

Nine-Ten West Limited

C147.

Communication

CW(PM) – June 4, 2025

Item No. 10

June 3, 2025

DELIVERED BY EMAIL

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

Attention: Office of the City Clerk

**Re: Committee of the Whole Public Meeting June 4, 2025
Agenda Item 4.10 – Draft New Vaughan Official Plan 2025**

Nine-Ten West Limited manages lands within the Carville District Secondary Area in both the northwest and northeast quadrants. We appreciate the opportunity to provide comments on the new draft Vaughan Official Plan 2025 which can be found below.

Schedule 2 – Natural Heritage Network

This schedule identifies a core feature within the Carrville District Centre at the northwest corner of Rutherford Road and Dufferin Street surrounded by a pink area “Top Be Determined Through Future Studies.” This designation should be removed as it does not reflect that the limits of this feature have already been studied and determined through draft plan of subdivision 19T-12V009 and the subsequent registration of the first phase of development. Please see the enclosed highlighted schedule identifying the core feature in question.

Schedules 9A & 9B – Street Classification & Street Type

Main Street within Carrville District Centre Block 18 has been identified as a 24m Minor Collector, however, the secondary plan identifies this as a 23m Minor Collector through policy 11.2.18.2c. Please correct Schedules 9A & 9B to match the secondary plan. Please see the enclosed highlighted schedule identifying the street in question.

We thank you for your time on this matter and look forward to further discussing the foregoing with the Project Team.

Sincerely,
Nine-Ten West Limited



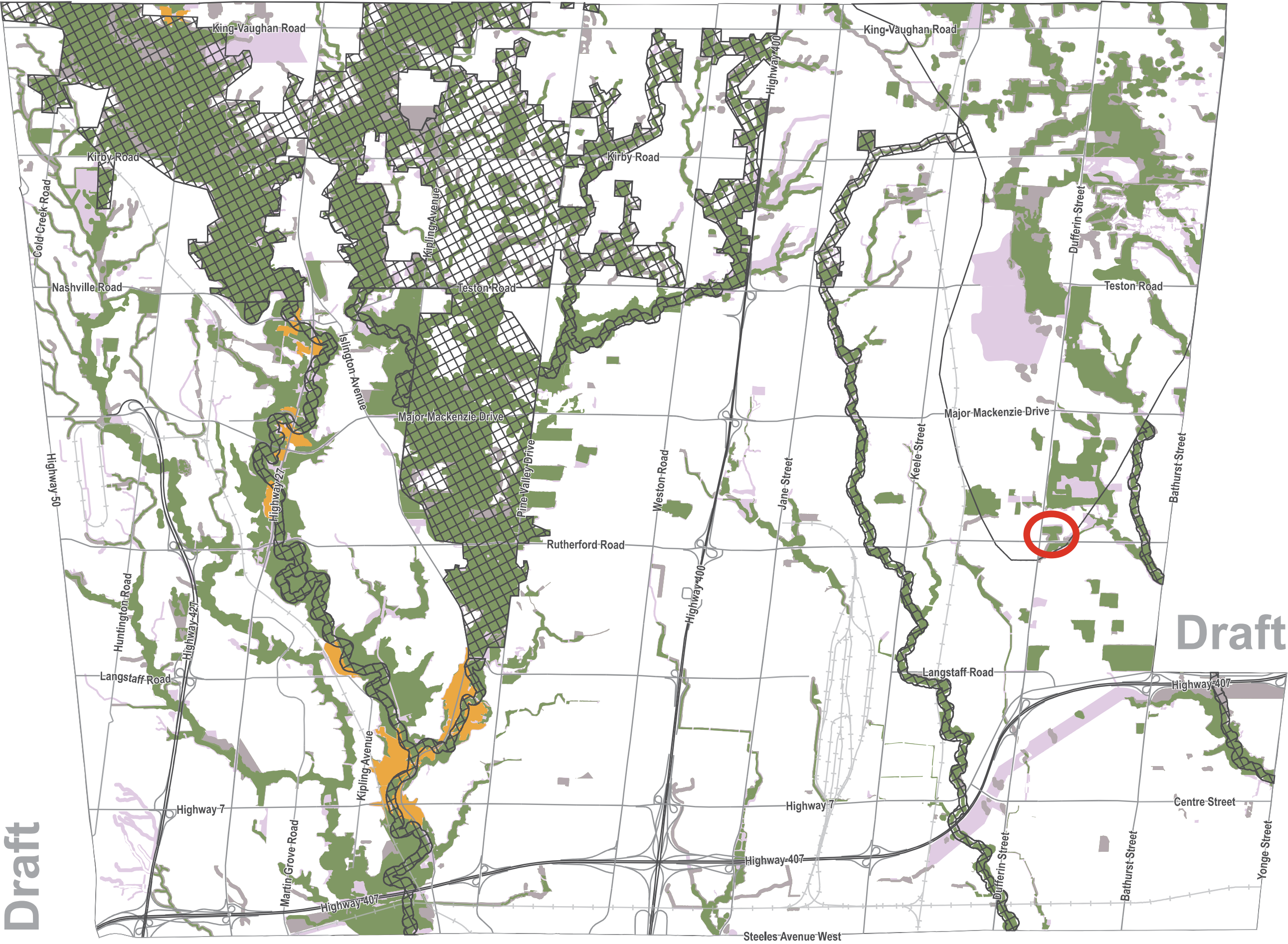
c/o The Remington Group Inc.
Eric Del Favero
Project Manager, Land Development

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

Natural Heritage Network

- Core Features
- Built-Up Valley Lands
- To be Determined Through Future Studies

- Base Map
- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area¹
- Greenbelt Plan Area, Natural Heritage Network
- Road Network
- Railway



Draft

Draft

The policy text in Chapter 3 prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network. Core features shall be precisely delineated on a site-by-site basis through the approval of the Planning Act Applications supported by appropriate technical studies. Refinements to the NHN may occur through Secondary Plan or development approval processes and shall be reflected on this schedule without the need for an Official Plan Amendment. The block plan process is a non-statutory process in accordance with the Planning Act. Where the schedule does not accurately reflect an existing development approval, the schedule may be updated without the need for an Official Plan Amendment.

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

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SCHEDULE 9A



Street Classification

Street Classification	Arterial (36m)	Major Collector (30m)	Minor Collector (24m)	Local (20m)
Natural				
Community				
Employment				
Centres				
Proposed Street				

- Special Classification
- York Region Arterial Road
- Heritage Conservation Districts
- Railway

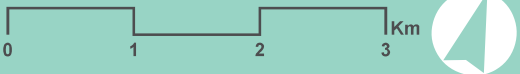
Proposed Highway 413

- Focused Analysis Area
- Narrowed Area of Interest
- Municipal Boundary

Footnote: If street classifications are not consistent between this Schedule and the Secondary Plan, the document that is most recent shall apply.

Standard right-of-way requirements, including but not limited to street elements and widths, may be reviewed and modified in designated Heritage Conservation Districts at the discretion of the City.

Additional information on streets with Special Classification can be found in the corresponding Secondary Plan and/or Area Specific Policies of the Vaughan Official Plan.



Draft

Draft

May 2025

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SCHEDULE 9B

Street Types

- Existing

Proposed
- Functional Classification
- Highways
- Major Arterial
- Up to 26 m

Up to 30 m

Up to 36 m

Up to 41 m

Up to 43 m

Up to 45 m

Up to 60 m
- Minor Arterial (36m)

Major Collector (30m)

Minor Collector (24m)

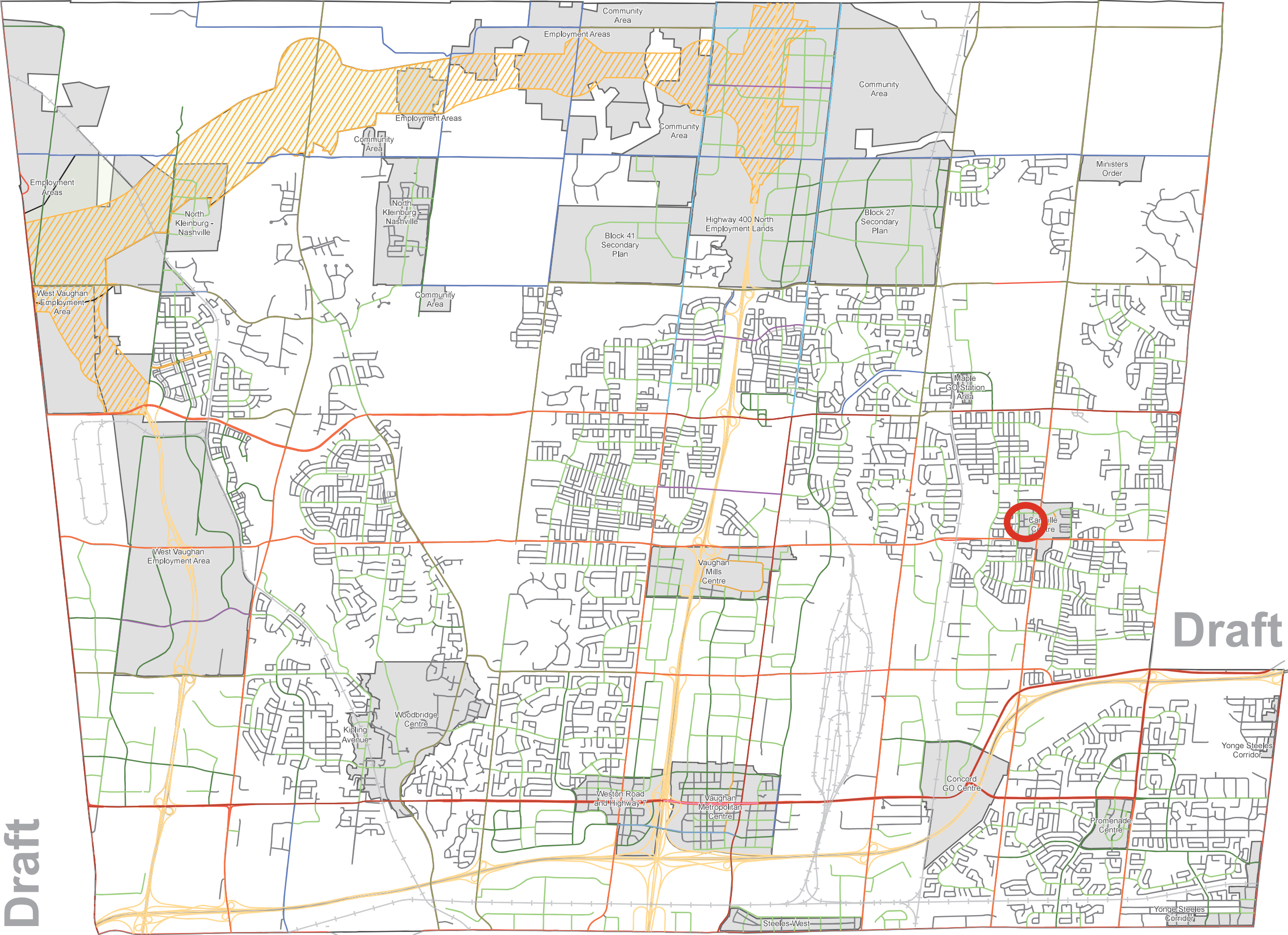
Special Classification (varies)

Local (20m)
- Areas Subject to Secondary Plans

Railway
- Proposed Highway 413
- Focused Analysis Area

Narrowed Area of Interest

Municipal Boundary



Draft

Draft

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