

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

September 29, 2023
File 7255

Attn: Mayor and Members of City Council

Dear Sir,

**RE: Vaughan Official Plan Review – Proposed Part A OPA:
Committee of the Whole (Public Meeting) – Item 4.2
20 Roysun Road and 55 Sovereign Court
City of Vaughan**

Weston Consulting is the planning consultant, for Co-Mart Holdings Limited, the owner of the properties municipally known as 20 Roysun Road and 55 Sovereign Court, herein referred to as the “subject lands” (Figure 1). We are monitoring and actively participating in Vaughan’s Official Plan Review (“OPR”) process on behalf of the owner to ensure that the recent provincial and regional policy updates have been carried forward accordingly for the subject lands.

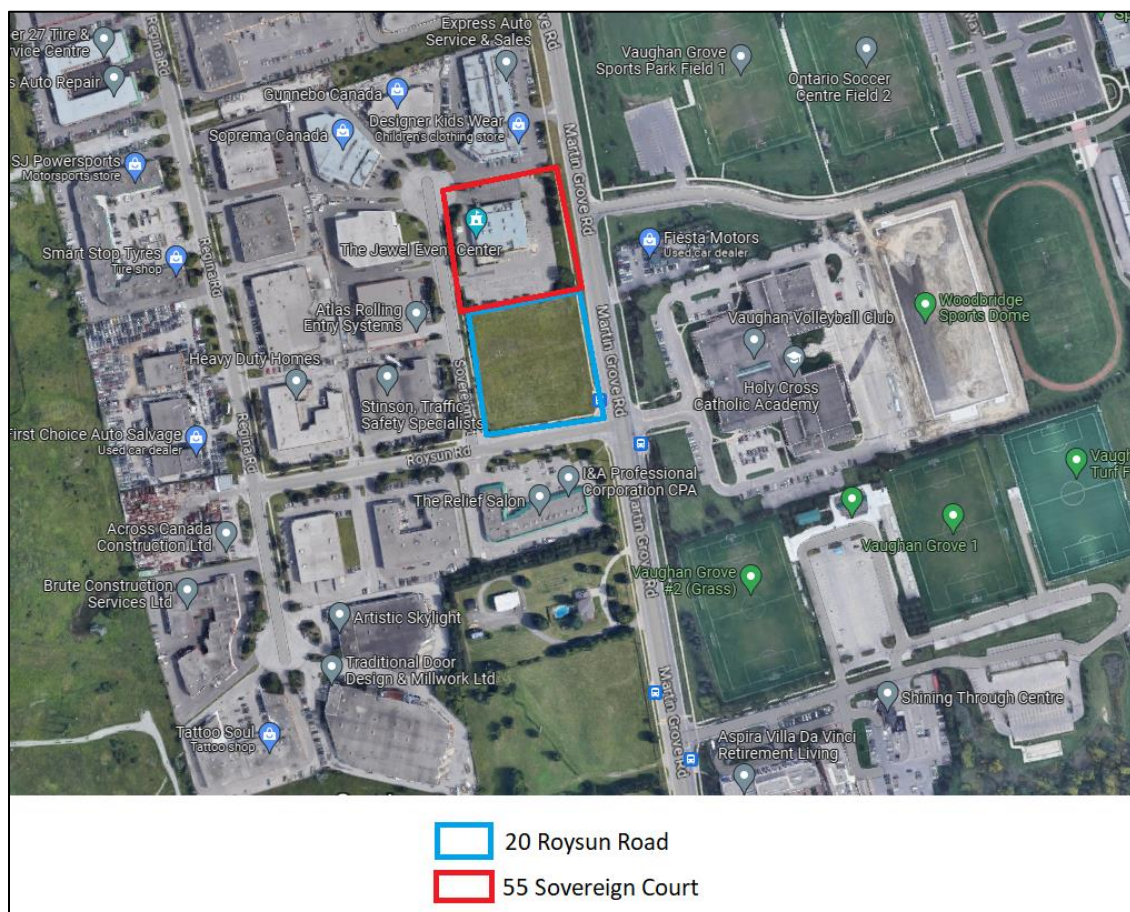


Figure 1: Aerial Photo of Subject Lands

Description of Subject Lands

The subject lands consist of two parcels that are located on the west side of Martin Grove Road, north of Roysun Road (Figure 1). The land municipally addressed as 20 Roysun Road is vacant and contains a lot area of approximately 0.79 hectares (1.97 acres), with a total approximate lot frontage of 86 metres (282 feet) along Roysun Road and approximate depth of 82 metres (269 feet). The land municipally addressed as 55 Sovereign Court contains a banquet hall facility and a lot area of approximately 0.80 hectares (1.98 acres), with a total approximate lot frontage of 86 metres (282 feet) along Sovereign Court and approximate depth of 71 metres (233 feet).

Purpose

In September 2023, the draft Vaughan Official Plan (DVOP) was released for public review and comment, providing updates to the Vaughan Official Plan. We understand that the OPR is being completed in two parts: Part A - Official Plan Amendment (Conformity) and Part B - Official Plan Amendment. The intention of the two-part process is to aim to meet the November 2023 statutory adoption deadline. This letter is being submitted in response to the DVOP as it pertains to the subject lands.

Background

Employment Conversion

On November 4, 2022, the 2022 Region of York Official Plan (ROP) was approved with modifications by the Minister of Municipal Affairs and Housing. Weston Consulting was retained on behalf of the owner to submit a request to the Ministry of Municipal Affairs and Housing (MMAH) for the removal from the then, proposed PSEZ in November of 2019. The request for removal from the PSEZ was granted. Subsequently, through the Region of York's ongoing MCR process, a request to the Region was made in November 2019, to convert the lands from employment land use to allow for a more diverse mix of land uses, including residential.

This employment conversion request was tabled at the October 15, 2020 Region of York Committee of the Whole meeting and was recommended for conversion. At the October 22, 2020 Region of York Council meeting, the property received City of Vaughan Council approval for site-specific employment area conversion. Furthermore, a revision to the above was tabled at the City of Vaughan Council Meeting on April 26, 2022, to include the lands at 55 Sovereign Court. As a result, both the lands at 20 Roysun Road and 55 Sovereign Court have received site-specific employment area conversions.

The subject lands are now designated "*Community Area*" in accordance with Map 1A – Land Use Designations of the 2022 ROP.

Existing Applications

20 Roysun Road has existing Official Plan Amendment (OP.21.027) and Zoning By-law Amendment (Z.21.056) applications, which were initially submitted by Weston Consulting on December 23, 2021. The proposal contemplates a mixed-use development, comprised of a 10 and 12 storey tower joined by a six-storey podium. The proposal contemplates 245 apartment units, 1,610 square metres of ground floor commercial space and three levels of underground parking. The applications are to be tabled for approval at the October 3, 2023 Committee of the Whole meeting. A future Site Development Approval and Plan of Condominium application are to be filed at a later date.

Vaughan Official Plan Review – Proposed Part A

We have reviewed the draft Part A OPA policies and associated mapping as it relates to the subject lands and provide the following comments:

Urban Structure

Based on our review of the draft Part A OPA, we note that draft Schedule 1 – Urban Structure fails to accurately reflect the employment conversion noted above that was granted for the subject lands. In accordance with draft Schedule 1, the subject lands are still shown as “*Employment Area*” and should be depicted as “*Community Area*” as identified by the 2022 YROP (Figure 2).

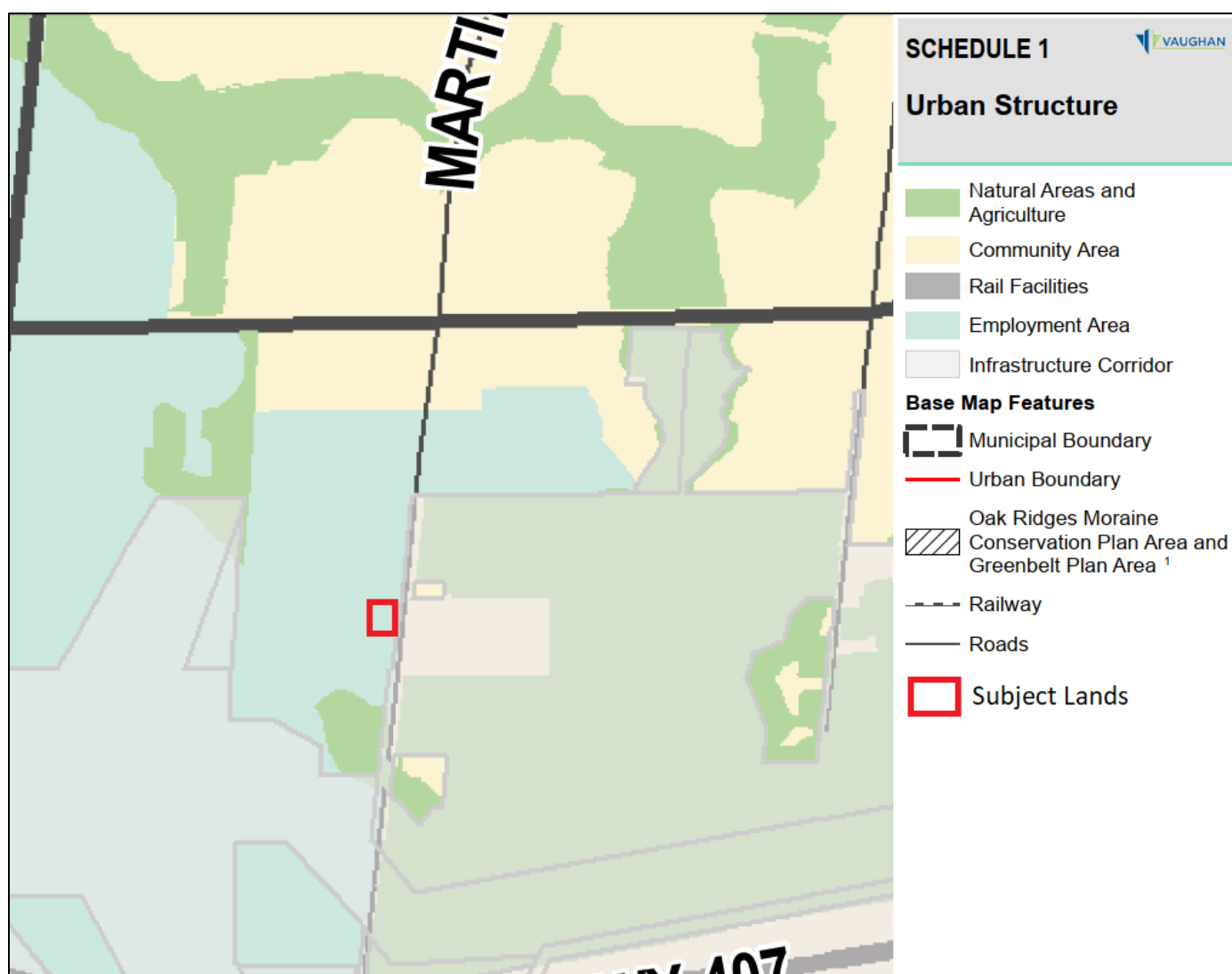


Figure 2: Part A Draft Schedule 1 - Urban Structure

Appendix 1

Based on our review of the draft Part A OPA, we note that draft Appendix 1 – Regional Employment Areas and Densities accurately reflects the employment conversion noted above that was granted for the subject lands (Figure 3).

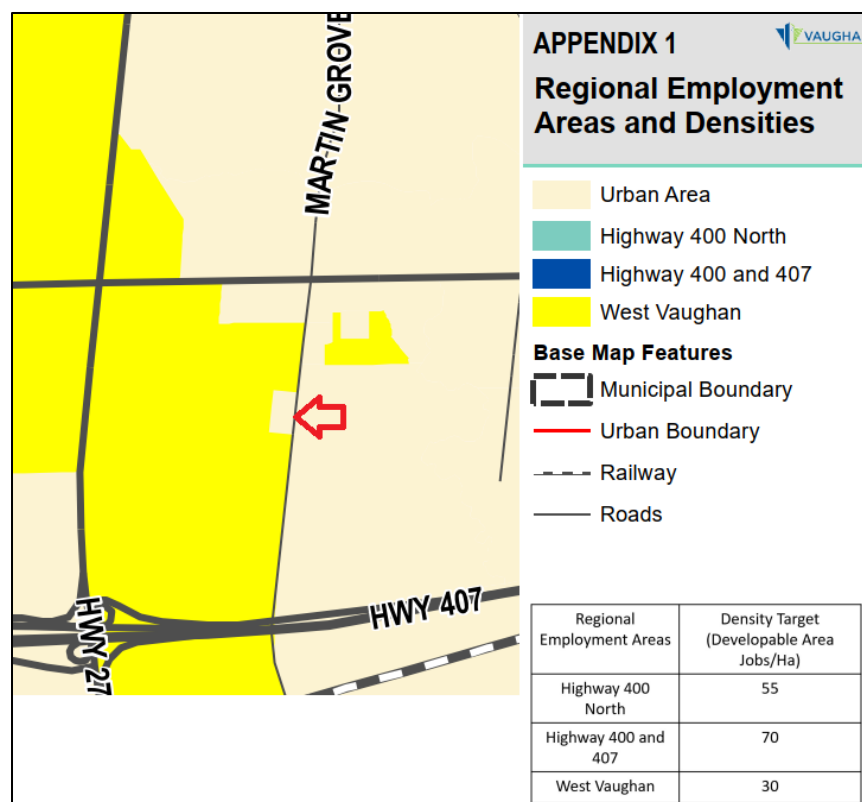


Figure 3: DVOP Appendix 1 - Regional Employment Areas and Densities

We respectfully request that Schedule 1 – Urban Structure be corrected to remove the subject lands from the “*Employment Area*” and be reflected as “*Community Area*” designation, prior to the adoption of the Part A OPA, in accordance with the 2022 ROP.

We are continuing to monitor the Vaughan OPR process and would like to be notified when the changes to the mapping have been made.

We thank you for the opportunity to provide these comments and we look forward to participating further in the OPR process. We reserve the right to provide further comments on the OPR process as it relates to the future development of the subject lands. We respectfully request to be notified of any future reports, public meetings and decision in relation to this matter.

Please contact the undersigned should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President



Paul Tobia, BURPI., MCIP, RPP
Senior Planner

- c. Co-Mart Holdings Ltd.
F. Filipetto, City of Vaughan