

City of Vaughan
Office of the City Clerk
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Vaughan, ON
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C87.
Communication
CW(2) – June 18, 2024
Item No. 4

June 17, 2024
File# 7255 and 7255-1

Attn: Office of City Clerk

RE: City of Vaughan Committee of the Whole
Martin Grove Road and Highway 7 – Special Area
Related Files OP.21.027 and Z.21.056 (Approved) and DA.24.029 (In-Process)

Weston Consulting is the planning consultant for Co-Mart Holdings Limited, the registered owner of the properties municipally known as 20 Roysun Road and 50 Sovereign Court, herein referred to as the “Subject Lands”. The purpose of this letter is to provide formal acknowledgement of the proposed Martin Grove Road and Highway 7 Special Area and our concerns regarding this approach as it relates to the future development of our client’s land holdings.

Application History and Approvals

The subject lands consist of two parcels that are located on the west side of Martin Grove Road north of Roysun Road. The subject lands consist of a combined 16,023 square metres (approximately 1.6 hectares) and are surrounded by institutional and recreational uses to the east (Woodbridge Sports Dome, Holy Cross Catholic Academy), and a variety of commercial and industrial uses to the north, west and south.

Requests for Employment Lands Conversions were approved by the Committee of the Whole for both 20 Roysun Road and 55 Sovereign Court through the recent York Region Municipal Comprehensive Review process. The purpose of the employment conversions was to permit a broader range of uses, including residential on the subject lands.

In December 2021, applications for an Official Plan Amendment (OP.21.027) and a Zoning By-law Amendment (Z.21.056) were submitted for the lands municipally known as 20 Roysun Road, to facilitate the development of a mid-rise building consisting of two (2) residential towers, 10 and 12 storeys in height, located atop a six (6)-storey podium, comprised of 245 apartment residential dwelling units and ground floor retail commercial uses. The Site Development Application (DA.24.029) was subsequently submitted in April 2024 following the approval of the Official Plan Amendment and Zoning By-law Amendment applications in December 2023. The Site Development application is well along in the review process, and we are currently working to address comments and satisfy the Holding Symbol “(H)” provisions. The intent is that similar applications for mid-rise residential would be planned in a coordinated and comprehensive manner for the lands immediately north, located at 55 Sovereign Court in the future.

Through the York Region MCR process and site-specific development application process, numerous reports and technical studies were undertaken, including but not limited to, a Planning Justification Report, Urban Design Brief, Community Services and Facilities Study, Landscape Master Plan, Air Quality Report, Transportation Mobility Plan and Impact Study, Noise and Vibration Report, Stormwater Management and Functional Servicing

Report, Wind Study, Shadow Study, Hydrogeological and Geotechnical Investigations, and Phase 1 and 2 Environmental Site Assessments.

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, and our client's 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.

We provide the following comments for consideration:

1. 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/applicants 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 systems. Our client's lands are located at the most southwest portion of the proposed special area, generally within a different context than the properties that are located along the Highway 7 intensification corridor. Through the site-specific development applications, the development proposal has been reviewed on the basis of its own locational attributes, policy and urban design considerations, and planning and technical requirements and merits. The intent is that future applications for mid-rise residential would be planned in a coordinated and comprehensive manner for our client's other land holdings located immediately north of their 20 Roysun Road property, at 55 Sovereign Court, as these are the only two parcels in the most southwest portion of the special area that received an employment conversion and are intended for residential development.
2. Given the extent of the technical studies previously prepared in support of our client's proposed development, we do not believe it is necessary or reasonable to expect our client to participate in a LOG, prepare a DCRPP, or contribute to the required supporting comprehensive studies. This recommendation will result in an unnecessary duplication of efforts, additional costs, and will ultimately delay development approvals and adversely affect the delivery of much needed housing in this area through the current planning approvals process.
3. It is our opinion that the coordination of developments and 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 use of holding provisions where appropriate.

The proposed development and associated applications for Official Plan and Zoning By-law Amendment were approved based on technical study and good planning and urban design principles and seek to enhance an underutilized parcel within the City of Vaughan. It is our opinion that the proposed development and associated site development application should continue to proceed through the process as prescribed by the Planning Act.

We are not supportive of the proposed requirement for a DCRPP with supporting studies as it is a redundant process that will unnecessarily delay the development approval process and the supply of housing. Coordination of developments can be undertaken through supporting technical studies provided by each landowner in the special area on a site-specific basis through the necessary development application review process. It is our

opinion that the priority should be to find ways to work together to expedite approvals and housing as mandated by provincial legislation and not delay it.

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 Sarah Burjaw at extension 374 if you have any questions or require additional information.

Yours truly,

Weston Consulting

Per:



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

- c. Connie and Tony Biancucci, Co-Mart Holdings Ltd.
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Honourable Mayor and Members of Council