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June 2, 2025

City of Vaughan
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C118.

Communication

CW(PM) – June 4, 2025

Item No. 10

Attention: Hon. Mayor Del Duca & Members of Council,

**Re: Vaughan Official Plan Review (May 2025 Draft)
Land Use Designation Comments
7899 Huntington Road, Vaughan, Ontario L4L 1A5
Part of Lot 6, Concession 9,
City of Vaughan, Regional Municipality of York**

Hon. Mayor Del Duca & Members of Council,

KLM Planning Partners Inc. is the land use planners for Huntington GED Inc., (the "Owner") with respect to the above noted lands municipally known as 7899 Huntington Road (the "Subject Lands"). We are writing on behalf of the Owner to provide our comments on the Draft City of Vaughan Official Plan 2025 and participate in the City of Vaughan's Official Plan Review process. This letter supplements the letter that was previously submitted to the City on behalf of the Owner on June 25, 2024.

The Subject Lands are one parcel of land located within the Vaughan West Employment Area at the south-east corner of Huntington Road and Runway Road. The lands are municipally known as 7899 Huntington Road, is rectangular in shape, is approximately 0.90 hectares (+/- 2.22 Acres) in size with approximately 44.60 metres (146 feet) of frontage along Huntington Road and 188.00 metres (617 feet) of frontage on Runway Road. The lands are void of any natural features or buildings being covered with gravel and having been used recently for parking of vehicles, trailers and other equipment.

The Draft City of Vaughan Official Plan 2025 (the "Draft OP") designates the Subject Lands as *Employment Areas* on Schedule 1 Urban Structure and *Non-Residential Mixed-Use* on Schedule 13 Land Use Designations.

Based on our review of the City's interactive mapping available online, the *Non-Residential Mixed-Use* land use designation, appears to be broadly applied and intended to govern properties with frontage on arterial roads. It is relevant that the Subject Lands have no frontage on an arterial road, being separated from the lands that abut Highway 7 to the south. Further, we believe that there are no other properties between Highway 27 and Highway 50 along the Highway 7 corridor designated *Non-Residential Mixed-Use* with no frontage on Highway 7.

We believe the Subject Lands are best suited to serve a function similar to other properties near the periphery but internal to the employment area and that the *Prestige Employment* land use designation is more contextually appropriate than the *Non-Residential Mixed-Use* designation. Furthermore, the Owner wishes to redevelop the Subject Lands for light industrial uses which are not currently permitted under the current *Non-Residential Mixed-Use* land use designation as identified in the Draft OP.

Accordingly, on behalf of the Owner, we respectfully request that the Subject Lands be redesignated *Prestige Employment* through Vaughan's Official Plan Review.

We appreciate your consideration of our request and look forward to further discussions on the matter. Please do not hesitate to contact the undersigned if there are any questions or concerns or if you require any additional information.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'Rob Lavecchia', with a stylized flourish at the end.

Rob Lavecchia, BURPI, MCIP, RPP
Associate

Cc: Jonathan Ursini, Huntington GED Inc.