

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

June 2, 2025
HPGI File: 19592

SUBMITTED VIA EMAIL:

oprmanager@vaughan.ca
clerks@vaughan.ca

City of Vaughan

2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Fausto Filipetto, Project Manager

Re: Draft New Vaughan Official Plan 2025 (May 2025 Draft)
2863, 2889 and 2901 Teston Road, City of Vaughan (the "Subject Lands")
Teston Road Landowners Group Inc. (the "Group")

Humphries Planning Group Inc (HPGI) represents the Group, which consists of the owners of the properties municipally addressed 2863, 2889, and 2901 Teston Road in the City of Vaughan (the "City"). In May 2025, the latest draft New Vaughan Official Plan 2025 (the draft 'new VOP') was released to the public for review and comment. It is our understanding that the City is now receiving comments for the draft new VOP in order to allow staff to consider them while revising/updating the draft new VOP. HPGI had previously sent in a comment letter on July 18, 2024, attached herein for reference to our previous comments. Based on our review of the latest draft, we wish to provide the following comments as they relate to the Group's Lands.

Applications in Process

In June 2023, Applications for Official Plan Amendment (City File OP.23.008) and Zoning By-law Amendment (City File Z.23.016) were submitted to permit the development of 370 townhouse units comprised of 337 stacked back-to-back townhouses and 33 street townhouses. The applications are currently under review.

Large Lot Neighbourhoods

In accordance with Schedule 1C – Established Large Lot Neighbourhoods, the Subject Lands are identified as being located in one of Vaughan's Established Large-Lot Neighbourhoods (30m+). Large Lot Neighbourhoods ("LNN") form part of the City's mature

neighbourhoods, which are typically characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. OPA 15 and the introduction of the LLN policies of VOP 2010 was intended to protect low-rise residential neighbourhoods in established community areas as well as prevent lot severances in established neighborhoods which, at the time, were experience a high degree of development pressure.

It is our opinion that the Subject Lands do not belong to or form part of an established LLN based on the following considerations. Firstly, the Subject Lands are comprised of three (3) existing lots of record and one (1) remnant block/parcel from a previous subdivision process. Further, only 2863 Teston Road has been developed with a single detached dwelling while the other parcels remain vacant. In our opinion, a cluster of 3 lots, 2 of which are undeveloped, does not constitute a LLN in its traditional sense. It is unusual that a geographic area comprised of only 3 lots would represent a large lot neighbourhood – this is anomalous and not representative of Vaughan's other LLN.

Secondly, the existing residential subdivision located to the west and east of the Subject Lands have not been included as forming part of this large lot neighbourhood on Schedule 1C, leaving the Subject Lands as an isolated parcel which is also not characteristic of an established community area or neighbourhood. Based on the above, it appears that the inclusion of the Subject Lands within the LLN designation is the result of a mapping error. For the reasons stated above, we kindly request that the Subject lands be removed from Schedule 1C - Vaughan Large Lot Established Neighbourhoods.

Recommendation: Revise Schedule 1C to remove the Established Large-Lot Neighbourhood designation from the Subject Lands.

Road Network

As part of the Group's development, the proposal contemplates the completion of the missing link of Ashton Drive where it currently terminates at Queensberry Crescent to the east and Giotto Crescent to the west, as originally intended in the Maple Community Plan (OPA 350). However, Schedule 9A does not depict this.

Thank you for your consideration of our comments and we look forward to working closely with Council, Staff and other stakeholders throughout the completion of the Official Plan Update.

Teston Road Landowners Group Inc.
June 2, 2025

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On behalf of the Group, we request to be notified concerning the City's Official Plan Review including any and all future Council/Committee meetings, community meetings and consultation as well as the release of any discussion papers or proposed amendments to the VOP.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in cursive script that reads "R. Humphries".

Rosemarie Humphries BA, MCIP, RPP
President

cc. *Teston Road Landowners Group Inc.*

Attch. Letter – HPGI Comment Letter on Draft 1 Comprehensive Official Plan
Amendment to the Vaughan Official Plan, dated July 18, 2024

HUMPHRIES PLANNING GROUP INC.

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SUBMITTED VIA EMAIL: oprmanager@vaughan.ca

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

Attn: Fausto Filipetto, Project Manager

**Re: Draft 1 Comprehensive Official Plan Amendment to the Vaughan Official Plan
Teston Road Landowners Group Inc. (the "Group")
2863, 2889 and 2901 Teston Road, City of Vaughan (the "Subject Lands")**

Humphries Planning Group Inc (HPGI) represents the Group, which consists of the owners of the properties municipally addressed 2863, 2889, and 2901 Teston Road in the City of Vaughan (the "City"). In June 2024, the comprehensive Official Plan Amendment to the City of Vaughan Official Plan (the draft 'VOP') was released to the public for review and comment. It is our understanding that the deadline for receipt of comments for the draft VOP is August 2024 in order to allow staff to consider them while revising/updating the draft Amendment. Based on our review of the draft VOP, we wish to provide the following comments as they relate to the Subject Lands and its future development.

Development Applications

In June 2023, Applications for Official Plan Amendment (City File OP.23.008) and Zoning By-law Amendment (City File Z.23.016) were submitted to permit the development of 380 townhouse units comprised of 347 stacked back-to-back townhouses and 33 street townhouses with a Floor Space Index ('FSI') of 1.66 times the area of the lot. The applications are currently under review.

Large Lot Neighbourhoods

In accordance with Schedule 1D – Vaughan Large Lot Established Neighbourhoods the Subject Lands are identified as being located in one of Vaughan's Established Large-Lot Neighbourhoods (30m+). Large Lot Neighbourhoods ("LNN") form part of the City's mature neighbourhoods, which are typically characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. OPA 15 and the introduction of the LLN policies of VOP 2010 was intended to protect low-rise residential neighbourhoods in established community areas as well as prevent lot severances in

July 18, 2024

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Secondly, the existing residential subdivision located to the west and east of the Subject Lands have not been included as forming part of this large lot neighbourhood on Schedule 1D, leaving the Subject Lands as an isolated parcel which is also not characteristic of an established community area or neighbourhood. Based on the above, it appears that the inclusion of the Subject Lands within the LLN designation is the result of a mapping error. For the reasons stated above, we kindly request that the Subject Lands be removed from Schedule 1D – Vaughan Large Lot Established Neighbourhoods and Schedule 1D be updated to reflect same.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line and a loop.

Rosemarie Humphries BA, MCIP, RPP
President

cc. *Teston Road Landowners Group Inc.*