



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

June 2, 2025

City of Vaughan
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Attention: Mayor Del Duca and Members of Council

**Re: Vaughan Committee of the Whole Public Meeting
June 4, 2025 – Item #10
Draft New Vaughan Official Plan 2025 (DVOP 2025)
SE Corner of Hwy. 7 & 27 – 5875 Highway 7 & PART BLOCK 1 PLAN 65M3033
City of Vaughan
Bostar Inc. and 1639326 Ontario Ltd.**

Innovative Planning Solutions Inc. ("IPS") is the planning consultant for Bostar Inc. and 1639326 Ontario Ltd., owners of the lands located at the southeast corner of Highway 7 and Highway 27 in the City of Vaughan (Refer to Figure 1). The Subject Lands are legally described as: PART BLOCK 1 PLAN 65M3033, PARTS 1, 2, 3, 4 & 5 PLAN 65R35836; and PART BLOCK 2 PLAN 65M3033 PARTS 73, 74, 75, 76 PLAN 65R26788.



Figure 1. Aerial Image of Subject Lands

On April 15, 2025, Official Plan Amendment and Zoning By-law Amendment applications were submitted to the City of Vaughan by our client proposing a high-rise, mixed-use development on the subject lands. These applications are supported by comprehensive technical studies, including architectural design, engineering reports, traffic assessments, and land use compatibility analyses. Together, they demonstrate the appropriateness of the proposed development in relation to adjacent Employment Areas and the Highway 7 corridor.

This correspondence constitutes a formal submission to the Vaughan Committee of the Whole statutory public meeting under the *Planning Act* for the Draft New Vaughan Official Plan 2025.

DVOP 2025 plans to designate the Subject Lands as the following:

1. *Strategic Growth Areas & Community Areas* per Schedule 1 – Urban Structure (Refer to Appendix 1);
2. *Primary Corridor* per Schedule 1B – Strategic Growth Area;
3. Schedule 10 – Major Transit Network designates Highway 7 and Highway 427 as *Regional Rapid Transit Corridors* and Highway 27 as *Regional Transit Priority Corridor*; and,
4. *Non-Residential Mixed-Use* per Schedule 13 – Land Use Designations (Refer to Appendix 2).

On behalf of our clients, we are generally supportive of proposed land use policies and designations in the DVOP 2025 as they relate to items 1, 2 and 3 above.

DVOP 2025 has recognized the Highway 7 Corridor as a Strategic Growth Area and is proposing to designate the remainder of the Subject Lands as Community Areas in Schedule 1. These designations generally permit non-employment land uses, i.e., residential, commercial and office uses, and it is through the application of policies including but not limited to Policy 2.4.5.3, specifically 2.4.5.3(f), which encourages mixed-uses including residential, through compatibility measures.

With respect to Item 4 we request either one of the following modifications:

- I. A modification to Schedule 13 of DVOP 2025 to re-designate the Subject Lands as *High-Rise Mixed-Use*, as reflected in the site-specific Official Plan Amendment Application for the Subject Lands; or,

- II. Establishment of a new *Mixed Use* designation to DVOP 2025 and Schedule 13 to provide more flexibility in implementing a mix of uses within areas within areas like the Highway 7 Strategic Growth Area and Primary Corridor.

In our view, Schedules 1 and 1B appropriately identify the subject lands for growth and intensification within a higher-order transit corridor. The restrictive assignment of the *Non-Residential Mixed-Use* designation set out in Schedule 13 does not align with the City's broader objectives for complete communities and higher-density development in *Strategic Growth Areas & Community Areas*.

Planning Rationale

The Highway 7 *Strategic Growth Areas & Community Area* corridor offers the opportunity to support high-density, transit-oriented development with a mix of land uses and the opportunity to building upon the significant public and private infrastructure investment made by all levels of government along Highway 7 and surrounding areas, i.e., Highways 407 & 427.

The proposed assignment of mid-rise densities and bifurcation of residential and non-residential land uses along the Highway 7 *Strategic Growth Areas & Community Area* is reflective of the VOP 2010 land use vision and policy framework and is longer pertinent in the current development context.

The mid-rise *Non-Residential Mixed-Use* designation is limiting and does not provide sufficient flexibility or outlook in realizing the planned context of Highway 7, Strategic Growth Area & Community Area.

Policy 2.4.5.3(f) of DVOP 2025 provides that *Primary Corridors and Local Corridors outside of Employment Areas shall be planned to be designed and developed to implement appropriate transition of Intensification and use to surround Community Areas, and/or separation from adjacent Employment Areas*. This policy acknowledges the need for transitional land uses between Employment Areas and Community Areas & Primary Corridors and provides for a basis whereby development may be permitted if appropriate transition in built form and land use can be demonstrated.

Schedule 13 of VOP 2010 and DVOP 2025 permits mid-rise development (8 and 10-storeys). The application of the planned height and density alongside Policy 2.4.5.3(f) recognizes the higher-order development planned for Strategic Growth Areas and to

the demonstration of land use compatibility to implement non-employment land uses (i.e., office and/or residential land uses) in areas and on lands that can demonstrate avoidance, minimization and mitigation of potential impacts to existing or planned employment area uses through the planning application process and through technical documents.

DVOP 2025 marks a significant step in aligning local policy with the Provincial Policy Statement (2024). The Subject Lands, located within a Strategic Growth Area and Primary Corridor, are ideally positioned to support the City's intensification and sustainability objectives.

While Schedules 1 and 1B reflect this context, we request that Schedule 13 should be updated to support a broader mixed-use vision, including residential uses, consistent with the existing and planned context of the Highway 7 Strategic Growth Area / Primary Corridor, the Community Areas, and PPS 2024.

Respectfully submitted,

Innovative Planning Solutions



Kevin Bechard, BES, M.Sc., RPP
Senior Associate

c. Clients

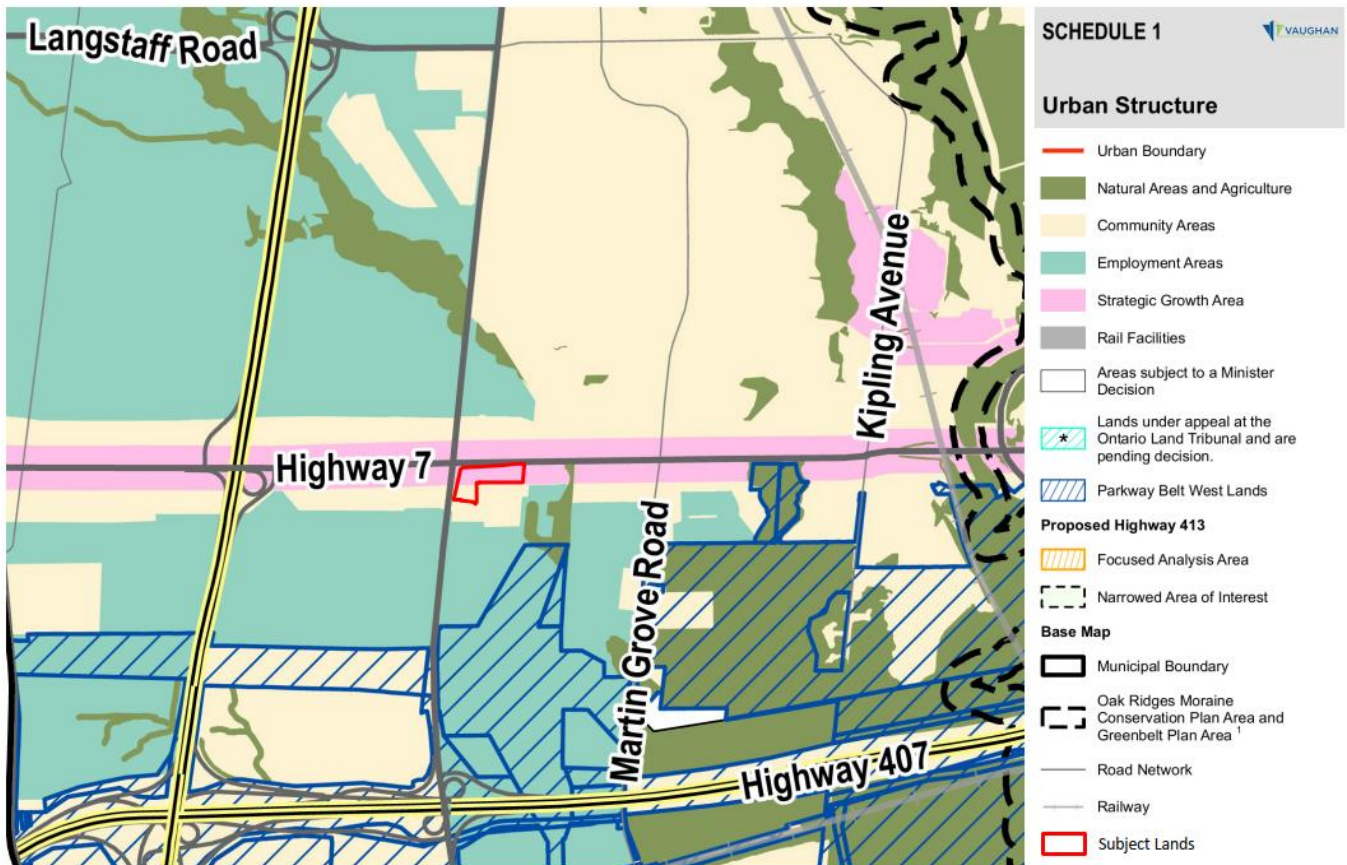
Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing

Christina Bruce, Director of Policy Planning and Special Programs

Fausto Filipetto, Senior Manager of Policy Planning and Sustainability

APPENDIX

APPENDIX 1: SCHEDULE 1 – URBAN STRUCTURE



APPENDIX 2: SCHEDULE 13 – LAND USE

