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Communication

CW(PM) – June 4, 2025

Item No. 10

Delivered via Email – clerks@vaughan.ca

June 3, 2025

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

Hon. Mayor Del Duca and Members of Council

**Re: Draft New City of Vaughan Official Plan 2025 (the “Plan”)
Comments to the Committee of the Whole on behalf of 781731 Ontario Limited**

I am writing to provide comments on the Plan on behalf of 781731 Ontario Limited, the owner of the property municipally known as 7600 Kirby Road, Vaughan, and legally described as Lot 31, Concession 11, Vaughan (the “Property”). The Property falls within Block 69 and fronts onto Albion Vaughan Road to the west, Kirby Road to the south and Cold Creek Road to the east. For ease of reference, I have embedded a Property boundary map below.



First, I would like to commend the planners, consultants and everyone else for their hard work and input in preparation of the Plan. Although the Owner agrees with the City’s intention to include the Property within the urban boundary expansion, I wish to express the foregoing concerns with certain sections of the Plan as it pertains to the Property. Please note that a previous email outlining these concerns was submitted in 2024 and the comments therein should be read in conjunction with this letter.

Secondary Plan Pre-Condition

As is commonly the practice when implementing the provisions of Municipal plans, the detailed guidelines are established by the Municipalities for newly planned areas in the form of a Secondary Plan. With respect to those properties that are newly included in the urban boundary expansion west of Highway 400 (i.e., the Plan's "Urban Expansion Areas"), subparagraph 2.2.5.4 of the Plan requires that the final route for the newly proposed Highway 413 be confirmed before any Secondary Plan can proceed.

The owner respectfully disagrees with this requirement as it pertains to certain properties within the Urban Expansion Areas, including the subject lands, which fall entirely outside of the Province's "Hold/Freeze" zone. The Province's Hold zone for Highway 413 is meant, in part, to prohibit development approvals within its limits while the hold is in effect; the purpose of which is to enable the preferred route of the proposed highway to be altered within that zone. For this reason, there is no concern that planning for the 413 or its ultimate alignment will be impacted by land development planning outside of the Hold zone. Accordingly, I would kindly urge the City to consider amending this requirement and allow for the Secondary Plan process to move forward without awaiting a final determination of the 413 route for those properties falling entirely outside of the Hold zone.

The Provincial Policy Statement (PPS) and Compatible Land Uses

The PPS encourages what is referred to as a compatible planning approach. In the PPS, a separation of incompatible land uses is the preferred approach to avoid land use compatibility issues. When avoidance of incompatible uses is not possible, the PPS directs that every attempt should be made to mitigate the adverse effects on sensitive land use. The PPS directs that mitigation may include buffering sensitive land uses, such as residential use, through transitioning uses. For example, residential uses should be separated from industrial uses, if possible, by commercial or office uses. While most of the employment land along Highway 50 is either adjacent to other employment land or commercial/office land use buffers, the Property, which falls within Block 69 and which abuts Albion Vaughan Road, is directly across the street from a townhouse development to the west.

I have included a street view of the neighbouring residential development directly across the street from the Property along with retail buffering to the south. As you can see, there are no land uses in the Plan that provide transition to the adjacent residential use to the west of the Property.



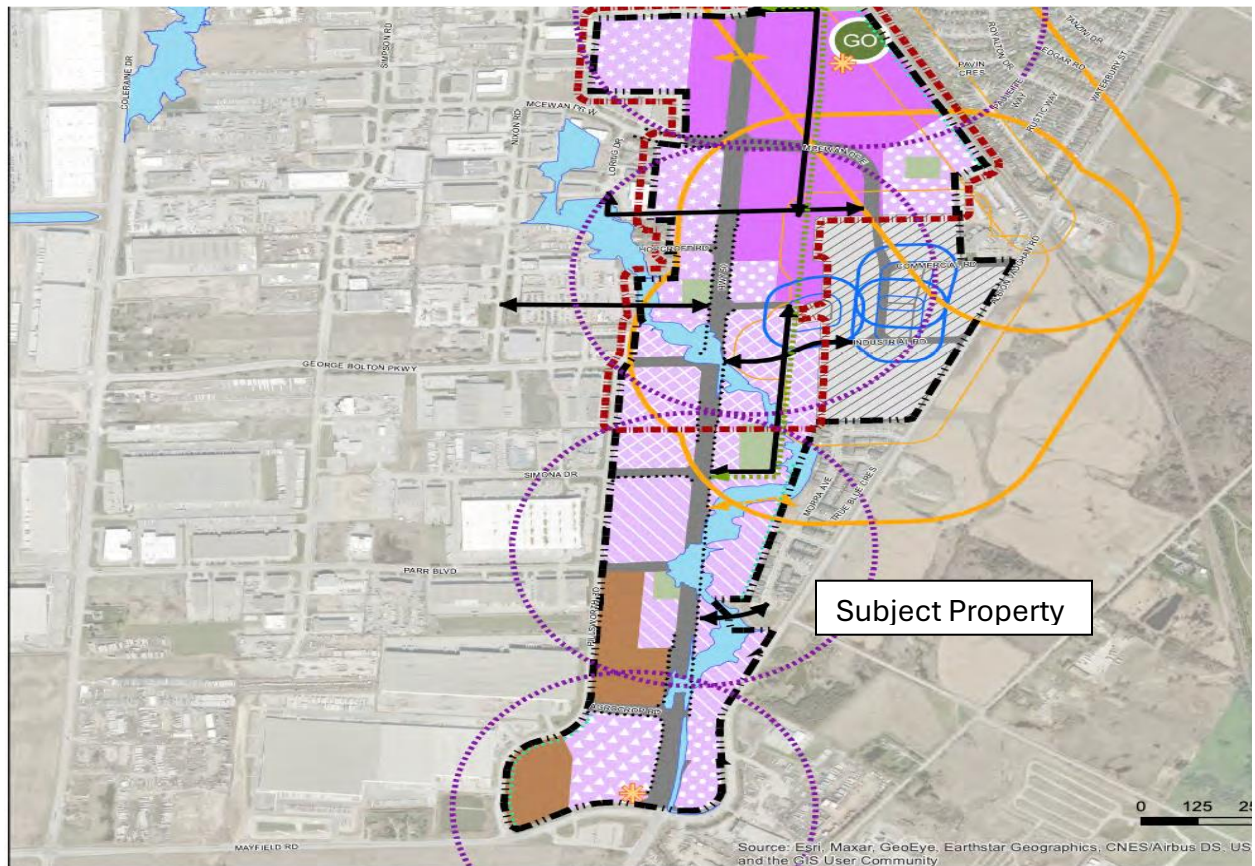
The City has an opportunity to avoid a land use compatibility issue altogether by carving Block 69 out of the West Vaughan Employment Corridor and designating it as a Community Area. This is a Block that is isolated from the employment properties to the south and should stand on its own.

Planning and Existing Uses in Surrounding Areas

To ensure the compatibility of land uses within the Plan, it is recommended that the City consider planning initiatives in neighbouring Townships/Municipalities in the immediate area. In particular, the Town of Caledon (the “Town”) is preparing a Secondary Plan for south Bolton (immediately west of the Property) and the preferred concept plan (see below) includes medium to high density residential (4-25 stories) within five hundred meters of the Property.



The following is the preferred Draft Secondary Plan for South Bolton which has been circulated by the Town for public comment:



LEGEND

MTSA High Density Mixed Use (up to 25 storeys)	Future Study Area	Class I MSD	Study Area
High Density Mixed Use (up to 20 storeys)	Pedestrian Connection	Class I PIA	Major Transit Station Area Boundary
Medium Density Mixed Use (4 - 12 storeys)	Proposed Pedestrian Greenway (min. 10m wide)	Class II MSD	400m Walking Circle
Low Density Mixed Use (up to 3 storeys)	Proposed Road	Class II PIA	
Mixed Use Gateway	Transition To Existing Residential Land Uses	Floodplain	
Commercial Mixed Use	Proposed Sidewalk Extension/Improvement	Existing Road	
Park		POPS	
Industrial		GO Station	

As you can see from the above Secondary Plan, the Town is proposing a commuter GO station, which, if approved, would be located less than 1 km from the Property. The Town has written to Metrolinx to have it consider approving this station and it has requested that construction be completed by 2031 to accommodate the higher density the Town is planning.

Furthermore, on February 25, 2025, the Town approved a plan for an approximately 3-acre site located at 12148 Albion Vaughan (less than five hundred meters south of the Property) that would see the construction of a 6 and 7-storey apartment/condominium complex for a total of 265 units (including 20 townhouses). The details of the Application can be found by clicking the following link to the Town website: <https://www.caledon.ca/en/town-services/12148-albion-vaughan-road.aspx>.

The Provincial Policy Statement encourages intensified development in transit zones. Although the future and timing of a commuter GO station in south Both is anything but certain at this point, I would think that the Town's efforts would garner support from the City of Vaughan, as this would hopefully bring the Caledon-Vaughan commuter rail line to fruition in a shorter time-frame.

In conclusion, to maintain land use compatibility with the surrounding land uses, and to ensure that the City adheres to the guidance provided in the PPS, the owner recommends that the City consider designating the Property as a New Community Area.

I want to thank you for the opportunity to participate in this review process. I kindly ask that you provide me with notice of any decisions made by Council/the Committee regarding the Plan as well as any future meetings.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Joseph Cocomile', with a stylized, cursive script.

Anthony Joseph Cocomile

c.c. opmanager@vaughan.ca

781731 Ontario Limited