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

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File: P-3036

June 3, 2025

City of Vaughan
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Delivered by email to oprmanager@vaughan.ca and clerks@vaughan.ca

Attn: Hon. Mayor Del Duca and Members of Council

RE: Committee of the Whole (Public Hearing) June 4, 2025, Item #4.10
Forward Vaughan – Vaughan Official Plan Review
Official Plan Draft – May 2025
Avenue 7 Developments Ltd.
2267 Highway 7 & 7700 Keele Street, City of Vaughan
Related Files: OP.22.008, Z.22.015 & 19T-22V002

KLM Planning Partners Inc. are the land use planning consultants for Avenue 7 Developments Ltd. ("**Avenue 7**"), in respect to their lands known municipally as 2267 Highway 7 & 7700 Keele Street, City of Vaughan (the "**Subject Lands**"). We are actively monitoring and participating in the Forward Vaughan, Draft Vaughan Official Plan 2025 ("**VOP 2025**") process. On behalf of our client, we submit the enclosed comments on the May 2025 iteration of the VOP 2025.

The Owner has submitted a series of Planning Applications (Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision – collectively referred to as "**the Applications**") to facilitate the development of a mixed-use community consisting of four (4) buildings containing seven (7) high-rise towers ranging from 20 to 60 storeys in height, a six (6) storey office building, with the inclusion of non-residential uses (e.g., commercial, retail and community uses) located within the podiums. A total of +/- 237,784 square metres (m²) of Gross Floor Area ("**GFA**") comprised of 3000 residential units along with +/- 22,221 m² of non-residential GFA is proposed on the Subject Lands. On May 22, 2024, Vaughan Council endorsed that the Official Plan Amendment, Zoning By-law Amendment subject to Holding Symbol Conditions and that the Draft Plan of Subdivision be approved to permit the development of the lands. The Planning Applications are currently before the Ontario Land Tribunal, OLT Case No. OLT-24-000031, OLT-24-000032, OLT-24-000033. It is anticipated that future applications will be required for Site Plan Approval and Draft Plan of Condominium.

The new VOP 2025 is envisioned to guide new growth and development which encompasses innovative ideas, inclusivity and meets the needs of residents and businesses. While we recognize that the Official Plan update is essential for Vaughan to ensure its guiding document is up to date, applications submitted under Vaughan Official Plan 2010 ("**VOP 2010**") represent the outcome of years of collaboration, substantial investment and alignment with both municipal and provincial policy. It is integral for the new Official Plan to set forth clear transition provisions to ensure the new policies under VOP 2025 do not result in unintended barriers to development causing delays, redesigns, or full resubmissions.

Our Request

1. We kindly request Council to direct staff to include policies within the new Official Plan to ensure existing approvals and active applications under VOP 2010 continue to be assessed under the Official Plan in effect at the time the application was submitted without a sunset clause to repeal the transition provisions. The introduction of clear transition policies will provide planning continuity and ensure fairness for large-scale, multi-phased development that extend over years amongst others who have submitted applications under VOP 2010.

Context

A Pre-Application Consultation ("PAC") was originally held with City of Vaughan staff and external agencies with respect to applications for redevelopment of Avenue 7's lands on December 5, 2019. Due to the passage of time, the initial PAC checklist listing the required plans and studies required for a complete application expired and a new PAC meeting was held on January 5, 2022. An updated PAC Understanding was issued on January 27, 2022, by City staff detailing the required submission materials for a complete application. Based on these PAC meetings, our Client and its consultants refined its proposal, developed the required supporting studies, and on June 6, 2022, the Applications were submitted to the City. The Applications were deemed complete on June 28, 2022, and a Public Meeting was held with respect to the Applications on September 13, 2022. Almost 6 years later, our Client is still working towards obtaining final approvals of the Applications. This timeframe does not include the further approvals required before obtaining building permits which could take another 10 to 15 years over the lifecycle of this complex project.

Development applications are inherently iterative and require time, as they involve multiple stages of review, refinement and collaboration with municipal staff and other stakeholders to ensure alignment with planning policy and objectives. It is imperative that the transition provisions within the new Official Plan are conscious of these processing timelines to ensure applications with approvals or those actively mid-stream are grandfathered under the existing Official Plan policy framework to support their full build-out without disruption of a new Official Plan coming into effect.

We look forward to continuing our participation in the Forward Vaughan, Draft VOP 2025 process and collaborating with the City. We may make further detailed submissions following the release of subsequent editions of the Draft VOP 2025 and reserve the right to provide additional comments on the current draft, as required.

We respectfully request notice of any future reports and/or public meetings and consultations regarding the Draft OPA, and that we receive notice of any decision of City Council. Should you require additional information or clarification, please contact the undersigned at rmino@klmplanning.com or apereira@klmplanning.com

Yours truly,

KLM PLANNING PARTNERS INC.



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cc. Client
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