

June 3, 2025

MGP File: 23-3345

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: Secondary plan timing and areas
Official Plan Review: Proposed May 2025 Draft Official Plan
2590930 Ontario Ltd., 6910 Roe Road, Block 67, City of Vaughan

We are providing the following comments on behalf of 2590930 Ontario Ltd. for the May 2025 Draft of the City of Vaughan Official Plan. We provided comments on an earlier draft of the Official Plan, some of which have not been addressed. We continue to believe that the following comments and suggestions should be addressed as well.

Policy Requests

1. Policy **2.3.1.4** states that the preparation of Secondary Plans for New Community Areas and New Employment Areas west of Highway 400 shall not proceed until the future route of the proposed Provincial Highway 413 has been confirmed or at the discretion of the Province.

MTO's letter to the City of Vaughan in May of 2024 states that MTO is willing to review development applications for lands within the Transportation Corridor (Highway 413) Focused Analysis Area (FAA), providing the highway alignment is protected. The letter further states that the FAA will refine the route and MTO will release lands that are not required for the completion of Highway 413. The City should allow study and background work within the secondary plans to proceed, particularly if they are within larger-parcel size employment areas where adjustments to the corridor can be easily accommodated and developer-initiated. ***Please change the word "preparation" to "approval."***

Schedules *(See attached marked-up figures)*

Schedule 13 – Land Use continues to show an underlying Prime Agriculture designation within new employment 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 Roe Road lands, along with the other New Employment and New Community

Areas were removed from the Prime Agricultural designation in the Region's OP which was reviewed/approved by the province.

The May 2025 Official Plan's Schedule 1D – Agricultural System has now been updated to exclude 6910 Roe Road, and other New Community/Employment Areas in Vaughan from the Prime Agricultural Lands designation.

We request that the Prime Agriculture designation on the new greenfield lands brought into the Urban Boundary be removed from Schedule 13 in accordance with Schedule 1D. In addition, it would be helpful to add the Highway 413 alignment to the Land Use Schedule 13, which has been done on other schedules.

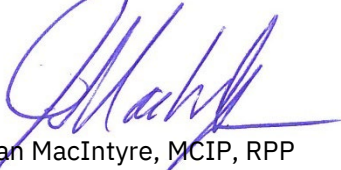
Schedule 14A - Areas Subject to Secondary Plans We note that 6910 Roe Road is identified as being within a Required Secondary Plan Area. Our client's lands are separated from the remainder of Block 67 by the Highway 413 alignment, the CP railway line, an existing church and a hydro corridor (shown on Schedule 13) and should not be required to undertake a comprehensive secondary plan process with the remainder of the planning block north of the highway alignment to proceed with development applications. ***We ask that Schedule 14A be amended to show the Highway 413 and hydro corridors that divide the block***, similar to other areas shown on the schedule where natural features and infrastructure form the boundary between the secondary plan areas. This will allow for scoped secondary plans in discrete areas north and south of the planned highway.

Schedule 14B – Areas Subject to Area Specific Plans shows 6910 Roe Road within a Heritage Conservation District. The Kleinburg-Nashville Heritage Conservation District Plan Update (The Study) dated September 2021 recommended refining the boundary of the Heritage Conservation District to exclude the lands west of Huntington Road, including 6910 Roe Road. The Heritage Conservation District was updated in the Draft OP's Schedule 9A, but not Schedule 14B. ***We ask that the mapping of Schedule 14B be updated to reflect the recommended Heritage Conservation District boundary revisions.***

We thank you for the opportunity to provide input on the May 2025 Draft Official Plan and look forward to working with you, City staff and the WSP consulting team through the Official Plan Update process. 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

C. Mr. Fausto Filippetto, MCIP, RPP, Senior Manager, Policy Planning & Sustainability
Mr. Enrico Lisi, Elite Construction

Requested Amendments to Draft OPA Schedules

Figure 1: Excerpt from May 2025 Draft Official Plan, **Schedule 13 - Land Use**

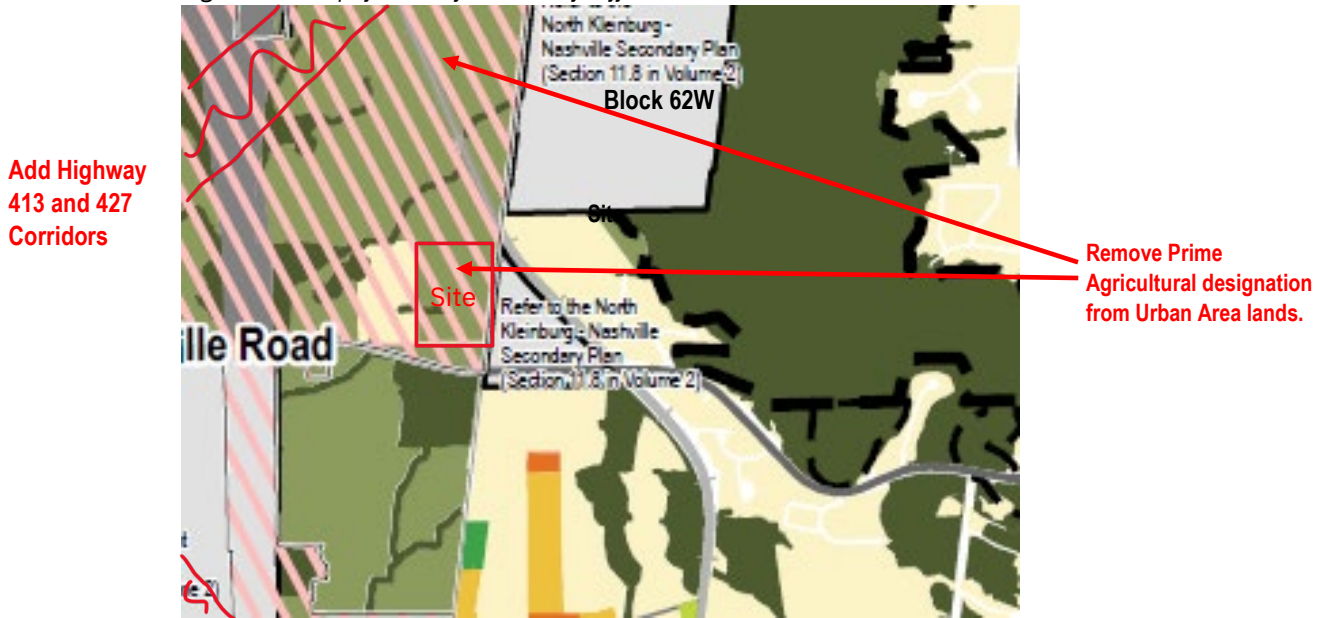


Figure 2: Excerpt from May 2025 Draft Official Plan, **Schedule 14A - Areas Subject to Secondary Plans**

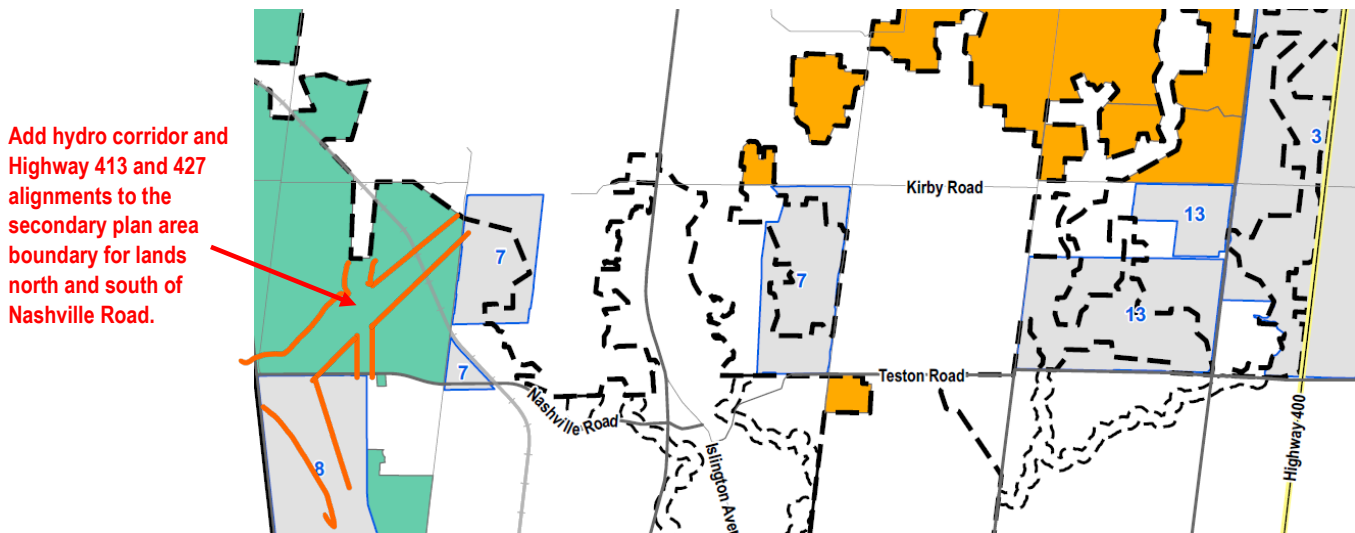


Figure 3: Excerpt from May 2025 Draft Official Plan , **Schedule 14B - Areas Subject to Area Specific Plans**

