

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] RE: Weston 7 Landowner Group - Meeting Follow Up
Date: November-01-23 10:35:54 PM
Attachments: [Response to Draft #1 of the Weston 7 Secondary Plan.pdf](#)
Importance: High



From: Lina Alhabash <Lina.Alhabash@vaughan.ca>
Sent: Tuesday, October 31, 2023 3:02 PM
To: Clerks@vaughan.ca; Assunta Ferrante <Assunta.Ferrante@vaughan.ca>
Cc: Alannah Slattery <Alannah.Slattery@vaughan.ca>; Jennifer Grove <Jennifer.Grove@vaughan.ca>; Francesco Fiorani <ffiorani@bruttoconsulting.ca>; Claudio Brutto <cbrutto@bruttoconsulting.ca>
Subject: FW: [External] RE: Weston 7 Landowner Group - Meeting Follow Up
Importance: High

Good afternoon,

Forwarding the below email and attachment related to the Weston 7 Secondary Plan Item scheduled for Nov 1 Committee of the Whole Public Meeting.

Thank you,

Lina Alhabash, MCIP, RPP
Senior Planner, Policy Planning & Special Programs
905-832-8585 ext. 8077 | lina.alhabash@vaughan.ca

City of Vaughan | Policy Planning & Special Programs
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Francesco Fiorani <ffiorani@bruttoconsulting.ca>
Sent: Tuesday, October 31, 2023 2:53 PM
To: Lina Alhabash <Lina.Alhabash@vaughan.ca>
Cc: Claudio Brutto <cbrutto@bruttoconsulting.ca>
Subject: [External] RE: Weston 7 Landowner Group - Meeting Follow Up
Importance: High

Good Afternoon Lina,

We have reviewed the Communications for the upcoming November 1st Pubic Meeting for the Weston 7 SP and see that our attached Letter (submitted on Sept 13, 2023) has not been included as part of the correspondence.

This letter represents our position regarding the latest Weston 7 Secondary Plan as it. As per that latest Draft Secondary Plan Maps our request has not been considered.

Can you please send me the Notice and Request to Speak Form we discussed.

Regards,

Francesco Fiorani, B.U.R.PI

Senior Planner / Project Manager

Office: [113 Miranda Ave, Toronto, ON, M6B 3W8](#)

Cell: (647) 274-8031

Email: ffiorani@bruttoconsulting.ca

From: Francesco Fiorani
Sent: Wednesday, September 13, 2023 2:10 PM
To: Lina.Alhabash@vaughan.ca; alannah.slattery@vaughan.ca
Cc: Marc - Sky Property Management <marc@skypminc.com>; Claudio Brutto <cbrutto@bruttoconsulting.ca>
Subject: RE: Weston 7 Landowner Group - Meeting Follow Up
Importance: High

Good Afternoon Lina and Alannah,

Please find attached a copy of our Letter in regards to the latest Draft #1 of the Weston 7 Secondary Plan.

Our Letter pertains to our client's property located at 7520-7560 Weston Road (OP.21.006 and Z.21.009).

Please confirm receipt of our correspondence.

Regards,

Francesco Fiorani, B.U.R.PI

Senior Planner / Project Manager

Office: [113 Miranda Ave, Toronto, ON, M6B 3W8](#)

Cell: (647) 274-8031

Email: ffiorani@bruttoconsulting.ca

From: Lina Alhabash <Lina.Alhabash@vaughan.ca>

Sent: Wednesday, August 30, 2023 4:23 PM

To: Paula Bustard <pbustard@smartcentres.com>; skaiser@smartcentres.com; Matthew Kruger <mkruger@smartcentres.com>; jbujak@sorbara.com; nshurigina@sorbara.com; mcara@overlandllp.ca; gsmith@overlandllp.ca; fmarzo@bousfields.ca; tvolpentesta@bousfields.ca; mortved@riocan.com; kkwok@riocan.com; scraig@riocan.com; hgreen@riocan.com; CVarriano@riocan.com; mreid@urbanstrategies.com; lmcgrath@urbanstrategies.com; Izabela Molendowski <imolendowski@urbanstrategies.com>; alex.gordon2@choicereit.ca; wessal.omarkhail@choicereit.ca; snoorali@morguard.com; Christine Cote <CCote@morguard.com>; Kurt Franklin <kfranklin@westonconsulting.com>; jndamaren@westonconsulting.com; krobbs@westonconsulting.com; lezie@libertydevelopment.ca; michael@libertydevelopment.ca; brunob@historyhillgroup.com; stevend@historyhillgroup.com; dbelli@armlandgroup.com; gdmartino@trinitypoint.com; fmarzo@bousfields.ca; tvolpentesta@bousfields.ca; jpica@trinitypoint.com; sshahid@trinitypoint.com; sgregory@bousfields.ca; Claudio Brutto <cbrutto@bruttoconsulting.ca>; jpappas@airdberlis.com; fabiana@playacorgroup.com; bculley@suncor.com; david.bianchi@cantire.com; veronik.manolova@cantire.com; Renee Rutherford [rrutherford] <rrutherford@costco.com>; Gammon, Steven <Steven.Gammon@wsp.com>; rhouser@goodmans.ca; frankr@pineviewauto.com; spatano@westonconsulting.com; apuppi@muzzogroup.com; bstern@muzzogroup.com; rmino@klmplanning.com; stephanie.simmons@circlek.com; Kurt Franklin <kfranklin@westonconsulting.com>; npalmer@arggroup.com; Clacobelli@arggroup.com; fmarzo@bousfields.ca; tvolpentesta@bousfields.ca; craig@rackattack.com; pat@castleparkinvestments.com; mcidylo@lakeshoregroup.ca; gus.igp@outlook.com; bculley@suncor.com; gkerr@suncor.com; spopovich@popovich.ca; vasiliaranto@gmail.com; blairrgagnon@bellnet.ca; stephen.albanese@ibigroup.com; dmckay@mhbcpplan.com

Cc: Alannah Slattery <Alannah.Slattery@vaughan.ca>; Fausto Filipetto

<Fausto.Filipetto@vaughan.ca>; Christina Bruce <Christina.Bruce@vaughan.ca>; Jennifer Grove <Jennifer.Grove@vaughan.ca>

Subject: Weston 7 Landowner Group - Meeting follow up

Good afternoon members of the Weston 7 Landowner Group,

Thank you for meeting with us this afternoon. As promised, please find attached the presentation and Draft #1 of the Weston 7 Secondary Plan. We kindly ask you to review and provide comments no later than **September 13th, 2023**.

Please let us know if you have any questions or have any trouble with the files.

Kind regards,

Lina Alhabash, MCIP, RPP
Senior Planner, Policy Planning & Special Programs
905-832-8585 ext. 8077 |
lina.alhabash@vaughan.ca

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September 11th, 2023

Attention: Lina Alhabash, MCIP, RPP

Senior Planner, Policy Planning & Special Programs

City of Vaughan

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

Re: Draft #1 of the Weston 7 Secondary Plan

Landowners Group (LOG) Meeting – August 30th, 2023

Related City File No.: OP.21.006 and Z.21.009 (7520-7560 Weston Road)

Dear Lina,

Brutto Consulting is pleased to submit this letter on behalf of our client, Sky Property Group Inc (acting on behalf of 2371933 Ontario Inc.), who is the owner of the Subject Property with the municipal address of 7520-7560 Weston Road located within the ongoing Weston 7 Secondary Plan Study Area.

Our client has been involved in this process since its inception and will continue to do so to assist the City of Vaughan in the determination of the highest and best use of the Subject Property through appropriate land use designations.

The Subject Property of 7520-7560 Weston Road consists of an area of 2.46 acres (1.0 hectare) and is legally located in Lot 1, Plan 65M-2339 in the City of Vaughan within the Regional Municipality of York. Refer to *Attachment 1: Site Context Aerial Map*.

The Subject Property is currently occupied by low-rise commercial buildings and a parking lot, and has a relatively flat topography, with no significant natural features on-site that would present any constraint to development. The land uses surrounding the site include commercial uses in the form of retail plazas to the north, car dealerships and commercial uses to the south, commercial and employment uses to the west, and commercial uses to the east.

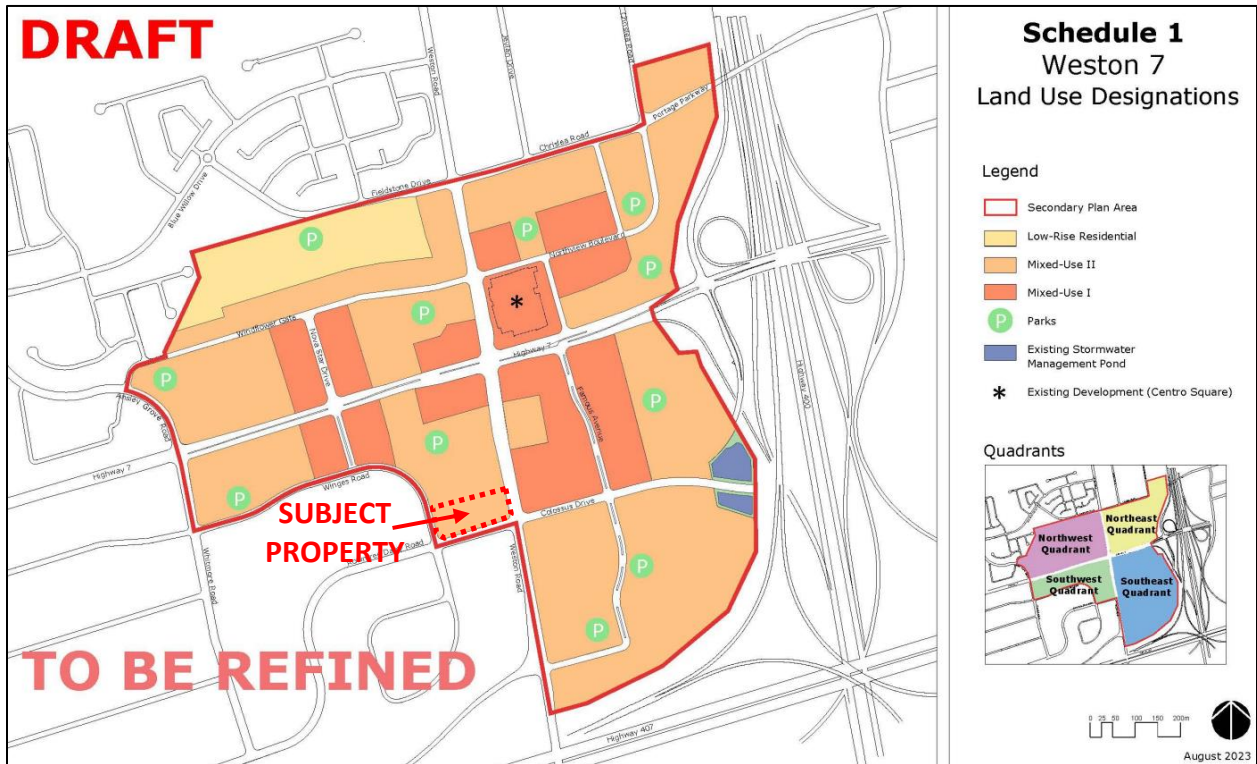


Attachment 1: Site Context Aerial Map

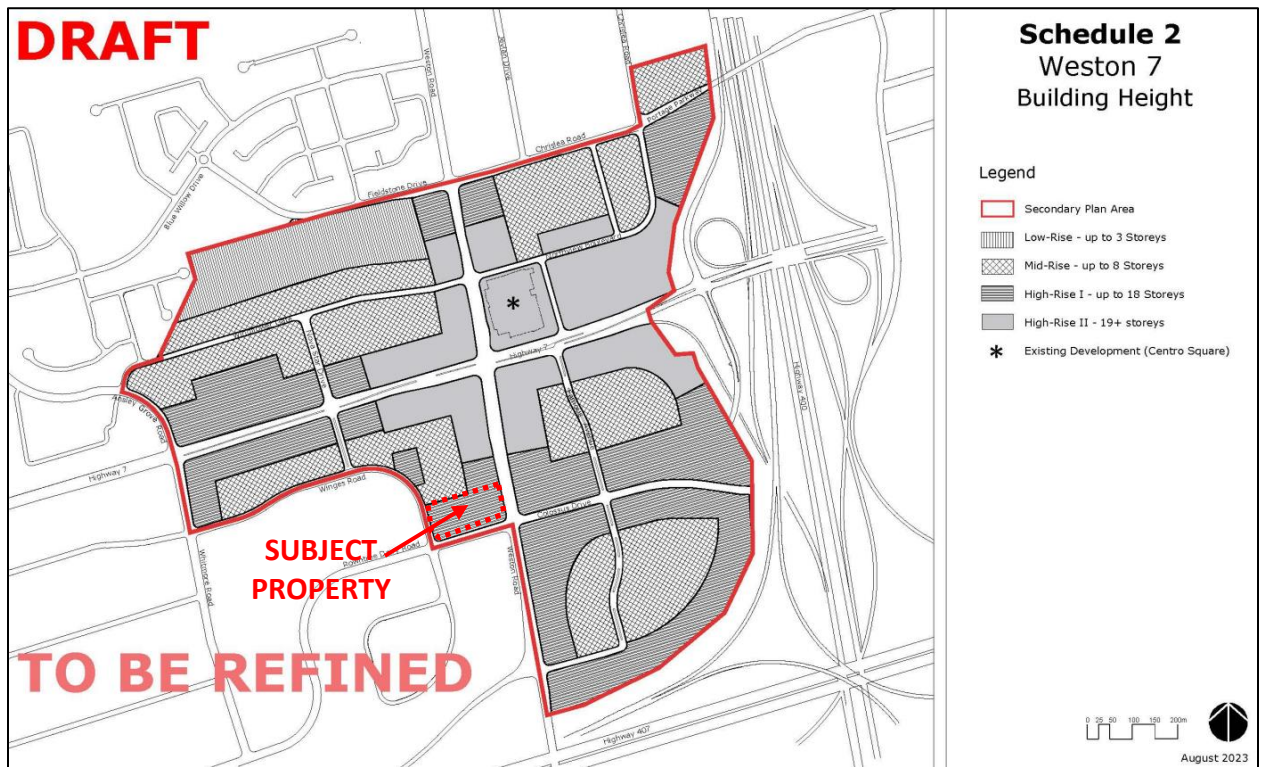
We attended the latest Landowners Group (LOG) Meeting on August 30th, 2023 which presented the Draft #1 of the Weston 7 Secondary Plan for discussion. We are of the opinion that the intended height and density for the Subject Property is under its highest and best use and is inconsistent with the proposed heights for adjacent sites and for sites within immediate walking distance to Major Transit Stations (MTSAs).

The Draft #1 of the Weston 7 Secondary Plan has captured future quadrants with varying densities and containing necessary roads, pedestrian walkways, parks, residential and commercial land uses. Schedule 1 - Land Use Designations (refer to *Attachment 2*) designates the Subject Property as "Mixed-Use II", which intends to develop the site with mid to high-rise built form, an enhanced urban streetscape along Weston Road, and a north-south active transportation link running through the middle of the Subject Property.

While we find this proposed land use designation to be appropriate in terms of permitted uses and built form, we also find that the proposed maximum density of 6.0 FSI is inconsistent with the intensification and density policies mandated by provincial planning documents. We also find that the proposed height of 18-storeys illustrated in the Schedule 2 – Building Height (Refer to *Attachment 3*) for the Subject Property is not consistent with what is typically referred to as a high-rise building. We hereby express our concern to the elements of Schedule 2 – Building Height that pertains to the height allocated to our client's site given its key location within the Secondary Plan.



Attachment 2: Schedule 1 – Land Use Designations (Source: City of Vaughan, August 2023)



Attachment 3: Schedule 2 – Building Height (Source: City of Vaughan, August 2023)

It is key to note that the amendments to the Planning Act through Bill 23 - More Homes Built Faster Act (2022) requires Municipalities to include minimum heights and densities within approved major transit station areas (MTSAs) and for Protected MTSAs within one year of the MTSAs being approved. As such, the draft land use and height schedules prepared by the City of Vaughan for the Weston 7 Secondary Plan shall also provide for minimum heights and densities instead of capping these with maximum limits.

It is our opinion that the “High-Rise I” designation being proposed by the latest draft iteration of the Weston 7 Secondary Plan would cap the Subject Property with lower building heights of 18-storeys, which would not facilitate achieving the mandated densities on a site that is within immediate 5-minute walking distance to a MTSA. In our opinion, the Subject Property can accommodate higher densities and building heights in the realm of 45-storeys as per our proposed development, which is consistent with the City’s urban design objectives encouraging intensification in an area that is well-served by transit infrastructure and public service facilities. Refer to *Attachment 4 – Proposed Development*.

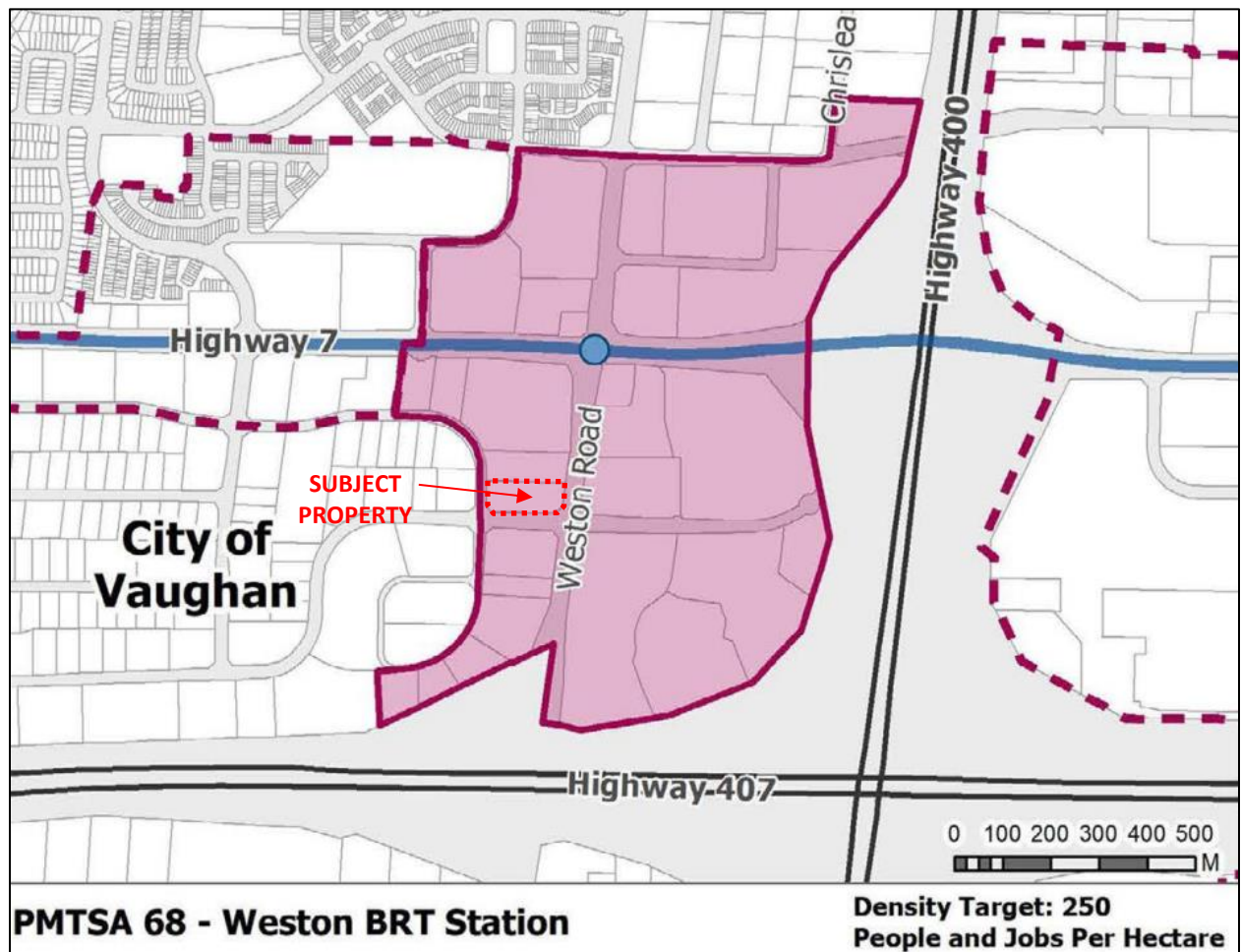
The Weston 7 Secondary Plan intends to evolve the study area from its current underutilized context to a denser mixed-use community served by the Weston BRT Station MTSA, which in our opinion must include permissions for a taller building height and density on the Subject Property. This needs to be given special consideration given that the Subject Property is situated within a protected MTSA that serves the site and its immediate area with a higher order transit line.

As such, there appears to be a disconnect in the terms of the intended building heights and densities illustrated in the Draft #1 of the Weston 7 Secondary Plan and those mandated by provincial planning documents. By all accounts, it is our opinion that a site that is within less than 500 metres (5-minute walking distance) to a major transit station must not be limited to a height of 18-storeys. Refer to *Attachment 5 – Weston BRT Station MTSA* for reference.

As illustrated in *Attachments 1-3*, it is clear that our client’s property is within a key location of the Secondary Plan being in close proximity to the Weston BRT Station which is considered to be a Major Transit Station Area (MTSA) by York Region. The property has excellent accessibility, which is somewhat unique in the Secondary Plan Area. It is bounded by Weston Road on the east, Rowntree Dairy Road on the south, Winges Road on the west, and is within 500 metres of a MTSA to the north. Thus, high rise buildings located closer to this area, including our client’s property, should have a minimum height in the realm of 45-storeys. It is our professional opinion that the minimum height indicated above would be more supportive of provincial and regional land use policies.



Attachment 4: Proposed Development



Attachment 5: Weston BRT Station MTSA
(Source: York Region, 2022)

The Provincial Policy Statement (“The PPS”) under Section 1.1.3.5 requires that planning authorities establish and implement minimum targets for intensification and redevelopment within existing built-up areas based on local conditions. The PPS encourages transit-supportive intensification in areas with existing rapid transit facilities and intends to allocate higher densities closest to transit infrastructure and services in order to promote active transportation and reduce automobile dependency.

In addition, the Growth Plan for the Greater Golden Horseshoe (“The Growth Plan”) under Section 1.2.1 prioritizes intensification and higher densities in strategic growth areas making efficient use of land and infrastructure to support transit viability. Section 2.2.1.2(c)(iii) further provides that growth will be focused within locations with existing or planned higher order transit facilities. It also identifies MTSA as sites within approximately 500 to 800 metres or 10-minute walk of a transit station. The Subject Site is within 500 metres or a 5-minute walk from the Weston BRT Station, which is considered by the Growth Plan to be a MTSA.

Furthermore, York Region has identified the need to increase the density of the Weston BRT Station MTSA to 250 people and jobs per hectare, which further supports the need for higher densities than those currently proposed on the Draft #1 of the Weston 7 Secondary Plan with special focus on sites like our client’s property located within a 5-minute walk to the Weston BRT MTSA. Refer to *Attachment 5 – Weston BRT Station MTSA* for reference.

Overall, we consider that the projected height of 18-storeys will limit the highest and best use of the Subject Site and not make full use of the provincial and municipal intensification policies noted above. The Secondary Plan should project a minimum high rise building in the realm of 45-storeys as appropriate for our client’s property.

It is also important to note that permitting mixed-use buildings with the minimum height noted above on the Subject Property will not result in land use conflicts with its surrounding context as it is within similar mixed-use and high-rise designations. There will be high density mixed-uses to the north and east of the site as well as employment uses to the west which do not conflict with high rise built-form.

In conclusion, we opine that it would be appropriate to designate the Subject Property for greater intensification. Buildings in the realm of 45-storeys for our client's property would be appropriate from a land use perspective and would assist in meeting Provincial and Regional intensification targets for the City of Vaughan.

The proposed development of 42 and 45 storey illustrated in *Attachment 4* would in our view represent a more appropriate built form than what is being proposed in the latest Draft #1 of the Weston 7 Secondary Plan, and we respectfully request that this be revised to reflect our client's proposed 42 and 45-storey building heights, and that the revised Secondary Plan land use and height schedules be considered at the statutory public meeting.

Please accept this correspondence as our formal input to the latest proposed iteration for the Weston 7 Secondary Plan. It is clear that our position as it pertains to land use, height, and density is divergent with that of the City. We would like to continue to work with city planners and consultants with the goal of achieving the highest and best use for our client's property.

We would like to thank the City of Vaughan for the opportunity of inputting to the Weston 7 Secondary Plan process. We look forward to our continued involvement in this important undertaking. We request notice of any upcoming reports, meetings, or decisions made by the City with respect to this matter. If you have any questions in respect of our submission, please do not hesitate to contact us.

Yours truly,



Francesco Fiorani, BURPI
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