

Policy Planning and Environmental Sustainability Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

May 30, 2024  
File: 6300-3

**Attn: Office of the City Clerk**

**RE: Weston Road and Highway 7 Secondary Plan  
3883 Highway 7**

Weston Consulting is the planning consultant for Marino on 7 Inc., the registered owner of the lands municipally known as 3883 Highway 7 in the City of Vaughan (herein referred to as the 'Subject Property'). We have been engaged to provide assistance to the landowner during the Weston Road and Highway 7 Secondary Plan (the 'Secondary Plan') process. As the Weston 7 Secondary Plan is nearing its final stages, we are pleased to provide the following comments on behalf of our client for consideration by Staff and Committee prior to finalization of the Secondary Plan.

### Description of the Subject Property

The Subject Property is currently occupied by two, 2-storey commercial buildings on the south side of Highway 7, west of Weston Road and directly north of Wings Road, within the Southwest Quadrant of the Weston 7 Secondary Plan. The Subject Property is surrounded by commercial uses in all directions and has a total area of 0.77 hectares (1.90 acres) with frontages of 71.25 metres along Highway 7 and 71.67 metres along Wings Road.



Figure 1 – Aerial Photo of the Subject Property

The City of Vaughan Official Plan (2020 Office Consolidation) designates the Subject Property as *High-Rise Mixed-Use* which does not prescribe a maximum height but is generally permissive of heights above 12 storeys. The City of Vaughan Zoning By-law 001-2021 zones the Subject Property *GMU – General Mixed Use (x. 278)*.

## Description of the Proposed Amendment to Schedule 1 Weston 7 Land Use Designations

The draft land use scenario as shown on Schedule 1 of the Secondary Plan indicates that the majority of the Subject Property be used for an extension of Nova Star Drive. The remaining portion of the Subject Property is designated *Mixed-Use I*. We do not support the use of the Subject Property for an extension of Nova Star Drive and have identified that the remaining lands with the extension would be unusable for the purpose of any meaningful development.

The Weston 7 Background Report revised on April 21, 2021, identifies the existing Nova Star Drive right of way is a Private Road. Based on our research, Nova Star Drive is currently owned by Calloway REIT (Westridge) Inc. The extension of Nova Star Drive would be subject to private landowners.

The Weston 7 Secondary Plan Draft 2 prepared in October 2023 does not provide rationale or justification in support of the extension of Nova Star Drive south to Wings Road. Extending Nova Star Drive further south is referenced within the Phase 1 Background Report, Appendix 1: Transportation Needs Assessment dated October 29, 2018 wherein the Transportation Needs Assessment briefly mentions the need for additional road improvements, including the extension of Nova Star Drive from Highway 7 to Wings Road as per the 7777 Weston Road Area Wide Transportation Study prepared in 2012. Overall, little justification is available as to the proposed extension of Nova Star Drive and the purpose and function of the proposed connection. The Vaughan Transportation Master Plan dated July 28, 2023 also does not include the proposed extension of Nova Star Drive as per Figure 8-2: 2051 Recommended Transportation Network, nor is this extension contemplated in the 2010 Vaughan Official Plan. Additionally, we note that based on the Weston 7 Background Report revised on April 21, 2021, the existing Nova Star Drive right of way is identified as a Private Road. Based on our research, Nova Star Drive is currently owned by Calloway REIT (Westridge) Inc.

It is our opinion that through the development of the lands within the Secondary Plan area, there will be ample opportunities for north-south mid-block connections that would provide connectivity through Local Roads and Active Transportation Links, eliminating the need for a midblock major-arterial road connection to Wings Road.

## Recommendation and Request

An amended Schedule has been attached to this letter for your review and consideration as part of a further update to the Secondary Plan. The attached Schedule designates the Subject Property as *Mixed-Use* and does not include the extension of Nova Star Drive through the Subject Property. The proposed *Mixed-Use* designation for the Subject Property is consistent with the City of Vaughan Official Plan existing permissions that would allow for the fulsome full development of the lands through the future transformation of this area. We have submitted this schedule to Staff for their review and consideration as part of the Secondary Plan process and as part of our participation in ongoing meetings with Staff as a participating member of the Weston 7 Landowners Group.

It is our opinion that the extension of Nova Star Drive is not required to implement the goals and objectives of the Secondary Plan and should instead be designated as *Mixed-Use* as identified in Schedule 1 attached herein. Schedule 1 has been submitted to Staff and is proposed to be amended as indicated on the attached, which would provide maximum flexibility for the development of the lands including the request for removal of the maximum heights and densities. The proposed modifications are part of ongoing discussions and negotiations with Staff and the landowners group and part of the Secondary Plan updates.

We are actively engaged in the Weston 7 Secondary Plan process including discussions with the Weston 7 Landowners Group with City Staff. We kindly request to continue to be notified of any future reports and/or meetings regarding the Secondary Plan process and request to be notified of any decisions regarding this matter. We intend to continue to monitor and engage in the Secondary Plan process on behalf of our client on an ongoing basis. We reserve the right to appeal any planning decisions and approvals that directly involve or affect the Subject Property.

We have separately submitted a request for deputation regarding the June 5, 2024 Committee of the Whole (Working Session) Agenda Item 5.2 to further communicate the above commentary to the Committee.

Thank you for the opportunity to provide these comments. Please contact the undersigned at [ssgotto@westonconsulting.com](mailto:ssgotto@westonconsulting.com) or Michael Pizzimenti at [mpizzimenti@westonconsulting.com](mailto:mpizzimenti@westonconsulting.com) should you have any questions regarding this submission.

Yours truly,

**Weston Consulting**

**Per:**




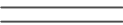
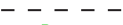

Sabrina Sgotto, HBA, MCIP, RPP  
Vice President

c. Marino on 7 Inc.  
Parente Borean LLP


Encl. Proposed Secondary Plan Modified Schedule

# Schedule 1 Weston 7

## Legend

-  Existing Road Network
-  Proposed Road Network
-  Ownership Boundaries
-  Mixed Use

## Notes

-  Marino ON 7 Inc.
- Proposed Designation: Mixed-Use
- Nova Star Drive Extension Removed

