MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

January 30, 2026

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

Dear Mr. Meighoo:

RE: SUBMISSION TO PROVINCE – VAUGHAN OFFICIAL PLAN 2025: EMPLOYMENT WAREHOUSE PERMISSIONS
6640 HIGHWAY 7, VAUGHAN
OUR FILE: 18141L

We are the planning consultants on behalf of our client, QR Vaughan LTH LP (the "Owner"), regarding the lands municipally known as 6640 Highway 7, located on the northwest corner of Highway 7 and New Huntington Road in the City Vaughan (the "Subject Lands").

Site Context and Approvals History

The Subject Lands were approved in June 2022 through a Council-adopted site-specific Official Plan Amendment (OPA 80) and associated Zoning By-law Amendments, permitting an employment warehouse building with accessory office uses and accessory outdoor storage. These approvals were granted following a full public process and remain in full force and effect.

Relationship of Vaughan Official Plan 2025

We understand that the City of Vaughan is advancing the Vaughan Official Plan 2025 ("VOP 2025") for Provincial approval. While VOP 2025 introduces new land use designations and mapping across the City, the draft text confirms that Council-approved site-specific OPAs are intended to continue to apply notwithstanding the adoption of the new OP.

However, based on our review of the materials circulated to the Province, the draft Schedules accompanying VOP 2025 do not clearly or consistently identify existing site-specific policy areas, including the Subject Lands governed by OPA 80. In particular, the applicable land use schedule(s) to not appear to reflect the continued application of the site-specific policy framework established through OPA 80.

City staff have initiated a parallel process to review and update area-specific policies for the Highway 7 / Highway 427 corridor. Until that process is completed and properly reflected in the schedules to VOP 2025, there is a material risk that approval of the current draft schedules could inadvertently undermine or obscure recently approved, site-specific Official Plan policies that remain valid and operative.

Requested Clarification and Direction

To ensure continuity, certainty, and proper interpretation of approved permissions, we respectfully request that the Province require the City of Vaughan to:

- Explicitly identify and carry forward all Council-approved site-specific OPAs, including OPA 80, within the schedules and mapping of VOP 2025; and

- Defer approval of the applicable schedules affecting the Subject Lands until the City's ongoing site-specific policy update process is completed.

Conclusion

The Subject Lands are governed by a recent, Council-approved site-specific OPA that remains in force. Ensuring that these policies are accurately reflected in the schedules to the VOP 2025 is critical to maintaining planning certainty and avoiding unintended consequences arising from the approval of incomplete or transitional mapping.

We appreciate the opportunity to provide these comments and would be pleased to discuss this matter further should clarification be required.

Yours truly,
MHBC

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner

Stefan Staicu, BES
Associate

cc. QR Vaughan LTH LP