

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

June 3, 2025  
File No. 9979-1

**Attn: Hon. Mayor and Members of Council**

**Re: June 4th Committee of the Whole Meeting (Public Meeting) – Item 4.10**  
**Draft New Vaughan Official Plan 2025**  
**85, 105 and 125 Bass Pro Mills Drive (Formerly 8940 Jane Street)**  
**Related LPAT Files: PL140839, PL110419 & PL110456**

We are the planning consultants for Sedano Group Corp., the owner of the above noted property in the City of Vaughan. We have been monitoring and actively participating in Vaughan's Official Plan Review ("OPR") process on behalf of the owner. The subject lands are located within Vaughan Mills Secondary Plan and a "Primary Centre" in a Strategic Growth Area of the Draft City of Vaughan Official Plan 2025 ("Draft OP").

We have reviewed the Draft OP and provide the following comments for your consideration:

- 1.) We support the inclusion of the Sedano Group Corp. lands in the "Primary Centre" of the Strategic Growth Area to help accommodate "intensification and higher-density mixed uses", and encourage the City to ensure the required municipal servicing is available to support developments in the area.
- 2.) We suggest that Policy s. 2.4.3.1 a) for "Primary Centre" to "develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and Affordable Housing" be removed. We believe it should be a city-wide policy to promote a housing mix that suits the needs for all.
- 3.) We suggest that the City consider developing a series of policies to help improve housing affordability instead of imposing a percentage target to specific areas as per the draft Policies s. 4.1.1.
- 4.) We suggest that Policy s. 4.3.3 regarding "Site Design and Building Types" be simplified, revised, or largely removed, as per the ongoing provincial consultation (ERO-025-0462). We believe the policies under Policy s. 4.3.3 are excessive and not in line with the provincial directions to streamline the planning approval process and deliver more housing sooner.
- 5.) We suggest that the point-based "Sustainability Metrics Program" in Policy s. 1.2 to evaluate planning applications be removed to help streamline the planning approval process and be replaced with a series of qualitative policies to continue promoting sustainability.

We respectfully submit and request that consideration be given to the enclosed comments as staff proceed to finalize the Draft VOP 2025. The above comments are provided based on our initial review of the Draft VOP 2025.

We ask to be notified of any modifications concerning the subject lands, as well as any additional or updated draft policies, updated mapping, future reports and/or upcoming meetings regarding the Draft OP. Thank you for the opportunity to provide comments on the Draft OP. We reserve the right to provide additional comments in the future.

Should you wish to discuss or require further information with respect to the above, please do not hesitate to contact the undersigned at ext.245.

Yours truly,



Sandra K. Patano, BES, MES, MCIP, RPP  
Partner, Planning Lead

c. Client  
Ryan Guetter, Weston Consulting  
Fausto Filipetto, City of Vaughan