



**COMMUNICATION C329
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022**

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KLM File: P-3253

February 25, 2022

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
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Attention: Mayor Bevilacqua and Members of Council

**Re: Committee of the Whole (Public Hearing) – March 1, 2022
Agenda Item # 4 – G Group Major Mackenzie Inc.
Municipal Address: 3812 Major Mackenzie Drive West, City of Vaughan
City File No.: OP.21.019 & Z.21.040**

Dear Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. ("KLM") are the land use planners 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 west of Major Mackenzie Drive West, north of Weston Road and are approximately 16,390 m² (1.639 ha) in size. The NJS lands directly abut the G-Group lands to the west.

We understand G Group has submitted applications to amend the Official Plan and Zoning By-law to facilitate the development of two residential apartment buildings, three mixed-use residential apartment buildings ranging from 10 to 36 storeys with a total of 3,013 residential units. As illustrated on Attachment 2 of the City's Staff Report, their development application also consists of the construction of a North-South road called Street 'A' otherwise referred to as Sunset Terrace. This future north-south road, was envisioned through the Block 40 (South) Block Plan (i.e., OPA 600), to connect Major Mackenzie Drive West and Farooq Boulevard in order to support the transportation and planning objectives of the Vellore Village District Centre. This future road bisects the NJS and G Group developments and will service the community and future residents of Vellore Centre.

NJS has submitted several *Planning Act* applications that are concurrently being reviewed by the City of Vaughan and external agencies. On August 27, 2020 City of Vaughan Council approved the Draft Plan of Subdivision 19T-17V004 to subdivide the NJS lands. Our client is working diligently with City staff and external agencies to register the draft approved plan in order to facilitate the phased residential development of the NJS lands. The draft approved plan of subdivision includes half of the required right-of-way for Sunset Terrace with the other half being provided by G Group.

Given our mutual interest in the development of Sunset Terrace, we hope to continue our positive relationship with G-Group and to collaboratively work together to deliver the road for the benefit of each site and the community as a whole. This would include any necessary agreements to consider the timing

of the delivery of the road to the City, as well as any opportunity for front ending and cost-sharing of the road.

We kindly request that we are notified of any future meetings of Council or its Committees and any decisions made by this Committee of the Whole or Council respecting the amendments to the Official Plan and Zoning By-law on the G Group lands. Furthermore, we reserve the right to provide additional comments with respect to the proposed development as it evolves.

We appreciate the opportunity to participate in this public forum and look forward to future participation in the review. Should you have any questions, please do not hesitate to contact Aidan Pereira, Senior Planner at APereira@klmplanning.com or the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, BURPL, MCIP, RPP
Partner

cc. NJS Developments Inc.
Oben Group Inc.
Aidan Pereira, KLM Planning Partners Inc.
Rebecca Roach, City of Vaughan