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File: P-3135

June 2, 2025

Mayor and Members of Council
City of Vaughan
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C117.

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
9465 Weston Limited
9465 Weston Road, City of Vaughan
Related Files: OP.21.011, Z.21.018, 19T-21V004, DA.22.027, 19CDM-21V004 & 19CDM-22V005**

KLM Planning Partners Inc. are the planning consultants for 9465 Weston Limited (the "Owner") in respect to their lands municipally described as 9465 Weston 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.

The Owner has submitted a series of Planning Applications (Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan Application etc.) to facilitate the development of 15 single-detached lots, and 155 townhouses, for a total of 170 dwelling units. The Owner is currently working towards registering the subdivision, clearing Site Plan conditions of approval and obtaining final approvals for Draft Plan of Condominium applications. Future applications for Part Lot Control will be required.

While we acknowledge that Official Plan updates are a critical process for any municipality to ensure its long-term vision for land use, growth and development are up to date, applications submitted under VOP 2010 reflect years of collaboration, significant investment and alignment with municipal and provincial policy. The introduction of a new Official Plan without clear transition provisions could potentially result in unintended barriers or delays for planning applications as these ones which have been approved or are mid-stream working towards final approvals. The original application for the 9465 Weston Ltd. project was submitted on May 4, 2021, and four years later the development is still progressing towards obtaining building permits. Development applications are iterative and take time to advance through the approval processes and the transition provisions within the new Official Plan should be conscious of these processing timelines to ensure applications with approvals and those actively being processed are grandfathered under the VOP 2010 policy framework to support their full-build out without disruption of new Official Plan policies coming into effect.

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 which support their full build-out without additional policy or procedural hurdles. In addition, 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**, as the proposed transition provisions in VOP 2025 (Section 1.4.2.7) do not provide enough flexibility to ensure applications currently being reviewed enough time to obtain final approvals. Section 1.4.2.7 of VOP 2025 states:

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 consciousness of market condition volatility and current processing timelines for applications, 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. Accordingly, we respectfully suggest that Policy 1.4.2.7 of VOP 2025 be revised as follows:**

1.4.2.7 Where an application for Official Plan Amendment or Zoning By-law Amendment that have been deemed complete after September 7, 2010, but prior to the date on which this Plan is approved, any further applications required under the Planning Act or the Condominium Act, to implement the approved Official Plan Amendment or Zoning By-law Amendment are not subject to this Plan.

Volume 1 and Volume 2 of VOP 2010 shall remain in force only for the purposes of interpretation and implementation.

In addition to the above, the VOP 2025 contains prescriptive built form and site design policies which would be well-suited within the City-Wide Urban Design Guidelines or the Comprehensive Zoning By-law. Including these provisions within the VOP 2025 may trigger an amendment to the Official Plan, whereas it should be assessed on a site-by-site basis through the planning application (e.g., Zoning By-law Amendment, Minor Variance Application, Site Plan Approval).

Each site and development project are different, and unique site characteristics result in the need for slight adjustments to standard built form requirements. In order to allow for an appropriate degree of flexibility, we recommend that the built form and site design policies be revised to indicate that requirements “should” or “generally” be met. Without this revision, slight deviations to these requirements will require an Official Plan Amendment, creating an additional layer to the planning application process.

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.



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Associate



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Senior Planner

cc. Client
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