WND ASSOCIATES

PLANNING AND URBAN DESIGN

30 January 2026

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
16th Floor
777 Bay Street
Toronto, ON M7A 2J3

Attention: **Matthew Meighoo**
Planner (Acting)

Dear Mr. Meighoo,

RE: **Adopted 2025 Vaughan Official Plan**
10811 & 10819 Jane Street, City of Vaughan
WND File No.: 25.578
ERO No.: 025-1420
Ministry Reference No.: 19-OP-246866

WND Associates is the planning consultant for Jane Urban Dev Inc. (the "Owners") for the lands municipally addressed as 10811 & 10819 Jane Street (the "Subject Site") in the City of Vaughan (the "City"). On behalf of the Owners, we are providing this letter in response to the opportunity for public comments from the Ministry of Municipal Affairs and Housing ("MMAH") concerning the new Vaughan Official Plan 2025 ("VOP 2025"), which was adopted by Vaughan City Council on October 28, 2025, under Section 17 (22) of the *Planning Act*.

Our firm served as the planning agent to the previous owner, supporting concurrent applications for an Official Plan Amendment and Zoning By-law Amendment for the mixed-use redevelopment of the Subject Site. Those applications were appealed to the Ontario Land Tribunal ("OLT") by the previous owner, resulting in a settlement with the City of Vaughan. The settlement with the City permits a six (6) storey residential building with a Gross Floor Area of 14,479 square metres and a maximum density of 3.1 FSI (the "Approved Development") and redesignates the Subject Site from Low-Rise Mixed-Use to Mid-Rise Mixed Use in Schedule B of the Block 27 Secondary Plan.

The OLT issued a decision on December 6, 2023, to approve the development, with the final order approving the associated planning instruments withheld until certain conditions are cleared to the satisfaction of the City of Vaughan's Deputy City Manager of Planning and Growth Management.

It is our understanding that VOP 2025, Volume 1, containing city-wide policies, and Volume 2, comprising secondary plans for the Vaughan Metropolitan Centre Secondary Plan and the proposed new Weston 7 Secondary Plan, are being considered by the MMAH. What is unclear is how the interpretive and transitional policies would be applied to the Subject Site and Block 27 in its entirety.

Section 1.3.2 provides policies detailing how the current VOP 2010 and the York Region Official Plan 2022 ("YROP 2022") will be repealed and transitioned into the new VOP 2025.

According to Section 1.3.2.1, approval of the new VOP 2025 will result in the repeal of VOP 2010 and YROP 2022. Notably, the policy of subsection a) states that, "*Volume 1 and Volume 2 of VOP 2010 remain in force and this Plan shall not apply to the lands shown on Schedule 14A - Areas Subject to Secondary Plans…in Volume 1 of VOP 2010*".

Based on the above-noted policy, it is our understanding that the new VOP 2025 would not apply to the Subject Site or Block 27. This contradicts the overall policy direction set out in Section 1.3, stating "*This Plan, in its entirety (Volume 1, Volume 2, Schedules, and the Appendices), is the policy of City of Vaughan Council…*"

Accordingly, we are requesting that the above-noted contradictory policies be reconciled and that the updated policies and Schedules of Volume 1 of VOP 2025 apply to the Subject Site, with the understanding that Volume 2 of VOP 2010, including the Block 27 Secondary Plan, will be updated in the future.

This request is consistent with the information provided by City staff in its December 2, 2025, report to the Vaughan Committee of the Whole titled "City-Initiated Modifications to Volume 2 of the Adopted Vaughan Official Plan 2025", which indicated that:

> "*Once VOP 2025 is approved, Volume 2 of VOP 2010, which includes secondary plans, area-specific plans, and site-specific policies, along with the interpretative policies in Volume 1, will remain in-effect to ensure there are no policy gaps, until such time that Volume 2 is updated*."

We support the adopted changes to Schedule 1, which appropriately reflect the emerging land use and development context of the Subject Site, Block 27 and surrounding areas, including the planned intensification of Block 34 East, to the west of Jane Street.

Consistent with our request, the application of the proposed changes to Schedule 1 to the Subject Site and Block 27 upon Ministerial approval of Volume 1 of VOP 2025 would set a clearer land use and policy context to enable the orderly development of the Subject Site.

Schedule 13 (Land Use Designations) continues to indicate that the Subject Site is designated under the policies of the Block 27 Secondary Plan, under Section 11.13 in Volume 2 of the VOP 2010. We look forward to providing additional input during the future review of the Block 27 Secondary Plan to ensure that it appropriately reinforces the adopted policies and mapping of VOP 2025 Volume 1.

We trust that the enclosed correspondence will be received and considered by the Minister in approving VOP 2025, and look forward to the implementation of the new Official Plan.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal