

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

C85.
Communication
CW(2) – June 18, 2024
Item No. 4

June 17, 2024
File: 8784

Attn: Office of City Clerk

RE: City of Vaughan Committee of the Whole
Martin Grove Road and Highway 7 – Special Area
Related File No.: OP.22.007

Weston Consulting is the planning consultant for the 'Highway 7 and Martin Grove Landowner Group ("The Landowners"), the registered owners of the properties located at the southwest quadrant of Highway 7 and Martin Grove Road. These lands are municipally known as 5657, 5731, 5781, 5655 Highway 7 and 7700 and 7714 Martin Grove Road, in the City of Vaughan ("the Subject Lands"). On behalf of the Owner, this letter has been prepared to provide formal acknowledgment of the proposed Martin Grove Road and Highway 7 Special Area and the Landowners' concerns regarding the implications of the planning approach City Staff has recommended for the special area to the future development of the Landowners' land holdings.

Description of the Subject Lands

The Subject Lands are located at the southwest quadrant of the Highway 7 and Martin Grove Road intersection in the community of Woodbridge. Consisting of six parcels, the Subject Lands are approximately 6.96 hectares (17.20 acres) in area with 407 metres of frontage Highway 7 and 132.6 metres along Martin Grove Road. The lands are currently occupied by a variety of single-storey commercial and retail uses. The majority of the Subject Lands are covered by surface parking, with minimal onsite landscaping.

Application History

An Official Plan Amendment Application was submitted on April 29, 2022, to facilitate the development of a high-rise mixed-use master plan to permit a phased development of 10 residential apartment blocks totaling 13 buildings varying in height from 12 – 28 storeys with at-grade commercial uses. The proposal included the delivery of a road network, public parks, and privately-owned publicly accessible spaces and a phasing plan to enable efficient land development, creating a complete community. Consistent with the application checklist and submission requirements, several technical reports and studies were submitted to the City, including a Planning Justification Report, Urban Design and Sustainability Brief, Master Functional Servicing Report, Transportation Considerations Report, Community Services and Facilities Study, Landscape Master Plan, Arborist Report, Parks and Open Space Detailed Facility Fit Study, Parkland Dedication Summary, Environmental Noise and Vibration Assessment, Wind Study, Air Quality Assessment, Sun Shadow Study, Hydrogeological and Geotechnical Investigations, Water Balance Assessment, and Phase 1 and 2 Environmental Site Assessments.

A statutory public meeting was held on February 7, 2023, regarding the development proposal and received comments from the Committee of the Whole and the public. A series of extensive and successful public meetings and engagements occurred over several months with stakeholders, including residents, businesses, ratepayers' associations, and Local and Regional Councillors. Comments on the first submission were received from the

York Region, various City departments, and agencies. Since then, the project team has been actively involved with several discussions with Staff to address Council direction, Staff comments, public feedback, and potential modifications to the application and resubmission deliverables. The comments/feedback received through the public/stakeholder consultation meetings were carefully considered and incorporated in the application resubmission to the City on June 3, 2024. The resubmission also responded to the phasing approach discussed with City Staff and included the policy direction and the use of Holding Symbols (H) to align development phasing with the delivery of municipal infrastructure (water, wastewater, stormwater, and transportation), a comprehensive road network and parkland to facilitate the proposed development.

Comments on Martin Grove Road and Highway 7 – Special Area

We have reviewed the Committee of the Whole Report for the June 18, 2024 meeting. The proposed special area is extensive, bounded by Highway 7 to the north, Highway 27 to the west, Kipling Avenue to the east, and the Vaughan Grove turf field to the south. City Staff are requesting a Development Concept Report and Phasing Plan to be coordinated amongst all landowners in this area to address, including but not limited to, the phasing of development, height, and massing of buildings, distribution of land uses and densities, parks system, and pedestrian, bicycle and vehicular circulation. Given the significant progress made on this application, the extent of technical studies prepared and submitted to the City, the extensive public engagement that has occurred, and the Landowners' collective commitment to implementing the master plan development in a phased and logical manner, the Landowners' have significant concerns regarding the proposed land use planning approach for the special area, in particular the requirement for a Landowner Group ("LOG") to submit a joint Development Concept Report and Phasing Plan ("DCRPP") with supporting comprehensive studies, for the entire identified special area.

The development proposal envisions master planning of the Subject Lands. The phasing approach has been carefully crafted and considered for efficient growth and appropriate development of the Subject Lands that aligns with the availability of necessary infrastructure and services and delivery of street networks, public parks, and retail areas to accommodate the needs of the future residents, following the principles of creating a complete community. The holding provisions have been proposed in the draft OPA instrument to allow the future development of the Subject Lands in a coordinated and comprehensive manner when the municipal services and traffic infrastructure are sufficiently available to serve the proposed development.

We believe the Landowners' participation in a LOG to prepare a DCRPP or contribute to the required supporting comprehensive studies will result in unnecessary duplication of efforts and additional costs. This will ultimately delay development approvals and adversely affect the delivery of much-needed housing in the City as directed by the recent Provincial legislation. It is our opinion that the coordination of developments and the building of complete communities can be undertaken through supporting technical studies provided by each landowner on a site-specific basis, through the necessary development application review process, and through the use of holding provisions where appropriate.

We are not supportive of the proposed requirement for a DCRPP with supporting studies and respectfully request the Committee to consider appropriate solutions to advance and expedite planning approval of the Subject Lands. We request to be notified of any new information, future reports, and/or meetings and decisions regarding the proposed special area.

Please contact the undersigned at extension 245 or Raj Lamichhane at extension 330 if you have any questions or require additional information.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. Honourable Mayor
- Members of the Committee of the Whole
- Haiqing Xu, Deputy City Manager, Planning and Growth Management
- Alex Di Scipio, Planner, Policy Planning & Special Programs
- Shawn Persaud, Senior Manager, Policy Planning & Special Programs
- Christina Bruce, Director, Policy Planning & Special Programs
- Ryan Guetter, Weston Consulting
- Anna Sorokin, Fora Developments
- Lyle Levine, Fora Developments
- Maurice Wager, Fora Developments