



**C163.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 10**

**Scott Snider**  
Professional Corporation  
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January 21, 2025

Via Email to: [clerks@vaughan.ca](mailto:clerks@vaughan.ca); [council@vaughan.ca](mailto:council@vaughan.ca)

City of Vaughan  
Mayor Del Duca and Members of Council  
**Attn: Todd Coles, City Clerk**  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Mayor Steven Del Duca and Members of City of Vaughan Council

**Re: Weston 7 Secondary Plan**  
**City of Vaughan**  
**Weston 7 Landowners Group**  
**Our File No. 13729**

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We are counsel to the Weston 7 Landowners Group (the “W7LOG”). The W7LOG formed in January of 2024 at the request of the City of Vaughan (“City”) to help coordinate input on the Weston 7 Secondary Plan (“W7SP” or “Secondary Plan”) process. The W7LOG includes the following individual landowners representing approximately 88% of the W7SP area (175.87 of 199 acres): (**Ownership Map attached**)

- 1493130 Ontario Limited,
- 2371933 Ontario Inc.,
- Dev-West Properties Inc.,
- Calloway Reit (400 and 7) Inc.,
- Calloway Reit (Westridge) Inc.,
- Canadian Property Holdings (Ontario) Inc.,
- Canadian Tire Properties Inc.,
- Costco Wholesale Canada Ltd.,
- CP REIT Ontario Properties Limited,
- Gallu Construction Inc.,
- Kingsmoor Developments Inc.,
- Marino ON 7 Inc.,
- Pem (Weston) Limited Partnership,

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**TMA LAW ASSOCIATES, LAWYERS**

- Pem (Weston) GP Inc.,
- RioCan Real Estate Inv Trust,
- Riotrin Properties (Vaughan 3) Inc.,
- Sky Property Group Inc.,
- N.H.D. Developments Limited (formerly Wedgewood Columbus Limited)<sup>1</sup>

The W7LOG (on behalf of its constituent members) is writing to Council directly to ensure its voice is heard by the representatives who ultimately determine the direction of this Secondary Plan. Our client is very motivated and dedicated to collaborating with the City on the Secondary Plan. It is concerned that Council may be hearing a rhetoric inconsistent with its dedication. The W7LOG does not expect to have all its input incorporated. The group knows this is an iterative process with various stakeholders. The W7LOG has worked hard to narrow the focus of its concerns. Our client is willing to continue to do the work that is necessary to address Council's concerns.

### **W7LOG's Request**

**To that end, the W7LOG has one specific request at this time: that Council defer any further consideration of the Secondary Plan until the group has submitted its traffic review to address the draft Weston 7 Transportation Master Plan (2024) ("TMP").** It is clear that the transportation challenges identified in the TMP are the critical issues affecting Council's approach to central assumptions in the Secondary Plan. Council should hear from the landowners directly affected by those assumptions before making any final policy decisions. It is not enough to suggest that these policies can be re-visited at some future date. Such an approach would be neither fair nor offer the possibility of a timely resolution of these issues. Planning policy must always be based on the best information and analysis. Our client wishes to engage those issues as part of the current secondary plan approval process.

### **Discussion**

Since its formation, the W7LOG has undertaken a continued effort to engage with the City to provide input into the Secondary Plan through both the group's representatives at Delta Urban Inc., the group's and the constituent members' planning, transportation engineering and civil engineering consultants, as well as individual landowner representatives. Such engagement includes written correspondence, with W7SP redlined comments, making oral submissions before the Committee of the Whole ("COW") and attending Public Information Consultation ("PIC") meetings. The group has met numerous times with City staff and its consultants and corresponded regarding updates, requests for information and access to data. Individual landowners have been involved in the W7SP process since as early as 2012.

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<sup>1</sup> *Nothing in this correspondence derogates, or is intended to derogate, from the position taken by Wedgewood Columbus Limited in the ongoing OLT proceeding File No. OLT-22-004652.*

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The W7LOG appreciates the time the City has taken to engage with the group and its representatives. However, this process has been frustrated by the apparent unwillingness, or lack of direction by the City, to provide timely and substantive feedback to the W7LOG or to engage in meaningful back and forth discussions to land at final policies. In fact, draft #4 of the W7SP was released on November 21, 2024, without any advance notice despite our client actively requesting that the City advise when a revised draft would be released. We understand that subject to one memo from the outside consultant to the City's senior planner copied to our client in May, there have been essentially no written responses to the input provided and no red-lined revisions to subsequent draft plans or reports to explain the revisions. The W7LOG expects to receive formal responses to the letters submitted to the City and a redlined version of Draft #4 which would facilitate an easier comparison to earlier drafts, as has been and continues to be the City's typical practice regarding both Secondary Plan and Official Plan Review processes. We understand responses to data requests dating back to February of 2024 have not been timely. While some information was provided in August, there are still outstanding requests that need to be addressed.

The Weston 7 experience directly contrasts with previous experience landowners in the group have had working collaboratively with the City. Our client is at a loss to understand why the City asked that they form a group to provide coordinated landowner input, when there appears to be so little interest in true collaboration. Significant time and costs have been dedicated to this by the landowners and their consultants. The W7LOG wants to work with the City to provide steady long term planned growth for the W7SP area.

Draft #4 made fundamental changes to the W7SP by removing detailed references to long-term planning and restricting development to the Growth Threshold identified in the draft TMP of 26,000 people and jobs from the overall build out in draft #3 of 54,500 people and jobs. Also maintained was an Official Plan Amendment ("OPA") requirement which would now apply for any increase to these reduced numbers. We are advised that this occurred despite active discussions about the potential for an even higher people and jobs threshold than 54,500. To be clear, this discussion was about a number that was lower than the threshold our client believes is appropriate, but one which the W7LOG could work with as a compromise. Furthermore, we understand that the City suggested the next draft would reflect increased growth numbers at the October 2024 PICs. As a result, the W7LOG was particularly surprised to see the 54,500 people and jobs number substantially reduced.

The W7LOG understands the need for alternative analysis to support the development ambitions of the landowners and has been willing to prepare additional study to address servicing and transportation capacity issues. However, efforts to collaboratively study and discuss these issues have been impacted by the lack of data from the City or the Region. With regards to servicing, data requests for the City's servicing model date back to March of 2024. The requested data was never provided and an MOU for the Sanitary and Water Supply models remains incomplete since November of 2024. With regards to transportation, the transportation consultants working on behalf of the W7LOG highlighted potential issues with the City's approach to transportation modelling. The W7LOG is reviewing the transportation model, but

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such work is costly and time-consuming. Our client has requested assurance that the alternative analysis will be duly considered by staff. Our request that further consideration of the Secondary Plan be deferred until that work is completed is consistent with a truly collaborative planning process that is based on the best information and analysis.

The City acknowledges that the Secondary Plan area will be built out and grow over a long period of time, yet the proposed Growth Threshold is only to 2041. It is our client's opinion that long-term planning is the proper approach to take in the final W7SP to ensure it extends to the life of its build out. The W7SP area is in a Primary Centre in the Vaughan Official Plan and it includes two PMTSAs. It is intended to be planned for intensification. Proper vision and long-term planning in this location should not be limited by overly prescriptive policies requiring limits on growth or an OPA requirement to increase any growth threshold. The Plan should include the possibility for such growth where infrastructure or servicing capacity concerns are addressed, which the W7LOG has consistently requested in its comments to Staff, but which Staff has not supported.

In addition to these fundamental growth threshold issues, the W7LOG and its constituent landowners continue to have concerns with other aspects of the proposed plan, including:

- *Merit-Based Allocation* – The merit-based allocation program contains ambiguities that are fundamentally at odds with an allocation program whereby the delivery of specific infrastructure is tied to specific density permissions. The proposed additional layer of servicing capacity allocation beyond meeting the tests of good planning is not appropriate for a Secondary Plan document.
- *Gross vs. Net Density Calculation* – The current density calculation methodology in the Secondary Plan may create more issues related to conflict and resistance to providing public benefits as they are calculated net of said public benefits i.e. POPS, parkland, and roads. A gross density definition can help make the development process run in a smoother, less litigious way, that avoids these issues.
- *Non-Residential Requirements* – Requiring 15% & 20% of total GFA and 75% of ground floor GFA to be non-residential and requiring non-residential uses at grade along all Enhanced Urban Streetscapes results in too large of a non-residential space within a mixed-use area and can lead to empty non-residential spaces that detract from the vibrancy and viability of the area. Where blocks are planned comprehensively, a mixed-use neighbourhood can still be achieved where standalone residential and non-residential buildings can be delivered adjacent to one another.

Ultimately our client is seeking a plan that ensures the long term build out of the Secondary Plan area. The W7SP area should not be kept under the equivalent of a development freeze. The Weston 7 Secondary Plan area needs the opportunity to grow. This is clearly aligned with the Provincial mandate to build more housing faster. Our client has been ready and willing to work collaboratively with the City throughout this process.

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Again, we respectfully request that Council defer further consideration of the Secondary Plan until it has received our client's traffic review of the TMP which is central to the current draft. This will demonstrate that Council is serious about not only making the best policy choices, but also engaging with the W7LOG in a truly collaborative planning process.

Yours truly,



Scott Snider

Yours truly,



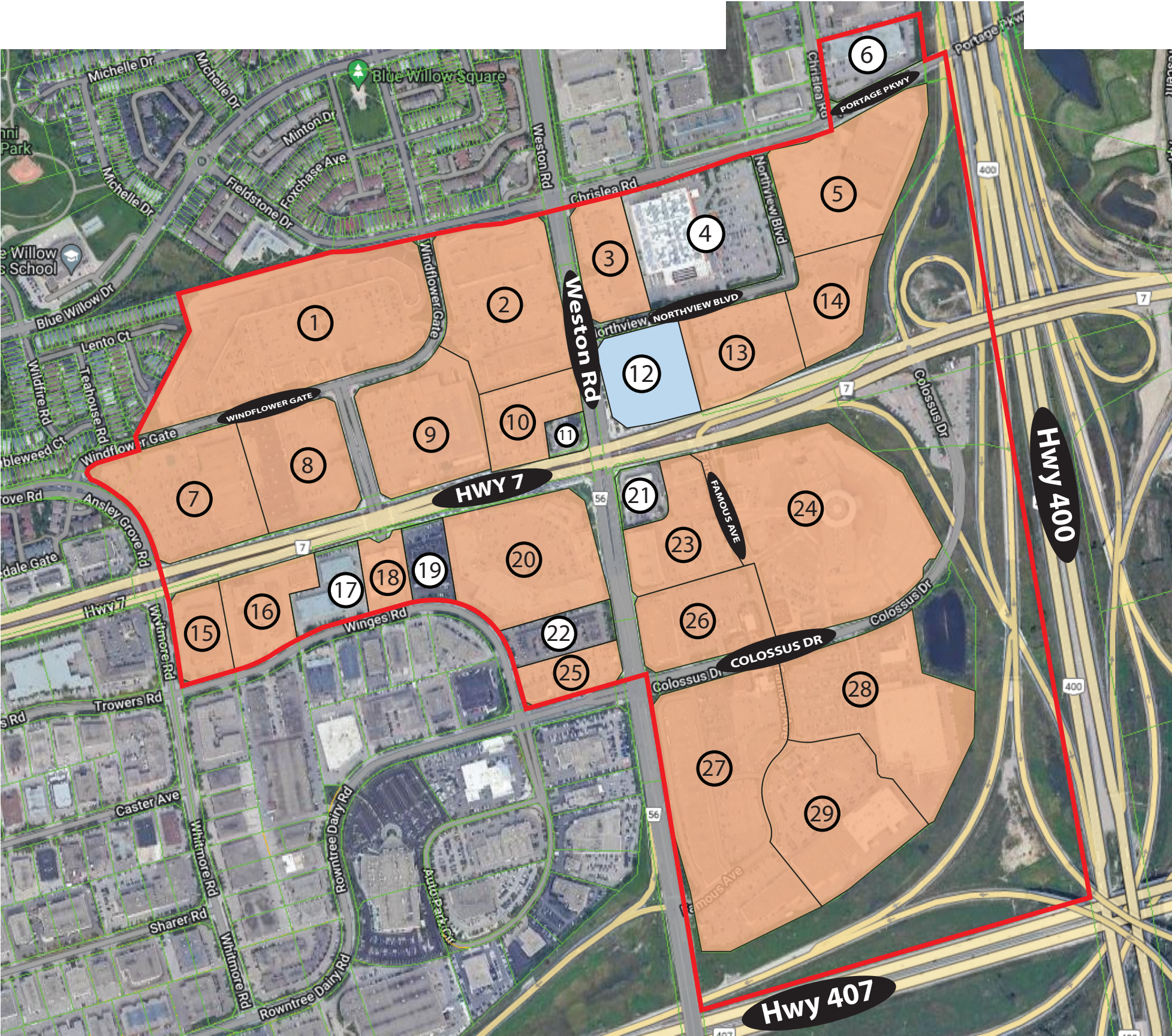
Shelley Kaufman

Sk:ss:nd  
Att'd.  
13729/3

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Legend

- Weston & 7 Secondary Plan Boundary
- Participating Owner
- #

 Parcel Number
- Non-Participating Owner
- Exempt 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               | 8.89            |
| 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.   | ARG                  | 3.96            |
| 17                             | Condominium   |                      | 2.71            |
| 18                             | MARINO ON 7 INC.  | Marino               | 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     |   |                      | 175.87          |
| Total Non-Participating Owners |   |                      | 23.14           |
| TOTAL *                        |   |                      | 199.00          |

\* 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: June 24, 2024



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Weston 7 Secondary Plan Draft #5 Comments  
**Date:** Tuesday, June 3, 2025 11:55:24 AM  
**Attachments:** [image001.png](#)  
[2025-06-03 LOG comments on W7 Draft 5 Final.pdf](#)  
[01.21.25 - SS and SK - TMA - letter to City of Vaughan Mayor and Members of Council.pdf](#)

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**From:** Madison Van West <mvanwest@klmplanning.com>  
**Sent:** Tuesday, June 3, 2025 11:54 AM  
**To:** Weston7@vaughan.ca; Clerks@vaughan.ca  
**Cc:** Ryan Mino <RMino@KLMPPlanning.com>  
**Subject:** [External] Weston 7 Secondary Plan Draft #5 Comments

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning,

Please find attached comments from the Weston 7 Landowners Group and Individual Registered Landowners regarding June 4, 2025 Committee of the Whole (Public Meeting) Item #10.

Please confirm receipt of this correspondence.

Kind regards,

**Madison Van West MES, MCIP, RPP**  
Intermediate Planner II



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