



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

June 2, 2025

City of Vaughan
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Attention: Todd Coles, City Clerk

Re: Vaughan Committee of the Whole Public Meeting
Draft New Vaughan Official Plan 2025 ('**DVOP 2025**')
SW Corner of Hwy. 400 & King-Vaughan Road
City of Vaughan
Related City File: PAC.25.022

Innovative Planning Solutions Inc. ('IPS') is the planning consultant for MCN (KING-VAUGHAN) INC., owner of the lands located at the northwest corner of Highway 400 and King-Vaughan Road in the City of Vaughan (the 'Subject Lands'), portions of which extend into the Township of King. This submission responds to the release of the Draft Vaughan Official Plan 2025 ('DVOP 2025') and provides recommendations for consideration during its finalization. The Subject Lands are legally known as:

PT LOT 1 CON 5 KING PTS 1 & 2, 65R11409, PT LOTS 1 & 2 CON 5 KING PT 3, 65R11409 EXCEPT PTS 1 TO 6, EXPROP PLAN YR1555386; VAUGHAN; S/T ROW OVER PT 2, 65R11409 AS IN R655382; S/T EASE OVER PT LOT 2, CON 5 EXPROP PLAN YR1555370 UNTIL NOV 30, 2015;

1. Planning Context & Policy Framework

The lands fall within the Highway 400 North Employment Lands Secondary Plan Area of Volume 2 of the Vaughan Official Plan 2010 (VOP 2010) and are identified in DVOP 2025 as partially Employment Area and partially Community Areas. The Region of York Official Plan 2022 (YROP 2022) converted the western portion of the Subject Lands

from Employment to Community Areas through its Municipal Comprehensive Review (MCR).

While Bill 185 removed York Region's planning approval authority as of July 1, 2024, the land use decisions from the MCR remain relevant. The eastern portion of the Subject Lands continues to be designated as Employment Area under DVOP 2025, despite their context shifting significantly toward urban residential and mixed-use character.

DVOP 2025 anticipates the following planning framework for the Subject Lands:

- *Employment Areas* for the east portion of the Subject Lands and *Community Areas* for the west side of the Subject Lands per Schedule 1 – Urban Structure.
 - Schedule 1 also identifies the *Focused Analysis Area* being applicable to the east portion of the Subject Lands.
 - The western portion of the Subject Lands are subject to an *Approved Regional Conversion* per Appendix 1 – Provincial Decisions
- *Built Boundary* per Schedule 1A – Urban Area
- *Lands Subject to Secondary Plans or Particular Area Specific Plans* per Schedule 13 – Land Use Designations
- Subject to the *Highway 400 North Employment Lands, 11.4* per Schedule 14A – Areas Subject to Secondary Plans

The Township of King is concurrently reviewing its Official Plan. Portions of the Subject Lands within King are proposed as Employment Lands. We view this as inconsistent with the Community Areas designation adopted by York Region for the Vaughan portion. The landowner has met with King staff, and we understand coordination with City of Vaughan Staff is ongoing. Alignment of these designations will be crucial for integrated block planning and servicing, as well as, avoiding, and where not possible minimizing and mitigating potential impacts to existing and planned employment area uses.

Refer to Figure 1 in the Appendix for an overlay of the Subject Lands on Schedule 1 in DVOP 2024 and the planned New Settlement Area (Employment Lands) in King Township. Refer to Figure 2 in the Appendix for an overlay of the Subject Lands on the May 2025 Highway 413 Mapping identifying the updated FAA and proposed transitway station and maintenance yard south of the Subject Lands.

2. Request to City Council

We request that the **entirety of the Subject Lands** be designated as **Community Areas** under DVOP 2025. This would reflect the direction of YROP 2022, align with PPS 2024, and support the creation of a complete, context-sensitive, transit-oriented community. This request is supported by the following rationale:

A. Alignment with Regional Decisions and PPS 2024

- YROP 2022 recognized the Subject Lands' potential for urban mixed-use development, converting the western portion to Community Areas.
- PPS 2024 encourages flexible, complete community development and provides policy direction (Sections 2.8.1.3 and 3.5) emphasizing land use compatibility and mitigation between employment and sensitive land uses, which is reflected in the draft policies of DVOP 2025.

B. Evolving Urban Context and Transitioning Land Use

- The area is undergoing a transition in land uses and is planned to include major planned infrastructure such as the Highway 413 Transitway Station and Maintenance Yard south of the Subject Lands, indicating significant transit investment and urban intensification.
- The Subject Lands sit within a distinct precinct bounded by Highway 400, Weston Road, King Township, and the Greenbelt Natural System Area. The western lands' conversion and emerging development pressures warrant re-evaluation of the eastern portion's continued Employment designation.

C. Compatibility and Complete Community Objectives

- Maintaining an Employment Area designation adjacent to proposed Community Areas and future sensitive land uses creates potential land use conflicts.
- A Community Areas designation would allow for strategic land use transitions through buffers such as commercial, institutional, and open space, while still supporting job creation consistent with the 55 jobs per hectare target.

3. Planning Integration, Policy Alignment and Urban Structure Compatibility

As identified above, under DVOP 2025:

- **Schedule 1** identifies the eastern Subject Lands as Employment Area and the western portion as Community Areas.
- **Appendix 1** lists the western lands as Approved Regional Conversion.
- **Schedules 13 & 14A** confirm applicability to the Secondary Plan and Area-Specific policies.

We support the City's recognition of the Community Areas designation on the western Subject Lands but urge extension of this designation to the eastern portion to achieve consistency and clarity in land use policy.

Designating the Subject Lands fully as Community Areas would enable:

- Mixed-use development (residential, commercial, institutional, and employment-supportive land uses);
- Transit-oriented design; and,
- Efficient infrastructure investment and phasing.

4. Conclusion and Next Steps

On behalf of our clients, we are generally supportive of the land use policies and designations in DVOP 2025 as they relate to the Community Areas policy framework for the Subject Lands. With respect to the Employment Areas designation, we request that Council:

1. Re-designate the entirety of the Subject Lands as Community Areas under DVOP 2025.
2. Provide updates on the coordination with the Township of King to ensure consistent planning objectives across municipal boundaries.
3. Prepare for future Secondary Plan updates with an integrated and forward-thinking land use vision that provides for mixed-use development that includes residential land uses on the eastern portion of the Subject Lands and reflect the Community Areas Urban Structure in the updated Secondary Plan documentation.

The re-designation of the Subject Lands to Community Areas will support Vaughan's goals to build complete, compact communities while maintaining job targets through flexible land use planning permissions to allow mixed-use development that include non-employment land uses. The Subject Lands are ideally positioned, both geographically and contextually, to help achieve these objectives.

We appreciate the opportunity to participate in the City of Vaughan's ongoing Official Plan Review process and to provide input that supports both municipal objectives and regional planning alignment. We trust that this submission will be carefully considered during the finalization of DVOP 2025 and the review of relevant Secondary Plans in 2026.

Should City Staff require additional clarification or wish to engage in further discussion, we would be pleased to coordinate a follow-up meeting at your convenience.

Respectfully submitted,

Innovative Planning Solutions



Mathew Halo, BURPL., MCIP, RPP
Associate

c. Clients

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

Christina Bruce, Director of Policy Planning and Special Programs

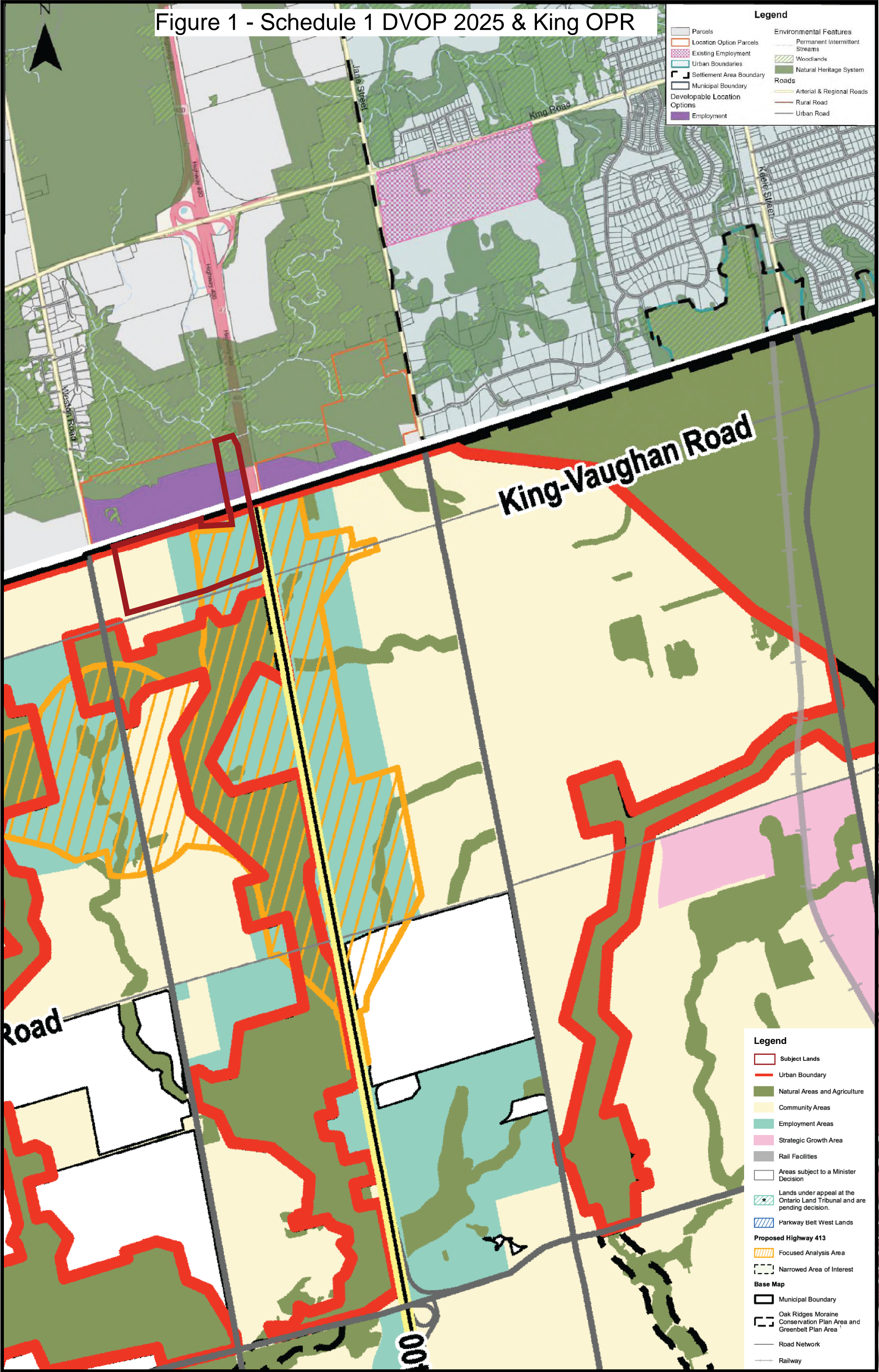
Fausto Filipetto, Senior Manager of Policy Planning and Sustainability

Encl. in Appendix:

- Figure 1 – Subject Lands, Schedule 1 of DVOP 2025 and Proposed Employment Lands Designation in King Township
- Figure 2 – Subject Lands and May 2025 Highway 413 Mapping

APPENDIX

Figure 1 - Schedule 1 DVOP 2025 & King OPR



Highway Design Lines

- Preliminary Highway ROW
- Preliminary Transitway ROW
- Preliminary Transitway Design
- Preliminary Transitway Station
- Preliminary Highway Design
- Proposed New Structure
- Proposed Stormwater Management Ponds and Creek Realignments
- Existing Highway and Road

Highway Design Areas

- Proposed New Structure
- Proposed Transitway Station
- Proposed Commercial Vehicle Inspection Facility
- Proposed Maintenance Yard Location
- Proposed Stormwater Management Ponds and Creek Realignments
- Subject Lands

Figure 2 - May 2025 Highway 413 Mapping

