

C133.

Communication

CW(PM) – June 4, 2025

Item No. 10

June 3, 2025

BY EMAIL: clerks@vaughan.ca **and** oprmanager@vaughan.ca **& BY REGULAR MAIL**

Vaughan City Hall, Level 100

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Vaughan, ON

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Attn: Mayor S. Del Duca & Members of the Committee of the Whole

RE: Committee of the Whole Agenda June 4, 2025 – Item 10.

New Vaughan Official Plan – May 2025 (File PL 9023 11)

Westlake Pipe & Fittings ('Westlake') Properties

101, 131 and 155 Regalcrest Court, et al

City of Vaughan, Region of York

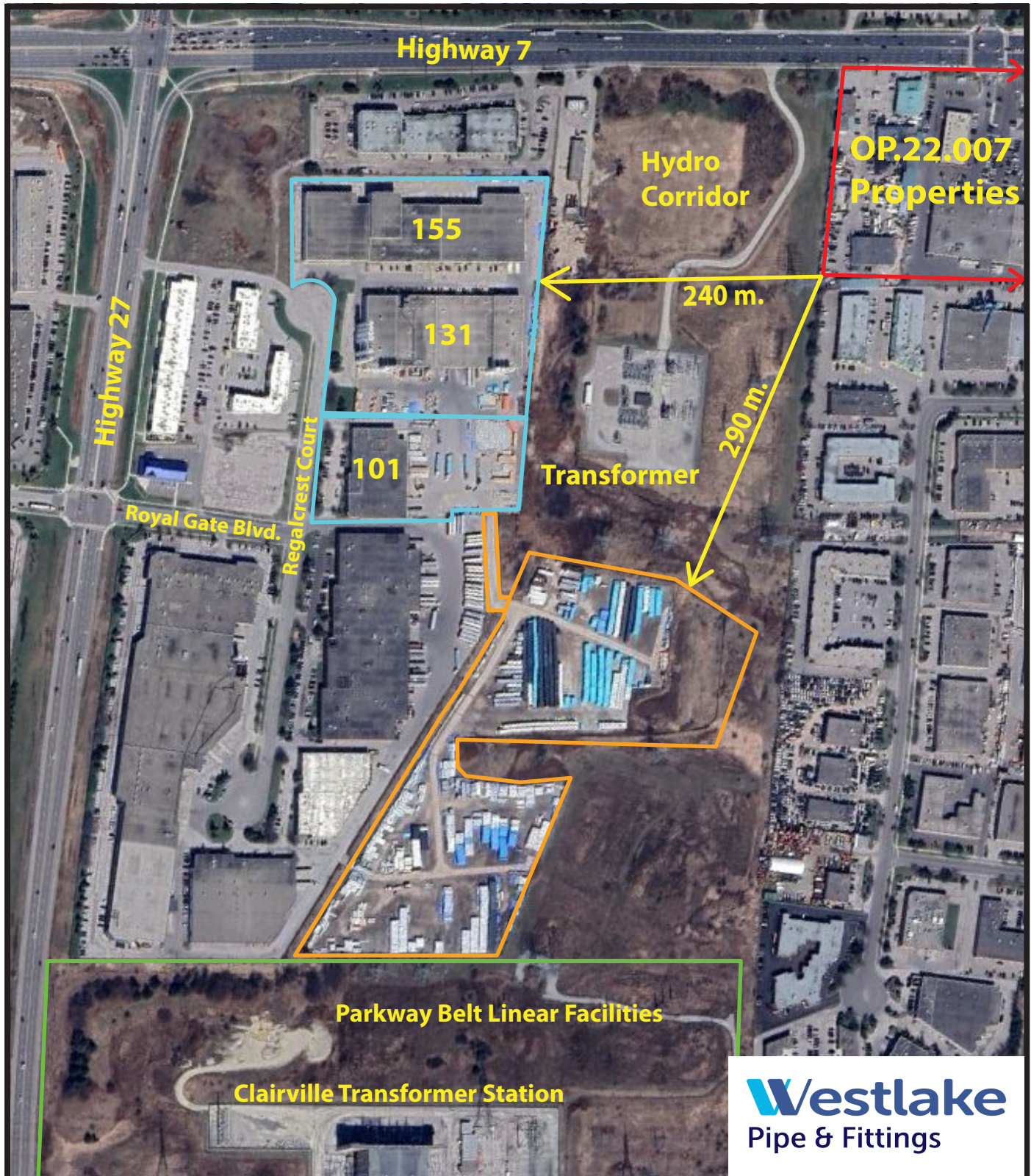
Our File: 1711-25

As planners of record, we write on behalf of Westlake Canada Inc., o/a Westlake Pipe & Fittings ('Westlake'). We appreciate the opportunity to provide stakeholder input to the new Vaughan Official Plan 2025 ('VOP 2025') program further to our earlier January 7, 2025 and February 25, 2025 letter submissions regarding the Vaughan's Official Plan Review. As noted, the VOP process is now recently elevated to a proposed new Official Plan (May 2025 version) under Section 17 of the *Planning Act*.

- Westlake is a well-established manufacturing business located at 101, 131 and 155 Regalcrest Court, inclusive of a licensed portion of the Hydro Electric Power Corridor ('HEPC'), used for the outside storage of their manufactured pipe products. Please refer to attached Aerial Image;
- As a significant industrial stakeholder, Westlake has, and continues to participate regularly in the city's planning programs in order to maintain the implementation of land use planning policies that are conducive to their manufacturing operations;
- 'Westlake' continues to manufacture and distribute a wide variety of pipes, fittings and building products that are essential to servicing the residential & ICI building products market in the city, the region and in Canada. In fact, Westlake's industrial products broadly support region-wide housing and related construction activities;



**AERIAL IMAGE
WESTLAKE CANADA INC. O/A WESTLAKE PIPE & FITTINGS**



1711_Image1_JAN.2025

G/E IMAGE APRIL 2024

Legend

- 101, 131 & 155 REGALCREST COURT
- NORTHERN & SOUTHERN OUTSIDE STORAGE BLOCKS (LICENCED)
- OP.22.007 - MARTIN GROVE AND HIGHWAY 7 PROPERTIES
- OP.22.007 - DISTANCE FROM WESTLAKE PIPE & FITTINGS PROPERTIES
- PARKWAY BELT WEST PLAN AREA



- Westlake has plans to expand and grow its robust operations at this location in keeping with a thirty-five-year history of manufacturing, warehousing and distributing pipes, fittings and building products, and;
- Westlake, with its significant work force of approximately 170 workers and staff, serves the regional market from this convenient and highway and transit accessible location within the city.

Please consider our comments as formal input to the June 4, 2025 Statutory Public Meeting regarding VOP 2025 (May 2025 version).

VOP 'May' 2025 & Westlake's 131 and 155 Regalcrest Court property

The following issues are identified as it relates to the 131 and 155 Regalcrest Court property:

Issue No. 1 – "SCHEDULE 1 Urban Structure"

- **Observation:** The property is now proposed to be identified as "Community Areas" per "SCHEDULE 1 Urban Structure", whereas the January 2025 version of VOP 2025 identified this property as "Core Employment Areas" consistent with the planning history of the lands, dating back from inception, through OPA 400, and as per subsequent city Official Plans, and the January 2025 version of VOP 2025. Please see Figure 1 - SCHEDULE 1: Urban Structure Comparison.

Comment: Identifying this property as "Community Areas" per "SCHEDULE 1 Urban Structure" is inappropriate given the character and context of this industrial property, with its connections to the industrial community and a local road that services industrial "Core Employment Areas" functions. This is a significant departure from the long-standing status as a part of an "Core Employment Areas". Of interest it is noted that "Core Employment Areas" is to be also replaced with "Employment Areas".

When major abutting municipalities, such as the City of Toronto and the City of Mississauga are doing their utmost to preserve lands that comprise "Employment Areas" it appears counter-intuitive to reduce "Employment Areas" by broadening and applying "Community Areas" to this property. In effect the changes may make existing industrial uses legal non-conforming uses in the long-term, where lands or properties are located in "Community Areas".



FIGURE 1: SCHEDULE 1: URBAN STRUCTURE COMPARISON



JANUARY 2025



MAY 2025

As well, it is unclear how this change is justified from a planning perspective and how this change occurred so rapidly between the January version of VOP 2025 and the May version of VOP 2025. This requires an explanation and a justifiable planning basis.

Issue No. 2 - “SCHEDULE 1B Strategic Growth Areas”

- **Observation:** The property is proposed to comprise part of a “Strategic Growth Areas” per “SCHEDULE 1B Strategic Growth Areas” as part of Highway 7 “Primary Corridor” and “Rapid Transit Corridor” per the January 2025 and May 2025 version of VOP 2025, which in effect replaces the “Regional Intensification Corridors within Employment Areas”.
- **Comment:** It is noted that properties comprising part of a “Strategic Growth Areas” establishes a hierarchy in descending order of density, building height, and intensity of use, where proposed policy 2.2.1. e. reads that a “Strategic Growth Areas”, among other planning contexts, *“preserves lands shown as Employment Areas for a variety of industrial, manufacturing, warehousing, ancillary and Accessory uses and parks that support Higher Order Transit...”*

Notwithstanding, identifying this property as “Community Areas” may counter proposed policy 2.2.1.e., and it is important to acknowledge that the “Strategic Growth Areas” is supportive of Westlake plans to expand and grow its robust operations at this location in keeping with a thirty-five-year history of manufacturing, warehousing and distributing pipes, fittings and building products.

Issue No. 3 - “SCHEDULE 13 Land Use Designations”

- **Observation:** The property is proposed to be designated “Non-Residential Mixed Use” per “SCHEDULE 13 Land Use Designations” whereas the January 2025 version of VOP 2025 identified this property as “Employment Commercial Mixed Use” consistent with the planning history of the lands. Please see Figure 2 - SCHEDULE 13: Land Use Designations Comparison.
- **Comment:** The proposed “Non-Residential Mixed Use” land use designation appears to maintain the same land use permissions and building types as per the current VOP 2010, as amended, and this is supported. Notwithstanding, identifying this property as “Community Areas” may counter the employment land use permissions and this should be avoided.



FIGURE 2: SCHEDULE 13: LAND USE DESIGNATIONS COMPARISONS



JANUARY 2025



MAY 2025

Issue No 4 - Achieving 'Land Use Compatibility'

Observation: The *Planning Act* and the Provincial Planning Statement (PPS 2024) have strengthened and clarified the planning policies and planned functions of 'Employment Areas', as further implemented via municipal Official Plans and zoning. To protect the long-term operational and economic viability of 'Employment Areas', the PPS 2024 section '3.5 Land Use Compatibility' reads:

1. *Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*
2. *Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.*

Comment: Based on the provincial planning framework, the onus or responsibility of achieving 'Land Use Compatibility' is placed on the proponent of new 'Sensitive Land Uses', thereby protecting the long-term operational and economic viability of existing and planned 'Employment Areas' and employment uses.

We are concerned that the introduction of these recent changes to the VOP 2025 (May 2025 version) will only increase the potential for the land use incompatibility issues and undermine the strength of existing and robust manufacturing businesses. As an example, please refer to the Aerial Image and the locational reference to the proposed OP.22.007.



Issue No. 5 - VOP 2025 Interface with the Region of York Official Plan

Observation: The Ministry of Municipal Affairs and Housing ('MMAH') approved the Region of York Official Plan ('YROP') with its November 4, 2022 decision, subject to a June 2024 Consolidation, where YROP policies further strengthen the planned functions of Employment Areas:

- *'...To protect Employment Areas located adjacent to, or in proximity of, goods movement facilities and corridors including existing and future major highways and interchanges, for manufacturing, warehousing, and logistics, and appropriate associated uses.'*
- *'...to ensure the long-term operational and economic viability of major facilities in accordance with the applicable provincial guidelines, standards and procedures.'*
- *'...The interface between major facilities and sensitive land uses to ensure matters of land use compatibility are appropriately addressed in accordance with PPS.'*

Comment: We are of the opinion that the proposed changes, as noted above, may compromise established YROP policy objectives subsumed in the VOP 2010, as amended.

Conclusions & Recommendations

Westlake's well-established manufacturing, warehousing and distribution business operations, as part of the 'West Vaughan Employment Area', should remain unfettered to realize its full industrial planned functions.

It is imperative in my professional planning opinion that effective land use planning policies and regulations are needed to protect the long-term operational and economic viability of vulnerable 'Employment Areas', such as the 131 and 155 Regalcrest Court property.


Of interest, the planning horizon for VOP 2025 is 2051. While the planning horizon for VOP 2010, as amended, is effectively 2031, it is anticipated that a new VOP will occur in 2040, if not sooner, based on historical context, which is a fifteen-year time span from today.

This submission does not preclude additional comments in due course regarding proposed new VOP 2025. Please ensure our firm remains on the City's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related items, and any Council decision or actions regarding the above captioned proposed VOP 2025.



Thank-you in advance for your co-operation.

Yours truly,
Pound & Stewart Associates Limited



Philip Stewart MCIP, RPP

/la 1711_New May VOP 2025_June.3.2025

Attachment: Aerial Image 1 & Figures 1 and 2

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