

C207.

Communication

CW(PM) – June 4, 2025

Item No. 10

June 4, 2025



Draft New Vaughan Official Plan 2025

8955 Weston Road and Part of Lots 14 and 15 Concession 5
281187 Ontario Ltd. and Anland Developments Inc.
Committee of the Whole

Subject Site and Surroundings

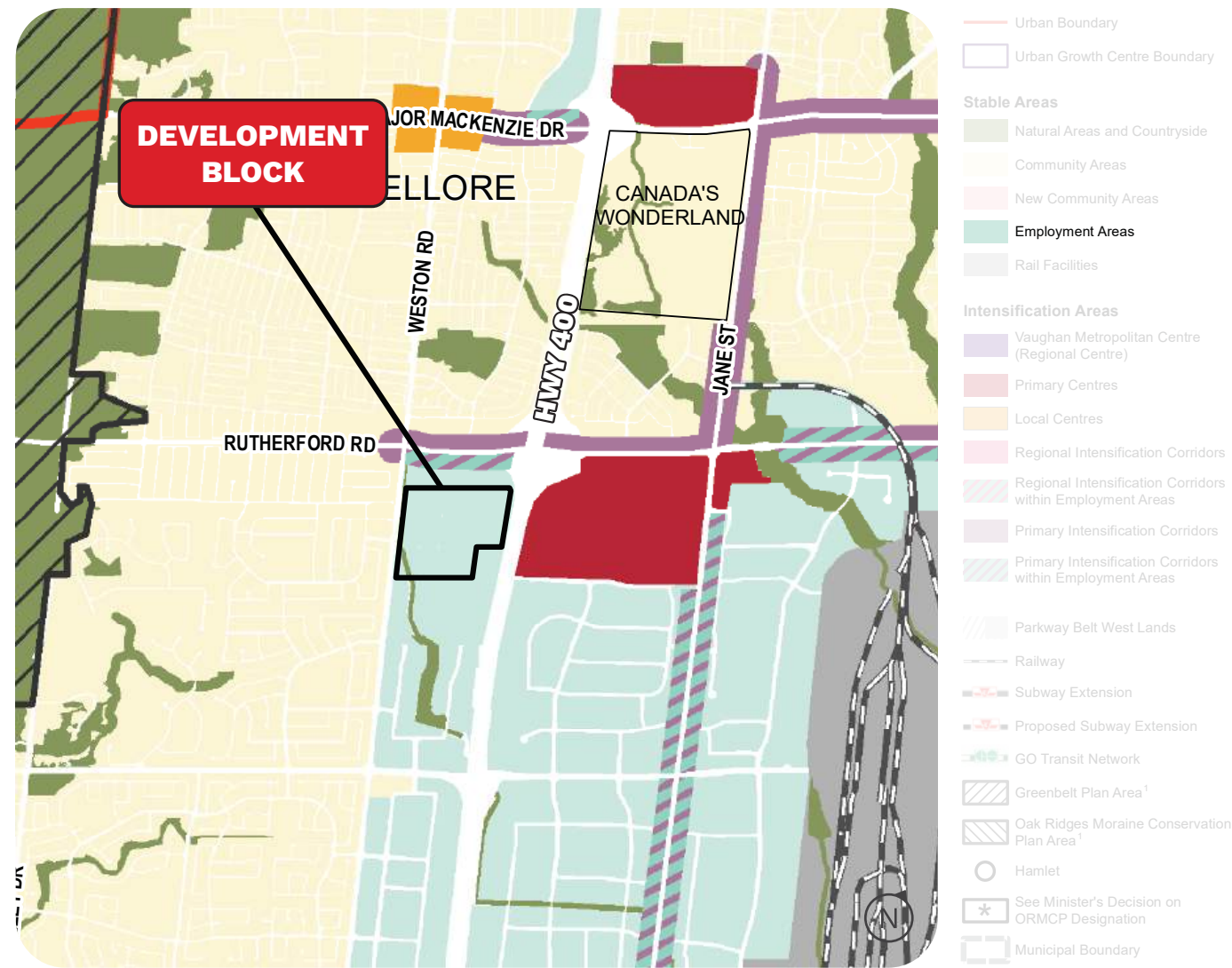


Legend

-  Subject Site
-  Development Block

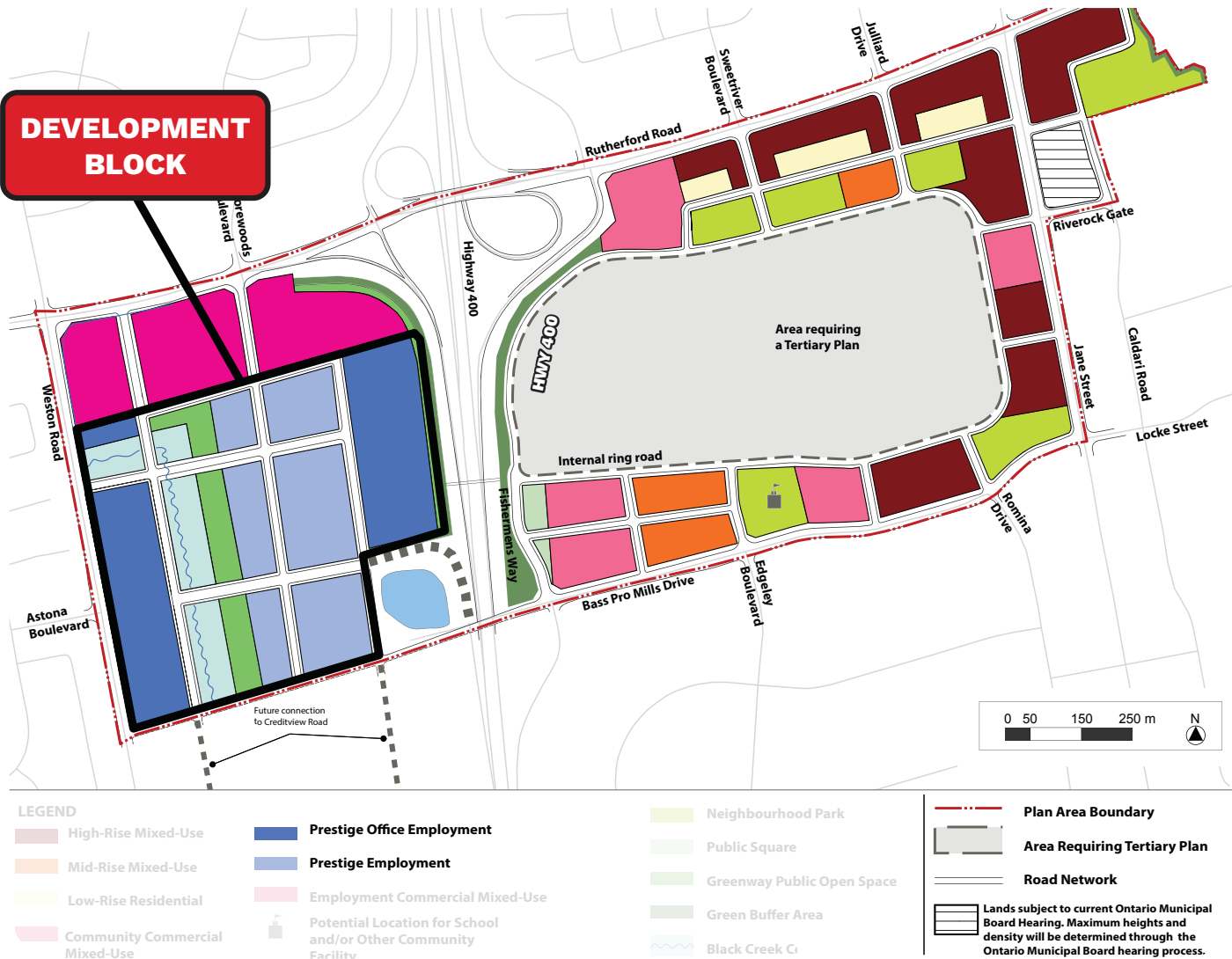
Site History

- The Subject Site is designated *Employment Areas* in VOP (2010) and is designated *Prestige Office Employment* and *Prestige Employment* in the Vaughan Mills Centre Secondary Plan.



Vaughan Official Plan (2010), Schedule 1

Draft New Vaughan Official Plan 2025
8955 Weston Road and Part of Lots 14 and 15 Concession 5



Vaughan Mills Centre Secondary Plan, Schedule C

Site History

Owners appealed the VOP (2010) and Vaughan Mills Centre Secondary Plan (2014) and sought to redesignate the Development Block to permit a mix of uses beyond employment uses, including residential.

The 2021 interim decision by the OLT did not redesignate the Development Block but it determined that the City's employment projections were unreasonable compared to similar areas.

The land use designations remain the subject of the OLT appeal.

Employment Area Policy Context

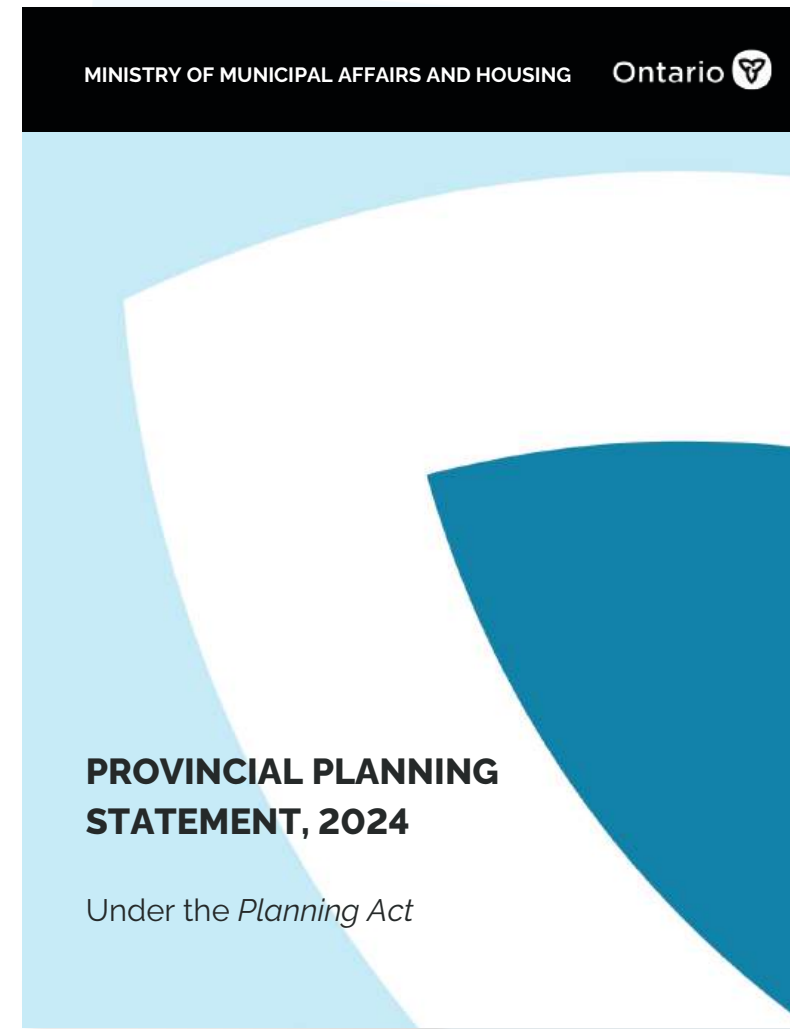
Provincial direction regarding Employment Areas has changed

Employment Areas **are reserved for:**

- Manufacturing uses
- Research and development in connection with manufacturing, warehousing, goods movement
- Retail and office associated with uses listed above
- Ancillary facilities

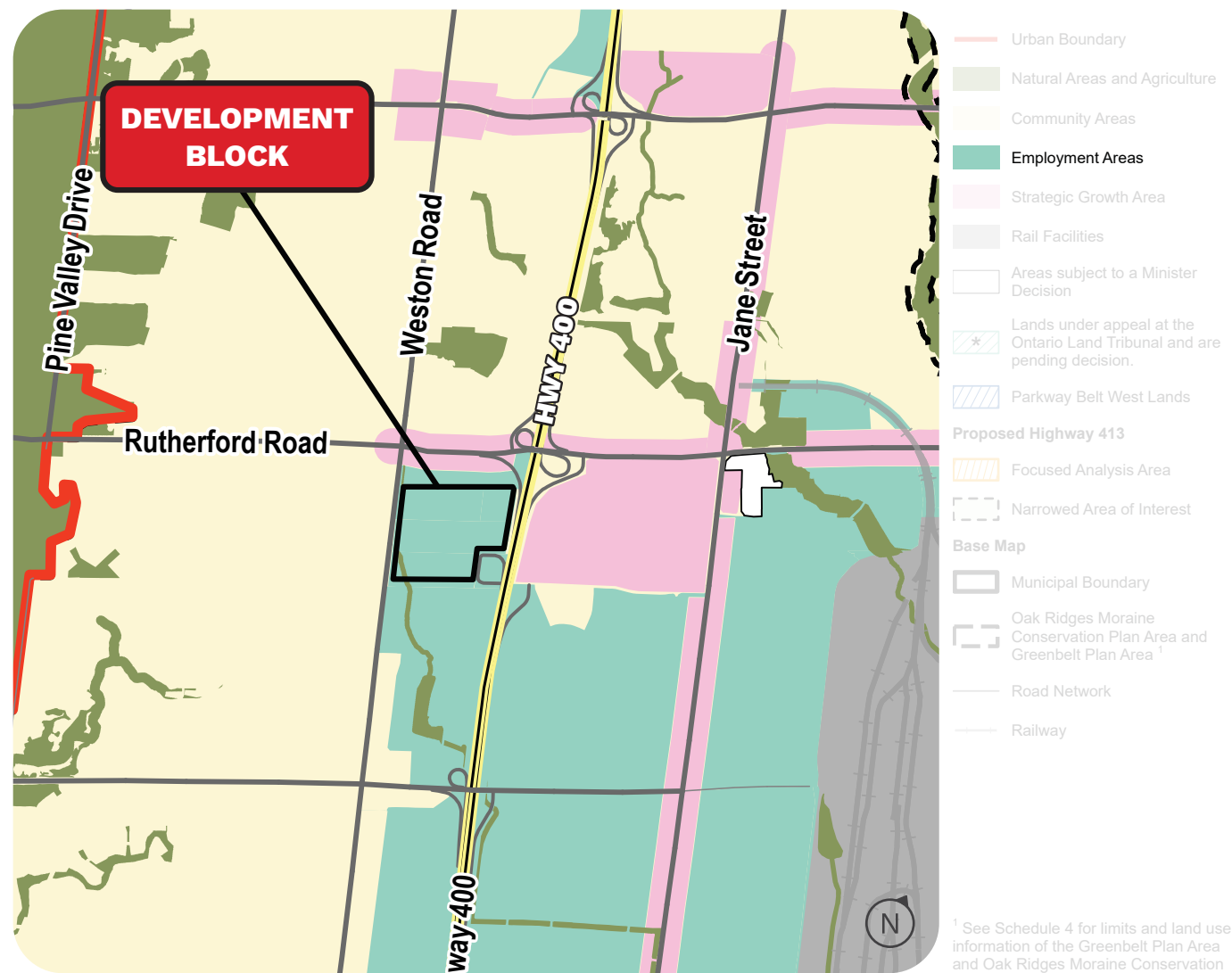
Employment Areas **exclude:**

- Institutional and commercial uses
- Retail and office not associated with the primary employment uses listed above

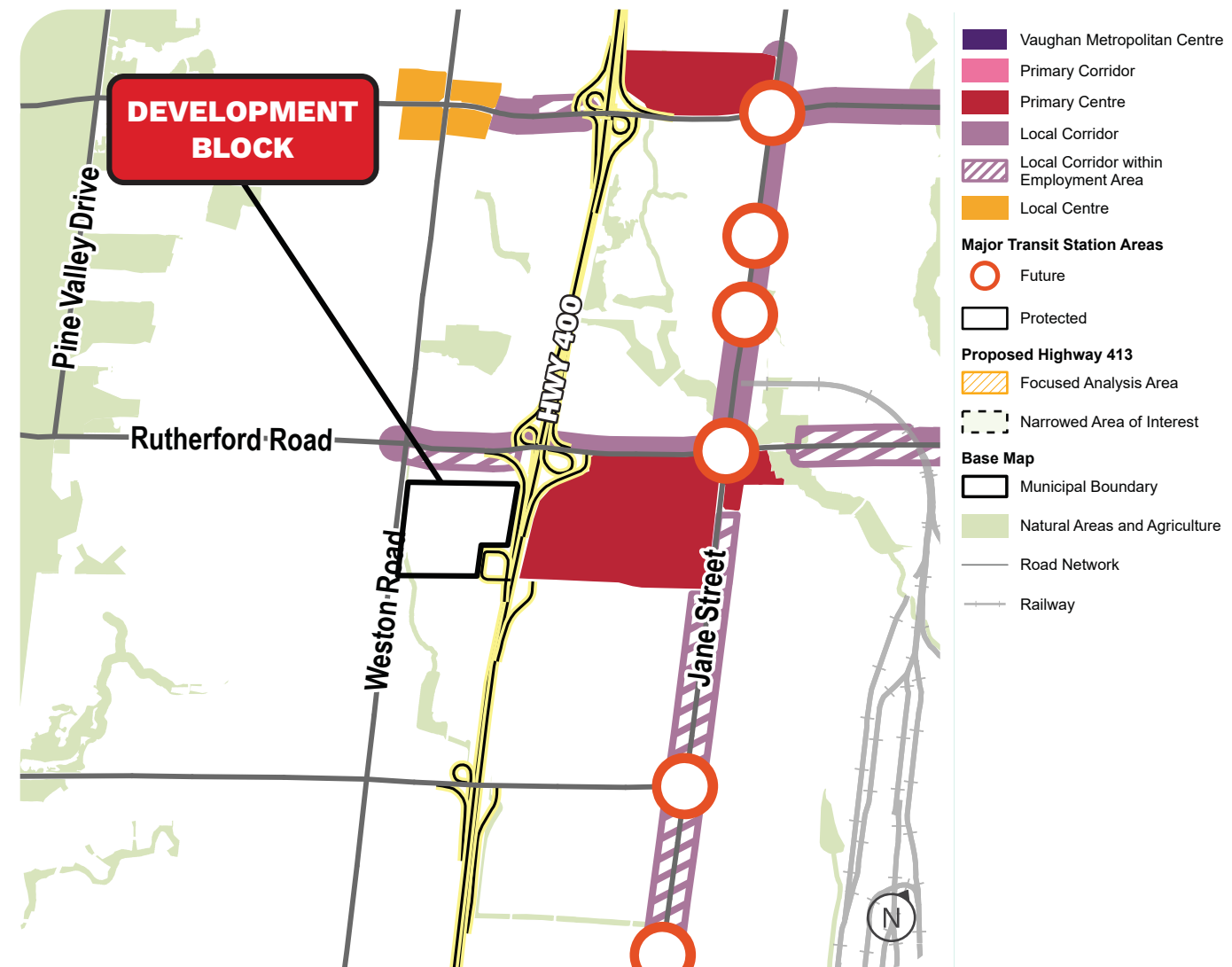


Draft Vaughan Official Plan 2025

The Draft VOP 2025 proposes to designate the Block as Employment Areas



Draft Vaughan Official Plan (2025), Schedule 1



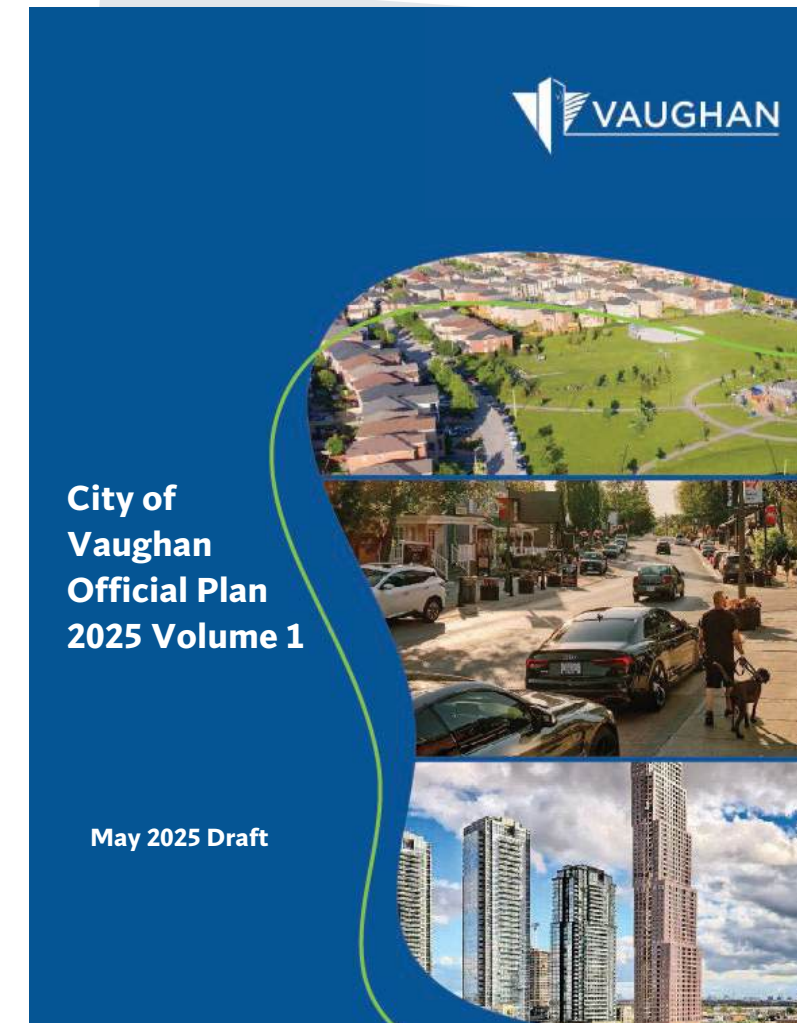
Draft Vaughan Official Plan (2025), Schedule 1B

Mixed Use Designation Achieves the City's Policy Objectives

The Draft VOP 2025 includes the Vaughan Mills Centre Secondary Plan area as a *Primary Centre*.

Primary Centres:

- Are mixed-use areas with residential development and a wide range of other uses
- Serve local residents, the surrounding Community Areas and the City as a whole
- Are designed as transit-oriented, pedestrian-friendly places
- Include a variety of built forms, such as mid-rise and High-Rise Buildings



These lands should be designated *Mixed Use*

- ✓ Lands are predominantly vacant
- ✓ The Secondary Plan confirms the employment projections are unreasonable
- ✓ **Transitional** between the planned high density mix of uses on to the east of the Block and the established low-rise residential uses which are immediately to the west of the Block.



Infrastructure Improvements

Bass Pro Mills Drive Extension – Preferred Alternative

Development of the Subject Site will provide for significant infrastructure improvements in the area:

- The extension of major roadways, including Bass Pro Mills Drive, to increase vehicle capacity.
- The future north-south road connecting to Rutherford Road.
- Realignment of the Black Creek channel.



Source: Bass Pro Mills Drive Extension Open House, April 7, 2025

Public Benefits



Public Service
Facilities



Commercial
Amenities



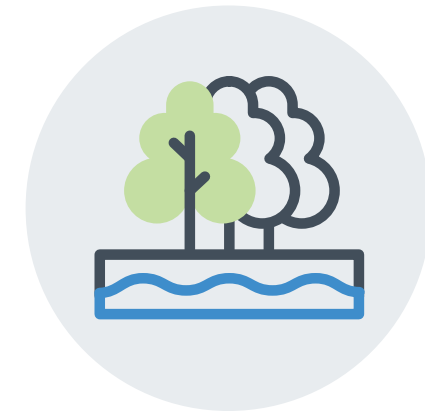
Jobs



Housing



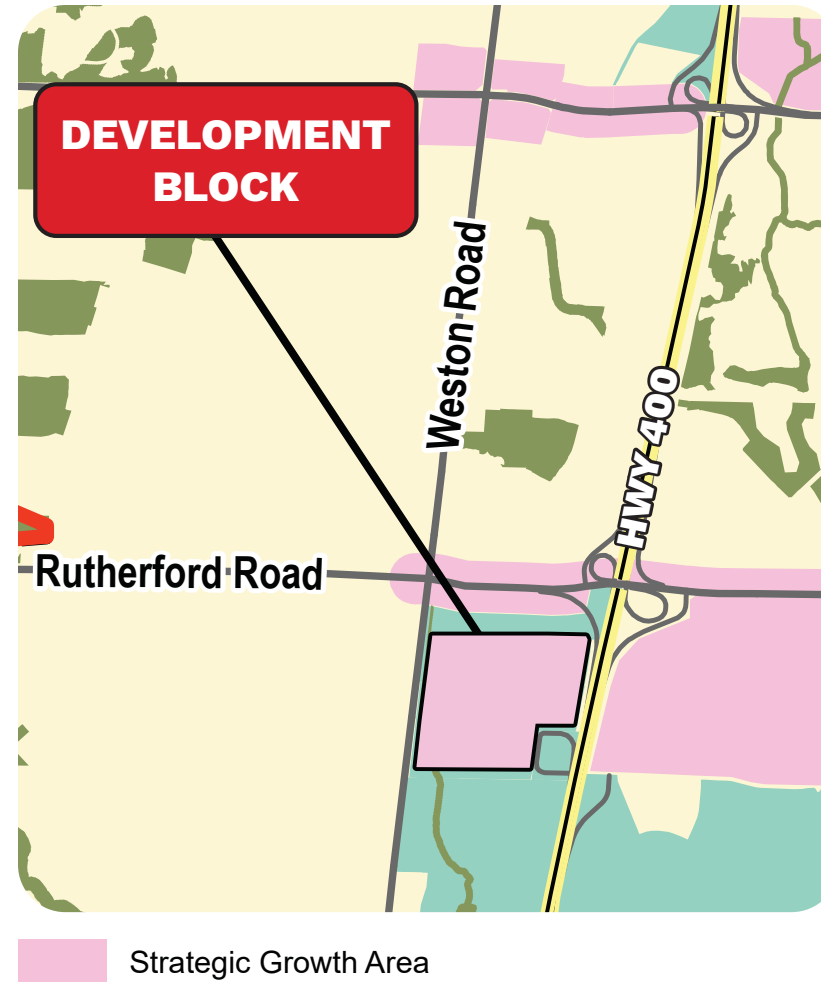
Bass Pro Mills
Drive



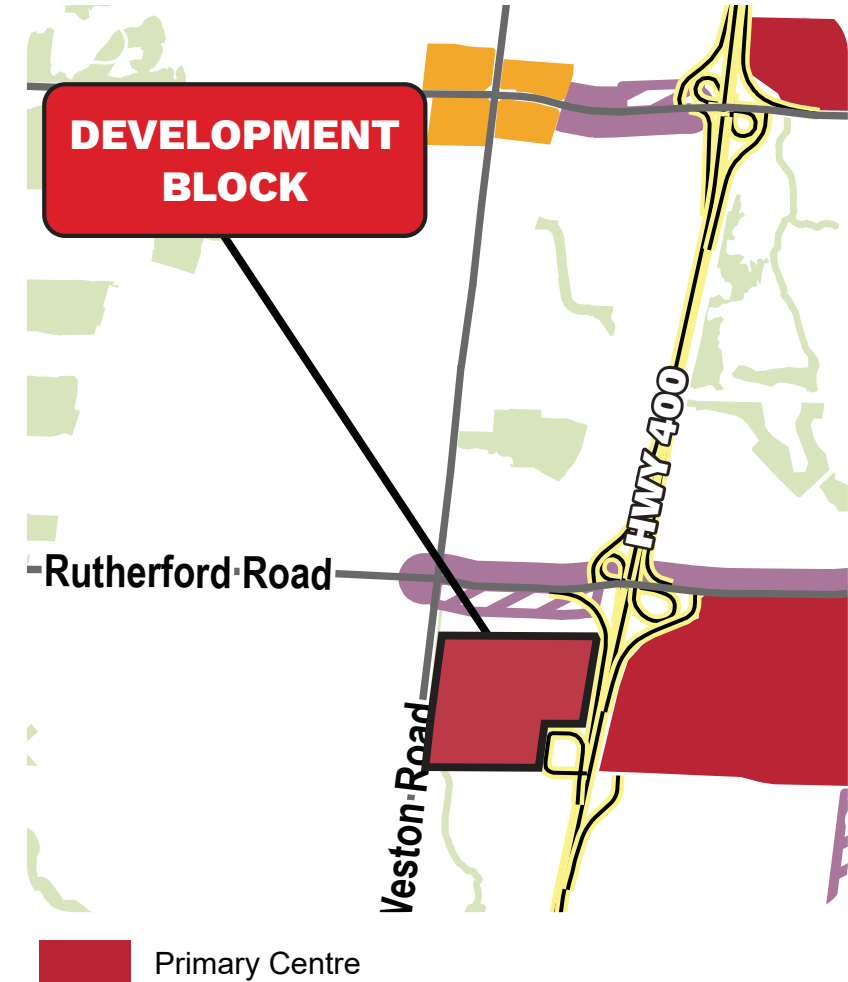
Black Creek
Channel

Our Request

- Identify the block as a *Strategic Growth Area* and a *Primary Centre* in VOP 2025 (see following maps).
- Designate the block as *Mixed Use High-Rise* and *Mixed-Use Mid-Rise* through a future update to the Vaughan Mills Centre Secondary Plan.



Draft Vaughan Official Plan (2025)
Schedule 1



Draft Vaughan Official Plan (2025)
Schedule 1B

Questions & Comments?

Thank
You