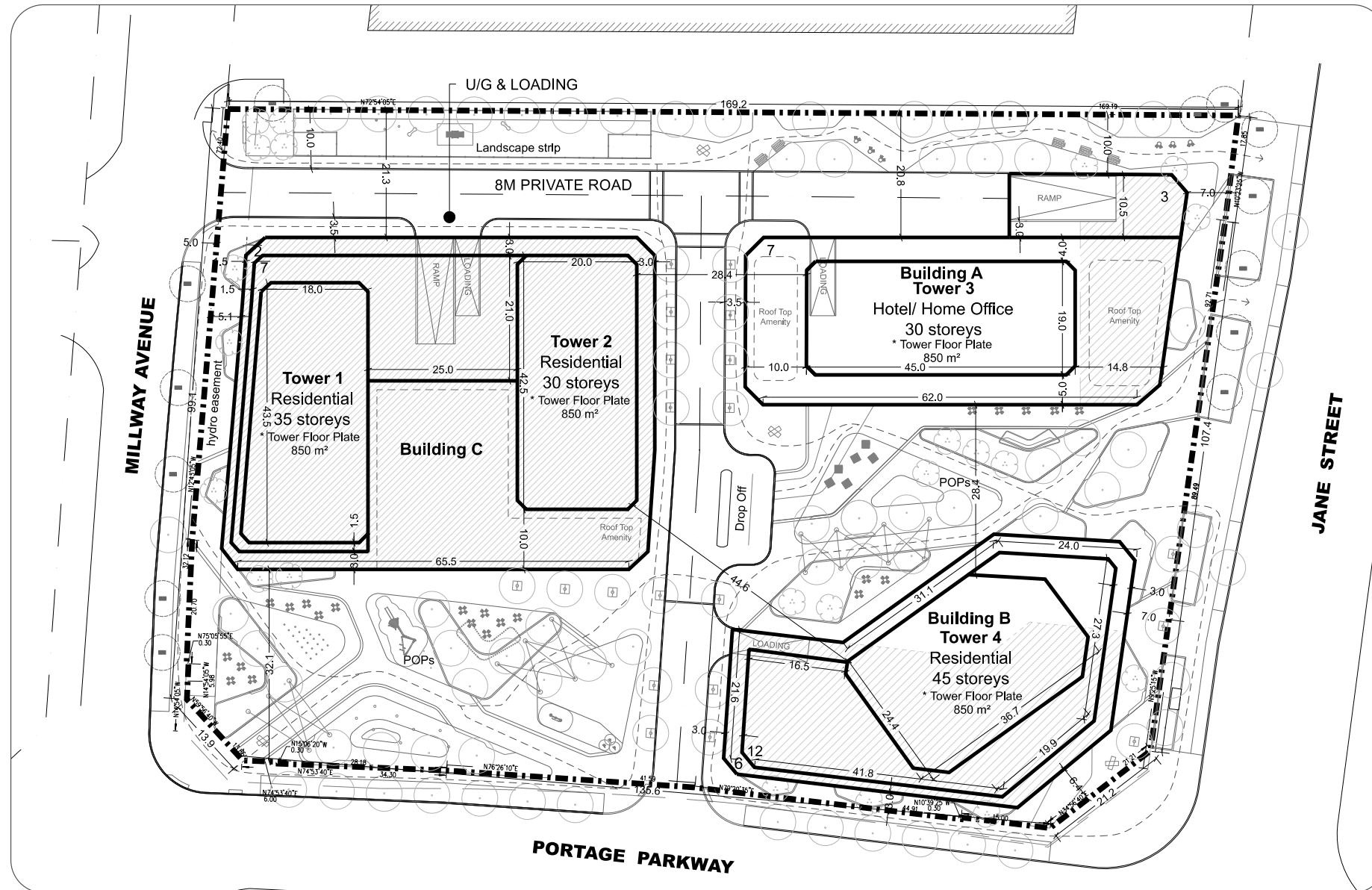
# PROPOSED DEVELOPMENT



Aerial View Looking Southwest Towards the VMC Subway



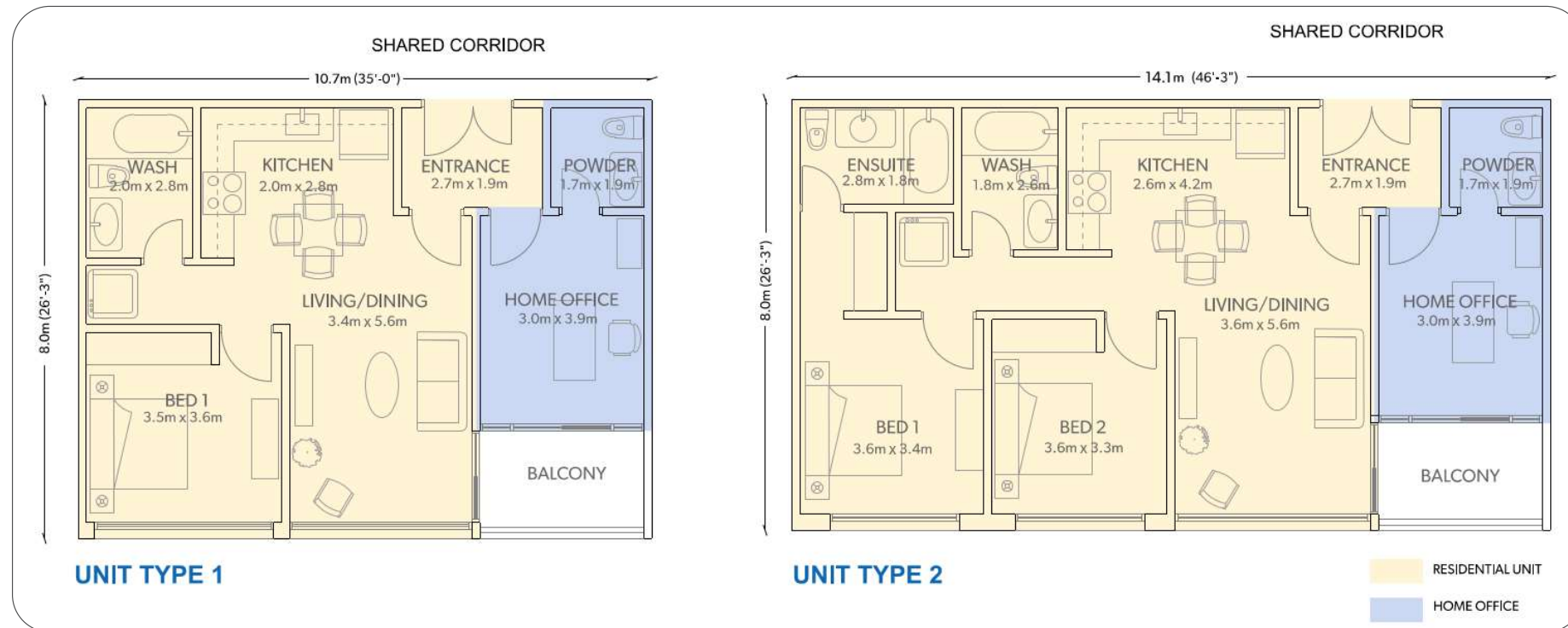
# PROPOSED DEVELOPMENT – SITE PLAN



- Building Heights:
  - Tower 1: 35 storeys
  - Tower 2: 30 storeys
  - Tower 3: 30 storeys
  - Tower 4: 45 storeys
- Total GFA: 141,360 m²
  - Residential & Hotel GFA: 131,961 m²
  - Retail GFA: 9,399 m²
- Total Residential Units: 1,625 units
  - Including 161 home office suites
- Hotel Units: 394 units
- FSI: 7.6 gross
- Three (3) programmed POPS: 6,160 m²

Site Concept Plan - Prepared by Weston Consulting

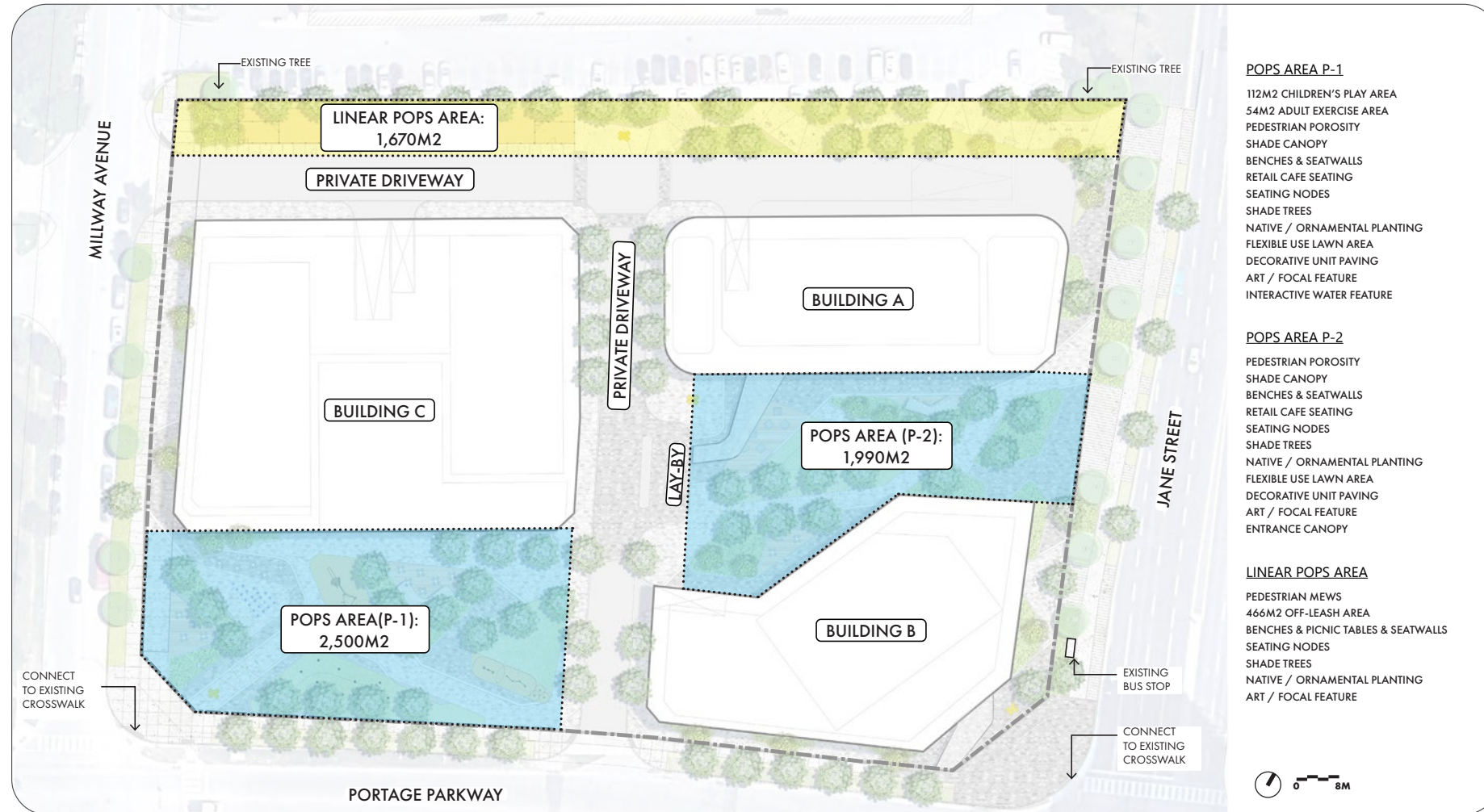
# PROPOSED DEVELOPMENT – HOME OFFICE SUITES



Typology Diagrams - Prepared by Weston Consulting

- 161 Home office suites proposed
- A unique feature that will further expand housing choice in the context of changing employment trends
- Will function as an innovative live-work option to respond to changing lifestyle wants and needs through the provision of separate office spaces attached to residential units with separate entrances, washrooms, and meeting space

# PROPOSED DEVELOPMENT – POPS

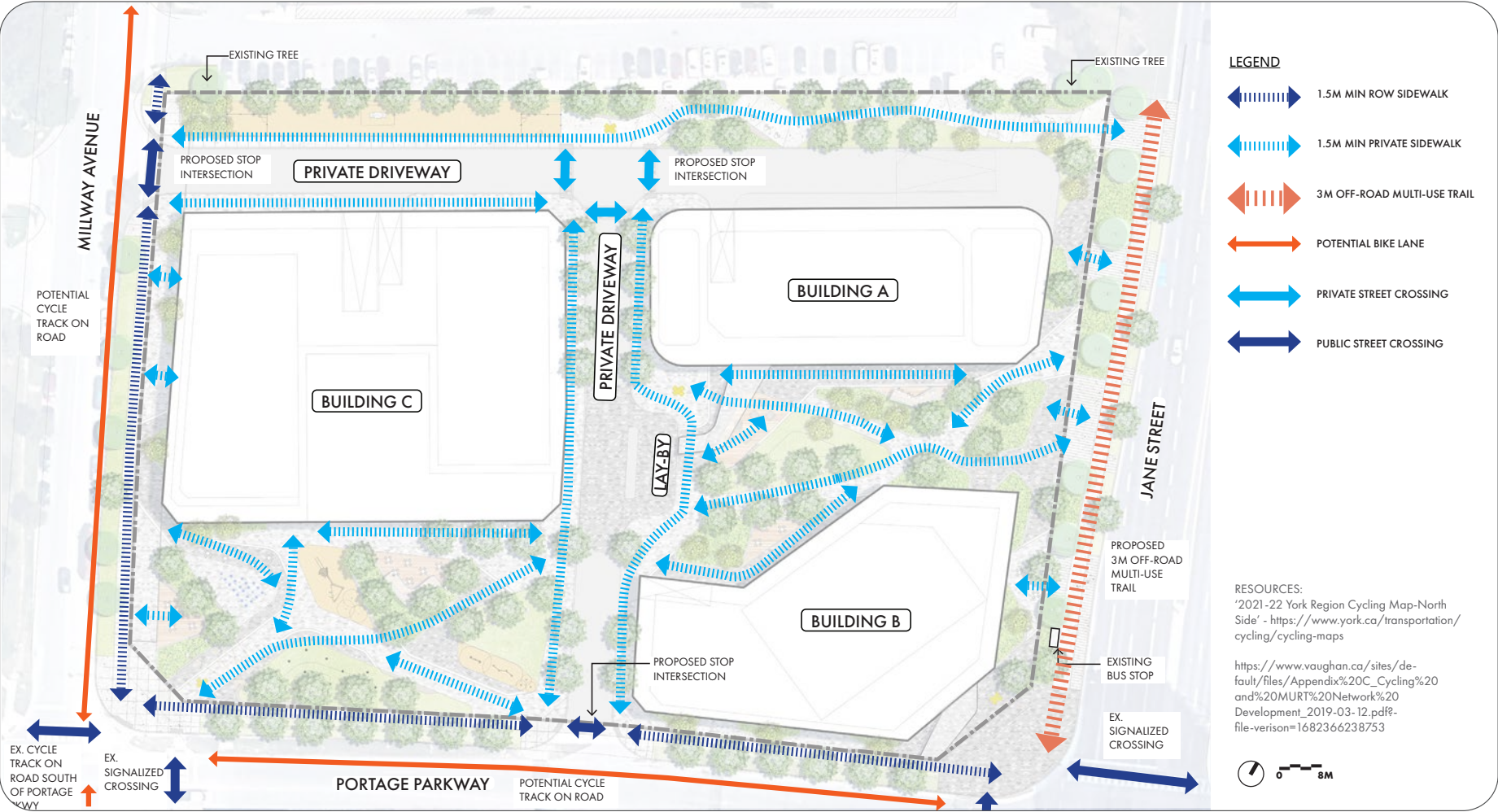


POPS Facility Plan - Prepared by Studio TLA

- POPS Area (P-1): 2500 m<sup>2</sup>
- POPS Area (P-2): 1,990 m<sup>2</sup>
- Linear POPS: 1,670 m<sup>2</sup>
- Total 4,490 m<sup>2</sup> of programmed POPS proposed along the Portage Parkway frontage and between Buildings A and B fronting Jane St.
- 1,670 m<sup>2</sup> linear POPS/pedestrian mews proposed along the northern property line
- Potential range of amenities includes a play area, exercise area, shade canopies, seating, art/focal features, flexible use lawns, an off-leash dog area, trees and other plantings, and additional features and amenities

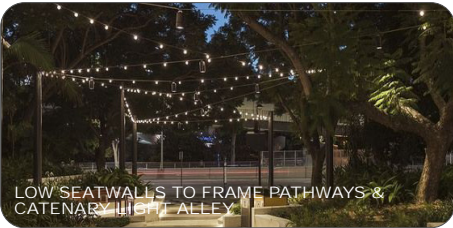


# PUBLIC REALM CONNECTIVITY & PRECEDENTS



Public Realm Connectivity - Prepared by Studio TLA

## POPS - LANDSCAPE



## POPS - PLAY



## STREETSCAPE



## POPS - PAUSE





# PROPOSED OFFICIAL PLAN AMENDMENT (OPA)



Aerial View looking Northeast from the Smartcentres Bus Terminal along Millway Ave

- Bring the subject property into the VMC boundary as contemplated by the VMC Secondary Plan Update
- Bring the VOP into conformity with the YROP by designating the property for Residential Mixed-use with a maximum height of 45-storeys, density of 7.6 FSI, and associated underground parking and POPS

# SUPPORTING TECHNICAL MATERIALS

- Planning Justification Report
- Housing Options Statement
- Community Services & Facilities Impact Study
- Building Massing Analysis & Renderings
- Sun Shadow Study
- Pedestrian & Bicycle Circulation Plan
- Survey Plan
- Functional Servicing & Stormwater Management Report
- Landscape Plan
- Park & Facility Fit Study
- Arborist Report
- Tree Inventory Preservation Plan
- Phase I & II ESA
- Geotechnical Report
- Hydrogeological Report
- Transportation Impact Study
- Noise & Vibration Report
- Aviation Report

**Thank You**  
Comments & Questions?

Kurt Franklin, BMath, MAES, MCIP, RPP  
KBFranklin Planning

416-254-3446  
[kbfranklin@outlook.com](mailto:kbfranklin@outlook.com)



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

**October 3, 2023**

 [www.mhbcplan.com](http://www.mhbcplan.com)



Site-Specific Policy 11.3.18.1 of the Steeles Avenue West Secondary Plan identifies that the Subject lands are expected to exist beyond the timeframe of the Official Plan and shall be permitted to continue to operate and develop. Policy 11.3.18.1d) denotes that "*Policy 5.2.1.2 of Volume 1 of this Plan shall apply to applications for more sensitive land uses proposing to locate in proximity to the existing employment use on the subject lands and such applicants will be required to provide landscaping, buffering or screening devices, and any other necessary mitigation measures to ensure land use compatibility with the employment use prior to development, at the expense of the application for the more sensitive land use*".

## **Part A Policies**

It is MHBC's understanding that Site-Specific Policy 11.3.18.1 of the Steeles Avenue West Secondary Plan will remain, which incorporates, by reference, policy 5.2.1.2. In this regard, we have reviewed Part A and are pleased to see UPS operations remain protected through the retention of policy 5.2.1.2 as follows:

*To protect Vaughan's manufacturing, industrial and warehousing sectors from potential impacts, any development or redevelopment of lands for more sensitive land uses located within 500 metres of an Employment Area, will be required to undertake appropriate environmental studies (e.g., noise, dust, vibration, etc.), to be identified on a case by case basis, in order to ensure land use compatibility with the surrounding Employment Area lands. As a result of the studies, on-site or off-site mitigation measures may be required prior to development at the expense of the applicant for the more sensitive land use.*

## **PMTSA Policies**

In reviewing the MTSA policies, we acknowledge that the Subject Lands are located within 'PMTSA 64 – Pioneer Village Subway Station', which has a minimum density target of 200 persons and jobs per hectare and a minimum FSI of 1.1 for developments within the PMTSA.

Policy 2.2.5.22 provides the following:

*Where a PMTSA overlaps with an existing or planned Intensification Area, Secondary Plan Area, Area Specific Policy, or Site-Specific Policy that defines minimum density targets; the higher of the minimum density target between the PMTSA and the Intensification Area, Secondary Plan Area, Area Specific Policy, or Site-Specific Policy applies.*

Based on the current Site-Specific Policy 11.3.18.1 of the Steeles Avenue West Secondary Plan and the Prestige Employment zone, as set out in Zoning By-law 001-2021, a further amendment to Policy 2.2.5.22 should be provided, as follows, to protect the existing and planned expansion of the Subject Lands:

*Where a PMTSA overlaps with an existing or planned Intensification Area, Secondary Plan Area, Area Specific Policy, or Site-Specific Policy that defines minimum density targets; the higher of the minimum density target between the PMTSA and the Intensification Area, Secondary Plan Area, Area Specific Policy, or Site-Specific Policy applies.*

*Notwithstanding the minimum density and/or height requirements of the MTSA, permitted industrial facility expansions at 2900 Steeles Avenue West shall continue to be permitted in accordance with Site-Specific Policy 11.3.18.1 of the Steeles Avenue West Secondary Plan and the Prestige Employment zone as set out in Zoning By-law 001-2021.*

It is critically important that further revised wording be provided to reflect the existing and planned operations of UPS, otherwise the Subject Lands will require an amendment to the MTSA policies with regard to minimum densities and/or height to expand the existing facilities which would not be permitted under the MTSA.

We appreciate the opportunity to provide comments to the City and trust that our recommended revised wording is implemented. We will continue to monitor the OPA and MTSA Study processes, including the 2023 Vaughan Transportation Plan, and may provide further comments. We request that MBHC is added to the City's notification list with respect any meetings, reports or Committee of Council action with respect to the Part A Official Plan Amendment or OPA 101.

If there is anything further you may require in relation to this letter, please do not hesitate to contact us.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'Dana Anderson', written in a cursive style.

Dana Anderson, MA, FCIP, RPP  
Partner

*Cc: United Parcel Services Canada Ltd.  
Miller Thomson LLP*



**MILLER THOMSON**  
AVOCATS | LAWYERS

**MILLER THOMSON LLP**  
SCOTIA PLAZA  
40 KING STREET WEST, SUITE 5800  
P.O. BOX 1011  
TORONTO, ON M5H 3S1  
CANADA

T 416.595.8500  
F 416.595.8695

[MILLERTHOMSON.COM](http://MILLERTHOMSON.COM)

June 16, 2023

**Delivered Via Email**  
**(oprmanager@vaughan.ca)**

Fausto Filippetto  
Project Manager  
Vaughan City Hall,  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

**Tara L. Piurko**  
Direct Line: 416.595.2647  
Direct Fax: 416.595.8695  
[tpiurko@millertthomson.com](mailto:tpiurko@millertthomson.com)

File: 0232132.0002

Dear Mr. Filippetto:

**Re: Forward Vaughan – Official Plan Update**  
**Preliminary Comments from United Parcel Services Canada Ltd. (“UPS”)**  
**2900 Steeles Avenue West**

We are counsel for UPS, registered owner of the lands municipally known as 2900 Steeles Avenue West in the City of Vaughan (“UPS Lands”) on which it operates the Canadian hub of its global parcel distribution operations. The UPS Lands are located within the northwest quadrant of Jane Street and Steeles Avenue West.

On behalf of UPS, MacNaughton Hermsen Britton Clarkson (“MHBC”) and Miller Thomson LLP have been monitoring the City’s Official Plan review process and have now had an opportunity to review the material released to date, such as, but not limited to the Policy Directions Report, released February 2023.

While a draft of the updated Official Plan policies and maps has not yet been released for stakeholder feedback, given that the City remains in its review process, UPS wanted to provide preliminary comments for the City’s consideration prior to finalizing the policies and maps to be released for public review and comment.

### **Background**

At the outset, we note that UPS supports the City’s endeavors to update its Official Plan policies in keeping with the City’s growth. We also want to highlight that the existing policies applicable to the UPS Lands must be brought forward in the updated Official Plan. As the City is likely aware, UPS has always taken and continues to actively take steps to preserve and maintain its existing permissions and to protect the continued long-term operation and on-site expansion of the UPS facility on the UPS Lands, being a major facility, a key service, and an important place of employment in the City.

UPS is a long-standing employer in the City of Vaughan and an integral industrial service operator for the City and the Country. UPS’s distribution services are an essential service and the UPS Lands are the location of its Canadian distribution hub, being a strategic

location that links not only the City's but southern Ontario's supply chain with the rest of Canada and the world.

### **UPS Site-Specific Policy**

Volume 1 of the current Official Plan contains policies under section 5.2.1, namely policy 5.2.1.2, that speak to the compatibility of new land uses in relation to existing employment uses and the need for appropriate studies and measures to be taken to protect the employment sector. This policy is incorporated by reference in Volume 2 of the current Official Plan, namely the Steeles West Secondary Plan, under section 11.3.18 which contains site-specific policies that apply to the UPS Lands under policy 11.3.18.1. The UPS site-specific policy contemplates the continued use and potential expansion of its permitted use of the UPS Lands. We trust that the updated Official Plan will bring forward the existing UPS site-specific policies found in existing policy 11.3.18.1.

### **Protected Major Transit Station Area #64 (Pioneer Village)**

We have reviewed the recently released mapping for the draft official plan amendment related to Protected Major Transit Station Areas ("PMTSA") in the City. The UPS Lands are found within the Pioneer Village PMTSA (#64). While a more thorough examination of the proposed policies is underway, on a preliminary basis, we submit that consideration of the long-term continued operation of the UPS facility, as currently built out, as well as the permitted expansion should be a key consideration in the development of the planning policies related to PMTSA #64.

UPS submits that ongoing recognition of the current site-specific policy in effect on the UPS Lands in no way detracts from the ability of the City to introduce transit-supportive densities and uses in the Pioneer Village PMTSA area, provided that the appropriate studies are conducted and appropriate mitigation measures implemented so as not to create adverse interference with the existing UPS operation and the zoned rights for expansion on the operation on the UPS Lands.

### **2023 Vaughan Transportation Plan**

We understand that the 2023 Vaughan Transportation Plan will be used to inform the City's transportation policies of the updated Official Plan. UPS has concerns with the proposed document with respect to the new roads proposed on the UPS Lands. The Network Map identifies a number of new roads bisecting the UPS Lands in a north-south and east-west direction. In this regard, the City is, or should be, aware that the UPS operation on the UPS Lands will be in existence well beyond the lifetime of the current planning exercise, and likely well beyond many future Official Plan updates. The proposed new roads will not become a reality in our lifetimes.

Given the continued long-term use of the UPS Lands by UPS for the Canadian hub of its global parcel distribution operations, and the expansion rights under the in-force zoning, the road pattern identified in the 2023 Vaughan Transportation Plan should be removed from the Network Map. The proposed roads across the UPS Lands should not, and frankly cannot, be considered for any development of the lands in the vicinity in the near or long term given the ongoing use and expansion allowances in place on the UPS Lands.



### **Summary Comments**

UPS is a major employer within the City that will be in operation on the UPS Lands long into the foreseeable future. UPS does not have any plans to relocate and a Phase 3 expansion is already approved from a zoning perspective. The existing site-specific policies applicable to the UPS Lands in the Steeles West Secondary Plan must be brought forward to protect UPS's continued operation on the UPS Lands, as well as its expansion.

We respectfully submit these initial comments as we continue to review and monitor the Official Plan review and update process. Should additional areas of concern be identified, these will be communicated to the City at the earliest possible time.

Further to the above, we also hereby request that UPS, through its counsel:

- be provided a copy of the updated Official Plan policies, in advance of the Official Plan Sub-Committee or Council meeting at which it may be tabled;
- be notified of all future meetings respecting the updated Official Plan, the PMTSA official plan amendment, and the 2023 Vaughan Transportation Plan; and
- be included in all public communications on the updated Official Plan, the PMTSA official plan amendment, and the 2023 Vaughan Transportation Plan.

We thank you for your consideration. Should you have any questions or require information further to this submission, please do not hesitate to contact the undersigned, or in her absence, Dana Anderson at [danderson@mhbcpplan.com](mailto:danderson@mhbcpplan.com) or 905-639-8686 ext. 226.

Yours truly,

MILLER THOMSON LLP

Per:

Tara L. Piurko  
Partner  
TLP/

c. UPS  
Dana Anderson, MHBC



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

September 29, 2023  
File 11719

**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  
North Side of Kirby Road, between Pine Valley Drive and Weston Road**

Weston Consulting is the planning consultant for Di Poce Real Estate Holdings Limited, the landowner for the lands located on the north side of Kirby Road between Pine Valley Drive and Weston Road in the City of Vaughan (herein referred to as the “**subject lands**”). We have been monitoring and actively participating in Vaughan’s Official Plan Review (“**OPR**”) process on behalf of the landowner in order to ensure the inclusion of the subject lands within the urban boundary has been carried forward appropriately in accordance with the 2022 York Region Official Plan (“**YROP**”).

We understand that updates to the Vaughan Official Plan (“**VOP**”) are being undertaken 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 landowner.

### **Description of Subject Lands**

The subject lands extend along the full length of the north side of Kirby Road between Pine Valley Drive to the west and Weston Road to the east. The lands are comprised of seven separate parcels with a total land area of approximately 84.11 hectares (207.85 acres).

A fork-shaped portion of the subject lands is located within the Greenbelt Plan Area, while the remaining lands have been included within the urban boundary as part of the recently approved 2022 YROP. Weston Consulting has reviewed the 2022 YROP, which resulted from the recently completed York Region Municipal Comprehensive Review (“**MCR**”) process, as it relates to the subject lands.





**Figure 1: Aerial Photo of Subject Lands**

## 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 portions of the subject lands located outside of the Greenbelt were 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 lands 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 non-Greenbelt portion of the subject lands as “*Community Area*” in accordance with the 2022 YROP. 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).

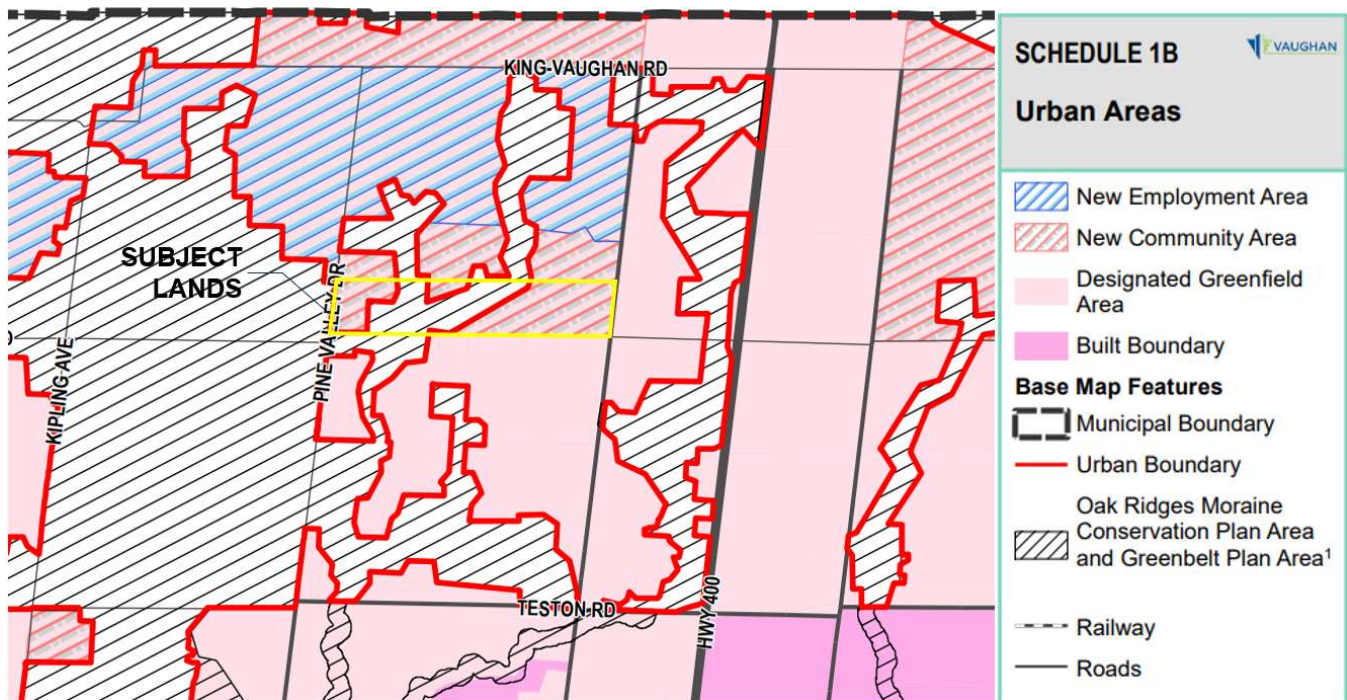


Figure 2: Part A Draft Schedule 1B - Urban Areas

However, we note that draft Schedule 14A – Areas Subject to Secondary Plans of the Part A OPA appears to depict the non-Greenbelt portions of the Subject Lands as being within Required Secondary Plan Area No. 5 for *New Employment Areas* and not Required Secondary Plan Area No. 4 for *New Community Areas* (Figure 3). While it is acknowledged that the draft proposed policies require lands within the Designated Greenfield Area and the New Community Area to be developed through a secondary plan, the subject lands are not located within an employment area and therefore should not be subject to the required New Employment Areas secondary, but rather should be subject to the New Community Areas secondary plan.

We believe that given the context of the other draft Part A schedules, the inclusion of the subject lands in the *New Employment Areas* secondary plan area was done in error or alternatively the draft mapping is simply unclear in assigning the correct secondary plan area. **We request that this error be corrected and that the portion of the subject lands located outside of the Greenbelt be clearly delineated within Required Secondary Plan Area No. 4 for New Community Areas prior to the adoption of the Part A OPA.**



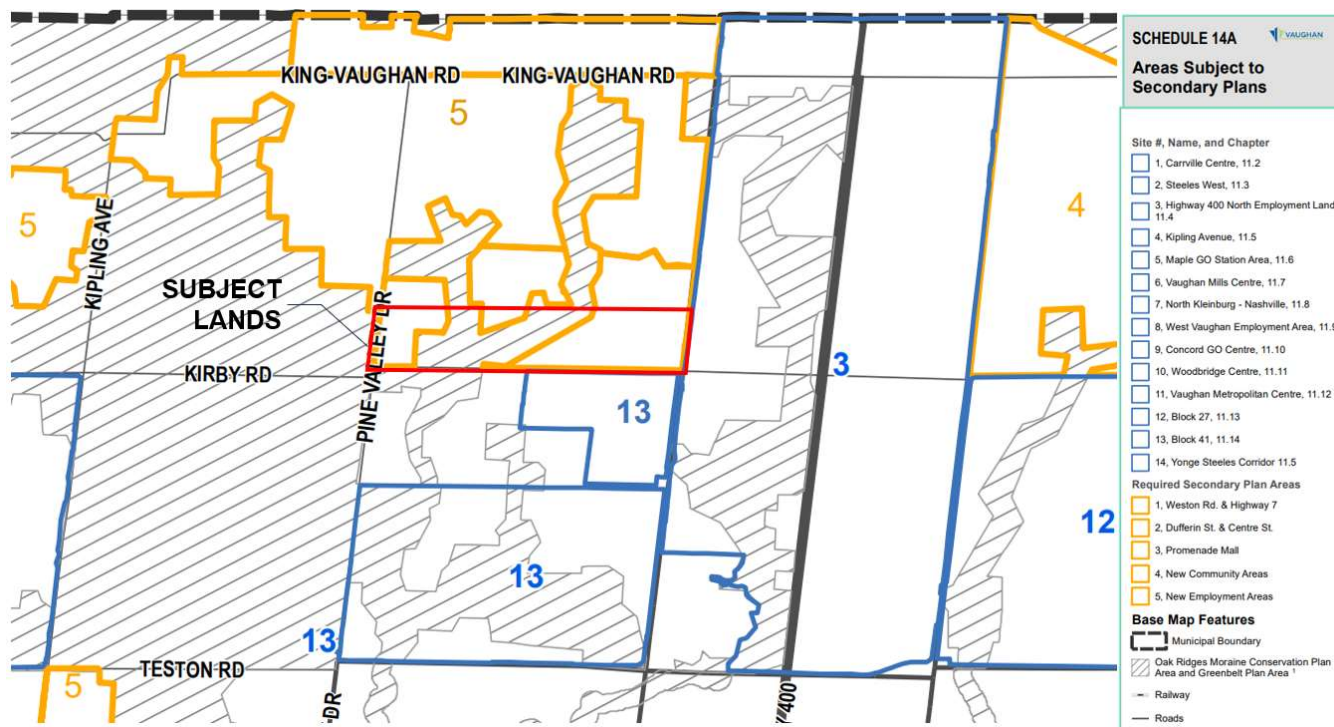


Figure 3: Part A Draft Schedule 14A - Areas Subject to Secondary Plans

## Summary and Recommendations

In summary, we respectfully request that the discrepancy outlined above be addressed and that the mapping be revised accordingly. In particular, we request that the following correction be made prior to the adoption of the Part A OPA:

- Draft Schedule 14A – Areas Subject to Secondary Plans: the non-Greenbelt portions of the subject lands be removed from Required Secondary Plan Area No. 5 for New Employment Areas and correctly and clearly be identified within the Required Secondary Plan Area No. 4 for New Community Areas.

We are continuing to monitor the Vaughan OPR process and ask to be notified when the above noted correction to the mapping has been made.

Additionally, we recognize that a draft revised Schedule 13 – Land Use has not been included as part of the Part A OPA. Given that the Part B OPA will address the local context and initiatives, we understand that updated land use mapping would likely be included at that stage. We kindly request confirmation that an updated Schedule 13 – Land Use will be included in Part B of the OPR process.

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 extension 245 or Jessica Damaren at extension 280.

Yours truly,

**Weston Consulting**

**Per:**



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

- c. J. Di Poce, Di Poce Real Estate Holdings Limited
- A. Lopes, Di Poce Real Estate Holdings Limited
- F. Filipetto, City of Vaughan

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

September 29, 2023  
File 8587

**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  
11720 Highway 27 (Northwest Corner of Highway 27 & Kirby Road)**

Weston Consulting is the planning consultant for Di Poce Real Estate Holdings Limited, the landowner for the property located at 11720 Highway 27 in the City of Vaughan (herein referred to as the “**subject property**”). We have been monitoring and actively participating in Vaughan’s Official Plan Review (“**OPR**”) process on behalf of the landowner in order 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**”).

We understand that updates to the Vaughan Official Plan (“**VOP**”) are being undertaken 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 property on behalf of the landowner.

### **Description of Subject Property**

The subject property is located in Block 63 on the west side of Highway 27, north of Kirby Road in the City of Vaughan (Figure 1). The subject property has an irregular shape, with a total lot area of approximately 32 hectares (79 acres) and has frontage on both Highway 27 and Kirby Road. The subject property contains trees and cultivated cropland areas.

The western portion of the subject property (approximately 24 hectares) is located within the Greenbelt Plan Area and is identified as part of the Natural Heritage System of the Protected Countryside designation. The eastern portion of the site (approximately 8 hectares) is situated outside of the Greenbelt and was 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 landowner as it relates to the subject property.





**Figure 1: Aerial Photo of Subject Property**

## Draft Part A OPA

We have reviewed the draft Part A OPA policies and mapping as it relates to the subject property and offer the following comments.

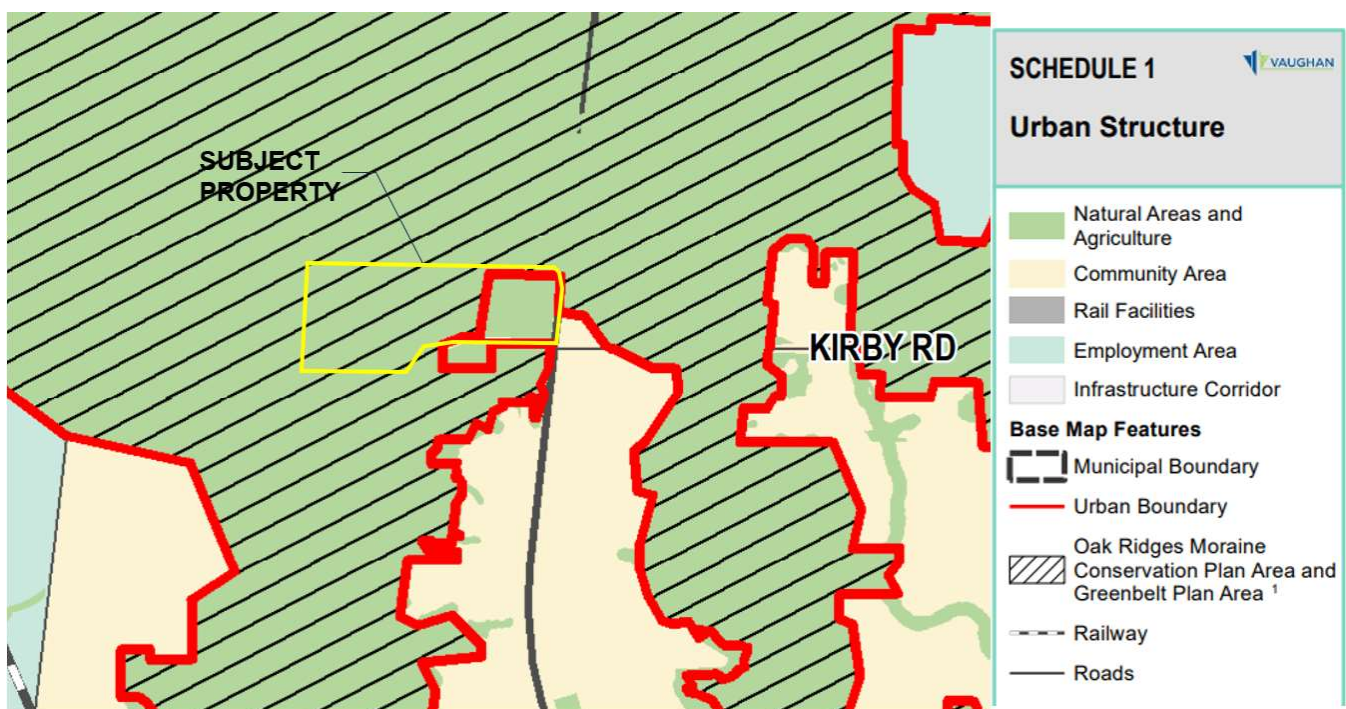
On November 4, 2022, the 2022 YROP was approved with modifications by the Minister of Municipal Affairs and Housing. Through the 2022 YROP, the portion of the subject property located outside of the Greenbelt was brought into the Urban Boundary and designated “*Community Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP. This portion of the property was included within the “*Designated Greenfield Area*” but was not identified as a “*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 while draft Schedule 1A – Strategic Growth Areas clearly shows the non-Greenbelt portion of the subject property as within the “Urban Boundary” and outside of the “*Natural Areas and Agriculture*” area, draft Schedule 1 – Urban Structure depicts this portion of the property as being within the “*Natural Areas and Agriculture*” area and not the “*Community Area*” (Figure 2). Additionally, draft Schedule 2 – Natural Heritage Network proposes only a small area “*To be Determined Through Future Development*” on the portion of the subject property located outside of the Greenbelt.

In accordance with draft Schedules 1A and 2 of the Part A OPA and Map 1A of the 2022 YROP, we believe that the inclusion of the non-Greenbelt portion of the subject property within the Natural Areas

and Agriculture component of the urban structure was done in error and the subject property should be included within the Community Area, as indicated in the 2022 YROP. As outlined in detail in our submissions filed with the Region as part of the MCR process, we recognize that approximately 24 hectares of the subject property is constrained environmentally and located within the Greenbelt; however, the 8 hectares located outside of the Greenbelt is not characterized in the same manner. This portion of the site represents one of the remaining areas in Block 63 that is available for future development. As noted the 2022 YROP includes the subject property as within the Community Area of the urban boundary, which is intended to accommodate residential, population-related employment and community services to support concentrations of existing and future population and employment growth. It is our opinion that the Community Area designation is appropriate for the subject property and would be consistent with the surrounding context outside of the Greenbelt which is within the urban boundary and developing as a residential area.

**As such, we request that the mapping error be corrected and that the portion of the subject property located outside of the Greenbelt be designated “Community Area” prior to the adoption of the Part A OPA.**



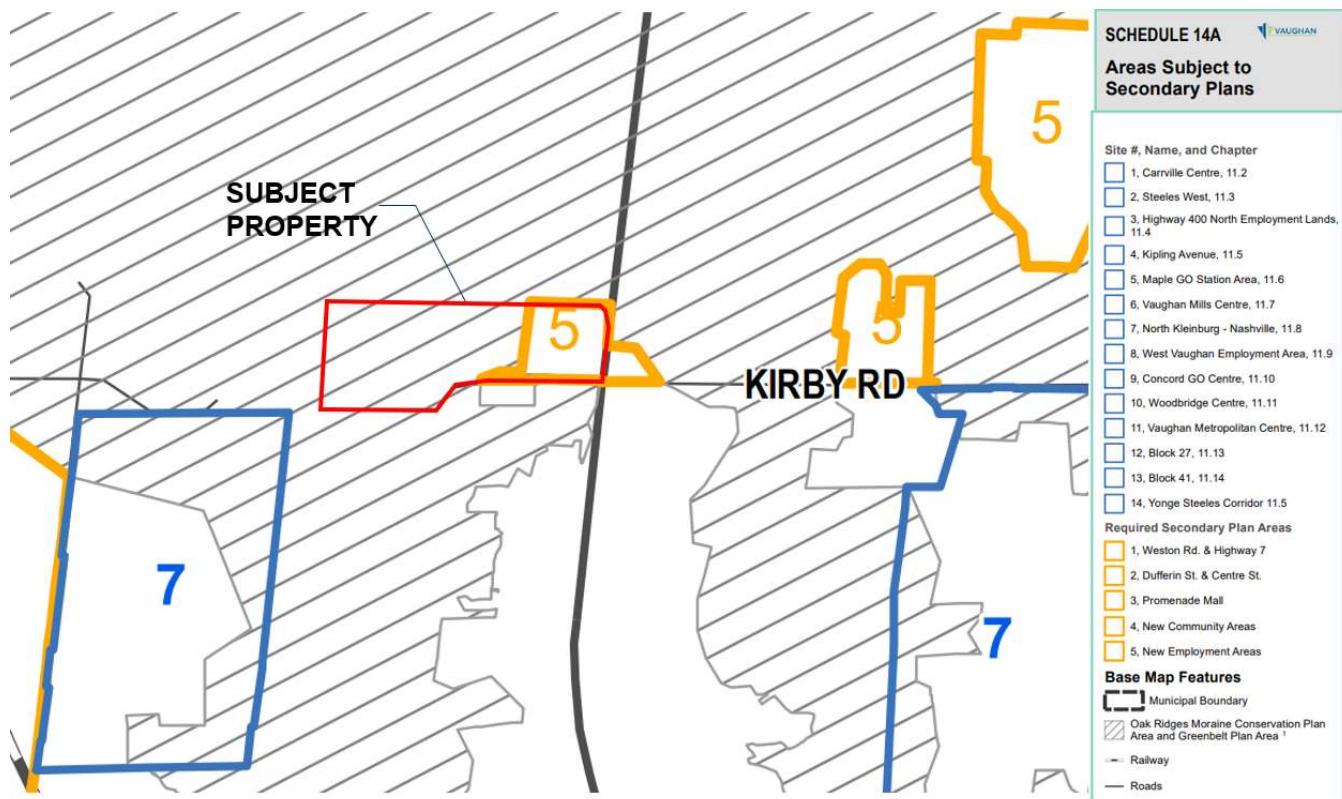
**Figure 2: Part A Draft Schedule 1 - Urban Structure**

We also note that the non-Greenbelt portion of the subject property is proposed to be added to the “Designated Greenfield Area” in accordance with draft Schedule 1B of the Part A OPA and is not identified within the “New Community Area”. It is acknowledged that this is in keeping with the 2022 YROP. However, draft Schedule 14A – Areas Subject to Secondary Plans of the Part A OPA identifies the non-Greenbelt portion of the subject property as being within Required Secondary Plan Area No. 5 for *New Employment Areas* (Figure 3). While it is acknowledged that the draft proposed VOP policies require lands within the Designated Greenfield Area to be developed through a secondary plan, the subject



property is not located within an employment area and therefore should not be subject to the required New Employment Areas secondary plan. Additionally, all other lands within Required Secondary Plan Area No. 5 appear to be identified as “*Employment Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP and draft Schedule 1 – Urban Structure of the Part A OPA. In contrast, the subject property is designated “*Community Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP.

**We request that this error be corrected and that the subject property be removed from Required Secondary Plan Area No. 5 for New Employment Areas prior to the adoption of the Part A OPA.**



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

## Summary and Recommendations

In summary, we respectfully request that the discrepancies outlined above be addressed and that the mapping be revised accordingly. In particular, we request that the following corrections be made prior to the adoption of the Part A OPA:

- Draft Schedule 1 – Urban Structure: the portion of the subject property located outside of the Greenbelt be designated “*Community Area*” and not “*Natural Areas and Agriculture*”; and
- Draft Schedule 14A – Areas Subject to Secondary Plans: the subject property be removed from the Required Secondary Plan Area No. 5 for New Employment Areas.

We are continuing to monitor the Vaughan OPR process and ask to be notified when the above noted corrections to the mapping have been made.

Additionally, we note that a draft revised Schedule 13 – Land Use has not been included as part of the Part A OPA. Given that the Part B OPA will address the local context and initiatives, we understand that update land use mapping would likely be included at that stage. We kindly request confirmation that an updated Schedule 13 – Land Use will be included in Part B of the OPR process.

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 property. We respectfully request to be notified of any future reports, public meetings and decision in relation to this matter.

If you have any questions regarding the above comments, please contact the undersigned at extension 245 or Jessica Damaren at extension 280.

Yours truly,

**Weston Consulting**

**Per:**



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

- c. J. Di Poce, Di Poce Real Estate Holdings Limited
- A. Lopes, Di Poce Real Estate Holdings Limited
- F. Filipetto, City of Vaughan



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

September 29, 2023

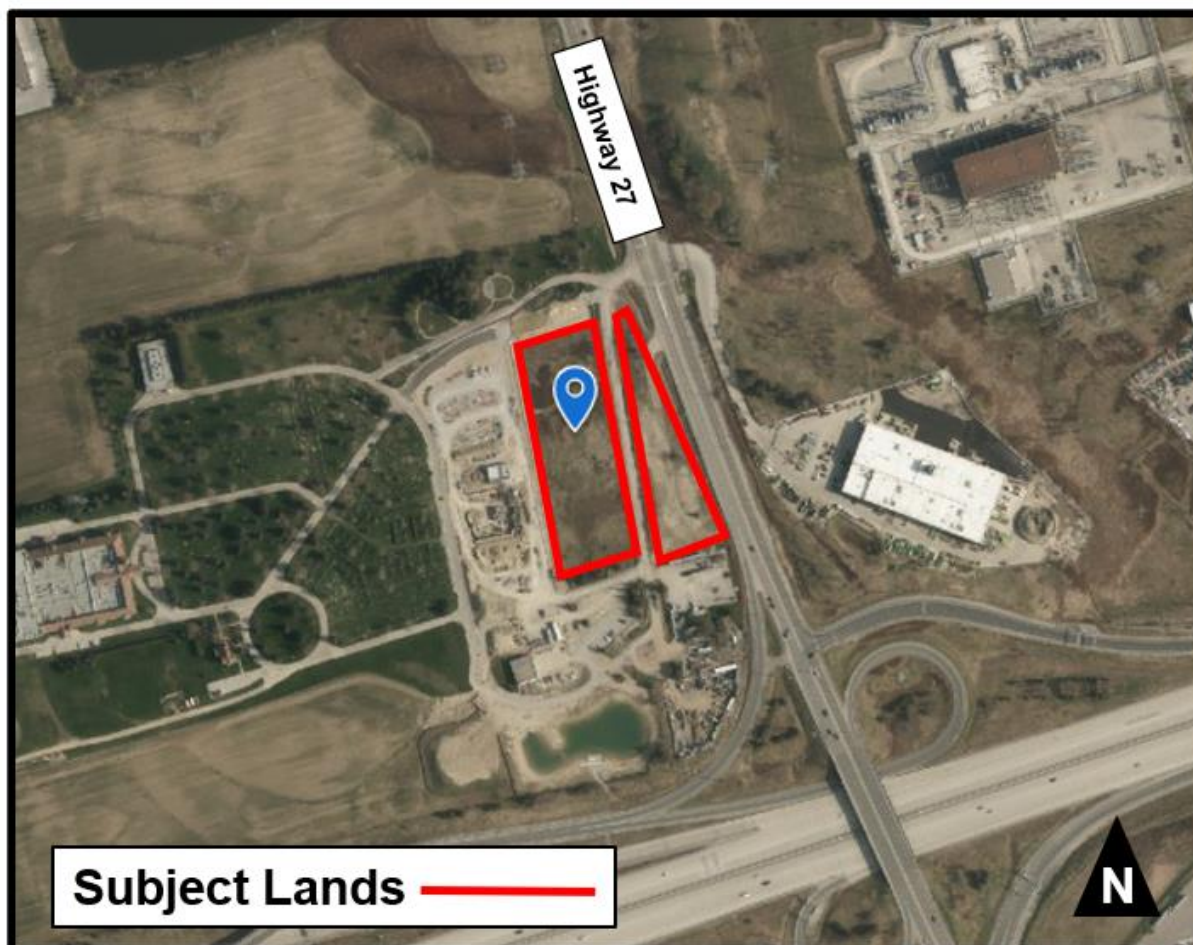
File 7494-1

**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 m<sup>2</sup> 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).

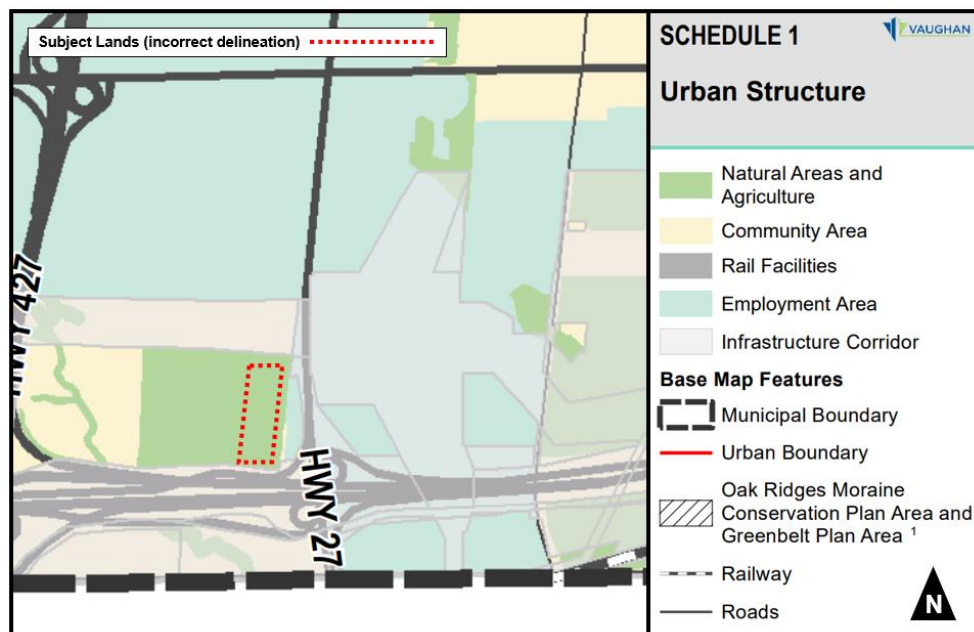


Figure 2: Part A Draft Schedule 1- Urban Structure

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).

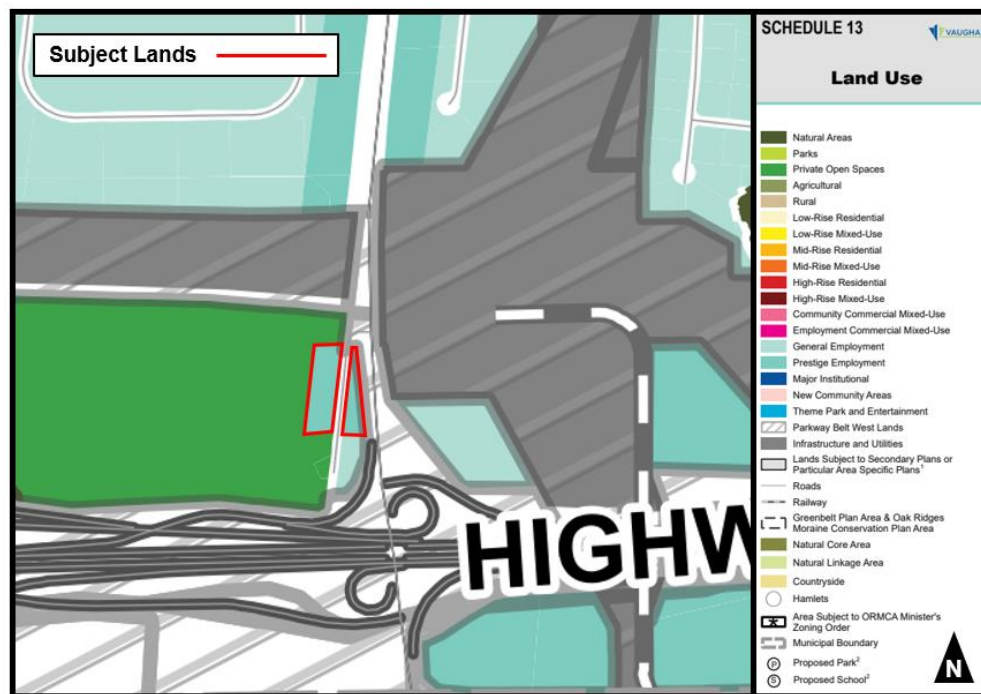


Figure 3: Vaughan Official Plan, Schedule 13 – Land Use

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.

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

September 29, 2023  
File 7255

**Attn: Mayor and Members of City Council**

Dear Sir,

**RE: Vaughan Official Plan Review – Proposed Part A OPA:  
Committee of the Whole (Public Meeting) – Item 4.2  
20 Roysun Road and 55 Sovereign Court  
City of Vaughan**

Weston Consulting is the planning consultant, for Co-Mart Holdings Limited, the owner of the properties municipally known as 20 Roysun Road and 55 Sovereign Court, 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.

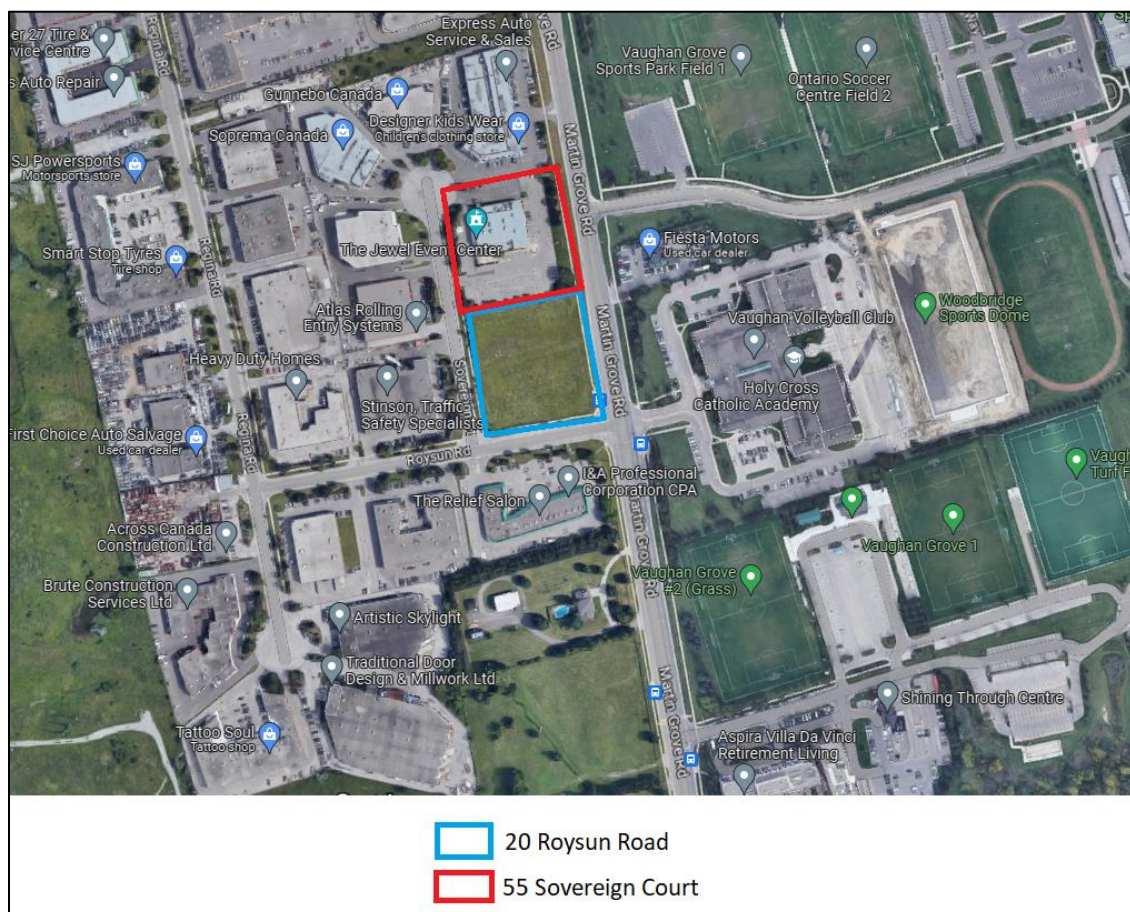


Figure 1: Aerial Photo of Subject Lands



## **Description of Subject Lands**

The subject lands consist of two parcels that are located on the west side of Martin Grove Road, north of Roysun Road (Figure 1). The land municipally addressed as 20 Roysun Road is vacant and contains a lot area of approximately 0.79 hectares (1.97 acres), with a total approximate lot frontage of 86 metres (282 feet) along Roysun Road and approximate depth of 82 metres (269 feet). The land municipally addressed as 55 Sovereign Court contains a banquet hall facility and a lot area of approximately 0.80 hectares (1.98 acres), with a total approximate lot frontage of 86 metres (282 feet) along Sovereign Court and approximate depth of 71 metres (233 feet).

## **Purpose**

In September 2023, the draft Vaughan Official Plan (DVOP) was released for public review and comment, providing updates to the Vaughan Official Plan. We understand that the OPR 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**

### **Employment Conversion**

On November 4, 2022, the 2022 Region of York Official Plan (ROP) was approved with modifications by the Minister of Municipal Affairs and Housing. Weston Consulting was retained on behalf of the owner to submit a request to the Ministry of Municipal Affairs and Housing (MMAH) for the removal from the then, proposed PSEZ in November of 2019. The request for removal from the PSEZ was granted. Subsequently, through the Region of York's ongoing MCR process, a request to the Region was made in November 2019, to convert the lands from employment land use to allow for a more diverse mix of land uses, including residential.

This employment conversion request was tabled at the October 15, 2020 Region of York Committee of the Whole meeting and was recommended for conversion. At the October 22, 2020 Region of York Council meeting, the property received City of Vaughan Council approval for site-specific employment area conversion. Furthermore, a revision to the above was tabled at the City of Vaughan Council Meeting on April 26, 2022, to include the lands at 55 Sovereign Court. As a result, both the lands at 20 Roysun Road and 55 Sovereign Court have received site-specific employment area conversions.

The subject lands are now designated "*Community Area*" in accordance with Map 1A – Land Use Designations of the 2022 ROP.

### **Existing Applications**

20 Roysun Road has existing Official Plan Amendment (OP.21.027) and Zoning By-law Amendment (Z.21.056) applications, which were initially submitted by Weston Consulting on December 23, 2021. The proposal contemplates a mixed-use development, comprised of a 10 and 12 storey tower joined by a six-storey podium. The proposal contemplates 245 apartment units, 1,610 square metres of ground floor commercial space and three levels of underground parking. The applications are to be tabled for approval at the October 3, 2023 Committee of the Whole meeting. A future Site Development Approval and Plan of Condominium application are to be filed at a later date.



## Vaughan Official Plan Review – Proposed Part A

We have reviewed the draft Part A OPA policies and associated mapping as it relates to the subject lands and provide the following comments:

### Urban Structure

Based on our review of the draft Part A OPA, we note that draft Schedule 1 – Urban Structure fails to accurately reflect the employment conversion noted above that was granted for the subject lands. In accordance with draft Schedule 1, the subject lands are still shown as “*Employment Area*” and should be depicted as “*Community Area*” as identified by the 2022 YROP (Figure 2).

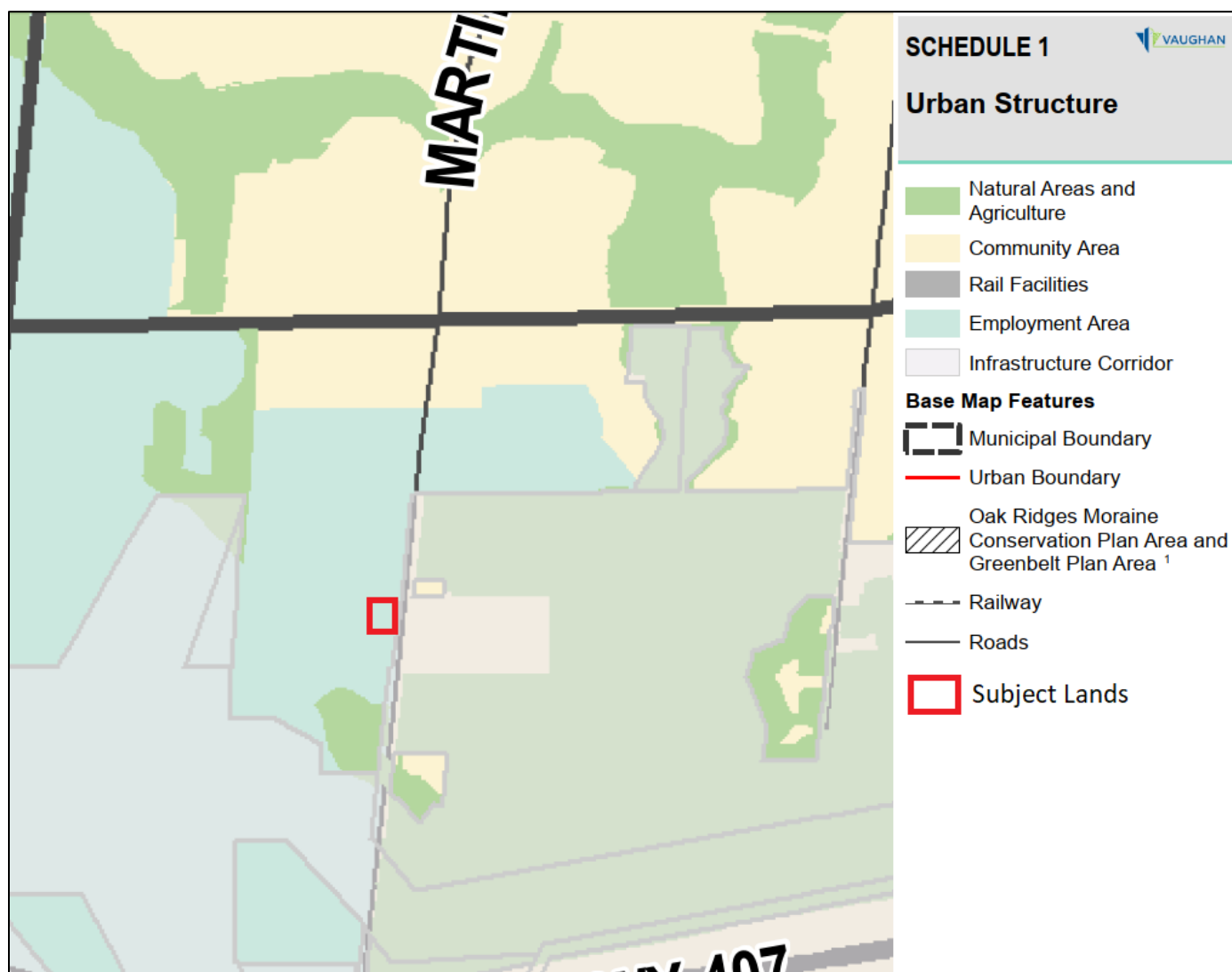


Figure 2: Part A Draft Schedule 1 - Urban Structure

## Appendix 1

Based on our review of the draft Part A OPA, we note that draft Appendix 1 – Regional Employment Areas and Densities accurately reflects the employment conversion noted above that was granted for the subject lands (Figure 3).

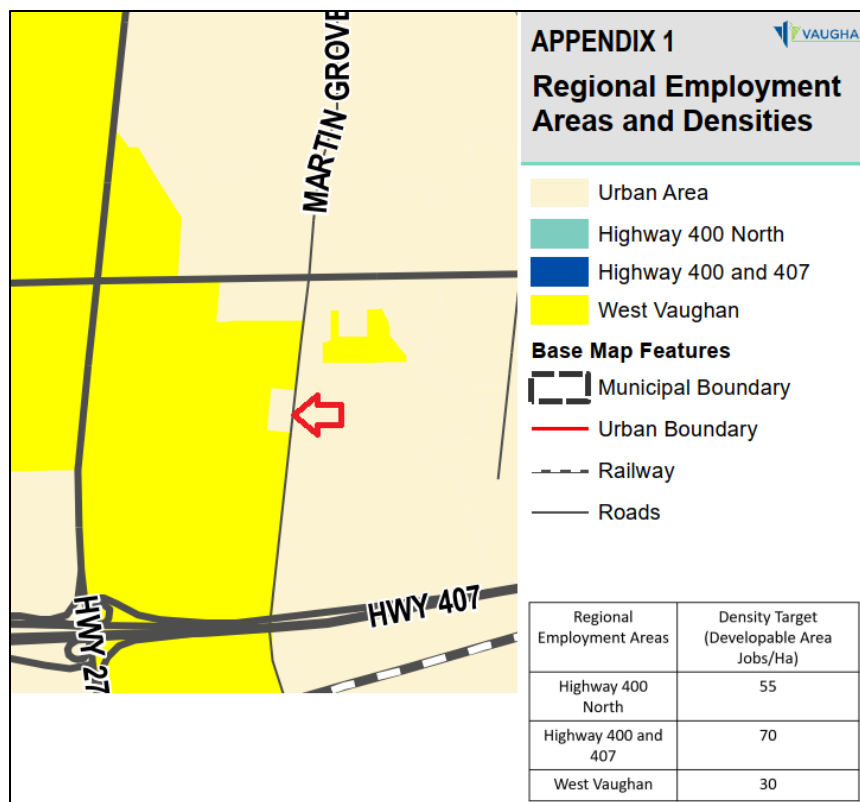


Figure 3: DVOP Appendix 1 - Regional Employment Areas and Densities

We respectfully request that Schedule 1 – Urban Structure be corrected to remove the subject lands from the “Employment Area” and be reflected as “Community Area” designation, prior to the adoption of the Part A OPA, in accordance with the 2022 ROP.

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.

Yours truly,  
**Weston Consulting**  
Per:



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



Paul Tobia, BURPI., MCIP, RPP  
Senior Planner

c. Co-Mart Holdings Ltd.  
F. Filipetto, City of Vaughan



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

September 29, 2023  
File 8784

**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  
Lands Southwest Corner of Highway 7 & Martin Grove Road  
City File No.: OP.22.007**

Weston Consulting is the planning consultant for 'Highway 7 & Martin Grove Landowner', the owners of the properties municipally known as 5657, 5731, 5781, 5655 Highway 7, 7700 and 7714 Martin Grove Road, in the City of Vaughan (herein referred to as the "subject property"). We have been monitoring and actively participating in Vaughan's Official Plan Review ("OPR") process on behalf of the landowner as it relates to the subject property.

We understand that updates to the Vaughan Official Plan ("VOP") are being undertaken 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 this letter as a formal submission to provide commentary on the OPR process that will guide the future growth and development in the City.

### **Description of Subject Property**

The subject property is located at the southwest quadrant of the Highway 7 and Martin Grove Road intersection in the community of Woodbridge. The subject property is comprised of six parcels and is approximately 6.96 hectares (17.17 acres) in area, with 369 metres of frontage onto Highway 7 and 79.6 metres onto Martin Grove Road. The subject property is currently occupied by a variety of single-storey commercial and retail uses, including a shopping centre, a grocery store, bank, motor vehicle sales, motor vehicle repair shops, and outdoor stone depot. The majority of the lands are covered by surface parking, with minimal onsite landscaping.

### **Planning Policy and Background**

The Subject Property fronts onto Highway 7, identified as a Regional Rapid Transit Corridor per Schedule 10 – Major Transit Network of the City of Vaughan Official Plan (VOP). Per Schedule 9 – Future Transportation Network of the VOP, Highway 7 is classified as a Major Arterial (Regional) Road. The VOP directs the highest intensity uses to areas served by higher-order transit, including Rapid Transit Corridors. Per Schedule 13 – Land Use of the VOP, the subject property is designated as "Mid-Rise Mixed-Use", which permits a broad range of residential, offices, retail, community facilities, and cultural uses. A maximum site density of 2.5 - 3.0 FSI and a maximum height of 8 - 10 storeys are currently

permitted on the subject property.



Figure 1: Aerial Photo of Subject Property

Weston Consulting, on behalf of the landowner group, submitted an Official Plan Amendment Application (City File# OP.22.007) in April 2022 to enable the subject property's redevelopment and revitalization to create a robust and vibrant mixed-use community. The proposed amendment was requested to permit a phased high-rise mixed-use master plan consisting of 10 residential apartment blocks totaling 13 buildings with at-grade commercial uses, a maximum height of 28-storleys, a maximum floor space index (FSI) of 5.62 times the area of the lot and a total of 3,390 units. The development proposal also included the construction of both public and private streets, public park spaces, and privately owned publicly accessible spaces. In June 2022, the City Clerk and Development Planning Department issued the Notice of Complete Application. Since then, we have been working with the property owner and the project team to prepare our resubmission addressing the staff/agency comments.

The landowner group and the project team have also been engaged in several public consultation meetings with the ratepayer groups and residents to obtain feedback on the proposed development, including the Committee of the Whole (Public Meeting) on February 7, 2023, and Community Consultation Meeting on June 13, 2023. The Committee of the Whole recommended facilitating a working group with the applicant, residents, staff, Local and Regional Councillors, and Mayor to continue to discuss the proposal and receive comments for consideration regarding the Official Plan review, which is currently

under review by the City.

### **Draft Part A OPA**

We have reviewed the draft Part A OPA policies and mapping as it relates to the subject property and offer the following comments.

Based on our review of the draft Part A OPA, we note that the subject property is within the “Community Area” per draft Schedule 1 – Urban Structure and is located along a Regional Intensification Corridor per draft Schedule 1A – Strategic Growth Areas, consistent with Schedule 1 – Urban Structure of the VOP. The draft Part A OPA includes the population growth of the City forecasted by the York Region Official Plan (2022), which is expected to increase from 340,700 in 2021 to 575,200 in 2051. Similarly, employment will increase by approximately 112,200 more jobs, bringing the total employment to 352,300 in 2051. We note that the draft Part A OPA intends to accommodate 57% of new residential growth through intensification, a 12% increase from the 45% mandated by the VOP. This will require 51,300 new residential units to be developed between 2016 and 2051 within the built-up area through intensification.

The draft Part A OPA also supports higher-density housing forms throughout the built-up area and identifies Strategic Growth Areas as the primary locations for accommodating intensification. We also note that the draft Part A OPA promotes a wider range of housing options in the Community Area. The draft Part A OPA establishes a hierarchy of Strategic Growth Areas and specifies Regional Intensification Corridors in the second order of density and intensity of use. Strategic Growth Areas are identified as the primary locations to accommodate growth and the greatest mix of uses, heights, and densities in accordance with the established hierarchy. Furthermore, the Regional Intensification Corridors are prioritized for higher intensity of uses and growth over Primary Intensification Corridors.

### **Conclusion**

Based on our review of the draft Part A OPA, our position is supportive of the direction the City is taking to accommodate the forecasted growth and guide development in the City by 2051. We believe the subject property, with 6.96 hectares (17.17 acres) of currently underutilized commercial uses, is suitable to accommodate substantial population growth through intensification, consistent with the direction provided by the draft Part A OPA for Strategic Growth Areas along Regional Intensification Corridors. The proposed redevelopment of the subject property will help the City to meet its current and future housing needs, offer a range and mix of housing options and uses, and lessen the impact of the housing crisis experienced over the past years in the City.

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 property. 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 extension 245 or Raj Lamichhane at extension 330.



Yours truly,  
**Weston Consulting**  
Per:



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

c. Highway 7 & Martin Grove Landowner

# KBFRANKLIN

## — PLANNING —

**COMMUNICATION C8.**

**ITEM NO. 2**

**CW (PM)**

**October 3, 2023**

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

September 29, 2023  
File 5275

**Attn: Mayor and Members of City Council**

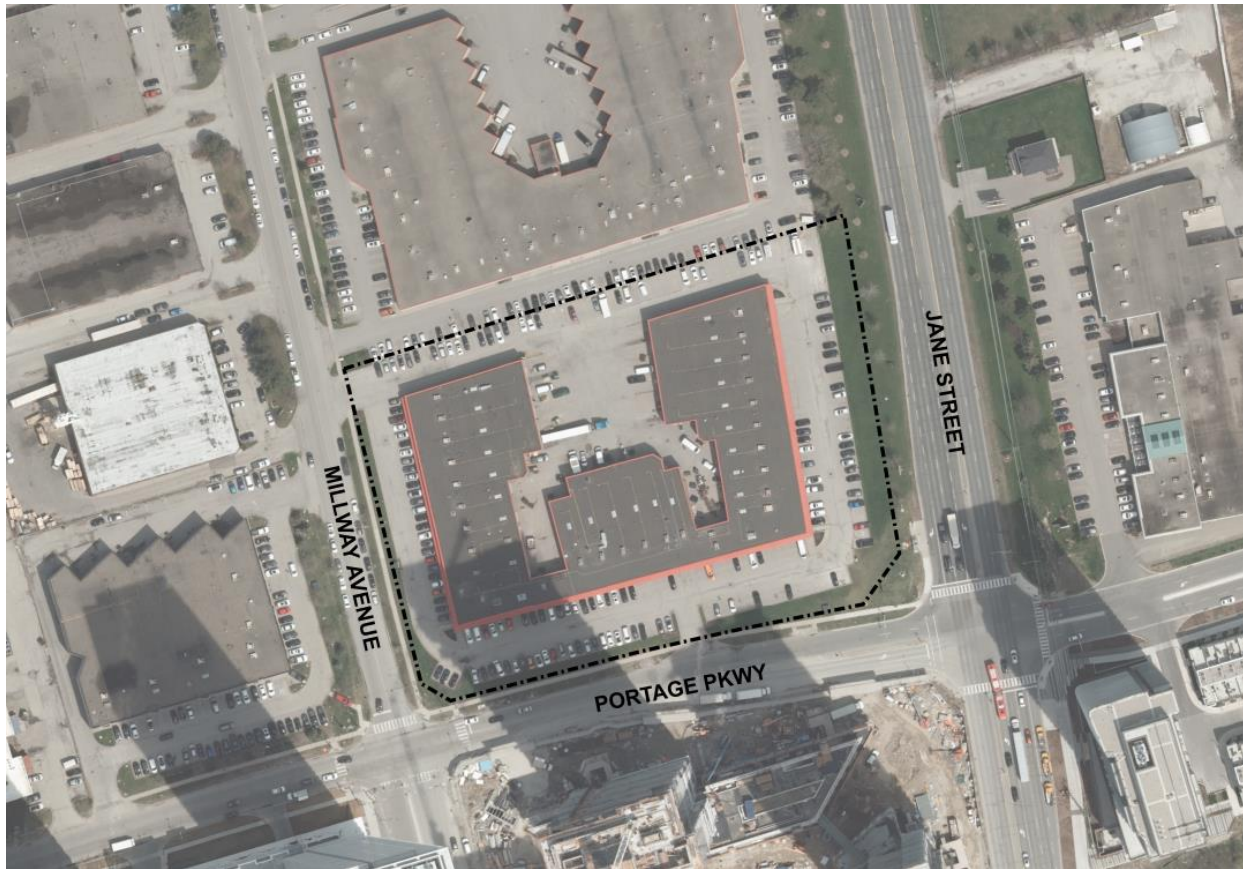
**RE: Vaughan Official Plan Review – Proposed Part A OPA  
Committee of the Whole (Public Meeting) – Item 4.2  
201 Millway Avenue**

KBFranklin Planning is the planning consultant for York Region Condominium Corporation No. 945 (“YRCC 945”), the owners of the property municipally addressed as 201 Millway Avenue in the City of Vaughan (the “subject property”). We are monitoring and actively participating in Vaughan’s Official Plan Review (“OPR”) process on behalf of the landowners to ensure that the recent provincial and regional policy updates have been carried forward accordingly for the subject property. We are also actively monitoring and participating in the ongoing Vaughan Metropolitan Centre (“VMC”) Secondary Plan Update process on behalf of the landowners.

We understand that updates to the Vaughan Official Plan (“VOP”) are being undertaken 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, which is intended to address provincial and regional conformity. We are pleased to submit this correspondence providing comments on the draft Part A OPA on behalf of the landowners as it pertains to the subject property.

The subject property is located on the east side of Millway Avenue, north of Portage Parkway and west of Jane Street and is within the proposed VMC Expansion Area B and abuts the northern boundary of the existing VMC. The site, along with other lands along the north side of Portage Parkway, was granted an employment land conversion to permit non-employment uses through the 2022 York Region Official Plan (“YROP”).

The landowners have filed an application for Official Plan Amendment to permit a multi-tower, mixed-use development with a maximum height of up to 45 storeys and a density of 7.6 FSI (the “OPA Application”). The proposed OPA application also seeks to formally add the subject property to the VMC Secondary Plan area in accordance with the direction of the ongoing VMC Secondary Plan Update process.



**Figure 1: Subject Property**

## **Proposed Part A OPA**

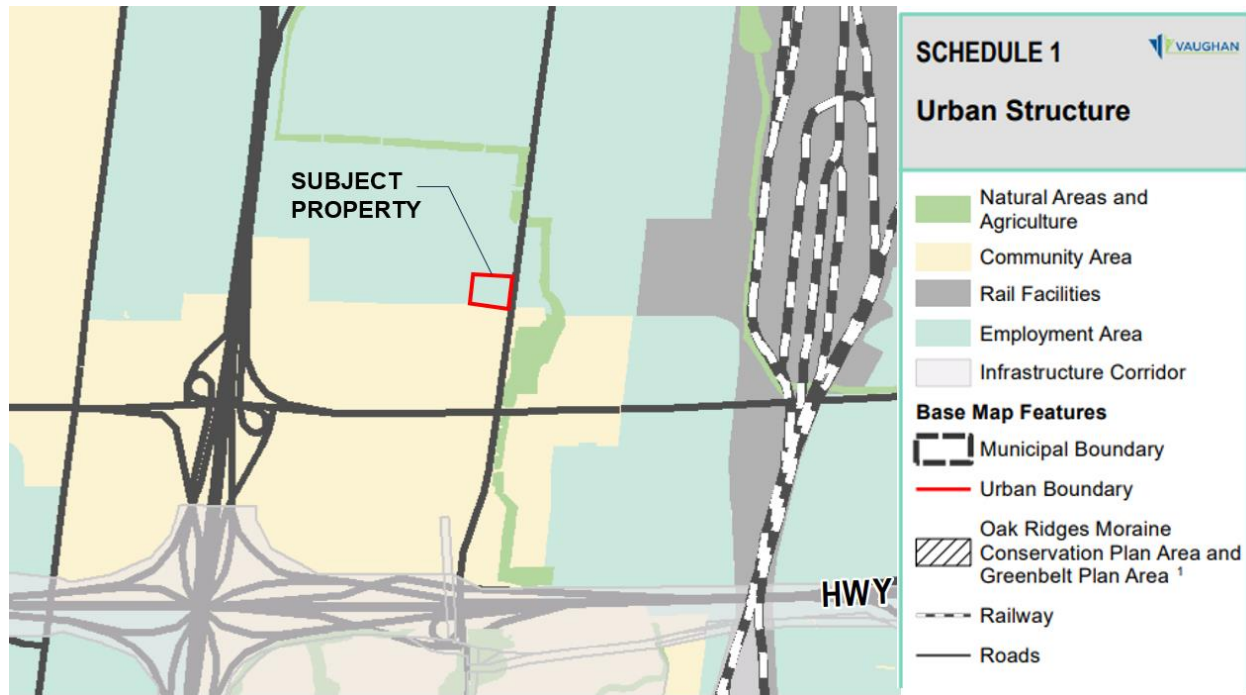
We have reviewed the draft Part A OPA policies and associated mapping as it relates to the subject property and provide the following comments.

### Urban Structure – Employment Land Conversion

On November 4, 2022, the 2022 YROP was approved with modifications by the Minister of Municipal Affairs and Housing. Through the 2022 YROP, the subject property was granted an employment land conversion to remove the site from the “*Employment Area*” and permit non-employment uses, including residential uses. The subject property is now designated “*Community Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP.

Based on our review of the draft Part A OPA, we note that draft Schedule 1 – Urban Structure fails to accurately reflect the employment conversion granted for the subject property. In accordance with draft Schedule 1, the subject property is still shown within the “*Employment Area*” and not the “*Community Area*” as identified by the 2022 YROP. We do note, however, that draft Appendix 1 – Regional Employment Areas and Densities appears to accurately capture the

employment conversion for the subject property showing the site outside of the Highway 400 and 407 Employment Area boundary.



**Figure 2: Part A Draft Schedule 1 - Urban Structure**

We request that the error on Schedule 1 be corrected and that the subject property be accurately designated "*Community Area*" prior to the adoption of the Part A OPA to appropriately reflect the employment conversion granted by the Region.

#### Strategic Growth Areas – VMC Boundary Expansion

Similar to the above, we also note that the subject property remains along a "*Primary Intensification Corridor within Employment Areas*" in accordance with draft Schedule 1A – Strategic Growth Areas of the Part A OPA. As previously noted, the subject property has been removed from the Employment Area and added to the Community Area through the 2022 YROP. As such, we request that Schedule 1A be revised to remove the subject property from the Primary Intensification Corridor within Employment Areas to appropriately reflect the employment conversion.

Additionally, Schedule 1A does not amend the VMC boundary to include the expansion areas contemplated through the VMC Secondary Plan Update process. Instead, the expansion areas, including the subject property, remain located outside of the VMC boundary. It is our understanding that the intent is for the VMC Secondary Plan Update to proceed concurrently with the OPR process. Clarification is requested on how the expansion areas will be added to the VOP mapping. It is our preference that the expanded VMC boundaries be incorporated on Schedule

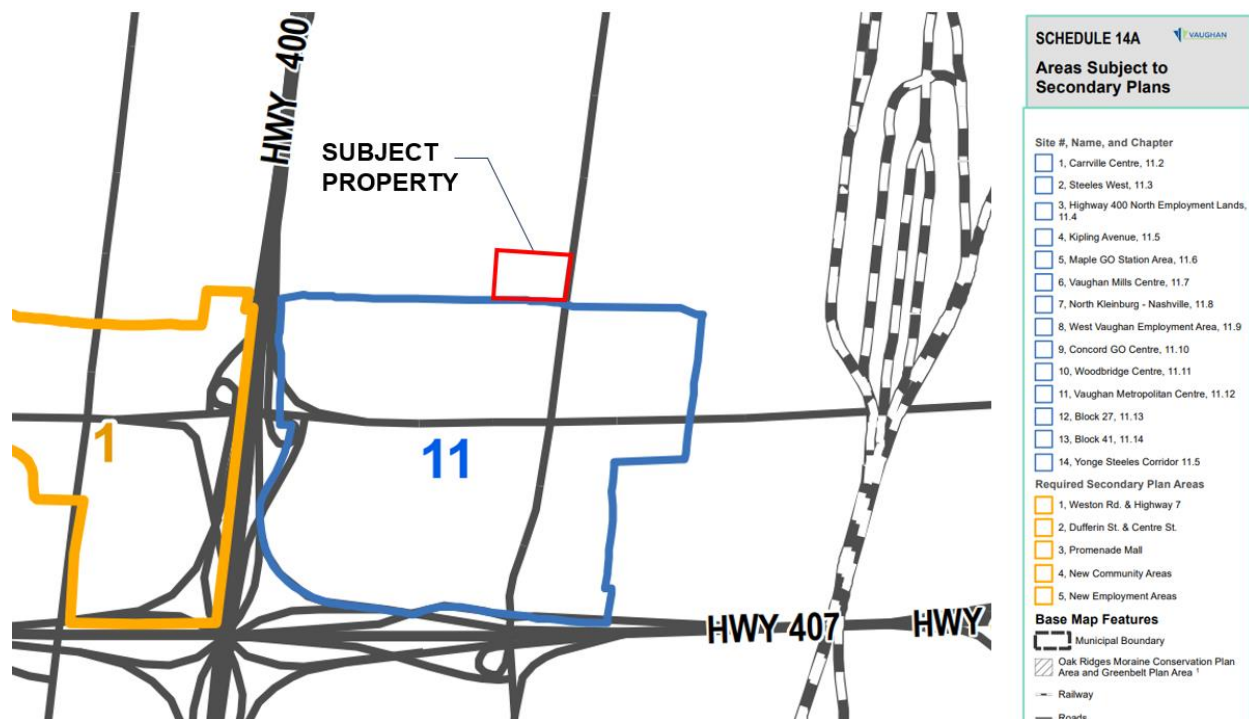


1A of the VOP through the OPR process, either as part of the Part A or Part B OPAs. We understand that once the subject property is added to the VMC boundary, the property will no longer be shown along an intensification corridor on Schedule 1A.



**Figure 3: Part A Draft Schedule 1A – Strategic Growth Areas**

Similarly, draft Schedule 14A – Areas Subject to Secondary Plans also fails to include the VMC expansion areas within the VMC Secondary Plan Area (No. 11). Given that the expansion areas, including the subject property, are subject to the ongoing VMC Secondary Plan Update process and that Staff have indicated that development of lands within the expansion areas may be considered premature until the VMC Secondary Plan Update has been finalized, we believe that the expansion areas should be added to the VMC Secondary Plan Area (No. 11) through the OPR process. We request that Schedule 14A be updated accordingly in conjunction with the VMC Secondary Plan Update process.



**Figure 4: Part A Draft Schedule 14A – Areas Subject to Secondary Plans**

### Major Transit Station Areas

It is noted that the draft Part A OPA does not include a draft Schedule 1C – Protected Major Transit Station Areas, although a preliminary version of this schedule was presented at the July 12, 2023 Vaughan OPR Sub-Committee Meeting. In the preliminary mapping, the subject property is shown within the boundary for the VMC Subway Station Protected Major Transit Station Area (“PMTSA”) in accordance with the Region’s delineation in the 2022 YROP; however, the preliminary mapping is high level and it is difficult to discern exact property boundaries.

Given that the Part A OPA is intended to address provincial and regional conformity, it is our opinion that Schedule 1C and the PMTSA delineations should be included in this OPA. However, we request that the schedule be refined from the preliminary mapping to provide greater detail in terms of labelling the PMTSA numbers in accordance with the 2022 YROP and better enabling the identification of individual property limits.

### Land Use

Finally, we note that a draft Schedule 13 – Land Use has not been included in the draft Part A OPA. Given that the Part B OPA will address the local context and initiatives, we understand that an updated Land Use schedule will be included in the forthcoming Part B OPA. We request clarification and confirmation that this is the case.

## Summary

We respectfully request that the discrepancies outlined above be addressed and that the mapping be revised accordingly, including:

- Correction to Schedule 1 – Urban Structure to remove the subject property from the “*Employment Area*” and add it to the “*Community Area*” in accordance with the 2022 YROP;
- Correction to Schedule 1A – Strategic Growth Areas to remove the subject property from the “*Primary Intensification Corridor within Employment Areas*” in accordance with the employment conversion granted by the Region;
- Inclusion of the expansion areas, including the subject property, within the VMC boundary on Schedule 1A – Strategic Growth Areas and within the VMC Secondary Plan Area (No. 11) on Schedule 14A – Areas Subject to Secondary Plans;
- Inclusion of Schedule 1C – Protected Major Transit Station Areas in the Part A OPA with additional details, including the PMTSA numbers; and
- Clarification and confirmation that an updated Schedule 13 – Land Use will be included in the forthcoming Part B 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 property. 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.

Sincerely,



Kurt Franklin, BMath, MAES, MCIP, RPP  
KBFRANKLIN PLANNING  
Principal

- c. YRCC 945  
F. Filippetto, City of Vaughan

Development Planning, City of Vaughan  
2141 Major MacKenzie Drive West,  
Vaughan, ON L6A 1T1

September 29, 2023  
File 9592-1

**Attn: Fausto Filipetto, Project Manager**

**Re: City of Vaughan Official Plan Review  
7733 Keele Street, Vaughan**

Dear Mr. Filipetto,

Weston Consulting is the planning consultant for 2763108 Ontario Ltd., the registered owner of the property municipally addressed as 7733 Keele Street in the City of Vaughan (herein referred to as the 'Subject Property'). Weston Consulting has been engaged to assist the owner in participating in the City's Official Plan Review (OPR) process. The purpose of this letter is to provide site-specific comments on the Draft Part A Official Plan Amendment (OPA) and Schedules dated September 2023.

#### **Description of Subject Property**

The Subject Property is located on the southeast corner of the Highway 7 and Keele Street intersection and is currently occupied by a commercial building complex utilized for a limousine rental service, home furnishings, and design and printing services, along a surface level parking lot. The Subject Property has an approximate lot area of 0.59 hectares (1.46 acres) with an approximate frontage of 46.27 metres along Highway 7 and 103.74 metres along Keele Street.

The site is located within the Keele Bus Rapid Transit Station Major Transit Station Area (MTSA) and is adjacent to the Keele Street Viva Bus Rapid Transit (BRT) stop. The MTSA is planned for higher intensities and diversities of uses to support the existing higher-order transit infrastructure along Highway 7.



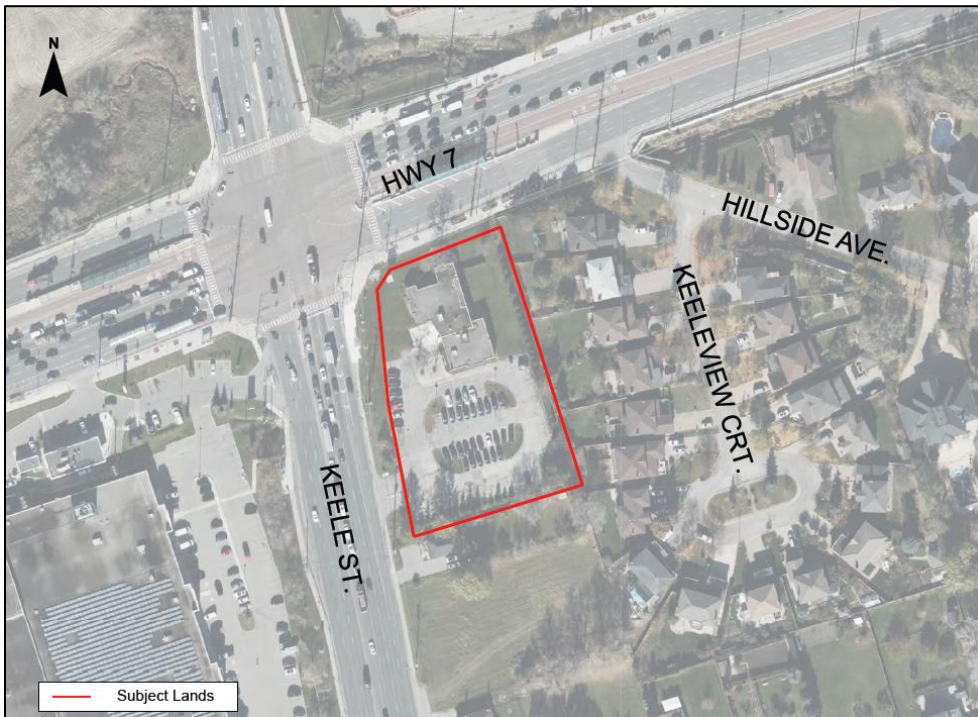


Figure 1 – Air Photo of Subject Property

### **Policy Context**

The Subject Property is designated within the *Urban Area* and is identified within the *Regional Corridor* per Map 1 (Regional Structure) of the provincially-approved York Region Official Plan 2022 (YROP 2022). Per the Policy 4.4.35 of the YROP 2022, *Regional Corridors* “...along transit routes function as urban mainstreets that have a compact, mixed-use, well-designed, pedestrian-friendly and transit-supportive built form and allow for active transportation.” Per Map 1A (Land Use Designations) of the YROP 2022, the Subject Property is designated within the *Community Area*, which permits residential and retail uses. Map 1B (Urban System Overlays) identifies the Subject Property within a Protected MTSA; Appendix 2 (York Region MTSA) specifically identifies the site within the Keele BRT MTSA, which prescribes a minimum density target of 160 persons and jobs per hectare for new development in the area.

The Subject Property is designated as *Regional Intensification Corridor within Employment Areas* and *Employment Commercial Mixed-Use* per Schedule 1 (Urban Structure) and Schedule 13 (Land Use Designations) of the in-force City of Vaughan Official Plan 2010 (VOP 2010), respectively. The areas described are intended for non-residential, employment intensification that will efficiently utilize existing or planned rapid transit infrastructure.

The City of Vaughan Zoning By-law 1-88 and the Comprehensive Zoning By-law 001-2021 zone the Subject Property as *Restricted Commercial (C1)* and *Employment Commercial Mixed-Use Zone (EMU)*, respectively. Residential uses are not permitted in either zone.



Figure 2 – Map 1A (Land Use Designations), York Region Official Plan 2022



Figure 3 – Map 1B (Urban System Overlays), York Region Official Plan 2022



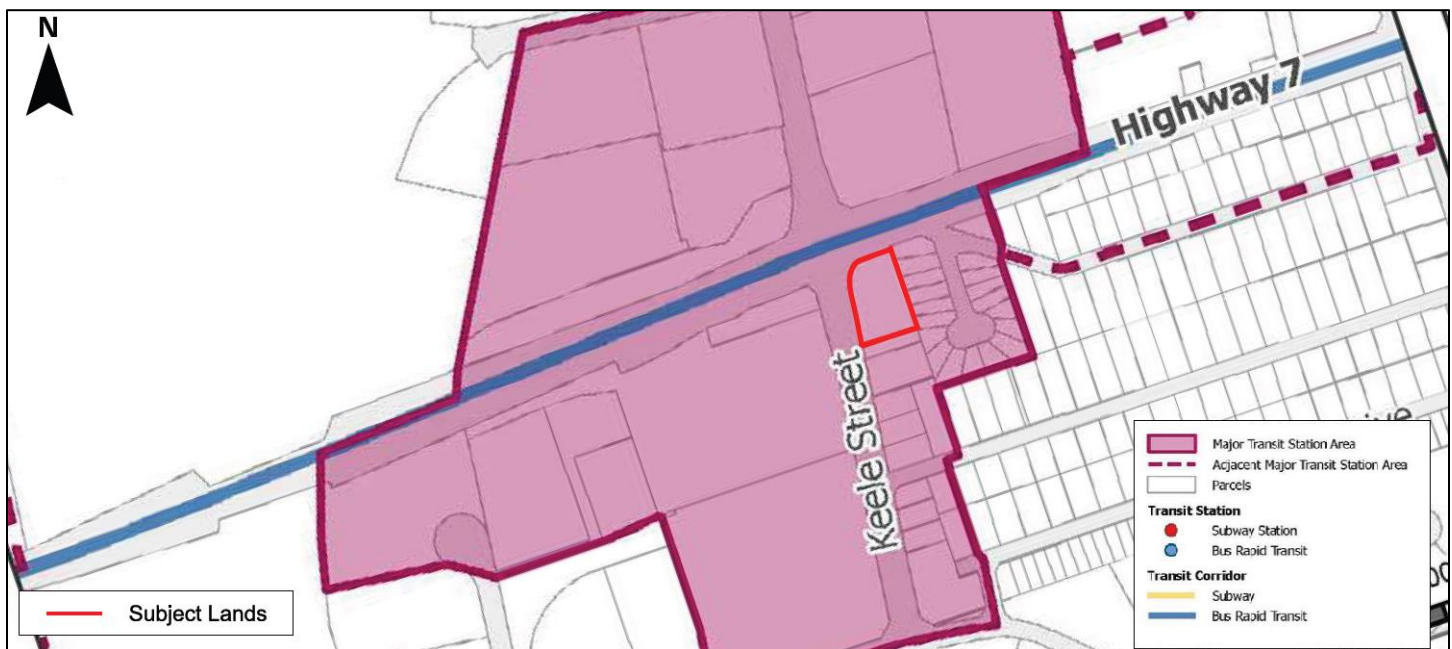


Figure 4 – Appendix 2 (York Region MTSAs), York Region Official Plan 2022

### Description of Proposed Development and Planning Applications

The Subject Property is proposed to be redeveloped for a mixed-use, mid, and high-rise residential condominium building comprised of a 16-storey tower and a 12-storey tower which are connected by a 2-storey podium. A residential Gross Floor Area (“GFA”) of 25,571 square metres is contemplated with a Floor Space Index (“FSI”) of 4.3. There are 350 apartment units proposed within the building along with 352 underground parking spaces. At-grade retail is proposed at a GFA of 974 square metres.

Per our meeting with Regional and City Planning Staff dated February 24, 2022, it was agreed that an employment conversion request and Regional ROPA were not required to permit the proposed development. The Subject Property was considered to be already converted given that the site is no longer considered as an employment land at the Regional policy level. This determination was formalized upon Provincial approval of the YROP 2022, which designates the Subject Property as *Community Area*. Regional and City Planning Staff agreed that only a local Official Plan Amendment is required, and that the proponent will not need to proceed through a formal employment land conversion process.

A local Official Plan Amendment (OP.23.004) and Zoning By-law Amendment (Z.23.006) were submitted on April 5, 2023 to permit the proposed development. The applications will seek site-specific exceptions to the VOP 2010, Zoning By-laws 1-88 and 001-2021 to permit residential and commercial uses on the Subject Property. The applications were deemed complete on May 12, 2023 without an employment conversion request, further confirming that the lands are already considered converted.

### City of Vaughan Official Plan Review

We understand that the City of Vaughan is undertaking an Official Plan Review that will update the Vaughan Official Plan to achieve consistency with the Provincial Policy Statement 2020 and conformity with the Provincial plans, including the Growth Plan for the Greater Golden Horseshoe 2020 and the residential and employment growth targets up to the 2051 planning horizon. A project update and draft Official Plan schedules were presented to the Official Plan



Update Sub-Committee on July 12, 2023. The project is near the end of Phase 2 (Policy Development) and beginning to move into Phase 3 (Statutory Approval). Phase 3 includes public release of the Draft Official Plan Amendment and Schedules for feedback.

## Site-Specific Comments

### *Draft Part A OPA Schedules*

We have reviewed the Draft Part A OPA and Schedules dated September 2023. The Subject Property is proposed to be designated as *Employment Area* and *Regional Intensification Corridors with Employment Areas* per the draft Schedule 1 (Urban Structure) and Schedule 1A (Strategic Growth Areas), respectively.

We request that City Staff reconsider these proposed urban structure designations for the Subject Property. As earlier outlined, the YROP 2022 designates the Subject Property as *Community Area*, which does not permit employment uses but permits residential and retail uses. Based on the policies of the current *Regional Intensification Corridors within Employment Areas* designation within the in-force VOP 2010, we assume that residential uses would continue to be precluded on lands designated as such in the updated Official Plan.

It is our opinion that the proposed designations for the Subject Property per the draft Schedule 1 and Schedule 1A do not conform to the policies for the *Community Area* and *Regional Corridor* designations of the YROP 2022. The *Community Area* and *Regional Corridor* policies plan for mixed-use intensification on the Subject Property, which is inclusive of residential intensification, in order to meet the 2051 residential and employment growth targets of the Growth Plan 2020. As such, there is a minimum density target of 160 persons and jobs per hectare prescribed for the Keele BRT MTSA per Appendix 2 of the YROP 2022. The proposed *Regional Intensification Corridors within Employment Areas* Urban Structure designation would preclude residential intensification on the Subject Property and hinder the abilities of the City and individual landowners to meet the growth targets for the Keele BRT MTSA, which does not conform to the policies of the YROP 2022.

To achieve conformity with the YROP 2022, we recommend that the proposed urban structure designations be revised to *Community Area* on draft Schedule 1 and *Regional Intensification Corridors* on draft Schedule 1A in the Part A OPA. These revisions would permit residential intensification on the Subject Property in conformity with the YROP 2022.

### *Draft Part A OPA Policies*

We understand that draft Policy 2.2.4.6 is proposed in the Part A OPA text which would require an OPA to facilitate the removal of lands from municipal *Employment Areas* as identified on Schedule 1 that are outside a Regional Employment Area. It is our understanding that the intention of draft Policy 2.2.4.6 is to ensure that the removal of any municipal employment lands would not have an adverse effect on the City's ability to meet its employment growth targets or the functionality of other employment lands. To this effect, the criteria listed under draft Policy 2.2.4.6 include the criteria under Policy 2.2.5.9 of the Growth Plan for the Greater Golden Horseshoe 2020 ('Growth Plan 2020'), along with additional criteria respecting compatibility, jobs, and cross-jurisdictional issues that are derived from York Region's Employment Area Conversion Criteria and which were considered during the Regional MCR. Draft Policy 2.2.4.7 states that the removals referred to in Policy 2.2.4.6 are subject to Regional approval.

We believe that the Subject Property is proposed to be designated as *Employment Area* and *Regional Intensification Corridors within Employment Areas* in draft Schedules 1 and 1A because draft Policy 2.2.4.6 intends to impose a

requirement for proponents requesting non-employment uses on municipal employment lands within non-Regional Employment Areas to undergo a local employment conversion process.

While we appreciate the intention of draft Policies 2.2.4.6 and 2.2.4.7, we reiterate that the Subject Property is considered to be already converted at the Regional policy level as discussed earlier given its *Community Area* designation in the YROP 2022. The Subject Property was already considered against the conversion criteria of the Growth Plan 2020 and the Region's Employment Area Conversion Criteria as part of the MCR process which resulted in the *Community Area* designation in the YROP 2022. Given this, it is our opinion that the Subject Property is already converted and should be reflected as such at the municipal policy level. Moreover, there are active OPA and ZBA applications to permit high-rise, mixed-use development on the Subject Property that do not include an employment conversion request, and which were deemed complete in May 2023 on the basis that such a request was determined to be unnecessary by municipal and Regional Staff as earlier discussed. Accordingly, we request that the Subject Property be shown as *Community Area* on draft Schedule 1 and *Regional Intensification Corridors* on draft Schedule 1A.

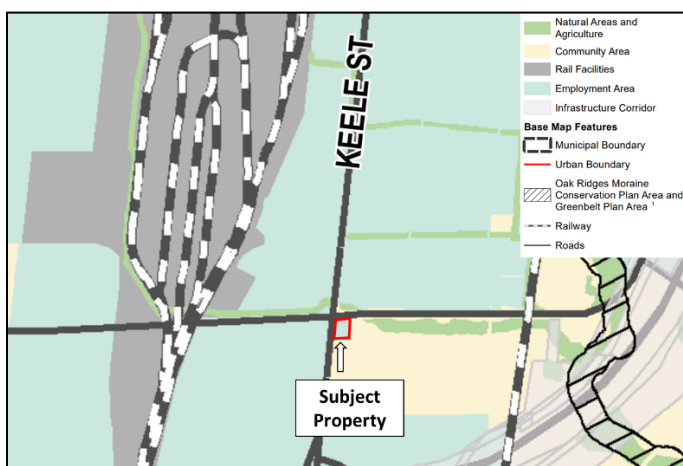


Figure 5 – Draft Schedule 1 (Urban Structure), Draft Part A OPA (September 2023)

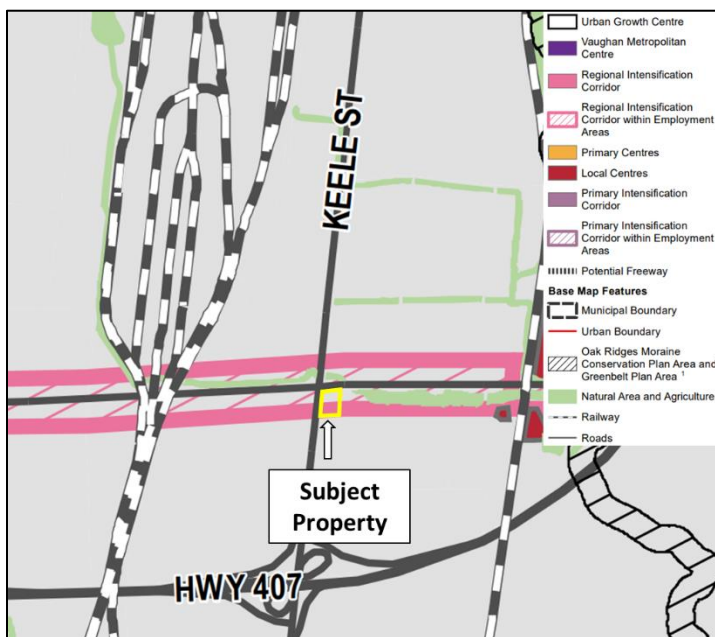


Figure 6 – Draft Schedule 1A (Strategic Growth Areas), Draft Part A OPA (September 2023)

## Conclusions

We have reviewed the Draft Part A OPA and Schedules, particularly Schedule 1 (Urban Structure) and Schedule 1A (Strategic Growth Areas) which proposes the *Employment Areas* and *Regional Intensification Corridors within Employment Areas* designation for the Subject Property, respectively. It is our opinion that the proposed designations would not conform to the *Community Area* and *Regional Corridor* policies of the YROP 2022, which plan for and permit mixed-use intensification on the Subject Property to meet the minimum density target of 160 persons and jobs per hectare prescribed for the Keele BRT MTSA. Furthermore, the Subject Property was already converted from an *Employment Area* to a *Community Area* in the YROP 2022 through the Regional MCR process. Municipal and Regional Staff agreed upon this determination per our email correspondence from March 2022. We request that City Staff revise the proposed urban structure designations for the Subject Property to *Community Areas* and *Regional Intensification Corridors* on draft Schedules 1 and 1A, respectively, which would permit residential intensification to meet the minimum density target in conformity with the YROP 2022.

We request that the comments contained herein be kept on record within the Official Plan Review process. We further request to be notified of any further studies, revisions, approvals and/or notices applicable to the Official Plan Review process and reserve the right to provide further comments as more information becomes available. Should you have questions or require anything further, please do not hesitate to contact the undersigned (ext. 241) or Steven Pham (ext. 312).

Yours truly,

**Weston Consulting**

Per:



Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

c. Addington Developments



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

September 29, 2023  
File 6715

**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  
7553 Islington Avenue & 150 Bruce Street**

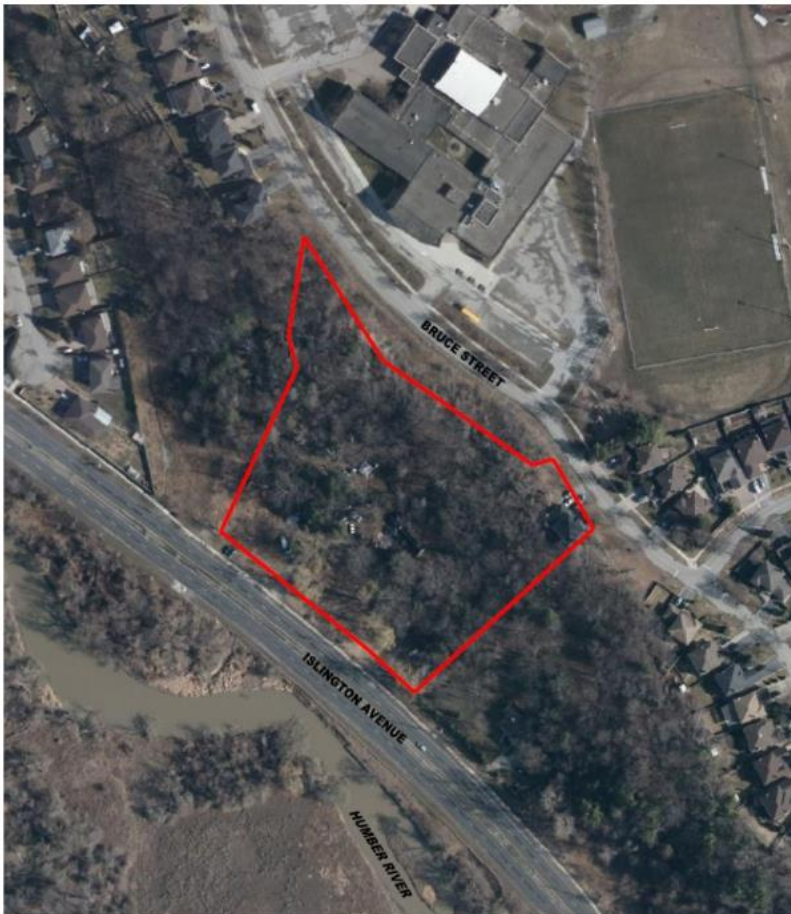
Weston Consulting is the planning consultant for 7553 Islington Holding Inc., the registered owner of the lands municipally known as 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein referred to as the **“subject lands”**). We are monitoring and actively participating in Vaughan’s Official Plan Review (**“OPR”**) process on behalf of the landowner.

We understand that updates to the Vaughan Official Plan (**“VOP”**) are being undertaken 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 landowner.

### **Description of Subject Lands**

The subject lands are located on the east side of Islington Avenue, south of Highway 7. The subject lands are comprised of three existing lots of record and have a total area of 1.78 hectares with approximately 121 metres of frontage along Islington Avenue and approximately 39 metres of frontage along Bruce Street. The subject lands are currently occupied by 1- to 2-storey detached dwellings and various accessory structures.

There are active Official Plan Amendment (OP.08.017) and Zoning By-law Amendment (Z.16.022) applications (the **“current applications”**) for the redevelopment of the subject lands, which have been appealed to the Ontario Land Tribunal (**“OLT”**). Phase 1 of the OLT proceedings is scheduled to commence on November 14, 2023, with Phase 2 to follow. As a result of the timing of submission of the current applications and active appeals to the VOP 2010 by the landowner, the determinative policy framework includes the YROP 1994 and OPA 240 (Woodbridge Community Plan) as amended by OPA 269.



**Figure 1: Aerial Photo of Subject Lands**

## 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.

The subject lands are currently located within the “*Community Area*” and “*Natural Areas and Countryside*” in accordance with VOP 2010 Schedule 1 – Urban Structure.

Based on our review of the draft Part A OPA, we recognize that no significant changes are contemplated from the current VOP 2010 with respect to the subject lands. The subject lands are proposed to be located within the “*Natural Areas and Agriculture*” area on draft Schedule 1 – Urban Structure and identified within a “*Core Feature*” and area “*To be Determined Through Future Development*” on draft Schedule 2 – Natural Heritage Network.

As noted, the subject lands are currently before the OLT as part of an active hearing to permit site-specific amendments to the VOP 2010 and Zoning By-law 1-88 to permit the development of a multi-unit residential building. As part of the current applications, an Environment Impact Statement (“**EIS**”) and EIS Addendum, Flood Hazard Assessment and Addendum, Geotechnical Slope Characterization and

Stability Assessment, and Demarcation of Physical and Stable Top of Bank were prepared and submitted in support of the proposed redevelopment of the subject lands. In particular, the EIS Addendum identified that the subject lands do not exhibit characteristics of the Regional Greenlands System and refinements to the natural heritage delineations on the subject lands are warranted. Determination on the presence and significance of natural heritage features on the subject lands will be achieved through the ongoing OLT proceedings and until such determination has been made, we request that the site not be identified as being within the Natural Areas and Agriculture area or within a Core Feature.

## **Conclusions**

We request that the comments contained herein be considered as part of the Vaughan OPR process. We are continuing to monitor the OPR process and reserve the right to provide further comments as it relates to the future development of the subject lands.

Thank you for the opportunity to provide these comments. 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 extension 241.

Yours truly,

**Weston Consulting**

**Per:**



Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

cc. 7553 Islington Holding Inc.  
M. Helfand, Aird & Berlis  
F. Filipetto, City of Vaughan



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

September 29, 2023  
File No. 7564

**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  
8821 Weston Road**

Weston Consulting is the planning consultant for the owners of the lands located at 8821 Weston Road 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.

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 York Region Official Plan (“YROP”) was approved with modifications by the Minister of Municipal Affairs and Housing. Through the 2022 YROP, the subject lands remain designated “*Employment Area*” in accordance with Map 1A – Land Use Designations of the 2022 YROP. The 2022 YROP provides updated policy direction for Employment Areas including Policy 4.3.12 which states that, “*local municipalities shall identify core employment areas and supporting employment areas in local official plans, within Employment Areas as shown on Map 1A*”.

Based on our review of the draft Part A OPA, we note that draft Schedule 1 – Urban Structure continues to accurately designate the subject lands as “*Employment Area*” in accordance with the 2022 YROP. However, it is noted that the draft Part A OPA has not identified core and supporting employment areas per the requirements of the YROP. Given that the Part A OPA is intended as the provincial and regional conformity exercise and that the new YROP specifically directs the identification of these areas in the local OP, we expected that the designation of core and supporting employment areas would occur through this phase of the OPR process. If the identification of core and supporting employment areas does not occur through Part A, we request confirmation that it will be included in the forthcoming draft Part B OPA.

Furthermore, we respectfully request that the subject lands be identified as a supporting employment area. The draft Part A OPA defines supporting employment areas as follows:

*“Lands within Employment Areas that are on the periphery of Employment Areas and/or may be candidates for mixed employment uses because of their location within existing or proposed intensification areas. This generally includes Employment Areas that:*

- a) are adjacent to major Regional arterial roads or on the fringe of Employment Areas;*
- b) have significant portions of commercial, retail, and/or other service or knowledge-based uses;*
- c) are directly abutting or in close proximity to residential or other sensitive uses and could benefit from more appropriate buffering from existing or future employment uses that may be incompatible. Examples include noxious uses, clusters of manufacturing or other traditional employment uses.”*

The subject lands are located along Weston Road, a major Regional arterial road, and located in proximity to an existing low-rise residential subdivision as well as the transforming Vaughan Mills Centre. We believe that the subject lands are appropriate to accommodate a range of commercial and retail uses, in addition to employment uses to support the emerging surrounding context. As such, it is our opinion that the subject lands represent a prime candidate for designation as a supporting employment area. **Based on the above-noted criteria, we respectfully request that the subject lands be identified within a supporting employment area as part of the OPR process.**

Lastly, 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 clarification as to whether the identification of core and supporting employment areas will be addressed through the forthcoming Part B OPA. We also respectfully request that the subject lands be identified as a supporting employment area rather than a core employment area through the OPR process.

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. J. Pacitto, Best Way Stone  
J. Pignatelli, Best Way Stone  
F. Filipetto, City of Vaughan



**HUMPHRIES PLANNING GROUP INC.**

FOUNDED IN 2003

September 29, 2023

HPGI File: 0449

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

**Attention: Mr. Todd Coles, City Clerk**

**Re: Committee of the Whole Pubic Meeting, October 3, 2023**  
**Vaughan Official Plan Review (File PL-9550-16)**  
**Vaughan 400 North Landowners Group Inc. (the "Group")**  
**Blocks 34W and 35 (the "Subject Lands")**

Humphries Planning Group Inc (HPGI) represents the Group, which consists of numerous landowners within the Highway 400 North Employment Lands Secondary Plan Area in the City of Vaughan ("Vaughan" or the "City"). On behalf of the Group, HPGI has filed numerous letters of correspondence and have appeared before members of Council and made formal deputations at various City and Regional Committee/Council meetings in support of the Group's Employment Area Conversion Request as part of the Regions Municipal Comprehensive review and update to the Regional Official Plan. On October 22, 2020, Regional Council resolved to approve the partial employment area conversion request 'V7' related to Blocks 34 West and 35 in the City of Vaughan.

The City of Vaughan initiated its Official Plan Review on October 13, 2021. The Official Plan Review is required to update the Vaughan Official Plan, 2010 to maintain conformity with the York Region Official Plan and Provincial plans, policies and legislation. The comprehensive update to the Vaughan Official Plan will be delivered through two separate amendments: Part A and Part B. The draft Part A Official Plan Amendment deals solely with conformity to Provincial and Regional policy and Provincial legislation. In September 2023, the draft City of Vaughan Official Plan (the 'VOP') was released to the public for review and comment and represents Part A of the Official Plan Amendment. It is our understanding that the deadline for written comments respecting the draft VOP is October 2, 2023. We have reviewed the draft VOP including newly proposed mapping, and policies and wish to provide a number of comments, as outlined below.

**Employment Area Mapping & Policies**

Schedule 1 – Urban Structure of the draft VOP identifies Block 35 as being designated 'Employment Area' and 'Natural Heritage Area' with Greenbelt Plan overlay, respectively. The

proposed mapping fails to recognize the Groups partial employment area conversion approval as illustrated in the York Region Official Plan which provides for employment area along the periphery of the Highway 400 corridor while the balance of the lands are intended serve as a future Community Area. It appears that Appendix 1 – Regional Employment Areas and Densities of the draft VOP correctly delineates the extent and boundary of the approved partial employment conversion.

As a corollary to the above, Section 2.2.4.6 of the draft VOP states that, *“the removal of lands through re-designation from Employment Areas as identified on Schedule 1 that are outside a Regional Employment Area will require an Official Plan Amendment”* and subject to a number of assessment criteria. Through this policy, and the associated mapping, it appears that the City is requiring an amendment for the Groups lands in order to redesignate portions of Employment Area to Community Area as they are no longer located within a Regional Employment Area but still form part of the City employment land base. It is unclear why the City has not recognized the Groups partial employment area conversion to non-employment uses, as approved by Regional Council, in their own mapping and the need for additional analysis and justification for their removal through a future Amendment process.

It should be noted that the City of Vaughan was consulted with and closely participated with the Region throughout the MCR process providing comments and feedback on various policy directions that included, among other things, employment area conversion requests. Prior to Regional consideration and approval, City staff had the opportunity to evaluate the 30 conversion requests originating in the City, including the Groups, and provided Council with recommendations on their disposition. While Staff did not recommend conversion, Vaughan Council endorsed the Groups request. Councils’ endorsement was ultimately used to inform Regional Council’s decision in considering and approving the Groups employment land conversion requests. It is recognized that through the previous MCR process and the associated conversion assessment and evaluation process, it has already been demonstrated that the redesignation of the Groups lands from employment area to non-employment use satisfies Provincial, Regional and Local conversion criteria. The requirement for further amendments as outlined in proposed Section 2.2.4.6 of the draft VOP is inconsistent with the York Region Official Plan, is unnecessary, and redundant. We kindly request that the policy be updated to ensure consistency and conformity with the York Region Official Plan including either the restructuring or removal of redundant section 2.2.4.6 as it applies to the Groups lands.

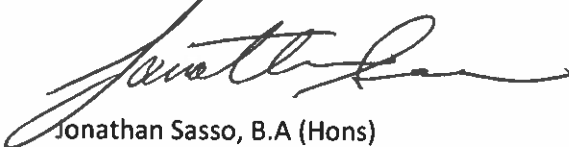
#### **Employment Area Densities**

Table 2: Density Targets for Regional Employment Areas in Vaughan establishes a density target for the Vaughan 400 North Employment Zone as 55 jobs per hectare based on net developable area. Section 2.2.4.10 of the draft VOP states that *“development in Regional Employment Areas*

*identifies in Appendix 1 will be planned to achieve the minimum density target (measured as jobs per hectare in the developable area) identified in Table 2."* The policy above fails to recognize a notation contained in Section 4.3.21 of the York Region Official Plan (2022) which states *"that employment densities apply on an average basis, not on an employment area by employment area or parcel by parcel basis"*. It is recognized that over the past several decades, the economic landscape of the GTHA and York Region has undergone significant transformation as the broader regional economy continues to evolve. Office growth is being re-defined as a result of computer and digital technologies, and the emergence of e-Commerce has resulted in significant growth in the distribution and logistics sector and continues to impact traditional retail operations. Recognizing the restructuring of traditional industrial and manufacturing employment, in favor of warehousing, distribution centres, transportation terminals and other uses of a logistics nature paired with Block 35's strategic location and access to the Highway 400 corridor, it is likely that the Block will develop as a continuation of existing patterns and trends. However, despite these types of facilities being land extensive, distribution facilities densities can produce densities as low as 5-10 jobs per hectare as compared to much higher densities per hectare in employment areas with large concentrations of professional services employment in office and multi-unit industrial buildings. The language contained in the draft VOP represents a "minimum" and is more prescriptive and determinative than that of the Regional OP. The intent of the Regional density was more of an aspiration target to be applied on an average basis. We kindly request this policy be modified for conformity with Regional policy direction.

Thank you for your consideration of our comments and we look forward to working closely with Council, Staff and other stakeholders throughout the completion of the Official Plan Update. On behalf of the Group, we request to be notified concerning the City's Official Plan Review including any and all future Council/Committee meetings, community meetings and consultation as well as the release of any discussion papers or proposed amendments to the VOP.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**



Jonathan Sasso, B.A (Hons)  
Senior Planner

cc: Vaughan 400 North Landowners Group Inc.



**HUMPHRIES PLANNING GROUP INC.**

FOUNDED IN 2003

September 29, 2023

HPGI File: 0449

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

**Attention: Mr. Todd Coles, City Clerk**

**Re: Committee of the Whole Pubic Meeting, October 3, 2023**  
**Vaughan Official Plan Review (File PL-9550-16)**  
**Block 66 (East) Landowners Group Inc. (the "Group")**  
**Block 66E (the "Subject Lands")**

Humphries Planning Group represents the Block 66 (East) Landowners Group Inc. the owners of the lands located at the south west corner of Nashville Road and Huntington Road, in the City of Vaughan.

The City of Vaughan initiated its Official Plan Review on October 13, 2021. The Official Plan Review is required to update the Vaughan Official Plan, 2010 to maintain conformity with the York Region Official Plan and Provincial plans, policies and legislation. The comprehensive update to the Vaughan Official Plan will be delivered through two separate amendments: Part A and Part B. The draft Part A Official Plan Amendment deals solely with conformity to Provincial and Regional policy and Provincial legislation. In September 2023, the draft City of Vaughan Official Plan (the 'VOP') was released to the public for review and comment and represents Part A of the Official Plan Amendment. It is our understanding that the deadline for written comments respecting the draft VOP is October 2, 2023 in advance of the Statutory Public Meeting for Part A of the Official Plan Amendment.

We are currently reviewing the draft VOP in detail including the newly proposed mapping, and policies and will be providing comments under separate cover. Further, on behalf of the Group, we request to be notified concerning the City's Official Plan Review including any and all future Council/Committee meetings, community meetings and consultation as well as the release of any future amendments to the VOP.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**

Jonathan Sasso, B.A (Hons)  
Senior Planner

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.

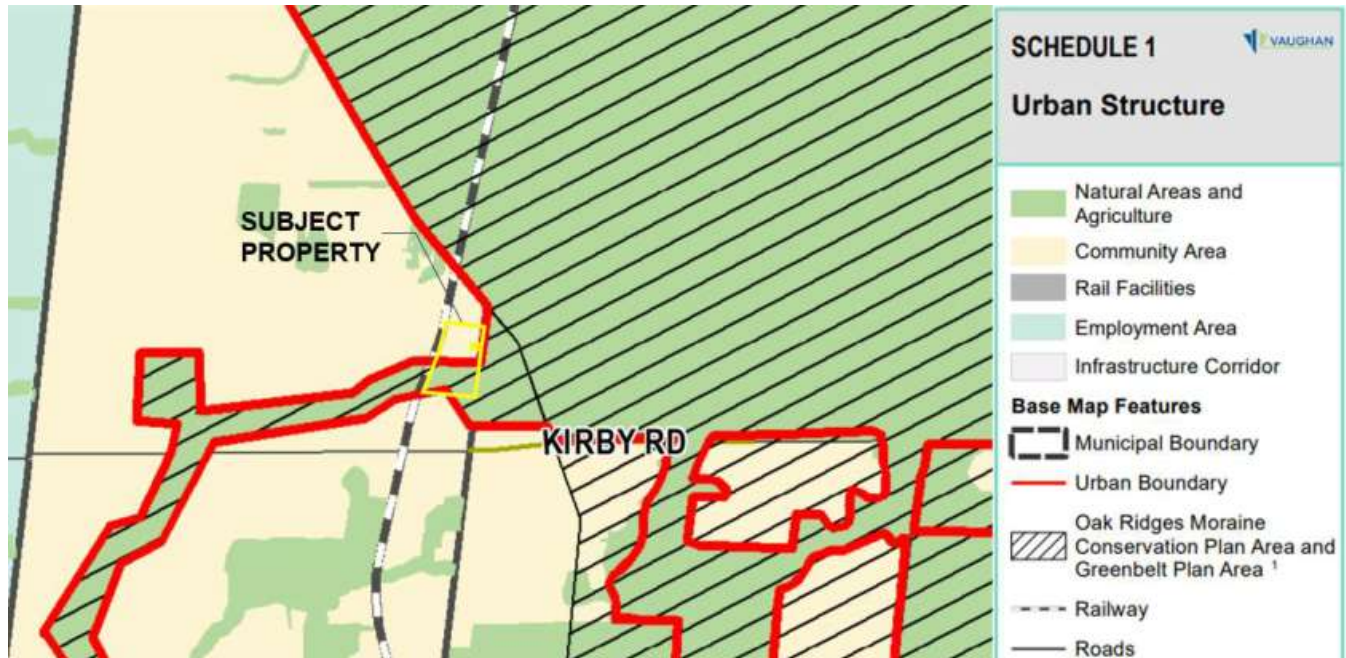


Figure 1: Part A Draft Schedule 1 - Urban Structure

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.

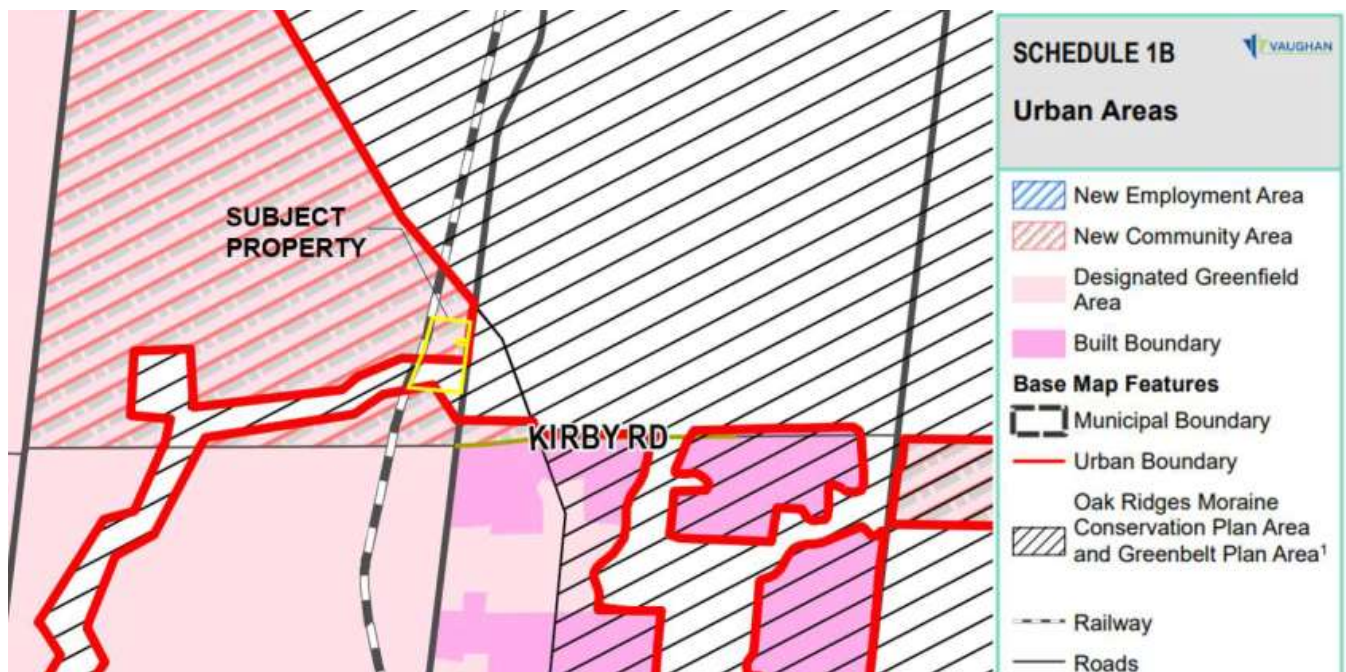
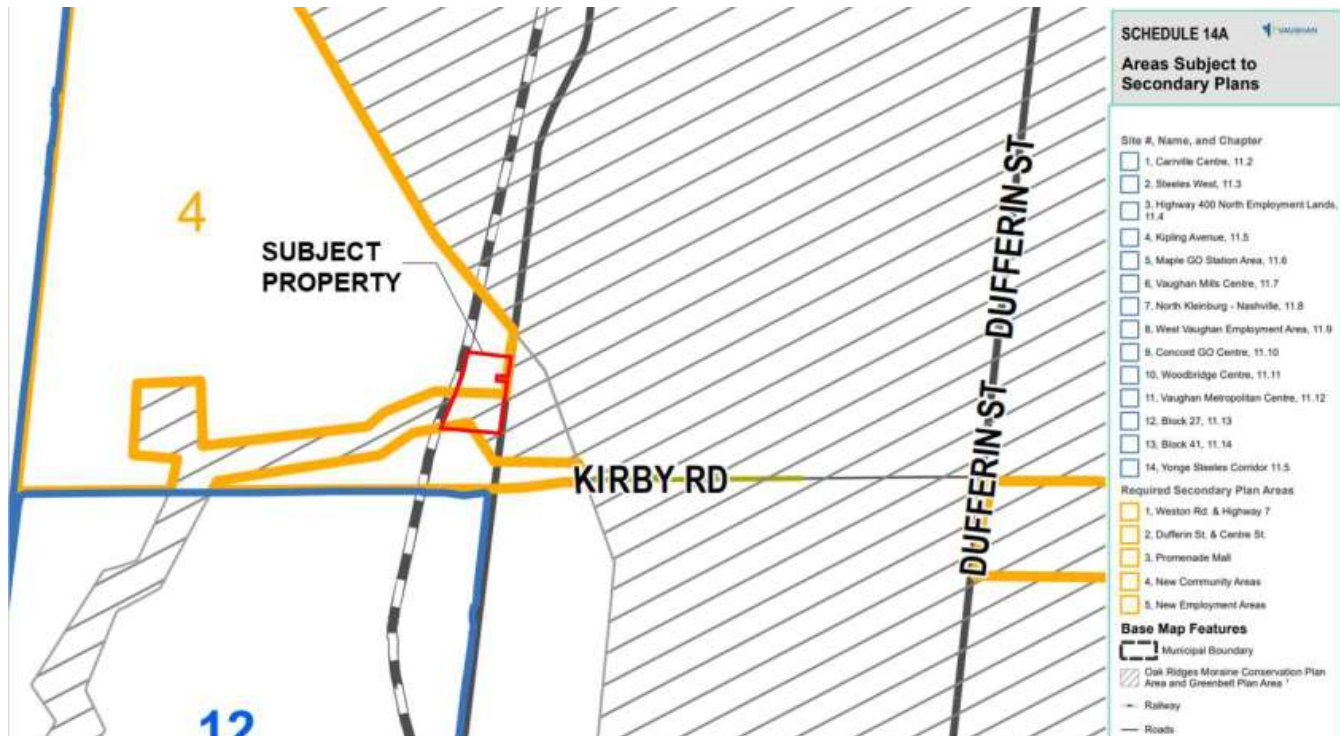


Figure 2: Part A Draft Schedule 1B - Urban Areas



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

October 2, 2023

**Mayor Del Duca and Members of Council**

City of Vaughan  
2141 Major MacKenzie Dr W.  
Vaughan, ON  
L6A 1T1.

Sent via email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**RE: City of Vaughan  
Committee of the Whole (Public Meeting)**  
*BILD Comments*

Item 2 | OFFICIAL PLAN REVIEW: PROPOSED PART A OFFICIAL PLAN AMENDMENT  
- STATUTORY PUBLIC MEETING

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The Building Industry and Land Development Association ('BILD') is in receipt of Item 2 - *Official Plan Review: Proposed Part A Official Plan Amendment*, which is scheduled for discussion during the Committee of the Whole (Public) meeting on Tuesday, October 3rd.

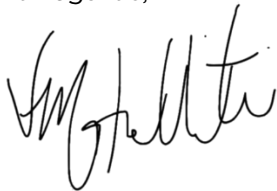
BILD, representing our York Forum, writes this correspondence to express our concern that members of the development industry have not been provided sufficient time to review Part A of the draft Official Plan. By way of this letter, BILD would like to apprise Council members that we are actively working with our members to comprehensively understand their primary concerns with Part A. We are committed to delivering a subsequent submission as needed to address these concerns.

Upon an initial review, our members have identified certain inconsistencies with the mapping in Part A when compared with the Regional Official Plan, 2022. This is a cause for concern, particularly in the context of Part A, which is intended to ensure conformity.

As your partners in community building, the development industry plays a crucial role in Official Plan reviews. Therefore, it is imperative that BILD is promptly notified when draft work is released. This proactive communication enables us to express our concerns in a timely manner, avoiding the necessity for less constructive submissions.

Thank you for the opportunity to provide this correspondence. Should you have any questions please contact the undersigned.

Kind regards,



**Victoria Mortelliti, MCIP, RPP.**  
Senior Manager, Policy & Advocacy



CC: BILD Members  
Karen Whitney, York Region  
Haiqing Xu, City of Vaughan  
Danielle Binder, BILD

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*The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,300 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.*

2023-09-29

Fausto Filipetto, Senior Manager of Policy Planning & Sustainability  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mr. Filipetto:

**RE: City of Vaughan Official Plan Review (File PL-9550-16): Part A Official Plan Amendment**

**Lot 32, Concession 11, City of Vaughan**

I am the owner of the property located on the east side of Albion Vaughan Road north of Kirby Road, municipally known as Lot 32, Concession 11 (subject site), in the City of Vaughan, as shown in **Figure 1**. I am writing in regard to the draft Part A Official Plan Amendment (OPA) which will bring the Vaughan Official Plan 2010 (VOP 2010) into conformity with updated Provincial policies, plans and legislation, and the York Region Official Plan. This letter serves to provide the City with my comments on the draft Part A OPA text as it relates to the developability of the subject site.



Figure 1: Aerial of Subject Site (Source: York Region, 2022)

The subject site is located along the east side of Albion Vaughan Road and has an area of approximately 7.80 hectares (19.29 acres), a frontage of 130 metres (426 feet), and a depth of 620 metres (2,034 feet). The subject site is currently vacant and contains a watercourse running north to south through the middle of the property.

The subject site is located outside of the Highway 413 Project Route Study Area (as shown in **Figure 2**), and as such, will not be considered for potential route location. The Highway 413 Project is following Ontario's process for an Individual Environmental Assessment (EA) and is developing materials required for the planning phase of the Federal Impact Assessment (IA) process. It is unknown at this time when the Provincial EA and Federal IA will be completed and it could be years away from completion.





## DRAFT PART A OPA COMMENTS

Within the draft Part A OPA schedules, the subject site is located within the Urban Boundary and designated "Employment Area" and "Natural Areas and Agriculture" under the Urban Structure, as shown in **Figure 3**. Furthermore, the subject site is designated "New Employment Area" and located within the "West Vaughan Regional Employment Area".

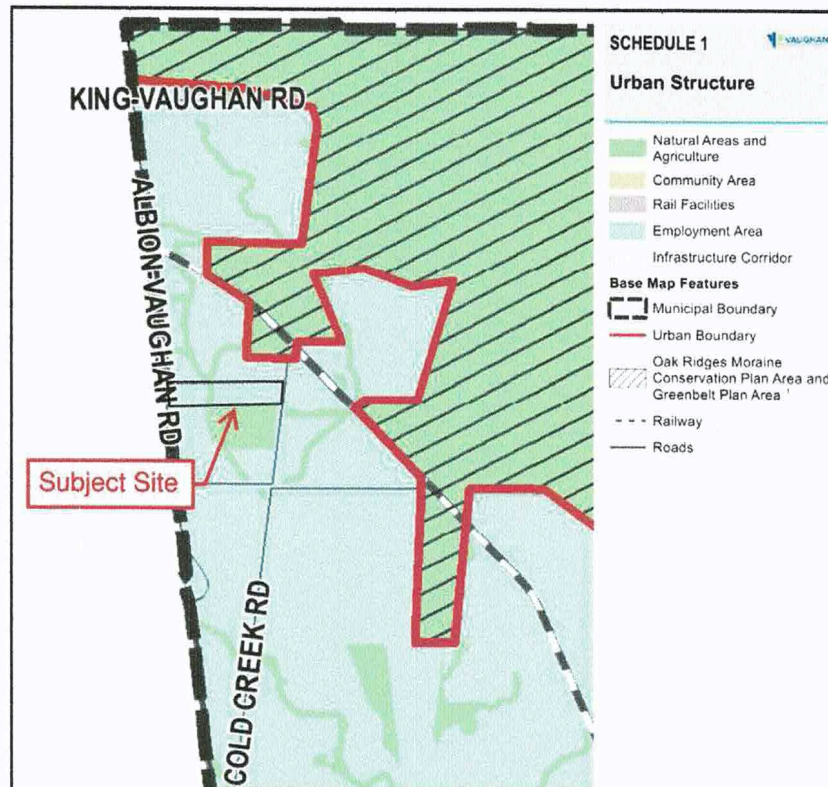


Figure 3: Extract from Draft Schedule 1: Urban Structure (Source: City of Vaughan)

My comments relate to Section 2.2.7 New Community Areas and New Employment Areas, Section 2.2.8 Phasing Growth, and Section 9.2.2 Land Use Designations New Employment Areas of the draft Part A OPA, specifically with regards to the following new policy:

*2.2.7.2. That development in New Community Areas and New Employment Areas will occur in a phased manner pursuant to the conditions of Section 2.2.8 of this Plan and in alignment with delivery of Regional and/or City infrastructure as coordinated through Regional or City Master Plans. Permitted uses in New Community Areas and New Employment Areas will be limited to legal uses currently in existence at the time this Plan comes into effect until required service extensions are complete.*

*2.2.7.3. That development in New Community Areas and New Employment Areas is subject new communities are subject to a Secondary Plan process as set out in policy 10.1.1 and consistent with the requirements for new communities within the York Region Official Plan.*

*2.2.7.4. That the preparation of Secondary Plans for New Community Areas and New Employment Areas west of Highway 400 will not proceed until the Federal government's*

*Impact Assessment of the proposed Provincial Highway 413 has been completed and the highway's future route has been confirmed.*

*2.2.8.4. That development in designated greenfield areas:*

*a. will be guided by new Secondary Plans or updates to existing Secondary Plans; and*

*b. will proceed in a phased manner alongside development of infrastructure and provision of services to enable complete communities.*

*2.2.8.5. That development in New Community Areas or New Employment Areas will not occur until adjacent Community Areas or Employment Areas have achieved their minimum intensification targets or density targets.*

*9.2.2.27. That on lands designated on Schedule 13 as New Employment Area, the following policies apply:*

*a. development will be restricted until such time as the subject lands have been redesignated through a Secondary Plan, pursuant to policies for New Employment Areas in Section 2.2.7 of this Plan;*

*b. the continuation of existing uses as of the effective date of this Plan will be permitted; and*

*c. the expansion of agricultural uses will be permitted.*

#### **HIGHWAY 413 (DRAFT POLICY 2.2.7.4 & 9.2.2.27)**

It should be noted that there are areas west of Highway 400 which are not located within the Highway 413 Planning Study Area, including the subject site and surrounding lands. Draft Policy 2.2.7.4 has the effect of delaying the development of these lands by freezing the preparation of Secondary Plans until the Federal IA is completed and the highway's future route is confirmed.

It is my opinion that lands outside of the Province's EA Study Area should not be implicated by Highway 413. These lands are not in the Study Area and therefore will not be impacted by Highway 413. As such, I would like to see draft Policy 2.2.7.4 scoped in a way which recognizes the lands outside of the Study Area and does not subject them to this policy. With this revision, it will allow for the lands to proceed with the preparation of Secondary Plans. This is particularly important as development is restricted in New Employment Areas until lands have been redesignated through a Secondary Plan (draft Policy 9.2.2.27).

#### **ADJACENT AREAS (DRAFT POLICY 2.2.8.5)**

It should be clarified what is meant by using the term "adjacent" in draft Policy 2.2.8.5. With this Policy, it assumes a south-to-north development approach and not an east-to-west approach. This policy would have the effect of delaying the development of the subject site until the lands south of Nashville Road (and this is unclear) have achieved their minimum targets. In my opinion, this is inappropriate development as there is existing servicing and available capacity (as further discussed in section below) to service the New Employment Area east of Albion Vaughan Road, including the subject site. The new policy framework does not take this into account.



In addition, this approach does not consider the adjacent Bolton Settlement Area which is largely developed and has achieved its 2031 growth targets allocated by the Region of Peel. Development on the east side of Albion Vaughan Road would be a logical and contiguous addition to the existing urban community to the west of the subject site. This policy should be revised to take into account the adjacent Bolton Settlement Area.

#### **SECONDARY PLANS & INFRASTRUCTURE (DRAFT POLICY 2.2.7.2, 2.2.7.3, 2.2.8.4 & 2.2.8.5)**

Within Section 2.2.7 and 2.2.8 of the draft Part A OPA, there are several policies which speak to restricting development in New Employment Areas until Secondary Plans are prepared and servicing is provided. The policies also limit permitted uses in New Employment Areas to current legal uses until the required service extensions are complete.

I would like to note that water and wastewater servicing is available along Albion Vaughan Road from the Region of Peel, as a new sanitary trunk sewer was built in 2017. Albion Vaughan Road is in the City of Vaughan's jurisdiction. However, historically cross-boundary services have been provided to urban uses in York Region, including the City of Vaughan. Servicing in the northwest area of the City of Vaughan, where the subject site is located, is ultimately received by and conveyed to Region of Peel Systems. The Provincial Policy Statement (2020) encourages this practice, stating that "a coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries ... including infrastructure ..." (Policy 1.2.1(d)).

C.F. Crozier and Associates Inc. were retained in 2019 to complete a preliminary servicing capacity review in order to determine whether there is sufficient capacity within the existing water and wastewater systems to support development of the subject site. The review determined that the existing water and wastewater systems under Albion Vaughan Road have available capacity. These services are owned by the Region of Peel and would provide a cost-effective and viable alternative for connection to the subject site. Cost-effective development patterns that minimize servicing costs are promoted in provincial policy and support the provision of employment uses.

The efficient use of infrastructure is a pressing issue for Ontario municipalities and should be of utmost consideration here. Additional serviceable land will be required to meet the City's future residential and employment demands, and the development of the subject site will help to meet this demand.

In my opinion, there is existing servicing and available capacity to service the New Employment Area east of Albion Vaughan Road but the new policy framework does not take this into account. The policy should be revised to not limit the development of New Employment Areas east of Albion Vaughan Road which is outside of the Highway 413 Study Area and can be serviced effectively and efficiently today.

Lastly, draft Policy 2.2.7.3 notes Secondary Plans are to be prepared as set out in Policy 10.1.1. Policy 10.1.1.4 states "that Secondary Plans shall be prepared by the City in consultation with the community". What is the City's plan for the Secondary Plans in the New Employment Areas east of Albion Vaughan Road? Would the City consider a privately initiated Secondary Plan for this area?



## CONCLUSION

In summary, it is my respectful position that the draft Part A OPA be amended to reflect the development potential of the subject site and surrounding areas east of Albion Vaughan Road, which are outside of the Highway 413 Study Area, for the following reasons:

- there is existing water and wastewater services with available capacity;
- the area is adjacent to the Bolton Settlement Area and other urban uses; and,
- select areas, including the subject site, are located outside of the Highway 413 Study Area.

I request that my position outlined above be reviewed and considered. I would also like to reserve the right to provide further comments on the policies and/or schedules of the City of Vaughan Draft Official Plan, as it relates to the future development of the subject site. I respectfully request to be notified of any future reports, public meetings, and decisions in relation to this matter.

Thank you for your detailed review and consideration of this request. If you have any questions regarding the above comments, please contact the undersigned at [REDACTED]

or [REDACTED]

Yours sincerely,



Sam Morra c/o 1860938 Ontario Ltd.

October 2, 2023

Project No. 23196

Committee of the Whole  
Vaughan City Hall  
2141 Major Mackenzie Drive West  
Vaughan, ON L6A 1T1

Submitted via email to: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Committee Members,

**Re: Official Plan Review: Proposed Part A Official Plan Amendment  
Statutory Public Meeting – October 3, 2023  
281187 Ontario Ltd. and Anland Developments Inc.**

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Bousfields Inc. is the planning consultant for 281187 Ontario Ltd. and Anland Developments Inc. (the “Owners”) with respect to their lands located east of Weston Road and south of Rutherford Road including 8955 Weston Road and lands immediately north, specifically PINS: 032800301, 032800173, and 032800289 (the “subject lands”). The subject lands comprise approximately 29 hectares (72 acres) and are located in the Vaughan Mills Centre Secondary Plan area.

We understand the City is undertaking an update of the Vaughan Official Plan (2010) in two parts. The scope of this letter relates to the draft Part A Official Plan Amendment, which deals solely with conformity to the York Region Official Plan, and Provincial Plans, policies, and legislation.

We have reviewed the materials prepared by Staff which include the draft Part A Official Plan Amendment (the “OPA”) Redlined Text and Schedules, and request that changes be made to reflect the direction of the 2022 York Region Official Plan (the “ROP”) with respect to the subject lands. As stated in Staff’s report to the Committee, *“The City is required to update the Vaughan Official Plan, 2010 to maintain conformity with the York Region Official Plan and Provincial Plans, policies and legislation”*.

In November 2022, the Minister of Municipal Affairs and Housing approved the York Region Official Plan with modifications. The approved Regional Official Plan includes a site-specific policy applicable to the subject lands which states:

*“4.2.33 Special provisions for the lands in the City of Vaughan, located in the southwest quadrant of the intersection of Highway 400 and Rutherford Road, comprised of the following PINS: 032800301, 032800173, and 032800289. Notwithstanding any other policies in this plan to the contrary, the minimum density of 200 units per hectare applicable to the whole of the lands and a minimum building height of 18 storeys for any high density residential built form on the site.”*

Furthermore, the ROP designates the subject lands as *Community Area* on Map 1A – Land Use Designations.

### **REQUESTED CHANGES**

Respectfully, we request the following changes be made to ensure conformity is maintained with the ROP:

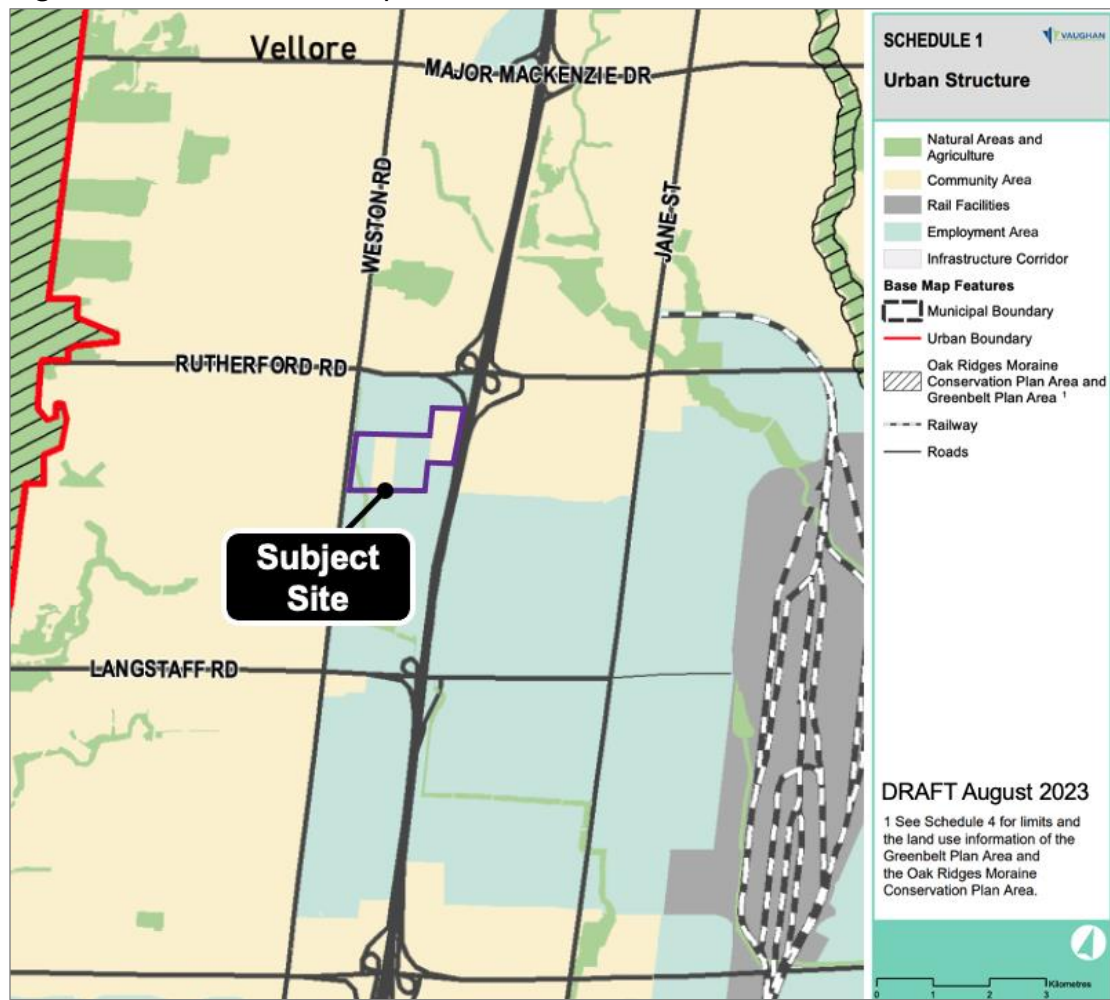
1. **Schedule 1 – Urban Structure:** Redesignate the portion of the subject lands that are identified as *Employment Area* to *Community Area*. See **Figure 1**.
2. **Schedule 1A – Strategic Growth Areas:** Designate the subject lands as a *Primary Centre*, as they are designated for significant intensification and within the Vaughan Mills Centre Secondary Plan area, which is predominantly identified as a *Primary Centre*. See **Figure 2**.
3. **Section 2.2.8 – Phasing Growth:** Revise policy language to recognize that development can and should occur simultaneously in intensification areas and include policy language that acknowledges the ability for landowners to front-end finance the delivery of infrastructure.

### **1. SCHEDULE 1 – URBAN STRUCTURE**

The draft Part A OPA includes an updated Schedule 1 – Urban Structure, which designates the subject lands as *Community Area* and *Employment Area*, which does not conform to the ROP. The ROP designates the entirety of the subject lands as *Community Area* and we request that Schedule 1 – Urban Structure be updated to reflect this designation prior to the draft Part A OPA being brought to Council for adoption. Figure 1 shows the location of the subject lands in relation to Schedule 1 – Urban Structure.



**Figure 1 – Schedule 1 Excerpt**

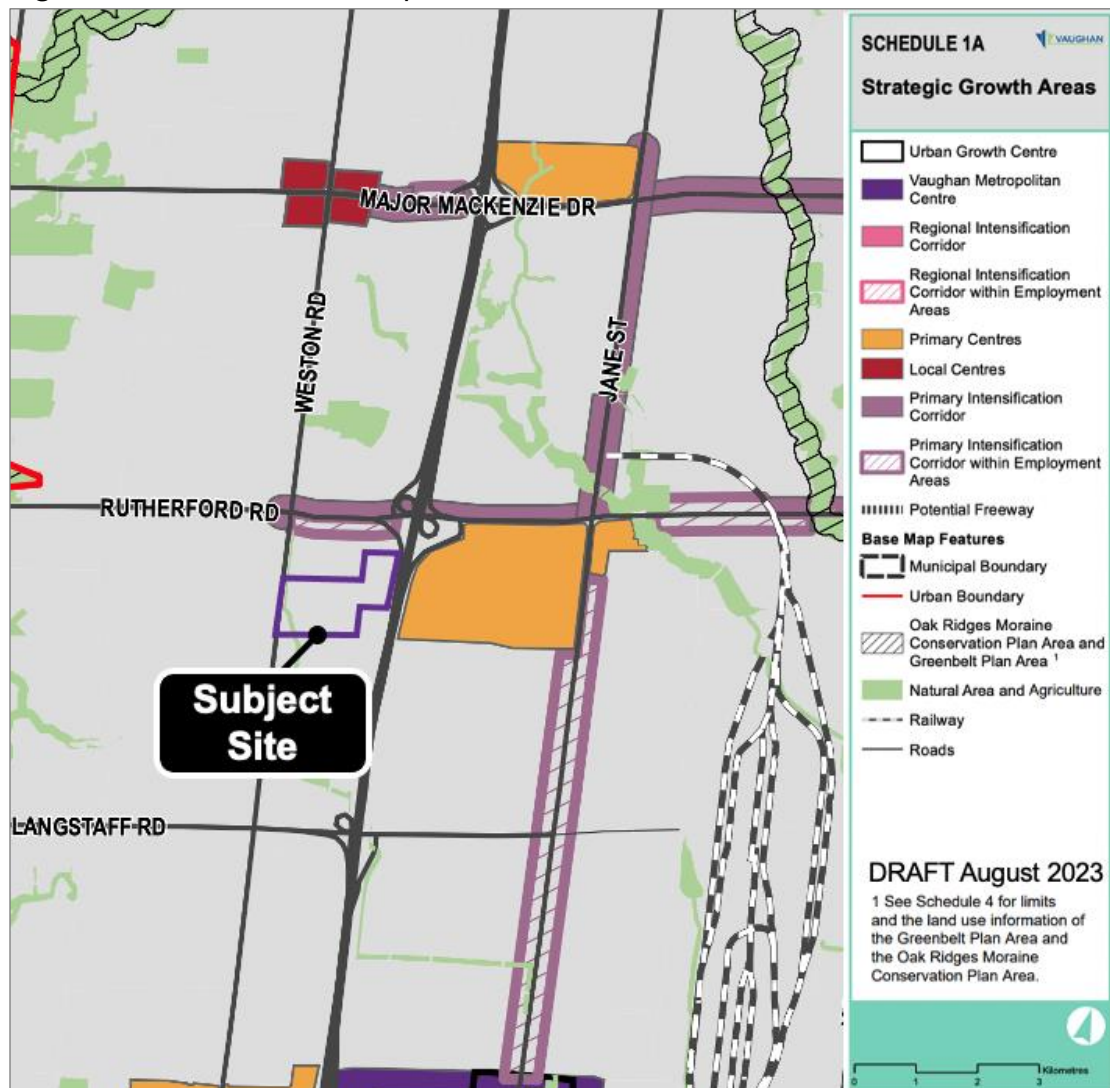


Source: Official Plan Review – Draft Part A OPA Schedules

## 2. SCHEDULE 1A – STRATEGIC GROWTH AREAS

In our opinion, the subject lands should be designated as a *Primary Centre* on Schedule 1A – Strategic Growth Areas. As noted above, the ROP site-specific policy establishes a minimum density of 200 units per hectare applicable to the whole of the subject lands and a minimum building height of 18 storeys for high density residential built form. The minimum height and density established in the ROP provides for a significant level of intensification on the subject lands, and it is appropriate to recognize the planned level of intensification by designating the subject lands as a *Primary Centre*. Figure 2 shows the location of the subject lands in relation to Schedule 1A – Strategic Growth Areas.

**Figure 2 – Schedule 1A Excerpt**



Source: Official Plan Review – Draft Part A OPA Schedules

With respect to *Primary Centres*, policy 2.2.1.1(d)(iii) of the draft Part A OPA states that *Primary Centres* are locations of intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit. Section 2.2.5 states that *Primary Centres* accommodate a wide range of uses and will have tall buildings, as well as lower ones, to facilitate an appropriate transition to neighbouring areas. Furthermore, policy 2.2.5.5 states that *Primary Centres* shall be planned to, among others: develop at densities supportive of public transit; include a mix of non-residential uses; and develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and affordable housing.

In our opinion, based on the minimum height and density planned for the subject lands and the proposed policies of the draft Part A OPA regarding Strategic Growth Areas and *Primary Centres*, the subject lands should be identified as a *Primary Centre*. The subject lands are required to develop with a minimum density of 200 units per hectare and a minimum building height of 18 storeys for high density residential built form, which will be developed in the form of predominantly high- and mid-rise buildings, at an intensity that is supportive of public transit, and with a mix of uses to support the level of development including retail and community uses. The minimum height and density for the subject lands align with the policies for development within *Primary Centres*, and this should be reflected in the City's Official Plan to maintain conformity with the ROP.

### **3. 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 occur 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 other 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 of upgrading infrastructure in the City to allow development to proceed in an orderly fashion. 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.

### **CONCLUDING THOUGHTS AND NEXT STEPS**

We appreciate the opportunity to participate in the review of the Vaughan Official Plan. In our opinion, the changes described above are necessary to ensure the Vaughan Official Plan maintains conformity with the ROP. We respectfully request that these changes be given consideration prior to the draft Part A OPA being brought to Council. We have copied the City's Planning Staff on this letter to engage and address these comments. We will be reaching out to them separately to meet and identify actions to address our concerns. We look forward to continuing to work with the City of Vaughan through the Official Plan Review process in order to help plan the City's growth and development to 2051.

Please contact the undersigned or David Milano of our offices should you have any questions or comments.

Respectfully Submitted,  
**Bousfields Inc.**



David Falletta, MCIP, RPP

cc:     *281187 Ontario Ltd.*  
          *Anland Developments Inc.*  
          *F. Filippetto, City of Vaughan*  
          *C. Bruce, City of Vaughan*

Project No. 2310-1

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](mailto: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***

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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



Project No. 2310-1

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](mailto:clerks@vaughan.ca)

**Re: Vaughan Official Plan Review**  
**File PL-9550-16: Part A Official Plan Amendment – City-Wide**  
**Canadian National Railway – MacMillan Yard Considerations**

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We are the planning consultants to the Canadian National Railway (“CN”) with respect to the CN MacMillan Yard (the “MacMillan Yard” or the “Yard”) and other CN infrastructure throughout the City of Vaughan.

We understand that the City is undertaking an update of the Vaughan Official Plan (2010) in two parts. This letter is related to 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 respect to potential land use compatibility issues related to the operations of the MacMillan Yard.

The following summarizes CN’s concerns regarding the draft Part A OPA. In general, CN is concerned that the revised policies do not implement the “needs and alternatives” test established in the Provincial Policy Statement (2020), when addressing land use compatibility. In addition, CN is concerned that the wording regarding *strategic growth areas* encourages intensification without addressing the limitations on *strategic growth areas* in proximity to employment areas and major facilities.

## **Background**

On behalf of CN, Dentons Canada LLP previously provided comments regarding the YROP 2022, including on June 29, and October 6, 2022. On behalf of CN, Bousfields Inc. provided comments dated September 25, 2023 regarding the City-initiated OPA (By-law 141-2023) to implement policies for Protected Major Transit Station Areas (“PMTSA”) which was adopted by City Council at its meeting on September 26, 2023 and is currently awaiting approval from York Region.

As you are aware, the MacMillan Yard is an industrial rail yard which operates 24 hours a day and is of national economic importance, with over one million rail cars processed per year. When the Yard opened in 1965, there was little development in the surrounding area and the current concerns with respect to land use compatibility have arisen as a result of urban growth and development that has introduced sensitive uses in proximity to the Yard.

Of note, CN lands and operations are federally regulated through the Canadian Transport Agency (“CTA”). The Guidelines for New Development in Proximity to Railway Operations of the Federation of Canadian Municipalities and the Railway Association of Canada (“FCM/RAC Guidelines”) recommend that sensitive uses be setback 300 metres from a freight rail yard. Land use compatibility matters are also addressed through the *Ministry of the Environment, Conservation and Parks D-Series Guidelines* (“D-Series Guidelines”), which provide that Class III industrial facilities, such as the MacMillan Yard, have a potential influence area (i.e., areas within which adverse effects may be experienced) of 1,000 metres, and a recommended minimum separation distance to “sensitive land uses” of 300 metres. Further, the Provincial Policy Statement (2020) includes policies which require the demonstration of needs and alternatives when designating lands for a sensitive land use in proximity to major facilities.

The nature of the operations at the MacMillan Yard, and its associated noise and other emissions, are incompatible with sensitive land uses, and CN objects generally to sensitive land uses within 300 m of the MacMillan Yard, and insists that appropriate mitigation studies (i.e., noise, odour, and other contaminants) and appropriate mitigation measures be implemented for any other development containing sensitive uses within the 1000 m area of influence of MacMillan Yard. In this regard, CN is involved in the appeal of the City of Vaughan Comprehensive Zoning By-law 001-2021, and other planning processes in the City.

## **Comments**

### ***Strategic Growth Areas***

We are concerned that the policies that support growth and a mix of uses within *strategic growth areas* do not address potential land use compatibility or proximity to employment areas and major facilities.

In this regard, we request the policies be modified as outlined below:



1. The preamble in Section 2.2.5 (Strategic Growth Areas) should be revised to include reference to land use compatibility with nearby employment areas and major facilities, and clarify that not all *strategic growth areas* are appropriate for mixed-use intensification with sensitive land uses.
2. We request that the draft Part A OPA be amended to add policies applying to all *strategic growth areas*, including adding the following new policies after the preamble in Section 2.2.5:

It is the policy of Council:

2.2.5.1 That the introduction of sensitive land uses within a *strategic growth area* in proximity to major facilities can only occur where the land use compatibility requirements of the Provincial Policy Statement have been met, including demonstrating the need for the proposed use and that there are no reasonable alternative locations for the *sensitive land use* in the municipality. This is to ensure the long-term protection of employment uses in the City.

2.2.5.2 That employment growth is an important component of intensification, and that employment/non-sensitive land uses are encouraged within *strategic growth areas*.

2.2.5.3 That secondary plans or other equivalent comprehensive planning studies and/or development contemplated within *strategic growth areas* address the strategic placement of non-sensitive land uses as an appropriate buffer to employment uses within or in proximity of the strategic growth area.

3. Policy 2.2.8.2 outlines criteria for how growth within strategic growth areas will be prioritized. We request that the following criterion (f) be added:

f) the long-term protection of employment uses within or in proximity to the *strategic growth area* has been demonstrated and that there are no adverse effects on the proposed *sensitive land use* or impacts on the employment use.”

### ***Employment Areas***

4. With respect to the updated Employment Areas policies in Section 2.2.4, we request that additional language be added to specifically address the land use compatibility policies of the PPS, and to acknowledge the land use compatibility matters related to the Yard.

We request that the following new policies be added after 2.2.4.11 (i.e. new 2.2.4.12 and 2.2.4.13):

2.2.4.12 That the long-term protection of employment facilities has been addressed per the land use compatibility requirements of the Provincial Policy Statement, including the demonstration of needs and alternatives when designating lands for a *sensitive land use* in proximity to major facilities.

2.2.4.13 That *major facilities* be protected from incompatible *sensitive land uses*.

5. With respect to the updated policies related to Directing Economic Activity (Section 5.1.2), we request that draft Policy 5.1.2.3(c) be revised to read:

(c) ensuring land use compatibility between *major facilities* and uses within or in vicinity of Employment Areas and by demonstrating that the requirements of the Provincial Policy Statement have been met, including demonstrating the need for the proposed use and that there are no reasonable alternative locations for the *sensitive land use* in the municipality, and by undertaking the studies identified in Policy 5.2.1.2.

6. We request the following changes to Policy 5.2.1.2, as follows:

To protect Vaughan's manufacturing, industrial and warehousing sectors from potential impacts, any development or redevelopment of lands for more sensitive land uses within a minimum of 500 metres of an Employment Area, will be required to undertake appropriate environmental studies...

7. With respect to the updated policies in Section 9.2.2.10(c) (Land Use – General Employment) and 9.2.2.11(d) (Land Use – Prestige Employment) that state that the permitted uses listed are subject to land use compatibility policies in subsection 5.2.1 of this Plan, we request that all land use designations in Section 9.2.2 be updated to reference the amended land use compatibility policy in 5.1.2.3(c) noted above.

## Air Quality

8. In addition to the D-series Guidelines, CN facilities and operations are also subject to federal requirements. We request that draft Policy 3.7.1.9 be updated as indicated in red below:

3.7.1.9 That major facilities and sensitive land uses will be planned and developed in accordance with *all applicable guidelines and regulations including but not limited to the Province's D-series environmental land use planning guides to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants on nearby sensitive land uses.*

## Goods Movement

9. Given the importance of the Yard, CN should be consulted as a key stakeholder and should be included in discussions regarding the goods movement network. We request that draft Policy 4.4.2.2 include the revisions indicated *red* as follows:

4.4.2.2 To work with *transport companies and railways*, neighbouring municipalities, York Region, Metrolinx, the Province and other agencies as appropriate to develop a goods movement network that integrates with Provincial, Regional, and Municipal plans

10. We request that Policy 4.4.1.5 include the additions/removals indicated in *red* and in *blue* as follows:

4.4.1.5 To protect rail *infrastructure* from encroaching *adjacent* development that may impede operations due to ~~noise or environmental~~ *land use compatibility* concerns. Specifically, development *adjacent in proximity* to a railway right-of-way, *facility, or yard* shall *provide*:

a) *provide* appropriate land use compatibility *for major facilities*, as may be set out in Ministry of Environment Land Use Compatibility guidelines, *and demonstrate that the requirements of the Provincial Policy Statement have been met, including demonstrating the need for the proposed use and that there are no reasonable alternative locations for the sensitive land use in the municipality;*

b) *minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, to ensure the long-term operational and economic viability of major facilities in accordance with federal and provincial guidelines, standards and procedures and the Ministry of the Environment, Conservation and Parks guidelines appropriate noise and vibration levels for the adjacent development, as may be set out in Ministry of Environment guidelines on noise and vibration;*



c) ~~appropriate~~ mitigation measures may include separation distances and/or safety barriers, as may be prescribed by Provincial or federal guidelines or railway operators.

11. We request that the following policy be added in Section 4.4.1 (Enhancing Rail Transportation) after Policy 4.4.1.5 (i.e. new Policy 4.4.1.6):

**“To require local municipalities to plan for and develop employment and non-sensitive land uses near and adjacent to major goods movement facilities and corridors, that are major facilities, to serve as a transitional buffer with sensitive uses to ensure land use compatibility.”**

CN may provide further comments in advance of the adoption of the Part A OPA, which we understand is scheduled for November 2023. CN would also welcome the opportunity to meet with City Staff to discuss the comments and concerns noted above and to ensure that the Part A OPA appropriately considers the existence of the MacMillan Yard and CN rail operations in the City.

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



October 2, 2023

**COMMUNICATION C20.**  
**ITEM NO. 2**  
**CW (PM)**  
**October 3, 2023**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

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

**Attention: Todd Coles,  
City Clerk**

**Re: Livwest North Inc. and Liveast North Inc., c/o Zzen Group  
City of Vaughan Official Plan Review  
6701 & 6751 Highway 7  
Part of Lots 4 & 5, Concession 9 & 10 and Part of the Road Allowance between  
Concession 9 & 10  
City of Vaughan, Regional Municipality of York**

Dear Mr. Coles,

KLM Planning Partners Inc. are land use planners for Livwest North Inc., c/o Zzen Group (the "Owners"), with respect to the lands legally known as Part of Lots 4 & 5, Concession 9 & 10 and Part of the Road Allowance between Concession 9 & 10, City of Vaughan (the "Subject Lands"). We are writing on behalf of the Owners to provide comments and participate in the City of Vaughan's Official Plan review process.

We understand that the Official Plan review process will be completed in two parts, a Part A Official Plan Amendment (the "Part A Draft OPA"), which is a conformity exercise with the latest Region of York Official Plan (the "Regional OP") and Provincial policy, and a Part B Official Plan Amendment (the "Part B Draft OPA"), which goes beyond the scope of the conformity exercise providing for a fulsome review and update of the City of Vaughan Official Plan (the "City OP"). The purpose of this letter is to provide feedback to the City of Vaughan (the "City") on the Part A Official Plan Amendment.

The Subject Lands consist of two parcels of land on the west and east sides of Gibraltar Road on the south side of Highway 7 generally between Highway 50 and Highway 427 in the City of Vaughan Planning Area Block 57. The lands are municipally known as 6701 and 6751 Highway 7 and include a portion of the now stopped up and closed right of way between Highway 7 and Highway 50, formerly a portion of Huntington Road. The parcels have a combined area of approximately 16.45 hectares (40.64 acres) with approximately 750 and 235 metres of frontage on Highway 7 and Highway 50 respectively. The lands are currently vacant agricultural fields with no primary or accessory structures with the former road allowance being occupied by a gravel roadway and associated utilities. The lands are generally rectilinear in shape with no discernible natural features.

The Owners of the Subject Lands previously participated in the review of the Regional OP and submitted an employment land conversion request to the Region of York (the "Region") in accordance with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"). The City was also provided with an opportunity to assess each employment land conversion request within the City. Through this

assessment, City of Vaughan Council (the “City Council”) considered and endorsed the employment land conversion request at its meeting on May 27, 2020 and the Region of York Council (the “Regional Council”) approved the request at its meeting on October 15, 2020.

The Regional OP currently designates the Subject Lands as *Urban Area, Community Area and Designated Greenfield Area* on Map 1 Urban Structure, Map 1A Land Use Designations and Map 1B Urban System Overlays respectively. Highway 7 abutting the Subject Lands is identified as a *Regional Corridor* on both Map 1 Urban Structure and Map 1B Urban System Overlays. In this regard, the Subject Lands are no longer within an employment area as defined by the Growth Plan.

The current City OP designates the Subject Lands *Employment Area and Urban Area* on Schedule 1 Urban Structure and Schedule 1A Urban Area respectively. Highway 7 abutting the Subject Lands is identified as *Regional Intensification Corridors within Employment Areas, Major Arterial (Regional)* and *Regional Rapid Transit Corridor* on Schedule 1 Urban Structure, Schedule 9 Future Transportation Network and Schedule 10 Major Transit Network respectively.

The Draft Part A Official Plan Amendment Schedules (the “Draft OP Schedules”), continue to designate the Subject Lands as *Employment Area*. Notwithstanding the *Community Area* designations of the Regional OP, the lands subject to approved employment land conversions in the City all appear to be shown as *Employment Area*, including the Subject Lands. Further, it appears that no other land designated *Community Area* by the Regional OP are designated *Employment Area* by the Draft OP Schedules. This approach of designating *Community Area* as *Employment Area*, is inconsistent with the Regional OP. The Draft OP Schedules not only result in inconsistencies with the Regional OP land use designations, in that they do not recognize all general *Community Area* permissions, they are inconsistent with each other in that they continue to designate the Subject lands as *Employment Area* but remove them from the *West Vaughan Employment Area* on Appendix 1 Regional Employment Area Densities.

The approach taken by staff to identify lands approved for employment land conversion requests as *Employment Area*, appear to demonstrate a degree of disregard for the will and decisions of Regional Council and City Council. The criteria outlined in the Part A Draft OPA for lands already approved for employment conversion would require what amounts to a repeat of a process already approved by Regional Council and endorsed by City Council. This approach would be wasteful, demonstrates a lack of acceptance for the will and decision of Councils and will unnecessarily prolong future Planning Act approval processes for lands already approved for employment conversion. Further, this approach may not conform to the requirements of the Growth Plan which suggests that conversions of lands within employment areas to non-employment uses may only be permitted through the municipal comprehensive review of an upper tier municipality, which the City of Vaughan is not. In this regard, the Owners request that policy 2.2.4.6 and 2.2.4.7 be deleted in their entirety from the Part A Draft OPA.

Given the approved employment land conversion request on the Subject Lands, as supported by City Council, we believe that the existing *Employment Area* land use designation is no longer appropriate or suitable to implement the Regional OP. Further, it is no longer appropriate that Highway 7 abutting the Subject Lands be identified as *Regional Intensification Corridors within Employment Areas* as the lands are no longer designated *Employment Area* in the Regional OP.

Further, the Owners request that City Council consider designating the Subject Lands as a *Primary Centre* based on the following rationale.



The Subject Lands directly abut an Ontario Ministry of Transportation (the "MTO") transit facility which is contemplated to include a commuter parking area, passenger pickup and drop off and bus loop that will have direct access to the proposed Highway 427 Transitway. In addition, Metrolinx in consultation with MTO, is undertaking an assessment of a 24 kilometer extension to the existing Highway 7 Bus Rapid Transit route (a "BRT"), which currently terminates approximately 4.5 kilometers east of the Subject Lands. This contemplated BRT extension would provide a higher order transit connection into Peel Region, and result in a transit corridor connecting the northwest and north central sections of the Greater Toronto and Hamilton Area. Further, this BRT system would provide connections to transit hubs such as the Downtown Brampton Transit Hub and Vaughan Metropolitan Centre, which would provide connections to other existing regional networks operated by GO Transit and the Toronto Transit Commission as well as the future Yonge North Subway Extension into Richmond Hill.

The Subject Lands would be at the approximate midpoint of the contemplated BRT extension between the Vaughan Metropolitan Centre and Downtown Brampton being roughly 13.5 kilometers from Main Street and Queen Street in Brampton and 9.5 kilometers from the Vaughan Metropolitan Centre. The designation of the Subject Lands as a *Primary Centre*, which is a strategic growth area would represent the integration and coordination of infrastructure planning, land use planning, and infrastructure investment as contemplated by the Growth Plan. Further, designating the Subject Lands as a *Primary Centre* would coincide with the location and distribution of existing strategic growth areas in the City along the Highway 7 corridor and other Regional Corridors and at locations adjacent to 400 series highways and interchanges.

Providing a strategic growth area on the Subject Lands will have the long-term effect of reducing private automobile dependent trips and encourage public transit usage within the City and abutting municipalities. Further, the critical mass and emphasis to support the viability of transit infrastructure can be provided and strengthened making for efficient use of financial resources that have been dedicated to this infrastructure. In addition, the Provincial objective of mixed-use complete communities that provide for a live, work and play environment that is supportive of the Province and Region's investments in infrastructure can be achieved. Lastly, providing for population growth on the Subject Lands will relieve development pressure in peripheral designated greenfield areas, rural areas and agricultural areas allowing the City to more efficiently accommodate planned growth within the existing *Urban Area* of the City and Region.

For the reasons outlined above, the Owners request that the City redesignate the Subject Lands as *Community Area* and *Primary Centres* as well as identify Highway 7 abutting the Subject Lands as *Regional Intensification Corridors* on Schedule 1 Urban Structure and Schedule 1A Strategic Growth Areas in the manner shown on Appendix 'A' to this letter. Further, the Owners request that the stopped up and closed portion of Huntington Road be removed from all Official Plan schedules that currently identify these lands as a local road.

In conclusion, we believe that the Owners' requests align with the relevant Provincial planning objectives and conform to the land-use policies established in the Regional OP and Growth Plan. We respectfully request that City Council consider the above opinion and direct staff to implement the redesignation requests through the review of the Official Plan. Further the Owners wish to affirm their commitment to working with the City through the ongoing Official Plan review including the future Part B Draft OPA.

We look forward to any further discussions on this matter with the City. Please do not hesitate to contact the undersigned if there are any questions or concerns or if you require any additional information.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Robert Lavecchia BURPI, MCIP, RPP  
Associate

CC: Joseph Sgro, Zzen Group of Companies  
Sam Speranza, Zzen Group of Companies  
Haiqing Xu, Deputy City Manager, Planning and Growth Management

## **APPENDIX 'A'**

### **REQUESTED PART A OFFICIAL PLAN AMENDMENT SCHEDULES**



The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabular or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.

DRAFT

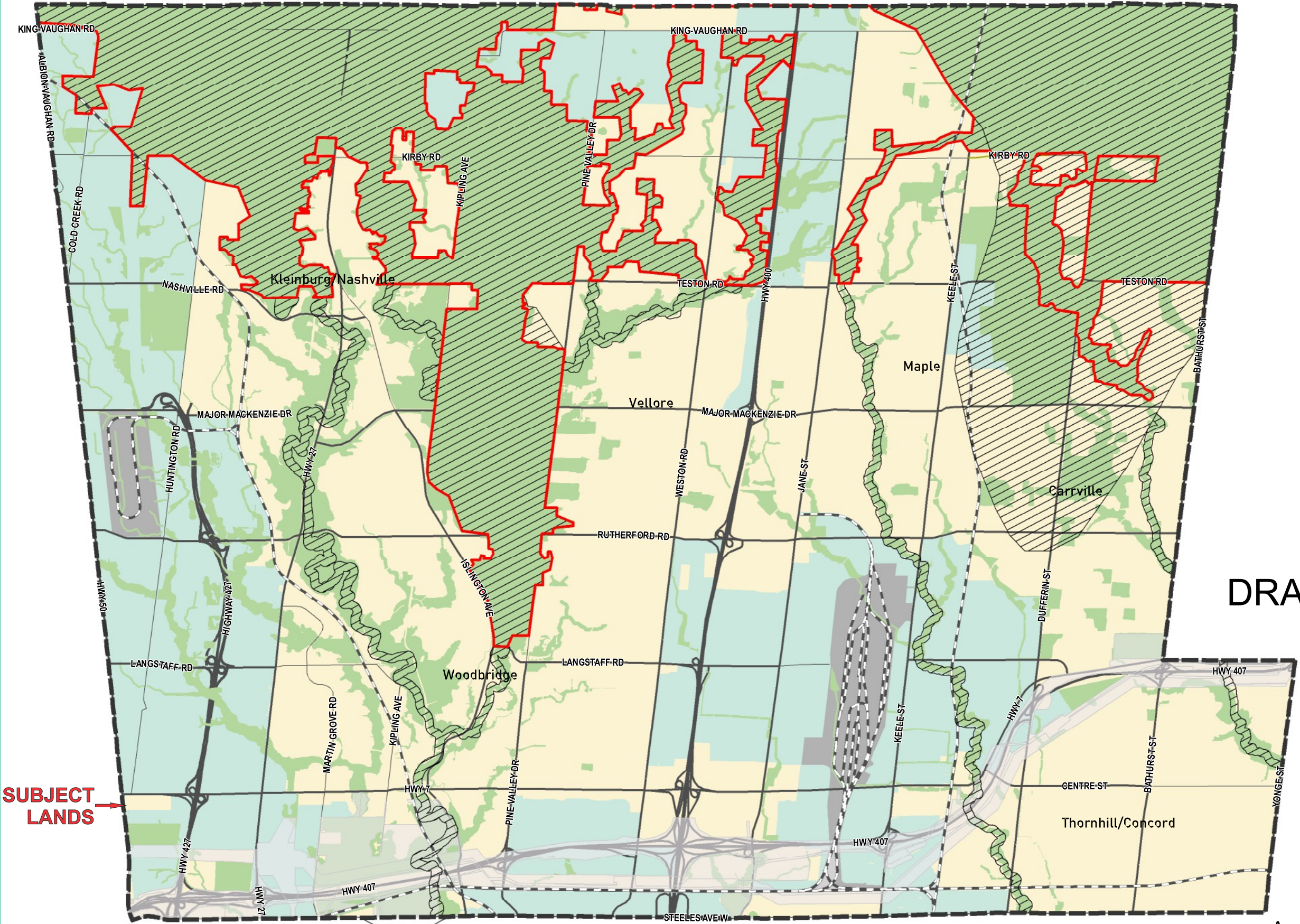


Urban Structure

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

Base Map Features

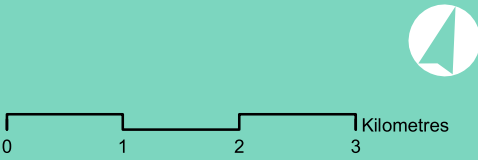
- Municipal Boundary
- Urban Boundary
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
- Railway
- Roads



DRAFT

ATTACHMENT 2

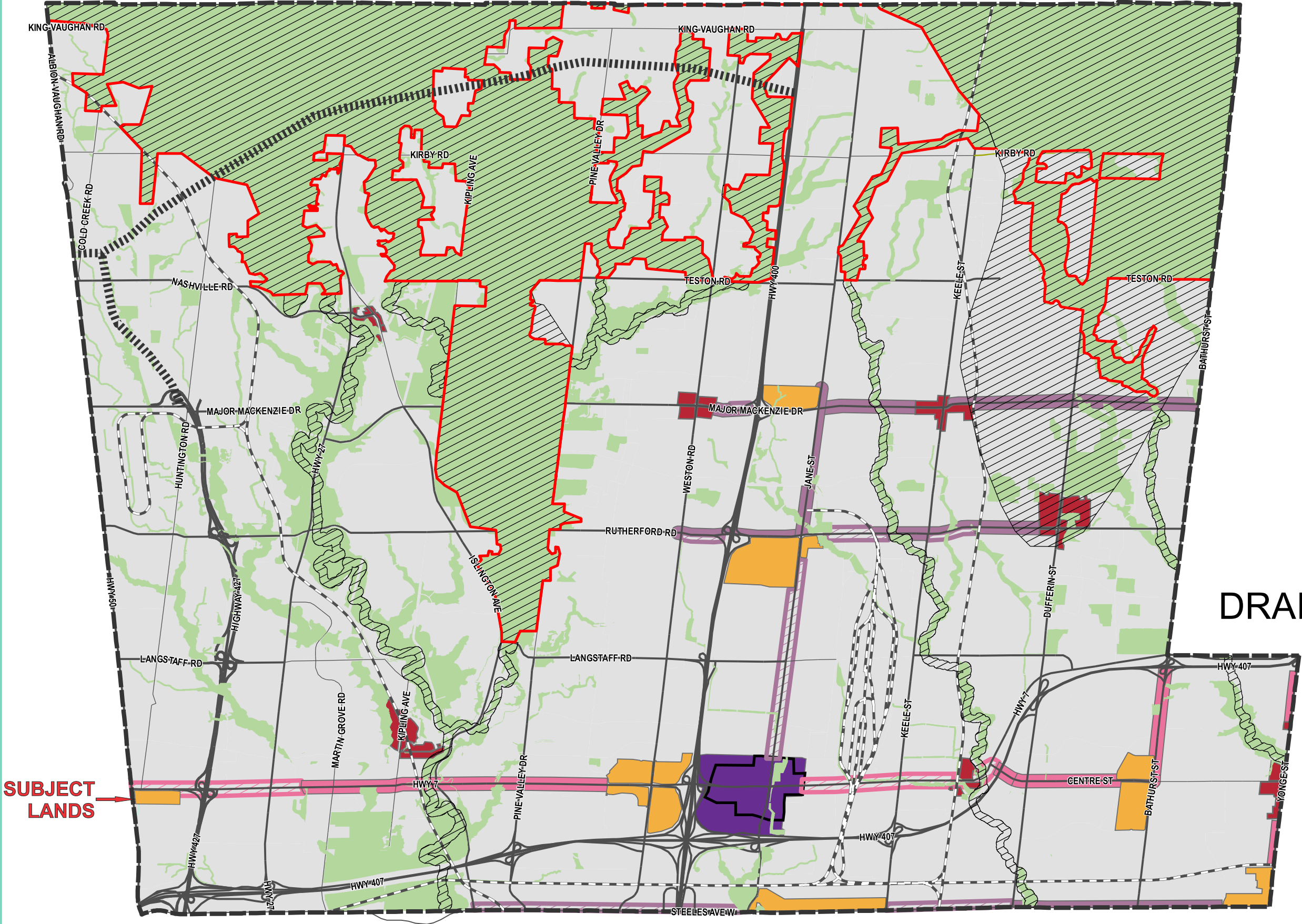
<sup>1</sup> See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.





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DRAFT



DRAFT

**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.

**COMMUNICATION C21.****ITEM NO. 2****CW (PM)****October 3, 2023**

Don Given  
905 513 0170 x109  
dgiven@mgp.ca

October 2, 2023

MGP File: 11-2003

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

Via Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Mayor and Members of Council:

**RE: Official Plan Review: Proposed Part A Official Plan Amendment  
October 3, 2023 Committee of the Whole (Public Meeting) - Item 4.2  
Block 41 Landowners Group, Block 41, City of Vaughan**

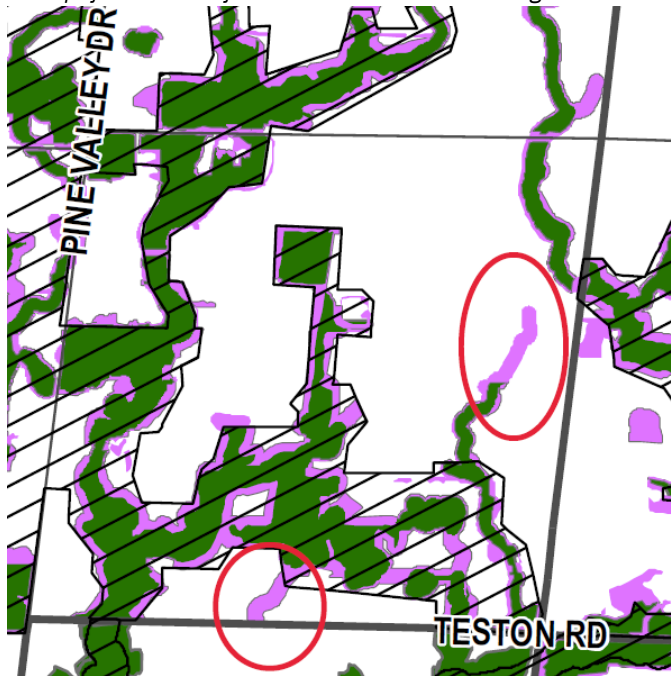
Malone Given Parsons Ltd. is the Planning Consultant for the Block 41 Landowners Group, who own approximately 297 gross hectares of land within the City of Vaughan. Block 41 is one of two New Community Areas in the City of Vaughan which is planned to accommodate growth up to the 2031 planning horizon.

The Block 41 Landowners are advancing development approvals for the block and to date have submitted a Master Environmental Servicing Study and Block Plan (the “Block 41 MESP”). The Block 41 MESP has been subject to an initial round of review by City and commenting agencies including the Toronto and Region Conservation Authority and the Ministry of Natural Resources with respect to the natural environment.

On behalf of the Block 41 Landowners Group, we have reviewed the Proposed Part A Official Plan Amendment and have concerns with the Draft Schedule 2- Natural Heritage Network. More specifically, the draft Schedule 2 proposes to include two new additional areas within Block 41 which are identified as “to be determined through Future Development”. These two new areas are identified on the following map and circled in red.



*Excerpt from the Draft Schedule 2- Natural Heritage Network*



Source: City of Vaughan Official Plan Review- Draft Schedule 2, Natural Heritage Network

The City adopted the Block 41 Secondary Plan in 2019 which includes Schedule F- Natural Heritage Network and Open Space System. These two new areas identified in the Draft Schedule 2 are symbolically identified in the Secondary Plan with reference to Policy 5.1.6 which states:

*“The general location of these potential features and natural hazards are identified symbolically on Schedule F of this Secondary Plan. A detailed assessment of these potential features and natural hazards, their acceptability for removal and compensation, the details associated with the compensation, restoration and enhancement strategy shall also be determined through the Block Plan approval process and related MESP, in accordance with Section 10.1 of VOP 2010.”*

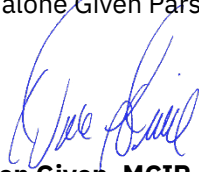
The necessary natural heritage assessments for these two new areas have been completed in accordance with Policy 5.1.6 of the Secondary Plan as part of the initial submission of the MESP. These two areas have been subject to extensive field observations by the Block 41 natural heritage consultants and addressed in the MESP with no comments received from commenting agencies. On that basis we are requesting that the Draft Schedule 2- Natural Heritage System be modified to remove these two areas from the Block 41 lands.

We thank you for the opportunity to provide input on the Proposed Part A Official Plan Amendment and look forward to working with Staff through the process. We reserve the right to provide additional comments prior to final adoption and approval of the updated Vaughan Official Plan, as we continue to review the proposed amendments.

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170

Yours very truly,

Malone Given Parsons Ltd.



**Don Given, MCIP, RPP**  
**Founder**

cc      *Block 41 Landowners Group*



**COMMUNICATION C22.**  
**ITEM NO. 2**  
**CW (PM)**  
**October 3, 2023**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

Via email: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

October 2, 2023

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

**Attention: Hon. Mayor Del Duca and Members of Council**

**Re: Public Hearing - City of Vaughan Official Plan Review (Part A)**  
**Avenue 7 Developments Inc.**  
**2267 Highway 7 and 7700 Keele Street**  
**City of Vaughan,**  
**Regional Municipality of York**

KLM Planning Partners Inc. is the land use planning consultant for Avenue 7 Developments Inc, the owner of the properties municipally known as 2267 Highway 7 and 7700 Keele Street in the City of Vaughan, herein referred to as the "Subject Lands". KLM has been monitoring and participating in the City's Official Plan Review ("OPR") on behalf of our clients and wish to provide comments in relation to the Public Hearing Report dated October 3, 2023, and the Draft Part A Official Plan Amendment Policies and Schedules ("Draft VOP") attached to that report.

We understand that the OPR review process will be completed in two parts, a Part A Official Plan Amendment (the "Part A Draft OPA"), which is a conformity exercise with the latest Region of York Official Plan (the "Regional OP") and Provincial Policy, and a Part B Official Plan Amendment (the "Part B Draft OPA"), which goes beyond the scope of the conformity exercise providing for a fulsome review and update of the City of Vaughan Official Plan (the "City OP"). The purpose of this letter is to provide feedback to the City of Vaughan (the "City") on the Part A Official Plan Amendment.

The Subject Lands are located at the southwest corner of Highway 7 (also referred to as Avenue 7) and Keele Street in the City of Vaughan and consists of two separate properties which are known municipally as 7700 Keele Street and 2267 Highway 7 with a total area of approximately 5.5 hectares (13.9 acres).

Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were filed to the City on May 31, 2022, to facilitate a mixed-use development consisting of 3,000 residential units, 10,526 m<sup>2</sup> office space, 10,343 m<sup>2</sup> retail space and 1,352 m<sup>2</sup> community space in 4 buildings ranging in height from 20 to 60 storeys.

The Owners of the Subject Lands previously participated in the Municipal Comprehensive Review ("MCR") in relation to the Region of York (the "Region") Official Plan and submitted an employment land conversion request to the Region in accordance with A Place to Grow: Growth Plan for the Greater Golden



Horseshoe (the “Growth Plan”). The City was also provided with an opportunity to assess each employment land conversion request within the City. Through this assessment, City of Vaughan Council considered and endorsed the employment land conversion request at its meeting on May 27, 2020 and the Region of York Council approved the request at its meeting on October 15, 2020. This was ultimately reflected in the final version of the 2022 York Region OP (“YROP”) as approved by the Minister of Municipal Affairs and Housing on November 4, 2022.

The YROP currently designates the Subject Lands as “Urban Area” on Map 1 (Regional Structure), and “Community Area” on Map 1A (Land Use Designations). Highway 7 abutting the Subject Lands is identified as a *Regional Corridor* on both Map 1 (Urban Structure) and Map 1B (Urban System Overlays) and are identified within a Protected Major Transit Station Area on Map 1B (Urban System Overlays). In this regard, the Subject Lands are no longer within an employment area as defined by the Growth Plan.

Schedule 1 (Urban Structure) of the Draft VOP continues to designate the Subject Lands as *Employment Area* (see **Figure 1**), however the Subject Lands are correctly identified as not being within an Employment Area on Appendix 1 (Regional Employment Areas and Densities) of the Draft VOP (see **Figure 2**). Furthermore, the City is introducing new policies in Section 2.2.4.6 and 2.2.4.7 which establish a set of criteria and requires Regional approval for the removal of employment lands in the Draft VOP.

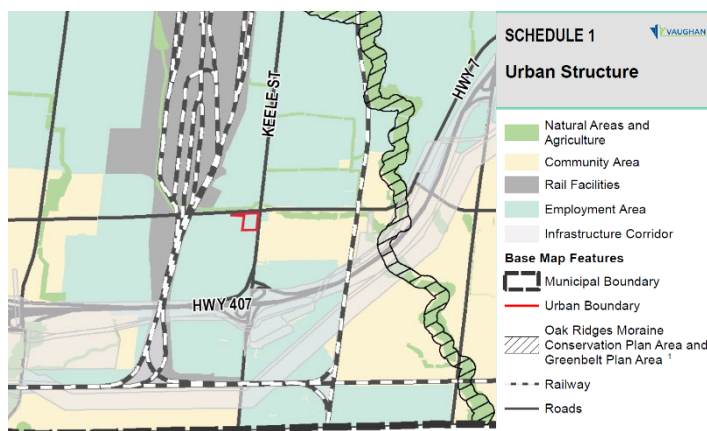


Figure 1: Draft VOP Schedule 1 (Urban Structure)

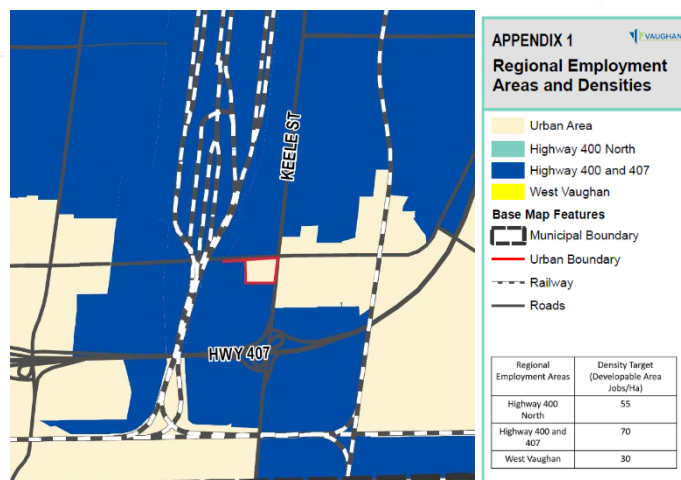


Figure 2: Draft VOP Appendix 1 (Regional Employment Areas and Densities)

We remind members of Council and staff that after many years of review and consideration, Regional Council, City Council and the Minister of Municipal Affairs and Housing supported and approved the conversion of the Subject Lands from employment to urban to permit non-employment uses through MCR for the YROP. Maintaining an employment designation on the Subject Lands does not reflect decisions of the Province, Region and City.

**We respectfully request that the Subject Lands be designated as "Community Area" on Schedule 1 (Urban Structure) within the new Draft VOP.**

Finally, we note that insufficient notice was provided to KLM, the owner of the subject lands and the industry as a whole in relation to this Public Hearing and the Draft VOP. As such, we reserve the right to provide further comments in relation to the Draft VOP. Please consider this as our formal request to be notified of any and all future reports, public meetings, community open houses, or council meetings. We would also welcome the opportunity to discuss this letter further with staff.

We look forward to any further discussions on this matter with the City. Please do not hesitate to contact the undersigned if there are any questions or concerns of if you require any additional information.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, BURPI, MCIP, RPP  
Partner

CC: Client  
Haiqing Xu, Deputy City Manager, Planning and Growth Management



**COMMUNICATION C23.**

**ITEM NO. 2**

**CW (PM)**

**October 3, 2023**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
**klmplanning.com**

SUBMITTED VIA EMAIL

Files: P-3353

**October 2, 2023**

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

**Attention:** Hon. Mayor Del Duca and Members of Council

**RE:** Vaughan Official Plan Review (OPR) – Draft Part A OPA  
Committee of the Whole (October 3, 2023) – Item 4.2  
10275 Keele Street  
Part of Lot 22, Concession 3  
City of Vaughan (the “City”)  
Region of York

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KLM Planning Partners Inc. is the land use planning consultant for Argo Lumber Inc. (the “client”). Our client’s lands are legally described as Part of Lot 22, Concession 3, are located at the northeast corner of Keele Street and McNaughton Road in the City, and are municipally known as 10275 Keele Street (the “**Subject Lands**”). KLM has been monitoring and participating in the City’s Official Plan Review (“**OPR**”) on behalf of our clients and wish to provide comments in relation to the Public Meeting Report dated October 3, 2023, and the Draft Part A Official Plan Amendment (“**Part A OPA**”) Policies and Schedules attached to that report.

We understand that the City’s OPR will be completed in two parts; Part A and Part B. This Public Meeting is to address Part A only. The draft Part A OPA has been scoped to address matters of Provincial and Regional conformity with the intention of meeting the November 2023 statutory adoption deadline. The draft Part A OPA does not address matters beyond conformity, and as such has not included updates to consider feedback received to-date, background research, and best-practices. The Part B Official Plan Amendment (“**Part B OPA**”) will be subject to a future Public Meeting and will include a fulsome review and update to the City Official Plan.

We note that while a draft revised Schedule 13 – Land Use is not available and further that the mapping provided is not to scale, it appears that the Subject Lands are proposed to be designated



Community Area on draft Schedule 1 – Urban Structure in accordance with the Ontario Land Tribunal decisions dated March 16, 2021 and September 7, 2021 for OLT Case No. PL111184. A copy of the decisions is attached to this letter. We look forward to reviewing the detailed mapping included in Schedule 13 – Land Use once available through the Part B OPA.

Lastly, we note that the draft Part A OPA was sent via email to interested parties on September 20, 2023 notwithstanding the September 8, 2023 date included on the notice of Public Meeting. From our perspective, insufficient notice was provided which did not allow adequate time for interested parties to complete a thorough review of the draft Part A OPA prior to the Public Meeting. Please consider this as our formal request to be notified of all future reports, public meetings, community open houses, or council meetings. We would also welcome the opportunity to discuss this letter further with staff.

We look forward to any further discussions on this matter with the City. Please do not hesitate to contact the undersigned at [tschilling@klmplanning.com](mailto:tschilling@klmplanning.com) if there are any questions or concerns of if you require any additional information.

Yours very truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read 'T. Schilling', with a stylized flourish at the end.

Tim Schilling, BES, MCIP, RPP  
Senior Planner

cc: Client  
Billy Tung, KLM

Attachments (2)

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** March 16, 2021

**CASE NO(S):** PL111184

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited (aka Royal Centre)
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 12(1) of the *Local Planning Appeal Tribunal Act*, 2017, S.O. 2017, c. 23, Sched. 1, and Rule 9.01 of the Tribunal's Rules of Practice and Procedure

Request by:	City of Vaughan
Request for:	Request for Directions

**Heard:** March 8, 2021 by video hearing

**APPEARANCES:**

**Parties**

City of Vaughan

**Counsel**

R. Coburn and G. Perhar

CRH Canada Group Inc.,  
2203012 Ontario Ltd. and  
Blair Building Materials Inc.

S. Ferri

Argo Lumber Inc. and  
Alpa Roof Trusses Inc.

T. Barlow and S. Turney

**MEMORANDUM OF ORAL DECISION DELIVERED BY R.G.M. MAKUCH ON  
MARCH 8, 2021 AND ORDER OF THE TRIBUNAL**

---

[1] Vaughan City Council adopted Official Plan 2010 (VOP 2010) on September 7, 2010, with modifications being adopted on September 27, 2011, March 20, 2012 and April 17, 2012.

[2] The VOP 2010, as modified, was submitted to the Regional Municipality of York for approval and referred to the former Ontario Municipal Board for failure of the Region to make a decision concerning the approval of the VOP 2010 within 180 days, under the provisions of the *Planning Act* ("Act").

[3] CRH Canada Group Inc. ("CRH"), Coco Paving Inc. ("Coco"), and Blair Building Materials Inc. ("Blair") referred to collectively as "MIL" are the registered owners of four parcels of lands known municipally as 10351, 10431 and 10445, 10475 Keele Street, Vaughan, which collectively comprise an area of approximately 12.4 hectares ("ha") (30.64 acres).

[4] MIL submitted three separate Notices of Appeal on July 22, 2013 pursuant to s. 17(40) of the Act in relation the Region of York's failure to make a decision on VOP 2010. Each notice set out appeals on an area-specific basis within the Subject Lands, and to certain employment policies on a City-wide basis; specifically Policies 2.2.4.2, 2.2.4.3, 2.2.4.4, 2.2.4.6 and 9.2.2.10(c) ("Employment Policies").

[5] Argo Lumber Inc. and Alpa Trusses Inc. ("Alpa") requested and were granted party status on September 10, 2013. Alpa took the position that the Residential Designation should be approved.



[6] Alpa owns lands having an approximate area of 8 ha, which are located on the north east corner of Keele Street and McNaughton Drive ("Alpa Lands"). These lands are currently used for the manufacturing, processing and sale of building supply products and for related distribution and storage.

[7] The MIL Lands and the Alpa Lands are located within a larger tract of lands located north of McNaughton Road, east of Keele Street, south of Teston Road, and west of the former Keele Valley Landfill Site ("Subject Lands"). The Subject Lands are currently occupied by industrial uses including, but not limited to, aggregate related operations, concrete producers, a lumber yard, the manufacture, processing and sale of building supply products, self-storage facilities and related distribution.

[8] The Subject Lands are designated "Prestige Industrial" along the frontage of Keele Street and the remaining lands are designated "Industrial" pursuant to Official Plan Amendment No. 332. The policies and schedules of the VOP 2010 propose to change the designation of these lands from "Industrial" and "Prestige Industrial" to "Community Areas" on Schedule 1: Urban Structure and "Low-Rise Residential" and "Low-Rise Mixed Use" on Schedule 13: Land Use (collectively, the "Residential Designation").

[9] A hearing in respect of the designation of the Subject Lands was scheduled to commence today March 8, 2021 to consider a motion brought by MIL for the partial approval of certain policies for the Subject Lands with the support of the City but opposed by Alpa.

[10] The parties advised the Tribunal at the commencement of the hearing that they have resolved their differences by agreeing to the partial approval of certain Modifications set out below of VOP 2010 as adopted by the City on September 17, 2010, subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, and as modified and endorsed by the Regional Municipality of York on June 28, 2012 ("VOP 2010") in respect of the Subject Lands.

[11] The Tribunal was advised by the parties that the Modifications, if approved by the Tribunal, will also have the effect of fully resolving MIL's appeals, being Appeal Nos. 129, 130 and 131 in this matter, including MIL's appeals against Policies 2.2.4.2, 2.2.4.3, 2.2.4.4, 2.2.4.5, 2.2.4.6, 9.2.2.10(c), and 12.3 of the VOP 2010. MIL are the sole Appellants to these policies.

[12] The only evidence before the Tribunal is the Affidavit of John Zipay, sworn March 5, 2020. Mr. Zipay was retained by Alpa to provide land use planning advice in connection with VOP 2010 and, in particular, the proposed designation of the Subject Lands. The Tribunal notes that Mr. Zipay was the Commissioner of Planning and Building at the City of Vaughan ("City") when the VOP 2010 was recommended to City Council and adopted.

## **PROPOSED MODIFICATIONS**

[13] The Proposed Modifications will be implemented through revisions to the VOP 2010 as adopted by designating lands and revising policies as follows:

- a. Designate the Alpa lands as "Community Areas" on Schedule 1: Urban Structure (Volume 1);
- b. Designate the remaining lands in the Subject Lands (excluding Alpa's lands) as "Employment Areas" on Schedule 1: Urban Structure (Volume 1);
- c. Amend Schedule 13: Land Use (Volume 1) by greying out the entire Subject Lands and including a note that "Lands subject to Area Specific Policy 12.14";
- d. Identify the Subject Lands as a new 'Area Specific Areas – Chapter 12' entitled "Maple Industrial Area – 12.14" on Schedule 14-B: Areas Subject to Area Specific Plans (Volume 2);

- e. Add Policy 12.14 to Chapter 12, Volume 12; and
- f. Delete the Employment Triangle from Map 12.3.A appended to the City's Keele Valley Landfill Area Specific Policy in Volume 2.

[14] The effect of the Proposed Modifications according to Mr. Zipay will be as follows:

- a. Alpa's lands will be designated Community Commercial Mixed Use Policy Area, a non-employment designation, which will:
  - i. Permit land uses that are generally consistent with the Community Commercial Mixed Use designation in the Official Plan for that designation as well as the existing industrial use;
- b. MIL's lands will be designated Prestige Employment and General Employment, both employment designations, which will:
  - i. Recognize and permit existing land uses on the MIL lands in addition to the uses permitted in those respective designations;
  - ii. Restrict the development of sensitive land uses within 70 metres of the identified Class II industrial facilities on the MIL lands and 300 metres of the identified Class III industrial facilities on the MIL lands;
  - iii. Recognize the existing lot pattern by providing an exemption to 9.2.3.7(c);
- c. All remaining lands, beyond Alpa and MIL's lands within the Subject Lands, will be designated Employment Commercial Mixed-Use Special Policy Area, an employment designation which will:

- i. Permit land uses that are generally consistent with the Employment Commercial Mixed Use designation in the Official Plan for that designation as well as the existing industrial use; and
- d. The modifications will also provide for policies associated with the introduction of Sensitive Land Uses within the Subject Lands to ensure consideration of such land use is given in a manner consistent with all applicable Provincial and municipal policies, including application of the D-Series Guidelines and NPC-300.

[15] Furthermore, the Proposed Modifications have the result of resolving appeals (129, 130 and 131 to PL111184) made by CRH in their entirety according to Mr. Zipay.

## **DISPOSITION**

[16] The Tribunal is satisfied based on the uncontradicted Affidavit evidence of Mr. Zipay, that the Proposed Modifications should be approved because they:

- conform to the Growth Plan for the Greater Golden Horseshoe;
- are consistent with the Provincial Policy Statement, 2020 and have appropriate regard for matters of provincial interest;
- conform to the York Regional Official Plan;
- conform to the general policy intent and direction of the VOP 2010;
- are consistent with municipal practice where sensitive land uses may be introduced into areas where industrial/commercial uses are in place and in operation;



- adequately address the intent of the D-6 Guidelines and NPC-300, by addressing land use compatibility;
- recognize the existing Industrial (Employment) land use permissions applicable to the Subject Lands; and
- constitute good planning.

## ORDER

[17] The Tribunal orders that the appeals by MIL are hereby allowed in part and the following Modifications to VOP 2010 are hereby approved and shall come into force and effect forthwith:

- (a) adding the policies and Map 12.14A set out in Attachment 1 to this Order to Chapter 12, Volume 12 of the VOP 2010;
- (b) deleting the “Employment Triangle” from Map 12.3.A, appended to the City’s Keele Valley Landfill Area Specific Policy in Volume 2;
- (c) identifying the Subject Lands as a new ‘Area Specific Areas – Chapter 12’ entitled “Maple Industrial Area – 12.14” on Schedule 14-B: Areas Subject to Area Specific Plans (Volume 2);
- (d) designating the lands located on the north east corner of Keele Street and McNaughton Drive (the “**Alpa Lands**”) as “Community Areas” on Schedule 1: Urban Structure (Volume 1), as shown on the map at the end of Appendix “A”;
- (e) designating the remaining lands in the Subject Lands (excluding the Alpa Lands) as “Employment Areas” on Schedule 1: Urban Structure (Volume 1); and

- (f) amending Schedule 13: Land Use (Volume 1) by greying out the entire Subject Lands and including a note that “Lands subject to Area Specific Policy 12.14”.

[18] The Tribunal further orders that upon receipt by the Tribunal of letter(s) of withdrawal from MIL, which evidence the resolution of the balance of its appeals, Nos. 129, 130 and 131 in this matter, the parties shall submit a draft Order that in recognition of this Order allowing the appeal of MIL in part and otherwise disposing of the MIL appeals, as confirmed by the said letter(s) of withdrawal, policies 2.2.4.2, 2.2.4.3, 2.2.4.5, 2.2.4.6, 9.2.2.10 (c), and 12.3 of the VOP 2010 are hereby approved, in accordance with s. 17(50) of the Act.

[19] The Tribunal further orders that in the event there are issues arising from the implementation of this Order, the Tribunal may be spoken to.

*“R.G.M. Makuch”*

R.G.M. MAKUCH  
VICE-CHAIR

If there is an attachment referred to in this document,  
please visit [www.olt.gov.on.ca](http://www.olt.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

A constituent tribunal of Ontario Land Tribunals

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

## ATTACHMENT 1

### 12.14 Maple Industrial Area

#### 12.14.1 General

12.14.1.1 The following policies shall apply to the lands identified as the Subject Lands on Map 12.14.A.

12.14.1.2 All italicized terms in this Policy shall have the meaning attributed to them in D-1 Guidelines, D-1-3 Land Use Compatibility: Definitions and the Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning Publication NPC-300, as amended or replaced from time to time. Despite anything to the contrary, and for greater certainty, the term *Sensitive Land Use(s)* shall include *Noise Sensitive Land Use(s)* and the term *Industrial Land Uses* shall include *Stationary Source(s)*.

12.14.1.3 The emission or discharge of *Noise, Vibration, Fugitive Emissions*, or other irritant resulting from a use permitted in accordance with Policy 12.14.2.1 on the lands identified as Area A and/or Area B on Map 12.14.A will not be considered to be a nuisance or to have an adverse effect on neighbouring uses for the purposes of Policy 12.14 and Policy 9.2.2.10(c) of this Plan provided that the emission or discharge has been granted approval by the Ministry of the Environment, Conservation and Parks or an equivalent provincial approval and provided that the emission or discharge meets the requirements of the applicable provincial approval.

#### 12.14.2 Land Use Policies

##### Employment

12.14.2.1 Within the lands identified as Area A and Area B on Map 12.14.A, in addition to the uses permitted in Policy 9.2.2.10 General Employment and Policy 9.2.2.11 Prestige Employment, respectively, the following uses shall also be permitted in accordance with the following:

a. Within the lands designated Prestige Employment (an employment area designation as per policy 2.2.4.2) the following additional uses are permitted:

i. Production of stucco, including tinting and sale of building materials with both indoor and outdoor display and storage.

b. Within the lands designated General Employment (an employment area designation as per policy 2.2.4.2) the following additional uses are permitted:

i. a concrete batching plant;

- ii. recycling of used concrete, which includes screening and crushing of aggregate materials including concrete;
- iii. an aggregate transfer station;
- iv. outdoor storage; and,
- v. an asphalt plant and/or the recycling of used asphalt provided that the following may only be permitted on the lands identified as Area B on Map 12.14.A:
  - A. crusher(s) and screen(s);
  - B. aggregate dryer and associated dust collection system;
  - C. batch tower and associated hot screens, mixer, and slat conveyors (bucket elevator);
  - D. asphalt cement storage tanks;
  - E. hot mix asphalt storage silos;
  - F. hot oil heater;
  - G. hot mix asphalt load out bays; and,
  - H. screening and crushing of aggregate materials including asphalt and concrete.

12.14.2.2 Where all or any portion of the lands shown as Area A or Area B on Map 12.14.A is used as contemplated in Policies 12.14.2.1.a.i and 12.14.2.1.b.i to 12.14.2.1.b.iv, no *Sensitive Land Use(s)* shall be permitted within 70 metres of the lands identified as Area A and Area B on Map 12.14.A without an amendment to this Plan.

12.14.2.3 Where all or any portion of the lands shown as Area B on Map 12.14.A is used as contemplated in section 12.14.2.1.b.v, no *Sensitive Land Use(s)* shall be permitted within 300 metres of the lands identified as Area B on Map 12.14.A without an amendment to this Plan.

12.14.2.4 Section 9.2.3.7(c) of this Plan does not apply to Employment/Industrial Buildings situated on lands identified as Area A and Area B on Map 12.14.A.

### **Community Commercial Mixed-Use Special Policy Area**

12.14.2.5 Within the lands designated as “Community Commercial Mixed-Use Special Policy Area” (not an employment area designation as per policy 2.2.4.2) on Map 12.14.A, only the following uses shall be permitted:

- a. Office Uses to a maximum of 12,500 m2 GFA per lot;
- b. Data Processing, Research and Development Facilities;
- c. Retail Uses;
- d. Gas Stations, subject to Policy 5.2.3.12; and,



- e. Existing lumber, trusses and trim processing, warehousing, outdoor display and storage, mechanic shop, equipment service and repair, and sale and distribution of building materials.

### **Employment Commercial Mixed-Use Special Policy Area**

- 12.14.2.6 Within the lands designated as “Employment Commercial Mixed-Use Special Policy Area” (an employment area designation as per policy 2.2.4.2) on Map 12.14.A, only the following uses shall be permitted:
- a. Office Uses to a maximum of 12,500 m<sup>2</sup> GFA per lot;
  - b. Cultural and Entertainment Uses;
  - c. Retail Uses; provided that no Retail unit shall exceed a Gross Floor Area of 3,500 square metres; and,
  - d. Gas Stations, subject to Policy 5.2.3.12.

### **Sensitive Land Uses**

- 12.14.2.7 Notwithstanding the uses permitted in Policy 12.14.2.5 and 12.14.2.6, no *Sensitive Land Use(s)*, shall be permitted in the Employment Commercial Mixed-Use Special Policy Area or Community Commercial Mixed-Use Special Policy Area, inclusive of the Potential Future Residential Area as illustrated on Map 12.14.A, without the approval of an Official Plan Amendment in accordance with the Policies of 12.14.2.8 and shall require site plan approval.

### **Applications**

- 12.14.2.8 Applications for the re-designation of any part of the “Subject Lands” that propose to introduce *Sensitive Land Use(s)* shall be considered only where such part of the “Subject Lands” has been designated Community Commercial Mixed-Use Special Policy Area in this Plan or has been identified for non-employment uses through a municipal comprehensive review in accordance with the Growth Plan and shall:
- a. Comply with all applicable Provincial and municipal policies and/or guidelines as amended from time to time, including the Provincial Policy Statement, the Growth Plan, the York Region Official Plan, Guideline D-6 as amended and the Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning Publication NPC-300, as amended or replaced from time to time;
  - b. Include with applications for proposed *Sensitive Land Use(s)*, appropriate studies including (i) *Noise*, (ii) air quality, (iii) *Vibration*, (iv) *Fugitive Emissions*, (v) lighting, (vi) overlook and (vii) traffic generation, that demonstrate the proposed use is compatible with all surrounding uses having regard for good planning principles and in accordance with all applicable Provincial and municipal policies and/or guidelines;

- c. Include studies that identify appropriate measure(s) to mitigate impacts from the *Industrial Land Uses* to ensure compliance with all provincial and municipal requirements, laws, policies, and/or guidelines for the *Industrial Land Uses* located within the Subject Lands is maintained. Identified mitigation measures shall be implemented prior to occupancy of any buildings, structures, or other improvements through site plan control and associated agreements as a condition of approval. The identified mitigation measures shall be implemented on the lands subject to the development application except where the owner(s) of the *Industrial Land Uses* and/or *Stationary Source(s)* consent and agree otherwise. The implementation and maintenance of any required identified mitigation measures may, where feasible, be included in appropriate agreement(s) between the developer of the *Sensitive Land Use(s)* and the owner(s) of the *Industrial Land Uses* and registered on title; and,
- d. Be subject to the following conditions:
  - i. Prior to applying for an occupancy permit, the developer of buildings, structures, or other improvements on the *Sensitive Land Use(s)* must demonstrate that compliance with all provincial and municipal requirements, laws, policies, and/or guidelines for the *Industrial Land Uses* located within the Subject Lands is maintained provided that such *Industrial Land Uses* are otherwise in compliance with Policy 12.14.1.2 and all approvals by the Ministry of the Environment, Conservation and Parks or any equivalent provincial approvals. Where compliance for the *Industrial Land Uses* cannot be demonstrated, remedial measures shall be implemented by the developer of the *Sensitive Land Use(s)* prior to occupancy of any buildings, structures, or other improvements provided that such *Industrial Land Uses* are in compliance with all approvals by the Ministry of the Environment, Conservation and Parks or any equivalent provincial approvals and Policy 12.14.1.2;
  - ii. Appropriate design measures and other requirements including restrictions on the permission, occupancy, location, and/or orientation of any proposed building or other potential *Point(s) of Reception*, including the location of *Outdoor Living Spaces* and amenity spaces within buildings, buffering and screening of potential *Point(s) of Reception*, requirement(s) for *Warning Clauses* and, where feasible, appropriate agreements, shall be implemented through the zoning by-law and as condition of site plan approval and/or any related development approvals to ensure that the objectives of NPC-300 and the D-6 guidelines, as amended or replaced from time to time, are achieved; and,
  - iii. As a condition of site plan approval, prior to applying for a building permit in respect of a Sensitive Land Use, the owner shall be required to provide a certificate issued by a professional engineer or other

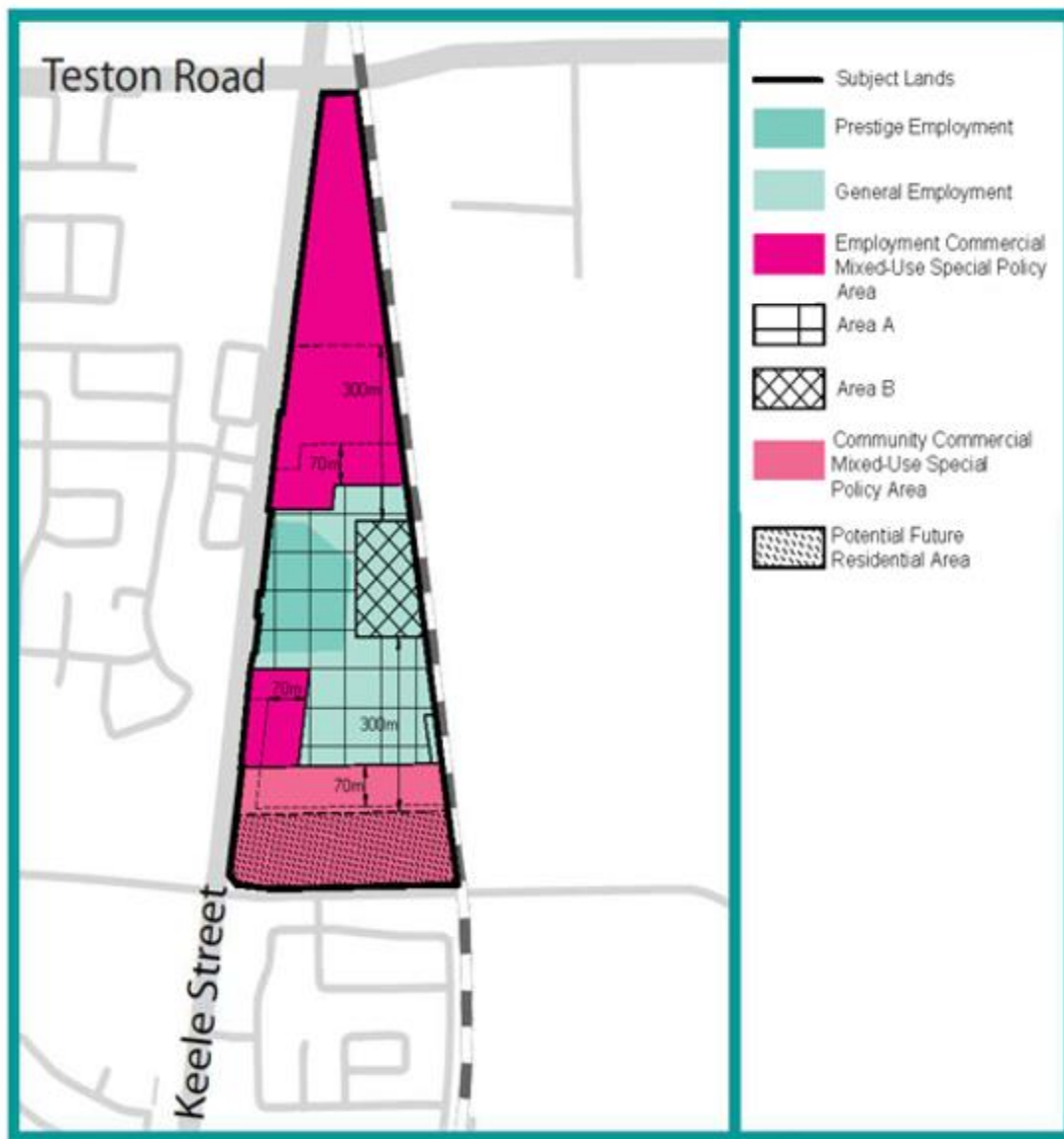
qualified professional, addressed to the Chief Building Official with a copy to the owners of the Industrial Land Uses, certifying that the requirements of this policy 12.14.2.8 have been met.

### **Monitoring and Mitigation of Waste Disposal Activities**

- 12.14.2.9 In addition to the uses permitted in Volume 1 of this Plan and in addition to the uses permitted above, uses related to the monitoring and mitigation of the effects of waste disposal activities are permitted on all of the Subject Lands identified on Map 12.14.A.

### **Change in Land Use**

- 12.14.2.10 Subject to all applicable policies of 12.14, changes in a land use from that which is permitted under the Community Commercial Mixed-Use Special Policy Area designation, including *Sensitive Land Use(s)*, can be considered through the appropriate legislative process and in conformity with all applicable provincial, Regional, and local Plans.
- 12.14.2.11 Non-employment uses, such as Residential/commercial uses, can be considered for lands having an employment area designation as per policy 2.2.4.2 subject to Policy 12.14, through the appropriate legislative process and in conformity with all applicable provincial, Regional, and local Plans, upon the ceasing of employment uses within Area A and B as identified on Map 12.14.A.



**Map 12.14A: Maple**



**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE :** September 7, 2021

**CASE NO.:** PL111184

The Ontario Municipal Board (the “OMB”) and the Local Planning Appeal Tribunal (the “LPAT”) is continued under the name Ontario Land Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board or Local Planning Appeal Tribunal in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited (aka Royal Centre)
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Appellant:	11333 Dufferin St et al
Appellant:	1191621 Ontario Inc.; and others
Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OMB Case No.:	PL111184
OMB File No.:	PL111184
OMB Case Name:	Duca v. Vaughan (City)

**BEFORE:**

R.G.M. MAKUCH	)	Tuesday, the 7 <sup>th</sup>
VICE-CHAIR	)	
	)	day of September, 2021

**THE TRIBUNAL** in its Decision issued March 16, 2021 in Case No. PL111184 with Memorandum of Oral Decision delivered March 8, 2021 and Order, granted a motion brought by CRH Canada Group Inc. (formerly Holcim (Canada) Inc.) (CRH), Coco Paving Inc. (Coco), and Blair Building Materials Inc. (Blair) (collectively “MIL”), on the consent of all parties, being Alpa Roof Trusses Inc. and Argo Lumber Inc. (collectively “Alpa”) and the City of Vaughan (the “City”), for the partial approval of certain

modifications of the City of Vaughan Plan (2010), as adopted by the City on September 17, 2010, subject to Council modifications on September 27, 2011, March 20, 2012 and April 17, 2012, and as modified and endorsed by the Regional Municipality of York on June 28, 2012 (the “VOP 2010”) in respect of certain lands located north of McNaughton Road, east of Keele Street, south of Teston Road, and west of the former Keele Valley Landfill Site (the “Subject Lands”);

**AND THE TRIBUNAL** in its Decision issued March 16, 2021, further ordered that upon receipt by the Tribunal of letter(s) of withdrawal from MIL which evidence the resolution of the balance of the MIL’s appeals Nos. 129, 130, 131 in this matter PL111184, the parties shall submit a further draft Order that in recognition of the said Decision/Order issued March 16, 2021 allowing the appeal of MIL in part and otherwise disposing of the MIL appeals, as confirmed by the said letter(s) of withdrawal, policies 2.2.4.2, 2.2.4.3, 2.2.4.4, 2.2.4.5, 2.2.4.6, 9.2.2.10(c), and 12.3 of the VOP 2010 are approved, in accordance with s.17(50) of the *Planning Act*, RSO 1990, c.P-13, as amended.

**THIS TRIBUNAL ORDERS** that in recognition of Decision/Order issued March 16, 2021 in Case No. 111184 with Memorandum of Oral Decision delivered March 8, 2021 and Order allowing the appeal of MIL in part and otherwise disposing of the MIL appeals, as confirmed by the letter of withdrawal referenced above, the following policies and map of the VOP 2010 are hereby approved, save and except to the extent such policies remain under appeal on a site-specific or area-specific basis, in accordance with s. 17(50) of the *Planning Act*, RSO 1990, c.P-13, as amended:

- a. Volume 1 Policies 2.2.4.2, 2.2.4.3, 2.2.4.4, 2.2.4.5 (previously approved on a City-wide but not a site-specific basis) 2.2.4.6, and 9.2.2.10 (c);
- b. All unapproved policies within Volume 2 Policy 12.3:
- c. The modified Volume 2 Map 12.3.A in accordance with Appendix “A”

In recognition of Decision/Order issued March 16, 2021 in Case No. 111184 with Memorandum of Oral Decision delivered March 8, 2021 and Order allowing the appeal of

MIL in part, the following maps and schedules of the VOP 2010 are hereby amended and approved as they relate to the Subject Lands:

- a. deleting the “Employment Triangle” from Map 12.3.A, appended to the City’s Keele Valley Landfill Area Specific Policy in Volume 2 in accordance with Appendix “B”;
- b. identifying the Subject Lands as a new ‘Area Specific Areas – Chapter 12’ entitled “Maple Industrial Area – 12.14” on Schedule 14-B: Areas Subject to Area Specific Plans (Volume 1) in accordance with Appendix “C”;
- c. designating the lands located on the north east corner of Keele Street and McNaughton Drive (the “Alpa Lands”) as “Community Areas” on Schedule 1: Urban Structure (Volume 1), in accordance with Appendix “D”;
- d. designating the remaining lands in the Subject Lands (excluding the Alpa Lands) as “Employment Areas” on Schedule 1: Urban Structure (Volume 1) in accordance with Appendix “D”; and
- e. amending Schedule 13: Land Use (Volume 1) by greying out the entire Subject Lands and including a note that “Lands subject to Area Specific Policy 12.14” in accordance with Appendix “E”.

**THE TRIBUNAL FURTHER ORDERS** that notwithstanding the above, the Tribunal hereby retains jurisdiction to consider and approve such modifications to City-wide policies, schedules, map, tables and figures as may be appropriate to dispose of any outstanding appeals before the Tribunal.

In the event there are issues arising from the implementation of this Order, the Tribunal may be spoken to.

*“Becky Fong”*

BECKY FONG  
REGISTRAR

**Ontario Land Tribunal**

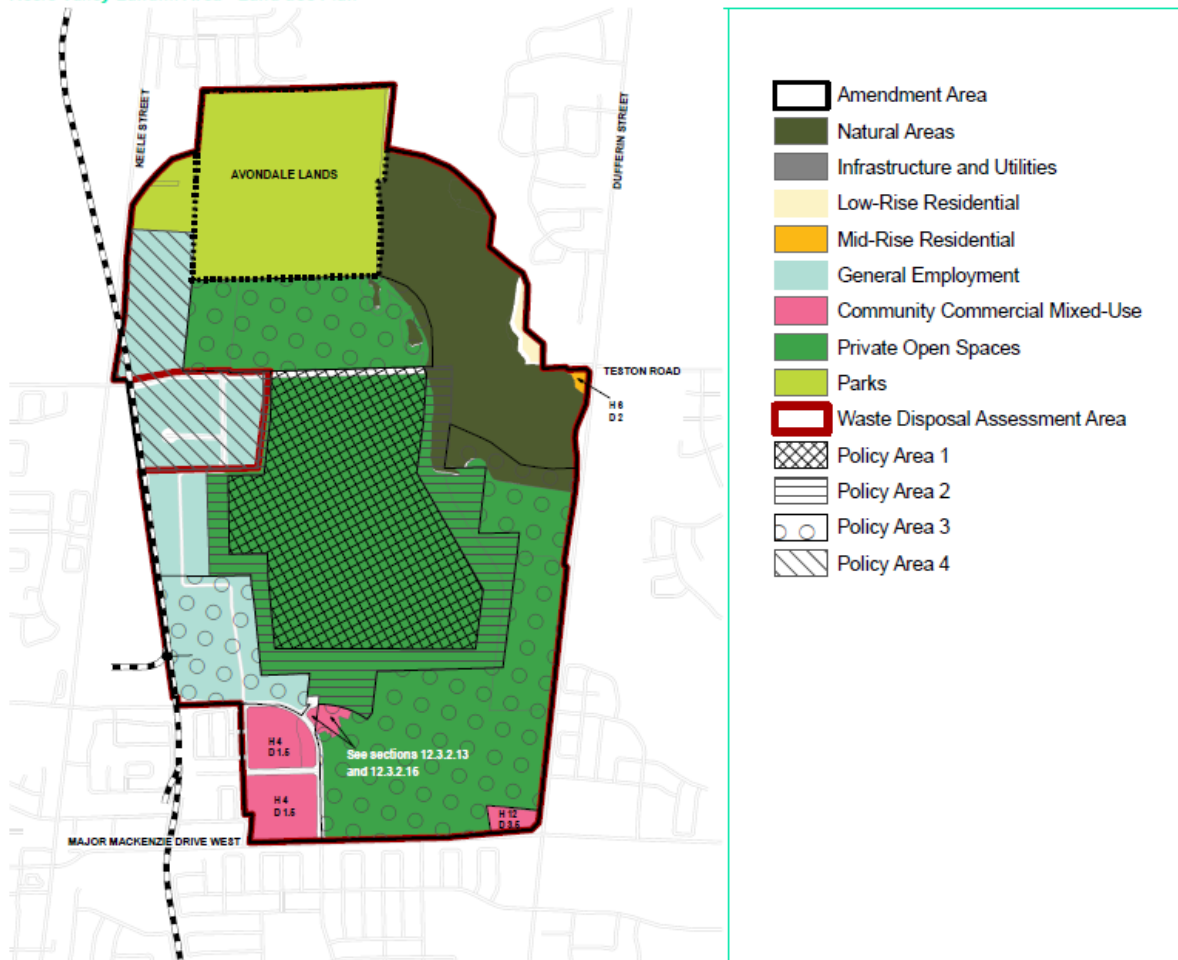
Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal.



## APPENDIX A

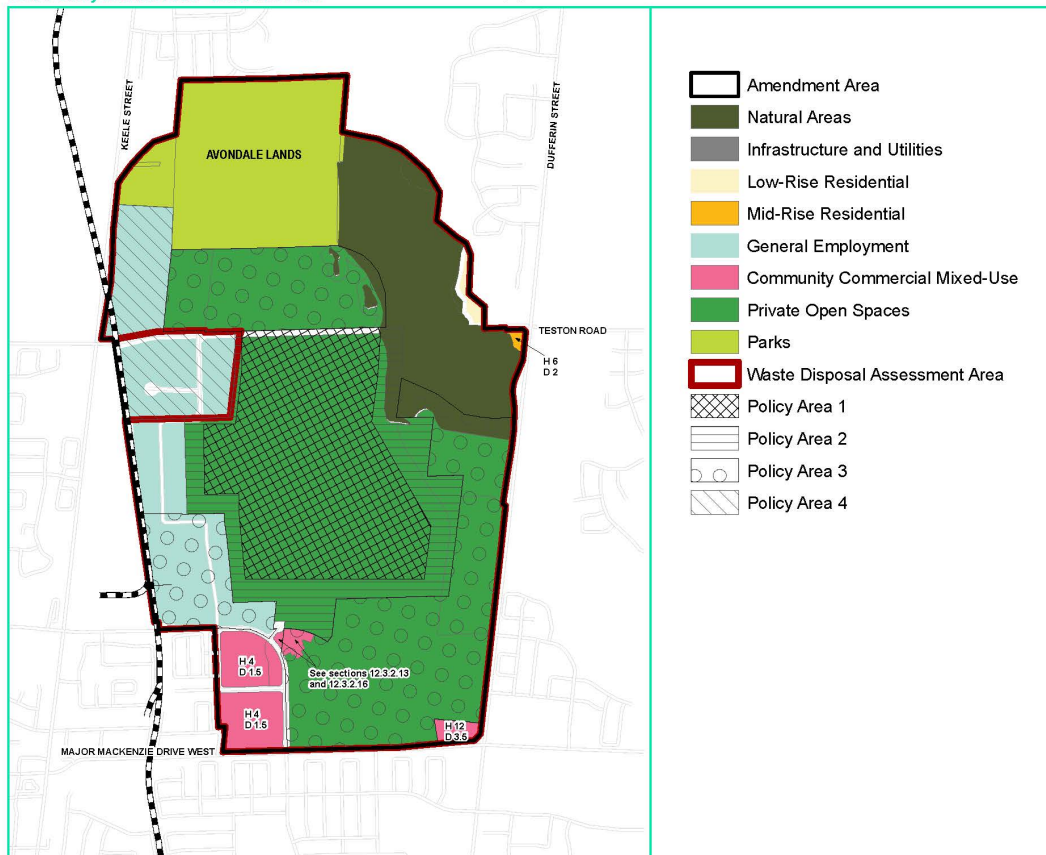
Map 12.3.A:  
Keele Valley Landfill Area - Land use Plan



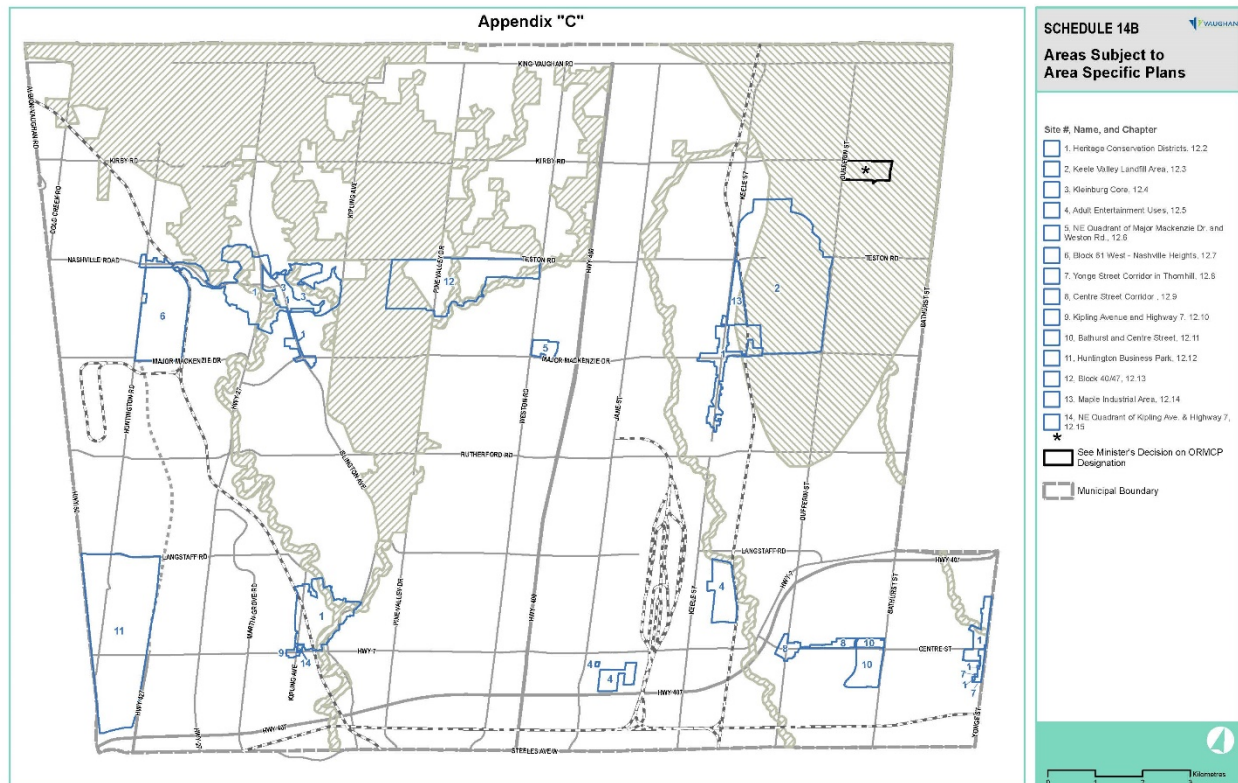
## APPENDIX B

Map 12.3.A:  
Keele Valley Landfill Area - Land use Plan

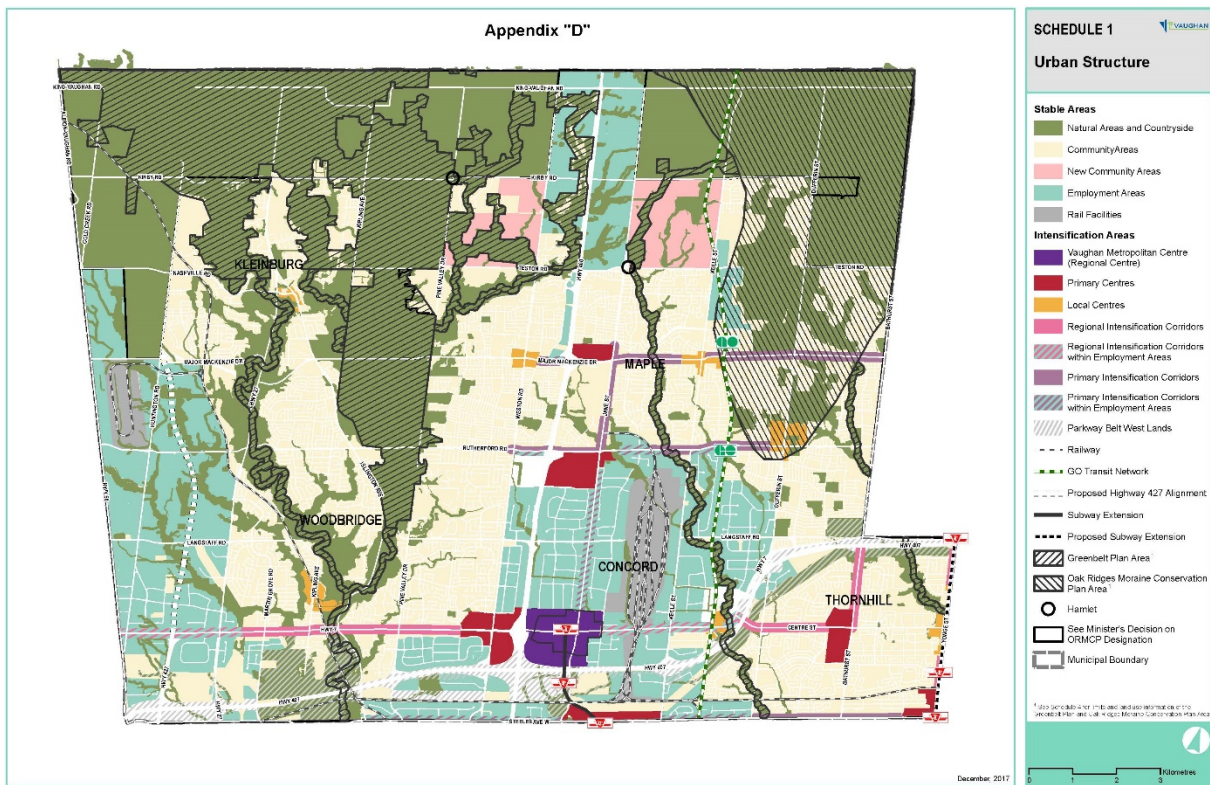
### Appendix "B"



# APPENDIX C

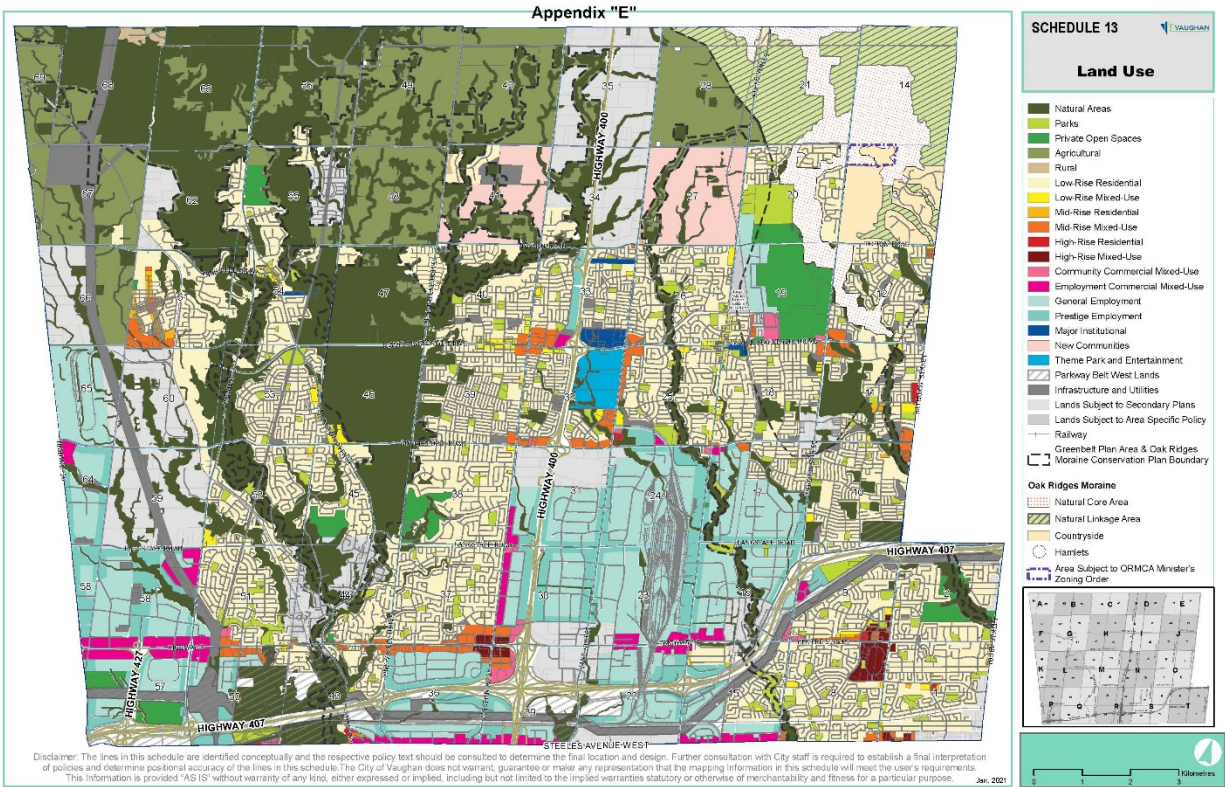


# APPENDIX D





# APPENDIX E





## COMMUNICATION C24.

### ITEM NO. 2

CW (PM)

October 3, 2023

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

Via email: [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

October 2, 2023

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

**Attention:** Hon. Mayor Del Duca and Members of Council

**Re:** Public Hearing - City of Vaughan Official Plan Review (Part A)  
716051 Ontario Limited & 1214420 Ontario Limited  
5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road  
and 211 Woodstream Boulevard  
City of Vaughan,  
Regional Municipality of York

KLM Planning Partners Inc. is the land use planning consultant for 716051 Ontario Limited & 1214420 Ontario Limited ("Client"). Our Client owns a series of landholdings at the south east corner of the intersection of Martin Grove Road and Highway 7 in the City of Vaughan known municipally as 5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road, and 211 Woodstream Boulevard (the "Subject Lands"). KLM has been monitoring and participating in the City's Official Plan Review ("OPR") on behalf of our clients and wish to provide comments in relation to the Public Hearing Report dated October 3, 2023, and the Draft Part A Official Plan Amendment Policies and Schedules ("Draft VOP") attached to that report.

We understand that the OPR process will be completed in two parts, a Part A Official Plan Amendment (the "Part A Draft OPA"), which is a conformity exercise with the latest Region of York Official Plan (the "Regional OP") and Provincial Policy, and a Part B Official Plan Amendment (the "Part B Draft OPA"), which goes beyond the scope of the conformity exercise providing for a fulsome review and update of the City of Vaughan Official Plan (the "City OP"). The purpose of this letter is to provide feedback to the City of Vaughan (the "City") on the Part A Official Plan Amendment.

The Subject Lands are bounded in the east by an existing mid-rise residential building and employment uses, Vaughan Grove sports park to the south, Martin Grove Road to the west and Highway 7 to the north. The Subject Lands have a total area of approximately 5.61 hectares (13.87 acres). The Subject Lands are currently comprised of various automotive retail uses and associated uses, colloquially known as the 'Number 7 Auto Mall'.

The Owners of the Subject Lands previously participated in the Municipal Comprehensive Review ("MCR") in relation to the Region of York (the "Region") Official Plan and submitted an employment land conversion request to the Region in accordance with A Place to Grow: Growth Plan for the Greater Golden

Horseshoe (the “Growth Plan”). The City was also provided with an opportunity to assess each employment land conversion request within the City. Through this assessment, City of Vaughan Council considered and endorsed the employment land conversion request at its meeting on May 27, 2020 and the Region of York Council approved the request at its meeting on October 15, 2020. This was ultimately reflected in the final version of the 2022 York Region OP (“YROP”) as approved by the Minister of Municipal Affairs and Housing on November 4, 2022.

The YROP currently designates the Subject Lands as “Urban Area” on Map 1 (Regional Structure) and “Community Area” on Map 1A (Land Use Designations). Highway 7 abutting the Subject Lands is identified as a *Regional Corridor* on both Map 1 (Urban Structure) and Map 1B (Urban System Overlays). In this regard, the Subject Lands are no longer within an employment area as defined by the Growth Plan.

Schedule 1 (Urban Structure) of the Draft VOP continues to designate the Subject Lands as *Employment Area* (see **Figure 1**), however the Subject Lands are correctly identified as not being within an Employment Area on Appendix 1 (Regional Employment Areas and Densities) of the Draft VOP (see **Figure 2**). Furthermore, the City is introducing new policies in Section 2.2.4.6 and 2.2.4.7 which establish a set of criteria and requires Regional approval for the removal of employment lands in the Draft VOP.

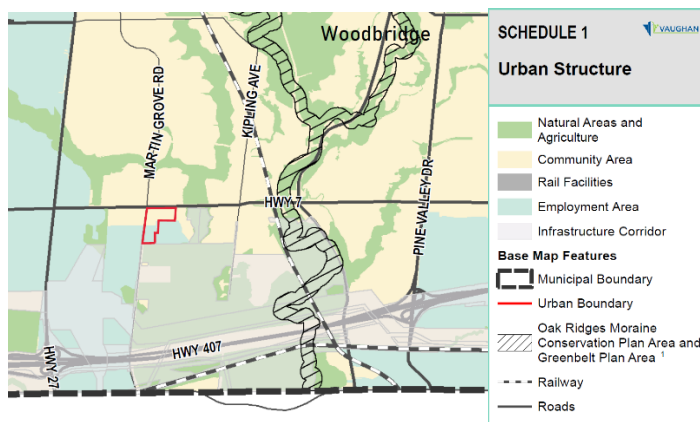


Figure 1: Draft VOP Schedule 1 (Urban Structure)

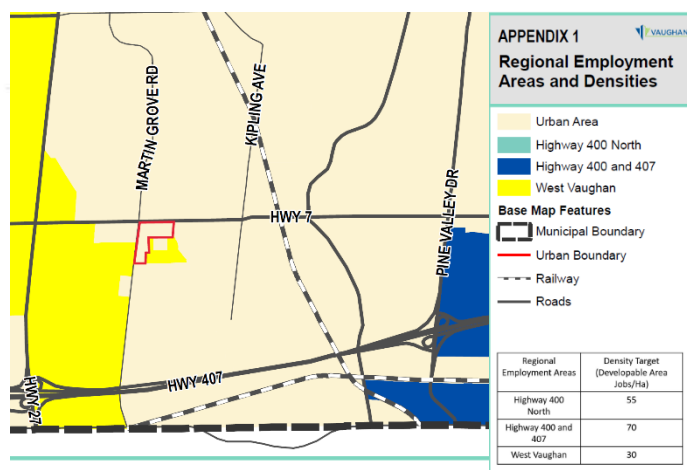


Figure 2: Draft VOP Appendix 1 (Regional Employment Areas and Densities)

We remind members of Council and staff that after many years of review and consideration, Regional Council, City Council and the Minister of Municipal Affairs and Housing supported and approved the conversion of the Subject Lands from employment to urban to permit non-employment uses through MCR for the YROP. Maintaining an employment designation on the Subject Lands does not reflect decisions of the Province, Region and City.


**We respectfully request that the Subject Lands be designated as “Community Area” on Schedule 1 (Urban Structure) within the new Draft VOP.**

Finally, we note that insufficient notice was provided to KLM, the owner of the subject lands and the industry as a whole in relation to this Public Hearing and the Draft VOP. As such, we reserve the right to provide further comments in relation to the Draft VOP. Please consider this as our formal request to be notified of all future reports, public meetings, community open houses, or council meetings. We would also welcome the opportunity to discuss this letter further with staff.

We look forward to any further discussions on this matter with the City. Please do not hesitate to contact the undersigned if there are any questions or concerns or if you require any additional information.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, BURPI, MCIP, RPP  
Partner

CC: Client  
Haiqing Xu, Deputy City Manager, Planning and Growth Management





**COMMUNICATION C25.**

**ITEM NO. 2**

**CW (PM)**

**October 3, 2023**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

October 2, 2023

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

**Attention: Todd Coles,  
City Clerk**

**Re: Zzen Developments Limited  
City of Vaughan Official Plan Review  
City of Vaughan, Regional Municipality of York**

Dear Mr. Coles,

KLM Planning Partners Inc. are land use planners for Zzen Developments Limited and their affiliated companies (the "Client"), with respect to their numerous land holdings throughout the City of Vaughan. We are writing on behalf of the Client to provide comments and participate in the City of Vaughan's Official Plan review process.

We understand that the Official Plan review process will be completed in two parts, a Part A Official Plan Amendment (the "Part A Draft OPA"), which is a conformity exercise with the latest Region of York Official Plan (the "Regional OP") and Provincial policy, and a Part B Official Plan Amendment (the "Part B Draft OPA"), which goes beyond the scope of the conformity exercise providing for a fulsome review and update of the City of Vaughan Official Plan. The purpose of this letter is to provide feedback to the City of Vaughan on the Part A Draft OPA.

Our client has not had a fulsome opportunity to review all of the potential impacts of the Part A Draft OPA on their various land holdings throughout the City. Based on a preliminary review, the Owners have concerns with Policies 9.2.2.11 c) and 9.2.22.25 c) iii and the adverse impacts those proposed policies may have on the viability of certain developments in various stages of the planning process. Furthermore, it is not clear why those proposed policies are being considered as part of this conformity exercise.

Therefore, our client reserves their right to provide further comments on the *entirety* of the Part A Draft OPA and we look forward to working with staff and Council on resolving our Client's concerns.

We look forward to any further discussions on this matter with the City. Please do not hesitate to contact the undersigned if there are any questions or concerns or if you require any additional information.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Virtanen, BES, MCIP, RPP  
Partner

CC: Joseph Sgro, Zzen Group of Companies  
Sam Speranza, Zzen Group of Companies  
Haiqing Xu, Deputy City Manager, Planning and Growth Management

## **APPENDIX 'A'**

### **REQUESTED PART A OFFICIAL PLAN AMENDMENT SCHEDULES**

Revised

COMMUNICATION C26.

ITEM NO. 2

CW (PM)

October 3, 2023

# Forward Vaughan Vaughan's Official Plan Review

**Statutory Public Meeting**  
**Draft Part A: Official Plan Amendment**  
**- Conformity**

October 3rd, 2023





# Outline

- Project Context
- Overview of the Work Program
- Overview of Engagement Completed To-Date
- Draft Part A: Official Plan Amendment - Conformity
- Next Steps
- How to Get Involved



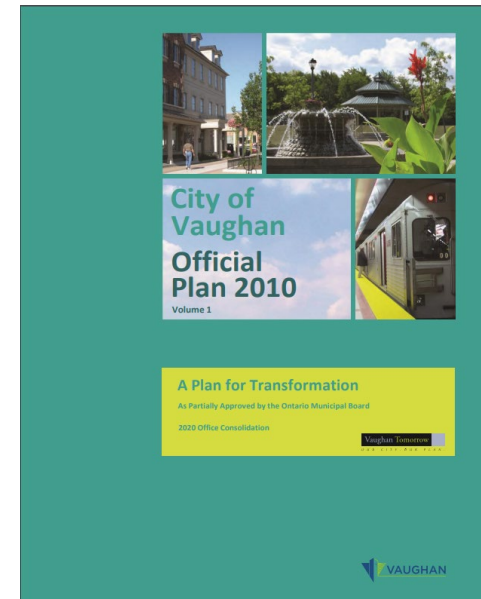
# Project Context



# Project Context

## WHAT IS AN OFFICIAL PLAN?

- The Official Plan is a land use policy document that guides the **physical, social, environmental and economic development** of the city. It also:
  - Guides growth and density consistent with Vaughan's vision
  - Establishes goals and objectives for the City
  - Outlines where to add or optimize infrastructure, protection for environmental and agricultural uses, and tools for increasing housing supply
- An Official Plan consists of:
  - General Policies
  - Land Use Designations (land use specific policies)
  - Schedules (or maps of all lands in the municipality)



# Project Context

## WHY IS THE CITY REVIEWING ITS OFFICIAL PLAN?

- The *Planning Act* requires municipalities to update their official plans on an ongoing basis to ensure the plan implements any changes to Provincial and Regional policies and plans. Vaughan's current Official Plan was completed in 2010.
- Allows the City to update its Plan to reflect local changing needs and direction.
- Allows the City to plan for new growth in a way that is strategic, thoughtful, appropriate and aligned with the values of Council, residents and businesses.





# Overview of the Work Program



# Overview of the Work Program



- Background Research and Gaps Analysis
- Section 26 Meeting
- 7 Background Papers
- Policy Directions Report
- Phase 1 and Phase 2 Engagement Summary Report
- Draft Part A: Official Plan Amendment

# Overview of the Work Program

## Draft Official Plan Amendment (OPA)

OPA review in accordance with the requirements of the *Planning Act*, conformity with Provincial and Regional policy and updates to better meet the needs of current and future residents, businesses and those who visit Vaughan

## Draft Part A: OPA - Conformity

- Requirements of the *Planning Act*
- To ensure consistency with the Provincial Policy Statement, 2020 (PPS)
- Conformity with Provincial plans and policies and York Region Official Plan, 2022
- The intention of the two part OPA process is to aim to meet the November 2023 statutory adoption deadline

## Draft Part B: OPA - City Context and Initiatives

- Updates beyond the scope of conformity to consider feedback received to-date, background research and best practices
- Official Plan housekeeping, structure, urban design, and graphical updates

# Overview of the Work Program





# Overview of Engagement Completed To-Date






17 engagement events held  
virtually



16 engagement events held  
in-person

 City of Vaughan  
June 26 · 🌐

Couldn't attend an Official Plan Review community session in-person?  
You can still get involved! Share your feedback with us online until  
Friday, June 30: <https://www.menti.com/alnyrptkwath/0>



**FORWARD VAUGHAN** 

Vaughan's Official  
Plan Review

**Forward Vaughan**  
Vaughan's Official Plan Review

Let's move forward together. Vaughan's Official Plan Review is a process that allows residents to share their ideas and feedback on the future of Vaughan. It's a chance to help shape the city's growth and development. Share your thoughts and ideas with us today!

2284 Kipling Ave. Vaughan, ON L3R 9Y7  
It is important to have a plan that is appropriate and aligned in and business value must be the official plan.

Get up and contribute to moving your forward through the Official Plan Review

**Want to learn  
about Vaughan's  
Official Plan Review?**

Speak to a City planner inside!

[vaughan.ca/OPR](http://vaughan.ca/OPR)




# BY THE NUMBERS



**142**

people attended the public  
open houses and community  
working group meetings



**27**

people attended  
the Community  
Sessions



**700**

people participated  
in the Community  
Pop-up Events



**5**

Community Centre  
Pop-up Events



**260**

people participated  
in the Community Centre  
Pop-up Events



**4,431**

project website visits

# Draft Part A: Official Plan Amendment - Conformity





# Draft Part A: Official Plan Amendment - Conformity

The Policy Directions Report reviewed and considered Provincial legislation, plans, and policies that the City must be consistent with and conform to:

- *The Planning Act*
- Provincial Policy Statement
- A Place to Grow: A Growth Plan for the Greater Golden Horseshoe
- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- Credit Valley, Toronto and Region and Central Lake Ontario CTC Source Protection Plan
- 2041 Region Transportation Plan (Metrolinx)
- Parkway Belt West Plan (removal)



# Draft Part A: Official Plan Amendment - Conformity

In July 2022, Regional Council adopted the updated York Region Official Plan (YROP), receiving Provincial approval in November 2022.

The City of Vaughan's updated Official Plan will conform to the updated YROP (including terminology and definitions) and the results of the Region's land needs assessment work.



# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Chapter 1:

- Added the Land Acknowledgement
- Updated references to Regional and Provincial plan policies

### Chapter 2:

- Updated population and employment forecasts
- Added new Employment Area policies to conform with Growth Plan and York Region Official Plan 2022 (YROP 2022)
- Included New Community and New Employment Areas ('Whitebelt' lands)
- Added phasing policies to control development on new lands

### Chapter 3:

- Added new policies to address climate change
- Integrated Indigenous Peoples knowledge into management of environment and Natural Heritage Network
- Updated policies and references to Provincial plans, establishing conformity with Provincial plans that have been updated since 2010

# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Chapter 4:

- Added cycling and active transportation policies
- Incorporated complete streets and Transportation Demand Management policies

### Chapter 5:

- Policy updates to conform with employment policies contained in the Growth Plan and YROP 2022
- New policies for density targets (minimum density targets) for Regional Employment Areas
- Updates to Agri-Food Network and expansion of agriculture, agriculture-related, and on-farm diversified uses policies

### Chapter 7:

- Integrated Regional policies around housing mix and tenure
- Introduced Additional Residential Units to replace Secondary Suites, and align with Bill 23
- Added high-level Inclusionary Zoning policies conforming to the recent changes in Provincial legislation and YROP 2022 policies



# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Chapter 8:

- Encouraged green infrastructure and energy efficiency to reflect overall Provincial direction on Climate Change

### Chapter 9:

- Included two new designations: “New Community Area” and “New Employment Area” that require Secondary Plans prior to development being permitted – aligns with Whitebelt lands

### Chapter 10:

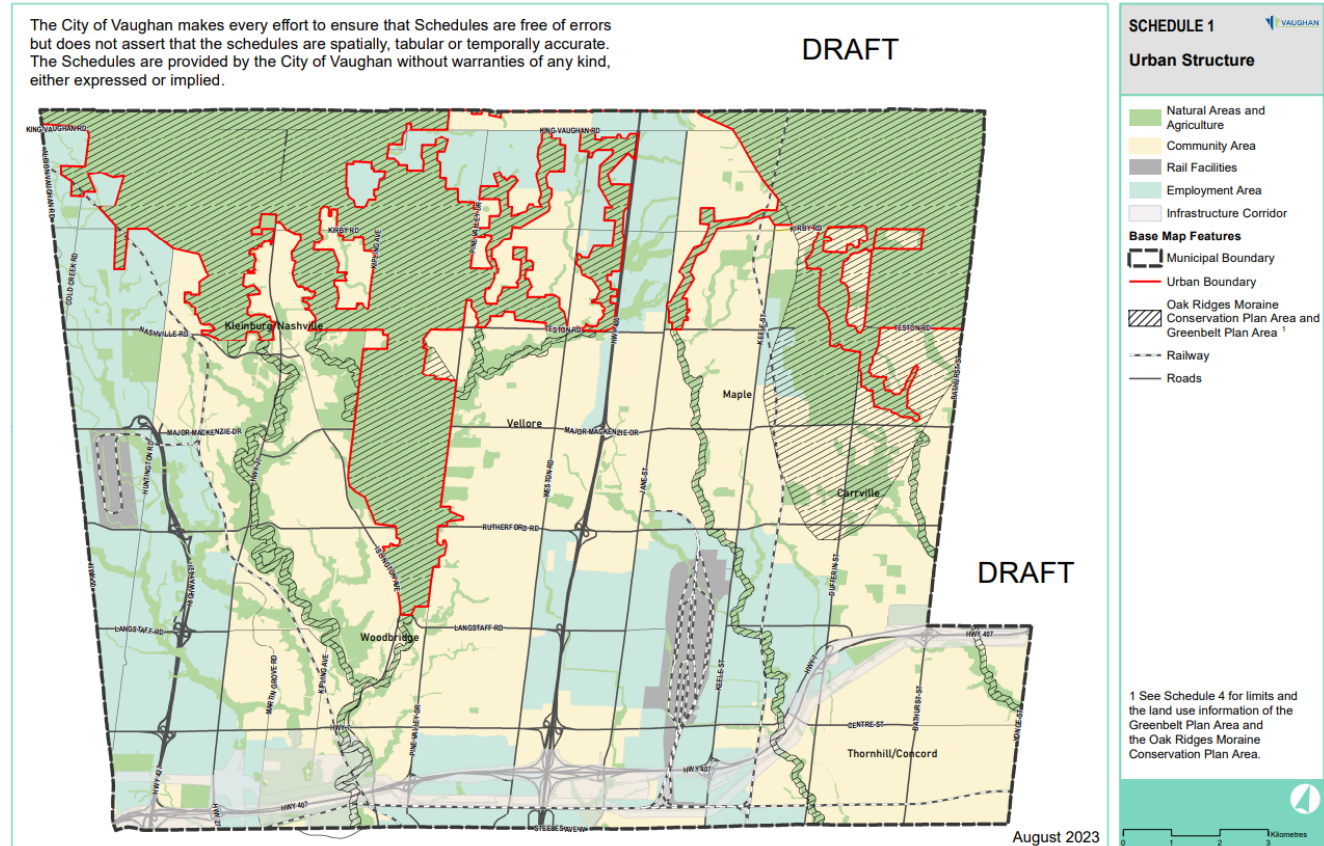
- Expanded engagement and public consultation policies, including new policies around engagement with Indigenous Peoples
- Incorporated policies for Inclusionary Zoning and Community Planning Permit Systems
- Updated density bonusing policies to align with changes to Community Benefits Charges

# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Urban Structure

- Update of the Regional land use designations and identification of local employment areas
- Renaming "Natural Area and Countryside" to "Natural Area and Agriculture" to conform to Provincial plans
- Identification of the Urban Area expansion to conform to the updated York Region Official Plan
- **Note:** the intent is to align the Community Area with the Region's structure



# Draft Part A: Official Plan Amendment - Conformity

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabular or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.

DRAFT

MAP 1

Urban Structure with  
Approved Employment  
Conversion Lands

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

**Base Map Features**

- Municipal Boundary
- Urban Boundary
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
- 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.



October 2023

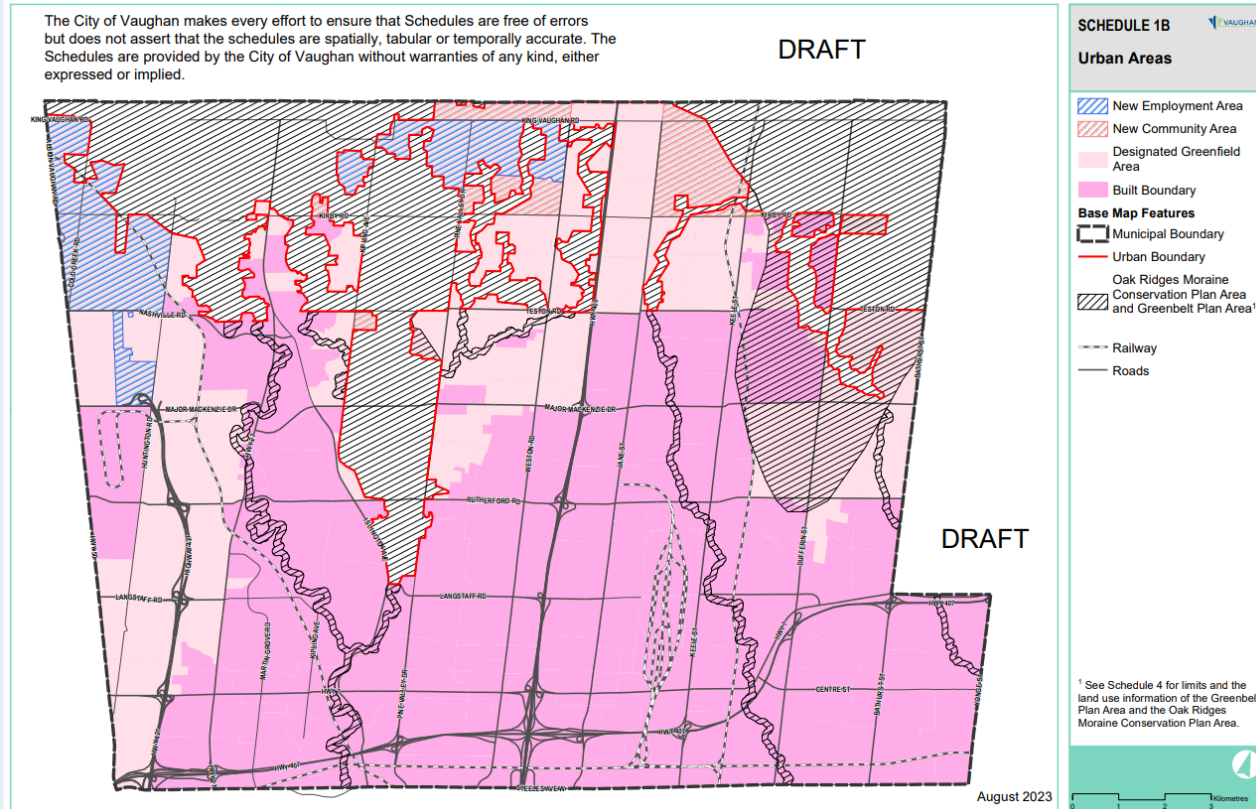
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# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Urban Areas

- Identifies New Community Areas and New Employment Areas per the updated York Region Official Plan
- Required to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment





# Draft Part A: Official Plan Amendment - Conformity

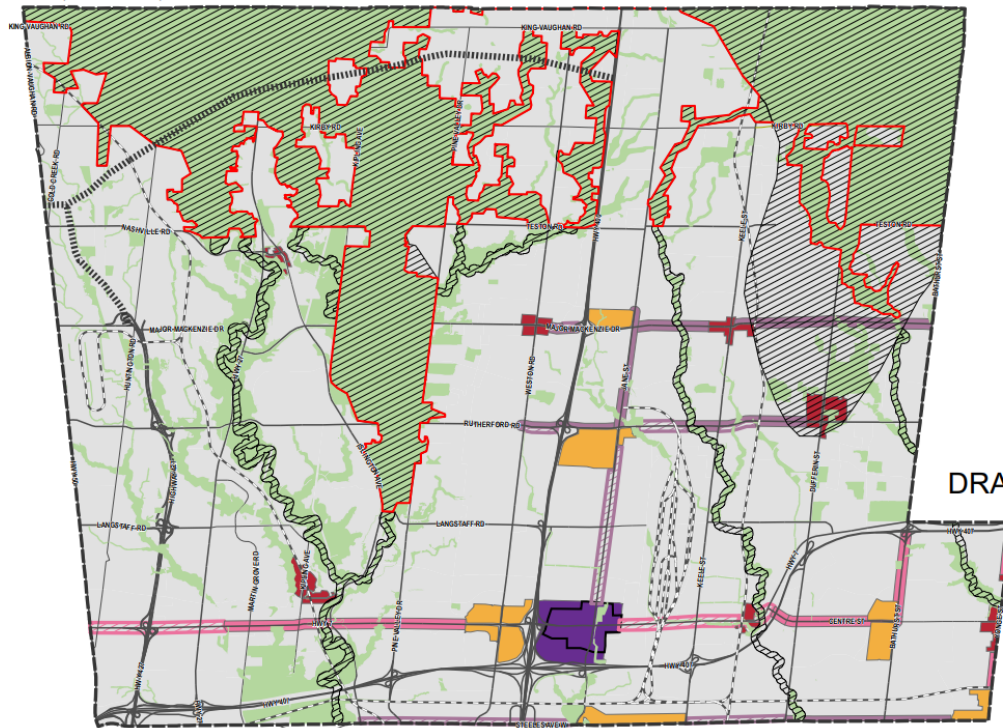
## WHAT IS NEW?

### Strategic Growth Areas

- Identification of Strategic Growth Areas within Vaughan's Urban Area per the updated York Region Official Plan
- Identification of future and existing major transportation corridors

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DRAFT



August 2023

### 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.

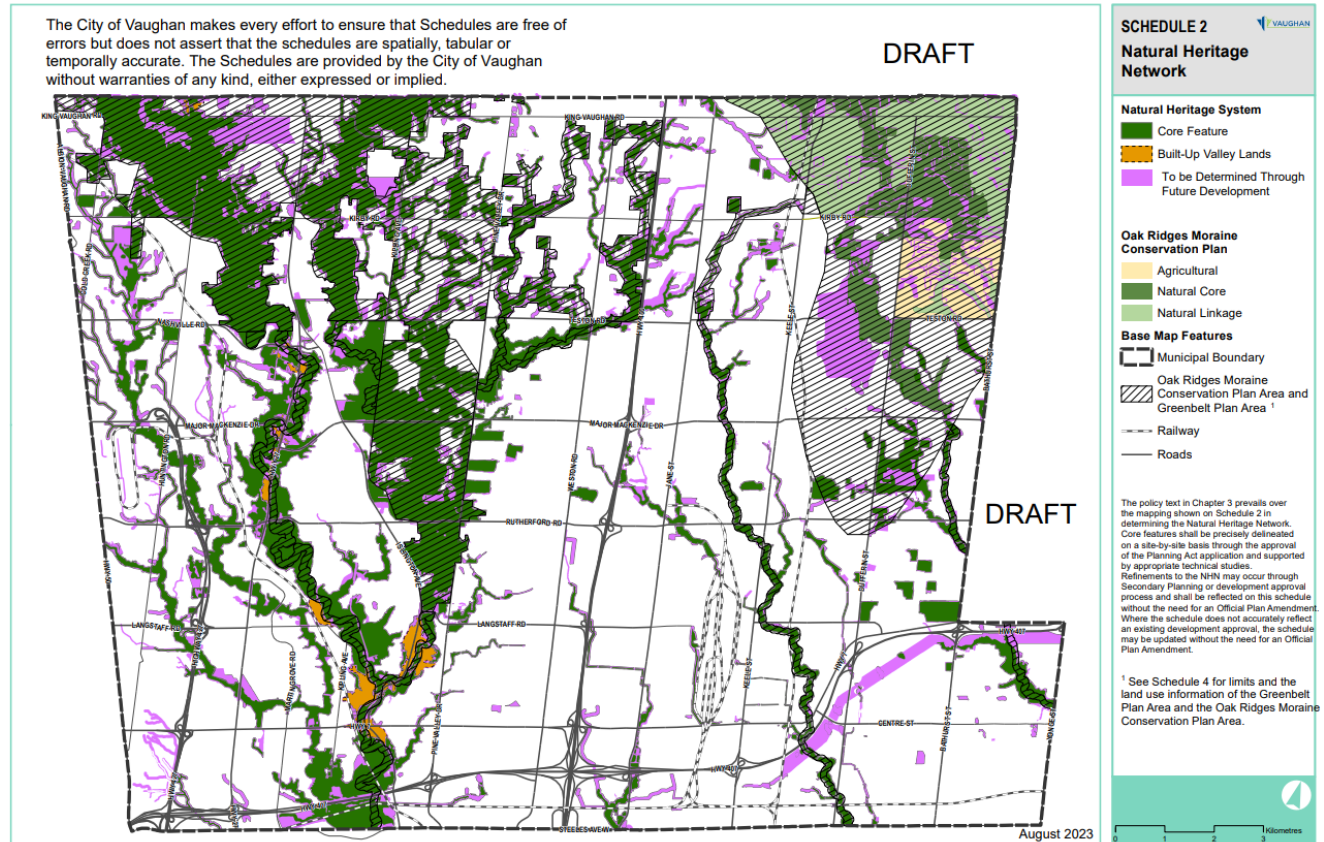


# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Natural Heritage Network

- Identification of adjacent lands to the Natural Heritage Network that may or may not be added to the Natural Heritage Network as determined through future development

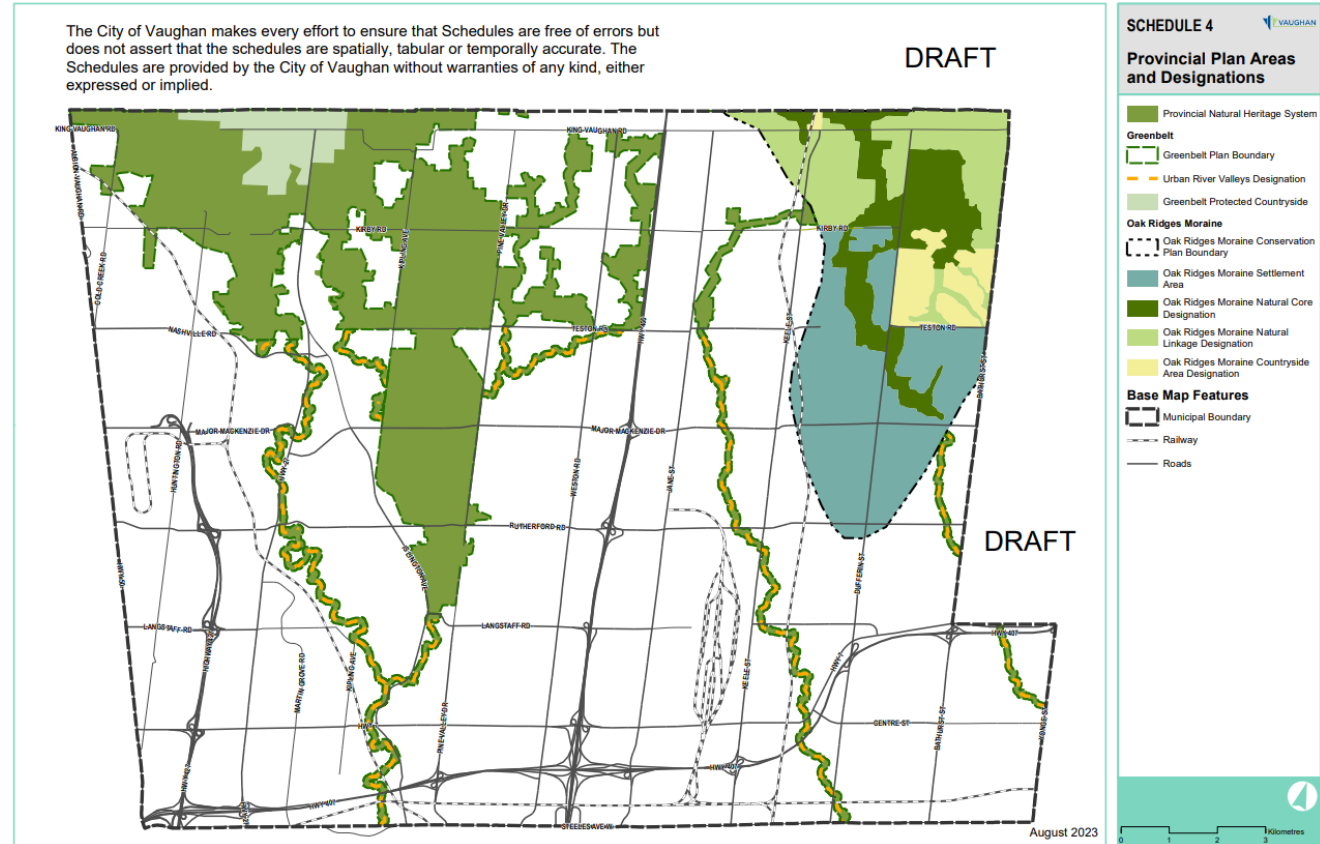


# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Provincial Plan Areas and Designations

- Delineation of the updated Provincial Plan areas and designations for the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan



# Draft Part A: Official Plan Amendment - Conformity

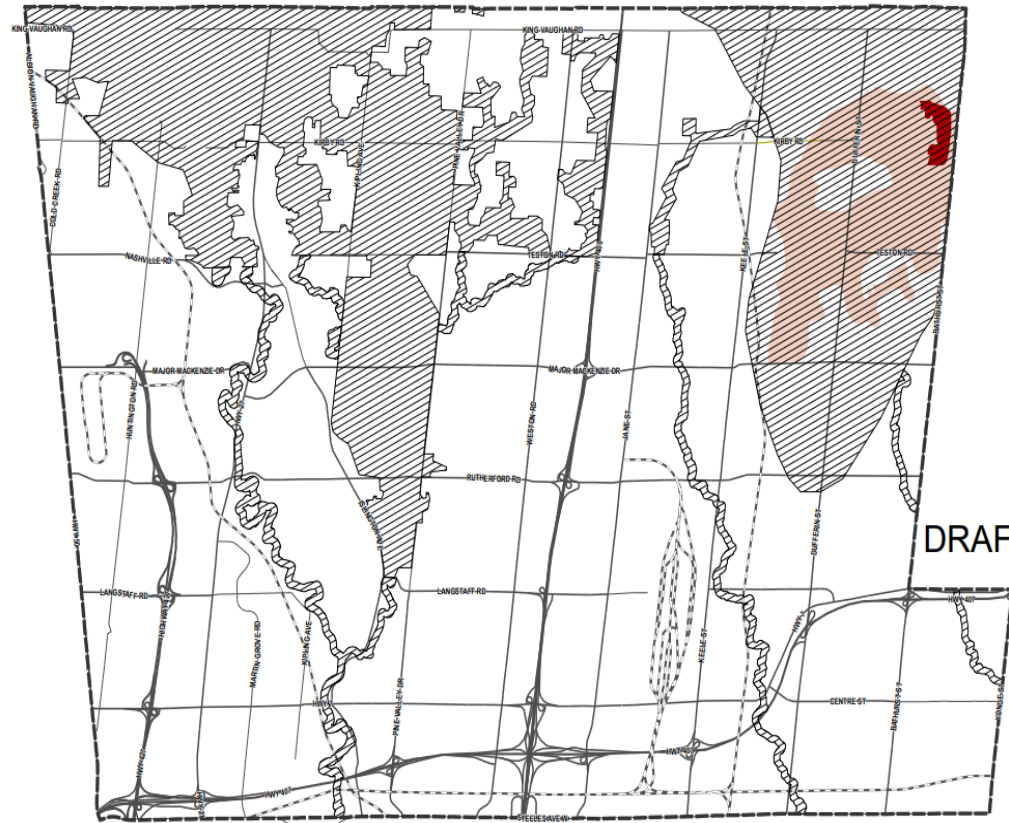
## WHAT IS NEW?

### Mineral Aggregate Resources

- Updated Aggregated Resources Area
- Removal of the Former Aggregate Resource Area per the *Aggregate Resource Act*

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DRAFT



August 2023

### SCHEDULE 5

#### Mineral Aggregate Resources

- Secondary Sand and Gravel Resource Area<sup>1</sup>
- Aggregate Resource Area
- Base Map Features**
  - Municipal Boundary
  - Urban Boundary
  - Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area<sup>2</sup>
  - Railway
  - Roads

<sup>1</sup>Source: The Ministry of Northern Development and Mines

<sup>2</sup> See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area





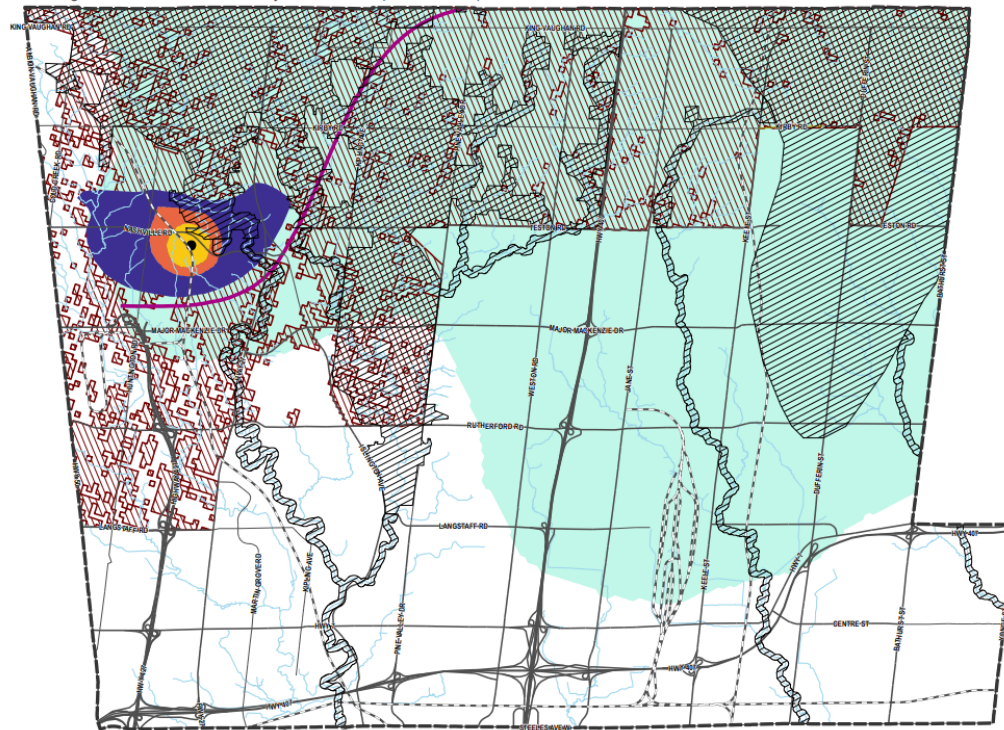
# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Recharge Management Area (WHPA-Q)

- Protecting source water recharge areas per the *Clean Water Act*, 2006
- Delineation of Significant Recharge Area, Wellhead Recharge Area, and Downgradient Line

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabular or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.



### SCHEDULE 11 Recharge Management Area (WHPA-Q)

- 100m Zone/ WHPA-A
- 0 to 2 Year Zone/ WHPA-B
- 2 to 5 Year Zone/ WHPA-C
- 5 to 25 Year Zone/ WHPA-D
- Significant Groundwater Recharge Area
- Wellhead Protection Area
- WHPAQ Downgradient Line
- Watercourse
- Base Map Features**
- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area<sup>1</sup>
- Railway
- Roads

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

August 2023

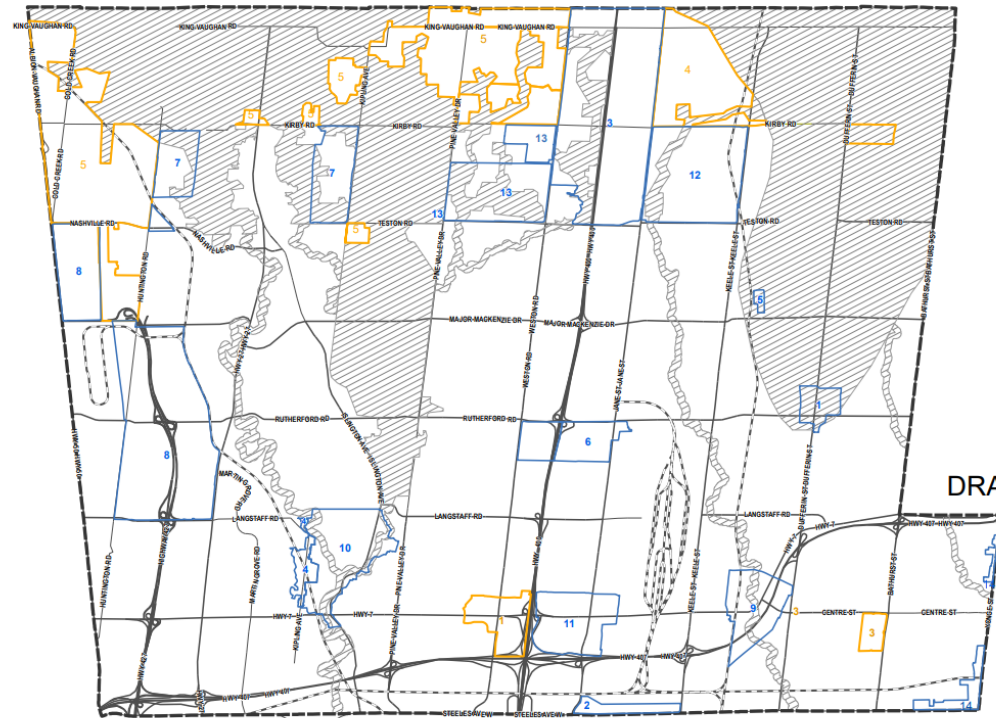
# Draft Part A: Official Plan Amendment - Conformity

## WHAT IS NEW?

### Areas Subject to Secondary Plans

- Identification of New Employment Areas and New Community Areas requiring secondary plans – aligns with Whitebelt lands
- Updated status of secondary plans including the approval Yonge and Steeles Secondary Plan

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August 2023

# Draft Part A: Official Plan Amendment - Conformity

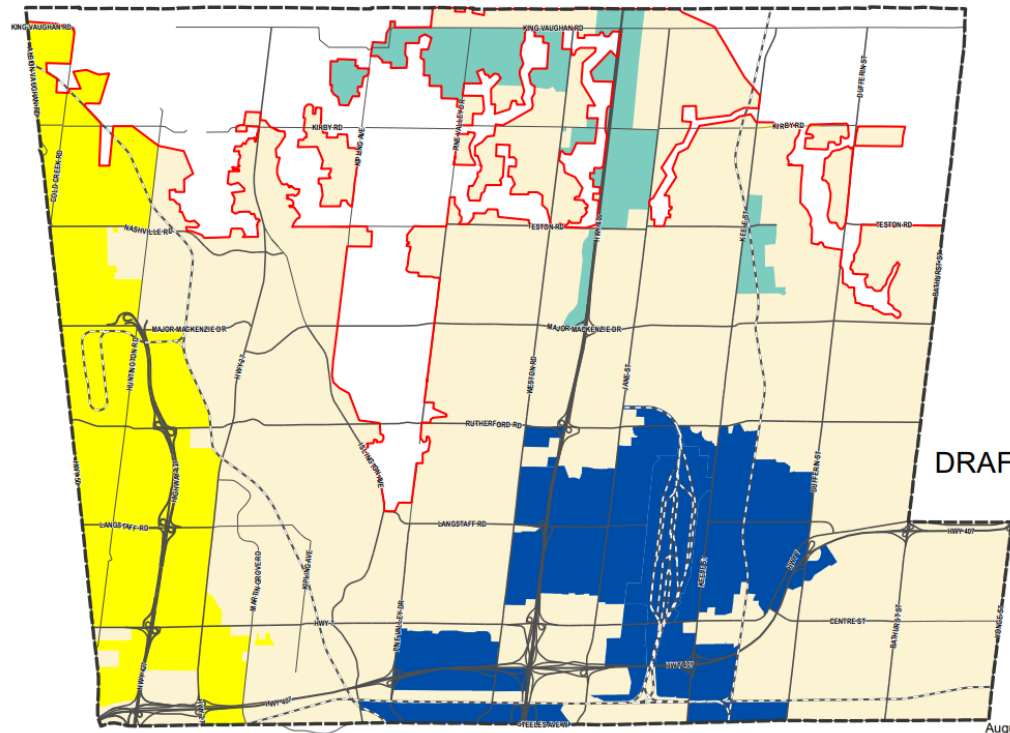
## WHAT IS NEW?

### Regional Employment Areas and Densities

- The updated York Region Official Plan has identified Regional Employment Zones of which three are located within Vaughan
- Each area is given a minimum density target that implements the Region's targets

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabular or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.

DRAFT



### 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

# Next Steps





# Next Steps

## Draft Part A: OPA -Conformity

- Receive feedback on Part A: OPA by **October 17, 2023**
- Consider feedback and prepare Proposed Part A: OPA
- Consideration by Committee of the Whole on November 7, 2023
- Council Adoption on November 14, 2023



## Part B: OPA

- Development of Draft and Proposed OPA
  - Completion targeted for late Q1 2024
- Engagement
  - Indigenous Peoples Engagement
  - Final Community Working Group Meeting
  - Public and Stakeholder Engagement

# How to Get Involved



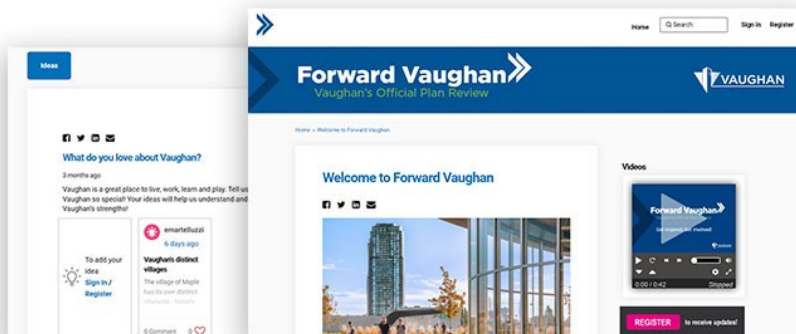
# How to Get Involved



Have a question or comment? Please e-mail comments or questions to [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca)



Visit [forwardvaughan.ca/OPR](http://forwardvaughan.ca/OPR) and click **“Register”** to receive project updates



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Events

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# Thank you!

