



September 12, 2023.

City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear David Harding:
Senior Planner, David.Harding@Vaughan.ca

File and Location: Battcorp Holdings (Vaughan) Ltd. CIHA.23.002 and OP.23.011, Z.23.020 AND Pac.23.030-- 661 and 681 Chrislea Rd. Woodbridge, Ontario (WARD 3)

The Pine Valley Village Community Association, PVVCA, acknowledges receipt of the community infrastructure and housing accelerator, CIHA, Notice by Battcorp (Holdings) Vaughan Ltd., for municipally known property 661 and 681 Chrislea Road, Woodbridge, Ontario, dated August 8, 2023, from the City of Vaughan Development Planning Department. This letter will serve as the PVVCA position with the proposed CIHA official Plan and Zoning Amendment within Ward 3, City of Vaughan.

Nature and Scope of the Application

The applicant has made an Official Plan and Zoning application in accordance with the Planning Act with a community infrastructure and housing accelerator, CIHA, process to be approved by Vaughan Council and then Minister of Municipal Affairs and Housing. This constitutes a precedent setting process in which, as confirmed by the Development Planning Department, *“a CIHA is like a Ministerial Order (MZO). For a CIHA the onus to ensure due diligence with respect to land development is placed upon CITY COUNCIL rather than the Minister of Municipal Affairs and Housing.”* David Harding, City of Vaughan Senior Planner, August 15, 2023.

The PVVCA does not feel the CIHA application meets the criteria for a CIHA approval and process be used:

- A CIHA is necessary with protected lands as defined by Ontario Regulation “Designation of Greenbelt Area, and “any additional lands that may be added to the Greenbelt Area in the future.” The subject property is within existing OP and Zoned lands within an urban environment.

- A CIHA is a process in which can be considered with “Buildings or structures to support the quality of life for people and communities”. The OP and Zoning application is not a “quality of life for people and communities”. Specifically, CIHA considers due diligence considers quality of life to include health, long-term care, education, recreation, socio-cultural activities, security and safety, any type of housing including community housing affordable housing and market-based housing, development associated with transportation infrastructure or buildings that would facilitate employment and economic development.” The OP and Zoning application is a normal and typical development application and not a “quality of life” issue as it is long existing, operating, and not with any identifiable purpose required by a CIHA.

A CIHA application/order expressed purpose: “*Minister MAY make a community infrastructure and housing accelerator order to expedite priority development*”. In our view it is a stretch for the applicant to consider the application a priority given: it is not with any protected environmental lands, not within the broad range of opportunities from health, safety, and security, and NOT for a “priority development” concurrent with Secondary Plans now under review with the identical purpose and intent: convert employment lands to high density residential. This is a concern to the community, as the applicant has requested a CIHA approval which will exempt the applicant from such studies as *traffic infiltration report*, and the public consultation process needed, and Vaughan Council is aware of this issue with both Weston Downs Ratepayers Association and Pine Valley Village Community Association.

If Vaughan Council recommends approval of the CIHA, which would be precedent setting, Council must recognize that it would “prioritize” the Battcorp application against applications in which have been received identical OP and Zoning applications within the Weston/Hwy 7 Secondary Plan, WSP, due at the end of the year in which the City of Vaughan has to date received no less than 50 high rise density developments/towers converting “employment lands” to high density residential, including Rio Can/Colossus, Woodbridge Square, Smart Centre, Manor Place and abutting commercial/retail along Highway 7 from Highway 400 to 1 KM west to Whitmore Rd.

The PVVCA requests the applicant use and complies with the Planning Act process and requirements and not recommend the approval of a CIHA by the Minister based upon Vaughan’s request.

The CIHA order is to “*expedite zoning*” covering “*use, height, and spacing*” zoning requirements while the applicant has already prepared architectural, engineered reports addressing the zoning covering “*use, height and spacing*” in which leads us to conclude the intent of the CIHA is not to “*expedite zoning*” but to fast track the planning process away from the Planning Act and the Weston/7 Secondary Plan review to be completed by the end of the year. We conclude the applicant has been contracting and contrary by having:

- Prepared and submitted a Building Shadow Report, addressing the use, height and spacing.
- Prepared architectural drawings addressing the use, height and spacing. The applicant is proposing residential high density of 6.34 FSI, atypical and contrary to the existing Official Plan, 4 towers ranging from 32-35 storeys total 1,488 residential units along Langstaff Road and Weston Road.

The subject application is an Official Plan Amendment and Zoning Amendment to convert a long existing “two industrial plazas and a Husky gas station with an associated commercial use” to “proposed development consists of a high-rise mixed use residential building” - from employment to residential land

use. We support the need for intensification and the need to address the insatiable demand for housing and conclude an Official Plan and Zoning Amendment within the planning act process can and should be used.

Ratepayer Association Recommendation

PVVCA recommends:

1. The Official Plan and Zoning Amendment CIHA application be received.
2. The Official Plan and Zoning Amendment be deferred and referred to the Planning Department for a future meeting under the Planning Act following the Weston/Hwy 7 Secondary Plan final review.

Basis for the Recommendation

1. The long existing commercial and industrial plaza is within “employment lands” east of Weston Road from Steeles Ave to Langstaff Road as identified with the City of Vaughan Growth Plan needed for a healthy and viable community. The employment lands are required as per the Provincial Policy Statement requiring a municipality to have a 25-year supply of “employment lands”. The CIHA would result in the applicant to be exempt of the Provincial Policy Statement, and City of Vaughan Official Plan and Growth Plan.
2. The application must be examined within the “employment land use” from Steeles Ave to Langstaff Road from Highway 400 to Weston Road corridor/blocks. If the City of Vaughan Council proceeds within the CIHA fast track process, this will result in preferential planning treatment with this property to be exempt of “employment land use” requirements. In doing so, a cascading impact will result in other properties likely wishing to have equal treatment and all contrary to the Official Plan, Growth Plan and Secondary Plans of the municipality. Greater policy discussion and analysis would be needed before the application would be removed from the “employment lands”.
3. The application to convert commercial/industrial land use to residential high density is made concurrent with the City of Vaughan Weston Rd/Hwy 7 Secondary Plan in which has a DIRECT and FUNDAMENTAL impact with the employment lands from Steeles Ave to Langstaff Road east of Weston Road. The proposal needs to be considered within the Weston/Hwy 7 Secondary Plan policies along with the 50 proposed high density residential proposed for the quadrants.
4. The City of Vaughan Weston Rd/Hwy 7 Secondary Plan, WSP, now under review, concurrent with the Weston Road Traffic Plan, WTP, also under review and to be “in support of the WSP”, provides the necessary planning framework needed for development. The proposal needs to be considered in context with the City of Vaughan secondary plan and traffic plan now under review.

5. The subject property has been studied from a traffic and perspective basis, having identified both site accessibility and highway accessibility issues. Specifically, the site has restricted access to Langstaff Road in which the site plan was modified to have access from the sideroad (Silmar Drive) for the “gas bar”, “car wash”, and commercial units. In addition, the subject property easterly abuts Highway 400 and there has been an issue with Highway 400 accessibility north bound in which has not been allowed by MTO along Langstaff Road. Traffic gridlock is experienced because of the lack of Highway 400 accessibility and would be anticipated to increase with the addition of about 1,500 units or 3,375 vehicular additional movements daily. The CIHA would exempt the applicant from a traffic impact study, while it remains the community’s position, accessibility is critical for a healthy and viable community.
- The applicant is assuming the City of Vaughan’s growth plan, based upon the generalization prepared by York Region allowing intensification along Langstaff Road, supports the removal of “employment lands”, while not considering the proposed secondary plan having the identical purpose and impact on land use planning with each retail/commercial plaza for each of the 3 quadrants at Highway 7 and Weston Road. We feel a comprehensive and holistic approach to land use planning to change from employment lands to residential land use.

Conclusion

The PPVCA recognizes the importance of “*more housing faster*” going to the insatiable demand and inability to supply. The process should be the Planning Act process and not CIHA process in which we consider premature and inappropriate, especially so, within the City of Vaughan secondary plan reviews now in process going to the heart of high density residential within employment lands. We encourage Vaughan Council to empower the Development Planning forward the applications to a future Public Hearing using the science of planning: appropriateness, accessibility, and affordability for a sustainable, healthy, and viable community.

Respectfully submitted,

Bernie DiVona

President, Pine Valley Village Community Association

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C.C. Mayor and Members of Council

C.C. City Clerk