

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive, Level 200
Vaughan, Ontario, L6A 1T1

June 4, 2023
File 11009

Attn: Committee of the Whole

**RE: Comments on Weston 7 Secondary Plan, File 26.2 (Item 5.2)
3899, 3901 Highway 7 and 40, 60 Wings Road
City of Vaughan**

Weston Consulting ('Weston') is the authorized planning agent for Gallu Construction Inc. ('Gallu'), the registered owner of the property municipally known as 3899, 3901 Highway 7 and 40, 60 Wings Road (the 'Subject Lands'), City of Vaughan. The Subject Lands are located in the southwest quadrant of the Weston Road and Highway 7 intersection, and within the proposed Weston 7 Secondary Plan ('W7SP') area. We respectfully provide these comments with respect to the third draft of the W7SP in advance of the Committee of the Whole Working Session on June 5, 2024.

On behalf of Gallu, Weston has been actively participating in the W7SP planning process by monitoring and attending all landowner and stakeholder meetings, providing detailed comments to the City and its outside consultants, as well as providing detailed supporting documents as part of its own development application review process. In particular, we have submitted correspondence in this regard on October 10, 2022 and most recently on September 29, 2023 and October 30, 2023 with respect to the initial drafts of the W7SP.

In addition to our active participation in the W7SP planning process, Official Plan Amendment and Zoning By-law Amendment applications (OP.23.009 and Z.23.017) were submitted on June 30, 2023 to guide development of the Subject Lands within the future land use planning context of the W7SP. The applications propose the development of a mixed-use/master planned community comprising (1) mid-rise office building and (5) high-rise mixed-use buildings, various pedestrian mews, as well as a public park and new east-west private road that has been coordinated with the neighbouring development. The proposed development seeks to add 1,981 new residential units, and construct 6,114.21 square metres of office space.

Since the Statutory Public Meeting on November 1, 2023, we have engaged with 14 other landowners in the W7SP area ("Landowners") to collaborate and collectively advance the secondary plan process in a meaningful and coordinated way. The Landowners have met with City staff and its external partners on a bi-weekly basis for the last several months, while also collaborating internally as a group. Further, we have undertaken a redlining exercise and have collectively submitted redline comments on the Second Draft of the W7SP in an effort to address our concerns with the proposed policy framework.

We are disappointed that despite our efforts, the City's Third Draft of the W7SP continues to ignore many of our collective and site specific concerns as discussed in our previous submissions. We appreciate that the City is looking to advance and finalize the W7SP in an expeditious manner; however, it is our opinion that further collaboration and agreement is required to address macro-level and site specific issues before a revised Draft of the W7SP can be appropriately considered.

We appreciate the opportunity to continue to engage with the City on this matter so that our concerns may be addressed and a supportable W7SP may ultimately be approved. We reserve the right to provide additional comment with respect to the W7SP and request to be notified of any future meetings, reports and decisions related to this matter.

If you have any questions or require further information, please do not hesitate to contact the undersigned at extension 252 or Mina Rahimi at extension 339.

Yours truly,

Weston Consulting

Per:



Michael A. Vani, BURPI, MCIP, RPP
Senior Associate

cc. Gallu Construction Inc.
L. Alhabash, City of Vaughan
C. Bruce, City of Vaughan

Attachment 1 – Comments on Second Draft of the W7SP, October 30, 2023

Office Use Only	Assigned PAC No.	PAC.22.065	
	Date of PAC Meeting	August 11th, 2022	
	PAC Expiration Date (180 days from date of PAC Meeting)	February 7, 2023	
	Planner	Dulaa Osman, Christopher Cosentino	
	Owner/Agent	Gallu Construction Inc. / Michelle Wei	
	Site Location	3899, 3901, Hwy 7 & 40, 60 Wings Road	
	Proposal	<p>A PAC meeting has been requested to facilitate the development of four, high-rise, mixed use buildings. Three buildings front onto Highway 7 and are 40, 33, and 38 storeys tall. One building fronts Wings Road and is proposed to be 25 storeys in height. The proposed development contains a total Gross Floor Area of 137,698m². The applicants is proposing the development of 1,848 dwelling units, 2,832m² of retail space and 1,217.03m² of office space. The development also proposes a total of 1,477 underground parking spaces – 1,110 residential spaces and 278 visitor spaces.</p>	
		<input checked="" type="checkbox"/> Major Official Plan Amendment	<input type="checkbox"/> Draft Plan of Subdivision
	<input type="checkbox"/> Minor Official Plan Amendment	<input checked="" type="checkbox"/> Site Development	
	<input checked="" type="checkbox"/> Zoning By-law Amendment	<input checked="" type="checkbox"/> Draft Plan of Condominium (common element only)	

IMPORTANT – READ AND ACKNOWLEDGE

1.0 Purpose

- 1.1 The purpose of the Understanding is to identify the information required to commence a complete application as set out in the *Planning Act* for only the specific development application(s) subject to this Understanding.
- 1.2 The Understanding will be completed by Planning Staff of the Development Planning Department and will form part of a complete application.
- 1.3 The PAC meeting or PAC Understanding does not imply or suggest any decision whatsoever on the part of City staff or the Corporation of the City of Vaughan to either support or refuse the application(s).

2.0 PAC Execution

- 2.1. The PAC Understanding will only be considered valid once executed by both the City Planner/Planning Technician and the Owner/Agent
- 2.2. If the PAC Understanding is not signed and returned by the Owner/Agent, it is considered null and void. As part of a complete application submission, we require an executed PAC Understanding. Applications will not be accepted without the signed PAC Understanding.

Secondary Plan and that the proposed densities and heights proposed by the Kingsmoor Applications should be comparable to the balance of the quadrant facilitating a non-uniform building skyline with tall buildings developed throughout the secondary plan rather than a “circus tent” building skyline as illustrated in the Planning Partnership’s Demonstration Plan. The correct approach in our opinion, if maintained, would unnecessarily restrict the assignment of future heights and densities for the Properties and other properties within the southwest quadrant of the secondary plan.

Despite the foregoing comments on the secondary plan, which are of specific issue to Gallu as presented in the Demonstration Plan, it is noted that as certain comments pertain to and are in direct response to elements of the Kingsmoor Inc. Applications. These comments were provided to the City in two separate submissions as Gallu’s formal input to the May 3, 2022 statutory public meeting and a further submission dated August 26, 2022.

In addition to our stated concerns with the insufficient allocation or distribution of heights and densities to the southwest quadrant of the secondary plan area illustrated by the Demonstration Plan, we note the following additional concerns:

1. **The Internal Road Network**

We suggest that the east/west mid-block road shown on the Demonstration Plan within the precinct should be identified clearly as a private road or a laneway with a maximum width of 6-8 metres. The same approach should be applied to the mid-block north/south road shown in the Weston & Hwy 7 Secondary Plan bisecting the Gallu Properties. In our opinion, a public road connection through the Gallu property is not necessary and a connection can be provided by other means.

Presently there is a right in and right-out access to the Properties at this location, and in the Planning Partnership’s Demonstration Plan the extension of this access is not identified as a continuation of this proposed road on the north side of Hwy 7. In the event that this road is anything but a 6-8 metre width, Gallu’s northeast corner will be impacted and the development envelope will be unnecessarily reduced.

Lastly, there are signalized intersections at Nova Star Drive and at Whitmore Road, which, in our view are more than adequate to serve as mid-block connections for the southwest quadrant of the Weston & Hwy 7 Secondary Plan once Nova Star Drive is extended to Winges Road. In our opinion, private access driveways from the public roads to the Properties will be adequate to serve this area of the development precinct.

2. **Parkland**

It is our opinion that the share of the public park block as illustrated on the Demonstration Plan on the Kingsmoor lands is underrepresented and disproportionate. Gallu’s position is that a more equal share of the park block located between the Kingsmoor and the Gallu

Properties should be implemented and that consideration for an overall reduced park size for the shared Gallu and Kingsmoor park should be advanced.

Generally speaking, on site amenities assist in reducing the size of the park block given on-site recreational amenities will alleviate some of the parkland need in the southwest quadrant of the secondary plan area. Additionally, it is our position that greenfield development service standards should not be used to calculate parkland within an intensification area, in favour of a more compact urban form park from a size and programming perspective.

Consideration should be given and accommodation provided for the substitution of the public park block with a smaller urban square function and size that is a private open space amenity open to the public and credited towards CIL of parkland. Furthermore, we support the concept of strata parks, and we recommend this be pursued through the City's Secondary Plan as set out in the City's new Parkland Dedication By-Law.

Furthermore, any the pedestrian walkways that the Applications illustrate in the Demonstration Plan should be shared equally and provide appropriate minimum setbacks in a manner that is equitable and achieves the connectivity objectives.

3. Height/Density/Massing

We generally support the implementation of one mixed use land use designation in the Secondary Plan that provides for a range of heights, densities and uses that aligns with the City's urban structure as prescribed by the Vaughan Official Plan.

With regards to height and density, we do not agree with the approach illustrated in the Planning Partnership's Demonstration Plan which promotes a "circus tent" building skyline with the greatest heights assigned to the Weston & Hwy 7 intersection. Our vision for Hwy 7 is an avenue that promotes a non-uniform building skyline with tall buildings greater than 18 floors throughout the secondary plan.

We believe that the heights and densities (minimum of 35 floors) approved for the Centro development or similar at Weston Road and Hwy 7 should also apply to the balance of the precinct that recognizes the Weston gateway into the Secondary Plan that is located on an Intensification Corridor and serviced by two MTSA's (Ansley Grove and the Weston).

We ask that these comments be considered by staff in further updates to the secondary plan and we look forward to actively participating in the Weston & Hwy 7 Secondary Plan and will continue to monitor process actively.

Accordingly, we request notice of any items, reports, meetings, and decisions regarding the Weston & Hwy 7 Secondary Plan.

If you have any questions regarding the above comments, please contact the undersigned at extension 290.

Yours truly,

Weston Consulting

Per:



David Waters MCIP, RPP, PLE
Associate

Encl.

c. Client
Clerk's Office, City of Vaughan