

June 3, 2025

GSAI File: 090-012

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Hon. Mayor Del Duca and Members of Council

Re: Committee of the Whole (Public Meeting), Wednesday, June 4, 2025
Agenda Item. 4(10)
City of Vaughan revised Draft Official Plan (May, 2025)
Owner: CPSP Vaughan Limited Partnership
City of Vaughan, Regional Municipality of York

Glen Schnarr & Associates Inc. (GSAI) have been retained by CPSP Vaughan Limited Partnership (the “Owner”) to provide comments on the City of Vaughan Draft Official Plan (the “Draft Official Plan”) in relation to the site legally described as PT LT 22 CON 10 VAUGHAN AS IN VA58849 EXCEPT VA83345, VA83346 & PT 4, 65R13046; VAUGHAN (the “Subject Lands” or “Site”). The Subject Lands are generally located east of Highway 50, north of Major MacKenzie Drive West, and south of Nashville Road.

The Owners submitted an Official Plan and Zoning By-law Amendment application on May 17th, 2024, which is currently under review with City staff and proceeding to a public meeting on June 4th, 2025. Our firm has been participating in the review of the City’s Official Plan Review on behalf of the Owners and previously provided comments on July 31st, 2024. We have reviewed the most recent Draft Official Plan and provide the following comments:

1. As previously commented on, the West Vaughan Employment Area Secondary Plan currently includes “Corridor Protection” overlay, which partially impacts the Owner’s Site. We have received correspondence from the MTO that they do not anticipate the highway alignment will encroach on the Site beyond the Rainbow Creek floodplain. Considering this, we would like to request that the City work with the Ministry of Transportation on removing/refining the above-noted “Corridor Protection” designations from the Site. These refinements would allow for the future development of the Site while not impacting the overall future corridor design.
2. Section 1.4.1.8 of the Draft Official Plan provides policies to assist in the interpretation of the boundaries of land use designations. Specifically, for the purposes of delineating between Prestige Employment and General Employment land uses, the use abutting an

arterial street or Provincial highway shall be interpreted to extend one lot depth in from the arterial street or Provincial highway. We have concerns that this policy is too prescriptive and may limit the ability of larger sites to develop in alignment with the underlying employment land use designations and limit flexibility in overall site design. As a result, we would like City staff to revise this policy to allow flexibility in the land use design limits to be applied at the detailed design or Site Plan Application stage.

3. Section 1.4.2.7 – proposes changes to the development application transition policies. We request that these new policies be removed from the Draft Official Plan. Due to several factors, including market uncertainty and the complex nature of land use planning applications, a five (5) year transition period may not be appropriate in some instances. We respectfully request that these transition policies be removed.
4. Section 4.3.2 & 4.3.3 - establishes urban design policies for the built form and site design. This section should provide a general urban design framework, rather than prescriptive requirements. Section 4.3.3.19.h outlines the policy direction for surface parking for employment/industrial buildings. More specifically, we believe requiring one (1) row of aisle parking along the front or side of an employment/industrial building is too prescriptive for an Official Plan and is more appropriate to be defined in the implementing Zoning By-law. Flexibility should be given to provide more than one (1) row of parking, if appropriate landscaping and design treatments are applied.

We trust the City will consider these comments when updating the Draft Official Plan. We will review and comment on future additions to the Draft Official Plan. We respectfully request notice of any future reports, public meetings/consultations, and any subsequent decisions of the City Council.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Patrick Pearson, MCIP, RPP
Associate