

June 3rd, 2025

Committee of the Whole, City of Vaughan Civic Centre
2141 Major Mackenzie Drive
Vaughan, ON L6A

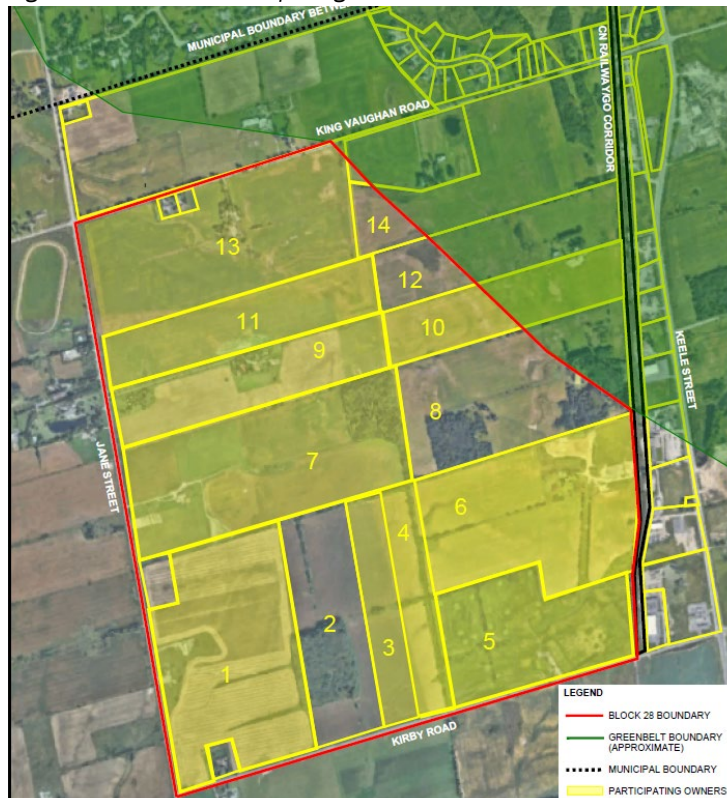
By email to clerks@vaughan.ca and oprmanager@vaughan.ca

Dear Chair and Members of the Committee of the Whole,

**RE: Committee of the Whole Public Meeting Report – Item 4.10
Vaughan Official Plan Review
Block 28 Landowners Group - Request for changes to secondary plan process
and phasing policy**

Malone Given Parsons Ltd. is the planner for the Block 28 Landowners Group who own approximately 300 gross hectares of greenfield land within Vaughan's Block 28, shown in Figure 1 below. The lands were brought into Vaughan's urban boundary in the Region's Official Plan and are being incorporated into the City's new Official Plan. The lands will be subject to a secondary plan process. On behalf of the group, this is our second submission on the new Official Plan drafts. We understand that City staff will be reviewing comments and making changes to the May draft Official Plan over the summer.

Figure 1: Block 28 Participating Lands



1. **Policy 5.1.1.5** states *That Secondary Plans shall be prepared by the City in consultation with the public, pursuant to the policies of Section 5.1.1 of this Plan.*

A significant amount of New Community Lands and Employment Lands requiring secondary plans have been added to Vaughan's urban boundary. The group would like the opportunity for a landowner group and their consultants to lead a secondary plan process in consultation with the City and public. A developer-led process could expedite the study process and reduce the cost to the municipality, with the City having approval over, but not the cost of preparing the technical studies and the secondary plan. Other municipalities have used this approach in the past and ultimately, City staff and Council will review and approve the secondary plan.

We request that “by the City” be deleted from Policy 5.1.1.5 to allow for this opportunity which could benefit both the City and the developers.

2. **Policy 2.2.2.5** states *“That **Development** in **New Community Areas** or **New Employment Areas** shall not occur until adjacent Community Areas or Employment Areas have achieved their minimum density targets.”*

The May OP defines **Development** as including “a change in Land Use requiring approval under the Planning Act”. Based on the definition, an official plan amendment such as a secondary plan could not be approved or may not be deemed complete until the adjacent community achieves its minimum density target.

Both Secondary and Block Plans involve detailed technical studies to support them and involve a lengthy approval process. We trust it is not the City's intent to delay planning for new communities until the adjacent community is built, occupied and the minimum density targets are achieved.

For example, Block 27 to the south has a large area of higher density lands. These typically take longer to build out than low-rise residential. In addition, some landowners within a block may choose not to develop for many years. An example of this is Block 12 where two subdivisions have not developed since the block plan was approved in 2003. These factors could indefinitely delay planning for development in the New Community areas based on the wording of this policy.

It is also unclear how achieving the “density minimum target” of the adjacent areas would be measured: through approved subdivision or site plans, building permits or occupied dwellings?

Planning for the New Community Area lands should not be contingent upon full development or build out of adjacent New Community Areas before planning can commence.

We request that the City amend policy 2.2.2.5 to remove the capital ‘D’ from Development and add the word ‘substantially’ before ‘achieved’ or remove the policy entirely.

3. Policy 4.1: Housing Options

We support the intent behind the affordable housing target; however, it would be helpful to understand how the 25% target in **Policy 4.1.1.1 a.** will be monitored and enforced. A clearly defined implementation strategy would ensure transparency and consistency.

In the case of ownership housing, the least expensive of:

- 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*
- 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.*

The cost of Affordable Housing is difficult to define and varies by region. According to the document *Affordable Housing in York Region 2023 Measuring and Monitoring*, an affordable ownership dwelling in Vaughan is \$598,245. As of May 30/25, Realtor.ca had just 237 units in Vaughan, (less than 15% of the 1,600 units listed for sale) listed for under \$600,000, some of which were empty lots. Almost all of which are apartment condo dwellings which carry additional monthly fees.

Achieving meaningful affordability outcomes cannot be achieved by the private sector alone and will also depend on agency tools and incentives including: reductions in development charges and municipal fees; reductions or exemptions in government taxes and fees; assigning Community Benefit Charges to affordable housing; and streamlining approval timelines. Some of these are already included in Policy 4.1.1.2 which could be expanded. Without these supports it will be challenging to achieve a 25% affordable housing target. We encourage the City to continue to further investigate these tools.

Furthermore, we propose the following addition to **Policy 4.1.1.1 a.** to clarify that the affordable housing target should not be interpreted or enforced on a per-application basis, especially for small-scale developments that may not be able to accommodate such requirements due to site-specific constraints:

*“... that a minimum of 25% of all new housing units in Vaughan outside of the VMC and PMTSAs be affordable. **“This policy will be applied based on the scale of the development.”***

While we are generally supportive of policy to provide diverse housing options in Vaughan, the target identified should not be applicable to individual development or phases of development.

- 4. Schedule 13 – Land Use** continues to show an **underlying Prime Agriculture** designation within new community areas added to the urban boundary. These designations are not compatible since the intent of one is to protect and sustain agricultural use and the other to provide for future growth. The portion of Block 28 outside of the ORMCP was removed from the Prime Agricultural designation in the Region’s OP which was reviewed/approved by the province.

The May Official Plan's Schedule 1D – Agricultural System has now been updated to exclude the portion of the New Community lands from the Prime Agricultural Lands designation.

We request that the underlying Prime Agriculture designation on the new greenfield lands brought into the Urban Boundary be removed from Schedule 13 in accordance with Schedule 1D.

Some of these comments and requests have been included in letters previously submitted by individual members of the group and have been reviewed and are supported by the entire group. We appreciate the work and time it took to prepare this document and look forward to working with you on this and other matters in the future. Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 416 473-7638.

Yours very truly,

Malone Given Parsons Ltd.



Joan MacIntyre, MCIP, RPP, Principal

cc. *Mr. Fausto Filipetto, MCIP, RPP, Senior Manager, Policy Planning & Sustainability
Block 28 Landowners Group*