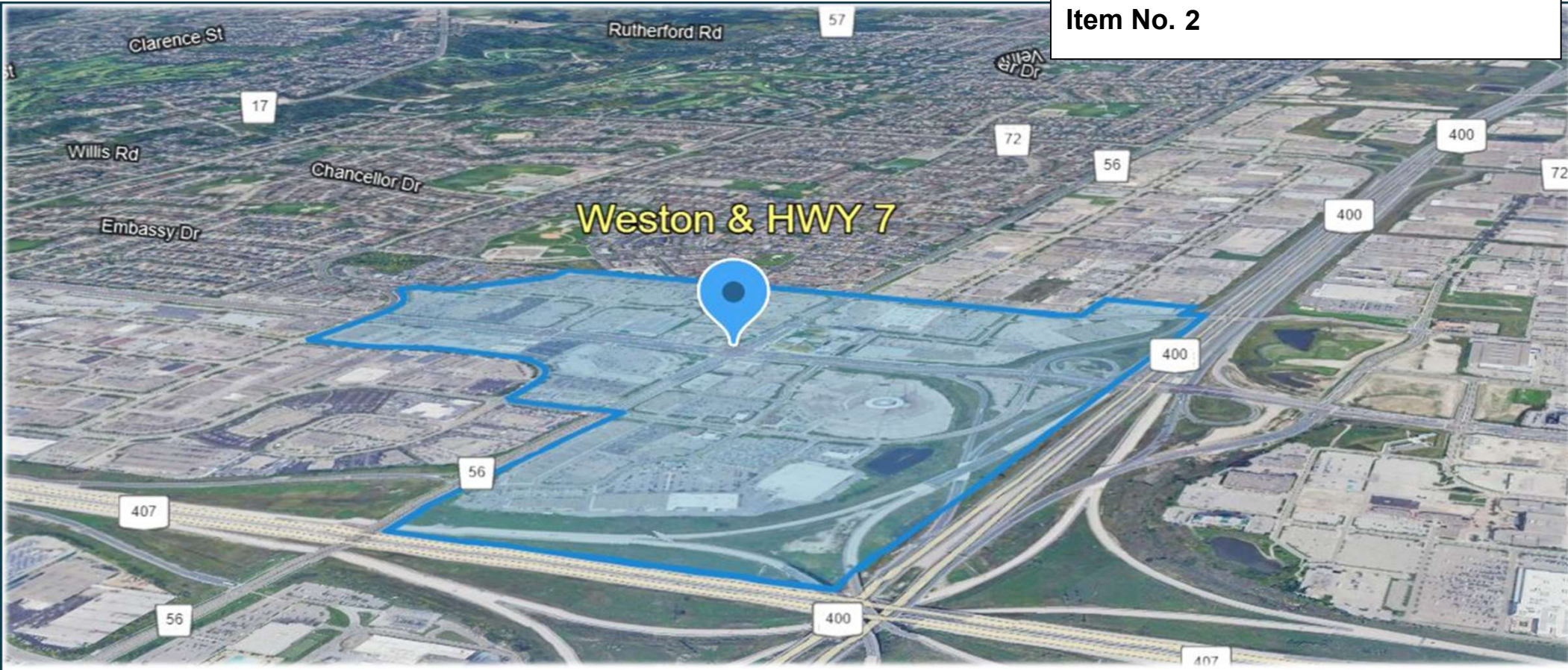


C 9
Communication
CW(WS) – June 5, 2024
Item No. 2



Weston 7 Landowners Group

June 5, 2024



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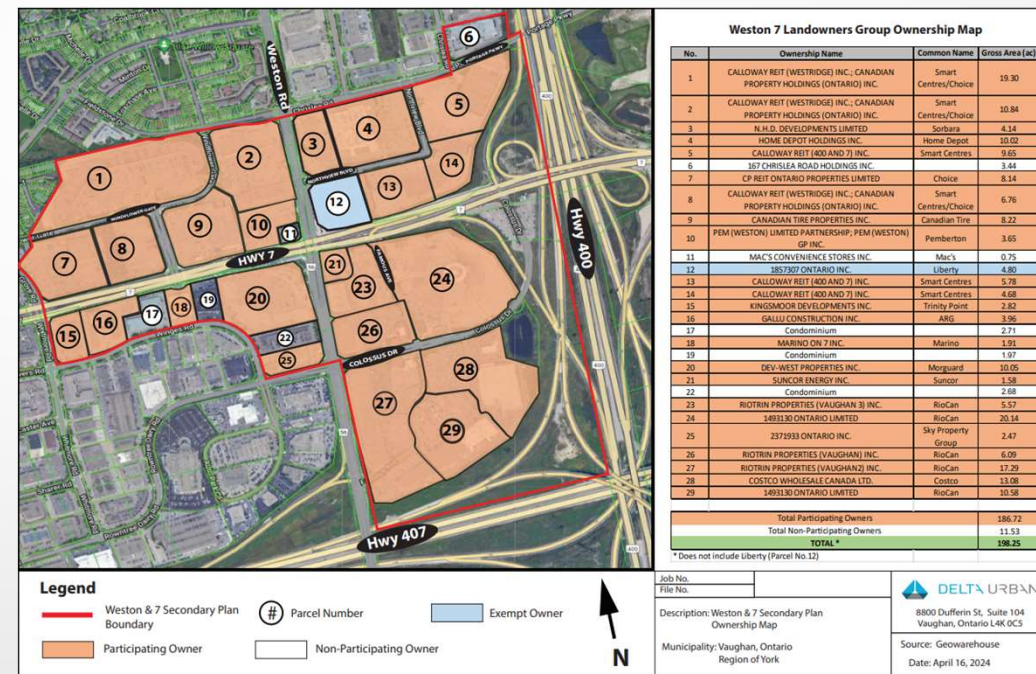
About Weston 7 Landowners Group Inc.



City Engagement on Secondary Plan

About Weston 7 Landowners Group Inc.

- Organized at the Request of the City
- Incorporated January 2024
- 14 Distinct Participating Owners
- 94% Participation
 - 186.72 acres out of ~200 acres





Legend

- Weston & 7 Secondary Plan Boundary
- # Parcel Number
- Exempt Owner
- Participating Owner
- Non-Participating Owner

Weston 7 Landowners Group Ownership Map

No.	Ownership Name	Common Name	Gross Area (ac)
1	CALLOWAY REIT (WESTRIDGE) INC.; CANADIAN PROPERTY HOLDINGS (ONTARIO) INC.	Smart Centres/Choice	19.30
2	CALLOWAY REIT (WESTRIDGE) INC.; CANADIAN PROPERTY HOLDINGS (ONTARIO) INC.	Smart Centres/Choice	10.84
3	N.H.D. DEVELOPMENTS LIMITED	Sorbara	4.14
4	HOME DEPOT HOLDINGS INC.	Home Depot	10.02
5	CALLOWAY REIT (400 AND 7) INC.	Smart Centres	9.65
6	167 CHRISLEA ROAD HOLDINGS INC.		3.44
7	CP REIT ONTARIO PROPERTIES LIMITED	Choice	8.14
8	CALLOWAY REIT (WESTRIDGE) INC.; CANADIAN PROPERTY HOLDINGS (ONTARIO) INC.	Smart Centres/Choice	6.76
9	CANADIAN TIRE PROPERTIES INC.	Canadian Tire	8.22
10	PEM (WESTON) LIMITED PARTNERSHIP; PEM (WESTON) GP INC.	Pemberton	3.65
11	MAC'S CONVENIENCE STORES INC.	Mac's	0.75
12	1857307 ONTARIO INC.	Liberty	4.80
13	CALLOWAY REIT (400 AND 7) INC.	Smart Centres	5.78
14	CALLOWAY REIT (400 AND 7) INC.	Smart Centres	4.68
15	KINGSMOOR DEVELOPMENTS INC.	Trinity Point	2.82
16	GALLU CONSTRUCTION INC.		3.96
17	Condominium		2.71
18	MARINO ON 7 INC.		1.91
19	Condominium		1.97
20	DEV-WEST PROPERTIES INC.	Morguard	10.05
21	SUNCOR ENERGY INC.	Suncor	1.58
22	Condominium		2.68
23	RIOTRIN PROPERTIES (VAUGHAN 3) INC.	RioCan	5.57
24	1493130 ONTARIO LIMITED	RioCan	20.14
25	2371933 ONTARIO INC.	Sky Property Group	2.47
26	RIOTRIN PROPERTIES (VAUGHAN) INC.	RioCan	6.09
27	RIOTRIN PROPERTIES (VAUGHAN2) INC.	RioCan	17.29
28	COSTCO WHOLESALE CANADA LTD.	Costco	13.08
29	1493130 ONTARIO LIMITED	RioCan	10.58
Total Participating Owners			184.81
Total Non-Participating Owners			13.45
TOTAL *			198.25

* Does not include Liberty (Parcel No.12)

Job No. _____
 File No. _____
 Description: Weston & 7 Secondary Plan Ownership Map
 Municipality: Vaughan, Ontario
 Region of York



8800 Dufferin St, Suite 104
 Vaughan, Ontario L4K 0C5
 Source: Geowarehouse
 Date: May 13, 2024

City Engagement on Secondary Plan

- *10 meetings with City staff since February 2024*
 - *Positive Staff Engagement*
 - *City Servicing Modelling (in Progress)*
- *Appreciation from LOG to Haiqing Xu and City Staff*
- *Redlining Exercise*

City Engagement on Secondary Plan

- Meeting with Ron Palmer (May 22nd, 2024)
 - Expectation vs. Reality

Weston 7 Landowners Group Inc.

May 1st, 2024

Section	W7SP Draft #2 10/12/2023 Text	Suggested Modifications	Notes/ Rationale
	considered and appropriate transitions between the built forms and uses shall be ensured;	characteristics of nearby properties, including their planned context , are properly considered and appropriate transitions between the built forms and uses shall be ensured considered ;	planned context.
3.5 a) ii.	On-site amenity space is provided and is reflective of, or enhances, the existing patterns of private and public amenity space in the vicinity; and	On-site amenity space is provided and is reflective of, or enhances, the existing patterns of private and public amenity space in the vicinity; and An appropriate level of on-site amenity space is provided for each development.	Revised policy as it is not clear why site-specific amenity areas should be tied to those on other sites or what this means in practice.
3.5 a) iii.	Appropriate streetscape patterns, including block lengths, setbacks and building separations are implemented.		
3.5 b)	The transition between different building types, both within WESTON 7 and adjacent to it, will be a key consideration in determining compatible development. This Plan will provide guidance on the various planning and design tools to be implemented to ensure compatible development and an appropriate transition between different building types, heights and land uses.	The transition interaction between different building types, both within WESTON 7 and adjacent to it, will be a key consideration in determining compatible development. This Plan will provide guidance on the various planning and design tools to be implemented to ensure compatible development, including and an appropriate transition between different building types, heights and land uses, taking into account both the existing and planned context.	Stating that transition between different building types will be a "key" consideration in determining compatible development. We note that the OLT has confirmed through a number of decisions that compatibility is achieved where development can co-exist without adverse impacts of a planning nature (see addition to the previous policy). While transition between different building types can aid in compatibility, it is just one aspect of how compatibility can be achieved. We therefore request that the term "key" be removed from this policy. Acknowledging the planned context.
3.5 c)	All new plans and development applications shall be consistent with the Vaughan City-Wide Urban Design Guidelines, to the satisfaction of the City. To demonstrate consistency, the City may require the submission of an Urban Design Report in support of any development application.	All new plans and development applications shall be encouraged to have appropriate regard for consistency with the Vaughan City-Wide Urban Design Guidelines, to the satisfaction of the City. To demonstrate consistency regard for the guidelines , the City may require the submission of an Urban Design Report in support of any development application.	Urban Design Guidelines are meant to guide development, not to enforce it. As such, flexibility in the wording is required.
3.5 d)	The policies of this Plan shall be further implemented through the Zoning By-law and through the Plans of Subdivision/Condominium and/or Site Plan Approval process, where applicable. In addition, the City will continue to utilize the Design Review Panel in its evaluation of proposals for development.	The policies of this Plan shall be further implemented through the Zoning By-law and through the Plans of Subdivision/Condominium and/or Site Plan Approval process, where applicable. In addition, the City will continue to utilize the Design Review Panel in its evaluation of proposals for development, where appropriate.	Additional language added for flexibility as some applications may not need to go to the DRP.
3.5 e)	All development, with a focus on the Pedestrian Realm Network, parking lots and other publicly accessible areas, shall be evaluated for consistency/adequacy of achieving the following Crime Prevention Through Environmental Design (CPTED) considerations:	All development, with a focus on the Pedestrian Realm Network, parking lots and other publicly accessible areas, shall be evaluated for consistency/adequacy of achieving the following Crime Prevention Through Environmental Design (CPTED) considerations:	Suggest removing these policies – unnecessary level of detail for a Secondary Plan. Reference to CPTED above is sufficient.
3.5 e) i.	Adequate lighting - designed, where possible, with regard for vehicular, cyclist, and pedestrian requirements so that the size, height, and style of lighting reflects and complements the character of the community;	Adequate lighting - designed, where possible, with regard for vehicular, cyclist, and pedestrian requirements so that the size, height, and style of lighting reflects and complements the character of the community;	Suggest removing these policies – unnecessary level of detail for a Secondary Plan. Reference to CPTED above is sufficient.
3.5 e) ii.	Clear sight lines, allowing views from one end of the walkway to the other;	Clear sight lines, allowing views from one end of the walkway to the other;	Suggest removing these policies – unnecessary level of detail for a Secondary Plan. Reference to CPTED above is sufficient.

Concluding Remarks

- Weston 7 LOG vs. City Secondary Plan Draft
- Confidence in City Engagement
- Approval date for Secondary Plan

Thank you