



# INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

June 3, 2025

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON.  
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[clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Attention: Mayor Del Duca and Members of Council**

**Re: Vaughan Committee of the Whole Public Meeting  
June 4, 2025 – Item #10  
Draft New Vaughan Official Plan 2025 (DVOP 2025)  
11307 Pine Valley Drive  
City of Vaughan**

Innovative Planning Solutions Inc. ("IPS") is the planning consultant for the owners of the lands located at 11307 Pine Valley Drive in the City of Vaughan (Refer to Figure 1). The Subject Lands are legally described as: PT BLK 53 PL M2031, PT 3 65R21928; VAUGHAN. We submitted a letter to the City of Vaughan on the January 2025 Version of DVOP 2025, which is enclosed with this letter.

**FIGURE 1 – AERIAL MAP OF THE SUBJECT LANDS**



This correspondence constitutes a formal submission to the Vaughan Committee of the Whole statutory public meeting under the *Planning Act* for the Draft New Vaughan Official Plan 2025.

DVOP 2025 (May 2025 Version) plans to designate the Subject Lands as the following:

1. *Community Areas* per Schedule 1 – Urban Structure (Refer to Appendix 1);
2. *Built Boundary* per Schedule 1B – Urban Area;
3. *Established Large-Lot Neighbourhoods* with a Lot Frontage of 30m+ (100ft.+) per Schedule 1C – Established Large-Lot Neighbourhoods (Refer to Appendix 2); and,
4. *Rural* per Schedule 13 – Land Use Designations (Refer to Appendix 3).

On behalf of our clients, we are generally supportive of the updated land use planning policies as it relates to the Community Areas designation and the Site Design and Building Types policies, specifically, its promotion of Missing Middle dwelling types in the form of townhouses, stacked townhouses and/or back-to-back townhouses or low-rise buildings.

DVOP 2025 has recognized the range and mix of housing types that are suitable to implement within the Community Areas designation and in other designations within Schedule 13, including the Low-Rise Residential designation. These designations generally permit a mix of residential and commercial uses in low-rise building typologies, and it is through the application of policies including but not limited to Policies 2.5.1 and 4.3.3; **however, Schedule 13 of DVOP 2025 has not reflected the appropriate land use designation for the Subject Lands and the lands located at 11301 Pine Valley Drive and 34 Rachelle Court to reflect the Low-Rise Residential land use designation, which replicates the existing and planned context within DVOP 2025 per Schedules 1 and 1B.**

With respect to Item 4 we request the following modifications to the Subject Lands and lands located at 11301 Pine Valley Drive and 34 Rachelle Court:

- I. A modification to Schedule 13 of DVOP 2025 to re-designate the Subject Lands *Low-Rise Residential*.

In our view, Schedules 1 and 1B appropriately identify the subject lands for growth and intensification through infill development. The restrictive assignment of the *Rural*

designation set out in Schedule 13 does not align with the City's broader objectives for complete communities and development in *Community Areas*.

## **Planning Rationale**

The Subject Lands offers the opportunity to support Missing Middle development and Gentle Intensification, while respecting and reinforcing the existing physical character and uses of the surrounding area and provide for a mix of land uses and the opportunity to building upon the significant public and private infrastructure investment made by all levels of government within the surrounding areas, i.e., Block 41 and future Secondary Plan Areas.

The *Rural* designation is limiting and does not provide sufficient flexibility or outlook in realizing the planned context of the Subject Lands, adjacent lands and the Community Areas Urban Structure.

DVOP 2025 marks a significant step in aligning local policy with the Provincial Policy Statement (2024). The Subject Lands, located within a Community Area and the Built-up Area are ideally positioned to support the City's intensification and sustainability objectives.

While Schedules 1 and 1B reflect this context, we request that Schedule 13 should be updated to support the broader vision, including Missing Middle residential uses, consistent with the existing and planned context of the Community Areas and PPS 2024.

Respectfully submitted,

**Innovative Planning Solutions**



Mathew Halo, BURPI., MCIP, RPP  
Associate

c. Clients

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

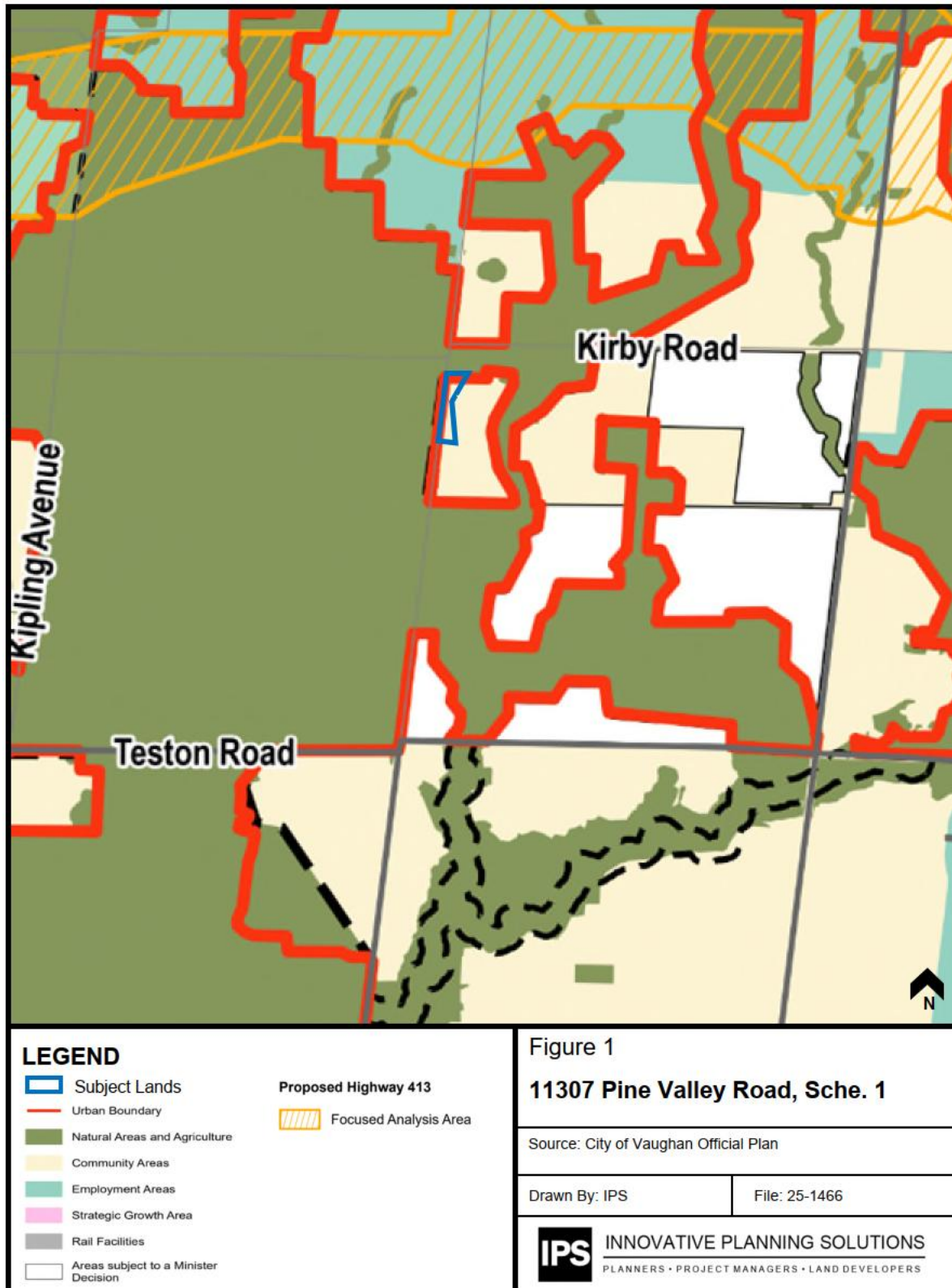
Christina Bruce, Director of Policy Planning and Special Programs

Fausto Filipetto, Senior Manager of Policy Planning and Sustainability

Encl. January 2025 DVOP Response Letter prepared by IPS, dated February 24, 2025

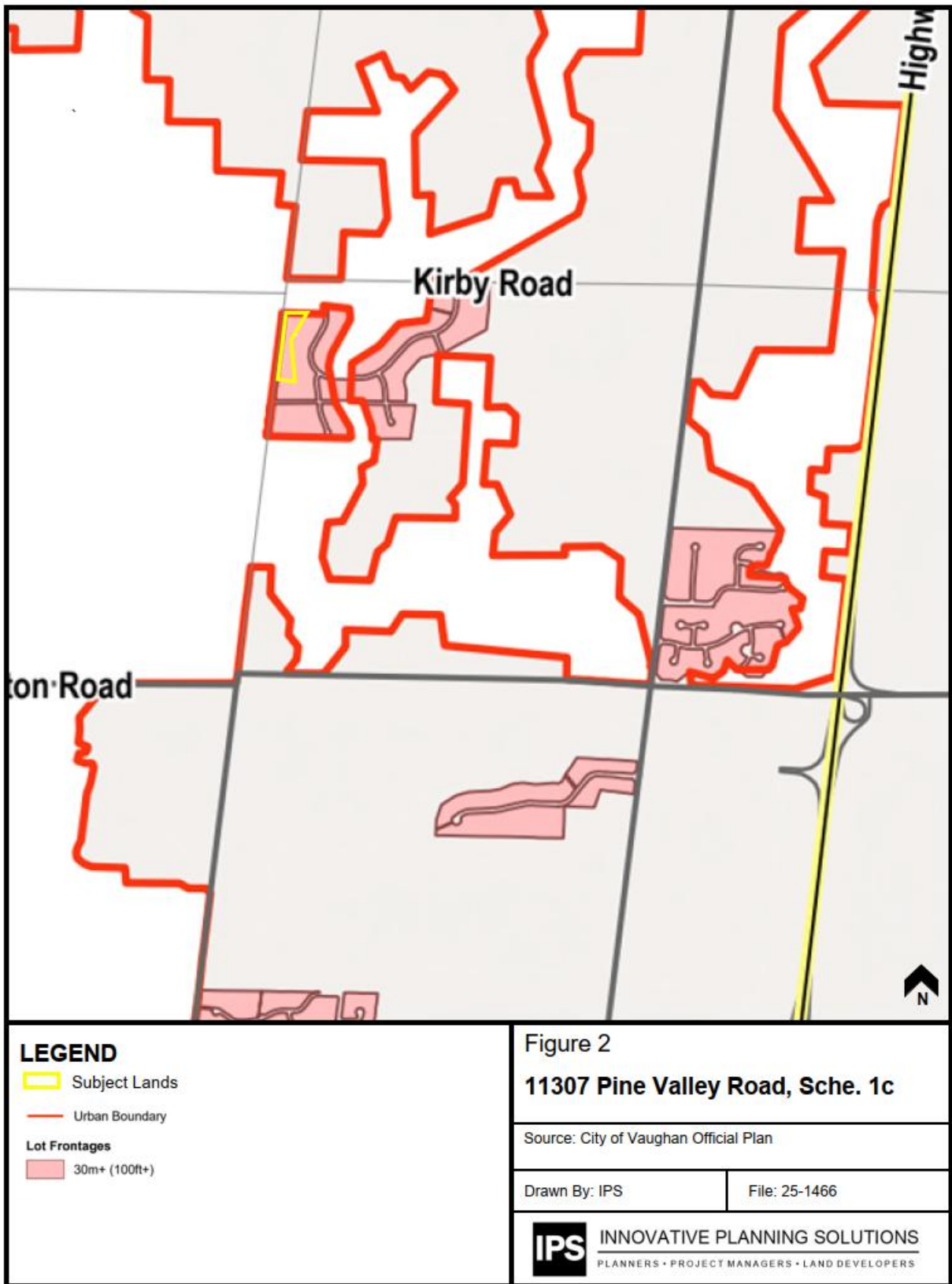
# APPENDIX

## APPENDIX 1: SCHEDULE 1 – URBAN STRUCTURE

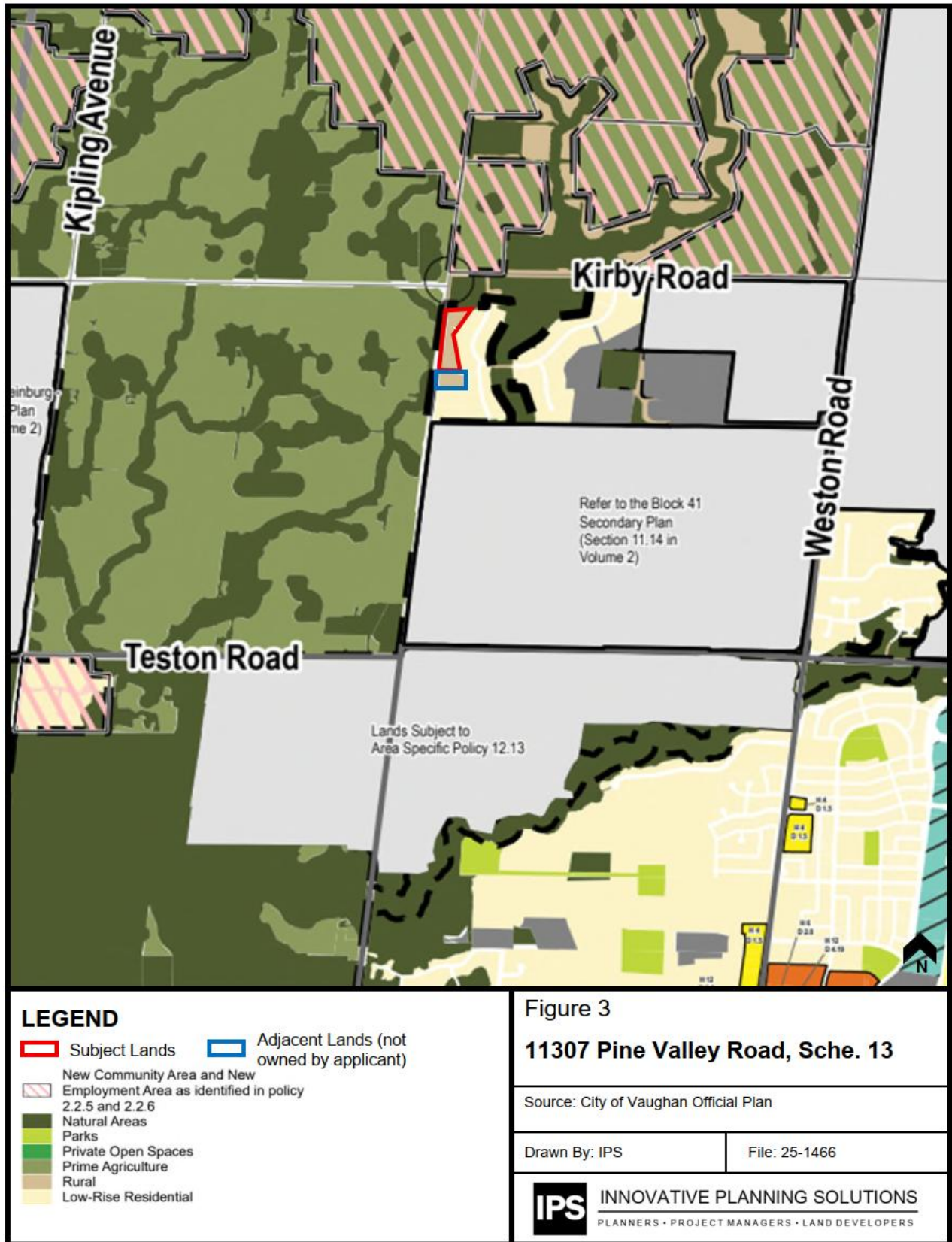




## APPENDIX 2: SCHEDULE 1C – Established Large-Lot Neighbourhoods



### APPENDIX 3: SCHEDULE 13 – LAND USE







# INNOVATIVE PLANNING SOLUTIONS

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Sent via email

February 24, 2025

[opanager@vaughan.ca](mailto:opanager@vaughan.ca)

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

Attention: City of Vaughan Policy Planning Staff

Re: Forward Vaughan – City of Vaughan Official Plan Review  
January 2025 Draft Vaughan Official Plan  
11307 Pine Valley Drive, Vaughan

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## **1.0 INTRODUCTION**

On behalf of the owners of 11307 Pine Valley Drive (herein known as the '**Subject Lands**'), Innovative Planning Solutions ('**IPS**') is pleased to submit this letter to City of Vaughan Staff in response to the Final Draft, January 2025 Version of the City of Vaughan Official Plan 2025 (herein known as the '**Draft Vaughan Official Plan**' or '**DVOP 2025**').

This letter requests the following to be undertaken and implemented by Vaughan Staff through the current City of Vaughan's Official Plan Review ('**OPR**') process ('**Forward Vaughan**')

- A review of the Subject Lands within the lens of the existing low-rise residential context abutting the lands and within the context of the planned / emerging land uses within Block 41 and the Block 41 Secondary Plan ('**B41-SP**') to determine the appropriateness of proposing a land use designation in DVOP 2025 that reflects more suitably its existing and planned context.
- Modify Schedule 1B – Urban Area to remove the *Designated Greenfield Area* designation the *Community Areas* designation in Schedule 1 – Urban Structure of DVOP 2025 and the York Region Official Plan 2022 ('**YROP 2022**').
- Modify Schedule 1C – Established Large Lot Neighbourhood to remove the Subject Lands from this policy framework.

- Modify Schedule 13 – Land Use Designations to designate the Subject Lands as *Low-Rise Residential* instead of *Rural*, to reflect the *Community Areas* designation and frontage onto an *Arterial Road* that the Subject Lands afford.
- Provide direction to the public on when Volume 2 of VOP 2010 will be reviewed as part of the City's OPR.

The content of this letter provides a general overview of the Subject Lands and overview of why the above-noted request to Staff is appropriate for DVOP 2025 to be consistent with provincial policy and regional policies.

## **2.0 FRAMING THE SUBJECT LANDS**

The Subject Lands are located on the east side of Pine Valley Drive, south of Kirby Road, in the City of Vaughan. They abut an estate residential neighbourhood to the east and agricultural / agricultural residential land uses to the west. North of the Subject Lands is a woodlot and south are estate residential and natural heritage uses.

The Subject Lands are within Block 41; however, they are not within the Block 41 Secondary Plan Area ('B41-SPA') and are not actively part of the Block 41 Developers / Landowners Group. **Their locational attributes do, however, afford them the ability to build upon the current Block 41 planning applications and recently approved Block 41 Master Environmental Servicing Plan ('MESP').**

The Subject Lands are ~2.12-hectares (21,156 square metres) in land area and afford approximately 257 metres of frontage along Pine Valley Drive (Minor Arterial with a planned ROW width of 36 metres). The Subject Lands are rectangular in shape with uniform frontage along Pine Valley Drive and exhibit variable depths along the rear lot line abutting the estate residential lots that front onto Stephanie Boulevard. The lands' depths range from ~49-metres to ~103-metres (north to south). **The Subject Lands are unique within Block 41 in that they are a large lot that abut existing residential uses; however, they are not unique in that there are numerous undeveloped large lots within the Block 41 Secondary Plan (i.e., the Block 41 LOG) that are planned for Community Area development that are not subject to the Established Large-lot Neighbourhoods policy context in VOP 2010 and DVOP 2025.**

The Subject Lands are vacant with sporadic trees located in the central and southern portions. Portions of the Subject Lands that front Pine Valley Drive are subject to the Toronto and Region Conservation Area (TRCA) Regulatory Area. Figure 1 in this document provides an image of the Subject Lands and the TRCA Regulatory Limit.

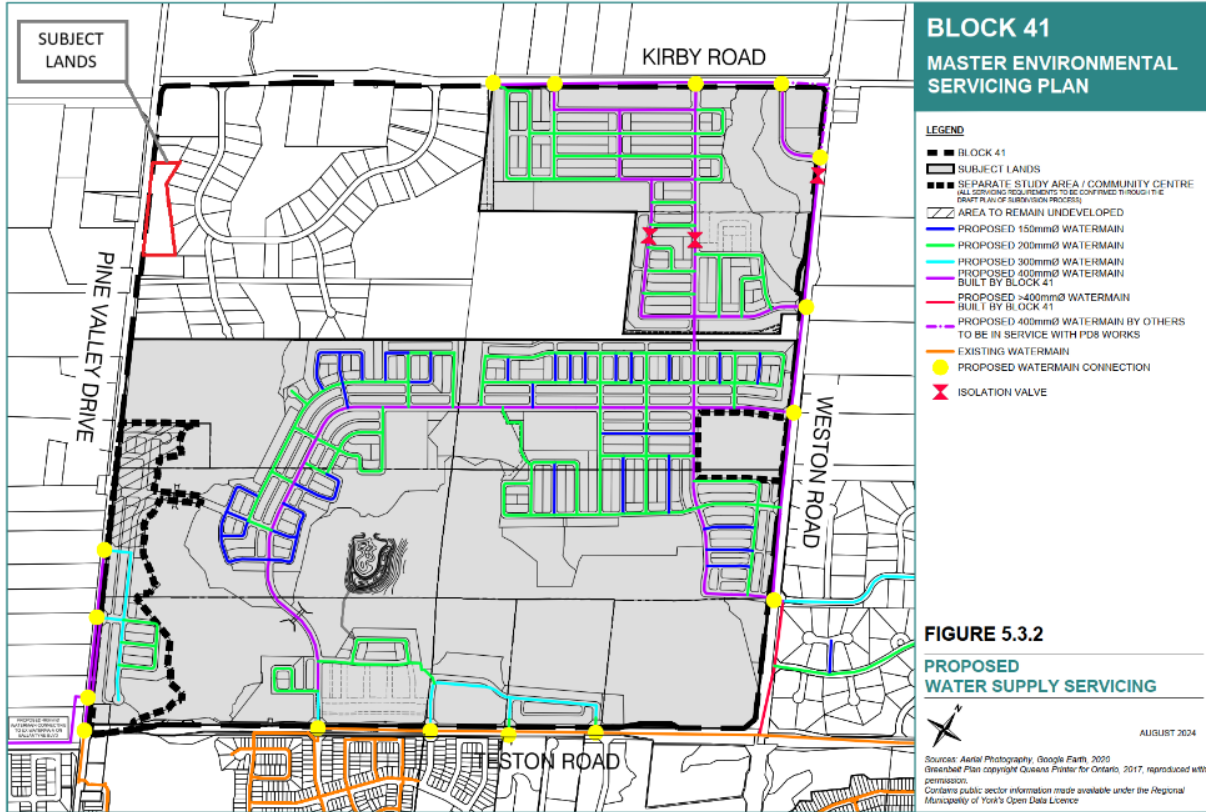
**FIGURE 1 – TRCA REGULATION LIMIT AND REGULATED AREA**



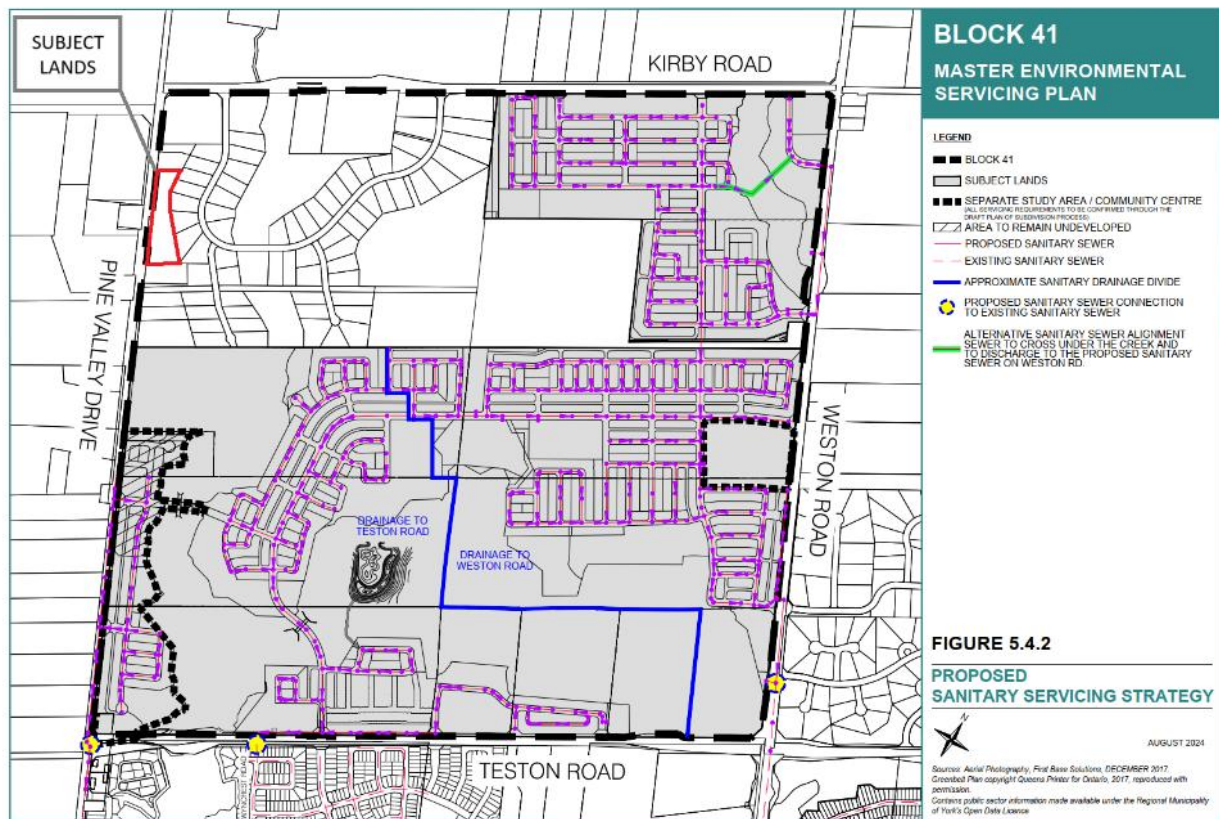
As identified above, the Subject Lands are located within Block 41; however, they are not afforded land use permissions that reflect / represent their planned context. The work completed as part of the Block 41 Planning Applications including the Master Environmental Servicing Plan ('**MESP**') and Block 41 Block Plan ('**B41-BP**') provide the Subject Lands the opportunity to consider the planned context (i.e., townhouse and other forms of Missing Middle dwelling types) of other Block 41 lands and integrate / utilize planned Block 41 infrastructure in facilitating the planned intensification and development on Subject Lands. Refer to Figures 3 and 4 identifying the planned infrastructure associated with B41-BP that should be considered in the preparation of materials supporting the future planning applications to facilitate the contemplated townhouse development on the Subject Lands.

The Block 41 LOG's Application for Block Plan Approval (BL.41.2020) was granted approval by Vaughan City Council on September 24, 2024. A Block Plan Concept, Urban Design and Sustainability Guidelines, MESP, Sub-watershed Study, and other technical materials were approved by Council as part of the September 24, 2024, decision.

**FIGURE 3 – BLOCK 41 MESP: PROPOSED WATER SUPPLY SERVICING PLAN**



**FIGURE 4 – BLOCK 41 MESP: PROPOSED SANITARY SERVICING STRATEGY**



As identified above, the Subject Lands are strategically located in the Block 41 Area and that the planned development and infrastructure within B41 provides the Subject Lands the opportunity to implement a development framework that reflects the planned context of the area. The low-rise residential built-form that is contemplated on the Subject Lands are a built-form that is anticipated in the community and would meet the needs of existing and future residents. The landowner intends to work closely with the Block 41 LOG to facilitate infrastructure upgrades required to service the Subject Lands and facilitate future development on the lands.

### **3.0 PLANNING HISTORY**

A Pre-Application Consultation (PAC) Meeting Request was submitted to City of Vaughan Staff and a PAC Meeting was held to discuss the future development of the Subject Lands. A PAC Checklist and Comments document was issued that identified that Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications are required to facilitate future development on the Subject Lands.

**As indicated above, the Subject Lands should be afforded the opportunity through DVOP 2025 to realize its intended and planned low-rise residential land use.**



## **4.0 LAND USE PLANNING POLICY AND REGULATORY FRAMEWORK**

This section of this letter provides an overview of the applicable / relevant in-force (and emerging / evolving) land use planning policy and regulatory framework relevant to the Subject Lands. The following documents are outlined in this section of the letter:

- Region of York Official Plan (2022);
- City of Vaughan Official Plan (2010);
- Draft Vaughan Official Plan (2025); and,
- Vaughan Comprehensive Zoning By-law 001-2021.

### **4.1 REGION OF YORK OFFICIAL PLAN (2022)**

The Region of York Official Plan (2022) ("YROP 2022") was adopted by York Region Council in June 2022 and the Minister of Municipal Affairs and Housing approved the Plan with 80 modifications in November 2022. As identified in Section 2.2.2 of this document, the Region of York no longer has planning approval authority under the Planning Act. Notwithstanding the removal of their planning authority, the following components are relevant to the Subject Lands in consideration of the preliminary development concept:

- The Subject Lands are located within the Urban Area per Map 1 – Regional Structure;
- The Subject Lands are designated as Community Area per Map 1A – Land Use Designations and as a Designated Greenfield Area per Map 1B – Urban Systems Overlay; and,
- The portion of Pine Valley Drive that the Subject Lands abut / front have a Regional Planned Street Width of Up to 41 metres per Map 11 – Planned Street Widths.

**The Community Area designation in YROP 2022 is identified as areas where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. YROP identifies that an adequate supply of housing be maintained by providing a minimum 15-year supply of land designated for housing through intensification, redevelopment, and in designated greenfield areas. It identifies that local municipalities shall meet or exceed the designated greenfield area minimum density targets by 2051.**

## **4.2 DRAFT CITY OF VAUGHAN OFFICIAL PLAN (2025)**

We acknowledge that the City of Vaughan is currently accepting comments on DVOP 2025, and that Staff anticipate releasing a Final Draft of DVOP 2025 in March 2025 for final commenting and Council endorsement in May 2025.

This section of the letter provides our review and commentary on the proposed / draft land use planning policy applicable to the Subject Lands in DVOP 2025.

Schedule 1 – Urban Structure proposes a *Community Areas* designation.

### **Comment on *Community Areas*:**

Policy 2.2.3.4 provides that *Community Areas* shall permit *Gentle Intensification*, and that *Development must have regard for any applicable Urban Design Guidelines and be Sensitive to and Compatible with the character, form, and planned function of the surrounding context.*

We understand that *Gentle Intensification* is a new term introduced to the Vaughan Official Plan. We are in general support of introducing new terms into the VOP that encourages appropriate ***Intensification*** of underutilized lands within an existing *Community Area* and ones that align with PPS 2024; however, it is our opinion that components of the term that directs or influences the intensity of development to a test of *slightness* rather than tests of *minor* or *major* determine *minor* or *major* deviations from existing densities or character should be revisited.

We acknowledge that the term *Gentle Intensification* may have been contemplated or introduced within the context of *Missing Middle* housing. It is our opinion that the use of the work *slightly* in the definition of *Gentle Intensification* is not appropriate; therefore, we provide the following recommended modifications to the term *Gentle Intensification* within the context of encouraging appropriate residential intensification in *Community Areas* where sensitivity and compatibility within the character, form, and planned function of the surrounding context need to be demonstrated through the application of planning policy via planning applications to facilitate development on lands within Existing *Community Areas*.

Recommended revisions / considerations to the term *Gentle Intensification*:

- *Residential Intensification within existing neighbourhoods, including small infill sites, where additional housing units in the from of Missing Middle or low density residential land uses are encouraged provided that these forms of residential uses are compatible within the existing neighbourhood.*

- In addition the above recommended modification to the term *Gentle Intensification*, we provide that the term *Intensification* in Section 5.3 Glossary of DVOP 2025 suggests that provides a baseline for determining *development of a property, site or area at a **higher density***, and that with the **replacement of the word *slightly* with *Missing Middle* provides a more appropriate test to determining if Gentle Intensification is appropriate for a property, site or area at higher densities than what is current built in the existing Community Area.**
- While we acknowledge that the intent of the introduction of the term *Gentle Intensification* builds on the term *Intensification* by framing it within the context of the defined term of *Compatible* in the lens of sensitivity of proposed development or intensification, **it is our opinion** that the use of *slightly* doesn't capture the effect needed to demonstrate compatibility and sensitivity to similar existing development within immediate surroundings. To enhance the character of the surrounding community without causing any **undue, adverse impacts on adjacent properties**, **it is our opinion that the use of the word *slightly* is not appropriate or required, rather, the use of *Residential Intensification* in the definition assumes that residential development or intensification would already need to demonstrate through applicable VOP policies how the development is appropriate and respects and reinforces the existing physical character of uses of the surrounding area.**

Schedule 1B – Urban Area proposes a *Designated Greenfield Area* designation.

#### **Comment on *Designated Greenfield Area*:**

Based on the *Community Areas* designation applicable and assigned to the Subject Lands in YROP 2022 and DVOP 2025, we hereby request that the *Designated Greenfield Area* designation on Schedule 1B – Urban Area be removed for the Subject Lands, and that Schedule 1B be updated to include the *Built-Up Area* designation to reflect the planned context of Block 41.

Schedule 1C – Established Large-Lot Neighbourhoods proposes that the Subject Lands are included within the *Large-Lot Neighbourhoods* policy framework.

#### **Comment on *Established Large-Lot Neighbourhoods*:**

As identified in this letter, notwithstanding the Subject Lands exhibiting large-lot characteristics, it is our opinion that intensification of the Subject Lands for *Missing Middle* dwelling types on the Subject Lands is appropriate given its frontage on an Arterial Street in DVOP 2025. We acknowledge the modified Large-Lot Neighbourhoods policies in

DVOP 2025 and support the proposed framework, which encourages Residential Intensification through Missing Middle dwelling types. We acknowledge that any planned development on the Subject Lands require a comprehensive development framework and that the required planning applications will need to assess the applicable land use planning policy framework to ensure that the proposed development is compatible with and sensitive to the existing low-rise residential context within the existing *Community Area* context.

Given the Large-Lot Neighbourhoods designation applying to the Subject Lands, we do not support the *Rural* designation for the lands in Schedule 13 of DVOP 2025, and **request that Staff revise Schedule 13 to reflect both the Community Areas designation, and the planned / intended residential land uses on the Subject Lands.**

Schedule 13 – Land Use Designations proposes that the Subject Lands be designated *Rural*.

#### **Comment on Schedule 13:**

As identified above, **it is our opinion that the Rural designation in Schedule 13 is not the appropriate land use designation given its Community Areas, Arterial Road and Large-Lot Neighbourhoods designations, that it is within Block 41 and is current underutilized with the opportunity to implement low-rise residential land uses to support existing and future residents.**

**We request that Staff revise Schedule 13 in DVOP 2025 to re-designate the Subject Lands to the Low-Rise Residential designation to realize its planned / intended context, to reflect the adjacent low-rise residential community / neighbourhood that the Subject Lands are located in, and to reflect the policy framework in PPS 2024 envisioned for Large and Fast Growing Municipalities.**

Despite being located Schedule 14A – Areas Subject to Secondary Plan does not include the Subject Lands as being within the Block 41 Secondary Plan Area.

## **5.0 CONCLUSION AND NEXT STEPS**

As identified in this letter, the landowner acknowledges the City of Vaughan's ongoing review of their Official Plan document to be consistent with and come into conformity with provincial policy. Through this letter and submission to the City of Vaughan, we hereby request that the City provide the following:

- Review of the Subject Lands within the lens of the existing low-rise residential context abutting the lands and within the context of the planned / emerging land

uses within Block 41 and the Block 41 Secondary Plan ('**B41-SP**') to determine the appropriateness of proposing a land use designation in DVOP 2025 that reflects more suitably its existing and planned context for low-rise residential land uses.

- Modify Schedule 1B – Urban Area to remove the *Designated Greenfield Area* designation and reflect the remainder of Block 41's Whitebelt context and the *Community Areas* designation in Schedule 1 – Urban Structure of DVOP 2025 and the York Region Official Plan 2022 ('**YROP 2022**').
- Modify Schedule 1C – Established Large Lot Neighbourhood to remove the Subject Lands from this policy framework.
- Modify Schedule 13 – Land Use Designations to designate the Subject Lands as *Low-Rise Residential* instead of *Rural*, to reflect the *Community Areas* designation and frontage onto an *Arterial Road* that the Subject Lands afford.
- Provide direction to the public on when Volume 2 of VOP 2010 will be reviewed as part of the City's OPR.

We are continually monitoring and participating in the City's OPR process and look forward to reviewing and providing comment on the next phases of the OPR. We trust that this letter and enclosed materials are sufficient, and that Staff and Council will provide opportunities for additional dialogue and discussion through the OPR process.

Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,  
**Innovative Planning Solutions**



Mathew Halo, MCIP, RPP  
Associate

cc. Client  
Ward 1 Councillor – Marilyn Iafrate  
Christina Bruce, Director of Policy Planning and Special Programs  
Fausto Filipetto, Senior Manager of Policy Planning