

# STATUTORY PUBLIC MEETING

CITY OF VAUGHAN OFFICIAL PLAN REVIEW

H&L TITLE INC. AND LEDBURY INVESTMENTS LTD.

9081 WESTON ROAD, CITY OF VAUGHAN

JUNE 04, 2025

C169.

Communication

CW(PM) – June 4, 2025

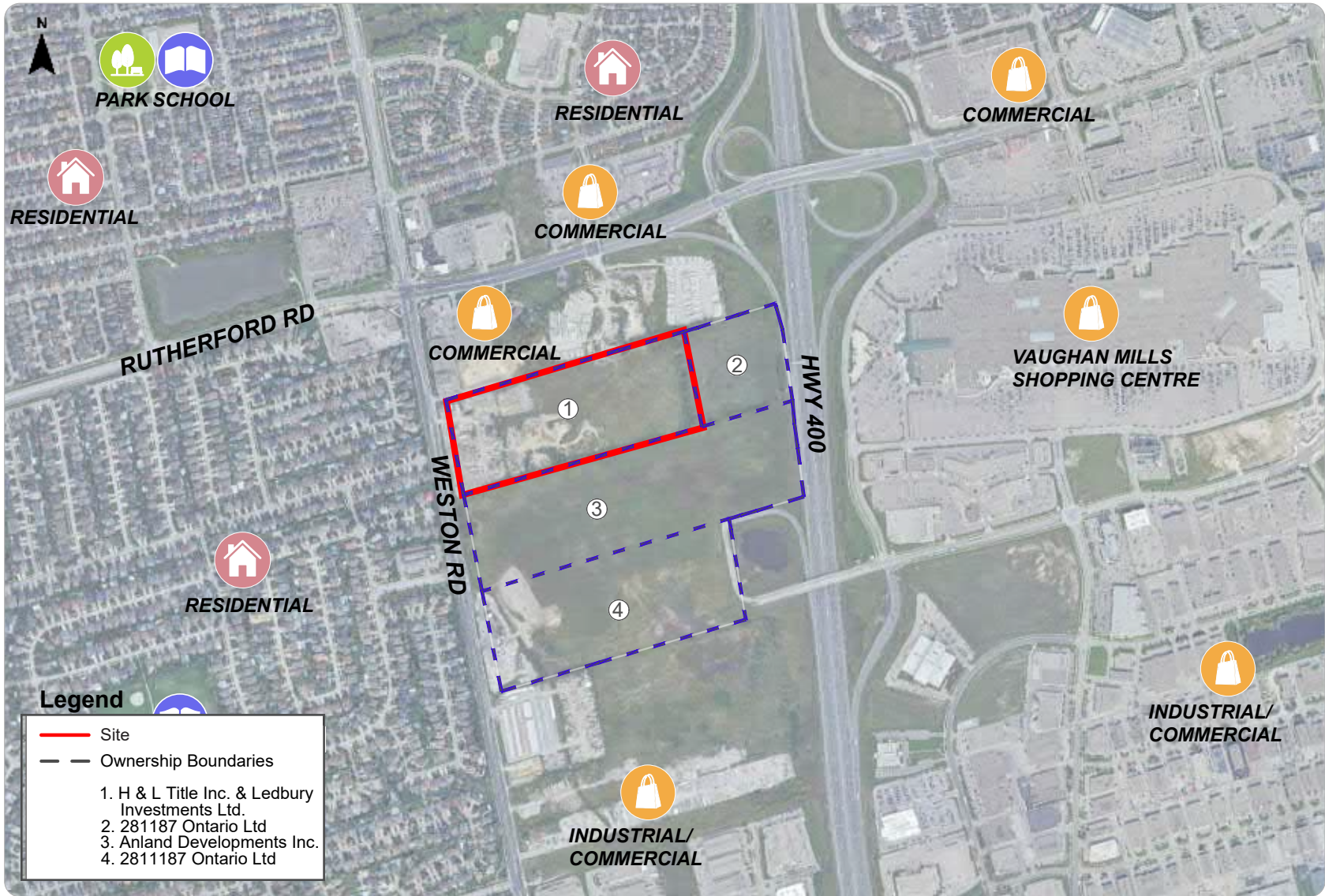
Item No. 10

WESTON  
CONSULTING





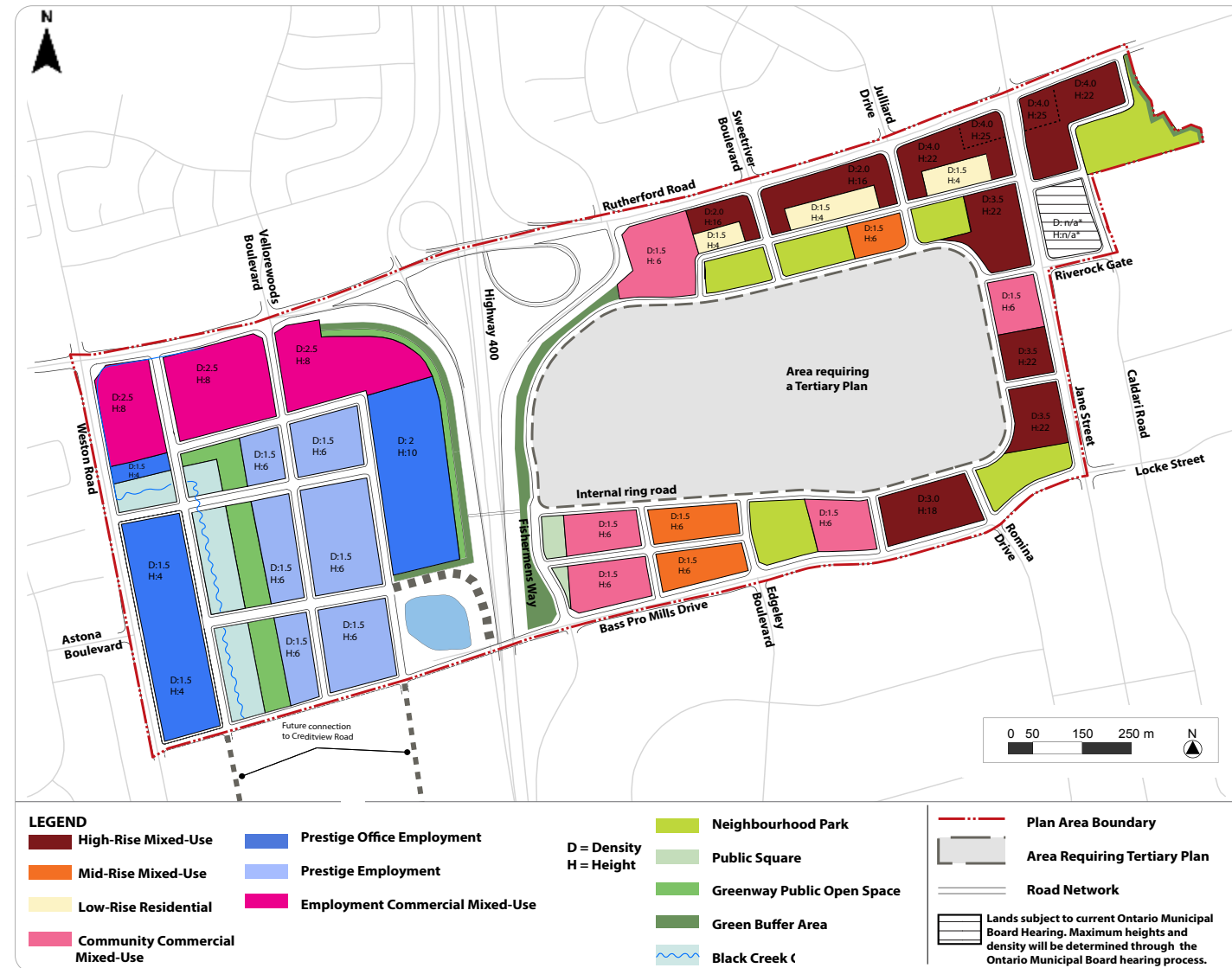
# CONTEXT AND SUBJECT LANDS



Aerial Context Map (Source: Google Earth) - Prepared by Weston Consulting

- Located in the Vaughan Mills Centre Secondary Plan Area.
- Approximately 10 hectares in area.
- Approximately 200 metres of frontage along Weston Road.
- Part of a larger development block being coordinated with adjacent landowners as part of a master planned development.

# BACKGROUND AND HISTORY



Vaughan Mills Centre Secondary Plan, Schedule B: Height and Density

- 2009 report “Where & How to Grow” identified the site as a Priority Opportunity Area for residential intensification and as a key location to accommodate a greater mix of uses.
- VOP 2010 adopted with Employment Designation for the site and was subsequently appealed.
- 2014 Vaughan Mills Centre Secondary Plan Area adopted and was subsequently appealed.
- 2021 OLT decision (Phase 1) determined employment projections were unreasonable. The Phase 2 hearing is pending.
- Lands have remained largely vacant.

# CHANGING LAND USE PLANNING FRAMEWORK



- New Provincial Planning Statement 2024
- Change to “areas of employment” in the Planning Act.
- Changes in nature of employment.
- Housing affordability and housing supply.



# DRAFT OFFICIAL PLAN

## SCHEDULE 1 - URBAN STRUCTURE

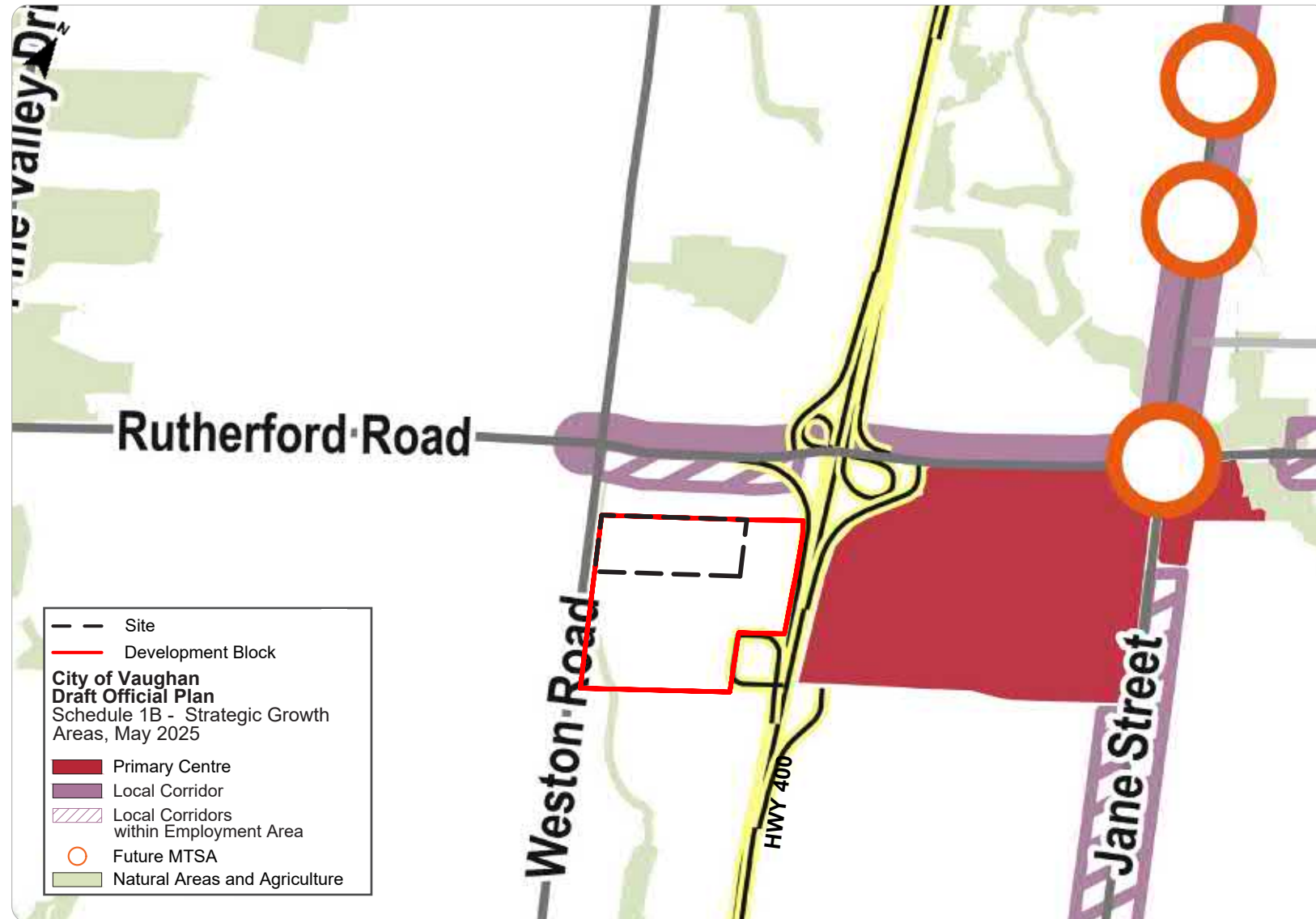


Draft VOP, Schedule 1: Urban Structure, May 2025 - Prepared by Weston Consulting

- Located in the *Employment Area*, according to Schedule 1 of the Draft VOP.
- VMCSPP includes the lands west and east of Highway 400.
- ***Request: Revise Schedule 1 to include the site and development block within the Strategic Growth Area.***

# DRAFT OFFICIAL PLAN

## SCHEDULE 1B - STRATEGIC GROWTH AREA



Draft VOP, Schedule 1B: Strategic Growth Area, May 2025 - Prepared by Weston Consulting

- Adjacent to a *Primary Centre*, which includes the Vaughan Mills Shopping Centre, according to Schedule 1B of the Draft VOP.
- Represents a transition area between an established residential neighbourhood and the Vaughan Mills Shopping Centre.
- ***Request: Revise Schedule 1B to extend the Primary Centre to include the site and development block.***

# DRAFT OFFICIAL PLAN

## SCHEDULE 2 - NATURAL HERITAGE FRAMEWORK



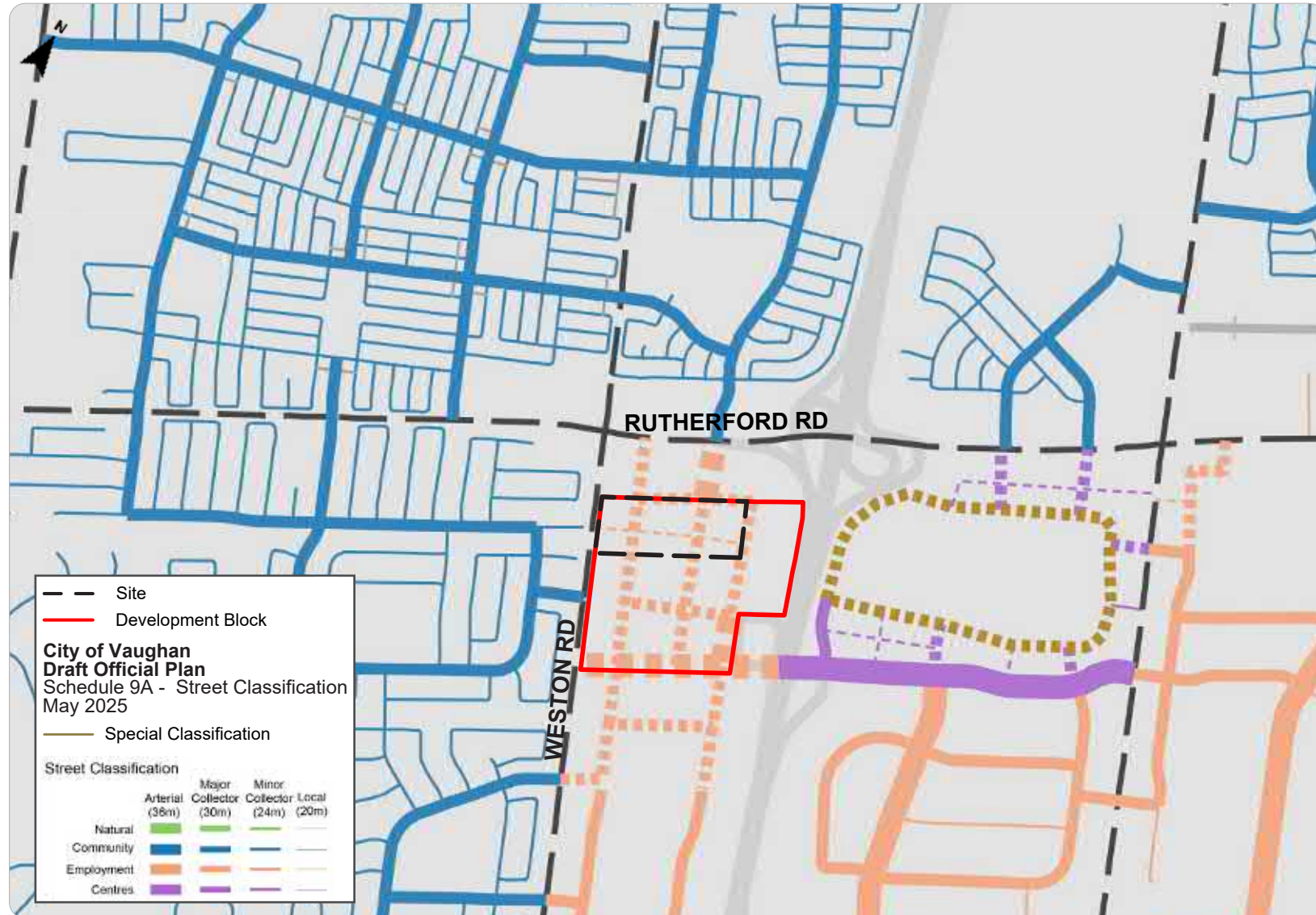
Draft VOP, Schedule 2: Natural Heritage Framework, May 2025 - Prepared by Weston Consulting

- The lands include an area *To Be Determined Through Future Studies*.
- Does not accurately reflect the existing or proposed conditions.
- ***Request: Revise Schedule 2 to remove the depiction of the area To Be Determined Through Future Studies.***



# DRAFT OFFICIAL PLAN

## SCHEDULE 9A - STREET CLASSIFICATION



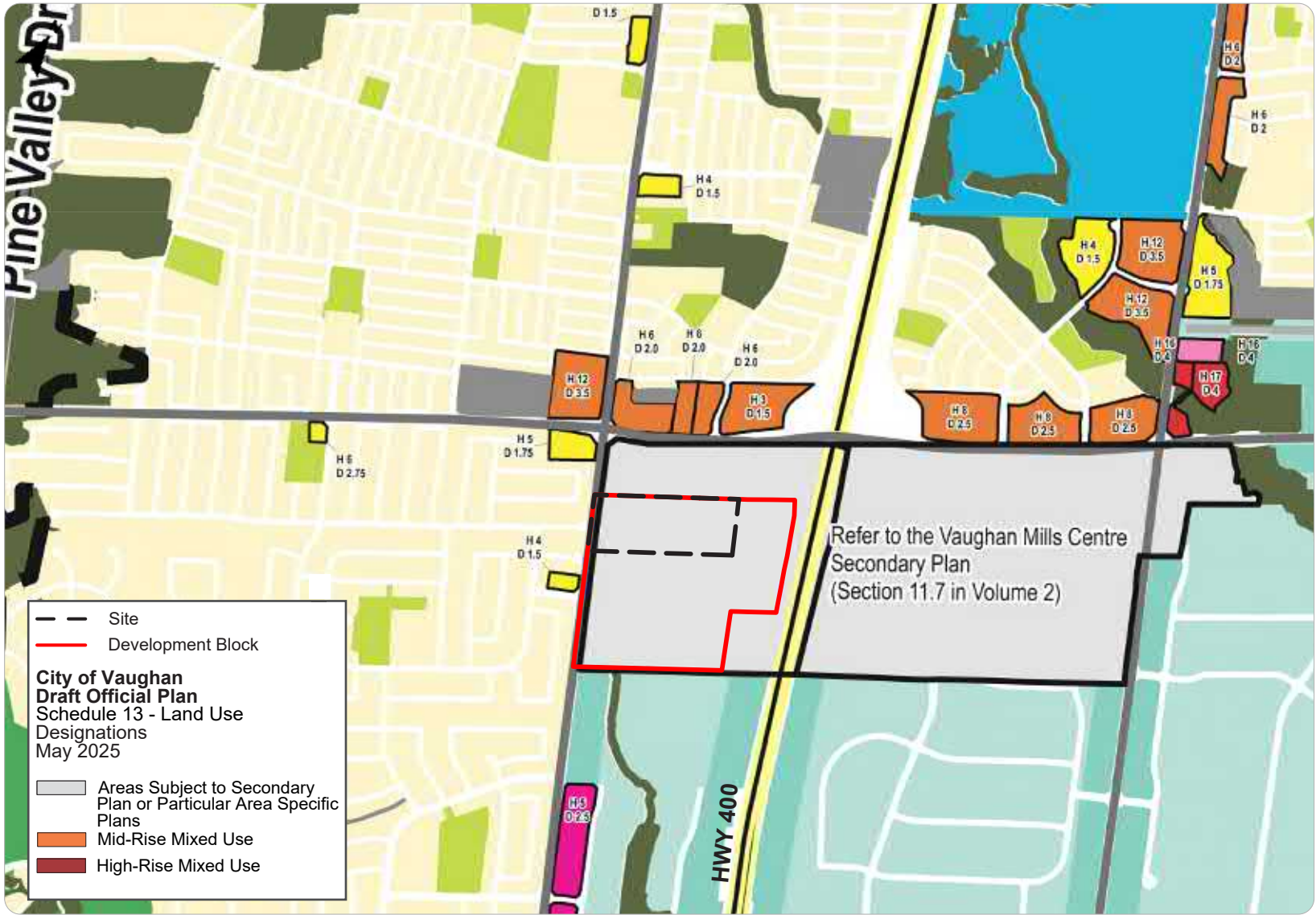
Draft VOP, Schedule 9A: Street Classification, May 2025 - Prepared by Weston Consulting

- Schedules 9A, 9B, and 9C of the Draft VOP show a conceptual road network on the site.
- Roads will be determined through the Secondary Plan and future development applications.
- ***Request: Revise the Schedules to remove the conceptual road pattern, key north/south and east/west connections will be maintained.***



# DRAFT OFFICIAL PLAN

## SCHEDULE 13 - LAND USE DESIGNATIONS



Draft VOP, Schedule 13: Land Use Designations, May 2025 - Prepared by Weston Consulting

- Employment designation in the VMCSPP.
- Transition between residential neighbourhood and Vaughan Mills Shopping Centre
- ***Request: Designate the site Mid-Rise Mixed Use and High-Rise Mixed Use.***

# PUBLIC BENEFITS

- ✓ Supports the development of a Complete Community, including parks, community uses and amenities.
- ✓ Enables the delivery of a variety of housing types.
- ✓ Provides affordable housing opportunities, community uses and new jobs.
- ✓ Delivers employment opportunities, including commercial.
- ✓ Provides important N/S and E/W road connections.
- ✓ Leverages the extension of Bass Pro Mills Drive.
- ✓ Improves the Black Creek channelization for SWM, flood control and naturalized amenity.



**Thank You**  
Comments & Questions?

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