



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055 F 905.669.0097

[KLMPANNING.COM](http://KLMPANNING.COM)

SUBMITTED VIA EMAIL

File: P-3401

March 4, 2024

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

C 11 Communication CW(1) – March 5, 2024 Item No. 2
--

Attention: Hon. Mayor Del Duca and Members of Council

Re: 5012526 Ontario Inc.  
Committee of the Whole – March 5, 2024  
City Files: OP.20.010 & Z.20.031  
Part Of Lots 7 And 8, Concession 8, Vicinity Of  
Woodbridge Avenue and Kipling Avenue  
City of Vaughan,  
Region of York

---

KLM Planning Partners Inc. is the land use planning consultant retained by Romali (Kipling) Homes Ltd. ("**Client**"), who have an interest in properties known municipally as 1 & 3 Burtons Lane and 7988 & 7994 Kipling Avenue (the "**Romali Lands**") in the City of Vaughan ("**City**"). We are in receipt of the report from Haiqing Xu, Deputy City Manager of Planning and Growth Management to the Vaughan Committee of the Whole dated March 5, 2024, in relation to the development applications proposed by 5012526 Ontario Inc. ("**5012526**") on the above referenced lands which are located immediately west of our client's lands.

Our client has an interest in the development applications proposed by 5012526 ("**5012526 Applications**") given the proximity of their lands and has been involved following the initial Statutory Public Hearing in December 2022, including attending the Community Meeting on May 25, 2023 and providing a submission to the City planner assigned to the file requesting notification of all future meetings in relation to the subject matter. In this regard, we appreciate Ms. Rebecca Roach providing notice of the staff report being presented at the Vaughan Committee of the Whole Meeting on March 5, 2024.

Let me start off by saying that our client supports the intensification of the lands owned by 5012526 as proposed and as modified by the City. We are in the middle of a well documented housing crisis and the provision of a mixed-use residential and commercial apartment project will support Vaughan in delivering much needed housing in support of the Vaughan's commitment to deliver 42,000 new homes as mandated by the Province of Ontario.

We appreciate that the 5012526 Applications are before the Ontario Land Tribunal ("**OLT**"), and staff, in a staff recommendation report ("**Staff Report**") have recommended a modified version of the 5012526 Applications and further have recommended that staff be directed to attend the OLT in support of the modified version of the 5012526 Applications.

Our interest in the 5012526 Applications is specifically related to the orderly development of land.

While our client does not currently have any formal development applications, we have had a formal Pre-Application Consultation Meeting with staff to consider intensification opportunities to support additional housing within the community of Woodbridge. We are interested in ensuring that the development proposed by 5012526 will not have an adverse impact on the future development viability of our clients' lands from a built form, massing, access, and development perspective. We note that the staff recommended modifications have not yet been accepted or

illustrated in a detailed set of drawings for our review. We reserve the right to provide further comments in relation to built form, massing, coordination of access, and development in this regard.

Furthermore, staff have identified two items within the Staff Report which have a direct impact on our client as follows:

1. A holding condition is being proposed by the City which requires 5012526 to enter into a Developers Group Agreement to ensure the cost-sharing for the provision of parks or cash-in-lieu of parkland, roads and municipal services within the development area. We are not aware of any Developers Group in this area and would like to discuss the requirement and expectations of such an agreement with 5012526 and the City as part of the ongoing OLT process to ensure we fully understand the extent of such an agreement as well as expected costs; and
2. The Staff Report identifies a building on our clients' lands at 3 Burton's Lane as a contributing heritage building, which is further identified as the former Toronto Grey and Bruce Railroad Station. Through our preliminary investigations, we are unaware of such a designation and respectfully reserve the right to determine through our own assessment the heritage significance (if any) in relation to our clients' lands.

We appreciate the opportunity to provide comments and request a meeting with representatives of 5015256 and the City to discuss these comments in more detail. Please ensure the undersigned is copied on all future meetings, decisions and notices in relation to the above-noted matter.

If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,  
**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, B.U.R.PI, MCIP, RPP  
PARTNER

CC: Haiqing Xu, City of Vaughan,  
Rebecca Roach, City of Vaughan  
Romali (Kipling) Homes Ltd.  
Steven Ferri, Loopstra Nixon LLP