

C156.
Communication
CW(PM) – June 4, 2025
Item No. 10

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June 3, 2025

MGP File: 24-3376

Committee of the Whole, City of Vaughan Civic Centre
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Via Email: clerks@vaughan.ca and oprmanager@vaughan.ca

Dear Mayor and Members of Council,

**RE: Official Plan Review: Proposed May 2025 Draft
DG (Vaughan) Inc. Lands (formerly known as Robintide Farm)
2720 King Vaughan Road, City of Vaughan
File No's: OP.25.001, Z.25.003 and 19T-25V001**

We are providing the following comments on behalf of DG (Vaughan) Inc. for the Proposed May 2025 Draft of the City of Vaughan Official Plan. We have provided comments on the previous drafts of the Official Plan, some of which have not been addressed. We continue to believe that the following comments and suggestions should be addressed as well.

Policy Requests

- 1. Policy 2.2.2.5** states *"That **Development** in **New Community Areas** or **New Employment Areas** shall not occur until adjacent Community Areas or Employment Areas have achieved their minimum density targets."*

We understand the need for phased development which is addressed in other policies in the new Official Plan; however, planning for the New Community Area lands should not be contingent upon full development of adjacent approved Secondary and Block Plans before planning can commence.

The achievement of minimum density targets relies on the substantial completion of a planning Block and could rely on the development of non-participating lands who have no intention of developing in the near future. As currently written, development in the New Community Areas that were added as part of the recent Urban Expansion Area exercise could be indefinitely delayed.

The OP's definition of Development includes Official Plan Amendments such as a secondary plan process and if interpreted as written could impede planning for new development indefinitely.

We request that the City amend this policy to **remove the capital 'D' from Development** and **add the word 'substantially'** before 'achieved' or delete the policy.

- 2. Policy 4.3.3.8** limits the maximum building length of the various types of townhomes to 40m, a carryover from the 2010 Official Plan policy 9.2.3.2.a which limits townhouse

blocks to a maximum of 6 units in a row. An OPA is currently required to permit 7 or more townhouse units in a block which slows down the approval process and increases costs to developers and ultimately to homebuyers.

Although seven units in a townhouse block is not a preference for most builders, it is sometimes necessary to use lands efficiently once the street pattern is established within a subdivision, ie through a Block Plan approval. An additional ~6m to ~8m within a street/block is insufficient to be used for a single detached house and sometimes the townhouse blocks cannot be adjusted to use the frontage without needing seven units in a row in some locations to optimize the use of street frontage.

Seven townhouse units of 6.1m (typical) frontages would result in a building length of 42.7m or 43m, only slightly above the 40m maximum proposed within the current May 2025 Draft Official Plan. Furthermore, some stacked back-to-back units are wider (6.7m) bringing the length to 40.2m to achieve six double units.

It is our request that **a new policy be added** to the OP to allow for a maximum of 7 units when necessary, ie **notwithstanding Policy 4.3.3.8 maximum 43m long townhouse building may be permitted where required to use lands efficiently, or alternatively, increase the maximum building length to 43m in policy 4.3.3.8.**

Schedules (see mark-up on Figures 1 and 2)

- 1) **Schedule 13 – Land Use** continues to show an **underlying Prime Agriculture** designation within new community areas added to the urban boundary. These designations are not compatible since the intent of one is to protect and sustain agricultural use and the other to provide for future growth. The DG Lands were removed from the Prime Agricultural designation in the Region's OP which was reviewed/approved by the province.

The May 2025 Official Plan's Schedule 1D – Agricultural System has now been updated to exclude the portion of the DG Lands outside of the ORMCP boundary, and other New Community/Employment Areas in Vaughan from the Prime Agricultural Lands designation.

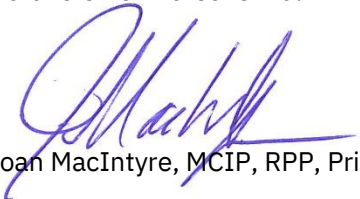
We request that the underlying **Prime Agriculture** designation on the new greenfield lands brought into the Urban Boundary **be removed from Schedule 13** in accordance with Schedule 1D.

- 2) **Schedule 14A - Areas Subject to Secondary Plans** We note that the DG lands are identified as being within a Required Secondary Plan Area. Our client's lands are separated from the remainder of Block 28 by King Vaughan Road. They should not be required to undertake a comprehensive secondary plan process with the complexities of Block 28 south of King Vaughan Road to proceed with development applications. In discussions with City staff, we have been informed that the lands may proceed without a secondary plan process. We ask that Schedule 14A be amended to **move the secondary plan area boundary for Block 28 to King Vaughan Road.**

We appreciate the work and time it took to prepare this document and the opportunity to provide input on the latest draft. We look forward to working with you, City staff and the WSP consulting team through the development approval process. Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 416 473-7638.

Yours very truly,

Malone Given Parsons Ltd.



Joan MacIntyre, MCIP, RPP, Principal

- c. Christina Bruce, City of Vaughan
Fausto Filipetto, City of Vaughan
Warren Melbourne and Michael Pozzebon, DG Group

Requested Amendments to Draft OPA Schedules

Figure 1: Excerpt from City of Vaughan May 2025 Draft OP - **Schedule 13 - Land Use**

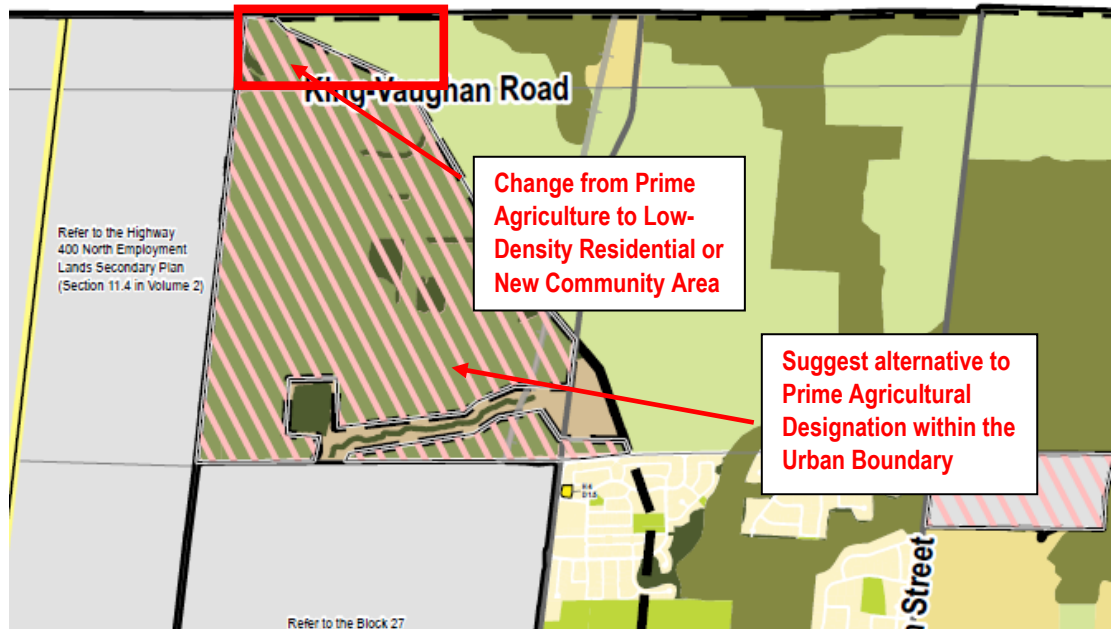


Figure 2: Excerpt from City of Vaughan May 2025 Draft OP - **Schedule 14A – Areas Subject Secondary Plans**

