

COMMUNICATION C8.

ITEM NO. 6

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

May 3, 2022

Sent by email to clerks@vaughan.ca

May 2, 2022

File 11009

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Re: Proposed Site Specific Official Plan & Zoning By-Law Amendment Applications
Kingsmoor Developments Inc. (“Kingsmoor”)
Files: OP.21.026 and Z.21.055
177 Whitmore Road, Part of Lot 5, Concession 6, City of Vaughan**

Weston Consulting Planning and Urban design has been retained by Gallu Construction Inc. (“Gallu”) to act as planning consultant for their lands municipally known as 3899, 3901 Highway 7, and 40 & 60 Wings Road (the “Properties”) in the City of Vaughan.

Our client is currently working towards refining a planning application which they intend to submit in short order to have their properties redesignated for mixed use high density residential uses in accordance with the stated policy direction of the Province’s Growth Plan, the Region of York Official Plan, and the emerging City of Vaughan Weston & Hwy 7 Secondary Plan.

This written submission represents Gallu’s formal position with respect to the public process for the Kingsmoor Developments Inc. (“Kingsmoor”) site specific planning applications referenced as files OP.21.026 and Z.21.055 (the “Applications”).

Gallu generally supports the heights, densities, and the general layout of the building footprints proposed in the Kingsmoor Applications. We agree with the suggestion that the Whitmore & Hwy 7 intersection be identified as a secondary gateway in the Weston & Hwy 7 Secondary Plan and that the proposed densities and heights identified by the Kingsmoor Applications should be applicable to the balance of the quadrant facilitating a non-uniform building skyline with tall buildings developed throughout the secondary plan rather than a “circus tent” building skyline as illustrated in the City’s demonstration plan, which, in our opinion, if maintained, would penalize or impede the assignment of future heights and densities for the Properties and others within the quadrant.

Despite the foregoing comments there are elements of the Applications, which are of specific issue to Gallu as presented by way of an illustration in the conceptual site plan contained in the Applications. It is noted that as certain comments pertain to and are in direct response to elements

of the City's demonstration plan, we will be providing these comments to the City in a separate submission as part of the secondary plan process.

1. **The Internal Road Network**

We suggest that the east/west mid-block road shown on the Kingsmoor site plan and for the balance of the precinct should be identified clearly as a private road or a laneway with a maximum 6-8 metre width. The same approach should be applied to the mid-block north/south road shown in the Weston & Hwy 7 Secondary Plan bisecting the Gallu Properties. In our opinion, a public road connection through the Gallu property is not necessary and a connection can be provided by other means.

Presently there is a right in and right-out access to the Properties at this location, and in the demonstration plan the extension of this access is not identified as a continuation of this proposed road on the north side of Hwy 7. In the event that this road is anything but a 6-8 metre width, Gallu's northeast corner will be impacted and the development envelope will be unnecessarily reduced.

Lastly on this point, there is a signalized intersection at Nova Star Drive, 350m to the east of Whitmore Rd, and 330m to the west of Weston Road which, in our view is more than adequate to serve as a mid-block road for the south west quadrant of the Weston & Hwy 7 Secondary Plan. In our opinion, a private access road to the Properties facilitated by its existing access on to Hwy 7 is more than adequate to serve this area of the development.

2. **The Public Park Block**

It is our opinion that the share of the public park block on the Kingsmoor lands is underrepresented. Gallu's position is that a more equal share of the park block between the Kingsmoor and the Gallu Properties should be implemented and that consideration for an overall reduced park size for the shared Gallu and Kingsmoor park should be advanced.

Generally speaking, the size of the park block given in light of the Applications having their own on-site recreational amenities should alleviate some of the parkland requirements. Additionally, it is our position that greenfield development service standards should not be used to calculate parkland within an intensification area, in favour of a more compact urban form park from a size and programming perspective.

Consideration should be given and accommodation provided for the substitution of the public park block on the Kingsmoor and Gallu properties with a smaller urban square that is a private open space amenity open to the public and credited towards CIL of parkland. Furthermore, we support the concept of strata parks, and we recommend this be pursued through the City's Secondary Plan.

Furthermore, the pedestrian walkway that the Applications illustrate on the Gallu Properties site should be shared equally by the Kingsmoor site and appropriate minimum

setbacks for both Kingsmoor and Gallu should be provided in a manner that is equitable and achieves the connectivity objectives.

We wish to advise City Staff that we have discussed the above matters with Kingsmoor and look forward to continued discussions with them as the applications progress.

We also look forward to actively participating in the Weston & Hwy 7 Secondary Plan and will continue to monitor the Kingsmoor applications.

Accordingly, we request notice of any items, reports, meetings, and decisions regarding the Kingsmoor applications and the Weston & Hwy 7 Secondary Plan. We welcome the opportunity to discuss the Kingsmoor applications and the Weston & Hwy 7 Secondary Plan with City staff and the applicant.

If you have any questions regarding the above comments, please contact the undersigned at extension 290 or Ryan Guetter at extension 241.

Yours truly,

Weston Consulting

Per:



David Waters MCIP, RPP, PLE
Associate

c. Client