

June 14, 2022

Office of the Regional Clerk
The Regional Municipality of York
17250 Yonge Street
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RE: 12355 Mill Road, Vaughan – Region of York Official Plan Review – Draft ROP – Written Comments

I am the land use planning consultant retained by Marianne and Vito Pacifico, the owners of the lands legally described as Part Lot 1, Concession 7, City of Vaughan, in the Regional Municipality of York, and known municipally as 12355 Mill Road (the “Subject Lands”). I am submitting these Written Comments with respect to the Regional Official Plan Review (Draft ROP). So far, we have reviewed some of the materials available on-line and have some concerns. We are close to the submission of planning applications to the City of Vaughan to accommodate a five-storey Retirement Residence building having a capacity of 120 units on the above site. We do not want the Draft ROP to jeopardize the applications in process in any way; therefore, out of an abundance of caution, this letter is submitted. Applications for a site-specific official plan amendment and a site-specific zoning by-law amendment are being prepared.

Further, Policy 6.4.8 should be amended to add residential uses in addition to employment uses:

6.4.8 That employment uses *and residential uses* may be permitted on an interim basis to use private communal water and sewage services, where full municipal services are planned, subject to the following:

...

The Subject Lands are located on the east side of Mill Road, north of King Vaughan Road, and south of King Road. The Lands have an irregular shape and are approximately five acres (2.67 ha) in size. The Lands have a frontage of 455 feet (138.7 meters) along Mill Road, and a depth of approximately 457 feet (139.3 meters). The lands are developed with a large residential dwelling and several storage buildings. The lands are residential in nature and have not been used for any rural or agricultural purpose for a very long time.

In the Draft ROP, the Subject Lands are designated as “Community Area” on Map 1A. On Map 1B - Urban System Overlays, the Subject Lands are shown as “Designated Greenfield Area”, with “New Community Area” overlay.

Contact:

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We submit that the proposed designation and relevant policies should reflect the site-specific planning applications that we are about to submit to the City of Vaughan in order to accommodate a five-storey Retirement Residence building having a capacity of 120 units on the Subject Lands. We would like to ensure that the Draft ROP does not jeopardize the applications already in process. Accordingly, we would also request changes to be made to Policy 6.4.8 as described above.

If you have any questions regarding the above, please contact me.

Regards,
Draga Barbir, B.Sc. B.Arch. MCIP RPP