



June 3, 2025

Project No. 23196

City of Vaughan
Office of the City Clerk
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Delivered by email to: clerks@vaughan.ca

Re: Committee of the Whole (Public Meeting) – June 4, 2025
Draft New Vaughan Official Plan 2025
8955 Weston Road and Part of Lots 14 and 15 Concession 5
281187 Ontario Ltd. and Anland Developments Inc.

Bousfields Inc. is the planning consultant for 281187 Ontario Ltd. and Anland Developments Inc. (the “**Owners**”) with respect to their lands located east of Weston Road, south of Rutherford Road and west of Highway 400, legally identified as Part of Lots 14 and 15 Concession 5 (the “**Subject Site**”). The subject site comprises approximately 29 hectares and is located in the Vaughan Mills Centre Secondary Plan area.

We have monitored the City’s Official Plan Review process and reviewed the May Draft New Vaughan Official Plan 2025 (Draft VOP 2025). We submitted a letter on March 21, 2025, outlining our comments and requests on the Draft VOP 2025, released in January 2025, as it relates to the Subject Site. A copy of our March 21, 2025, letter is attached, and our comments and requests remain the same with respect to the Subject Site and the May Draft VOP 2025.

Subject Site

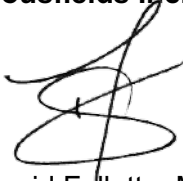
The subject site includes approximately 29 hectares of land on the east side of Weston Road, as identified in Figure 1 in the attached letter. The lands are predominantly vacant however a portion of the southern parcel includes a landscaping supply business. The subject site is adjacent to Highway 400 on its west side, including the existing southbound on-ramp from Bass Pro Mills Drive, which borders the subject site’s southeast corner. The planned extension of Bass Pro Mills Drive to Weston Road is proposed within the southern portion of the subject site. Additionally, a portion of the Black Creek channel is located within the subject site and is planned to be revitalized and realigned.

Comments on Draft VOP 2025

Please refer to our comment letter dated March 21, 2025 (attached), regarding our comments and requests on the Draft VOP 2025 as it relates to the Subject Site. For the reasons outlined in the attached letter, **we continue to request that the Subject Site be identified as a *Strategic Growth Area* on Schedule 1 – Urban Structure, and as a *Primary Centre* on Schedule 1B – Strategic Growth Areas.**

We appreciate the opportunity to provide comments on the Draft VOP 2025. Should you require any additional information please do not hesitate to contact the undersigned.

Respectfully Submitted,
Bousfields Inc.



David Falletta, MCIP, RPP



David Milano, MCIP, RPP

cc: 281187 Ontario Ltd.
Anland Developments Inc.



BOUSFIELDS INC.

March 21, 2025

Project No. 23196

Fausto Filipetto, Project Manager
Official Plan Review
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Delivered by email to: oprmanager@vaughan.ca

**Re: Comments on Draft Vaughan Official Plan 2025
 8955 Weston Road and Part of Lots 14 and 15 Concession 5
 281187 Ontario Ltd. and Anland Developments Inc.**

Bousfields Inc. is the planning consultant for 281187 Ontario Ltd. and Anland Developments Inc. (the “**Owners**”) with respect to their lands located east of Weston Road, south of Rutherford Road and west of Highway 400, legally identified as Part of Lots 14 and 15 Concession 5 (the “**subject site**”). The subject site comprises approximately 29 hectares and is located in the Vaughan Mills Centre Secondary Plan area.

We understand that the City has been working towards creating the new Vaughan Official Plan 2025 and that a draft of the new Official Plan was released in January 2025 for public review and comment (the “**2025 Draft OP**”). We have reviewed the 2025 Draft OP text and schedules and are writing to express our comments and requests with respect to the subject site.

Subject Site

The subject site includes approximately 29 hectares of land on the east side of Weston Road, as identified in **Figure 1**. The lands are predominantly vacant however a portion of the southern parcel includes a landscaping supply business. The subject site is adjacent to Highway 400 on its west side, including the existing southbound on-ramp from Bass Pro Mills Drive, which borders the subject site’s southeast corner. The planned extension of Bass Pro Mills Drive to Weston Road is proposed within the southern portion of the subject site. Additionally, a portion of the Black Creek channel is located within the subject site and is planned to be revitalized and realigned.

Immediately to the west of the subject site includes a low-rise residential community within the Weston Downs neighbourhood. To the north of the subject site are commercial uses on the south and north sides of Rutherford Road and further north is a low-rise residential community within the Vellore Woods neighbourhood of Vaughan. To the east of the subject site is Highway 400 and the Vaughan Mills Shopping Centre. To the south of the

subject site are a mix of vacant lands and outdoor storage uses. Further south are commercial and low-rise employment uses between Weston Road and Highway 400.

With respect to the subject site's land use planning context, the Vaughan Mills Centre Secondary Plan designates the subject site as *Prestige Office Employment* and *Prestige Employment*, as well as *Black Creek Corridor* and *Greenway Public Open Space*, although these designations remain subject to appeals at the Ontario Land Tribunal.



Figure 1 – Subject Site

Comments and Requests on 2025 Draft OP

1. Schedule 1 – Urban Structure

The subject site is identified as “*Supporting Employment Area*” and “*Natural Areas and Countryside*” on Schedule 1 – Urban Structure of the 2025 Draft OP. As set out below, we request that the subject site be identified as *Strategic Growth Area* on Schedule 1.

We understand the 2025 Draft OP follows the regional structure and land use designations as determined by the 2022 York Region Official Plan (2022 YROP), as amended by Bill 150 in December 2023 and Bill 162 in February 2024, which designates the subject site as *Employment Area* on Map 1A. Importantly, in October 2024 the Province of Ontario proclaimed legislation updating the *Planning Act* and, at the same time, brought into effect the 2024 Provincial Planning Statement (2024 PPS). Among other changes, the 2024 PPS provides a revised definition for “employment area”:

***“Employment area:** means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”*

In this regard, the subject site would not meet the definition of “employment area” in the 2024 PPS based on the land uses permitted on the subject site through the Vaughan Official Plan (the “**VOP**”) and Vaughan Mills Centre Secondary Plan (the “**Secondary Plan**”), which allow for office buildings, commercial uses, and institutional uses.

It should also be acknowledged that the initial projected job growth for the subject site is no longer appropriate, as acknowledged by the interim decision issued by the Ontario Land Tribunal (“**OLT**”). Further, the concept of residential and mixed uses on the subject site has been promoted through the City of Vaughan’s own process to establish the VOP, as detailed below.

The OLT interim decision (Case No. PL140839) issued on August 3, 2021, emphasizes that the employment projections and resulting density adopted in the Vaughan Mills Centre Secondary Plan for the western area (Vaughan Mills Centre Business District), which includes the subject site, is unreasonable and unachievable compared to other comparable employment uses.

Furthermore, during the City of Vaughan’s process to formulate VOP, the background studies identified the subject site as offering an opportunity for residential development. In June 2009, Urban Strategies Inc. prepared a report titled “Where & How to Grow” for the City of Vaughan to support the creation of its Official Plan and provide direction on future growth in the city. This report identified the lands between Weston Road and Highway 400, south of Rutherford Road (including the subject site) as a “Mixed-use Opportunity Area”, and a “Priority Opportunity Area to 2031” for mixed-use intensification. Further, the report states that these lands, including the subject site, have the most potential in this

area as it is mostly unbuilt and that while they are currently designated for employment uses, significant residential development could be introduced.

Based on the foregoing, the proposed *Supporting Employment Area* designation that applies to the subject site will not facilitate productive use of these vacant and under-utilized lands that are located within the urban area with access to existing and planned infrastructure, including public transit.

We acknowledge the proposed permitted uses for the *Supporting Employment Area* designation as outlined in policy 3.4.2.5 of the 2025 Draft OP, which states that employment-supportive uses may include commercial services, convenience retail, restaurants and cafés or business centres offering printing and shipping services. In our opinion, these uses could be accommodated through a mixed-use designation that also includes residential and supporting uses. In our opinion, a mixed-use designation that permits the range of uses is appropriate and desirable in land use planning terms.

Given the updated provincial land use planning context, expected and appropriate job growth within the subject site, and the City's own studies contemplating mixed-uses for the broader area, **we request that the subject site be identified as *Strategic Growth Area* on Schedule 1 of the new 2025 Vaughan Official Plan.**

Furthermore, Schedule 1 also identifies a significant portion of the subject site as *Natural Areas and Countryside*. We assume this designation is intended to coincide with the eventual realignment of the Black Creek channel. The 2025 Draft OP policies do not speak to the revised alignment of the Black Creek channel on Schedule 1, as well the alignment and width has not been determined through a natural heritage evaluation or environmental impact study. Until these lands are developed, and the realignment of the Black Creek channel is studied in more detail from an environmental perspective, the alignment and width of the channel is not known. Further, the proposed area of *Natural Areas and Countryside* on Schedule 1 is not consistent with Schedule 1A (Strategic Growth Areas) and Schedule 2 (Natural Heritage Network) of the 2025 Draft OP. In this regard, **we request that the proposed central area designated as *Natural Areas and Countryside* associated with the Black Creek realignment within the subject site be removed.**

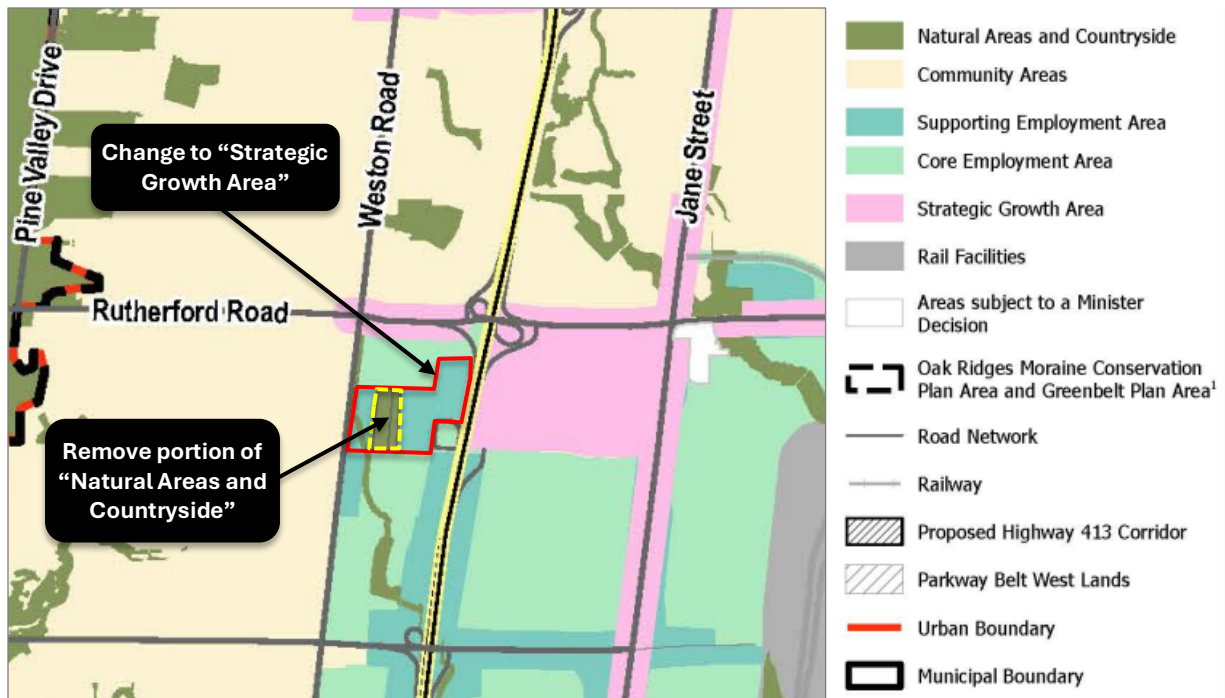


Figure 2 – Excerpt of Schedule 1 Urban Structure

2. Schedule 1A – Strategic Growth Areas

The subject site is included in the Secondary Plan area, which is generally bordered by Rutherford Road to the north, Jane Street to the east, Bass Pro Mills Drive to the south and Weston Road to the west. The Vaughan Mills Centre Secondary Plan states *“Vaughan Mills Centre is Vaughan’s ‘midtown’ urban centre for commerce, tourism, entertainment, and gathering... As one of the primary urban centres in the city, it is a gathering place with unique amenities and supported by great retail areas, entertainment, residential enclaves, bustling employment, and public spaces.”*

It is clear in the direction of the Secondary Plan that the Vaughan Mills Centre area is intended to be a primary urban centre. The 2025 Draft OP preamble section of Primary Centres in Section 2.2.2 (Strategic Growth Areas) lists the Vaughan Mills Centre Secondary Plan area as a *Primary Centre* and states *“Primary Centres are mixed-use areas with residential development and a wide range of other uses that will serve local residents, the surrounding Community Areas and the City as a whole...They will be designed as transit-oriented, pedestrian-friendly places and include a variety of built forms, such as mid-rise and High-Rise Buildings.”*

Schedule 1A of the 2025 Draft OP does not designate all of the Secondary Plan area as a *Primary Centre* despite what is stated in Section 2.2.2 identifying the Secondary Plan

area as a *Primary Centre* (only lands east of Highway 400 are identified as such). In consideration of the Secondary Plan context, and the points above in this letter related to Schedule 1 – Urban Structure, it is our opinion that the entire Secondary Plan area, including lands west of Highway 400, should be identified as a *Primary Centre*. Accordingly, **we request that Schedule 1A be updated to identify the entire Secondary Plan area, including the subject site, as *Primary Centre*.**

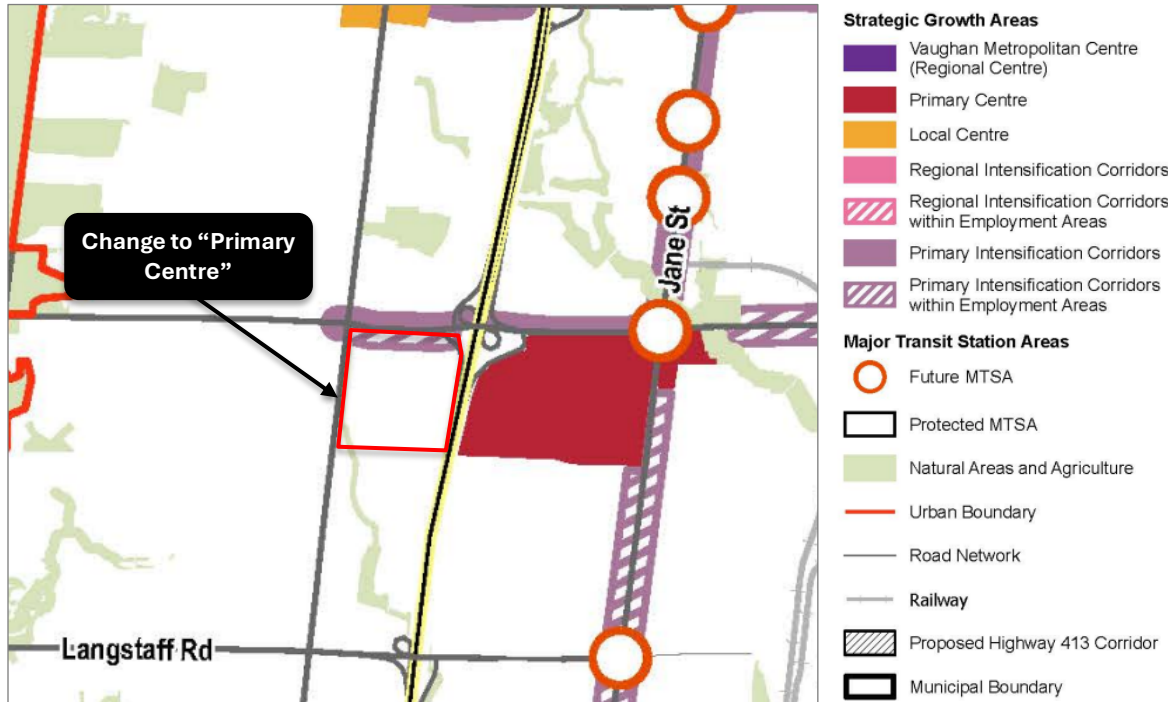


Figure 3 – Excerpt of Schedule 1A Strategic Growth Areas

3. Schedule 9A – Street Classification

Schedule 9A – Street Classification identifies several new streets within the subject site, including the extension of Bass Pro Mills. The streets are classified as “employment” streets and include major collectors, minor collectors, and local streets.

In accordance with the requests above regarding urban structure and land use, the streets within the subject site are more appropriately classified as “intensification” streets.

Furthermore, is it premature to delineate the full street network within the subject site, which is largely vacant, as development of the subject site will include detailed transportation studies to determine the required street network. With the exception of the major collectors, which include the western extension of Bass Pro Mills Drive and a portion

of the southern extension of Vellore Woods Boulevard, the location and classification of additional streets (i.e., minor collectors or local streets) will be determined through future study. In this regard, **we request that Schedule 9A be revised to classify the streets within the subject site as “intensification” streets, and that the proposed minor collector and local streets be removed from the subject site.**

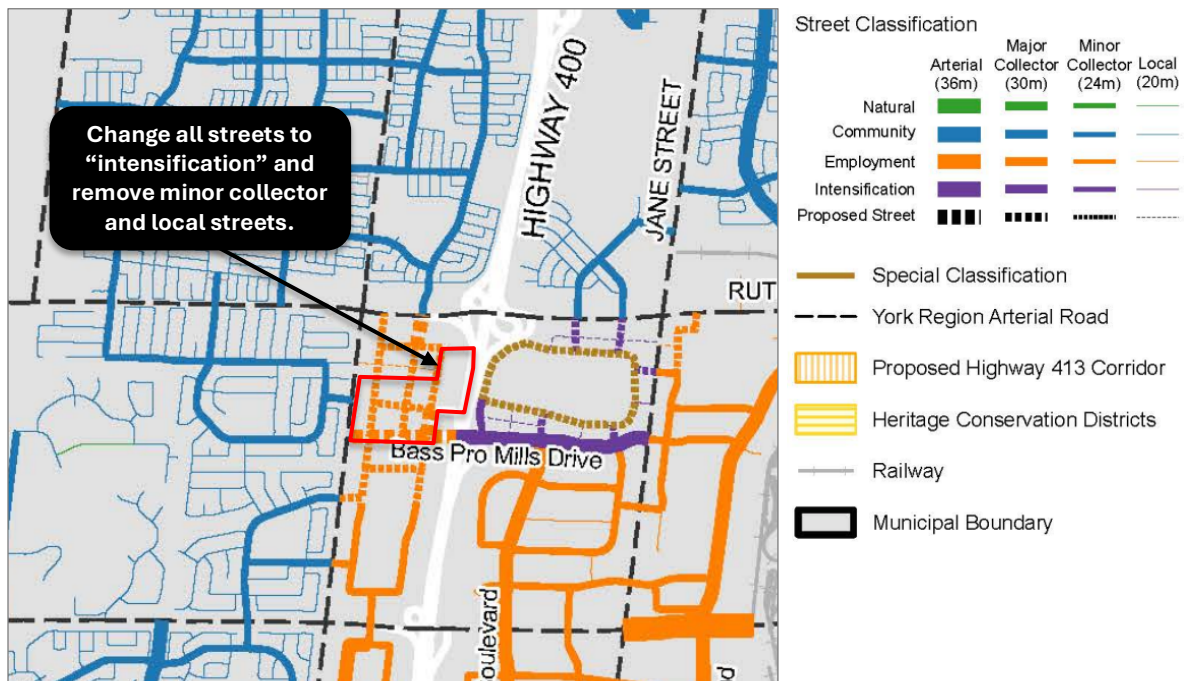


Figure 4 – Excerpt of Schedule 9A Street Classification

4. Vaughan Mills Centre Secondary Plan

Provided the requested modifications above are incorporated into the new Vaughan Official Plan, changes to the Vaughan Mills Centre Secondary Plan will be necessary to ensure conformity with the new VOP and that the “Strategic Growth Area” and “Primary Centre” policies are achieved on the subject site, which as noted above, remains subject to appeals at the Ontario Land Tribunal.

Conclusion and Next Steps

As outlined in this letter, we request the above-noted schedule changes to the 2025 Draft OP to provide for mixed-use intensification within the subject site, to maintain consistency with provincial land use planning direction and to optimize the use of vacant and under-utilized lands within the built-up area, which have access to existing and planned infrastructure and public service facilities, including public transit.

As identified within the City's planning documents, development of the subject site will deliver significant transportation and infrastructure improvements, including the extension of Bass Pro Mills Drive and the realignment of a portion of the Black Creek channel. Through future development applications, development of the subject site can also help the city achieve its goals for housing and employment projections by delivering much needed housing in an area well-served by public service facilities and planned for regional transit priority improvements while accommodating appropriate non-residential uses.

We understand city staff intend to issue a revised draft of the new Official Plan prior to holding a statutory public meeting in the near future. We appreciate the opportunity to provide comments and kindly request a meeting with your team to discuss our comments and requests in further detail at your earliest convenience.

Should you require any additional information please do not hesitate to contact the undersigned.

Respectfully Submitted,
Bousfields Inc.



David Falletta, MCIP, RPP



David Milano, MCIP, RPP

cc: 281187 Ontario Ltd.
Anland Developments Inc.