



COMMUNICATION C24.

ITEM NO. 2

CW (PM)

October 3, 2023

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October 2, 2023

City of Vaughan
2141 Major Mackenzie Drive
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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.

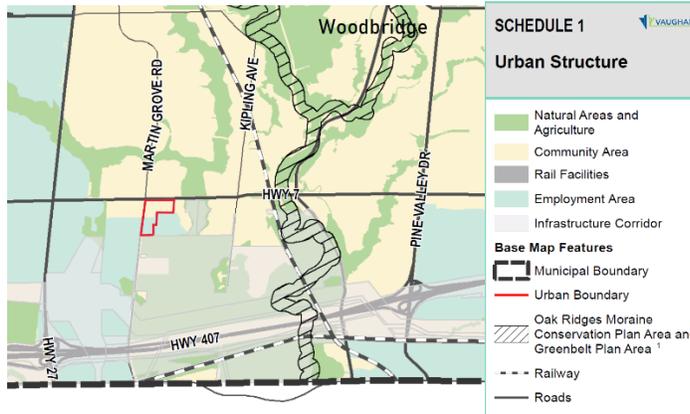


Figure 1: Draft VOP Schedule 1 (Urban Structure)

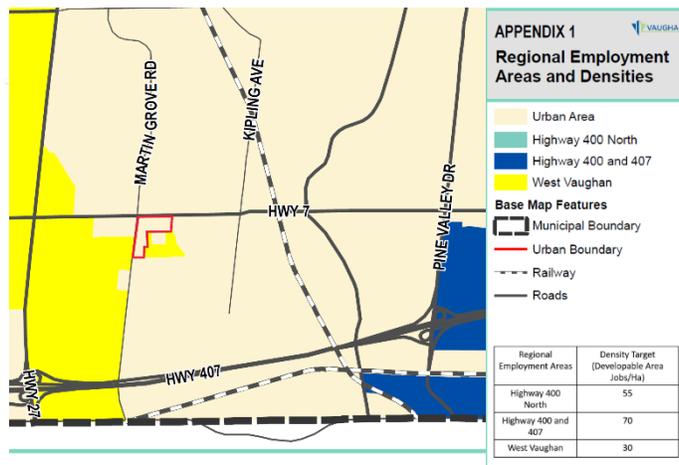


Figure 2: Draft VOP Appendix 1 (Regional Employment Areas and Densities)

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 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