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January 16, 2023

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
L6A 1T1

Attention: Mayor Del Duca and Members of Council

Re: Committee of the Whole (1) Addendum Agenda) – Jan 17, 2023
Agenda Item # 14 – NJS Developments Inc. – Official Plan Amendment and
Zoning By-law Amendment
2836 and 3850 Major Mackenzie Drive West, City of Vaughan
City File No.: OP.21.023 & Z.21.047

Dear Mayor Del Duca and Members of Council,

We are the solicitors for NJS Development Inc. ("NJS"), with respect to the development of their lands at 3836 and 3850 Major Mackenzie Drive West, legally described as Part of Lot 21, Concession 6, in the City of Vaughan in the Regional Municipality of York.

The NJS lands are located on the north side of Major Mackenzie Drive West, west of Weston Road and are approximately 16,390 m² (1.639 ha) in size. We are writing at this time, on behalf of NJS to object to the proposed recommendations respecting Agenda Item #14 as set out in the staff report dated January 17, 2023 and which is included on the addendum agenda for the Vaughan Committee of the Whole meeting of the same date. Of particular concern is the proposal by Vaughan planning staff to separate the proposed 12 storey building into two separate buildings and to introduce further building terracing which will have significant impacts on the function of the proposed building (e.g. loading and access). Further, it will in our view unnecessarily reduce the total number of units proposed reducing the overall housing supply in the middle of a housing crisis as acknowledged by all levels of government.

NJS is proposing within their Phase 2 development a tiered 'c-shaped' 12-storey mid-rise residential building containing 367 residential units with a total GFA of 28,551.82 m². The site works also include two (2) levels of underground parking with, 367 resident spaces (1.0/unit), and 54 visitor spaces (0.15/unit), totaling 421 spaces and 11 spaces (5 Type A and 6 Type B) which are accessible. A further eight (8) on-street parking spaces not included in the total parking space calculation is provided along Sunset Terrace to compliment the parking provided in the proposed development.



In addition, 184 stacked (0.5/unit) long-term bicycle spaces and 44 (0.1/unit) short-term bicycle spaces have been provided. The proposed development has a Gross FSI of 2.62 and a Net FSI of 3.21.

The current proposal represents the second formal submission of the development applications to the City and the modifications are guided by input from the local residents that spoke at the public meeting, technical comments received from the City of Vaughan and Region of York and comments provided by the Vaughan Design Review Panel.

NJS has already made the following significant to the proposed development in response to all comments received include the following:

- A further distribution of height and density to the southeast corner of the Subject Lands to better align with the Vaughan Official Plan and in response to concerns raised by local residents regarding the height and density of the building in close proximity to their homes;
- The height and massing of the portion of the building along Sandwell has been reduced to 4 storeys to provide a better transition to existing low-rise residential dwellings;
- Further terracing has been introduced to provide an appropriate transition in scale to surrounding land uses;
- Architectural design revisions to the proposed materials were introduced to reduce the perceived impacts on the overall length of the building along Sunset Terrace and to break up this elevation through building setbacks and design;
- A full driveway connection to Sandwell Street was eliminated to minimize traffic infiltration into the community to the north;
- All loading areas and access ramps were internalized into the building to provide for a more focused pedestrian-oriented form of development.
- A sidewalk has been introduced on the south side of Sandwell Street to provide better pedestrian connections in the community.
- The amenity area within the building has been shifted towards Major Mackenzie Drive presenting a more active and animated frontage along this important corridor.

As you will see above, there was considerable effort made by NJS to modify their development plans in response to balancing their objectives and the comments received.

We appreciate the analysis prepared by staff and it is clear that planning staff support the overall approach to land use, height and density as proposed by NJS. However, the recommendation to separate the proposed 12 storey building into two separate buildings and introduce further building terracing which will have significant impacts on the function of the proposed building (e.g. loading and access) as well will in our view unnecessarily reduce the total number of units proposed reducing the overall housing supply in the middle of a housing crisis as acknowledged by all levels of government.

We believe in, and support, further discussion with Vaughan planning and urban design staff to try to reach an amicable resolution that balances the importance of pedestrian scaled and oriented



built form without compromising the proposed FSI which we believe is in keeping with the surrounding context including the proposed development by G-Group to the east. However, the modifications currently recommended by planning staff are not supported by NJS.

We look forward to continued discussion with Vaughan planning and urban design staff so that both parties can work towards a development that balances the goals and objectives of both sides towards a satisfactory settlement of the issues. We retain to right to comment further. Please consider this our formal request to be notified of any future meetings related to this matter.

Yours truly,

LOOPSTRA NIXON LLP

Per: Steven C. Ferri

cc. NJS Developments Inc.
Oben Group Inc.
Ryan Mino-Leahan, KLM Planning Partners Inc.
Aidan Pereira, KLM Planning Partners Inc.
Haiqing Xu, City of Vaughan
Mark Antoine, City of Vaughan
Rebecca Roach, City of Vaughan