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File: P-3520

June 2, 2025

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

**C89.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 10**

**Attention: Hon. Mayor Del Duca and Members of Council**

**Re: Committee of the Whole (Public Meeting), Wednesday June 4, 2025**  
**Agenda Item. 4(10)**  
**City of Vaughan revised Draft New Official Plan, May 2025**  
**Anatolia Capital Corp., 5770-5780 Highway 7**  
**City of Vaughan**  
**Regional Municipality of York**

KLM Planning Partners Inc. is the land use planning consultant representing Anatolia Capital Corp. ("client") as it relates to their lands located west of Martin Grove Road, on the north side of Highway 7, known municipally as 5770-5780 Highway 7 in the City of Vaughan (the "City"), Region of York (the "Subject Lands"). A map identifying the location of the Subject Lands is attached herein.

KLM has been monitoring and participating in the City's Official Plan Review (the "OPR") on behalf of our clients and previously provided the following comments to the City:

- July 31, 2024 – letter related to the revised Draft Comprehensive Official Plan Amendment, which combined the previous Part A and Part B OPR work, released in June 2024.

In May 2025, the City released a further revised Draft New Official Plan (the "Draft OP"). KLM has completed a review of the Draft OP on behalf of our client and provide the following comments.

The Subject Lands are proposed to be designated 'Community Area' on Schedule 1 – Urban Structure, and 'Mid-Rise Mixed Use' with a height of 8 and density of 2.5 FSI and 'Transitional Mid-Rise Mixed Use' also with a height of 8 and density of 2.5 FSI on Schedule 13 – Land Use. Schedule 1B denotes Highway 7 as a Primary Intensification Corridor.

The Draft OPA requires Strategic Growth Areas, including Primary Corridors, to be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities in accordance with the prescribed hierarchy established in the Plan. Primary Corridors are noted as one of the prime locations to direct the most intensive and greatest mix of development and are a major focus for intensification on lands adjacent to major transit routes in the City, at densities and in a form supportive of higher order transit.

It is noted that there does not appear to be any difference in the built form permissions between the proposed 'Mid-rise Mixed Use' and 'Transitional Mid-rise Mixed Use' designations. It is also noted that there are no low rise residential uses immediately adjacent to the Subject Lands, more particularly the northern portion designated 'Transitional Mid-Rise Mixed Use'. Land uses abutting the 'Transitional Mid-

rise Mixed Use' designation include a large natural heritage feature to the north, a hydro corridor to the west and an existing employment use to the east, which don't require the same transitional treatment as low-rise residential uses do.

Given this context and in light of the proposed Primary Corridor policies, it is our opinion that there is an opportunity for increased heights and densities at this location to better implement the planned intensification along the Highway 7 corridor. It is our opinion that mid-rise buildings up to 12 stories could be implemented with appropriate transition to the low-rise residential uses beyond the natural heritage feature located immediately to the north. On this basis, we request that the City explore increased heights and densities at this location while still maintaining the Mid-Rise built form. More specifically, we respectfully request that the land use designation for the entirety of the Subject Lands be 'Mid-Rise Mixed Use' with a maximum height of 12 storeys and density of 3.5 FSI.

We also note that policy 3.2.2.3 c) requires that development within Strategic Growth Areas provide at a minimum two of the permitted uses as prescribed therein. In our opinion, the Official Plan should simply provide the framework for permitting a mix of uses but not prescribe the mix to be achieved through a development application, which should be evaluated on a site-specific basis.

Thank you for the opportunity to provide input into the Official Plan review. We kindly request notice of any future reports and/or public meetings and consultations regarding the Draft New Official Plan, and that we receive notice of any decision of City Council.

Should you have any questions or concerns or if you require any additional information on the contents of this letter, please do not hesitate to contact the undersigned.

Yours truly,

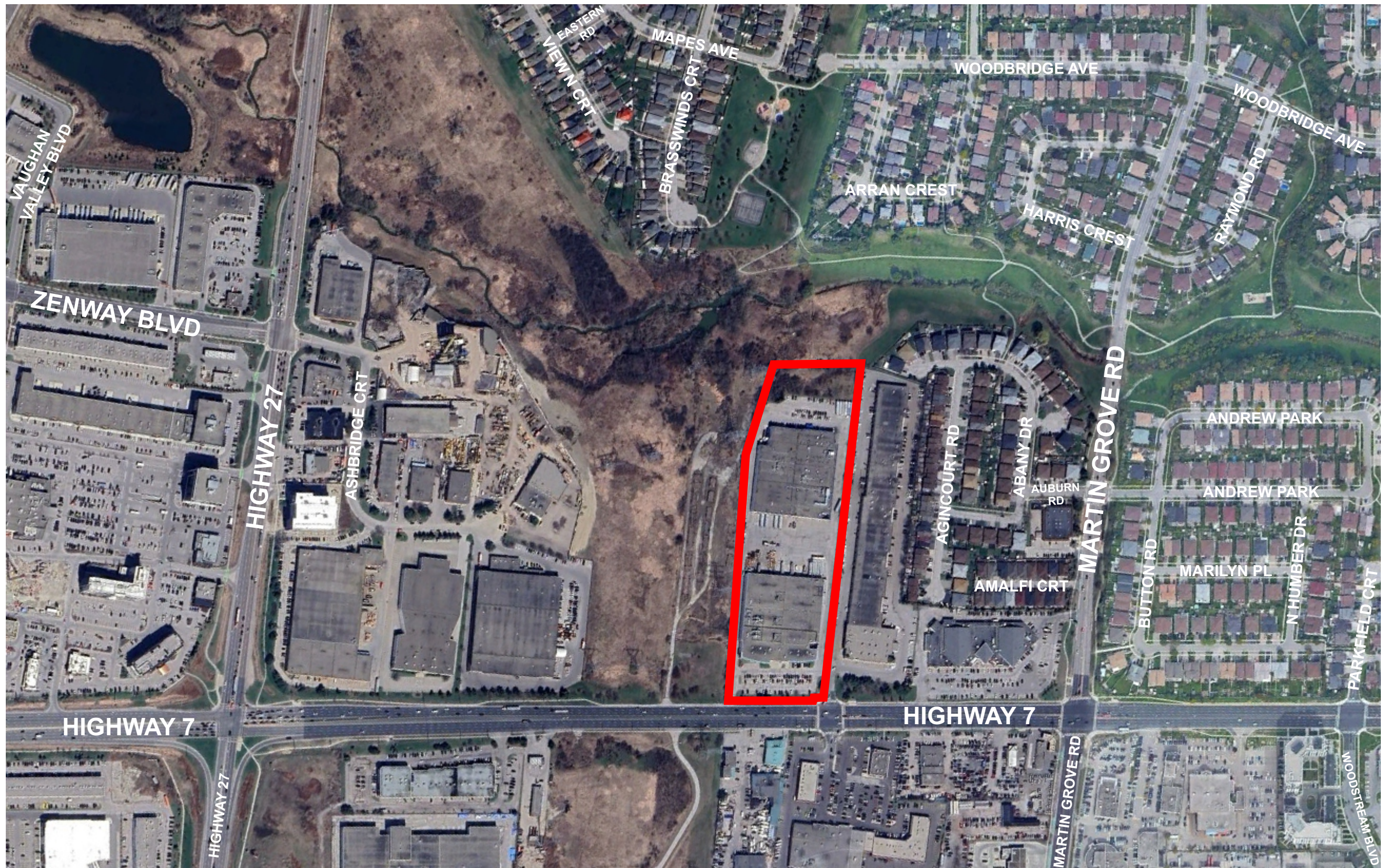
**KLM PLANNING PARTNERS INC.**


A handwritten signature in blue ink, appearing to read 'T. Schilling', is positioned above the printed name.

Tim Schilling BES, MCIP, RPP  
Senior Planner

cc. Client  
Fausto Filipetto, Project Manager





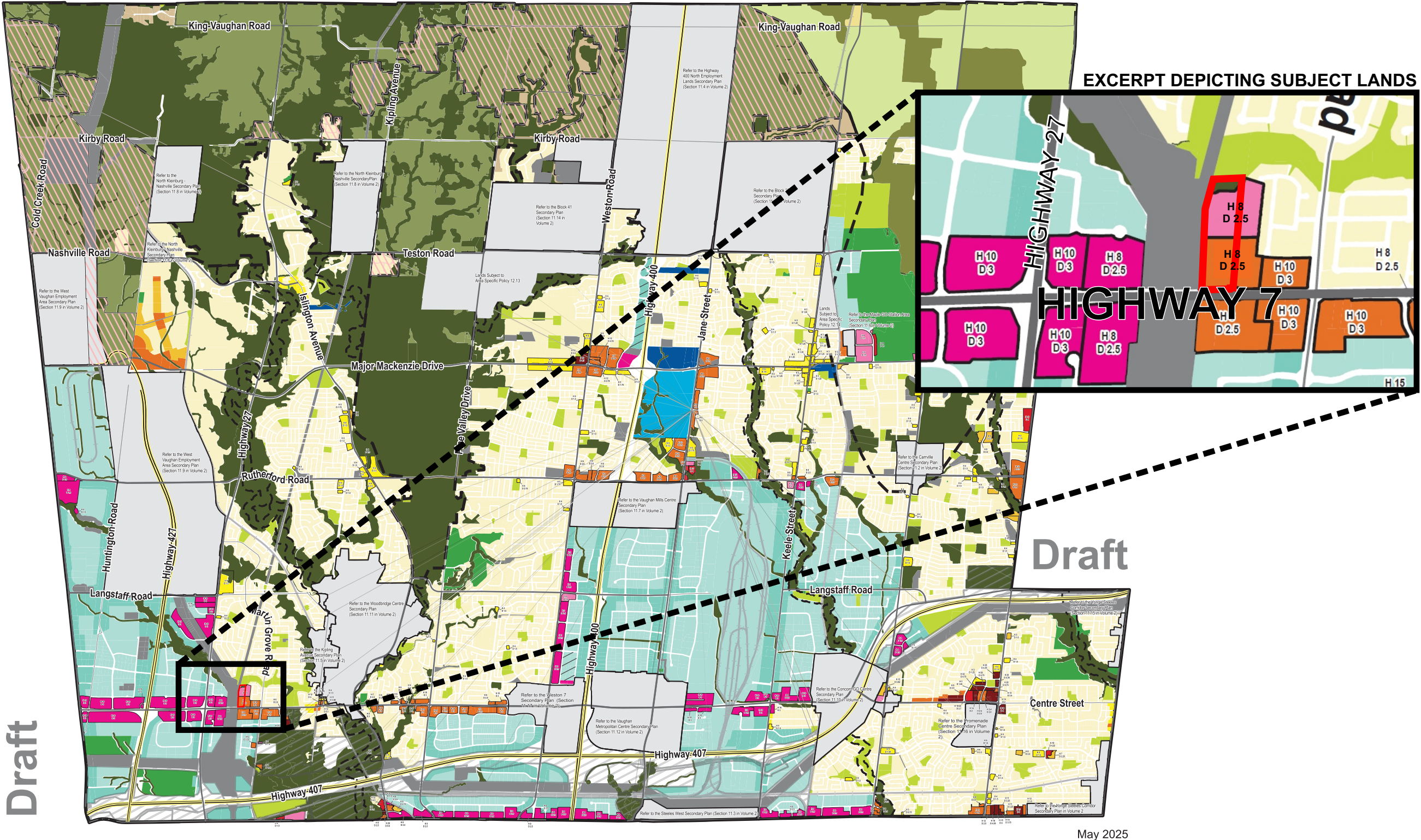
**LEGEND:**  
 Subject Lands  
 5770 Highway 7, Vaughan ON



**FIGURE 1 - CONTEXT MAP**



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.



**LEGEND:**

**Subject Lands**  
5770 Highway 7, Vaughan ON

**SCHEDULE 13**

**Land Use Designations**

- New Community Area and New Employment Area as identified in policy 2.2.5 and 2.2.6
- Natural Areas
- Parks
- Private Open Spaces
- Prime Agriculture
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Transitional Mid-Rise Mixed-Use
- Non-Residential Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans or Particular Area Specific Plans<sup>1</sup>
- Lands Subject to Future Non-Residential Site-Specific Policy
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area<sup>2</sup>
- Oak Ridges Moraine Natural Core Area
- Oak Ridges Moraine Natural Linkage Area
- Oak Ridges Moraine Countryside
- Hamlet

**Base Map**

- Municipal Boundary
- Road Network
- Railway

**Proposed Park<sup>3</sup>**  
**Proposed School<sup>3</sup>**

<sup>1</sup> Refer to Schedules 14B and 14C for Lands Subject to Area and Site Specific Policies in Volume 2  
<sup>2</sup> See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area  
<sup>3</sup> Locations are conceptual and may be modified without an amendment to this plan.

**Map Grid**  
A B C D E  
F G H I J  
K L M N O  
P Q R S T

**North Arrow**  
N

**Not to Scale**

FIGURE 2 - VAUGHAN OFFICIAL PLAN - SCHEDULE 13: LAND USE