



RIOCAN
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Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

RioCan Real Estate Inv Trust

3555 & 3733 Highway 7, 7501, 7575,
7601 & 7621 Weston Road, 10, 11, 20,
21, 30, 31, 40, 41, 55, 67 & 71 Colossus
Drive and 16, 21, 30, & 31 Famous
Avenue

C 6
Communication
CW(WS) – June 5, 2024
Item No. 2

Dear Mayor and Members of Council,

RioCan REIT (“**RioCan**”) are the owners of 7501-7621 Weston Road, also known as the Colossus Centre, a 25-hectare site south and east of Highway 7 and Weston Road (the “**Colossus Centre Site**”). The Colossus Centre Site is currently the subject of active Official Plan Amendment applications (OP.22.002 and OP.22.005) which were submitted March 1, 2022, and deemed complete on July 23, 2022 (the “**Colossus OPA Applications**”).

At the City’s request, RioCan along with 12 other landowners in the Weston 7 area have formed a Landowners’ Group (the “**LOG**”) to provide coordinated landowner input to the City of Vaughan (the “**City**”) on the Weston 7 Secondary Plan (“**W7SP**” or “**the Plan**”). The LOG has met with City Staff ten times since February of 2024 to discuss both the landowner’s concerns and opportunities within the Plan. In addition, in late 2023 and early 2024, prior to incorporating the LOG, many of the landowners met separately with City Staff to discuss the Plan. RioCan in particular has discussed and documented desired policy changes and related opportunities in the Plan. We have also been working with City Staff to enable data sharing to allow the LOG to undertake detailed study of the Plan’s approach to land use densities and transportation modeling in particular.

While the LOG has been meeting with City Staff for more than five months, in our opinion, purposeful discussion and collaboration that was the City’s goal in requesting that the LOG be created is only just getting started. To date, the LOG has provided extensive coordinated red-line comments and planning rationale related to specific desired areas of change within the Plan draft provided in October 2023 and the most recent Plan draft being discussed at Council today. The Plan that is before Council does not respond as comprehensively to the LOG’s suggestions as we had hoped. There are a number of areas where we believe a greater balance between the City and the LOG’s objectives (which include RioCan objectives) can be more comprehensively met including:

- the overall height approach to and particularly the rationale for where height is deployed across the Plan, the South East Quadrant and the Colossus Centre Site,
- the requirement for a high proportion of non-residential uses as a factor of the overall GFA,
- the requirement for non-residential uses at grade and the prohibition of standalone residential buildings; and
- the emphasis on Weston Road and Highway 7 in particular as areas to improve the public realm, rather than focusing public realm improvements interior to the blocks and away from major roads.



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We are committed to continuing our work with the City to not only establish a fair and reasonable phasing strategy as described in the June 5 Staff report accompanying the draft Plan today, but also to inform the policy directions of the Plan. Additional modifications to the Plan are required to ensure the City develops a resilient Plan that enables responsible growth and intensification while maintaining the flexibility required to respond to changing market conditions overtime.

We have been appreciative of Staff's time and resource commitment to support the discussions with the LOG to date. We look forward to utilizing the LOG's regular meetings with Staff to bring updated comments and alternatives to the table for discussion.

Sincerely,

Melissa Bruzzese

Melissa Bruzzese

AVP, Development, RioCan Management Inc.