



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

June 3, 2025

City of Vaughan
Planning and Growth Management
Vaughan City Hall, Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Deputy City Manager, Planning and Growth Management

Re: Response to Draft Vaughan Official Plan 2025 ('**DVOP 2025**')
Request for Acceptance of Comments to DVOP 2025 (May 2025)
SW Corner of Weston Road & King-Vaughan Road
12100 Weston Road, City of Vaughan

Innovative Planning Solutions Inc. ("IPS") is the planning consultant for owners of the lands located at the southwest corner of Weston Road and King-Vaughan Road (herein referred to as the 'Subject Lands'). The Subject Lands are municipally addressed 12100 Weston Road and are legally known as: **PT E1/4 LT 35 CON 6 VAUGHAN; PT LT 34 CON 6 VAUGHAN PT 1, 65R36306 CITY OF VAUGHAN**

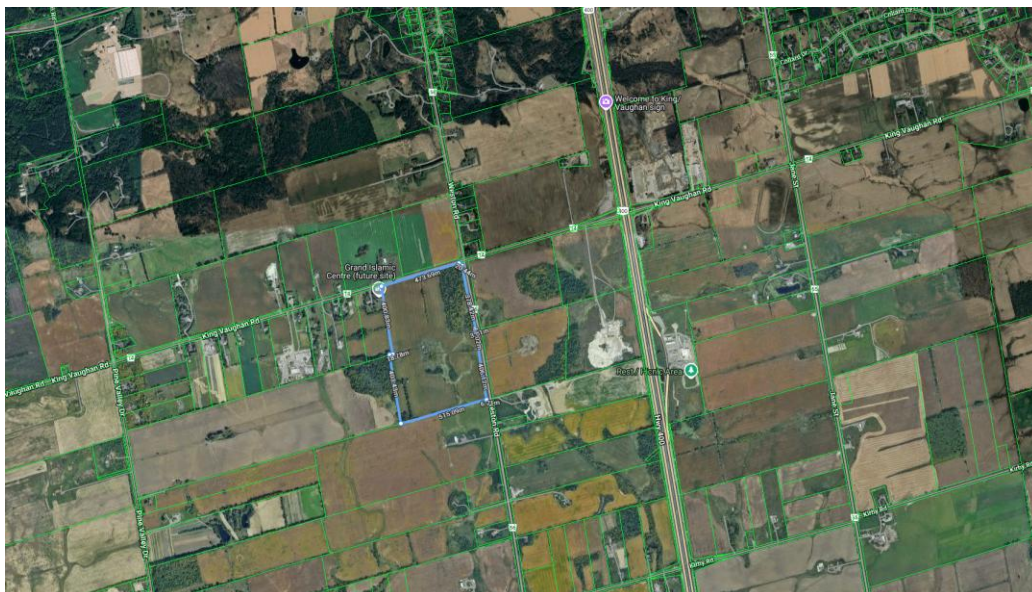


FIGURE 1 – AERIAL PHOTOGRAPH

It is anticipated that the southern portion of the Subject Lands would be serve as the northwest quadrant of the Weston Road and Highway 413 Interchange, with this portion planned to be utilized as an on/off ramp for the planned highway. The southwest quadrant is planned to serve as the eastbound lanes to Highway 400 North and South, and a Transitway leading to a Transitway Station within the southeast quadrant of the interchange on the east side of Weston Road. The northeast quadrant is planned for a Maintenance Yard. Figure 2 of this Letter overlays the boundary of the Subject Lands over the May 2025 version of Highway 413's planned highway design.

The new Highway 413 will provide the Subject Lands and the general area additional transportation infrastructure and enhanced/improved levels of access and accessibility to regional and provincial highway and transit infrastructure. Highway 413 provides tremendous opportunity to connect the Subject Lands to other areas of the City of Vaughan and beyond. Refer to Figure 2 for an overlay of Subject Lands and the May 2025 Highway 413 mapping.



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 plans to associate the following land use planning policy elements to the Subject Lands and the areas north and south of Highway 413's Focused Analysis Area, east of natural area associated with the Humber River Watershed and west of Weston Road:

1. *Employment Area, Natural Areas and Agriculture and Focused Analysis Areas* associated with the Proposed Highway per Schedule 1 – Urban Structure (Refer to Figure 1 in the Appendix)
 - a. *Narrowed Area of Interest* is also identified under Proposed Highway 413 in the Legend of Schedule 1. It is understood that the Province of Ontario is planning to release the areas of the Proposed Highway 413 corridor that are part of the *Narrowed Area of Interest*
2. *New Employment Area and Focused Analysis Area* per Schedule 1A – Urban Area
 - a. The portions of the Subject Lands within the *New Employment Area* are planned as part of the *Urban Boundary*
3. Schedule 1B – Strategic Growth Areas provides that the Subject Lands are applicable to the *Focused Analysis Area* under the Proposed Highway 413 framework
4. The portion of the Subject Lands designated as *Natural Areas and Agriculture* in Schedule 1, Schedule 10 – Agricultural System designations those parts of the Subject Lands as *Rural Lands*
5. *Core Features and Greenbelt Plan Area, Natural Heritage Network* per Schedule 2 – Natural Heritage Network
6. *Greenbelt Protected Countryside* within the *Greenbelt Plan Boundary* per Schedule 4 – Provincial Plans and Designations

7. Weston Road and King-Vaughan Road are both *Major Arterial Streets* with Weston Road having a planned ROW of up to 41 metres and King-Vaughan Road of up to 36 metres per Schedule 9B – Street Types
8. *New Community Area and New Employment Area as identified in policy 2.2.5 and 2.2.6* per Schedule 13 – Land Use Designations
9. *North-Central Vaughan Required Secondary Plan Area* per Schedule 14A – Areas Subject to Secondary Plans

On behalf of our clients, we are not supportive of proposed land use policies and designations in the DVOP 2025 as they relate to the Employment Areas within the planned context, specifically items 1, 2 and 8 above.

DVOP 2025 has recognized the Subject Lands as being within a location that is Subject to a future Secondary Plan process, are part of the New Community Area and New Employment Area framework as identified in **policy 2.2.5 and 2.2.6**, as identified on Schedule 13, and are contemplated to be part of the City's Employment Area Urban Structure. Based on our review, we view the proposed Employment Area Urban Structure and New Employment Area land use planning framework does not provide sufficient flexibility within the planned land use planning policy and development framework to create complete communities within the future Secondary Plan Area. We view that the Community Areas designation would provide the Subject Lands the opportunity to provide both jobs and housing that aligns with the City of Vaughan's growth projections for the Subject Lands and North-Central Vaughan Secondary Plan Area.

We request the following modifications be provided through DVOP 2025:

- I. A modification to Schedule 1 to remove the Employment Areas and Schedule 1A to remove the New Employment Area designation and replace these designations within Schedules 1 and 1A to Community Areas and New Community Area.
- II. Reflect the correct policy reference for New Community Area and New Community Area within Schedule 13. It currently states that these areas are applicable to 2.2.5 and 2.2.6, whereas, those policies are applicable to Natural Areas and Agriculture and Rail and Goods Movement, **and the correct policy reference should be to 2.3.1.**

It is our view that Schedules 1 and 1A should be modified to reflect the (New) Community Area(s) Urban Structure to provide a broader range of land uses that can

be utilized to achieve objectives to create complete communities that can be planned for both job-related and non-employment land uses.

The re-designation of the Subject Lands to Community Areas will support Vaughan's goals to build complete, compact communities while maintaining job targets through flexible land use planning permissions to allow mixed-use development that include non-employment land uses. The Subject Lands are ideally positioned, both geographically and contextually, to help achieve these objectives.

We appreciate the opportunity to participate in the City of Vaughan's ongoing Official Plan Review process and to provide input that supports both municipal objectives and regional planning alignment. We trust that this submission will be carefully considered during the finalization of DVOP 2025 and the review of relevant Secondary Plans in 2026.

Should City Staff require additional clarification or wish to engage in further discussion, we would be pleased to coordinate a follow-up meeting at your convenience.

Respectfully submitted,

Innovative Planning Solutions



Kevin Bechard, BES, M.Sc., RPP
Senior Associate

c. Clients

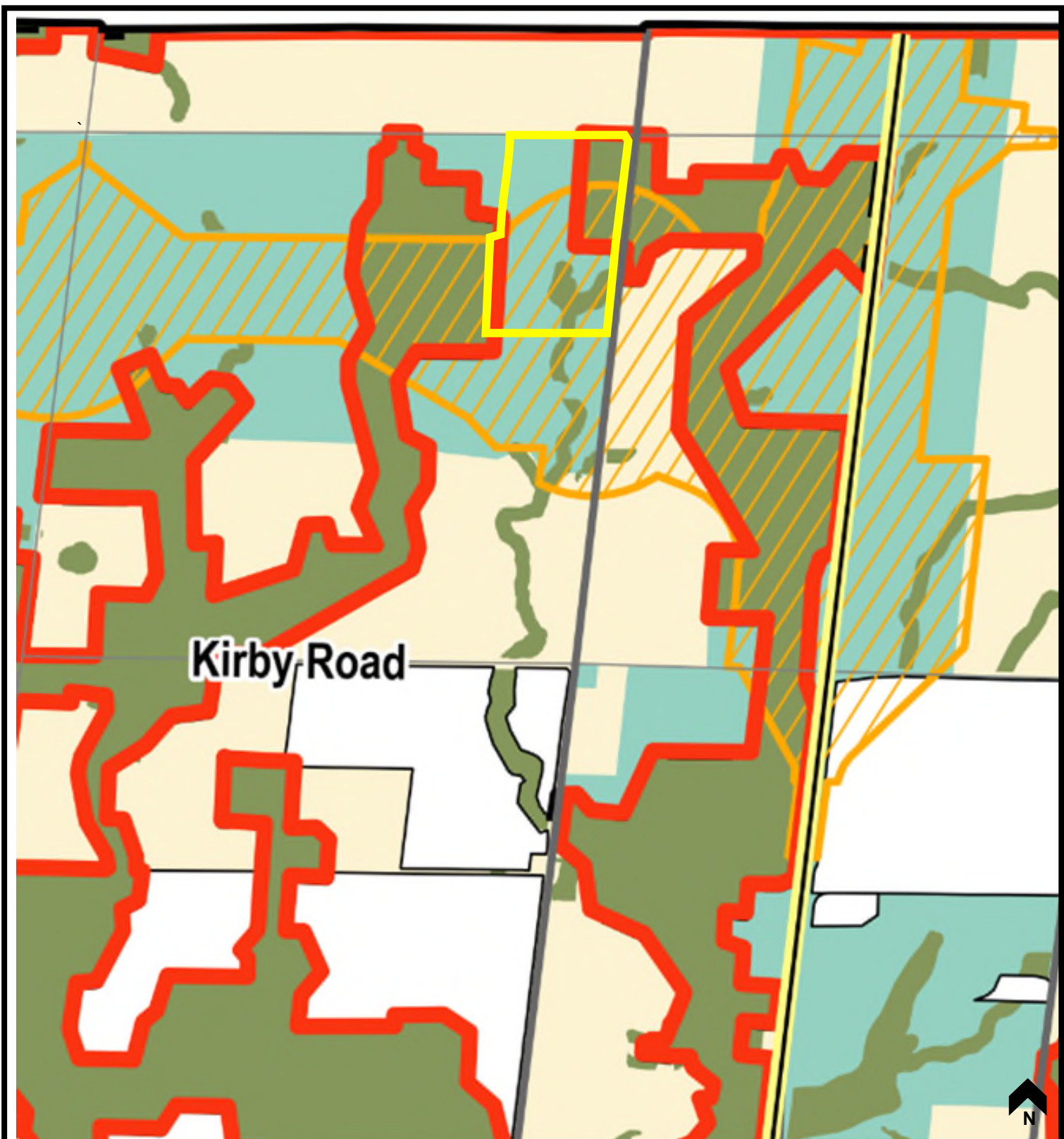
Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing

Christina Bruce, Director of Policy Planning and Special Programs

Fausto Filippetto, Senior Manager of Policy Planning and Sustainability

- Appendix:
1. Schedule 1: Overlay on Schedule 1 – Urban Structure
 2. Schedule 2: Overlay on Schedule 1A – Urban Area
 3. Schedule 3: Overlay on Schedule 13 – Land Use
 4. Schedule 4: Overlay on Schedule 14A – Areas Subject to Secondary Plans

APPENDIX



LEGEND

- Subject Lands
- Urban Boundary
- Natural Areas and Agriculture
- Community Areas
- Employment Areas
- Strategic Growth Area
- Rail Facilities
- Focused Analysis Area
- Areas subject to a Minister Decision

Figure 1

12100 Weston Road, Sche. 1

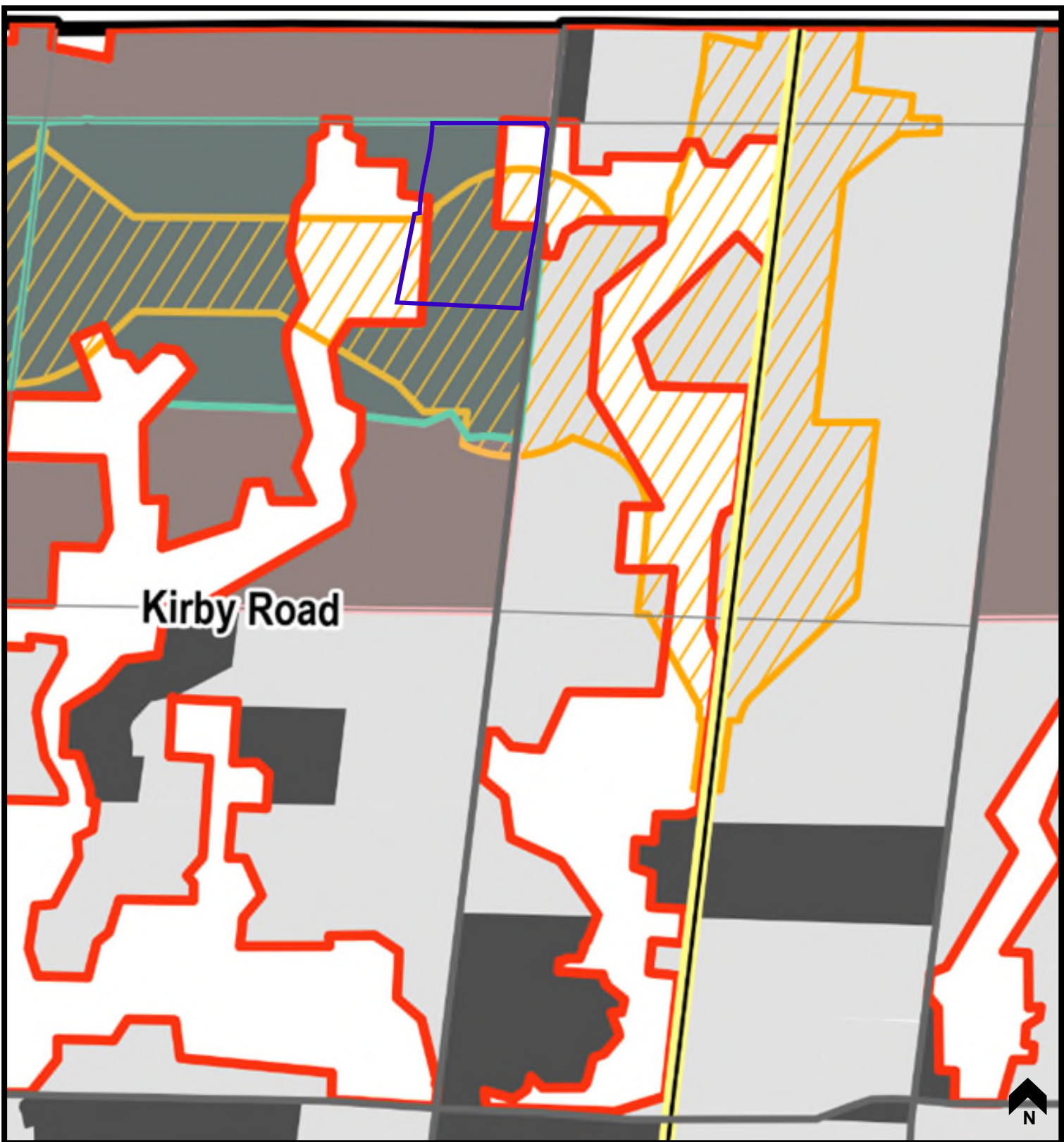
Source: Draft City of Vaughan Official Plan

Drawn By: IPS

File: TBD



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LEGEND

- Subject Lands
- Urban Boundary
- New Employment Area
- New Community Area
- Designated Greenfield Area
- Built Boundary
- Proposed Highway 413**
- Focused Analysis Area

Figure 2

12100 Weston Road, Sche. 1a

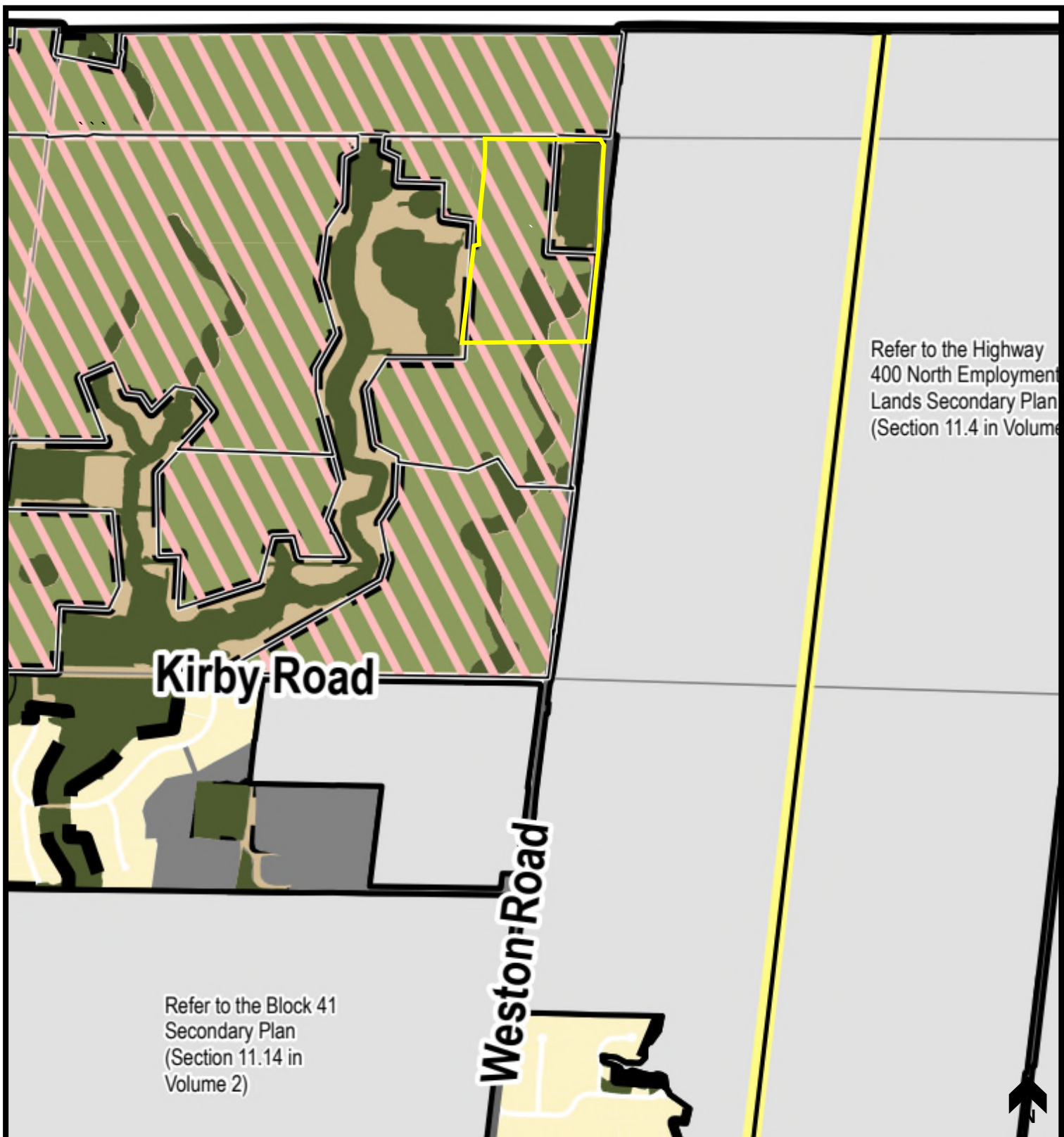
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LEGEND

- Subject Lands
- New Community Area and New Employment Area as identified in policy 2.2.5 and 2.2.6
- Natural Areas
- Parks
- Private Open Spaces
- Prime Agriculture
- Rural
- Low-Rise Residential
- Infrastructure and Utilities
- Lands Subject to Secondary Plans or Particular Area Specific Plans¹

Figure 3

12100 Weston Road, Sche. 13

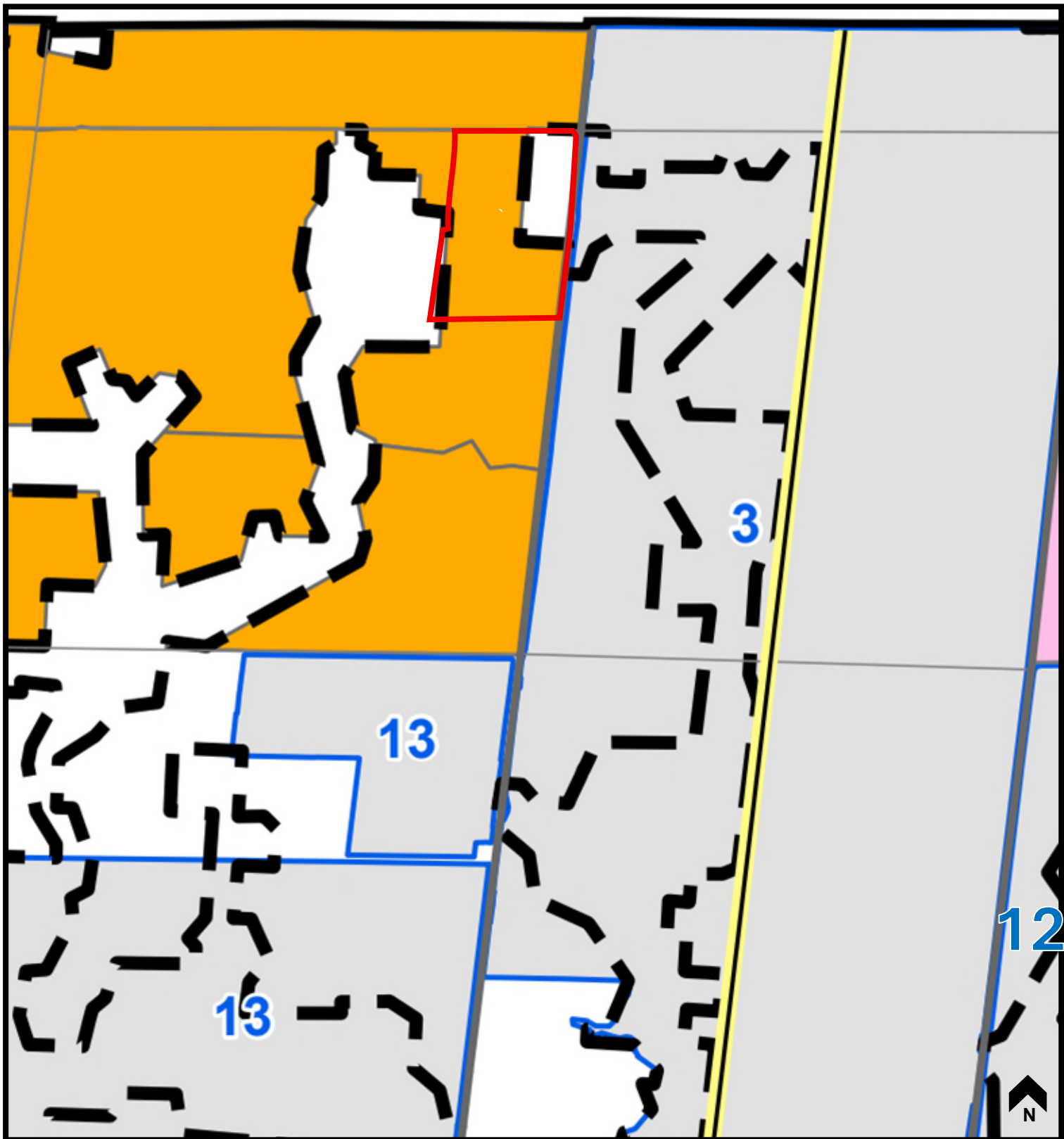
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LEGEND

- Subject Lands
- 3, Highway 400 North Employment Lands, 11.4
- 12, Block 27 Secondary Plan, 11.13
- 13, Block 41 Secondary Plan, 11.14
- North-Central Vaughan
- Block 28

Figure 4

12100 Weston Road, Sche. 14a

Source: City of Vaughan Official Plan

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