



October 31, 2023

Lina Alhabash, MCIP, RPP
Senior Planner
Policy Planning & Special Programs
Vaughan City Hall
2141 Major Mackenzie Dr. Vaughan, ON L6A 1T1

SENT VIA EMAIL

***Re: Costco Wholesale Canada Ltd. Comments – Weston 7 Secondary Plan
2nd Draft of October 12, 2023***

Dear Ms Alhabash,

We are the planning consultants for Costco Wholesale Canada Ltd. (“Costco”) with respect to the property municipally known as 71 Colossus Drive in the City of Vaughan (the “Subject Site”). Costco is a longstanding owner and operator of a large format retail store with associated surface parking and a gas bar at the southeast corner of Colossus Drive and Famous Avenue, adjacent to the Colossus Centre owned by Riocan REIT (“Riocan”).

On behalf of Costco we have been actively involved in the Weston 7 Secondary Plan (“Secondary Plan”) process, and have attended sessions with members of City staff, including a landowners group meeting on October 17, 2023. Costco, RioCan, and SunCor met with City Staff to provide comments with respect to the first draft of the Weston 7 Secondary Plan. Costco expressed its concern with respect to the ongoing continuation of their operations in the long term.

We have since reviewed the 2nd draft of the Weston 7 Secondary Plan dated October 12, 2023. Although we are pleased to see that this version of the Secondary Plan provides for a road and block pattern that is generally more closely aligned with the original Southeast Quadrant Master Plan prepared by Urban Strategies on behalf of RioCan, we continue to have concerns with respect to the density and height restrictions, including road pattern and built form policies.

It is critical to Costco that the proposed public road network, open space and built form considerations allow the existing uses to function appropriately until such time as Costco elects to redevelop its property. While there are new policies in the 2nd Draft of the Secondary Plan in Section 8 that speak to existing land uses, we want

to ensure that Costco has ability to modify and expand their operations related to both, retail and the gas bar as needed.

From a transportation perspective our consulting team is prepared to continue to work collaboratively with City staff and other stakeholders to ensure that the design of the Colossus Bridge and access arrangements for the lands in the southeast quadrant of the secondary plan area will meet the operational needs of the existing Costco store and gas bar as well as the balance of the southeast quadrant. The bridge should provide a multi-modal connection from west of Highway 400 to the Vaughan Metropolitan Centre area to the east between the two communities.

We share the concerns expressed by Urban Strategies on behalf of RioCan, in their memo dated October 31, 2023. If you have any questions or would like to discuss these comments we would be happy to meet with you and your team.

Yours very truly,

Bousfields Inc.



Tom Kasprzak, MCIP, RPP