

City of Vaughan
2141 Major Mackenzie Drive
L6A 1T1

October 29, 2024
File 9220-1

Attn: VMC Sub-Committee Members

Re: VMC Parks and Wayfinding Master Plan – Final Report
Comments on behalf of 99 Peelar Road, City of Vaughan

Weston Consulting is the planning consultant for the Kiriakou Group, L.K. Trustco Inc. and 2752194 Ontario Inc., the owners of the property municipally addressed as 99 Peelar Road, in the City of Vaughan (herein referred to as the 'subject lands'). Weston Consulting has been retained to monitor and participate in the current Vaughan Metropolitan Centre Secondary Plan (VMCSP) Update process on behalf of our clients with respect to the subject lands.

Further to our previous correspondence dated June 20, 2022, September 29, 2023 and July 30, 2024, this letter is submitted in response to the VMC Parks and Wayfinding Master Plan Recommendation Report before the VMC Sub-Committee to once again recommend that the subject lands be removed from the Parks Master Plan and proposed Parks designation.

Description of Subject Lands

The subject lands are located west of the corner of Peelar Road and Maplecrete Road in Concord planning area of the City of Vaughan (Figure 1).



Figure 1: Airphoto

The subject lands have a total lot area of approximately 1.42 hectares (3.51 acres) and have an approximate frontage of 167.83 metres along Peelar Road. The subject lands are currently occupied by a two-storey banquet

hall and event venue known as the Hazelton Manor, at-grade parking and two vehicular access points from Peelar Road. The current banquet hall has been in operation since 2010 and has been operating as an event space since 1969. The subject lands are fully developed save and except for a strip of landscaped area along the western property boundary and some sparse vegetation along the southern property boundary.

VMC Parks and Wayfinding Plan – Parks Master Plan

The Parks Master Plan identifies the subject lands as Peelar Park, Block 1 as well as Area with Potential Underground SWM Facility as identified on Figures 87 and 99. The proposed recommendation for a park on the subject lands continues to ignore the existing site conditions and the lack of appropriateness for a park in this location. While the subject lands area adjacent to the Black Creek natural heritage system, they have no environmental features as the lands are fully developed with limited landscaping. The lands are also immediately adjacent to the Highway 407 corridor, which does not provide an ideal park location along a 400 series highway. As noted, the lands are fully developed and while they may provide an opportunity for the dedications of some parkland through the redevelopment of the lands, the use of the lands for parkland in their entirety is not an appropriate use of developable, fully serviced lands within the VMC.

As we have continued to express to City Staff and VMC Sub-Committee members, it is our recommendation that the subject lands be designated for development, so that parkland dedication can be secured through the Planning Act as part of a future development application, and that alternative forms of stormwater management infrastructure be explored to address stormwater controls for this area. As such, we recommend that the Sub-Committee not recommend the proposed Parks Master Plan for approval by Council at this time, as additional refinement and modifications are appropriate, in our opinion.

Thank you for the opportunity to provide these comments and we will continue to monitor all aspects of the VMC Parks and Wayfinding Master Plan as well as the VMCS update process. Should you have any questions, or require any additional information please contact the undersigned at ssgotto@westonconsulting.com or jtodd@westonconsulting.com.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, MCIP, RP
Vice President

- c. Kiriakou Group
L.K. Trustco Inc.
2752194 Ontario Inc.
Goodmans LLP