WESTON CONSULTING

Sent via email

November 13, 2025
File No. 6169-3

Attn: Hon. Rob Flack, Minister of Municipal Affairs and Housing

RE: Comment Letter Regarding the Adopted Vaughan Metropolitan Centre Secondary Plan
126 - 146 Peelar Road
City of Vaughan

Weston Consulting has been retained to provide planning assistance for 2443390 ONTARIO LIMITED, the legally registered landowner of the property municipally known as 126 -146 Peelar Road (herein referred to as "the subject property" or the "site") in the Vaughan Metropolitan Centre ("VMC") area of the City of Vaughan. On behalf of the registered landowner, Weston Consulting has been actively monitoring the VMC Secondary Plan ("VMC SP") process and has engaged in the submission of letters and correspondence since 2023 to address various matters impacting the subject property including the Black Creek Renewal Project.

Vaughan City Council adopted the Vaughan Official Plan 2025 ("VOP 2025"), inclusive of the VMC SP, at its meeting on October 28, 2025 (see Appendix 1). The VOP 2025 has been forwarded to the Ministry of Municipal Affairs and Housing for final approval. The purpose of this letter is to reiterate and clarify our previous comments submitted on behalf of the registered landowner concerning the subject property, which were not addressed during the City's planning process, specifically with respect to Schedule I (Floodplain and Environmental Open Space) of the VMC SP.

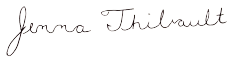
Based on prior correspondence with City staff, it is our understanding that the subject property is not included within the Black Creek Renewal Project (see Appendix 2). However, Schedule I of the VMC SP appears to show the subject property as partially within the "Black Creek Flood Mitigation Area (see Section 6.7)". The subject property is located outside both the Regional Flood Line Existing Condition and the Regional Flood Line Post-Construction Condition, as depicted in the materials issued through the Black Creek Renewal Initiative Public Information Centre (PIC) in May of 2024. City staff have also confirmed that no construction associated with the Black Creek Renewal Project will encroach upon the subject property.

We acknowledge staff's response (see Appendix 3), which recognizes that the construction related to the Black Creek Renewal Project will not encroach on the subject property, but it does not explicitly state that the subject property is outside of the Black Creek Flood Mitigation Area or that Schedule I will be revised.

Based on the available mapping and our correspondence with the Black Creek Renewal Project team, our understanding is that the subject property should be removed from the "Black Creek Flood Mitigation Area (see Section 6.7)" overlay shown on Schedule I. This revision would provide greater clarity and avoid ambiguity regarding the site's inclusion in the overlay as part of a future application process. We respectfully request that Schedule I be revised to reflect this.

Should you have any questions or require further information, please contact the undersigned at extension 309 or Hanieh Alyassin at extension 337.

Yours truly,
Weston Consulting
Per:



Jenna Thibault, BSC, MPL, MCIP, RPP
Associate

c. Gerard C. Borean, J.D., Parente Borean

Appendix 1 – Notice of Adoption of Vaughan Official Plan 2025
Appendix 2 – Email Correspondence with City Staff related to the Black Creek Renewal Project
Appendix 3 – Response Letter from staff dated October 27, 2025

Appendix 1

NOTICE OF ADOPTION OF A NEW OFFICIAL PLAN (VAUGHAN OFFICIAL PLAN 2025) **REVISED**

TAKE NOTICE THAT By-law **241-2025,** which adopted the new Vaughan Official Plan (VOP) 2025**,** was passed by Council on October 28, 2025, in accordance with Section 17(22) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

The VOP 2025 establishes a city-wide policy framework to guide growth and development to the year 2051. It directs land use, housing, employment, infrastructure, and environmental planning to support a complete, sustainable, and vibrant city. VOP 2025 includes updated policies for the Vaughan Metropolitan Centre and Weston 7 secondary plan areas and aligns with provincial planning direction and legislation.

The new VOP 2025 applies to all lands within the municipal boundary of the City of Vaughan.

City of Vaughan Council received written and/or oral submissions before and/or during their meeting and has taken these submissions into consideration when making its decision.

Approval Authority: The VOP 2025 has been submitted to the Minister of Municipal Affairs and Housing for approval under Section 17(34) of the *Planning Act*.

Any person or public body may request to be notified of the approval authority's decision regarding the proposed official plan or plan amendment. To receive notice, a written request must be submitted to the approval authority and must include the requester's name and mailing or email address. The request should be directed to:

The Ministry of Municipal Affairs & Housing
Community Planning & Development (Central-Urban) Unit
College Park, 16th Floor
777 Bay Street
Toronto, Ontario M7A 2J3

Additional Information:
To obtain additional information on this application please contact Fausto Filipetto, Senior Manager, Policy Planning, at Fausto.Filipetto@vaughan.ca, or 905-832-8585 Extension 8699.

Information on the new Vaughan Official Plan 2025 can also be viewed online at the project website www.vaughan.ca/officialplan

Date of Notice: November 4, 2025
Revised Notice Issued; November 5, 2025

Todd Coles, City Clerk
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Appendix 2

From: Peter Chan <Peter.Chan@vaughan.ca>
Sent: July 10, 2024 8:55 AM
To: Hanieh Alyassin <halyassin@westonconsulting.com>
Cc: Jenna Thibault <jthibault@westonconsulting.com>; Christina Bruce <Christina.Bruce@vaughan.ca>; Francesca Verre <Francesca.Verre@vaughan.ca>; Musa Deo <Musa.Deo@vaughan.ca>
Subject: RE: [External] RE: Black Creek Renewal Channel- May 2, 2024- Comment letter

Hi Hanieh,

Thank for the clarification. The subject properties at 126A Peelar Rd and 126-146 Peelar Rd are not related to the Black Creek Renewal project. City's construction will not encroach on to these 2 properties.

The reason the PIC material contains areas illustrated "future project" are my understanding from the planning work advanced to date by the VMC team, and by no means to prescribe any future project limit. In other words, the area illustrated as "Future project" is intended to demonstrate it is not part of the Black Creek project.

These PIC material are prepared in alignment to the best knowledge of the planning work to date (without prejudice), acknowledging the audiences attending my PIC may be working with my VMC colleagues on various development applications and planning works.

Peter Chan, P.Eng., PMP
Project Manager, Design & Construction
P: 905-832-8585, Ext. 8188 | Peter.Chan@vaughan.ca

City of Vaughan | Infrastructure Development
2141 Major Mackenzie Drive | Vaughan, ON | L6A 1T1
vaughan.ca

DOWNTOWN vaughan METROPOLITAN CENTRE

DATE: October 27, 2025

TO: Jenna Thibault
Weston Consulting

FROM: Gaston Soucy, Senior Manager, Planning and Urban Design, VMC

COPY: Christina Bruce, Director, Policy Planning & Special Programs
Cory Gray, Manager, Parks & Strategic Initiatives, VMC
Musa Deo, Manager, Development Engineering, VMC
Alannah Slattery, Senior Planner, Policy Planning & Special Programs
Andrew Haagsma, Planner, Policy Planning & Special Programs

RE: **VMC Secondary Plan (September 2025)**
Response to 126-146 Peelar Road – September 29, 2025

On behalf of the Vaughan Metropolitan Centre Secondary Plan (VMCSP) project team, I would like to extend our sincere appreciation for your continued engagement and thoughtful contributions to the VMCSP 2025 process. We acknowledge receipt of your correspondence dated September 29, 2025, submitted on behalf of the registered owner of 126-146 Peelar Road, and offer the following responses to the matters raised therein.

Item 1: Transition Policies
Transition policies outlined in Section 1.3.2 of the Vaughan Official Plan 2025 will be carried forward in the final version of the plan, being brought to Council on October 28, 2025.

Item 2: Black Creek Renewal Project
Staff acknowledge the correspondence provided by Peter Chan, Project Manager of the Black Creek Renewal Project, advising that construction will not encroach on the subject properties. Please be advised that, as per Policy 10.4.5, the schedules included within the plan are general. The exact alignment of the Black Creek Flood Mitigation Area will be determined through the respective projects included within this area.

Closing Remarks
We greatly value your ongoing participation in the evolution of the Vaughan Metropolitan Centre and look forward to continuing our collaborative efforts as we work together to shape the future of this dynamic urban district.

Should you have any further questions or require clarification, please do not hesitate to reach out.

Yours truly,



Gaston Soucy