

## **HUMPHRIES PLANNING GROUP INC.**

*FOUNDED IN 2003*

June 2<sup>nd</sup>, 2025  
HPGI File: 25934

**SUBMITTED VIA EMAIL:** [oprmanager@vaughan.ca](mailto:oprmanager@vaughan.ca)

**City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attn: Fausto Filipetto, Project Manager**

**Re: Request for Modification – Draft New Vaughan Official Plan 2025**  
**6700 Highway 7 West**  
**10000760596 Ontario Inc.**

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Humphries Planning Group Inc. (HPGI) has prepared this information with respect to lands located at 6700 Highway 7, City of Vaughan.

The Subject Site is located on the north side of Highway 7, between Huntington Road and New Huntington Road. The site currently occupies a hotel, located approximately 240 metres east of the major intersection of Highway 50 and Highway 7. The area of the site is approximately 1.43 ha (3.5 acres) with 94 metres of frontage along Highway 7.

The lands located immediately west of the site is occupied by a tire shop. Further west is the Avid Hotel and an electric supply store, followed by Highway 50. Abutting the site to the east is a large vacant parcel followed by New Huntington Road. The land immediately north of the site is occupied by a dumpster rental service, followed by an excavating contractor service and electrical supply store to the north of Runway Road. Immediately south of the subject site is Highway 7, followed by a farm/garden centre.



*Figure 1. Aerial Image of Subject Site – YorkMaps: 2024 Imagery*

**York Region Official Plan (2022):**

Effective June 2022, the York Region Official Plan (YROP) (2022), as approved by the Ministry of Municipal Affairs is now the responsibility of the City of Vaughan to interpret and implement as it applies to the City of Vaughan planning area. The YROP locates the Subject Site within the “Urban Area” and “Employment Area.”

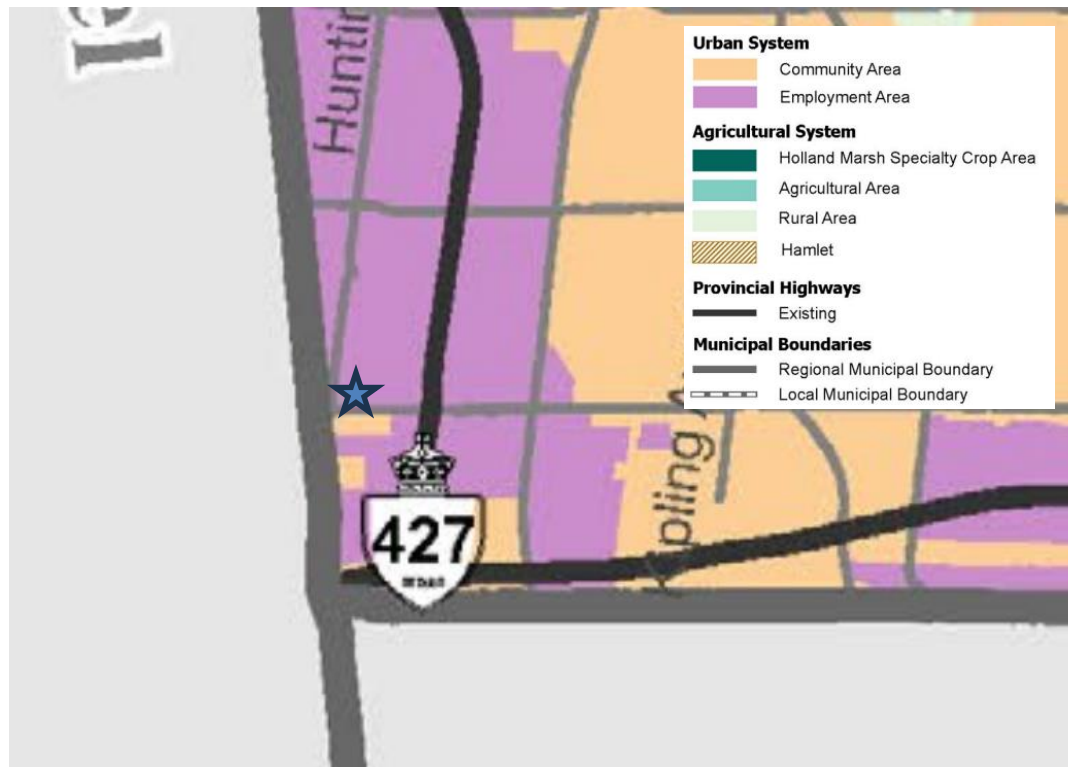


Figure 2. York Region Official Plan – Map 1A: Land Use Designations

In accordance to the YROP – Map 1A the Subject Site is located within the “Employment Area.” The lands to the south of Highway 7 opposite the subject site are located within the “Community Area” designation.

Section 4.3.3 of the YROP states the following policy:

*That Employment Areas, as shown on Map 1A, shall be designated in local official plans for employment uses for clusters of business and economic activities including, manufacturing, warehousing, industrial, offices, and associated retail and ancillary facilities.*

Section 4.3.8 states the following policy:

*That local municipalities shall make efficient use of existing employment lands, including vacant and underutilized employment lands, by increasing employment densities where appropriate.*

Section 4.3.14 states the following:

*That the following uses shall not be permitted in Employment Areas identified on Map 1A:*

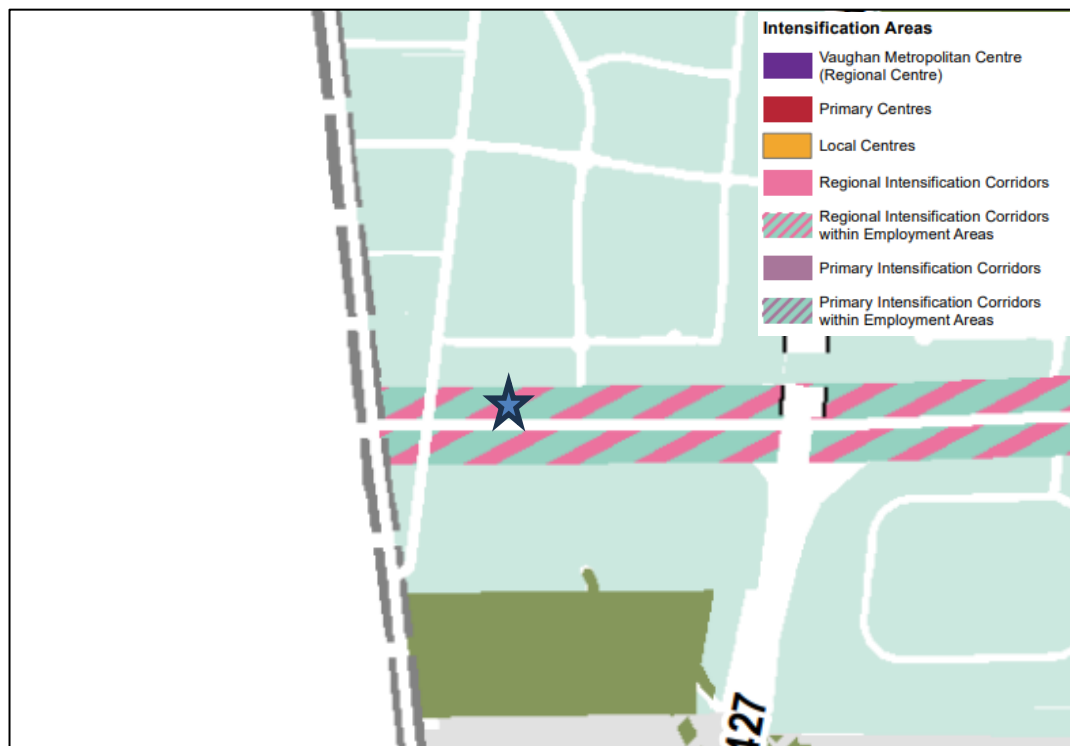
- a. Residential;*
- b. Long-term care homes;*

- c. Retirement homes;
- d. Boarding schools; and
- e. Other uses where individuals reside on a temporary or permanent basis, excluding hotels.

**City of Vaughan Official Plan 2010:**

The Subject Site is designated “Employment Commercial Mixed-Use” per the City of Vaughan (2010) Official Plan, Schedule 13 – Land Use. Building Height and Density of 10 storeys and 3 FSI is also applicable.

The site is also located within a ‘Regional Intensification Corridor within Employment Areas’ per Schedule 1 – Urban Structure.



*Figure 3. City of Vaughan Official Plan – Schedule 1: Urban Structure*

Section 2.2.1.1(d)(ii) states that:

*Regional Intensification Corridors will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit. The Regional Intensification Corridors link the Vaughan Metropolitan Centre with other Intensification Areas in Vaughan and across York Region.*

Section 2.2.5 states that:

**Regional Intensification Corridors** (e.g., Highway 7 and Yonge Street) will link Regional centres both in Vaughan and beyond and are linear places of significant activity. They may accommodate mixed-use intensification or employment intensification.

Section 9.2.2.7 of the Official Plan discusses the relevant policies; See Figure 3 for Schedule 13 – Land Use Designations.

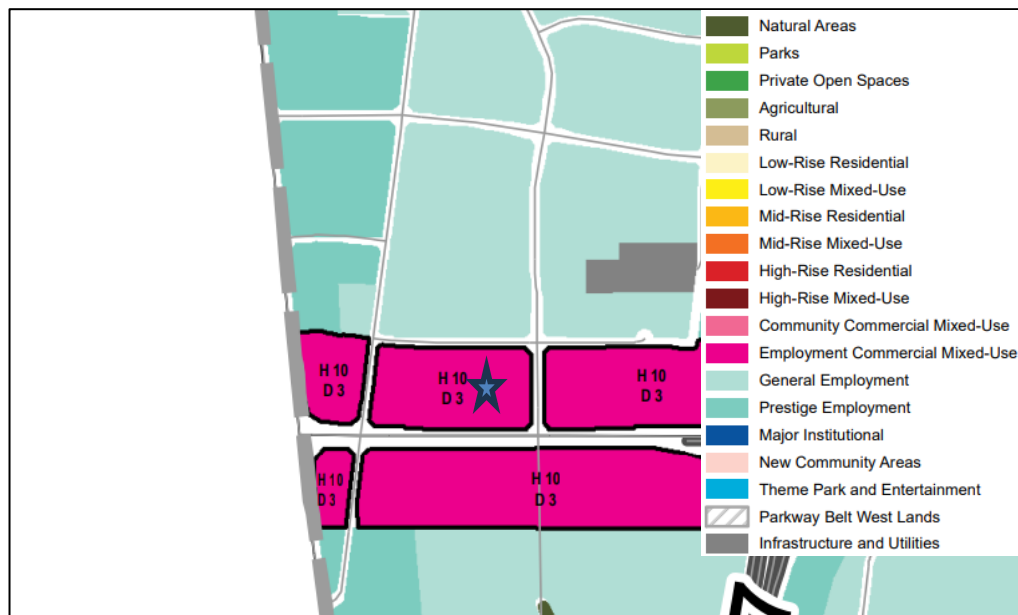


Figure 3. City of Vaughan Official Plan – Schedule 13: Land Use Designations

Section 9.2.2.7 states that:

- i. The following uses shall be permitted in areas designated as Employment Commercial Mixed-Use in addition to the uses permitted in Policy 9.2.1.9:
- i. In Intensification Areas as shown on Schedule 1:
  - A. Office uses;
  - B. Hotel;
  - C. Cultural and Entertainment Uses;
  - D. Retail Uses; provided that no Retail unit shall exceed a Gross Floor Area of 3,500 square meters; and
  - E. Gas Stations subject to Policy 5.2.3.12.
- ii. In non-Intensification Areas:
  - A. Office Uses to a maximum of 12,500 m<sup>2</sup> GFA per lot;
  - B. Cultural and Entertainment Uses;
  - C. Retail Uses; provided that no Retail unit shall exceed a Gross Floor Area of 3,500 square metres; and
  - D. Gas Stations, subject to Policy 5.2.3.12.

- d. *In Employment Commercial Mixed-Use Areas located in Regional Intensification Corridors within Employment Areas and Primary Intensification Corridors within Employment Areas as identified on Schedule 1, a minimum of 30% of the total gross floor area of all uses shall consist of uses other than retail uses.*
- e. *The following building types are permitted in areas designated as Employment Commercial Mixed-Use:*
  - i. *Low Rise Buildings (only in Employment Commercial Mixed-Use areas not located in Regional Intensification Corridors within Employment Areas or Primary Intensification Corridors within Employment Areas);*
  - ii. *Mid-rise buildings;*
  - iii. *Public and Private Institutional Buildings; and*
  - iv. *Gas Stations;*

**Draft City of Vaughan Official Plan (2025):**

The City of Vaughan is in the process of undertaking an Official Plan Review. Schedule 1 – Urban Structure indicates that the Highway 7 frontage is in a Strategic Growth Area with a Community Area Underlay.

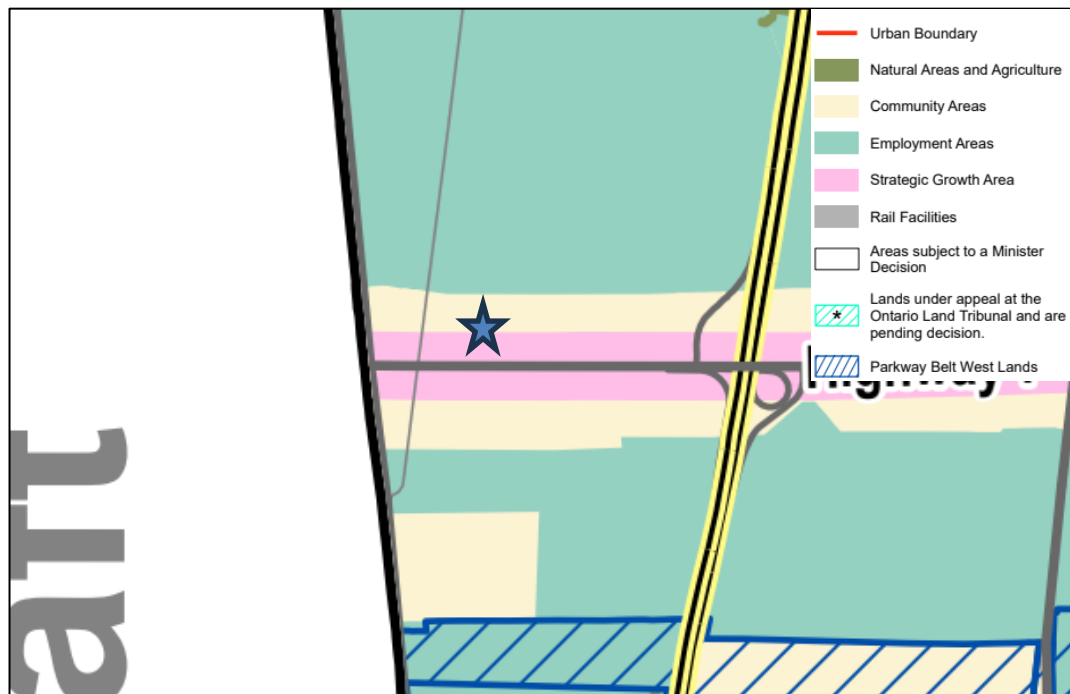


Figure 4. City of Vaughan Official Plan – Schedule 1: Urban Structure

Section 2.4.1 states the following regarding Strategic Growth Areas:

*Strategic Growth Areas facilitate the development of a mix of uses and appropriate densities to support high level existing or planned transit, walking, cycling and other forms of Active Transportation. Strategic Growth Areas shall have the highest rate of new residential growth, and shall support Major Office, Major Institutional and Retail uses.*

It is further noted that the lands to the south of Highway 7 opposite the subject site are also designated as “Community Area” which occurred by way of a land use conversion during the Region of York MCR process.

Section 2.2.3 states the following regarding Community Areas:

*Vaughan’s existing Community Areas are those parts of the City that are characterized by predominantly low-rise housing stock, with local amenities, including local Retail, Community Facilities, libraries, Schools and parks. Community Areas also provide access to the City’s natural heritage and open spaces. The policies of this Plan shall allow these areas to evolve as neighbourhoods that shall serve the changing needs of the community with a mix of housing types and tenures, providing Housing Options for a greater range of people. Incremental change is expected as a natural part of maturing neighbourhoods and this change should be sensitive to and respectful of the existing character of the area.*

*Small Retail and community uses, such as Schools, parks, community centres and libraries, intended to serve the local area are encouraged throughout Community Areas to reduce the need of residents to travel to mixed-use centres to meet their regular daily needs for such amenities and services.*

*New Community Areas are identified on Schedule 1A. These areas shall be compact, vibrant, inclusive and diverse. They shall be planned as Complete Communities, with a mix of uses and densities. They shall have the Infrastructure to support and encourage Active Transportation and transit use. These New Community Areas shall prioritize people, Sustainability and liveability, and shall be developed with high-quality urban design.*

Schedule 1B designates Highway 7 as a Primary Corridor within the Strategic Grown Area. Policy 2.2.1.1.a iii) as contained within the draft official plan state “Primary Corridors are a major focus for intensification on the lands adjacent to major transit routes as densities and in a form supportive of the adjacent Higher Order Transit.”

Schedule 13 – Land Use Designations designates the land as Non-Residential Mixed-Use; See Figure 5 for Schedule 13 – Land Use Designations below.





Figure 5. City of Vaughan Official Plan – Schedule 13: Land Use Designations

Section 4.2.3.4 states the following goal for “Non-Residential Mixed-Use”:

3.2.2.6 That on lands designated on Schedule 13 as Non-Residential Mixed-Use, the following policies shall apply:

- a. Non-Residential Mixed-Use lands shall:
  - i. support the City’s Intensification objectives for Primary Corridors and Local Corridors adjacent to Employment Areas;
  - ii. provide a focus for business activity providing for the largest and most comprehensive concentrations of Employment-Supportive Uses and amenities in the City including larger scale Employment-Supportive Uses;
  - iii. be designed to a high standard of architecture and Public Realm pursuant to Section 4.3 of this Plan; and
  - iv. contribute to an urban environment with a strong pedestrian orientation and attractive streetscapes;
- b. the following uses shall be permitted in addition to the uses permitted in policy 3.1.1.7:
  - i. in Strategic Growth Areas as shown on Schedule 1B to this Plan:
- c. office uses, including Major Office;
- d. Hotels;
- e. cultural and entertainment uses;
- f. Retail uses, provided that no Retail unit shall exceed a GFA of 3,500 square metres; and
- g. gas stations subject to subsections 4.2 and 4.3 of this Plan;
  - i. outside Strategic Growth Areas as shown on Schedule 1B to this



- Plan:*
- ii. office uses to a maximum of 4,000 square metres GFA per lot;*
  - iii. cultural and entertainment uses;*
  - iv. Retail uses, provided that no Retail unit shall exceed a GFA of 3,500 square metres; and*
  - v. gas stations, pursuant to subsections 4.2 and 4.3 of this Plan; and*
- h. the following building types are permitted pursuant to policies in subsection 4.3.2 of this Plan:*
- i. Low-Rise Buildings, except on lands within a Primary Corridors or Local Corridors as shown on Schedule 1B;*
  - ii. Mid-Rise Buildings;*
  - iii. Public and Private Institutional Buildings; and iv. gas stations.*

**City of Vaughan Zoning By-law 001-2021:**

The subject site is zoned 'Employment Commercial Mixed-Use', with a Site-Specific exception which specifically permits the existing hotel use on the property, per the City of Vaughan Zoning By-law 001-2021 – Schedule A: Map 41.

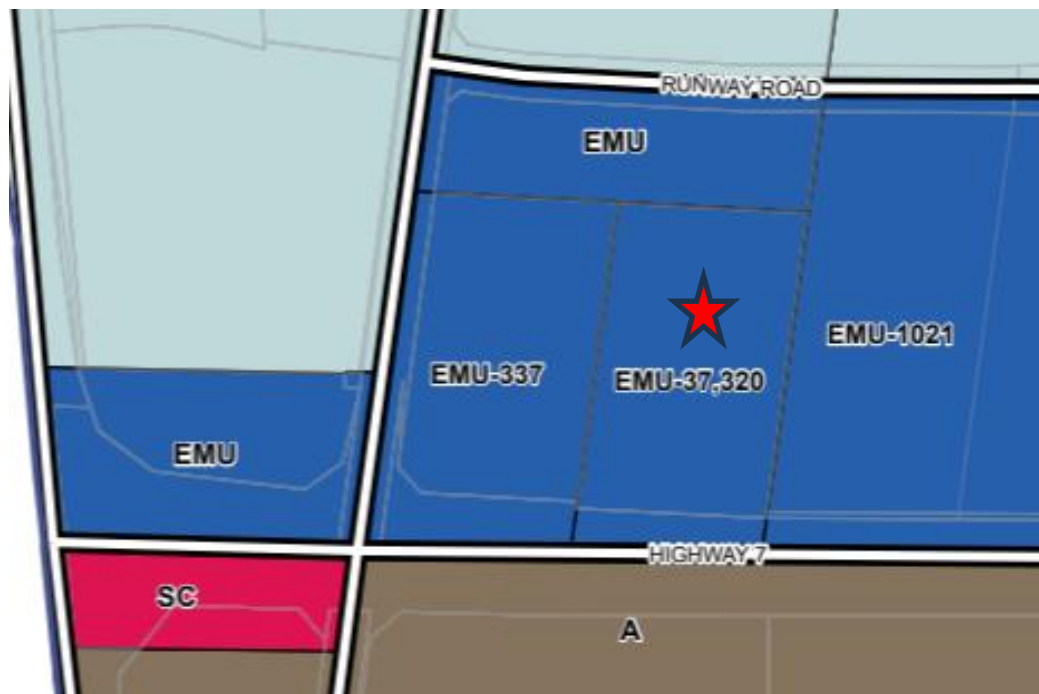


Figure 6. City of Vaughan Zoning By-law – Schedule A: Map 41

Exception Number 320	Legal Description: 6700 Highway 7
Applicable Parent Zone: EMU	
Schedule A Reference: 41	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.320.1 Permitted Uses	
1. A hotel shall be the only permitted use.	
14.320.2 Lot and Building Requirements	
1. The maximum number of units in the hotel shall be 50 units. 2. The maximum gross floor area of an accessory office use shall be 65.0 m <sup>2</sup> . 3. The maximum gross floor area of an accessory restaurant use shall be 125.0 m <sup>2</sup> . 4. No part of a building shall be located closer to a lot line than the minimum distances shown on Figure E-592. 5. The minimum width of a abutting the front lot line shall be 15.0 m.	
14.320.3 Parking	
1. The minimum number of required parking spaces shall be 78. 2. Parking spaces shall be provided only in the area labelled "Parking Area" on Figure E-592.	

### **Proposed Land Use**

A preliminary development concept has been prepared which proposes a mixed-use residential project on the subject site wherein a 6-storey hotel use (more significant in size and scale) will be retained on site. It includes a total Gross Floor Area (GFA) of 71,839 square metres, supported by a building footprint of 6,551 square metres. The proposed development represents a total Floor Space Index (FSI) of 6.04. The built form is organized into a podium-and-tower configuration, with a mid-rise podium base and three high-rise towers above. The podium rises to six storeys, followed by Tower A, which extends to 32 storeys, Tower B to 30 storeys, and Tower C to 28 storeys.

***An application to amend the Official Plan from employment to community land uses can happen at any time. However, given that the property has historically been used for hotel uses and that continues to be the proposed use with the additional of residential land use a separate application does not appear to be warranted given the ongoing Official Plan review process.***

Criteria for a conversion include the following per Section 2.8.2.5 of the Provincial Planning Statement (2024).

*“Planning authorities may remove lands from employment areas where it has been demonstrated that:*

- a) there is an identified need for the removal and the land is not required for employment area uses over the long term;*

- b) *the proposed uses would not negatively impact the overall viability of the employment area by:*
  - 1. *avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;*
  - 2. *maintaining access to major goods movement facilities and corridors;*
- c) *existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and*
- d) *the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan."*

Given that the site has long standing permissions for hotel uses on the property and has functioned in the same manner for many years, the proposed maintenance of such for the long term coupled with residential uses is considered to be appropriate. The proposed change in land use designation request would not remove land/jobs from the current employment base given the history of the use on the site. In fact, it is anticipated that there would in an overall increase in the number of jobs on the site. No changes to the transportation network are anticipated and detailed study work is proposed to be undertaken as part of zoning and site plan application. Further to such, the proposed community land use designation for this site would be complementary to the community area opposite the site on the south side of Highway 7.

**Requested Change: That 6700 Highway 7 be redesignated as a community area with a High Rise Mixed Use designation along with an assigned maximum height of 32 storeys and density of 6.05 FSI on Schedules 1 and 13 respectively.**

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**



**Rosemarie Humphries BA, MCIP, RPP  
President**