



**C9.**

**Communication**

**CW(PM) – November 1, 2023**

**Item No. 1**

2023-10-30

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

**Subject: Application for a Temporary Use, 3230 King Vaughan Road, Vaughan, ON  
(DA.21.006; Z.21.004) – Committee of the Whole (CoW) Commenting Letter**

Dear Mr. Coles,

WSP Canada Group Limited (“WSP”) has been retained by Primont Homes (“Primont”) to review the submitted applications located at 3230 King Vaughan Road in the City of Vaughan and to comment on its impacts on the future development of Primont’s lands, located west of Jane Street and north of King Vaughan Road in the City of Vaughan. This letter provides a review of Primont’s lands in comparison to the proposed development, a background review of the relevant planning policies and identifying potential risks associated with Primont’s future use of the site. A Committee of the Whole meeting is scheduled on November 1, 2023, to discuss the applications and we request the comments in this letter be considered.

The applicant for the subject site is located at 3230 King Vaughan Road and is proposing to permit a temporary use of a contractors yard with the outdoor storage of a construction equipment and materials, a 1,724.5 m<sup>2</sup> prefabricated storage building with accessory office uses for a maximum period of three years on the subject lands. Applications for a Zoning By-law Amendment (Z.21.004) and Site Plan (DA.21.006) were originally submitted to the City of Vaughan in June 2021, followed by subsequent resubmissions to address City Staff concerns. The site is located directly adjacent to Primont’s lands, and there are concerns about potential land use compatibility issues for future development on Primont’s lands.

**Region of York Official Plan (2022 Office Consolidation)**

We understand that Map 1 Regional Structure of the Region of York Official Plan (2022 Office Consolidation) locates the lands as being within the Urban Area. Furthermore, the intent of the Urban Area designation is to promote a broader range of uses including residential and employment where appropriate.

In addition, Map 1A designates Primont’s lands as community area, the intent of the community area designation is to provide a diverse range of development ranging from high density development within York Region’s strategic growth areas to compact lower density, but still transit supportive subdivisions in York Region’s new greenfield areas.

**City of Vaughan Official Plan (2020 Office Consolidation)**

The City of Vaughan Official Plan (2020 Office Consolidation) schedule 13 designates the lands as being located within the Highway 400 North Employment Lands Secondary Plan. Schedule B of the Highway 400 North Employment Lands Secondary Plan designates the lands as employment and natural heritage area. The intent of the employment area designation is to promote a broad range of development uses including retail and service commercial, hotels, public, non-profit and institutional uses, cultural, and entertainment and social facilities shall be permitted where such uses



primarily provide a service to the surrounding employment area and contribute to the creation of an urban environment.

Given Primont's land use designation within the Region of York Official Plan, we anticipate that Primont's lands will be redesignated from the employment area designation of the City of Vaughan's Official Plan to allow for a broader range of uses including residential uses.

### **Conclusion**

Primont's lands are located within the community area of the Region of York Official Plan and are anticipated to be redesignated within the City of Vaughan Official Plan to allow for more sensitive land uses including residential. As such, we request the following: (1) assurance that the use permissions for the application will remain temporary; (2) assurance that existing features such as the existing berm along the east property line remain in place; and (3) acknowledgement and recognition that future extension to the temporary use may require additional mitigation measures to reflect the likelihood of sensitive uses on the Primont lands in the long-term. Please ensure that Chad B. John-Baptiste ([chad.john-baptiste@wsp.com](mailto:chad.john-baptiste@wsp.com)), Alyson Naseer ([Alyson.naseer@wsp.com](mailto:Alyson.naseer@wsp.com)) and Ian MacPherson ([ian@primont.com](mailto:ian@primont.com)) are notified of all further correspondence.

In addition to WSP, please ensure that Primont Homes is notified of any further meetings or discussions with respect to this matter, Primont's address is as follows: 9130 Leslie Street, Suite 301, Richmond Hill, ON. L4B 0B9.

Yours sincerely,

**WSP Canada Inc.**

A handwritten signature in black ink that reads "C.B. John-Baptiste".

Chad B. John-Baptiste, MCIP, RPP  
Director, Planning - Ontario

cc: Ian MacPherson, Primont Homes

Encl.  
WSP ref: CA0006581.9059