

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

May 30, 2025
File: 6300-3

Attn: Fausto Filipetto, Vaughan OPR Project Manager

**RE: May 2025 Draft Vaughan Official Plan and Draft #5 Weston 7 Secondary Plan
3883 Highway 7**

Weston Consulting is the planning consultant for Marino on 7 Inc., the registered owner of the lands municipally known as 3883 Highway 7 in the City of Vaughan (herein referred to as the 'Subject Property'). We have been engaged to provide planning assistance to the landowners during the Vaughan Official Plan Review ("OPR") and Weston 7 Secondary Plan ("Secondary Plan") process. The purpose of this letter is to provide the following feedback on the draft materials that have been released in May 2025 for review and comment.



Figure 1 – Aerial Photo of the Subject Property

On July 31, 2024 and February 27, 2025 we submitted written comments to request that Schedule 9A Street Classification and Schedule 9B Street Types be amended to not include Nova Star Drive as a proposed road extension from the existing right-of-way to the north of the Subject Property. Instead, we recommended that this area remain designated as *High-Rise Mixed-Use* with no road connection. This request was made as Weston Consulting, on behalf of the ownership group, has been actively engaged with the City of Vaughan as it relates to the Secondary Plan process and is also an active member in good standing of the Weston 7 Landowners Group Inc., LOG. Throughout this process, we have continued to maintain that the proposed Nova Star extension is not necessary and will sterilize an existing developed parcel of land and prohibit the redevelopment of the lands as High-Rise Mixed-Use, of which is intended per the VOP 2010.

We have reviewed the May 2025 Draft Official Plan and note that Schedule 9A and Schedule 9B continue to show Nova Star Drive as a proposed road. Schedule 9A Street Classification designates the proposed extension of Nova Star Drive, through the Subject Property, as *Major Collector (Centre)*, with a proposed ROW width of 30 metres. Schedule 9B Street types designates the proposed extension as *Major Collector (30 Metres)*. The January 2025 Draft Official Plan designated the proposed Nova Star extension as a *Minor Collector (Intensification)* with a proposed ROW

width of 24 metres as per Schedule 9A Street Classification. The May 2025 Draft Secondary Plan also shows the proposed extension of Nova Star Drive and indicates that the extension will be designated a *Major Collector* road.

The Subject Property's location within a PMTSA and a *Primary Centre* support higher density on the Subject Property but the location of the proposed Nova Star Drive extension will render the lands undevelopable. It is our opinion that the proposed ROW can be removed, in favour of providing a comprehensive redevelopment for the Subject Property.

Weston Consulting will continue to monitor the Official Plan Review process and reserves the right to provide further comments on this matter. We request to be notified of any future updates as well as any discussion pertaining to the designations and policies affecting to the Subject Property.

Thank you for the opportunity to provide these comments. Please contact the undersigned at ssgotto@westonconsulting.com or Michael Pizzimenti at mpizzimenti@westonconsulting.com should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, MCIP, RPP
Partner, Planning Lead

- c. Marino on 7 Inc.
G. Borean, Parente Borean LLP