



WESTON DOWNS RATEPAYERS ASSOCIATION

81 Blackburn Blvd., Woodbridge, Ontario, L4L 7J5
(905) 850-1767; www.westondownra.ca

January 17, 2023

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

RE: RIOCAN REAL ESTATE INV TRUST OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005 3555 HIGHWAY 7, 7501, 7575, 7601 & 7621 WESTON ROAD, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DRIVE AND 16, 21, 30 & 31 FAMOUS ROAD VICINITY OF HIGHWAY 7 AND WESTON ROAD

Dear Mayor and Members of Council,

The Weston Downs Ratepayers Association (WDRA) represents a residential community of 1876 homes, bounded by Rutherford Road to the north, Langstaff Road to the south, Weston Road to the east and the National Estates to the west.

On behalf of WDRA, we would like to express our support of the City of Vaughan planning department's recommendations that this application **NOT** proceed in advance to the Weston Road and Highway 7 Secondary Plan being considered by Council. We also **oppose** the developer's application to redesignate the subject lands from "High-Rise Mixed-Use", "Mid-Rise Mixed-Use" and "Community Commercial Mixed-Use" with no identified heights or density to "High-Rise Mixed-Use" with an overall maximum density of 4.0 times the area of the lot across the entirety of the subject lands with building heights ranging from 22 to 55-storeys and one, 68-storey.

Our concerns are as follows:

Commercial and Employment Lands

We must protect our employment lands. The residents of Vaughan need places to work within Vaughan. Many Vaughan citizens are tired of long commutes to work, as we are becoming known as *Vaughan, the Bedroom Community*. The Community Commercial Mixed-Use must be retained since it will provide a mix of office and other uses with some commercial use which will provide jobs for our current and new residents of Vaughan.

In addition, this area has become a commercial hub that residents of Woodbridge have depended on for their commercial needs. We must retain some of the commercial uses for both the current and new residents of this development. As we all know from current high rise mixed use developments, the commercial units in mixed use high rises are difficult to access and are often not viable.

Density and Range of Housing Types

We need a full range of housing types and especially the low and medium rise buildings which have often been described as the “missing middle”. Families and seniors particularly look for these lower rise buildings and larger family size units.

Traffic and Transit

Since this developer is proposing such high densities in such a small section of land, the developer must provide more consideration to traffic flow and specifically outline alternatives to car use. Specifically, the developer should plan and implement the infrastructure for a shuttle bus service from the high density community to the subway. It is a well known fact that the Highway 7 and Weston Road intersection is not only congested but also a high collision intersection. On October 18, 2022, YorkRegion.com news reported that Highway 7 and Weston Road is one of the top five collision frequency intersections in York Region.

Parking

The developer is currently planning for essentially all underground parking, however some above ground parking is needed especially for use of the commercial establishments. Adequate visitor parking must be planned for and integrated into the individual buildings and the general development.

Greenspace, Parks and Community Centres

The amount of greenspace and parks is not sufficient for this high density development. The planned densities are so intensive that this new community requires a park that is the size of a Regional Park with all the amenities including playgrounds, meeting places, community centre and library.

Conclusion

In conclusion, the WDRA opposes approval of this application in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council. The WDRA also **opposes** the developer’s application to redesignate the subject lands from “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” to “High-Rise Mixed-Use”. We also encourage the developer to meet with the City of Vaughan ratepayer groups to address our concerns.

Thank you for your time and consideration.

Yours truly,

Weston Downs Ratepayers Association

Per:

Victor Lacaria

Co-president, Weston Downs Ratepayers Association

Nadia Magarelli

Co-president, Weston Downs Ratepayers Association

Rose Savage

Co-president, Weston Downs Ratepayers Association