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January 30, 2026

File No.: 109037.1043

By Email
matthew.meighoo@ontario.ca

Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor
Toronto, ON M7A 2J3

Attention: Matthew Meighoo

Dear Mr. Meighoo:

Re: ERO No. 025-1420 (Ministry Reference No. 19-OP-246866)
Vaughan Official Plan 2025
Letter of Concern – Kohl & Frisch Limited
7622 Keele Street, Vaughan

We act for Kohl & Frisch Limited and 2225928 Ontario Limited ("**K&F**"), the owner and operator of the pharmaceutical warehousing and distribution facility at 7622 Keele Street, Vaughan (the "**K&F Lands**"). The K&F Lands constitutes a large site comprising 5.1 hectares, located within the southwest quadrant of the Keele Street and Highway 7 intersection. Pursuant to the Region of York Official Plan (2022), the City of Vaughan Official Plan (2010), and the proposed new City of Vaughan Official Plan (2025), the K&F Lands are located within the Keele BRT Protected Major Transit Station Area (the "**Keele PMTSA**").

Given the site's prime location within a strategic growth area, K&F has significant concerns that the proposed Vaughan Official Plan 2025 ("**VOP 2025**") will eliminate key land use permissions currently applicable to the K&F Lands—including stand-alone office, retail, and certain institutional uses. Removing these permissions undermines the site's strategic flexibility and economic potential, and furthermore, runs contrary to Provincial direction aimed at streamlining employment land conversions to support urgently needed housing supply.

By this letter, we request that the Minister approve the VOP 2025 with modifications to reinstate the office, retail, and institutional land use permissions presently enjoyed by the K&F Lands.

This can be done by:

1. **introducing a Site and Area Specific policy reinstating the office, retail, and institutional land use permissions for the K&F Lands; or**

2. **designating the K&F Lands as "*Prestige Mixed-Use I*", a land use designation under VOP 2025 that generally aligns with the existing permissions for the property under VOP 2010.**

The Problem with VOP 2025

As drafted, VOP 2025 down-designates the K&F Lands by removing key commercial and institutional permissions that currently exist under the 2010 Official Plan ("**VOP 2010**") and Zoning By-law No. 001-2021 (the "**Zoning By-law**"). These include permissions for standalone office, retail, day care, and small-scale community facilities, among others. By substantively reducing the permissions for the K&F Lands to only core industrial uses, VOP 2025 undermines the strategic flexibility and economic potential of the site, restricting opportunities for adaptive land use that could address evolving market conditions and community needs.

In removing these commercial and institutional permissions from all employment lands, the City of Vaughan has adopted the same misguided approach taken by certain other municipalities in responding to Bill 97[1] (including Toronto[2] and Oakville[3]), thereby categorically restricting the conversion of employment lands city-wide. This blanket approach is inconsistent with Provincial policy direction aimed at streamlining development and increasing housing supply. Such a down-designation is particularly problematic, given the K&F Lands' location within the Keele PMTSA, being a strategic growth area earmarked for redevelopment over the long term for a significant mixed-use, transit-supportive community.

Keele PMTSA – An Area in Transition

These concerns are underscored by the immediate context: the K&F Lands sit directly south of the lands at 2267 Highway 7 & 7700 Keele Street (the "**Avenue 7 Lands**"), which recently received approval from the Ontario Land Tribunal (the "**OLT**") for a mixed-use redevelopment comprising eight buildings up to 60 storeys, ~3,000 residential units, ~9,500 m^2 of retail space, and ~10,000 m^2 of office space (the "**Avenue 7 Development**") (OLT Case No. 24-000031). A copy of the OLT's approval order, dated November 21, 2025, is enclosed for reference.

For context, the images below show the location of the K&F Lands within the Keele PMTSA, immediately south of the Avenue 7 Lands, as well as the nature and scale of the development approved for those neighbouring lands.

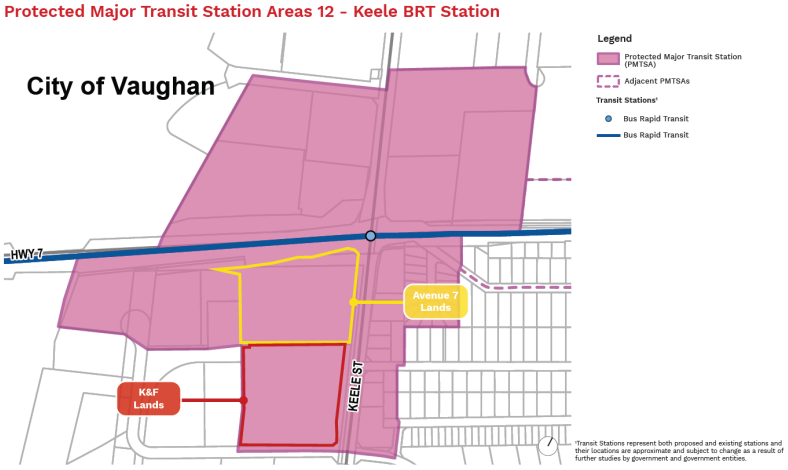


Figure 1 – VOP 2025 – Schedule 1.B.3 – Protected Major Transit Station Area 12 (Keele BRT Station)

[1] *Helping Homebuyers, Protecting Tenants Act, 2023*, S.O. 2023, c. 10.
[2] City of Toronto Official Plan Amendment Nos. 668 and 680.
[3] Town of Oakville Official Plan Amendment Nos. 68, 332, and 333.



Figure 2 – Preliminary Conceptual Renderings of the Avenue 7 Development

Recent changes to the planning context underscore the long-term potential of the K&F Lands for mixed-use intensification. K&F has actively participated in the consultation and appeals process for the Avenue 7 Development and secured a resolution that preserves K&F's ability to continue operating even as the surrounding area redevelops. While K&F intends to maintain operations at this facility as long as possible, the broader planning vision for the Keele PMTSA—articulated by both the Province and the City—must be acknowledged, particularly given the significant new residential density approved immediately north of the K&F Lands.

Moreover, VOP 2025 imposes employment land conversion criteria that exceed the requirements of the Provincial Planning Statement, 2024 (the "**PPS 2024**").[4] By layering on these additional criteria, the City has created unnecessary hurdles to delivering new housing supply—an approach that is particularly inappropriate in the context of the Keele PMTSA, where Provincial policy expressly encourages transit-supportive development. Restricting uses along these corridors to traditional industrial categories is counterproductive, as it undermines transit ridership, land use compatibility, and the creation of complete communities.

Barriers to Economic Development – Limiting Employment Generating Uses

In addition, the proposed down-designation of the K&F Lands is short-sighted, inappropriately limiting the diversity of employment-generating uses on the site. This large parcel occupies a prominent location with frontage onto two existing streets—including Keele Street, a major arterial—and will benefit from future additional access via a new public street created by the Avenue 7 Development. Its strategic proximity to higher order transit and Highway 407, coupled with its position between established and approved residential, commercial, and office uses to the north and east, and traditional employment industrial uses to the west, makes the K&F Lands ideally suited for standalone office and retail uses. While these permissions exist under VOP 2010 and the current Zoning By-law, VOP 2025 proposes to remove them, restricting the K&F Lands solely to warehousing, distribution, manufacturing, and related uses. The City's blanket down-designation disregards the unique attributes of the K&F Lands and their vital role in the area's ongoing transformation.

Requested Modifications to VOP 2025

We respectfully request that the Minister modify VOP 2025 to reverse the down-designation of the K&F Lands and to ensure that the City's employment lands policies align with the intent of Bill 97 and the PPS 2024, particularly given the site's strategic location within the Keele PMTSA.

As previously discussed, this can be achieved by either:

1. **introducing a Site and Area Specific policy at Chapter 8, which reinstates the office, retail, and institutional land use permissions for the K&F Lands, as set out in Schedule 1 to this letter ("Approach 1"); or**

2. **designating the K&F Lands as "*Prestige Mixed-Use I*", a land use designation under VOP 2025 that generally aligns with the existing permissions for the property under VOP 2010, as set out in Schedule 2 to this letter ("Approach 2").**

Additionally, modifications to the Employment Policies of VOP 2025 are needed to align with the Provincial direction for employment land conversions under the PPS 2024, as set out in Schedule 3 to this letter.

[4] VOP 2025, Policies 2.2.4.4 and 2.2.4.5.

To assist the Ministry in its review, we have enclosed the following:

1. Schedule 1 – Approach 1: Requested Modifications to VOP 2025 to Establish a Site and Area Specific Policy

2. Schedule 2 – Approach 2: Requested Modifications to VOP 2025 to Redesignate the K&F Lands

3. Schedule 3 – Requested Modifications to VOP 2025 for Employment Policies

4. Schedule 4 – Comparison of Use Permissions: Existing Permissions vs. VOP 2025 Permissions

5. Schedule 5 – OLT Order for Avenue 7 Development, dated November 21, 2025.

We appreciate the Ministry's consideration of these submissions and welcome the opportunity to speak further on this matter.

Should you have any questions, please do not hesitate to contact me.

Yours truly,



Jonathan S. Cheng

JSC/sm
Enclosures
cc. Calvin Lantz, *Stikeman Elliott LLP*
Kate Cooper & Simran Bhatti, *Bousfields Inc.*
Michael McCart, *McCart Associates Inc.*
Client

Schedule 1
Approach 1 - Requested Modifications to VOP 2025 to Establish a Site and Area Specific Policy

8.XX – 7622 Keele Street

8.XX.1 General

8.XX.1.1 Notwithstanding policy 3.1.16 with respect to uses permitted in all land use designations and policies 3.2.3.4 and 3.2.3.5 with respect to lands designated *Prestige Employment* or anything else in this Plan, in addition to the uses permitted by policy 3.2.3.5 b., the following uses are permitted:

i. **Office uses not accessory to and directly associated with any of the uses listed in policy 3.2.3.5, up to a maximum gross floor area of 10,000 square metres provided that greater densities may be considered at sites located in higher profile areas such as major intersections (e.g., Arterial streets and 400-series Highways), or in proximity to planned transit stations at the time of consideration of implementing Block Plans and/or Zoning Bylaw.**

ii. **Ancillary retail uses subject to the following conditions:**

    A. the gross floor area of any one ancillary retail unit generally shall not exceed 185 square metres;
    B. the total gross floor area of all ancillary retail uses on any one lot generally shall not exceed 20% of the total gross floor area of all uses on the lot or 1,000 square metres, whichever is less; and
    C. the ancillary retail use must be located within 200 metres of the intersection of two arterial or collector streets as indicated on Schedule 9.

iii. **Gas stations**

iv. **Stormwater management facilities**

v. **Small-scale community facilities**

vi. **Day care, provided they are located within a school or on a public street with a right-of-way of 26 metres or greater, and**

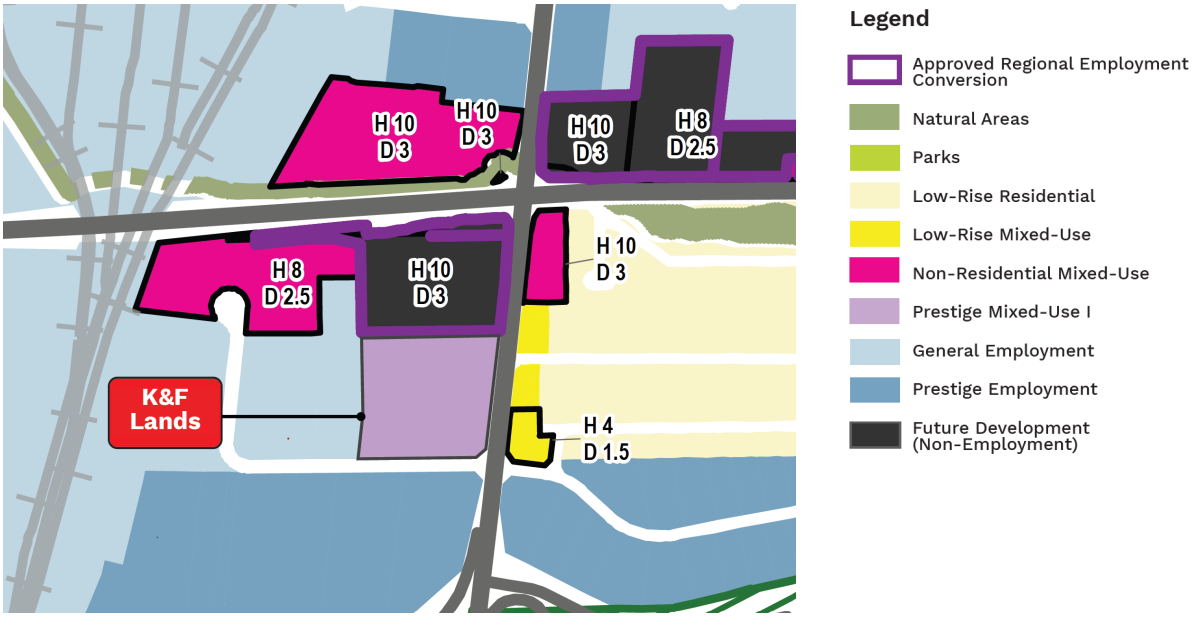
vii. **Public safety services, provided they are located on a public street with a right-of-way of 26 metres or greater.**

Schedule 2

Approach 2 - Requested Modifications to VOP 2025 to Redesignate the K&F Lands

Redesignate the K&F Lands from Prestige Employment to Prestige Mixed-Use I on Schedule 13 (Land Use Designations)

Land Use Designations - Schedule 13



Schedule 3

Requested Modifications to VOP 2025 for Employment Policies

2.2.4.4 That the conversion of lands in Employment Areas to uses other than the uses permitted in Section 3.2.3 of this Plan, may only be permitted through an amendment to this Plan, and only where it has been clearly demonstrated to the satisfaction of the City that:

a. the criteria set out in policy 2.8.2.5 of the Provincial Planning Statement is met; and

b. potential Adverse Effects to Sensitive Land Uses by the existing or planned Employment Area uses are avoided, or where avoidance is not possible, minimized and mitigated, in accordance with land use compatibility policies in Section 3.1.1**.11** of this Plan.

~~2.2.4.5 That further to policy 2.2.4.4, where conversions of lands in Employment Areas are proposed, it should be shown that the conversion:~~

~~a. does not impact the configuration, location, and contiguous nature of the Employment Area;~~

~~b. does not impede access from Employment Areas to major transportation corridors;~~

~~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 land use compatibility concerns through potential direct or indirect Adverse Effects, such as odour, noise, and other contaminants, to future residents or employees; and~~

~~e. does not create risks to public health and safety.~~

Schedule 4

Comparison of Use Permissions

This table identifies the list of permitted uses for the K&F Lands, as compared to proposed "Prestige Employment" designation in the Vaughan Official Plan 2025. The permitted uses for the "Prestige Mixed-Use I" designation under the Vaughan Official Plan 2025 are also included for reference.

Permissions that are eliminated from the K&F Lands are highlighted in **yellow and in red text**.

Existing Permissions for K&F Lands		**Permissions under Vaughan Official Plan 2025**	
Zoning By-law No. 001-2021 ***Prestige Employment Zone "EM1"***	**Vaughan Official Plan 2010** ***Prestige Employment***	***Prestige Employment***	***Prestige Mixed-Use I***
11.2.1 Permitted Uses in the Employment Zones **Table 11-2**: Permitted Uses in the Employment Zones: • **Automotive detailing** • **Commercial school** • Manufacturing or processing facility • **Office (max GFA of 10,000 m²)** • Research and development • **Vertical farm** • Warehousing and distribution facility • **Car wash** • **Day care centre** • Temporary sales office • Accessory office • Accessory retail • **Intermodal container**	**9.2.1.9.** The following uses are permitted in all land use designations, with the exception of Natural Areas, Parks, Private Open Spaces, Agricultural, Rural, Theme Park and Entertainment, and Infrastructure and Utility, unless specially permitted in those designations: a. Schools, except in Employment Areas as identified on Schedule 1; b. Parks and open space; c. Stormwater management facilities; **d. Small-scale community facilities;** **e. Day care, provided they are located within a school or on a public street with a right-of-way of 26 metres or greater, but not within areas designated as General Employment; and**	**3.1.1.6** To permit the following uses in all land use designations except Prime Agriculture, Theme Park and Entertainment, and Infrastructure and Utilities, unless specifically permitted in those designations, and except in Core Features and Linkages of the Natural Heritage Network and/or Hazardous Lands and/or Hazardous Sites: a. Schools, except in Employment Areas on lands designated General Employment or Prestige Employment; b. parks and open space; c. stormwater management facilities; d. **Small-Scale Community Facilities, except on lands designated** General Employment or **Prestige Employment**; e. places of worship, except on lands designated Prestige Employment or General Employment, and provided they are located on a public street with a	**3.1.1.6** To permit the following uses in all land use designations except Prime Agriculture, Theme Park and Entertainment, and Infrastructure and Utilities, unless specifically permitted in those designations, and except in Core Features and Linkages of the Natural Heritage Network and/or Hazardous Lands and/or Hazardous Sites: a. Schools, except in Employment Areas on lands designated General Employment or Prestige Employment; b. parks and open space; c. stormwater management facilities; d. Small-Scale Community Facilities, except on lands designated General Employment or Prestige Employment; e. places of worship, except on lands designated Prestige Employment or General Employment, and provided they are located on a public street with a

	f. Public safety services, provided they are located on a public street with a right-of-way of 26 metres or greater.	planned right-of-way of 26 metres or greater; f. **Day Cares, except on lands designated** General Employment or **Prestige Employment**; and g. **public safety services, except on lands designated** General Employment or **Prestige Employment**, and provided they are located on a public street with a right-of-way of 26 metres or greater.	planned right-of-way of 26 metres or greater; f. Day Cares, except on lands designated General Employment or Prestige Employment; and g. public safety services, except on lands designated General Employment or Prestige Employment, and provided they are located on a public street with a right-of-way of 26 metres or greater.
	9.2.2.11. In areas designated on Schedule 13 as Prestige Employment, the following policies shall apply: […] c. The following uses are permitted in areas designated as Prestige Employment, in addition to those uses permitted through policy 9.2.1.9: i. Industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted. ii. Office and or retail uses accessory to and directly associated with any of the uses	**3.2.3.5** That the following policies shall apply to lands designated as Prestige Employment: […] b. the following uses are permitted in addition to those uses permitted through policy 3.1.1.6: i. manufacturing uses, uses related to research and development in connection with manufacturing, warehousing uses (but not retail warehousing), processing uses, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted on lands designated Prestige Employment; ii. office and/or retail uses that are directly associated with any of the uses listed in policy 3.2.3.5.b.i., provided that the associated office	**3.2.2.13** That the following policies shall apply to lands designated Prestige Mixed-Use I and to lands designated Prestige Mixed-Use II: […] c. the following uses are permitted in addition to those uses permitted through policy 3.1.1.6: i. industrial uses including manufacturing warehouses, uses related to research and development in connection with manufacturing, warehousing uses (but not retail warehousing), processing uses, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted; ii. Retail uses that are directly associated with any of the uses listed in policy 3.2.2.13.c.i.,

	listed in policy 9.2.2.11.c.i provided that: A. the accessory use is located on the same lot as the primary use; and, B. the combination of accessory office and accessory retail uses shall not exceed 49% of the total gross floor area devoted to the primary use provided that the accessory retail use is limited to no more than 10% of the total gross floor area of the primary use. **iii. Office uses not accessory to and directly associated with any of the uses listed in policy 9.2.2.11.c.i, up to a maximum gross floor area of 10,000 square metres provided that greater densities may be considered at sites located in higher profile areas such as major intersections (e.g., Arterial streets and 400-series Highways), or in proximity to planned transit stations at the time of consideration of implementing Block Plans and/or Zoning Bylaw.** **iv. Ancillary retail uses subject to the following conditions:**	and/or retail use is located on the same lot as the primary use; iii. the uses listed in policy 3.2.3.5.b.i. are subject to land use compatibility policies in subsection 3.1.1 of this Plan; and **iv. Ancillary facilities as per the Planning Act;**	provided that the associated retail use is located on the same lot as the primary use; iii. Facilities Ancillary to the uses listed in policy 3.2.2.13.c.i. and 3.2.2.13.c.ii.; and iv. office uses, including Major Office on lands located within Strategic Growth Areas;

Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: November 21, 2025 **CASE NO.:** OLT-24-000031

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Avenue 7 Developments Ltd.
Subject:	Request to amend the Official Plan – Failure to adopt the requested amendment
Description:	To permit the redevelopment of the subject lands with eight (8) new mixed-use buildings ranging in height from 6 to 60 storeys to be grouped in four (4) buildings connected by podiums ranging in height from one (1) to seven (7) storeys that will be focused around a new centrally located 5,602 square metre public park and to consist of 3,000 residential units over 242,834 square metres of residential Gross Floor Area, as well as 10,526 square metres of office pace, 10,495 square metres of retail space and ,352 square metres of community space
Reference Number:	OP.22.008
Property Address:	2267 Highway 7 and 7700 Keele Street
Municipality/UT:	City of Vaughan/Regional Municipality of York
OLT Case No.:	OLT-24-000031
OLT Lead Case No.:	OLT-24-000031
OLT Case Name:	Avenue 7 Developments Ltd. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Avenue 7 Developments Ltd.

Subject:	Application to amend the Zoning By-law –Neglect to make a decision
Description:	To permit the redevelopment of the subject lands with eight (8) new mixed-use buildings ranging in height from 6 to 60 storeys to be grouped in four (4) buildings connected by podiums ranging in height from one (1) to seven (7) storeys that will be focused around a new centrally located 5,602 square metre public park and to consist of 3,000 residential units over 242,834 square metres of residential Gross Floor Area, as well as 10,526 square metres of office space, 10,495 square metres of retail space and 1,352 square metres of community space
Reference Number:	Z.22.015
Property Address:	2267 Highway 7 and 7700 Keele Street
Municipality/UT:	City of Vaughan/Regional Municipality of York
OLT Case No.:	OLT-24-000032
OLT Lead Case No.:	OLT-24-000031

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Avenue 7 Developments Ltd.
Subject:	Proposed Plan of Subdivision – Failure of Approval Authority to make a decision
Description:	To permit the redevelopment of the subject lands with eight (8) new mixed-use buildings ranging in height from 6 to 60 storeys to be grouped in four (4) buildings connected by podiums ranging in height from one (1) to seven (7) storeys that will be focused around a new centrally located 5,602 square metre public park and to consist of 3,000 residential units over 242,834 square metres of residential Gross Floor Area, as well as 10,526 square metres of office space, 10,495 square metres of retail space and 1,352 square metres of community space
Reference Number:	19T-22V002
Property Address:	2267 Highway 7 and 7700 Keele Street
Municipality/UT:	City of Vaughan/Regional Municipality of York

OLT Case No.: OLT-24-000033
OLT Lead Case No.: OLT-24-000031

BEFORE:

ERIC S. CROWE MEMBER	))	Friday, the 14th
	)	day of November, 2025

THESE MATTERS, in respect of the lands at 2267 Highway 7 and 7700 Keele Street in the City of Vaughan ("City"), having come for a Case Management Conference on September 18, 2024 before the Ontario Land Tribunal (the "Tribunal") and the Tribunal having issued an Oral Decision on September 18, 2024; and

THE TRIBUNAL, having been advised by Avenue 7 Developments Ltd. (Avenue 7") and the City Canadian National Railway Company ("CN"), Doney Hill Holdings Inc. (and, subsequently, Doney 80 Corp.) ("Doney") and Kohl & Frisch Limited/2225928 Ontario Limited (K&F"), ("the Parties") that a full uncontested settlement had been reached, on consent. Avenue 7 has also entered into separate Minutes of Settlement ("MOS") with CN, Doney, and K&F to address their respective issues and recognize the Settlement Proposal and the proposed planning instruments, and as a result of the settlement reached between Doney and Avenue 7, Doney has undertaken to submit communication to the Tribunal advising it has formally withdrawn its appeal of the Proposed Development per the Doney Minutes;

AND THE TRIBUNAL, having received and considered the expert opinion evidence from Mr. Ryan Mino-Leahan, RPP, MCIP, as set out in the Affidavit of Ryan Mino-Leahan, sworn November 12, 2025 (the "Mino-Leahan Affidavit" (**Exhibit 1**)) filed on consent of the Parties;

AND THE TRIBUNAL, having considered the expert opinion from Mr. Mino-Leahan regarding the Participant's issues with respect to height, density, impacts on servicing and transportation related impacts, in Mr. Mino-Leahan's opinion, the proposed height, density and land use is appropriate and represents an appropriate form of development

on lands identified for intensification by the Region and City. The Transportation issues have been resolved and approved by the City, Region and K&F. In addition, in Mr. Mino-Leahan's opinion, the Proposed Development and Avenue 7 Instruments support the appropriate development of the Subject Lands and the transportation improvements contemplated can be appropriately integrated into any future coordinated development plans for lands on the east side of Keele Street;

AND THE TRIBUNAL, having been advised of the pre-conditions to the issuance of a Final Order in this matter requested by the City, CN, and K&F, and consented to by Avenue 7, which have not yet been met;

AND THE TRIBUNAL, having accepted the uncontradicted expert land use planning opinion evidence of Mr. Mino-Leahan that Avenue 7 Planning Instruments, as set out in **Exhibits "J", "K"** and **"L"** in Mr. Mino-Leahan's affidavit have appropriate regard for matters of provincial interest, are consistent with the 2024 PPS, conform to the York Region OP 2022, is in keeping with the objectives and intent of the City of Vaughn OP 2010 and conforms with the Official Plan policies when read as a whole and in the context of the proposed Official Plan. The Proposed Development represents good planning and is in the public interest. The Draft Plan of Subdivision ("DPOS") has regard for the criteria provided in Section 51(24) of the Act. The DPOS through the applications has appropriate regard for matters of Provincial Interest. The DPOS is in the public interest and is not premature as it will provide new public streets and a new public park to support the Proposed Development and surrounding community. The DPOS conforms to the goals and objectives of the City of Vaugh OP 2010 and has regard for surrounding lands. The layout of the roads and parks have been evaluated by City and Region staff and meet all standards while the development block can be developed with the intended form of development as illustrated on the conceptual site plan. The DPOS is supported by a Transportation Impact Study and Functional Servicing Report which conclude there is existing servicing and Transportation infrastructure to support the Proposed Development;

NOW THEREFORE:

THE TRIBUNAL ORDERS THAT;

1. The appeals by Avenue 7 of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications in connection with lands municipally known in 2025 as 2267 Highway 7 and 7700 Keele Street (the "Site") the appeal is allowed [in part], on an interim basis, contingent upon confirmation, satisfaction or receipt of those pre-requisite matters noted below, and the Zoning By-law Amendment set out in Exhibit I and K to Mr. Mino-Leahan Affidavit, is hereby approved in principle. are allowed, in part;

2. The development proposal as generally depicted on the plans prepared by BDP Quadrangle dated September 11, 2025 filed as Exhibit "I" to the Mino-Leahan Affidavit is approved in principle;

3. The amendment to the City of Vaughan Official Plan 2010 filed as Exhibit "J" to the Mino-Leahan Affidavit, together with the amendment to the City of Vaughan Zoning By-law No. 1-88 filed as Exhibit "K" to the Mino-Leahan Affidavit and the amendment to the City of Vaughan Zoning By-law No. 001-2021 filed as Exhibit "L" to the Mino-Leahan Affidavit (collectively, the "Planning Instruments") are approved in principle subject to paragraph 4 of this Interim Order;

4. The Final Order approving the Planning Instruments shall be withheld until:

    a. The City Solicitor and Avenue 7 advise the Tribunal that:

        (i) the Official Plan Amendment is in a final form satisfactory to the City; and

        (ii) the Zoning By-law Amendments are in final forms satisfactory to the City, which shall include a Holding Symbol (H), and shall not be removed from the Site until the holding conditions set out in the Agreed Statement of Facts filed

as Exhibit “O” to the Mino-Leahan Affidavit are addressed to the satisfaction of the City;

b. Avenue 7 and CN advise the Tribunal that the Development Agreement between Avenue 7 and CN executed on October 17, 2025 (the “CN Development Agreement”), Environmental Easement, and Postponements have been registered and certified on title to the Site in accordance with sections 17 and 18 of the CN Development Agreement;

c. Avenue 7 and K&F advise the Tribunal that:

i. a site plan application, and any application for zoning relief, related to the transportation modifications related to access and egress from Street ‘2’ to lands owned by K&F known municipally in 2025 as 7622 Keele Street, in accordance with paragraphs 6 to 10 of the Minutes of Settlement between Avenue 7 and K&F executed on October 15, 2025 (the “K&F Minutes of Settlement”), are approved and in force, and that such approvals are final and binding with all appeal periods and/or request for review periods having expired;

ii. a one-time payment have been paid by Avenue 7 to K&F’s solicitor in escrow in accordance with paragraph 28 of the K&F Minutes of Settlement;

5. The Draft Plan of Subdivision prepared by KLM Planning dated November 29, 2023 filed as Exhibit “N” to the Mino-Leahan Affidavit is approved in principle subject to the items in paragraph 4.b of this Interim Order being completed and the conditions of Draft Plan set out in paragraph 6 of this Interim Order;

6. The Tribunal approves the conditions of Draft Plan approval as set out in the Agreed Statement of Facts filed as Exhibit “O” to the Mino-Leahan Affidavit and, pursuant to subsection 51(56.1) of the Planning Act, the City shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of

subdivision for the purposes of subsection 51(58) of the Planning Act. In the event that there are any difficulties implementing any of the conditions of draft plan approval, or if any changes are required to be made to the draft plan, the Tribunal may be spoken to;

7. The Final Order will issue after the Tribunal has reviewed and approved the final form of the Planning Instruments; and

8. The Tribunal may be spoken to in the event matters should arise in connection with the implementation of this Order

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR