



Project No. 22364

May 28, 2025

City of Vaughan  
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**Re: *Draft City of Vaughan Official Plan 2025 (May 2025 Draft)***  
***Request to Redesignate 132, 144, 154 and 166 Woodstream Boulevard***

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We are the planning consultants for 1315955 Ontario Inc., the owners of the properties municipally known as 132, 144, 154 and 166 Woodstream Boulevard in the City of Vaughan (the “subject site”). The subject site is approximately 1.6 hectares in size and is located on the north side of Woodstream Boulevard, east of Martin Grove Road.

**Executive Summary**

The purpose of this letter is to provide comments on the May 2025 Draft of the City of Vaughan Official Plan 2025 as it relates to the subject site. We are requesting that Schedule 1 – Urban Structure be amended to designate the lands as Community Areas instead of Employment Areas, and that Schedule 13 – Land Use Designations be amended to designate the lands as High-Rise Mixed-Use instead of General Employment, as currently drafted.

As outlined below, we believe the subject site is well-positioned to support transit-oriented housing and to leverage existing and planned infrastructure investments. A Community Areas designation would in our opinion better reflect the context of the area which is now characterized by converted mixed use lands to the east and west that have significantly reduced the size and continuity of the Employment Area, undermining its viability as a cohesive employment district.

As illustrated in the Context Map in Attachment A, the subject site is located in a small isolated remnant area that is not fragmented from the large area of employment west of Martin Grove. It is also noted that the New Official Plan proposes to redesignate employment lands along Highway 7 west of Martin Grove to Community Areas to approximately the same depth as the subject site. In our opinion, it would be appropriate to similarly redesignate the lands east of Martin Grove to Community Areas. As illustrated in the Context Plan, the subject site is surrounded by parks, schools, ravines and trails, along with residential and commercial uses, including sites to the east and west that have been converted from Employment to Community Areas.

A High-Rise Mixed-Use designation on the subject site would be more appropriate within the evolving context and contribute to the Province's goal of delivering 1.5 million new homes by 2031.

In addition, the proposed redesignation would contribute to the City of Vaughan's objectives related to intensification, complete communities, and the efficient use of land and infrastructure. In this respect, the proposed redesignation would help accommodate the City's population and employment targets of 575,900 residents and 354,300 jobs by 2051.

## **Background**

In June 2024, an Official Plan and Zoning By-law Amendment application was submitted to permit the redevelopment of the subject site with a high-rise mixed-use development. The application proposed two mixed-use buildings, each containing two 35-storey towers, for a total of four towers. The application proposed a total of 1,221 residential dwelling units and 114,665 square metres of gross floor area (the "initial proposal"). The proposed Official Plan Amendment seeks to redesignate the site from Employment Areas to Community Areas and from General Employment to High-Rise Mixed-Use. These applications are currently under review by the City.

## **Analysis**

We are requesting that Schedule 1 be modified to designate the lands Community Areas and that Schedule 13 be modified to designate the lands High-Rise Mixed-Use. These land use designations would permit the proposed redevelopment of the lands contemplated in the current OPA and ZBA applications.

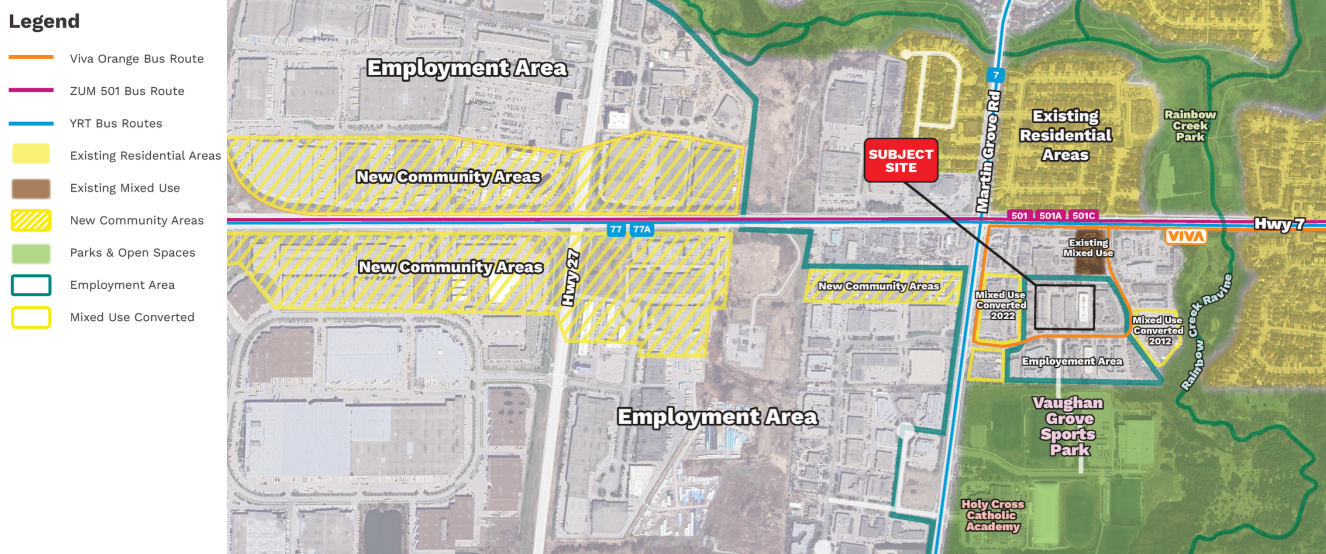
It is our opinion that the proposal and specifically, the requested Official Plan Amendment, is appropriate and desirable as it would permit the redevelopment of the lands with a mixed-use development that would contribute to a complete community by providing additional housing options and retail/service uses to an area that is evolving from a primarily commercial and light industrial area to a mixed-use area that would allow future residents to live, work and play.

The area is within walking distance of recreational facilities, schools, a grocery store and planned higher-order transit. The Official Plan Amendment is sought to redesignate the site to permit the proposed residential, commercial and daycare uses. In our opinion, the proposed redesignation is appropriate given the context described above, as well as the availability of employment lands in York Region and the City of Vaughan, as well its proximity to other redesignations that have been approved.

Specifically, the existing Employment Area east of Martin Grove Road has become fragmented as a result of the approved conversions at 7625 Martin Grove Road and 211 Woodstream Boulevard (approved May 20, 2020). These conversions have significantly reduced the size and continuity of the Employment Area, undermining its viability as a cohesive employment district (see **Figure 1 – Emerging Context**).

When reviewing Draft Schedules 1 and 13, the subject site is surrounded by lands proposed to be designated Community Areas and Mid-Rise Mixed-Use to the north and northwest and Community Areas and High-Rise Mixed-Use to the southeast, all of which permit residential uses. Given the diminished employment function of this area, the small and isolated nature of the remaining Employment-designated lands, and the site's direct adjacency to existing and planned residential and mixed-use development, it is our opinion that the requested Community Areas and High-Rise Mixed-Use designations are more appropriate. These designations would provide for more compatible and context-sensitive land uses that support the City's broader objectives for complete communities, intensification, and efficient use of land.

**Figure 1 – Emerging Context**



## Conclusions

For the reasons outlined above, it is our opinion that the Community Areas and High-Rise Mixed-Use designations are preferable to the Employment Areas and General Employment designations proposed in the Draft Official Plan as it would more effectively achieve the Province's goals to promote the delivery of new housing supply and support the efficient use of land and infrastructure on lands that are well served by municipal infrastructure, and the City of Vaughan's goals for intensification,

complete communities, and accommodating forecasted population and employment growth in a compact, transit-supportive urban structure.

Thank you for your consideration of this requested modification. Should you have any questions or require any clarification, please do not hesitate to contact me or Hailey McWilliam of our office.

Yours very truly,

**Bousfields Inc.**



Michael Bissett, MCIP, RPP