

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  
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