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

June 2, 2025

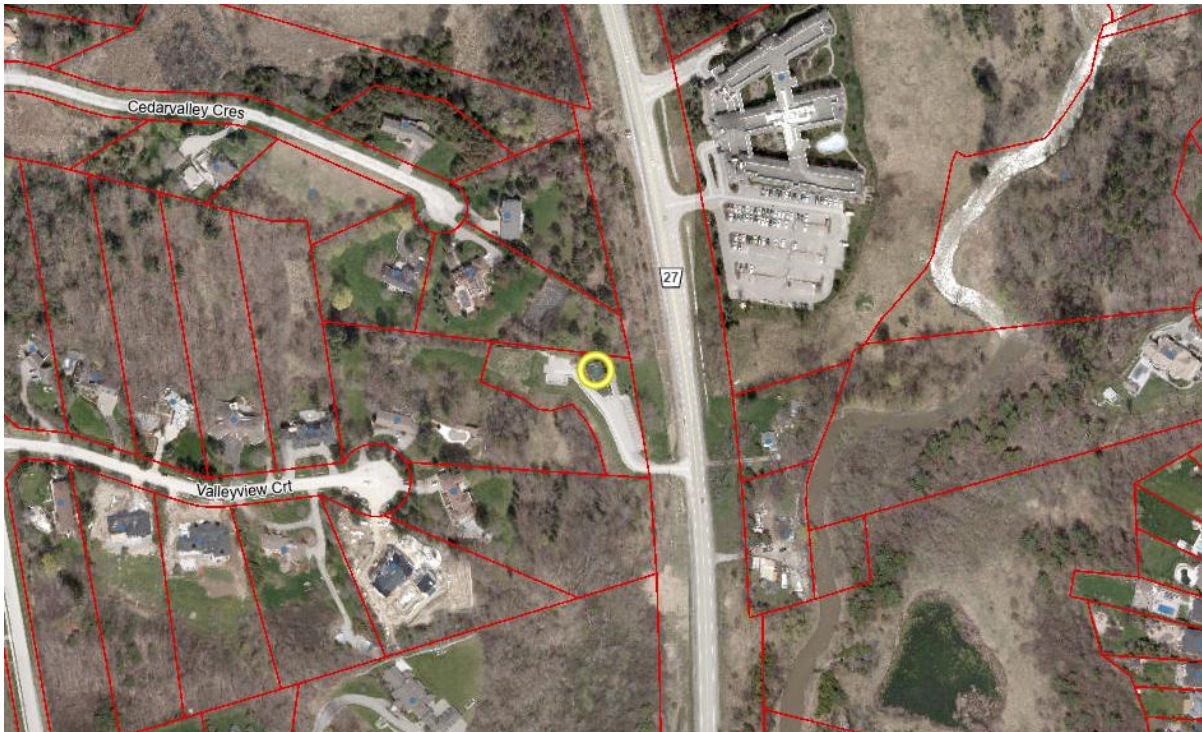
Fausto Filipetto, Project Manager
Official Plan Review

Mayor Del Duca and Members of Council

Re: New City of Vaughan Official Plan
Statutory Public Meeting
Bruco Hills Development (BT) Inc.
10340 Highway 27
Official Plan Amendment File OP.24.001 and Zoning By-law
Amendment File Z.24.005
City of Vaughan

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant for Bruco Hills Development (BT) Inc. for lands at 10340 Highway 27 in the City of Vaughan, as outlined below. The current relevant designations in the existing Vaughan Official Plan (VOP) are also provided:

Location: Located on the west side of Highway 27, south of Nashville Road (see air photo below).



The Subject Lands are designated “Low-Rise Residential” in the Vaughan Official Plan 2010. A small portion of the Subject Lands located at the westerly limits of the site are also designated “Natural Areas”. Similarly, the lands are proposed to be designated “Low-Rise Residential” and “Natural Areas” as part of the Official Plan Review.

Comments on Vaughan Official Plan Review

We have reviewed the draft City of Vaughan Official Plan and would like to provide the following comments. We would also like to request a meeting with staff to review these matters in more detail.

1) Density and Height within a Highway Corridor

The current Official Plan was completed in 2010, and since that date, the Provincial, Regional and Local planning landscape has vastly changed. The new Provincial Planning Statement (PPS) which has placed greater emphasis on intensification and additional housing. Previous ‘maximum’ intensification targets are now ‘minimum’.

Along with the change in Provincial policy initiatives, the City of Vaughan has undergone transformational change in its intensification areas.

While this transformational change has taken place, the draft VOP has not taken any steps to address this and generally proposes no changes to the height and density regime proposed on the Bruco Hills site.

Bruco Hill has prepared and submitted development applications for the subject lands, which are proposed for a mid-rise building of up to 7 storeys, for a retirement home, a use which is much in demand, in a building that is appropriate for the site. These include applications for Official Plan Amendment File OP.24.001 and Zoning By-law Amendment File Z.24.005.

The proposed development is consistent with and conforms to current provincial policies for intensification and redevelopment within an existing settlement area that is necessary and encouraged by the Provincial Planning Statement.

The proposed seven storey, 143-unit retirement residence will provide a new option for residents who wish to remain within their community when moving to a retirement residence. The modest increase in density may promote transit investment to an area that is presently not well served by transit. It will utilize municipal services, and infrastructure; and, provide additional open space and linkages to the surrounding community and municipally owned open space areas. The scale and proposed design of the development is in keeping and is sensitive to the housing in proximity to the site.

The new Official Plan should respond to the up to date policy initiatives, the subject lands are not located within a low density residential area, they simply abut one. Topography is such that the lands are not at the same grade level as the low density

residential area to the south, west and north. Access is only from Highway 27 and the site does not share any common access routes or roads with low density residential.

Simply put, the site is mis-cast as a low-rise residential site, it is a site that is better and more suited to the types of uses, heights and densities that one may propose for a Highway corridor, one with great arterial road access, and one with topography which can incorporate a mid-rise structure, without impacting nearby low density residential areas.

In closing, the proposed designation of Low- Rise Residential is not appropriate for the subject lands, this designation is not reflective of or an appropriate response to recent policy updates.

As it sits, Bruco Hills cannot support the draft VOP in its current form. We would recommend that staff review these comments and prepare the necessary revisions to the draft VOP to appropriately respond to these matters.

MSH and the owners would like to continue to engage in meaningful discussions with the City regarding the draft VOP. Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal