

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

June 4th, 2024
File 6988

Attn: Todd Coles, City Clerk

**Re: Weston 7 Secondary Plan: FILE NO. 26.2, VICINITY – WESTON ROAD AND HIGHWAY 7
7600 Weston Road**

Weston Consulting is the planning agent for Dev-West Properties Inc., the registered owner of the lands municipally addressed as 7600 Weston Road in the City of Vaughan (herein referred to as the “**subject lands**”) and legally described as LT 3 PL 65M2339 EXCEPT PT 1, YR2278100; S/T LT247794 CITY OF VAUGHAN. We are monitoring the Weston 7 Secondary Plan (the “**Secondary Plan**”) process on behalf of our client and are submitting the comments herein with respect to the upcoming reports regarding the Secondary Plan itself and Transportation Master Plan, being brought forward to council at the June 5, 2024 Committee of the Whole working session.

Comments/Submissions

The subject lands are located on the southwest corner of the Highway 7 and Weston Road intersection, in the Southwest Quadrant of the Weston 7 Study Area (Figure 1). In the area surrounding the subject lands, there is an existing mixed-use high-rise development at the intersection’s northeast quadrant (7777 Weston Road), and smaller parcels containing existing gas stations on the northwest and southeast quadrants. With consideration of the Highway 7 and Weston Road intersection, which includes direct access to the BRT, the subject lands are a prominent site located at a critical corner within the Secondary Plan Area and present the greatest opportunity for intensification within its boundaries.



Figure 1: Aerial Photo of the Subject Property

Throughout the process of formulating the Weston 7 Secondary Plan, our client has been consistently active in the appropriate steps, as encouraged by Staff, for participation in progressing development of the Secondary Plan. This has included various delegations to council (the most recent occurring in October 2023) and actively

participating in the Weston 7 Landowners Group and their process in providing commentary and redlines of draft policy and ongoing meetings with Staff to engaging in working sessions on this matter. We appreciate the ongoing willingness of Staff to work with ourselves and the Landowners Group through this ongoing process. However, despite these efforts, there has been limited progress in resolving issues previously raised, specifically with respect to height and density provisions, and the location of local roads. As these items have remained consistent, the purpose of this letter is to reiterate the position of our client, and provide additional recommendations as follows, in the hopes that we can continue to work with Staff to resolve these matters prior to the final Secondary Plan being approved by Council later in 2024.

Height and Density

Allocations for height and density as proposed in the Secondary Plan are not sufficient in providing appropriate levels of intensification along Highway 7, which contains a major transit corridor. This is especially evident in the context of the subject lands, which have direct access to higher-order transit, and are the largest parcel located at a prominent corner of this significant intersection, presenting a unique opportunity to facilitate additional heights and densities.

Local Roads

There is the intersection of a proposed local road (north-south) and active transportation line (east-west) running directly through the subject lands, neither of which were contemplated in the final draft of the 2023 Vaughan Transportation Master Plan (the “TMP”). This proposed network divides the site into small parcels, hindering the comprehensive and cohesive development potential of the subject lands and significantly limiting their viability. We have provided comments to Staff that indicate that we are supportive of local roads to provide connectivity throughout the Secondary Plan area, but that the location of these roads should be determined through site specific development applications. Given that all lands within the Secondary Plan area are existing developed parcels, determining the location of roads through site specific applications is a more appropriate process to allow for cohesive phasing and recognition of the existing built context.

Parkland Dedication

With respect to Parkland Dedication, we believe that the most appropriate method for providing this amenity is through the allocation of Privately Owned Public Space (“POPS”) on the subject lands. By maintaining private ownership of this space, which has occurred in other Secondary Plan areas such as the Vaughan Metropolitan Centre, the burden of maintenance will not be placed on the city while the benefits of such spaces will still be available to the public. Taking these factors into consideration, we are of the opinion that POPS are most appropriate in ensuring the provision of parkland in association with development of the subject lands.

Non-Residential Requirements

In terms of the appropriate land use designation, we believe that maintaining a consistent Mixed-Use designation spanning throughout the site, absent of a height or density maximum, would facilitate a more comprehensive and coordinated development of the subject lands. This has been reflected on the redline plans prepared by the Weston 7 Landowner Group. Fragmenting the provisions with respect to permitted uses and requirements for non-residential area would limit the potential of lands located in a prominent area of the secondary plan, while unnecessarily complicating and restraining their development. Further to this, non-residential uses should be limited to the ground floor and directed at a lower rate than prescribed in the most recent draft of the plan. In the Vaughan Metropolitan Centre Secondary Plan, this provision was reduced from 18% to 11.5% to recognizing the market changes and the appropriateness of excessive non-residential uses. Given that Weston and 7 is not intended to maintain the same level of office and non-residential intensification as the VMC, we have recommended that the proposed non-residential rate be significantly lower than the proposed 11.5% within the VMC, and the 15% contemplated in the draft Weston 7 Secondary Plan.

Summary and Recommendations

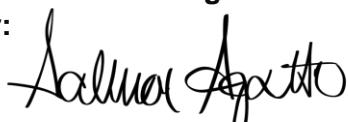
As described above, we recommend that height and density provisions be removed, allowing appropriate intensification to be determined through good planning and urban design. Further, we request that the unnecessary proposed local roads be removed from the subject lands, parkland be provided through POPS at a pre-determined rate, and a unified Mixed-Use designation be applied to the entirety of the subject lands with non-residential requirements be limited to the ground floor. Based on the rationale outlined above, we are of the opinion that these recommendations are appropriate for the contemplation of the subject lands in the Weston 7 Secondary Plan. Further to these recommendations, the determination of capital improvements required to support development within the Secondary Plan area, and the means of funding such measures, remains ongoing, and we believe that this information is fundamental to the success of the Secondary Plan and should be determined prior to approval of the plan.

We are actively engaged with the Weston 7 Secondary Plan process, including participation in the Weston 7 Landowners Group and the ongoing discussions City Staff. We reserve the right to provide additional comments through this process and are appreciative of the continued opportunity to do so. Weston Consulting will continue to monitor and participate in the Secondary Plan process on behalf of our client and request to be notified of the release of any updated draft policies or mapping and any upcoming meetings or decisions as it relates to this matter. Additionally, we request that staff and committee take the comments above into consideration in review of this item. If you have any questions, please contact the undersigned at ssgotto@westonconsulting.com or Ulysses Perkunder at uperkunder@westonconsulting.com.

Your Truly,

Weston Consulting

Per:



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Vice President

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