



C127.
Communication
CW(PM) – June 4, 2025
Item No. 10

June 3, 2025
File 9220-1

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attn: Fausto Filipetto, Project Manager

RE: Comments on the Draft Vaughan Official Plan 2025
99 Peelar Road

Weston Consulting is the authorized planning consultant for the Kiriakou Group, L.K. Trustco Inc. and 2752194 Ontario Inc (the "Owner"), the owners of the lands municipally known as 99 Peelar Road (the "Site"). We are monitoring the City of Vaughan's Official Plan Review process on behalf of the Owner and are pleased to provide the following comments on the Draft Vaughan Official Plan 2025 (the "Draft VOP") and the Vaughan Metropolitan Centre Secondary Plan (VMCSP) update as it relates to the Site. The Site is currently occupied by Hazelton Manor, an existing banquet hall facility (Figure 1).



Figure 1: Aerial Image of the Site

The Owner has actively participated in the Vaughan Metropolitan Centre Secondary Plan Update process and we have submitted several letters on their behalf for review and consideration by Staff and the VMC Sub-Committee. The Draft New Vaughan Official Plan 2025 (Volume 2) – May 2025, which includes the draft new Vaughan Metropolitan Centre Secondary Plan has identified the Site as *Environmental Open Space*.

Four letters have been submitted to the City in response to the designation, spanning from September 2023 to March 2025. The letters highlight that the proposed designation is inappropriate for the lands and does not recognize the existing conditions of the subject property which has no natural heritage significance based on the findings of a Natural Heritage Evaluation prepared by Pinchin. The evaluation confirmed that a vast majority of the Site has no environmental significance and no potential contribution toward natural heritage. Additionally, we have continued to provide comments to staff that a fully developed and economically viable site is not an appropriate location for parkland or stormwater management infrastructure as a sole use. But rather, that alternative stormwater solutions and public parkland can be provided as part of an integrated redevelopment solution for the lands.

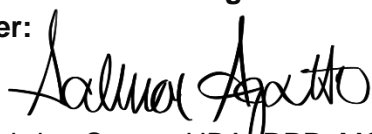
A pre-application consultation meeting was held with Development Planning Staff and other City department and agencies on March 6, 2025 whereby a proposed development concept was shared for the Site which included a 10% parkland contribution abutting the Black Creek corridor along the western property edge as well as a comprehensive mixed-use development. It is our opinion that a redesignation of the Site to High-Rise Mixed-Use is appropriate. Such a designation would still allow the western portion of the Site to contribute to the VMC's broader parks and open space network.

We respectfully submit these comments for review and consideration as it relates to the City's consideration of the draft VMC Secondary Plan included in the Draft VOP. We will continue to monitor the ongoing VOP and VMCS update processes and will continue to provide comments as necessary. Should you have any questions, or require any additional information please contact the undersigned at ssgotto@westonconsulting.com or smostacci@westonconsulting.com.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, RPP, MCIP
Partner, Planning Lead

cc. Client
City Clerk
Goodmans LLP

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