



C14
Communication
Council – June 24, 2025
CW(PM) – Report No. 24 Item No. 10

Land Development | Land Use Planning | Project Management | Government Relations

DELIVERED VIA EMAIL

May 20, 2025

City of Vaughan

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

RE: Written Comments: Draft New Vaughan Official Plan 2025
Request for Employment Conversion (*Existing Residential Lot*)
5000 King Vaughan Road (*“Subject Lands”*)
City of Vaughan, Region of York

We write on behalf of the Registered Owner of lands municipally addressed as 5000 King Vaughan Road being lands located on the north side of King Vaughan Road, west of Mill Road, east of Kipling Avenue and south of King Road (*“Subject Lands”*).

Specifically, for reasons outlined below, we write to request the City revise the *Draft New Vaughan Official Plan 2025* to remove a portion of the Subject Lands from an ‘Employment Area’ designation and into a ‘Community Areas’ designation.

The Subject Lands are legally described as Part of Lot 1, Concession 7 with an approximate Building Lot Area of 3,142.12 Square Metres (*0.31 Hectares*).

The Subject Lands are surrounded by Rural Residential and Agricultural land uses including onsite Natural Features and are presently not serviced by existing Municipal Services, with access from King Vaughan Road.

The Subject Lands include an existing Single Family Detached Dwelling with Accessory Structure, located within a Building Envelope being east of the existing Staked Long-Term Stable Slope and approximately 3,142.12 Square Metres (*0.31 Hectares*) in area.

An existing Hydro Easement transvers the northwest quadrant of the Subject Lands.

The remainder of the Subject Lands contain existing Natural Features including existing Provincially Significant Wetlands, Unevaluated Wetlands, Watercourse and Wooded areas.

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Figure 1: Location Map, 5000 King Vaughan Road



Source: Region of York Interactive Map

Existing Land Use Policies & Regulations

The Subject Lands are partially located within the *Greenbelt Plan*, forming part of the Natural Heritage System and Protected Countryside.

As mentioned, a portion of the Subject Lands contains a Building Lot being where the existing Single Family Detached Dwelling and Accessory Structure exist.

The Subject Lands are designated ‘Provincial Natural Heritage System,’ ‘Protected Countryside,’ ‘Agricultural Area,’ with the Building Lot forming part of the Designated Greenfield Area and designated ‘Employment Area’ per the *Region of York Official Plan*.

The Subject Lands are designated ‘Natural Areas’ partly ‘Greenbelt Plan Area’ with the Building Lot designated ‘Agricultural’ per Schedule 13 of the in-effect *City of Vaughan Official Plan*.

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The Subject Lands are Zoned ‘A – Agricultural’ and ‘ORM-Greenbelt – EP Environmental Protection’ per *City of Vaughan Zoning By-law No. 001-2021*.

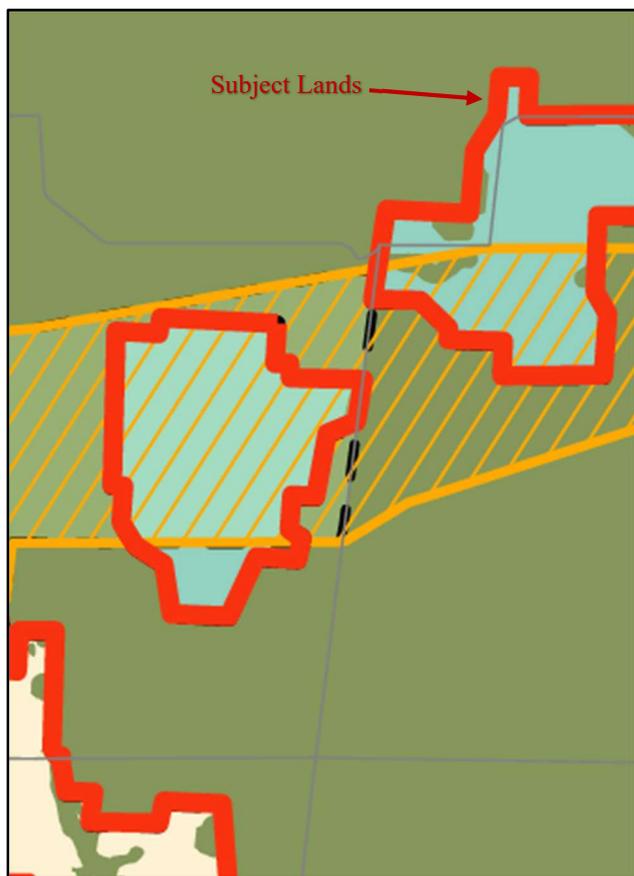
Lastly, the Subject Lands are located within the Toronto and Region Conservation Authority’s (TRCA) Regulated Area.

Draft New City of Vaughan Official Plan 2025

In accordance with the latest *Draft New City of Vaughan Official Plan 2025* the Subject Lands are located within the ‘Natural Areas and Agriculture’ system with the existing Building Lot within the ‘Designated Greenfield Area’ and designated ‘Employment Areas’ being a New Employment Area.

The Subject Lands are located north of the GTA West Corridor’s ‘Focused Analysis Area’ and outside of the ‘Narrowed Area of Interest.’

Figure 2: New City of Vaughan Official Plan 2025



Source: New City of Vaughan Draft Official Plan, Schedule 1

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Request to Subject Lands from New Employment Areas & Planning Justification

As mentioned, our request is to remove the ‘Employment Areas’ designation and to instead designate the Building Lot portion of the Subject Lands as ‘Community Areas’ being a suitable designation.

In accordance with the *Provincial Planning Statement, 2024 (PPS)*, ‘Employment Area’ is Defined, as follows:

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.

The Subject Lands while designated through the updated *Region of York Official Plan* to be partly within an ‘Employment Area’ are not capable of accommodating employment uses, as defined by the PPS.

The Subject Lands are presently occupied by a Single Family Detached Dwelling and are surrounded by Rural Residential and Agricultural Uses while being largely within the *Greenbelt Plan* with existing Natural Features.

Locating future employment uses within the Subject Lands may impact the existing Natural Features, adjacent to the existing Building Lot, which is not large enough nor suitable to accommodate any manufacturing, warehousing, good movement, associated retail and office or ancillary uses. Further, with nearby sensitive land uses present, adverse effects on such uses are possible and will be avoided by removing the Subject Lands from the proposed employment designation.

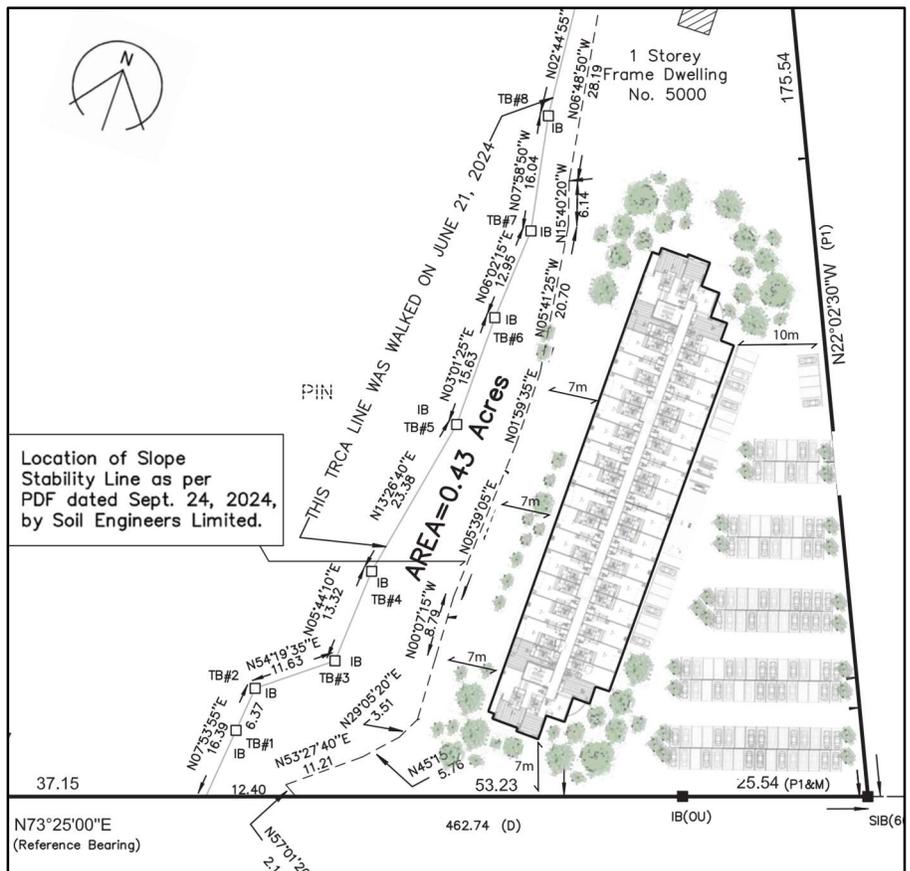
Section 2.8.2 of the PPS clearly prohibits residential and other sensitive uses within Employment Areas while requiring appropriate transition to adjacent non-employment areas to ensure land use compatibility.

Further, the PPS requires municipalities to assess and update Employment Areas identified in official plans to ensure such a designation is appropriate to the planned function of Employment Areas by means of maintaining land use compatibility.

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The Subject Lands, being located within an existing Rural Residential and Agricultural Area, are not compatibly suited for accommodating Employment Areas and are instead, better suited to accommodate future residential uses, as depicted within Figure 3, below:

Figure 3: Residential Concept Plan (Retirement Residences)



Source: General DRW

While the Subject Lands are proposed to be part of a larger Employment Area, generally located west of Weston Road, north of Kirby Road and east of Kipling Avenue, a logical land use buffer, to the new Employment Area, would be King Vaughan Road.

Accordingly, it is recommended, new employment uses should be restricted to the south side of King Vaughan Road, as a means of avoiding land use conflicts.

The PPS also provides for criteria in considering Employment Conversions, as follows:

Planning authorities may remove lands from employment areas only where it has been demonstrated that:

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- a) there is an identified need for the removal and the land is not required for employment area uses over the long term;*
- b) the proposed uses would not negatively impact the overall viability of the employment area by:
 - 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;*
 - 2. maintaining access to major goods movement facilities and corridors;**
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and*
- d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.*

In reviewing the above Employment Conversion criteria, the following is noted, as it pertains to the Subject Lands:

- i. Removal of the Subject Lands from the proposed Employment Area designation is needed to ensure land use compatibility with existing sensitive land uses and existing Natural Features including adjacency to the *Greenbelt Plan*. The Subject Lands are largely undevelopable, due to being within the Natural Heritage System with only a minor portion of the Subject Lands suitable for development being the existing Building Lot which presently contains an existing Single Detached Dwelling with Accessory Structure. The Subject Lands, located on the north side of King Vaughan Road and representing a minor portion of the overall Employment Area(s), are not required for employment area uses over the long term, nor are suitable to accommodate such a land use.
- ii. Removal of the Subject Lands from the proposed Employment Area designation would not impact the planned Employment Area(s) uses, with the existing area context consisting of existing Rural Residential and Agricultural Uses. Furthermore, the Subject Lands while being in proximity to the GTA West Corridor's 'Focused Analysis Area' are located outside the "Narrowed Area of Interest" with no direct access to major goods movement facilities and corridors.
- iii. The Subject Lands are presently and partially utilized for residential use with sufficient existing infrastructure to accommodate the existing residential use. Future

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residential uses can be implemented, as shown in Figure 3, upon the availability of planned infrastructure and public service facilities. However, given the small area of the Building Lot, future employment uses cannot be accommodated on the Subject Lands and may pose adverse impacts on existing and adjacent sensitive uses including adjacent Natural Features.

- iv. Removing the Subject Lands from the proposed 'Employment Area' designation is considered a minor removal of approximately 3,142.12 Square Metres (*0.31 Hectares*) and would not bring the City's Employment Land Base into deficiency.

The above PPS policies are carried over within the *New City of Vaughan Official Plan 2025*, with the following, added Employment Conversion policies, per Section 2.2.4.5 of the proposed Official Plan:

That further to policy 2.2.4.4, where conversions of lands in Employment Areas are proposed, it should be shown the conversion:

- a. *does not impact the configuration, location, and contiguous nature of the Employment Area;*
- b. *maintains access to major transportation corridors from the Employment Area;*
- c. *does not impact the City's ability to provide a variety of land types and sizes in the Employment Area;*
- d. *does not introduce direct or indirect potential adverse impacts such as odour, noise and other contaminants to future residents or employees;*
- e. *does not create risks to public health and safety.*

In reviewing the above 'draft' policies, the is noted, as it pertains to the Subject Lands:

- i. Removing the Subject Lands from the proposed 'Employment Area' designation will not impact the configuration, location, and contiguous nature of the overall Employment Area since the Subject Lands are located on the north side of King Vaughan Road and currently are not contiguous with the proposed new Employment Area. A contiguous Employment Area would be better suited to be south of King Vaughan Road. Per Schedule 1, of the draft Official Plan, the Subject Lands are the only 'carved out' Lot being proposed for employment uses, on the north side of King Vaughan Road, prior to the road bending south.

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- ii. The Subject Lands are not located within the ‘Narrowed Area of Interest’ associated with the GTA West Corridor and presently do not have any access to a major transportation corridor and therefore, there is no maintenance of employment access required. The existing access from King Vaughan Road is to be maintained.
- iii. Removing the Subject Lands from the ‘Employment Area’ designation does not impact the City’s ability to provide a variety of land types and uses within the proposed and larger Employment Area since the Subject Lands cannot accommodate employment uses, mainly due to the irregular configuration of the Building Lot, available, lack of existing services and adjacency to Natural Features.
- iv. The new Employment Area will need to be planned to ensure no impacts to existing sensitive land uses and therefore, removal of the Subject Lands from the ‘Employment Area’ designation will not introduce direct or indirect potential adverse impacts such as odour, noise, and other contaminants.
- v. There is no risk to public health and safety by means of removing the Subject Lands from the proposed ‘Employment Area’ designation. In fact, maintaining the residential use, on the Subject Lands, is within the Public Interest when considering the surrounding Rural Residential and Agricultural context including the existing Natural Environment.

Closing Remarks & Request for Notice of Decision

Based on the, we respectfully request the *New City of Vaughan Official Plan 2025* be revised to remove the portion of the Subject Lands from the ‘Employment Area’ designation, replacing the same with a ‘Community Area’ designation.

We further request to be provided any Notice of Decision including updates as it pertains to the *New City of Vaughan Official Plan 2025*.

Thank you for the opportunity to comment on the new Official Plan.

Your attention regarding our Written Comments and Request is greatly appreciated.

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

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Yours truly,

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Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.

Principal

Copy:

Mr. Fausto Filippetto, MCIP, RPP, Senior Manager, Policy Planning & Sustainability

Mr. Bobby Bhoola, Registered Owner, 5000 King Vaughan Road