

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – JANUARY 23, 2024**

**COMMUNICATIONS**

---

**Distributed January 22, 2024**

**Item No.**

- |   |   |
|---|---|
| C1. Presentation Material   | 1 |
| C2. Steven O'Melia, Miller Thompson LLP, King Street South, Waterloo, dated January 22, 2024. | 1 |

**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

**Please note there may be further Communications.**



C1.  
Communication  
CW(PM) – January 23, 2024  
Item No. 1

# PUBLIC MEETING

255 BASS PRO MILLS DRIVE  
JANUARY 23, 2024



HARIRI PONTARINI  
ARCHITECTS



Ferris + Associates Inc.  
Landscape Architecture and Urban Design



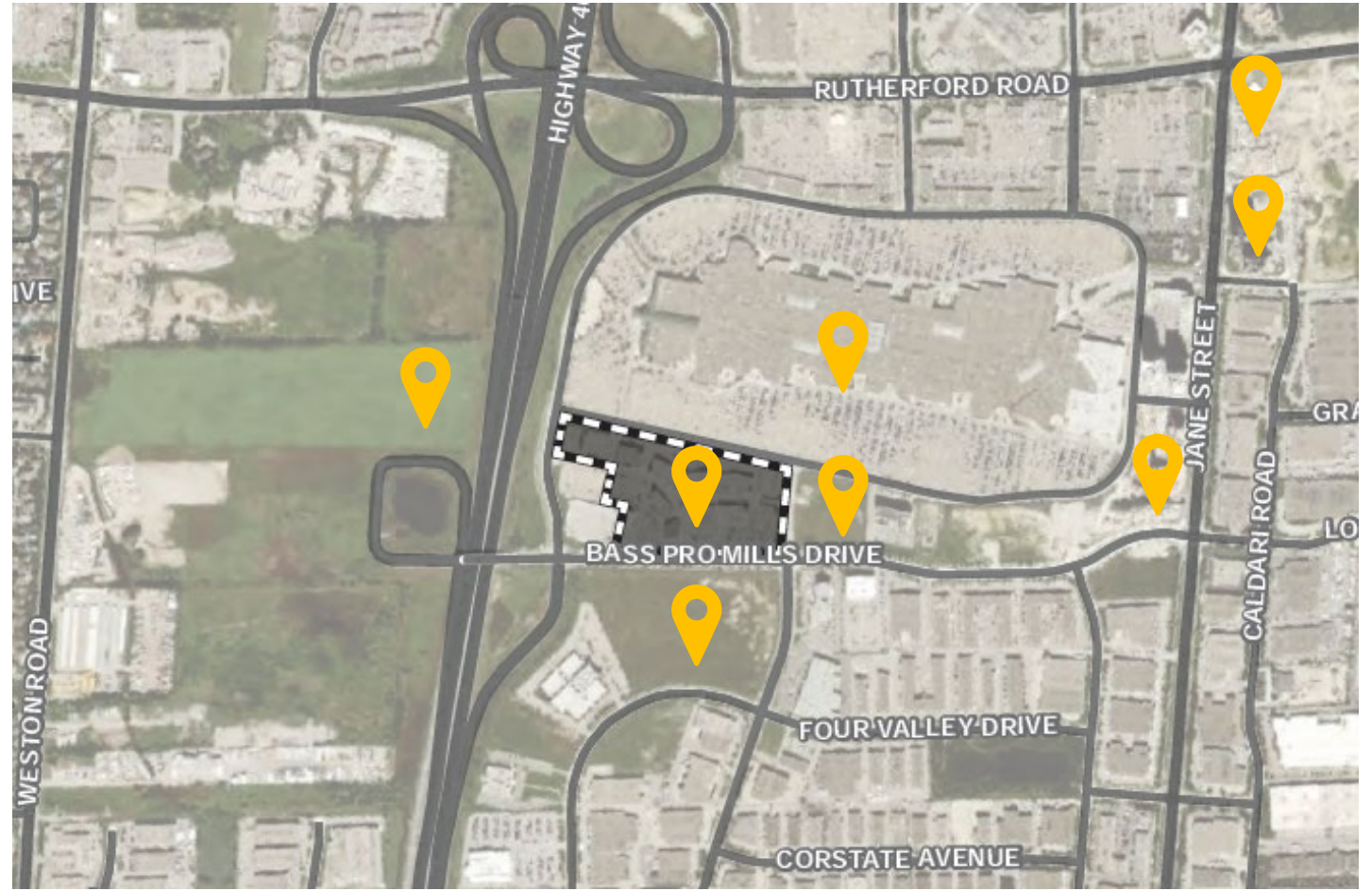
URBAN  
STRATEGIES  
INC



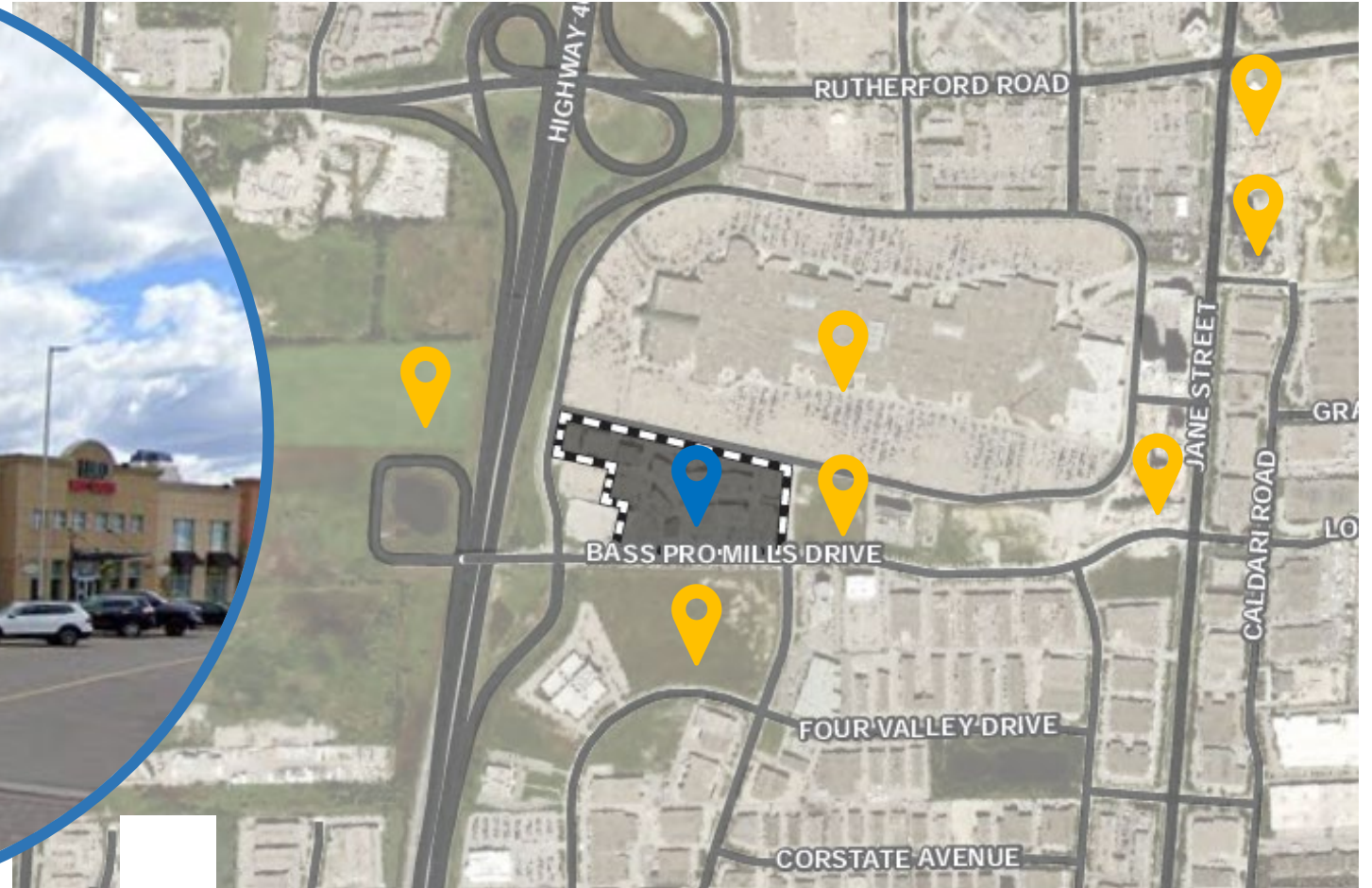
# PROCESS TO DATE



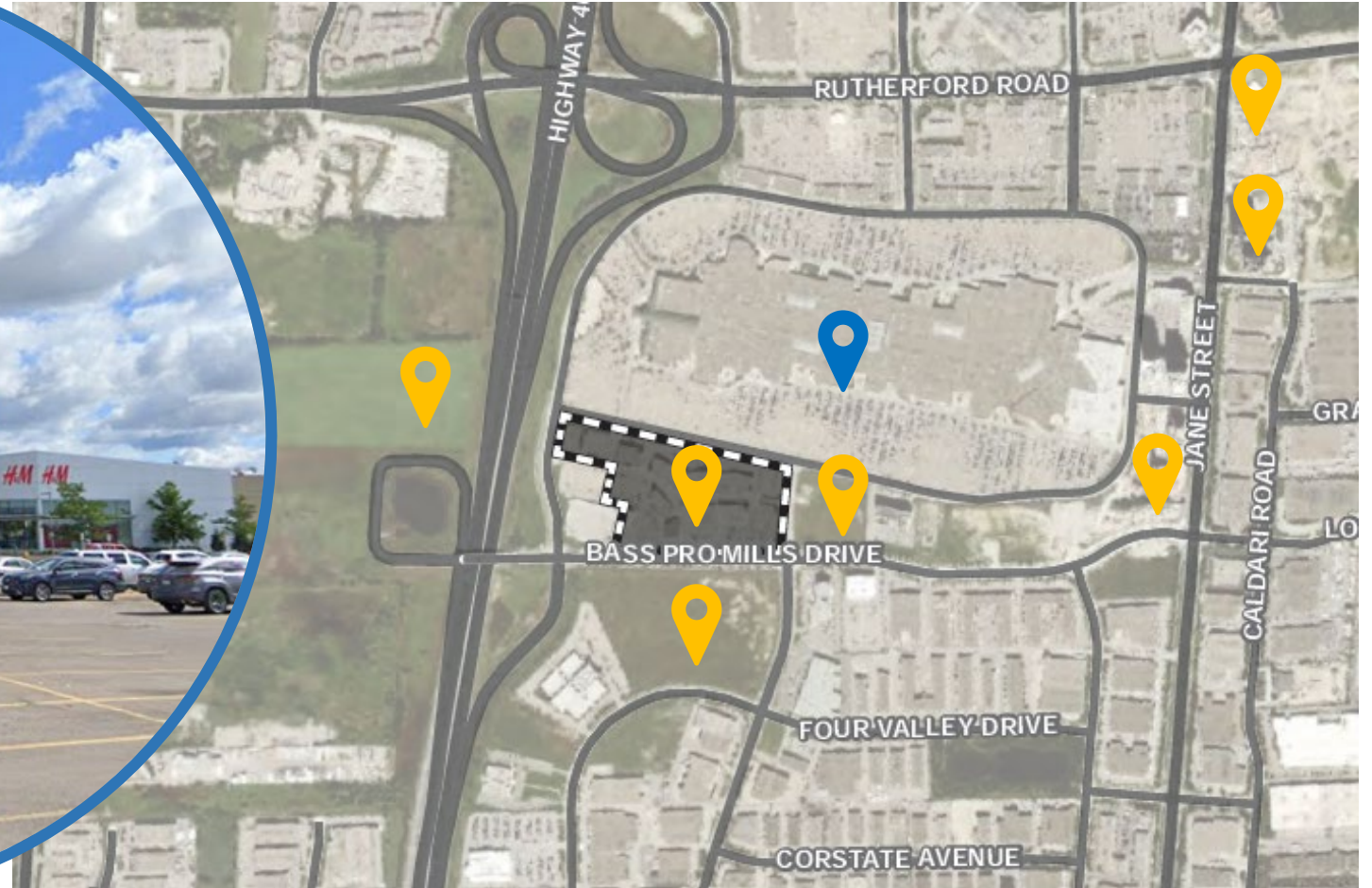
# SITE CONTEXT



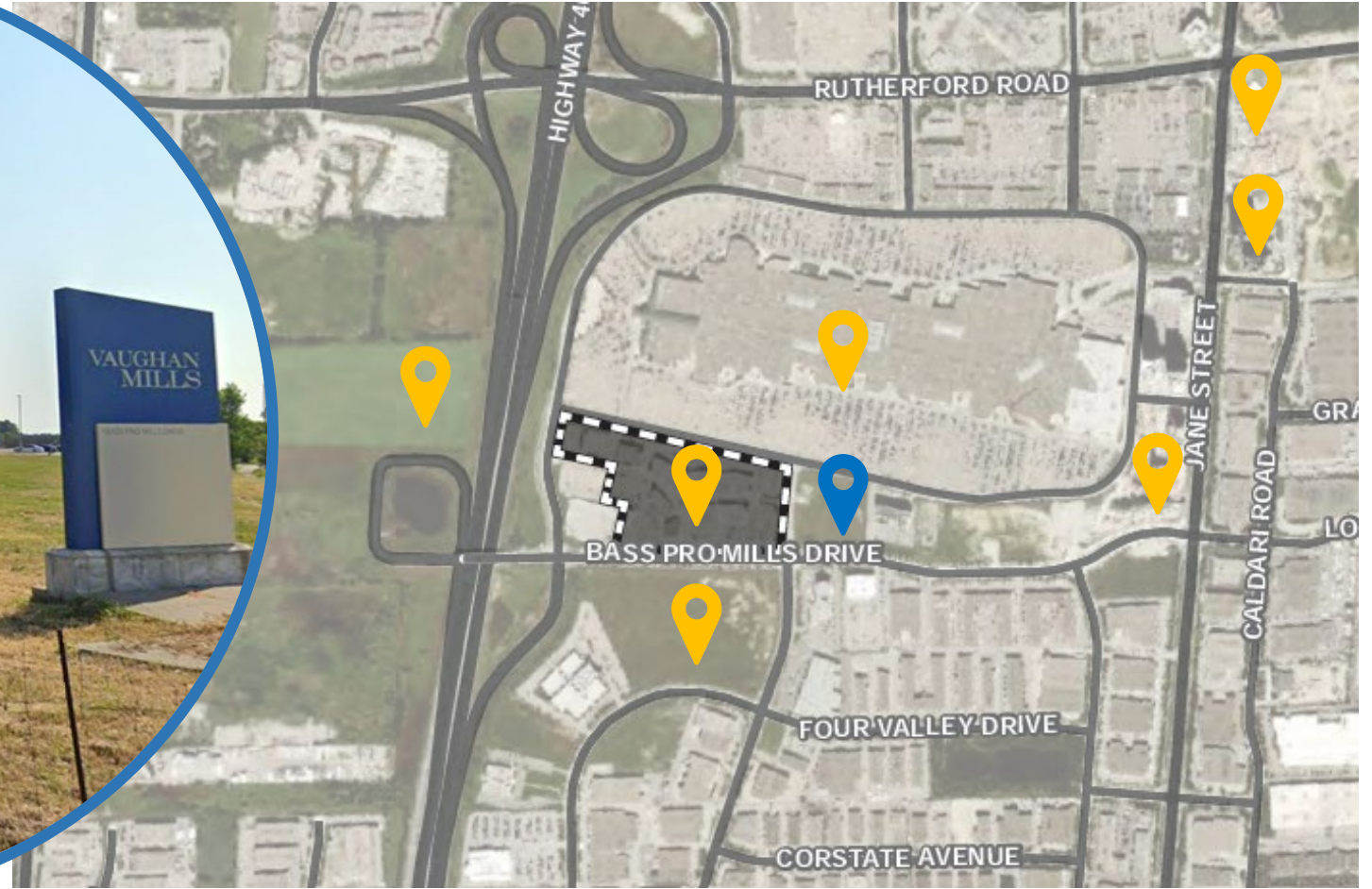
# SITE CONTEXT



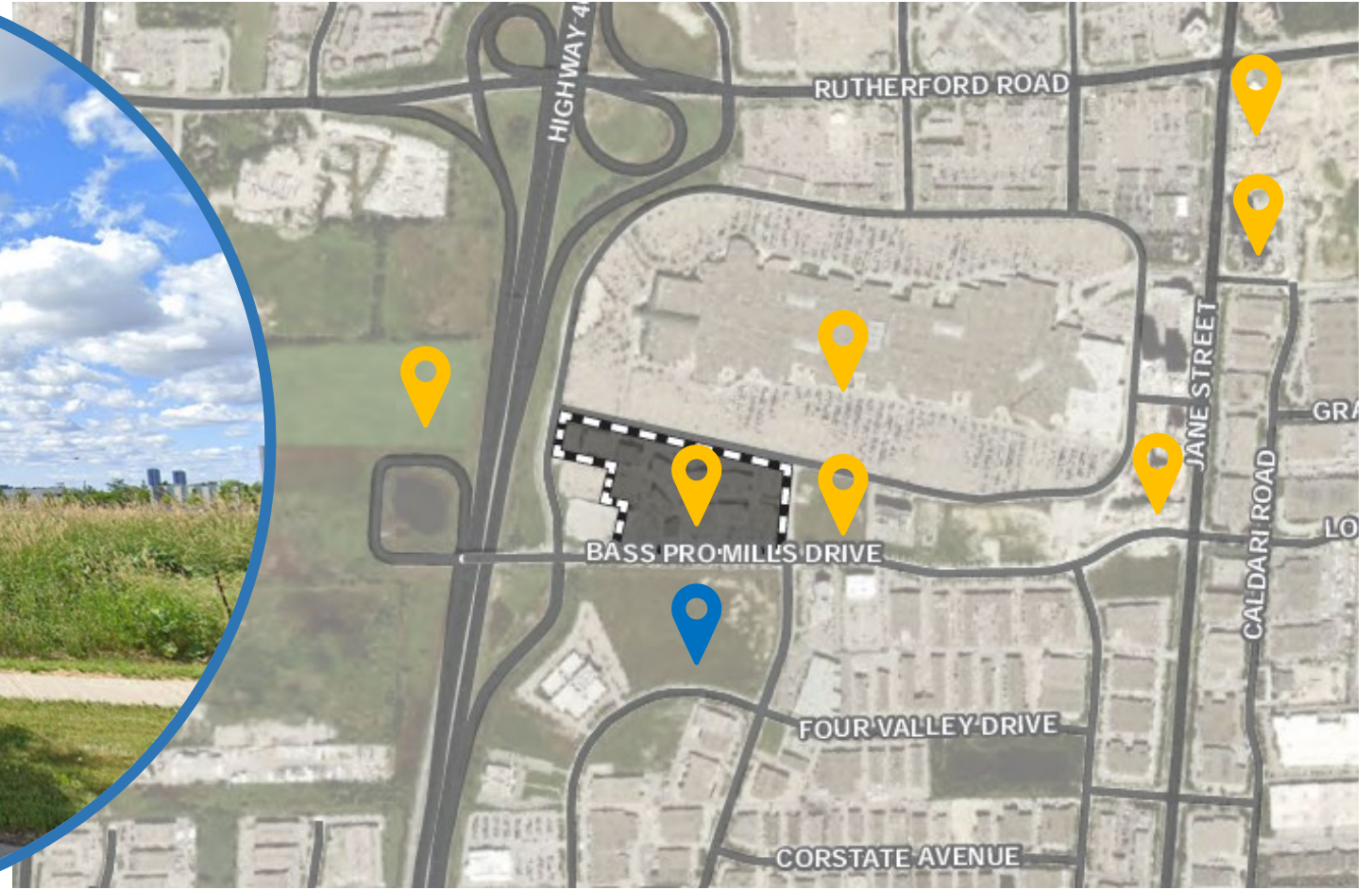
# SITE CONTEXT



# SITE CONTEXT

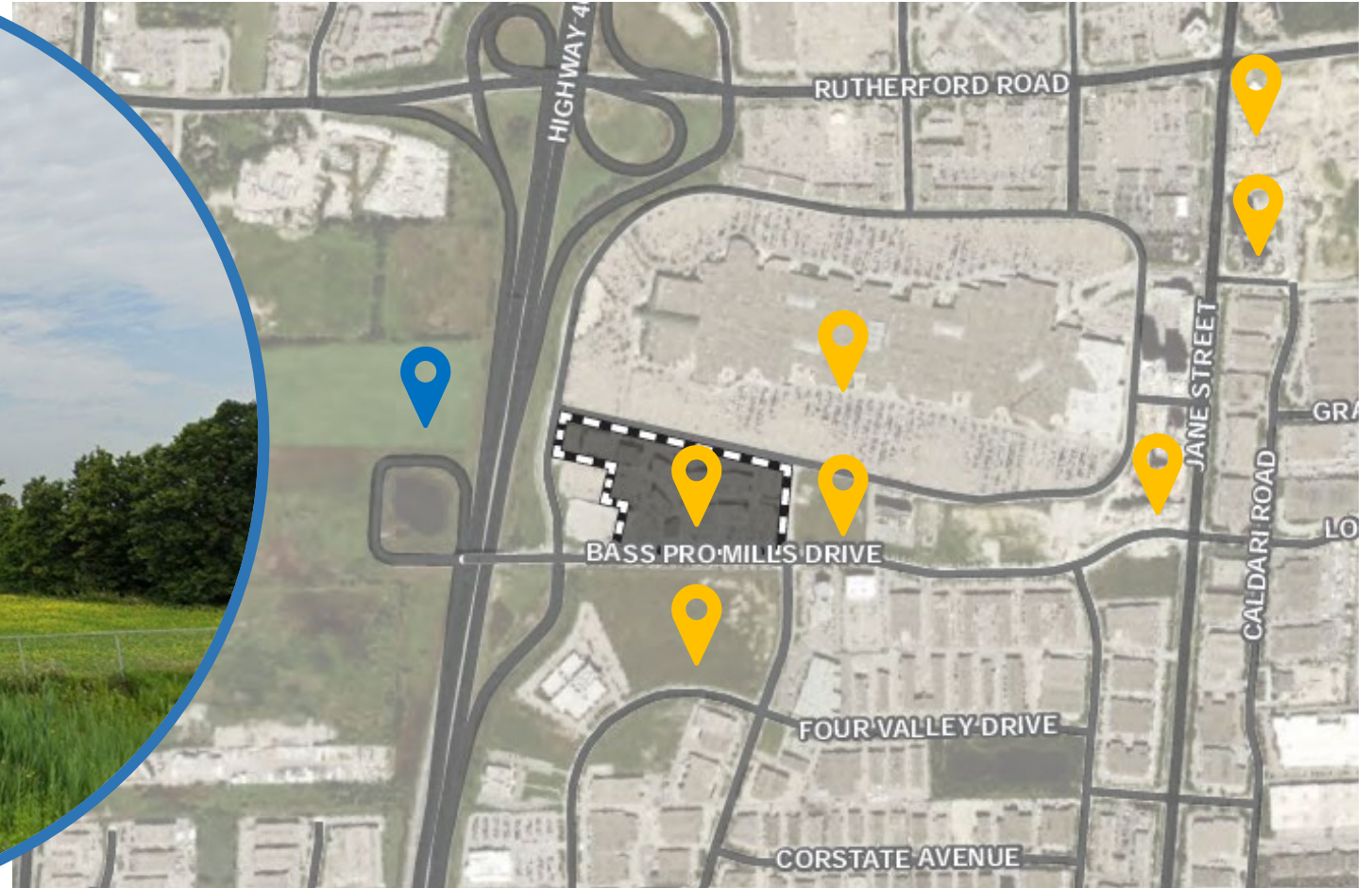


# SITE CONTEXT

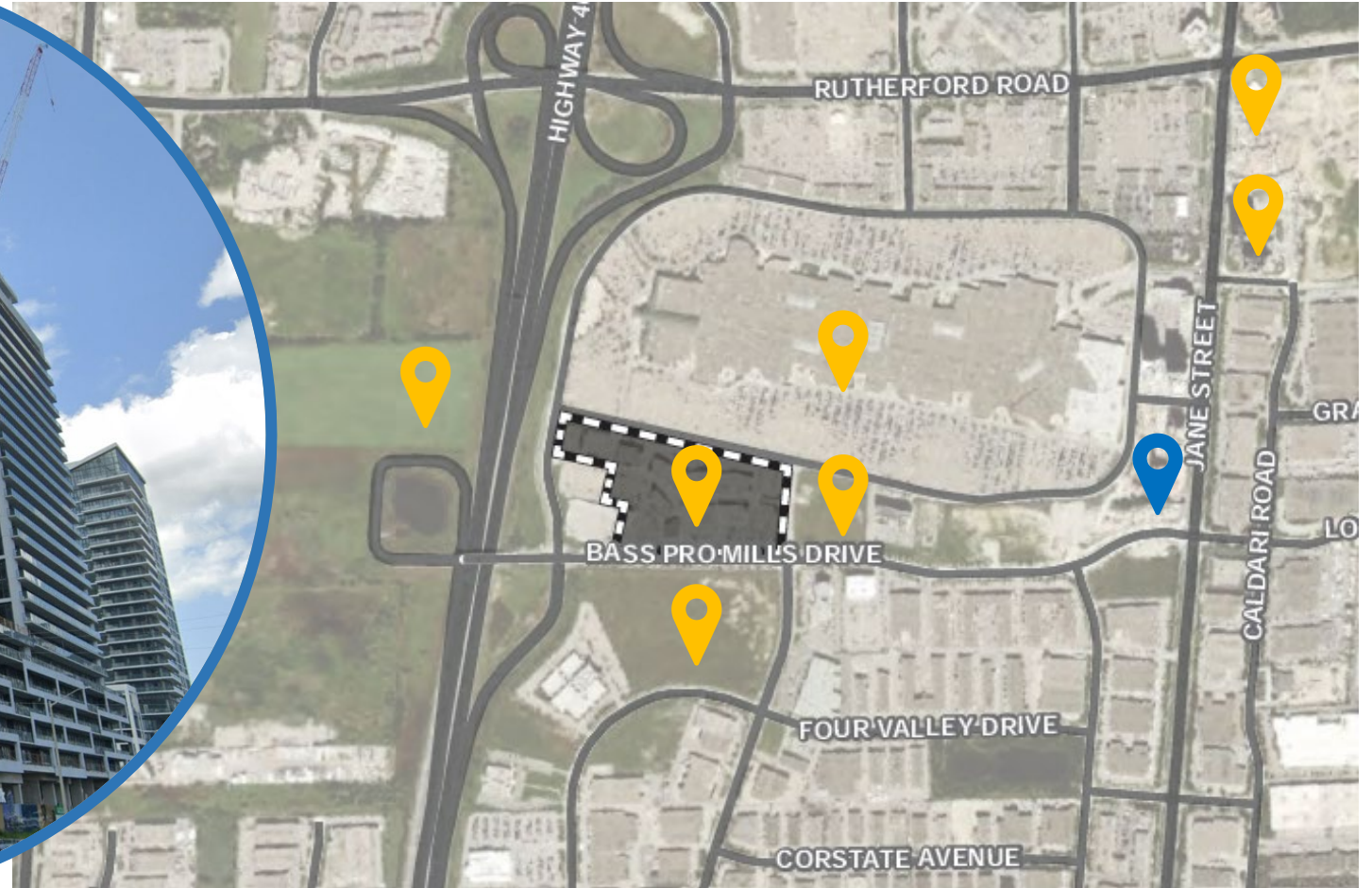




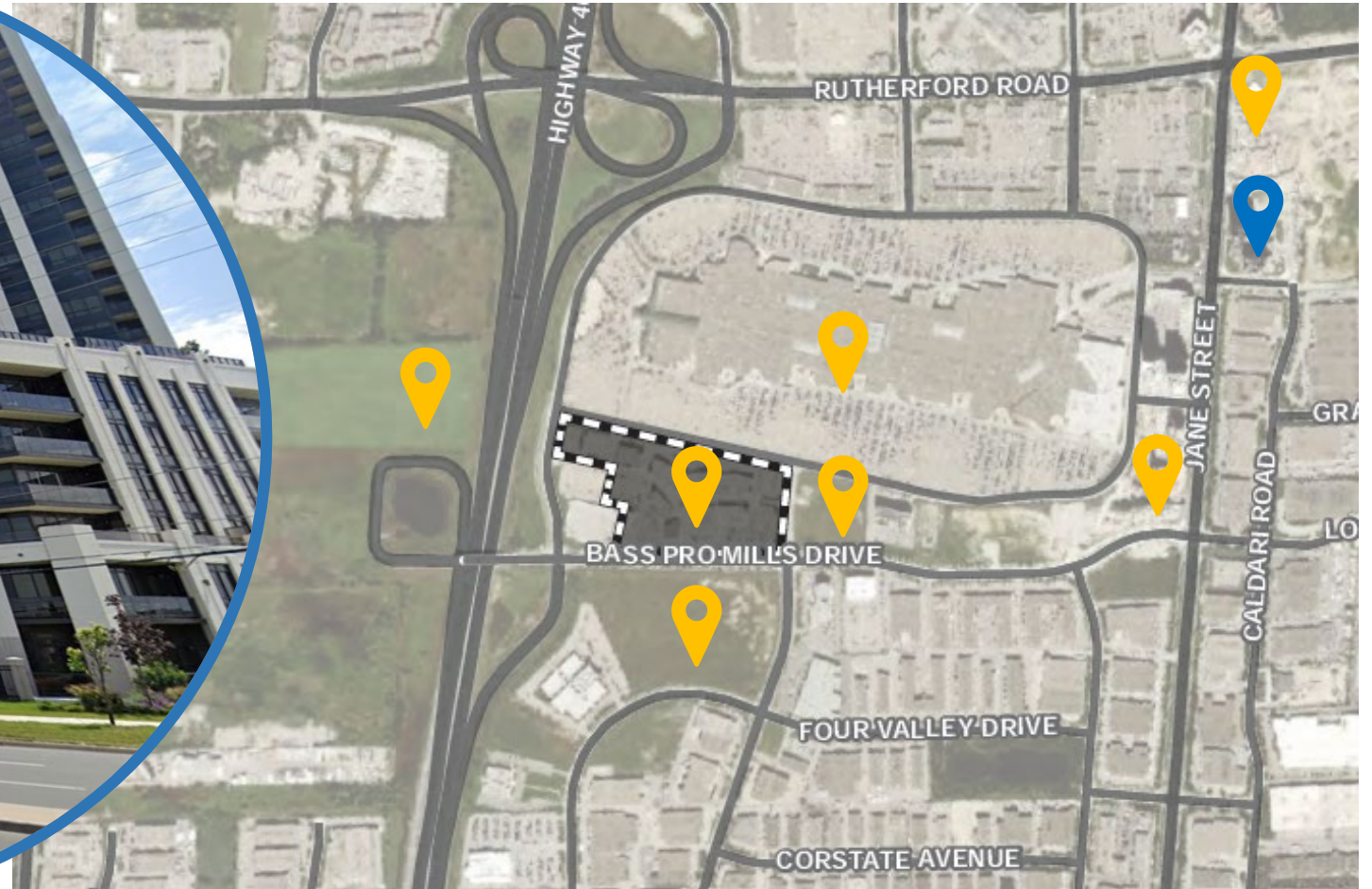
# SITE CONTEXT



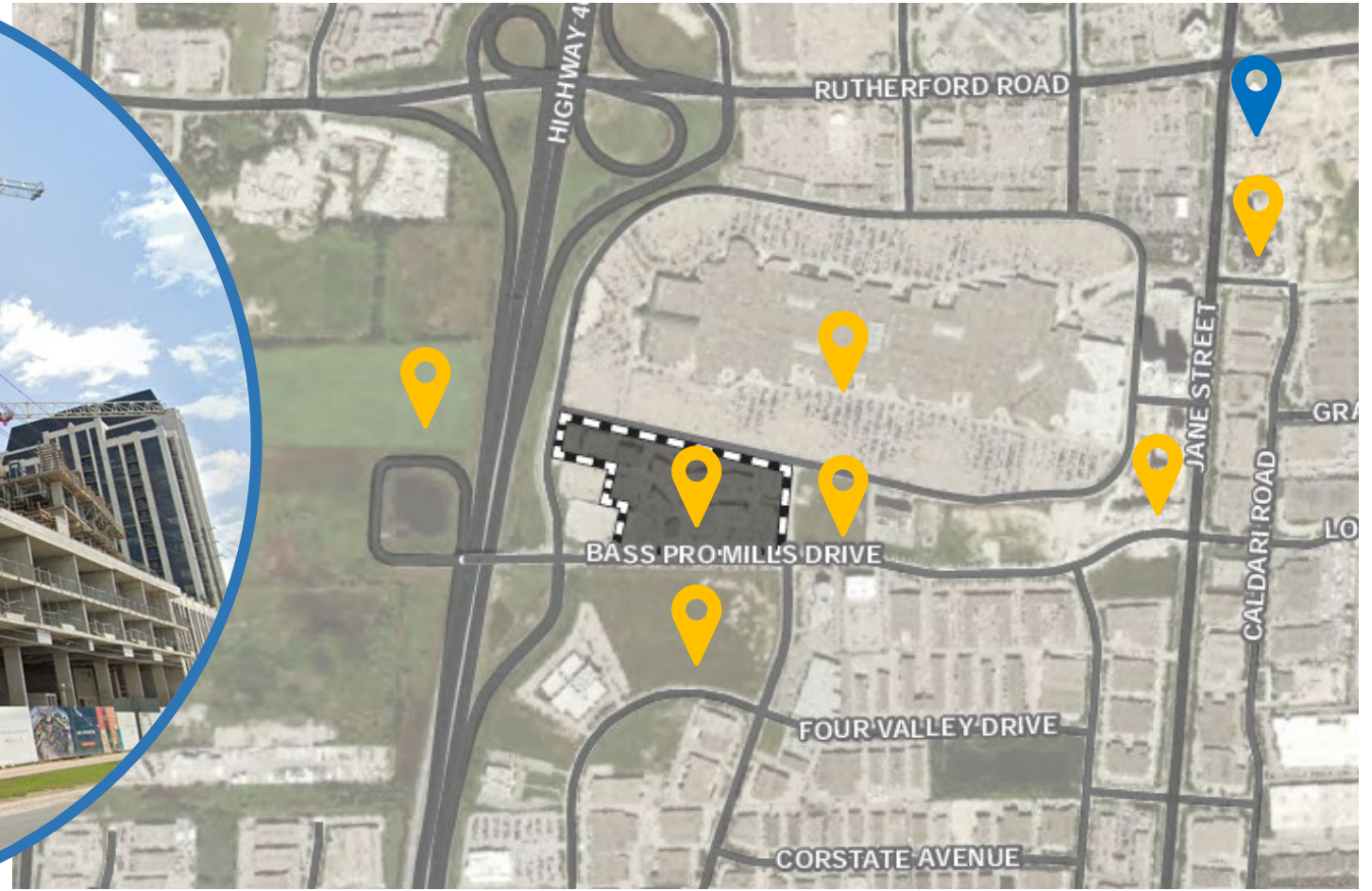
# SITE CONTEXT



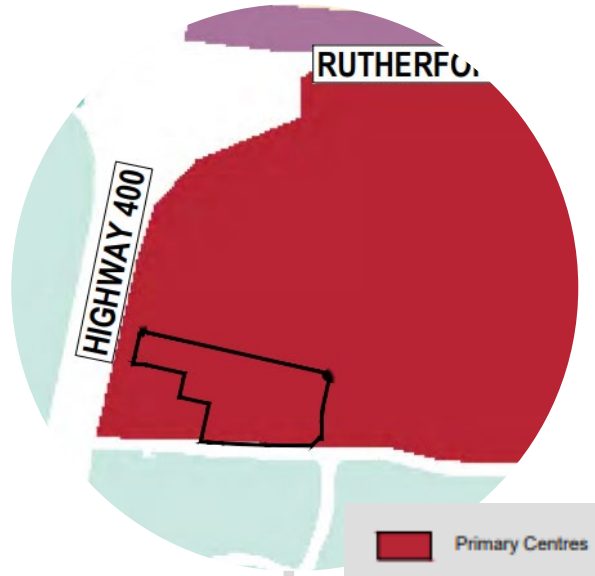
# SITE CONTEXT



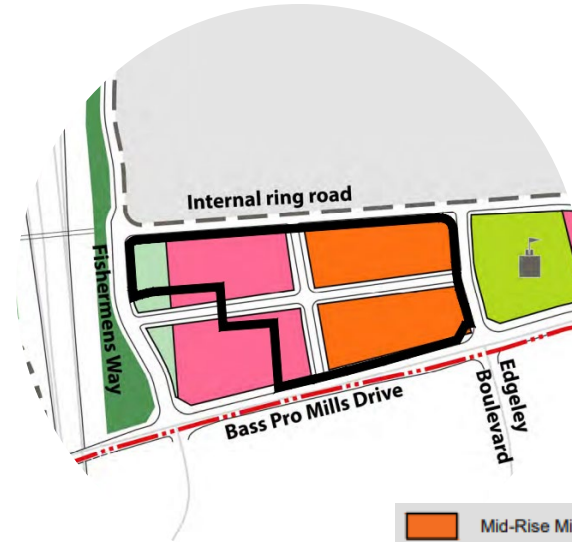
# SITE CONTEXT



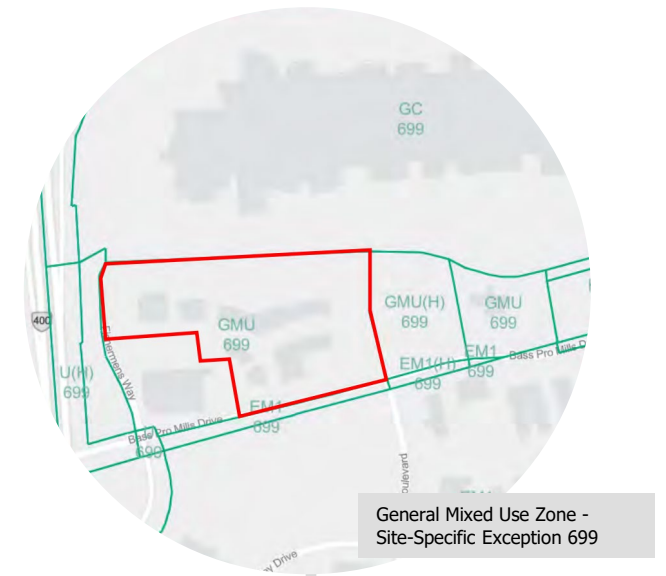
# POLICY & REGULATORY CONTEXT



OFFICIAL  
PLAN

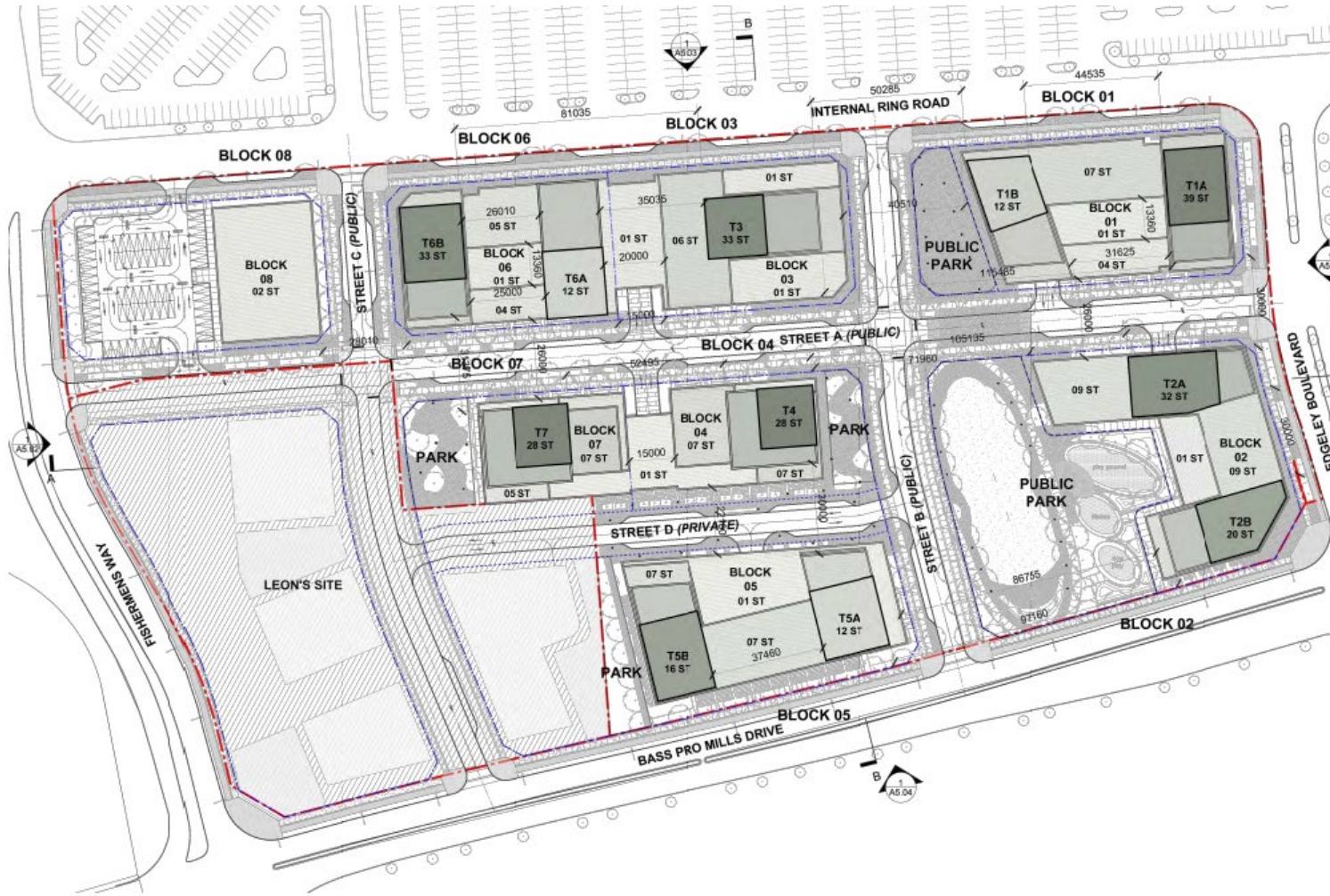


SECONDARY  
PLAN



ZONING  
BY-LAW

# MASTER PLAN



## Site Statistics Summary:

- 2.5 million sq. ft. of GFA
- 8 development blocks
- Heights ranging from 2 storeys to 39 storeys
- 2,966 residential units
- 11,942 sq. m. of outdoor amenity
- 3,368 sq. m. of indoor amenity
- 3,072 sq. m. of office space
- 4,689 sq. m. of retail space
- 7,502 sq. m. of open space in public parkland and POPS

# MASTER PLAN



# RENDERINGS





# RENDERINGS



# BLOCK PLAN



## Block Plan Summary:

- 3.1 million sq. ft. of GFA
- 10 development blocks
- Heights ranging from 2 storeys to 39 storeys
- 3,211 residential units
- 14,782 sq. m. of office space
- 5,192 sq. m. of retail space
- 9,253 sq. m. of open space in public parkland and POPS

\*The graphic shown does not necessarily reflect Leon's vision for its property.

# THANK YOU



HARIRI PONTARINI  
ARCHITECTS



Ferris + Associates Inc.  
Landscape Architecture and Urban Design



URBAN  
STRATEGIES  
INC





**C2.**  
**Communication**  
**CW(PM) – January 23, 2024**  
**Item No. 1**

January 22, 2024

**Delivered Via Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

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

**Steven J. O'Melia**  
LSO Certified Specialist (Municipal Law)  
Direct Line: 519.593.3289  
Toronto Line: 416.595.8500  
somelia@millerthomson.com

File: 0220993.0081

Dear Sir/Madam:

**Re: Applications for Official Plan and Zoning By-law Amendments by BentallGreenOak (“BGO”, or the “Applicant”) 255 Bass Pro Mills Drive (the “Subject Property”) Northwest corner of Bass Pro Mills Drive and Edgeley Boulevard City Application Nos. OP.23.013 and Z.23.024**

We are the solicitors for Murlee Holdings Limited, a subsidiary of Leon’s Furniture Limited (“**Leon’s**”), which is the owner of the property municipally known as 299 Bass Pro Mills Drive (the “**Leon’s Property**”). The Leon’s Property immediately abuts the Subject Property which subject to the above-noted planning applications, and is part of the same planning block.

Our client is writing to express its concern about the planning justification report that has been submitted in support of the applications that are before Committee of the Whole. Our client attended the July, 2022 meeting of the City’s Design Review Panel (the “**DRP**”) at which BGO’s development proposal was considered. At that meeting, the DRP directed (among other things) that the Applicant have additional communications with Leon’s to ensure a more coordinated Master Plan moving forward. That has not happened.

We understand that the applicant met once with our client since that date, at which time the Applicant indicated that the concept plan that it had submitted was not open for discussion or amendment. The proposed block plan that is set out in the planning justification report has not responded to any of the concerns raised by Leon’s. It does not represent a coordinated Master Plan.

To be clear, our client does not support the proposal that has been put forward for the Subject Property. Leon’s concerns include, without limitation, the following:

- The BGO proposal is not planned in coordination with the Leon’s Property, and has the potential to significantly prejudice the development potential of the Leon’s Property.
- The Applicant’s proposed road network at the boundary of the properties is almost entirely located within the Leon’s Property. This plan was submitted without consultation with our client and would adversely affect the development of the Leon’s Property. It is our client’s position that this plan cannot be approved as submitted.
- The applicant’s block plan, as set out in Figure 5 of its report, shows height limits of four (4) storeys for buildings on Leon’s Property. Leon’s had no input into this

proposal and was not given any prior notice of it. The storey limits do not reflect Leon's development proposal, which propose height limits ranging from 28 to 35 storeys.

### **The Leon's Proposal**

As the Committee may be aware, our client's proposal to develop the Leon's Property has been under consideration by City staff since 2021. Leon's had a pre-application consultation meeting with the City of Vaughan staff on December 20, 2021. It revised its proposal to respond to comments that it received at that meeting. A high-level discussion regarding urban design and architecture was subsequently held with City Staff on July 14, 2022, to review the revised development configuration for the Leon's Property

The Leon's application is proposing the development of three residential towers on the Leon's Property, ranging in height from 28 to 35 storeys, together with the creation of a landmark 2-storey retail space. It is Leon's position that this proposal is consistent with and conforms to all applicable planning policy documents, and represents good land use planning. The Leon's proposal will provide for up to 1,088 dwelling units on the Leon's Property, in pursuit of the Province of Ontario's goal of creating more housing.

Our client requests that Committee defer the consideration of these applications, and direct the Applicant to conduct a full consultation with Leon's so that the parties can move forward with a true joint proposal for the entire development block. This would avoid unnecessary duplication of planning reviews and conflicting outcomes, which is in the interests of good planning. The City's planning for the two properties on this development block must be coordinated so that neither property is prejudiced.

We hereby request that we and each of the copied individuals on this letter be provided with advance written notice of any decision of Council or Committee in respect of these applications, as well as advance written notice of any further meetings to consider them.

We thank you for your attention to our concerns.

Yours truly,

MILLER THOMSON LLP

Per:



Steven J. O'Melia  
SJO/dms

cc: John Cooney (via email: [john.cooney@leons.ca](mailto:john.cooney@leons.ca))  
Scott Loudon (via email: [scott.loudon@lflgroup.ca](mailto:scott.loudon@lflgroup.ca))  
Danny Leon (via email: [danny.leon@leons.ca](mailto:danny.leon@leons.ca))  
Robert Walter-Joseph (via email: [rwalterj@gladkiplanning.com](mailto:rwalterj@gladkiplanning.com))  
Christina Ciccone (via email: [christina.ciccone@vaughan.ca](mailto:christina.ciccone@vaughan.ca))

74649795.1

