



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-2712

May 28, 2025

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C12.

Communication

CW(PM) – June 4, 2025

Item No. 10

Delivered by email to oprmanager@vaughan.ca and clerks@vaughan.ca

Attn: Mayor and Members of Council

**RE: Forward Vaughan – Vaughan Official Plan Review
Official Plan Draft – May 2025
Country Wide Homes (Teston Road) Inc.
4801 Teston Road, City of Vaughan
Related File #: 19T-14V004 & Z.14.010**

KLM Planning Partners Inc. are the planning consultants for Country Wide Homes (Teston Road) Inc. ("Country Wide") in respect to their lands municipally described as 4801 Teston Road, City of Vaughan (the "Subject Lands"). We are actively monitoring and participating in the Forward Vaughan, Draft Vaughan Official Plan 2025 ("VOP 2025") process. On behalf of our client, we submit the enclosed comments on the May 2025 iteration of the VOP 2025.

For context, Country Wide has obtained draft plan approval (19T-14V004) to permit the development of a plan of subdivision consisting of 94 lots and is currently working towards registering the subdivision. We recognize the importance of ensuring the City's overarching planning framework reflects a current vision, priorities, conforms to Provincial policy and supports long-term growth and sustainability. We appreciate the work that Council and staff have undertaken to engage stakeholders and guide this process.

We respectfully request that the new Official Plan recognize and uphold all existing planning approvals, including Official Plan Amendments, Zoning By-law Amendments, Draft Plan Approvals and other entitlements which have been duly granted under the current planning framework. A new Official Plan could introduce unintended barriers or delays for planning applications deemed completed under Vaughan Official Plan 2010 ("VOP 2010") and working towards final approvals as these projects have already undergone a rigorous public and technical review process. Applications submitted under VOP 2010 reflect years of collaboration and significant investment and alignment with municipal and provincial policy.

To ensure fairness, transparency and continuity of planning, we kindly request Council to include policies in the new Official Plan that explicitly grandfather existing approvals and support their full build-out without additional policy or procedural hurdles. Active applications deemed complete under VOP 2010 should also be reviewed and assessed under the Official Plan in effect at the time the application was deemed complete without a sunset clause to repeal the transition provisions (Section 1.4.2.7).

1.4.2.7 That it is the intent of Council to repeal the transition provisions for applications in process in Policy 1.4.2.4 and 1.4.2.5 at the time of the next Official Plan review or five years after the approval of this Plan, whichever occurs first.

With ongoing market volatility, we are concerned about the proposed repeal of transition provisions after a five-year period. In many cases, five years may not be a sufficient window to fully build-out approved developments, especially for larger, multi-phase projects. We therefore request that the existing Official Plan remain in effect for the purposes of interpreting and implementing previously approved and active applications deemed complete under VOP 2010 regardless of the time horizon. Doing so will help preserve planning continuity and uphold fairness to applicants who have prepared all necessary information, reports, studies and materials identified for a complete submission.

Furthermore, it does not appear that any changes to the VOP 2010 Volume 2 documents (e.g., Area Specific Plan – Block 40/47) are proposed through this draft of VOP 2025. As such, we do not have any comments at this time on the Area-Specific Plans. However, if the City of Vaughan initiates the review to replace and integrate any of the VOP 2010 Volume 2 policies within VOP 2025 we request notification to ensure that our client has an opportunity to participate prior to adoption.

We thank you for the opportunity to participate in the Vaughan Official Plan Review. Kindly ensure that we receive notice of any decision(s) made by the Committee and/or City Council regarding VOP 2025, as well as any further public meeting(s), so we can continue to monitor this matter and participate.

Should you require additional information or clarification, please contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink that reads "A. PEREIRA". The signature is stylized with a large, looped initial "A" and the last name "PEREIRA" in all caps.

Aidan Pereira
Associate

cc. Client
Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery
Christina Bruce, Director of Policy Planning and Special Programs
Fausto Filippetto, Senior Manager of Policy Planning and Sustainability
Ash Faulkner, Senior Planner, Policy Planning and Special Programs
Carly Murphy, Planner, Policy Planning and Special Programs