

Communication : C 11
Committee of the Whole (1)
June 7, 2022
Agenda Item # 6

From: Adam Santos <asantos@westonconsulting.com>

Sent: Monday, June 06, 2022 11:52 AM

To: Clerks@vaughan.ca

Cc: Sandra Patano <spatano@westonconsulting.com>; Scott Kruse

<skruse@westonconsulting.com>; Biagio Caruso <biagio.francocaruso@gmail.com>

Subject: [External] City of Vaughan Committee of the Whole - June 7th 2022 - Agenda Item 6.6
Correspondence

Good Morning City Clerk,

On behalf our Client, Franden Holdings Ltd the landowner of the property located at 215 Doughton Road. We respectfully submit formal correspondence ahead of City Committee of the Whole Meeting, in concert with **agenda item 6.6 – DOUGHTON RESIDENCES CORP. OP.20.005 AND Z.20.013**. We kindly request that we be notified of any future reports and/or meetings, as well as any future decisions regarding this matter.

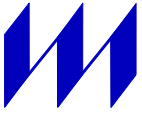
Should you have any questions, please do not hesitate to contact me.

Thank you,

ADAM SANTOS, BURPI, RPP, MCIP
SENIOR PLANNER

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planning + urban design

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

June 6, 2022
File 7069

Attn: City Clerk and Committee Members,

**RE: Committee of the Whole Report – Agenda Item 6.6 – Tuesday June 7th, 2022
Doughton Residences Corp.
216 and 220 Doughton Road, Vicinity of Jane Street and Doughton Road
File No. OP.20.005 & Z.20.013**

Weston Consulting is the planning consultant to Franden Holdings Ltd., the owner of 215 Doughton Road in the City of Vaughan (herein referred to as the “subject property”). On behalf of the Owner of the subject property we are providing comments in connection with Official Plan Amendment (OP.20.005) and Zoning By-law Amendment (Z.20.013) Applications for the lands situated at 216 and 220 Doughton Road.

Our Client’s lands are located on the south side of Doughton Road, directly southeast of the Doughton Residences Corp. lands. On behalf of Franden Holdings Ltd., we have shared correspondence and attended meetings with City Planning and Engineering Staff to discuss the future north-south public road alignment, which bisects both our Client’s lands, the Doughton Residences Corp. lands, along with several other landowners within the immediate vicinity.

Our Client’s land holding is approximately 0.767 ha (1.89 ac) in size with approximately 56 metres of frontage onto Doughton Road. The schematic north-south public road alignment contained within the Vaughan Metropolitan Centre Secondary Plan (VMCSP) originally contemplated the straddling of mutual property lines between our Client’s lands and the adjacent landowners immediately to the west. This road alignment, although conceptual presented a reasonable and equitable approach to sharing the burden of road conveyances amongst landowners in the area, particularly since there is no cost sharing mechanism in place.

Our office previously attended a Pre-Application Consultation Meeting and presented a concept plan that delineated the extent of the future north-south public road generally straddling the property lines as set out in the VMCSP, including a development scheme which conformed to the ‘Neighbourhood Precincts’ land use designation of the VMCSP. The presented concept plan incorporated two towers, with building heights of 19 and 23 storeys, and a total site density of 4.47 FSI. This concept recognized and demonstrated the conveyance of our Client’s share of the north-south public road (10.0 m), which consisted of approximately 0.131 ha.

While we appreciate that the precise location and alignment of the public road is largely determined through active development applications in process, the new re-alignment of the north-south road as shown with the Doughton Residences Corp. significantly impacts the redevelopment opportunity of our Client's lands (*Option 3 - see attachments*). In our opinion the current road alignment is not the most equitable sharing of property impacts in consideration of the other alignment options presented by City Staff.

Consequently, given the meandering nature of the future north-south road alignment, the required conveyance for road infrastructure purposes increases from 0.131 ha to 0.267 ha, and the total developable area decreases from 0.636 ha to 0.421 ha.

It is recognized that the Doughton Residences Corp. application before the Committee, is also accommodating a portion of the north-south public road, however, the applicant is also requesting a significant increase in the current development permissions. A maximum FSI of 4.75 and 25 to 30 storeys are permitted onsite, while the proposal contemplates a site density of 11.54 FSI and 46 and 52 storeys respectfully.

Given that 0.267 ha of our Client's lands is to be conveyed for future road infrastructure purposes, including the sterilization of 0.079 ha of land west of the future north-south road, we would respectfully request that additional heights and densities be considered for the subject property, as well as other considerations, such as the opportunity for strata parking through the current VMCSPP Update process and/or the development application process for the subject property. Given the reduced developable area and the lack of flexibility in re-aligning the north-south road as described by City Staff, we would request that greater height and density permissions be considered with the future redevelopment of 215 Doughton Road, than what is currently permitted in the VMCSPP. This would allow for a feasible redevelopment of the subject property, as always intended in the VMCSPP.

We intend to continue monitoring this application and the VMCSPP Update process and reserve the right to provide further comments. We kindly request that we be notified of any future reports and/or meetings, as well as any decisions regarding this matter. Should you have any questions or require further information, please contact the undersigned at ext. 276.

Yours truly,

Weston Consulting

Per:



Adam Santos, BURPL, RPP, MCIP

- c. Franden Holdings Ltd.
Sandra K. Patano, Weston Consulting

Attachments: North/ South Road Alignment Options 1, 2, and 3

Option 1



Option 2



Option 3

