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7 GRAND AVENUE SOUTH, UNIT 111
CAMBRIDGE, ONTARIO N1S 2L3
519.286.4600

KLMPLANNING.COM

File: P-3397

January 29, 2026

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

Attention: **Matthew Meighoo, Planner, Community Planning & Development (Central-East) Unit**

Re: **Request for Ministerial Amendment to the Adopted Vaughan Official Plan 2025**
ERO Number 025-1420
Ministry Reference Number 19-OP-246866
170 Doughton Road, Vaughan

Dear Mr. Meighoo,

KLM Planning Partners Inc. represents the owner of the lands municipally known as 170 Doughton Road, in the City of Vaughan (the "Subject Lands"). We are writing in response to the Province's request for comment on ERO No. 025-1420 regarding the proposed Ministerial approval of the City of Vaughan Official Plan 2025. We respectfully request that, as part of the approval process, the Minister issue a ministerial amendment to the Council adopted Vaughan Official Plan 2025 to retain the adult entertainment use permissions for the Subject Lands currently authorized under Area-Specific Policy 12.5 of the Vaughan Official Plan 2010, Volume 2.

Reason for Request

Within the City of Vaughan Official Plan 2010 ("VOP 2010"), which is currently the in-effect Official Plan, some areas of the City which may or not be subject to Secondary Plans and/or Block Plans are subject to Site and Area Specific Policies. These policies are to reflect historical conditions or development permissions that have been previously approved and still maintain the maintain the main goals and objectives of the VOP 2010 but do not fit within the specific policy structure that has been created in the VOP 2010.

Under the existing Area-Specific Policy framework in VOP 2010 (Section 12.5) adult entertainment parlours and body rub parlours are prohibited city-wide except on specific lands identified on Schedule 14B (Site # 4). The policies within Section 12.5 outline a series of criteria to ensure adult entertainment parlours and body rub parlours satisfy appropriate locational criteria and separation requirements to ensure compatibility with surrounding land uses. A copy of Section 12.5 and Schedule 14B is appended.

The Subject Lands are also designated "Neighbourhood Precinct" within the Vaughan Metropolitan Centre Secondary Plan ("VMCSP"), as shown on Schedule F – Land Use Precincts. Neighbourhood Precinct's are intended to be developed primarily with residential uses, complemented by community amenities such as schools, parks, community centres and daycare facilities with potential for retail/service commercial uses. A copy of Schedule F – Land Use Precincts is appended.

On our client's behalf, we participated in Vaughan's Official Plan consultation process and submitted correspondence on the publicly available draft Vaughan Official Plan. It was our understanding that the draft policies would recognizes legally existing land uses present at the time of the approval of VOP 2025

shall be deemed to conform to the VOP 2025. In addition, the policies within Volume 2 of VOP 2010 (i.e., Section 12.5) were not being modified prior to adoption and potential modifications would come forward at a future date after adoption. We requested notification to ensure that our client would be able to participate should any modifications be proposed on their lands. The City did not provide any response to our comment letter. A copy of the letter submitted to the City dated May 14, 2025, is appended.

After adoption of the VOP 2025 by Council, City staff brought forward a City-initiated Official Plan Amendment to apply changes to Employment Area policies and to apply modifications to the Council-adopted VOP 2025 to update area-specific plans and site-specific policies from Volume 2 of the VOP 2010 at public meeting on December 2, 2025. A letter dated November 27, 2025, (appended to this letter) was submitted to City staff and Council, as upon our review the proposed revisions/modifications remove Area Specific Policy 12.5 – Adult Entertainment Uses. The City Staff report for the December 2, 2025, Committee of the Whole (Public Meeting) indicated that the intent of the proposed modifications is to respond to recent changes to the *Planning Act* and Provincial Planning Statement, 2024 with respect to permitted uses in employment areas, where uses within have been scoped to manufacturing, warehousing and logistics uses, and a limited range of ancillary uses. As a result, adult entertainment uses are no longer permitted in employment areas in accordance with the *Planning Act* and in the Provincial Planning Statement 2024; however, the Subject Lands are not located within an employment area. The City's justification lacks relevancy and there is not basis for the removal of the existing adult entertainment use permissions on the Subject Lands if the intent is to conform with the employment area definition.

On December 2nd, 2025, City staff responded to the November 27, 2025, letter and indicated that the permissions under the Area Specific Plan for Adult Entertainment Uses no longer apply to the Subject Lands and are not carried forward in VOP 2025 and directed my client to existing use policies within VOP 2025. We note, this was the first communication provided by the City to clarify their interpretation of the VOP 2025 policies in relation to my client's lands.

In light of the above, the repeal of adult entertainment use on the Subject Lands is unjustified for the following reasons:

1) The site has coexisted with these land use permissions under Section 12.5 and through the VMCSP and no planning rationale has been provided on why adult entertainment uses would be abolished under the new Vaughan Official Plan 2025. Adult entertainment is a lawful and provincially recognized use in Ontario, subject to municipal zoning controls and licensing requirements. The Subject Lands are one of the limited locations in Vaughan where these uses are permitted and should continue to be considered as part of the implementation of the Official Plan.

2) The existing permissions were established through a formal Official Plan policy and relied upon by the landowner of the Subject Lands. Removing these permissions without proper planning rationale undermines the consistency and predictability of the planning framework.

3) The existing Area-Specific Policy in Vaughan Official Plan 2010, Volume 2, Section 12.5, includes locational criteria (e.g., setbacks from residential areas, arterial roads, other entertainment uses etc.) to mitigate compatibility concerns. These safeguards should be preserved rather than removed.

Request for Ministerial Amendment

To ensure a fair and consistent land use policy framework, we request the Minister amend the Council adopted City of Vaughan Official Plan 2025 to include the language that:

a. Carries forward Volume 2, Section 12.5 (Adult Entertainment Uses) of City of Vaughan Official Plan 2010, into the new Vaughan Official Plan 2025.

Conclusion

Maintaining these established land use permissions is consistent with the principles of sound land use planning and respects expectations of landholders and stakeholders affected by the planning framework.

We respectfully request, that the Minister consider this amendment as part of the Province's decision on ERO No. 025-1420.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Aidan Pereira
Associate

cc. Gerard Borean, Parente Borean LLP
Mark Yarranton, President, KLM Planning Partners Inc.

Volume 2 - Section 12.5, Vaughan Official Plan 2010

12.5 Adult Entertainment Uses

APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 24, 2013

12.5.1 Adult Entertainment Parlours

12.5.1.1. Adult entertainment parlours, as defined in Section 154 of the Municipal Act, and body rub parlours, as defined in Section 154 of the Municipal Act, are prohibited in the City of Vaughan with the following exceptions:

a. they are limited to the following locations:

i. a portion of the lands located east of Keele Street and south of Langstaff Road, being part of Lots 7, 8, 9, and 10, Concession 3, as identified on Map 12.5.A;

ii. a portion of the lands located south of Doughton Road and Killaloe Road, and east of Maplecrete Road, being part of Lots 4 and 5, Concession 4, as identified in Map 12.5.A; and,

iii. the property located at the northwest corner of Doughton Road and Maplecrete Road, municipally known as 170 Doughton Road, being part of Lot 5, Concession 4, as identified on Map 12.5.A;

b. adult entertainment parlours shall be located at least 100 metres from an arterial road or Provincial highway, and shall not be located on lots abutting such roadways;

c. any adult entertainment parlour shall be located at least 1000 metres from any other adult entertainment parlour;

d. an adult entertainment parlour shall be located at least 500 metres from any lands designated in the Official Plan for residential purposes, and any residential use. This restriction shall not apply to the two existing farm dwellings located on the west side of Jane Street within Lot 4, Concession 5; and,

e. an adult entertainment parlour shall be located only in a building where the adult entertainment parlour is the sole occupant of the building.

12.5.2 Body Rub Parlours

12.5.2.1. Body rub parlours, as defined in Section 154 of the Municipal Act, are prohibited in the City of Vaughan with the following exceptions:

a. they are limited to the following locations:

i. a portion of the lands located east of Keele Street and south of Langstaff Road, being part of Lots 8 and 9, Concession 3; as identified on Map 12.5.A; and,

ii. a portion of the lands located south of Killaloe Road and east of Costa Road, being parts of Lots 4 and 5, Concession 4, as shown on Map 12.5.A;

b. a body rub parlour may not exceed 150 square metres in Gross Floor Area; and,

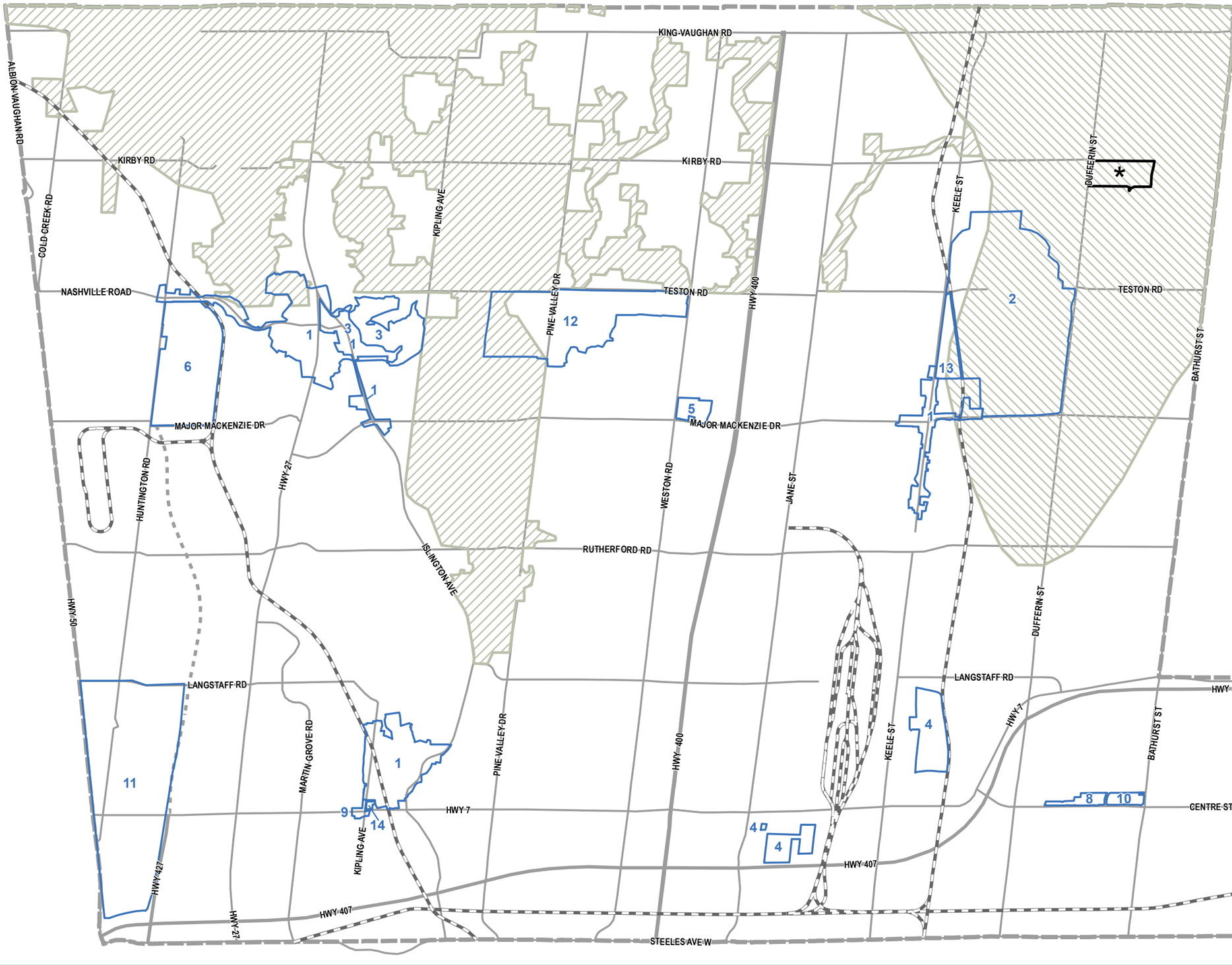
c. a body rub parlour is restricted to a maximum of one per lot, and when in a multi-unit building is also restricted to a maximum of 15% of the Gross Floor Area of the multi-unit building.

Map 12.5.A:
Adult Entertainment Uses



Schedule 14B - Vaughan Official Plan 2010

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.



September 2021

SCHEDULE 14B

VAUGHAN

Areas Subject to Area Specific Plans

Site #, Name, and Chapter

- 1, Heritage Conservation Districts, 12.2
- 2, Keele Valley Landfill Area, 12.3
- 3, Kleinburg Core, 12.4
- 4, Adult Entertainment Uses, 12.5
- 5, NE Quadrant of Major Mackenzie Dr. & Weston Rd., 12.6
- 6, Block 61 West - Nashville Heights, 12.7
- 7, Yonge Street Corridor in Thornhill, 12.8
- 8, Centre Street Corridor , 12.9
- 9, Kipling Avenue & Highway 7, 12.10
- 10, Bathurst & Centre Street, 12.11
- 11, Huntington Business Park, 12.12
- 12, Block 40/47, 12.13
- 13, Maple Industrial Area, 12.14
- 14, NE Quadrant of Kipling Ave. & Highway 7, 12.15

* See Minister's Decision on ORMCP Designation

Municipal Boundary

0 620 1,240 1,860 2,480 3,100 Meters

Schedule F Land Use Precincts - VMCSP

SCHEDULE F > LAND USE PRECINCTS

LEGEND

- station precinct
- south precinct
- neighbourhood precinct
- west and east employment precinct
- major parks and open spaces
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) (see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)
- existing floodplain (see policies 5.6.4-5.6.10)
- office uses permitted (see policy 8.4.3 & 8.5.3)
- ✱ see policy 6.3.2



Correspondence Submitted to the City of Vaughan, December 2, 2025 Committee of the Whole (Public Meeting)

C5.
Communication
CW(PM) – December 2, 2025
Item No. 4, 5

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File: P-3397

November 27, 2025

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Delivered by email to oprmanager@vaughan.ca; clerks@vaughan.ca

Attention: Mayor and Members of Council

Re: City-initiated Official Plan Amendment Changes to Employment Area Policies – File No. 26.19 & City-initiated Modifications to Volume 2 of the Adopted Vaughan Official Plan 2025 – File No. 28.1
170 Doughton Road, City of Vaughan

KLM Planning Partners Inc. represents the owner of the lands municipally known as 170 Doughton Road, in the City of Vaughan (the "Subject Lands"). We have been actively monitoring and participating in the Vaughan Official Plan Review process and understand that on October 28, 2025, the new Vaughan Official Plan 2025 ("VOP") was passed by Council.

We have reviewed the proposed City-initiated Official Plan Amendment changes to Employment Area policies and the modifications to the Council-adopted VOP 2025 to update area-specific plans and site-specific policies from Volume 2 of the VOP 2010 being brought forward to a public meeting on December 2, 2025. Upon our review, we have concerns about the proposed removal of Area Specific Policy 12.5 – Adult Entertainment Uses, as justification for this revision is not provided by the City as it relates to the Subject Lands.

The Subject Lands are currently designated "Neighbourhood Precinct" in the in-effect Vaughan Metropolitan Centre Secondary Plan ("VMCSP") and subject to Chapter 12 – Area Specific Policies 12.5 Adult Entertainment uses under Volume 2 of the VOP 2010. The Subject Lands are currently one of a limited number of locations within the City of Vaughan which permits Adult Entertainment Parlours as defined in Section 154 of the *Municipal Act*.

Under the Council-adopted VOP 2025, the Subject Lands are designated "Mixed Use". It was understood at the time of adoption that Volume 2 of VOP 2010 would remain in force for the lands shown on Schedule 14B – Areas Subject to Area Specific Plans in Volume 1 of the VOP 2010.

The materials (e.g., Table 1 - Summary of Changes to Area-Specific Plans – excerpt below) provided by the City propose a modification to the Council-adopted VOP 2025 to repeal Area Specific Policy 12.5 in its entirety, which would have the effect of removing the adult entertainment parlour use permissions for the Subject Lands. The justification provided by Staff indicates that adult entertainment uses are being removed as there are no longer permitted in Employment Areas. However, the Subject Lands are not

located in an employment area per the in-effect or Council-adopted VOP, and thus, this rationale does not apply to the Subject Lands.

Table 1: Summary of Changes to Area-Specific Plans

No.	Area Specific Policies	Repeal in VOP 2010	Bring into VOP 2025	Summary of Changes to Area Specific Plan in Volume 2 of VOP 2025	Summary of Changes to VOP 2025 Schedules
12.5	Adult Entertainment Uses	Yes	No	The area -specific plan is entirely removed as adult entertainment uses are no longer permitted in Employment Areas.	The "General Employment " land use designation is updated on Schedule 13 for the lands outside of the Vaughan Metropolitan Centre and the Concord Secondary Plan areas. Reference to the area -specific plan is removed from Schedule 13.

We recognize that the City's intent is to respond to recent changes to the *Planning Act* and Provincial Planning Statement, 2024 with respect to permitted uses in employment areas, where uses within have been scoped to manufacturing, warehousing and logistics uses, and a limited range of ancillary uses. With this stated intent, the Area Specific Policies existing in VOP 2010 under Section 12.5 should be carried forward and transitioned into Volume 2 of VOP 2025 in respect to 170 Doughton Road, Vaughan.

Kindly ensure that we receive notice of any decision(s) made by the Committee and/or City Council regarding File No. 26.19, 28.1 and any updates to VOP 2025, as well as any further public meeting(s), so we can continue to monitor this matter and participate.

Yours truly,
KLM PLANNING PARTNERS INC.

Mark Yarranton, BES, MCIP, RPP
President

Aidan Pereira
Associate

cc. Madison Van West, KLM Planning Partners Inc.
Gerard Borean, Parente Borean LLP
Carly Murphy, Planner, City of Vaughan
Shahinaz Eshesh, Senior Planner, Land Use Compatibility, City of Vaughan

City Staff Report to Committee of the Whole on Employment Area Changes

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 2, 2025 **WARD(S):** 2 3 4

TITLE: CITY-INITIATED MODIFICATIONS TO VOLUME 2 OF THE ADOPTED VAUGHAN OFFICIAL PLAN 2025 FILE NO. 28.1

FROM:
Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To present and receive comments from the public and the Committee of the Whole on the draft modifications to the Council-Adopted Vaughan Official Plan 2025 (VOP 2025) to update area-specific plans and site-specific policies from Volume 2 of the Vaughan Official Plan 2010 (VOP 2010) for the lands located within the Employment Area, as shown on Attachment 1.

Report Highlights

- VOP 2025 was adopted by Council on Oct. 28, 2025, and was submitted to the Minister of Municipal Affairs and Housing for approval. VOP 2025 will repeal and revoke VOP 2010 and York Region Official Plan 2022, as it applies to the City of Vaughan, in accordance with the transition policies.
- 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.
- The draft modifications are the first update to Volume 2 of the adopted VOP 2025, addressing lands located within the Employment Area to follow Provincial direction and legislation and the adopted VOP 2025.
- This report identifies preliminary issues to be considered in a technical report prepared by the Policy Planning and Special Programs Department at a future Committee of the Whole meeting.

Recommendations

1. That the Public Meeting report and presentation for the City-Initiated Modifications to Volume 2 of the Adopted Vaughan Official Plan 2025 File No. 28.1 be received, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a future comprehensive report to the Committee of the Whole.

Background

VOP 2025 has been submitted to the Minister of Municipal Affairs and Housing for approval after Council adopted it on Oct. 28, 2025.

VOP 2025 was prepared under Section 17 of the *Planning Act* as a new official plan. In accordance with Subsection 17(1) of the *Planning Act*, the Minister of Municipal Affairs and Housing is the approval authority for VOP 2025. Once approved, VOP 2025 will repeal and revoke VOP 2010 and York Region Official Plan 2022, as it applies to the City of Vaughan, subject to the transition policies within VOP 2025.

Similar to VOP 2010, VOP 2025 is divided into two parts, Volume 1 and Volume 2. Volume 1 contains city-wide official plan policies, while Volume 2 encompasses secondary plans, area-specific plans and site-specific policies that apply to certain areas in the city. Currently, Volume 2 of the adopted VOP 2025 includes only the new Vaughan Metropolitan Centre (VMC) Secondary Plan and Weston 7 Secondary Plan. The remaining policies from Volume 2 of VOP 2010 were not yet updated as part of the preparation of the new VOP 2025. To ensure continuity and avoid policy gaps, Volume 2 of VOP 2010, including existing secondary plans, area-specific plans, and site-specific policies, and the interpretative policies in Volume 1, will remain in-effect until such time that Volume 2 is entirely updated to conform with and be integrated into VOP 2025.

The draft modifications to the adopted VOP 2025 are the first updates to Volume 2 of VOP 2025.

Following the adoption of VOP 2025, the City initiated a comprehensive review of Volume 2 of VOP 2010 to update and align with VOP 2025. Area-specific plans and site-specific policies have been identified as the first phase, with the lands located within the Employment Area in the adopted VOP 2025 prioritized. Existing secondary plans in VOP 2010 will also be reviewed and updated to bring them into VOP 2025 in the future.

Staff intend to follow the process of an Official Plan Amendment to ensure transparency and adequate public consultation, because these modifications are proposed at a time when VOP 2025 has been adopted but not yet approved. During this period, Council-endorsed modifications are proposed be provided to the Ministry of Municipal Affairs and Housing with a request that they be incorporated into VOP 2025 as a ministerial modification upon its approval. If the Minister does not include the modifications as part of the approved VOP 2025, staff will bring forward a future Official Plan Amendment once VOP 2025 is in effect.

These modifications complement the proposed amendment to VOP 2010 and York Region Official Plan 2022, which the Committee of the Whole is considering at this Public Meeting under a separate item.
An amendment to VOP 2010 and York Region Official Plan 2022 (File No. 26.19) is proposed as an interim measure to introduce employment transitional policies and align the definition of "area of employment" in accordance with the *Planning Act* and "employment area" in the Provincial Planning Statement 2024.

These modifications update area-specific plans and site-specific policies, which are located within the Employment Area in the adopted VOP 2025, are intended to follow Provincial direction and legislation on Employment Areas, aligning with the adopted VOP 2025. Lands within Employment Areas that are subject to existing secondary plans will be reviewed and updated to bring them into conformity with the VOP 2025 in the future as part of future secondary plan reviews.

Provincial legislative has redefined Area of Employment.
Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023*, which amended the *Planning Act* regarding employment lands, received royal assent on June 8, 2023. The Provincial Planning Statement came into effect on October 20, 2024, and replaced the Provincial Policy Statement 2020, as well as A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019.

Bill 97 amended the *Planning Act* by changing the definition of "area of employment" to narrow the scope of uses permitted in areas of employment to exclude institutional and commercial uses, including retail and office uses that are not associated with a primary business and economic use. Business and economic uses prescribed by the *Planning Act* are manufacturing uses, warehousing uses including research and development in connection with manufacturing and goods movement, associated retail and office uses, and ancillary facilities. The amended definition of "area of employment" took effect on Oct. 20, 2024. These changes were echoed in the Provincial Planning Statement 2024, which also prohibits residential and commercial uses, as well as public service facilities, institutional uses and other sensitive uses not ancillary to uses permitted in the Employment Area.

The *Planning Act* authorizes municipalities to adopt policies to allow for the continuation of a use that was lawfully established on a parcel of land within the Employment Area before Oct. 20, 2024. Doing so will ensure that previous uses, not allowed under the *Planning Act,* can continue without diminishing the cluster of economic and business use within the Area of Employment as a whole.

Public Notice was provided in accordance with Council's Notification Protocol.
Public Notice of the Committee of the Whole (Public Meeting) regarding the draft modifications to Volume 2 of the adopted VOP 2025 were given in the following manner:

a) The Notice of Public Meeting was posted on the City's website at www.vaughan.ca.

b) The Notice was mailed to all residents and business owners within 150-metre radius of the applicable area-specific and site-specific modifications.

The draft modifications were posted on the City's dedicated webpage at www.vaughan.ca/about-city-vaughan/projects-and-initiatives/policy-planning-projects/modifications-volume-2-vaughan-official-plan-2025 in advance of the Public Meeting, on Nov. 12, 2025.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Policy Planning and Special Programs Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports related to the City-initiated Modifications to Volume 2 of the Adopted Vaughan Official Plan 2025:

- Proposed Vaughan Official Plan 2025 (Inclusive of the Proposed Weston 7 Secondary Plan and the Proposed Vaughan Metropolitan Centre Secondary Plan) Recommendation Report for Adoption, Committee of the Whole (1) Sept. 30, 2025, Committee of the Whole (1) (Item 1, Report 34)
- Memorandum from Deputy City Manager of Planning and Infrastructure Development, Communication, Council Meeting Oct. 28, 2025, Council Meeting (Communication C13) (Item 1, Report 34)
- By-law 241-2025

Analysis and Options

The draft modifications comprise an update to area-specific plans and site-specific policies in Volume 2 of VOP 2010 that fall within the Employment Area to bring them into the adopted VOP 2025. They are developed under a broad policy framework that includes the *Planning Act*, the Provincial Planning Statement 2024 and VOP 2025. The summary provided below describes consistency and conformity matters:

The *Planning Act*

Section 1 of the *Planning Act* defines "area of employment" to mean "an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:

1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:
   i. Manufacturing uses.
   ii. Uses related to research and development in connection with manufacturing anything.
   iii. Warehousing uses, including uses related to the movement of goods.

iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.
v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.
vi. Any other prescribed business and economic uses.

2. The uses are not any of the following uses:
   i. Institutional uses.
   ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv."

Specifically, the *Planning Act* states that the official plan policies shall not authorize a use that is excluded from being a business and economic use under the definition of "area of employment" on any parcels of land in the area on which the use was not lawfully established before Oct. 20, 2024.

These modifications conform to the *Planning Act* as they remove permissions for uses on lands within the Employment Area that are excluded from the "area of employment" definition, and complement policy 2.2.4.2 of the adopted VOP 2025 that addresses lawfully established uses.

The Provincial Planning Statement 2024

In accordance with Section 3 of the *Planning Act*, decisions affecting planning matters "shall be consistent" with the Provincial Planning Statement. The Provincial Planning Statement provides policy direction on matters of Provincial interest related to land use planning and development.

Policy 2.3.1.1 of the Provincial Planning Statement requires that Settlement Areas be the focus of growth and development and that within Settlement Areas, growth should be focused in Strategic Growth Areas. Policy 2.4.1.2 addresses the achievement of complete communities in Strategic Growth Areas with a range and mix of housing options, intensification and mixed-use development. These areas should be planned as areas for education, commercial, recreation and culture, among other considerations. Policy 2.8.1.2 also encourages industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects to develop in Strategic Growth Areas and other mixed-use areas where frequent transit service is available, outside of Employment Areas.

Additionally, policy 2.8.1.1 requires municipalities to promote economic development by providing opportunities for a diversified economic base. This includes maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, while also taking into account the needs of existing and future businesses. Policy 2.8.2.1 requires municipalities to plan for, protect

and preserve Employment Areas uses and policy 2.8.2.3 requires that Employment Areas are designated, protected and planned by:

a) planning for Employment Area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
c) prohibiting retail and office uses that are not associated with the primary employment use;
d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the Employment Area; and
e) including an appropriate transition to adjacent non-Employment Areas to ensure land use compatibility and economic viability.

Policy 2.8.2.4 requires planning authorities to ensure that this designation is appropriate to the planned function of Employment Areas and to maintain land use compatibility between sensitive land uses and Employment Areas in accordance with policy 3.5.

The draft modifications are consistent with the Provincial Planning Statement 2024 as they remove permissions for uses on lands within the Employment Area that are excluded from the “employment area” definition in the Provincial Planning Statement 2024 and address land use compatibility matters with respect to adjacent sensitive land uses. The draft modifications also direct intensification and mixed-use development to Strategic Growth Areas, specifically Primary Corridors and Major Transit Station Areas, to support the achievement of complete communities. The draft modifications further allow for industrial uses that could be located adjacent to sensitive land uses without adverse effects, enabling development in Strategic Growth Areas.

<u>The adopted VOP 2025</u>

The draft modifications follow the direction set by the adopted VOP 2025 as they adhere to the Urban Structure, preserve and protect the Employment Area, and identify lands that are located within Strategic Growth Areas for intensification and growth and to support the achievement of complete communities though office, institutional, commercial retail and other employment-supportive uses that are compatible with Employment Areas. The draft modifications follow the land use designations as established in the adopted VOP 2025 and remove any permission for uses that are excluded from the Employment Area definition and policies.

The adopted VOP 2025 establishes an Urban Structure in Section 2.2 and as designated on Schedule 1. This structure defines Community Areas, primarily for residential uses, and preserves Employment Areas designated for industrial,

manufacturing, warehousing, ancillary, and associated uses that support higher order transit and the City's two rail facilities, and highway access. Additionally, the Urban Structure establishes a hierarchy of Strategic Growth Areas, including Major Transit Station Areas and Primary Corridors, as outlined in policy 2.2.1.1.

Aligned with Provincial directives, policy 2.2.4.1 states that the planned function of Employment Areas is to support economic activity and economic resiliency in Vaughan by supplying land for a range of industrial, manufacturing, warehousing, Major Facilities or ancillary, and accessory uses. Lands within the Employment Area in the adopted VOP 2025 are designated either as "General Employment" or "Prestige Employment" land use designations in accordance with policy 2.2.4.3 and Schedule 13, excluding uses prohibited in the *Planning Act* or in the Provincial Planning Statement 2024. Policy 3.1.1.11 addresses Land Use Compatibility requirements for any sensitive land uses proposed within 1,000 metres of Employment Areas or Major Facilities. Policy 2.2.4.2 also permits existing lawful uses established before October 20, 2024, to continue.

Strategic Growth Areas are designated as primary locations for growth, supporting major office, major institutional and retail commercial uses, consistent with policies 2.2.1.2 and 2.4.1.1. The VOP 2025 establishes mixed-use land use designations in Section 3.2.2 to support the evolution of Strategic Growth Areas into vibrant complete communities offering employment and services. The "Non-Residential Mixed-Use" and "Prestige Mixed-Use" land use designations support various non-residential uses, especially those that complement nearby Employment Areas and act as buffers between Employment Areas and residential uses in Community Areas or Strategic Growth Areas.

To support the development of areas adjacent to the Employment Area, the VOP 2025 identifies the lands with an "Approved Regional Employment Conversion" in Appendix 1. These are designated as "Future Development (Non-Employment)" in Section 3.2.10 and on Schedule 13, ensuring they align with Community Area objectives and support compatible development.

The draft modifications reinforce the vision of the adopted VOP 2025 by protecting Employment Areas, supporting Strategic Growth Areas, and promoting compatible, mixed-use development. They align with provincial policies and ensure Vaughan's growth remains coordinated, resilient, and economically sustainable.

The draft modifications consider sites within the Employment Area in the adopted VOP 2025.

Updates to the area-specific plans and site-specific policies are necessary to align with the policy direction set by the Province and the adopted VOP 2025, particularly in

relation to Employment Areas, Strategic Growth Areas, and land use compatibility issues. Permissions that do not conform to the Provincial definition and policies for Employment Area, and with the adopted VOP 2025, are proposed to be removed, as appropriate, and the proposed land use designations are proposed to be updated accordingly. Employment Areas will continue to support uses that are not manufacturing, warehousing, or ancillary uses that were lawfully established before October 20, 2024, and permit them to continue as per policy 2.2.4.2 of the adopted VOP 2025.

The draft modifications, available in Attachment 3, consider four area-specific plans and eight site-specific policies that are located within the Employment Area, as identified on Schedule 1 of the adopted VOP 2025. The sites are identified in Attachment 1 and include the following:

- Area Specific Plans as identified in Chapter 12 of VOP 2010:
    1. Section 12.3 Keele Valley Landfill Area
    2. Section 12.5 Adult Entertainment Uses
    3. Section 12.12 Huntington Business Park
    4. Section 12.14 Maple Industrial Area
- Site Specific Policies as identified in Chapter 13 of VOP 2010:
    1. Section 13.10 8151 Highway 50
    2. Section 13.19 Huntington South
    3. Section 13.28 30 and 70 Aviva Park Drive
    4. Section 13.29 SE Corner of Weston Road and Highway 407
    5. Section 13.30 NW Corner of Highway 427 and Highway 7
    6. Section 13.33 600, 800 & 1000 Tesma Way
    7. Section 13.42 8500 Huntington Road
    8. Section 13.62 South (Rear) Portion of 2685 Highway 7 and 44 Killaloe Road

The draft updates to the area-specific plans are summarized in Table 1 in Attachment 2 and site-specific policies are summarized in Table 2 in Attachment 2.

Minor modifications to the following schedules are needed to reflect the draft modifications to Volume 2, as shown in Attachment 4:

- Schedule 1 Urban Structure
- Schedule 13 Land Use Designations
- Schedule 14 B Areas Subject to Area Specific Plans
- Schedule 14 C Areas Subject to Site Specific Plans

Once endorsed by Council, the Council-endorsed modifications to the adopted VOP 2025 will be submitted to the Minister of Municipal Affairs and Housing for inclusion in the approval of VOP 2025 as a ministerial modification. Once the policies and schedules are incorporated into the approved VOP 2025, the corresponding area-specific plan, or site-specific policy in Volume 2 of the VOP 2010 will be contemporaneously repealed, together with any portions of Volume 1 of VOP 2010 and

the York Region Official Plan 2022 which remained in force for interpretation of those repealed Volume 2 VOP 2010 plans.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Policy Planning and Special Programs staff have circulated the draft modifications to internal City Departments and external agencies for review. The draft modifications were prepared in consultation with Development Planning and Parks Department and the Office of the City Solicitor.

Broader Regional Impacts/Considerations

VOP 2025 was adopted by Council on Oct. 28, 2025, and submitted to the Minister of Municipal Affairs and Housing for approval. Once approved, VOP 2025 will repeal and revoke VOP 2010 and York Region Official Plan 2022, as it applies to the City of Vaughan, in accordance with the transition policies.

Upon endorsement of these modifications to the adopted VOP 2025, they will be sent to the Minister of Municipal Affairs and Housing as a Council-endorsed modification to be included in the approval of VOP 2025 as a ministerial modification. City staff have consulted with the Ministry of Municipal Affairs and Housing on the preparation of the draft modifications to the adopted VOP 2025.

Conclusion

The draft modifications to the adopted VOP 2025 represent a fulsome review of area-specific plans and site-specific policies for lands located within the Employment Area based on broader implications arising from changes to the Provincial legislative and policy framework. The draft modifications aim to provide greater certainty and clarity for landowners and applicants in the Employment Area. The draft modifications conform to the *Planning Act* and are consistent with the Provincial Planning Statement 2024. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

For more information, please contact Carly Murphy, Planner, Policy Planning and Special Programs Department, ext. 8630.

Attachments

1. Location Map.
2. Summary of Changes to Area-Specific Plans and Site-Specific Policies.
3. Draft Modifications to Volume 2 of the Adopted Vaughan Official Plan 2025.
4. Draft Minor Modifications to Schedules 1, 13, 14B and 14C of the Adopted Vaughan Official Plan 2025.

Prepared by

Carly Murphy, Planner, Policy Planning and Special Programs, ext. 8630
Lina Alhabash, Senior Planner, Policy Planning and Special Programs, ext. 8077
Fausto Filipetto, Senior Manager, Policy Planning and Special Programs, ext. 8699
Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231

City Staff Response to November 27, 2025 Letter

From:	Christina Bruce
To:	Aidan Pereira
Cc:	gborean@parenteborean.com; Madison Van West; Carly Murphy; Lina Alhabash; Fausto Filipetto
Subject:	RE: [External] P-3397 - Committee of the Whole (Public Meeting) - Agenda Item(s) 4.4 and 4.5
Date:	December 2, 2025 10:40:23 AM
Attachments:	image001.png

Good Morning Aidan,

Thank you for your interest in the City-initiated modifications to Volume 2 of the Adopted Vaughan Official Plan 2025 (File No. 28.1) and for your comments regarding the property at 170 Doughton Road.

As you are aware, the property is located within the Vaughan Metropolitan Centre (VMC) Secondary Plan under both VOP 2010 and VOP 2025. As outlined in Section 1.3.2 – Transition of VOP 2025, Volumes 1 and 2 of VOP 2010 continue to apply to lands shown on Schedule 14C, except for the VMC Area Plan and the VMC Secondary Plan. Accordingly, the permissions under the Adult Entertainment Uses Area-Specific Plan do not apply to this property and are not carried forward in VOP 2025.

That said, Policy 5.3.1.22 of VOP 2025 and Section 10.2 of the VMC Secondary Plan recognize legally existing land uses at the time of approval. These uses are deemed to conform with the Plan and may continue. Minor extensions, reductions, or expansions are permitted, subject to the policies of VOP 2025 (including the VMC Secondary Plan) and the Planning Act.

I hope that you find this helpful. Please reach out if you have any additional questions.

Sincerley,

Christina Bruce

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Director, Policy Planning and Special Programs
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Cell: (416) 779-1790

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2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
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From: Aidan Pereira <APereira@klmplanning.com>
Sent: Friday, November 28, 2025 1:30 PM
To: opmanager@vaughan.ca; Clerks@vaughan.ca
Cc: Mark Yarranton <APereira@klmplanning.com>; Gerard C. Borean, J.D. <gborean@parenteborean.com>; Madison Van West <mvanwest@klmplanning.com>; Carly Murphy <Carly.Murphy@vaughan.ca>; Shahinaz Eshesh <Shahinaz.Eshesh@vaughan.ca>
Subject: [External] P-3397 - Committee of the Whole (Public Meeting) - Agenda Item(s) 4.4 and 4.5

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Good afternoon,

KLM Planning Partners Inc. represents the owner of the lands municipally known as 170 Doughton Road, in the City of Vaughan. On behalf of our client, please see the attached letter in respect to the December 2, 2025, Committee of the Whole (Public Meeting) Agenda Item(s) 4.4 and 4.5.

Please confirm receipt.

Regards,
NOW OPEN - KLM's Cambridge Office !
7 Grand Avenue South, Unit 111, Cambridge, Ontario N1S 2L3
519-286-4600
Aidan Pereira
Associate

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