

Policy Planning & Sustainability Department
City of Vaughan
2141 Major Mackenzie Drive (Second Floor)
Vaughan, ON, L6A 1T1

June 3rd, 2025
File 11908

Attn: Fausto Filipetto, Senior Manager of Policy Planning and Sustainability
Cameron Balfour, Senior Planner, Policy Planning and Special Programs

RE: Draft New Vaughan Official Plan 2025
1950 & 1970 Highway 7, City of Vaughan

Weston is the planning consultant for the owner of the properties known as 1950 & 1970 Highway 7 in the City of Vaughan (herein referred to as the “subject properties”). The purpose of this letter is to provide comments on the draft New Vaughan Official Plan 2025 (May, 2025 Draft) as it relates to the subject properties (outlined in red on the below aerial image), which are subject to the land-use regulations implemented through O.Reg 170/21.



Aerial Image of the Subject Properties

The subject properties are subject to O.Reg 170/21, which is a minister's zoning order (MZO) issued for several properties within an area approximately bounded Keele Street to the West, Rivermede Road to the North, Highway 7 to the South and the GO Transit Barrie Line right-of-way to the East. The purpose of this MZO was to amend the now-repealed City of Vaughan Zoning By-law 1-88 to allow for the properties subject to the order to be redeveloped as high-density mixed-use buildings near an existing bus rapid transit station and proposed regional rail station (Concord GO). The MZO rezoned the subject properties to “*Corporate Centre (C9*3) Exception Zone*” which permits a wide range of uses including, but not limited to, business and professional offices; retail stores; personal service shops; townhouses; apartments; and, mixed use buildings, with a maximum height of 30 storeys. City of Vaughan Comprehensive Zoning By-law 001-2021 does not apply to the subject properties.

Draft New Vaughan Official Plan 2025

We have reviewed the updated May 2025 draft of the Vaughan Official Plan 2025 (herein referred to as the “OPA”), released on May 15th 2025, and we’re pleased to see substantial improvements have been reflected in the latest versions of the schedules and policy text as it relates to the subject properties. The revised schedules designate the subject properties as follows:

- **Schedule 1 – Urban Structure:** *Areas Subject to a Minister Decision**
- **Schedule 1B – Strategic Growth Areas:** *Primary Centre*

These revised designations mark a significant improvement over the previous draft, which had proposed identifying the subject lands as *Regional Intensification Corridors within Employment Areas*. The previous designation appeared inconsistent with the applicable zoning in place through the Minister’s Zoning Order (MZO) and the Region’s approval to remove the subject lands from the *Employment Areas* designation in the Regional Official Plan. It is our opinion that the Primary Centre designation is appropriate for the lands within the Concorde GO Centre Secondary Plan, which includes the subject properties.

We also reviewed the current policy framework associated with the new *Primary Centre* designation and have no concerns. We are supportive of the City’s revised approach and recognition of the strategic role these lands can play in contributing to broader urban growth and intensification objectives within close proximity to existing and planned higher-order transit services, including the existing Keele and Highway 7 BRT stop, and the planned Concord Station, to be located immediately adjacent to the subject property along the existing Barrie Regional Rail Line.

In accordance with the above discussion, we respectfully submit this letter as an expression of support for the updated draft designations and policies as they relate to the subject properties. We understand that a statutory public meeting is scheduled for Wednesday, June 4th, 2025 and Staff intends to bring the new Official Plan forward to Council for adoption this coming Fall 2025. We look forward to continued collaboration with Staff through this process and appreciate the City’s efforts in advancing a thoughtful and responsive planning framework. Should you have any questions regarding our comments, please contact the undersigned at extension 299.

Yours truly,

Weston Consulting

Per:



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