



**WESTON
CONSULTING**

planning + urban design

**C81
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (PM) - Report No. 10, Item 3**

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

March 1, 2022
File 6169

Dear Committee of the Whole,

**RE: Doughton Residences Corp.
Draft Plan of Subdivision File 19T-21V008
Official Plan Amendment OP.20.005
Zoning By-law Amendment Z.20.013
Site Plan Application DA.21.026
216 – 220 Doughton Rd.**

Weston Consulting is the Planning consultant for the owners of the properties located at 126A Peelar Rd, 126/146 Peelar Road, and 114 Peelar Rd. properties. These properties are located south of the subject lands within the southeast quadrant of the Vaughan Metropolitan Centre Secondary Plan area. We have reviewed the proposed development application material for 216-220 Doughton Rd, and the surrounding context, and have concerns that the proposed development represents over-development of the subject lands which would have a negative impact on the future development of our clients' lands. We offer the following comments in support of this position.

The applications before the Committee propose 1,145 units within two residential towers at a density of 11.4 FSI. This is significantly higher than the maximum 4.5 FSI permitted in the VMC Secondary Plan. In addition, the development proposes a total of 575 parking spaces of which only 460 spaces are allocated to residents of the development. Only 40% of the units will have access to parking within the building. While the proposed development is in close proximity to the VMC subway, there are no other services within a walkable distance to support this development. We have concerns that this is untenable and will have an impact on the surrounding lands.

Summary

Based on our review of the submitted materials, the proposed development represents a significant over-development of the subject lands. The density is significantly greater than that approved in the VMCSPP. There is insufficient parking which will negatively impact adjacent landowners and the operation of existing businesses in the area. It would be appropriate for the scale of the development be reduced to minimize the impact on the surrounding lands.

Thank you for the opportunity to provide these comments. It would be greatly appreciated if we could be circulated on any correspondence or activity on this project. Please contact the undersigned at kfranklin@outlook.com or Hanieh Alyassin at extension 337 should you have any questions regarding this submission.

Yours truly,
Weston Consulting

A handwritten signature in black ink, appearing to read 'K. Franklin', written in a cursive style.

Kurt Franklin BMath, MAES, MCIP, RPP