



City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
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June 3, 2025
File No. 11101

Attn: Hon. Mayor Del Duca and Members of Council

Re: June 4th Committee of the Whole Meeting (Public Meeting) – Item 4.10
Draft New Vaughan Official Plan 2025 (Inclusive of Weston 7 Secondary Plan Draft #5)
3850 Highway 7
Related File No. PAC.23.075

Weston Consulting is the planning consultant for Canadian Tire Properties Inc., the registered owner of the property municipally known as 3850 Highway 7 (herein referred to as the “subject property”). The subject property is currently occupied by the Woodbridge Canadian Tire store, with associated surface parking. The site is located approximately 150 metres west of the Highway 7 and Weston Road intersection. The subject property has an area of approximately 3.33 hectares (8.22 acres) with a frontage of approximately 160 metres along Highway 7 to the south, 160 metres along Windflower Gate to the north, and 140 metres along Nova Star Drive to the west.



Figure 1 – Aerial Image of Subject Property

We have been monitoring and actively participating in Vaughan’s Official Plan Review (“OPR”) process and preparation of the Weston 7 Secondary Plan (“W7SP”) on behalf of the owner to ensure that the Draft Official Plan (“Draft OP”) and W7SP address comments previously submitted on the W7SP. We have been actively participating in the W7SP process on behalf of our client as part of the Weston 7 Landowners Group (“W7LOG”)

and have previously submitted comment letters as it relates to the W7SP on April 18, 2023, June 20, 2023, September 18, 2023, and October 31, 2023.

We understand that the City of Vaughan released a new Draft OP in May 2025 as part of their ongoing OPR process, which included the W7SP Draft #5. The purpose of this letter is to reiterate our previous comments submitted as part of the review process and provide formal comments on the Draft OP and W7SP as it relates to the subject property and our client's objectives for future redevelopment.

Background Information and W7SP

Canadian Tire Properties Inc. submitted and undertook a Pre-Application Consultation ("PAC") meeting on September 15, 2023, to discuss the proposed redevelopment of the subject property with a high-rise mixed-use built form comprising of eight (8) towers. It is our client's intention to reintroduce an urban formatted Canadian Tire Store, with its full extent of current services, within the first two storeys of the podium along the Highway 7 frontage. We note that a formal development application has not been submitted as of the date of this letter.

As noted above, we have been participating in the W7SP process on behalf of our client as part of the W7LOG and have previously submitted several comment letters. Our comments on various versions of the W7SP addressed prescriptive built form policies, prescriptive parks and open space policies, right-of-way ("ROW") widths, expansion of existing uses, minimum retail gross floor area ("GFA") requirements, and flexibility in permitted heights and densities.

Comments

In May 2025, the City of Vaughan released a new Draft OP and W7SP Draft #5 as part of the ongoing OPR process. We have reviewed the policies and schedules of the Draft OP and Draft W7SP as it relates to the subject property and provide the following comments. We note that the below comments are supplementary site-specific comments to the comments provided in the TMA Law letter, dated January 21, 2025, and KLM Planning Partners Inc. letter on behalf of the W7LOG for the W7SP.

Consistency with VOP 2025

- We request that the W7SP aligns with the Draft OP in terms of definitions and calculation of Floor Space Index ("FSI") on the basis of Gross Developable Area to support the delivery of the required infrastructure.

Growth Management

- We have continued concerns with the 26,000 people and jobs combined growth threshold and request for modification in the policy language to provide greater flexibility in accordance with the W7SP Draft #3 growth threshold of 54,500 people and jobs combined, without the requirement for an amendment to the W7SP. We respectfully request that the City continue to collaborate with the W7LOG to determine an ultimate capacity target for full build out to the planning horizon of 2051 and beyond, subject to the required analysis and studies that demonstrate sufficient capacity at the time of development.
- A new policy, Section 5.6 Priority Consideration Overlay and an overlay on Schedule 1 have been included in the W7SP to address existing applications currently being reviewed by the City. We understand that the intent of this new section is to recognize the status of current applications, assign priority to reviewing and adopting those applications, and prioritize those applications for assignment of

municipal service infrastructure. However, additional language to clarify priority status and capacity allocation should ultimately be dependent upon on the timing of construction, on a “first come first serve” basis for both existing and future applications. Certain circumstances or situations may cause timelines and priorities to change and thus, we respectfully request additional clarity be added to not preclude future applications from being reviewed, considered for adoption, and for the assignment of municipal servicing infrastructure and transportation system capacity based on the merits of the application satisfying the same conditions and timing of construction.

Land Use and Built Form

- Policy 4.1.2 of the W7SP includes uses prohibited in all land use designations including drive-through commercial and/or restaurant facilities, and auto-oriented land uses including motor vehicle sales, gas stations and car washes. We acknowledge the policy modification to permit seasonal markets and garden centres which is a component of the Canadian Tire services and operations. However, we respectfully request clarification that the existing business operation of the Canadian Tire store, including the auto repair and maintenance with drive-through, can still fully function in a new built form and that the policy provides flexibility for business operations like Canadian Tire that offer a range of retail and commercial services. It is our understanding that Policy 4.1.3 permits the replacement, extension and enlargement or reduction of existing uses; however, we suggest added language to clarify that existing auto repair and maintenance with drive-through are explicitly permitted in a new redevelopment scheme subject to the appropriate studies.
- We note that the W7SP Draft #5 no longer includes policy from the previous W7SP Draft #4 that provided flexibility in permitting additional height on a site-specific basis subject to considerations for transition and land use compatibility. We strongly support and request that policy providing flexibility for additional building height, where appropriate, subject to demonstration of land use compatibility, transition and capacity consideration be reintroduced into the W7SP.
- Policies 5.2.3 b) and 5.3.3 b) of the W7SP require minimum non-residential uses of 15% GFA for the Mixed-Use I designation and 20% GFA for the Mixed-Use II designation. We request flexibility in the requirement for non-residential uses as this minimum requirement is not feasible from a market perspective and is significantly higher than other Vaughan Secondary Plan areas planned for greater density, such as the VMC Secondary Plan, which is at 10% and with permissions to reduce this requirement subject to meeting certain conditions, as well as the Yonge and Steeles Secondary Plan which is also flexible in its requirement.

Transportation, Service Infrastructure and Utilities

- We request to lower the ROW width requirement of local roads in the W7SP from 23 metres to 20-22 metres, consistent with the Draft VMC Secondary Plan, which proposes a ROW width of 20-22 metres for local roads.

Summary

We believe that the above noted comments suggest appropriate modifications for the City’s consideration, allowing for greater flexibility in the policies drawing on other relevant Vaughan secondary plans and consistency with the Draft OP where applicable, as well as provide opportunity for continued review, analysis and collaboration with the City and W7LOG.

We request that these comments be considered through the Vaughan OPR process and in the preparation of any subsequent drafts of the OP inclusive of the W7SP. We are continuing to monitor the Vaughan OPR process and ask to be notified of any modifications concerning the subject property, as well as any additional or updated draft policies, updated mapping, future reports and/or upcoming meetings regarding the Draft OP and W7SP. Thank you for the opportunity to provide comments on the Draft OP. We reserve the right to provide additional comments in the future.

Please do not hesitate to contact the undersigned at ext. 245, respectively, or Sarah Burjaw at ext. 374 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



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