

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

June 3, 2025
File 6988

Attn: Fausto Filippetto, Project Manager
Re: City of Vaughan Official Plan 2025 – Draft May 2025

Weston Consulting is the planning agent for Dev-West Properties Inc., the registered owner of the lands municipally addressed as 7600 Weston Road in the City of Vaughan (herein referred to as the **“subject lands”** or **“site”**) and legally described as LT 3 PL 65M2339 EXCEPT PT 1, YR2278100; S/T LT247794 CITY OF VAUGHAN. We are monitoring the Vaughan Official Plan Review (the **“OPR”**) and Weston 7 Secondary Plan (the **“W7 SP”**) processes on behalf of our client, having previously submitted letters on October 31, 2023, June 4, 2024, and April 10, 2025. We are submitting the following comments with respect to the May 2025 Draft of the Vaughan Official Plan (the **“Draft Official Plan”**), which includes an updated draft consolidation of the W7 SP.

Our previous comments on numerous consolidations of the W7 SP have addressed prescriptive built form and 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. With respect to the OPR, our feedback to this point has been in regard to retail requirements at grade, intensification rates, attainable housing definitions, transitional measures accounting for adjacent uses, parkland dedication provisions, tower separation distances, and clarification on the intent and meaning of specific policies and definitions.

This current version of the Draft Official Plan and W7 SP do not appear to have made significant changes with respect to the matters addressed through our previous correspondence. In terms of the road network, we note that *Schedules 9A (Street Classification) and 9B (Street Types)* of the Draft Official Plan now appear to delineate proposed internal *Local Centre Roads* bisecting through the site. The layout is consistent with that which has been shown in both the previous and current drafts of the Weston 7 Secondary Plan, and in alignment with comments which were previously provided through that process, we believe that through dividing the site into small parcels, the proposed road network hinders the comprehensive and cohesive development potential of the subject lands, significantly limiting their viability.

Our previous letter requested and provided reasoning for opportunities to increase the minimum intensification rate within the Built-Up Area, which was 58% in the January 2025 Draft. This provision, now contained in policy 2.1.2.1 (b), has shifted in the opposite direction, being reduced to 57% within what is now described as the *Built Boundary*. We maintain our previous position that further study may reveal opportunities to shift this rate in the opposite direction.

While policy with respect to the proportion of new residential units being Affordable Housing remains unchanged, we acknowledge the removal of references to and the definition of *Attainable Housing* within this draft, along with modification to the *Affordable Housing Definitions* as follows:

Tenure	January 2025 Draft	May 2025 Draft
Ownership Housing	<i>housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households.</i>	<i>the least expensive of:</i> 1. <i>housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households;</i> <i>or</i> 2. <i>housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.</i>
Rental Housing	<i>a unit for which the rent is at or below 125% of the average market rent of a unit in the Regional Market Area, by bedroom type.</i>	<i>the least expensive of:</i> 1. <i>a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households;</i> <i>or</i> 2. <i>a unit for which the rent is at or below the average market rent of a unit in the municipality.</i>
Low- and moderate-income household'	<i>means the lesser of:</i> a) <i>Households with incomes in the lowest 60% of the income distribution for the Regional Market Area</i> <i>or;</i> b) <i>Households with incomes in the lowest 60% of the income distribution for the local market area.</i>	<i>means:</i> a) <i>In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality</i> <i>or;</i> b) <i>In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.</i>

We recognize the additional clarity that has been provided through the revised modifications to the May 2025 draft as it relates to residential tenure. However, maintain that the proposed targets for affordable and rental housing should be achievable at a City and community scale, rather than a prescriptive requirement on a site specific basis.

Section 4.3.2 of the Draft Official Plan provides policy guidance for built form and development, largely contained within section 4.3.2.1, which in describing its provisions states that *“all new or redeveloped buildings in the City shall support the following design principles:”*. The inclusion of the term “shall” is reflective of the policies which follow, as many include either “shall” or “will”, both of which are highly prescriptive. In alignment with our previous submissions, we believe that this terminology, in the context of built form provisions, is overly prescriptive and request it either be modified to provide greater flexibility for variations in development criteria, or dismissed altogether, allowing for the Urban Design Guidelines to inform this aspect of development. We believe that doing so will more appropriately enable a broad range of design alternatives and responses to contextual factors, such as site-specific conditions and market demands.

Summary and Recommendations

In summary, despite changes to a number of policies between this and the January 2025 versions of the draft Official Plan, there are still outstanding provisions which we feel should be altered, and based on these materials, we cannot support the items described through this letter and our previously submitted correspondence. With

respect to the W7 SP, the changes appear even more limited, and we reiterate the requests which have been made through our previous submissions and are also enclosed with this material.

Weston Consulting will continue to monitor both the Official Plan review and Secondary Plan processes and reserves the right to provide further comments on this matter. We request to be notified of any future updates as well as any discussion pertaining to the applicable designations, overlays, and policies which have an effect on the Site, and to receive notice of any decisions by Committee and/or Council regarding this matter. Please contact the undersigned at extension 243 should you have any questions.

Yours Truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, RPP, MCIP
Partner, Planning Lead

- c. Dev-West Properties Inc.
City Clerk, City of Vaughan