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June 3, 2025

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C175.
Communication
CW(PM) – June 4, 2025
Item No. 10

Via e-mail to clerks@vaughan.ca & weston7@vaughan.ca

Attention: Hon. Mayor Del Duca and Members of City of Vaughan Council

Re: Committee of the Whole (Public Hearing), Item # 4.10
Weston 7 Secondary Plan Draft #5
Comments from PEM (Weston) Limited Partnership
City of Vaughan

KLM Planning Partners Inc. ("**KLM**") is the land use planning consultant representing PEM (Weston) Limited Partnership (the "**Client**"), owner of the lands known municipally as 3790 Highway 7, City of Vaughan ("City"), in the Region of York and generally located at the north-west corner of the intersection of Weston Road and Highway 7 (the "**Subject Lands**").

Our Client submitted applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (collectively "**the Applications**") on June 28, 2024 to facilitate the construction of 3 high-rise, mixed-use buildings being 45, 43 and 45 storeys in height along with the introduction of a new public road along the west and north sides of the property and a privately owned public open space (POPS) with frontage on Highway 7. These applications are currently being reviewed by City of Vaughan Staff, and all detailed comments on the applications have been received. These applications were the subject of a Statutory Public Meeting on November 6, 2024 and the City confirmed the Applications were deemed complete on November 25, 2024. An appeal of the Applications was submitted to the Ontario Land Tribunal ("OLT") on March 28, 2025 due to the lack of a decision by the City within the 120-day review period prescribed by the Planning Act. Notwithstanding the appeal, we remain committed to working with City staff regarding the Applications through the OLT appeal towards a settlement of the Applications.

On behalf of our client, we have been actively engaged in the future development of the Subject Lands which proposes a form of development that is generally consistent with the overall vision and policy framework of the Weston 7 Secondary Plan ("**W7SP**"). KLM and the Client have also been actively involved in the evolution of the W7SP through ongoing conversations with City staff, and membership/participation in the Weston 7 Landowners Group ("**W7LOG**"). Our client shares the collective desire of all stakeholders to advance its final approval so that the area can continue its transformation into a pedestrian friendly, transit-oriented mixed-used community providing much needed housing in Vaughan. Our Client maintains that the Applications are not subject to the W7SP given they were submitted and determined to be complete in advance of the W7SP being approved.

This letter is being submitted on behalf of our Client in respect of the staff report related to the W7SP Draft #5 which is being considered at a Statutory Public Hearing on June 4, 2025. We appreciate the

City's ongoing efforts to include our client and the entirety of the W7LOG in the process, and we are pleased to provide the following high-level comments on Draft #5 of the W7SP for consideration.

1. Permitted Height

We request the re-introduction of policy language that permits increased heights without an amendment to the W7SP, subject to demonstration of land use compatibility, appropriate transition to adjacent uses, and the availability of adequate servicing and transportation infrastructure to support the development. This would support efficiencies in the development process as well as support the City's residential and employment targets. It is also in keeping with the designation of Weston 7 as a Primary Centre, identified as an area in which significant growth will be directed. This is further supported by the existing City-Wide Urban Design Guidelines that provide direction for built form in the W7SP area and the City as a whole.

2. Density/FSI

Floor Space Index (FSI) for the different land uses should be based on Gross Developable Area, not net Developable Area. This recommendation aligns with the current FSI definitions within the Draft Vaughan Official Plan 2025 and the neighbouring Vaughan Metropolitan Centre Secondary Plan (VMC). The current definition of FSI could have the effect of penalizing landowners who are required to provide areas within their development for new public roads and parks, which provide an overall public benefit but reduce the development potential on their lands. This results in an unequitable treatment between landowners where the overall goal is the delivery of new development and public benefits. A revised approach to including gross land area in the calculation of FSI will reduce the amount of coordination required among landowners, will encourage the delivery of public infrastructure, and will contribute to a more streamlined development process.

3. Non-Residential Gross Floor Area

We recognize the importance of balancing non-residential and residential uses in Weston 7 to support complete communities. However, we have concerns with the prescriptive nature of policies for Mixed-Use I and Mixed-Use II development and in particular the required non-residential Gross Floor Area ("GFA"). We are concerned that the requirement for a minimum of 15% or 20% of GFA to be non-residential uses (for Mixed-Use I and Mixed-Use II respectively) may not be feasible under current market conditions and could potentially result in intensification being delayed. Furthermore, it is also notable that the requirement of 15% or 20% non-residential GFA is significantly higher than other areas of the City including the VMC and Yonge Steeles Corridor Secondary Plan that are planned for even greater density. As such, it is our recommendation that a much lower requirement be implemented that better reflects the development conditions of the area.

4. Standalone Residential Buildings

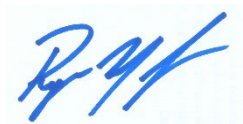
As identified in draft Schedule 1, the majority of lands within Weston 7 are designated either Mixed-Use I or Mixed-Use II, and within these designations, standalone residential development is prohibited (policies 5.2.3(b) and 5.3.3(b)). Requiring that essentially all development in the W7SP include non-residential GFA is not likely feasible given current market conditions and may not necessarily lead to a quality pedestrian experience for future residents if non-residential GFA is built but remains unoccupied. We would recommend that standalone residential buildings within the Mixed-Use I and Mixed-Use II designations be permitted, so long as they do not front onto an arterial or major collector road.

As noted above, our client is also a member in good standing with the W7LOG who have been active participants in the evolution of the W7SP. A separate letter is being submitted on behalf of the W7LOG which provides additional comments on the policy framework at a broader level which our Client also supports.

We appreciate the work of staff to prepare Draft #5 of the W7SP, and we look forward to continuing to participate in the process of building Weston 7 into a well-designed, engaging, mixed-use complete community. If you have any questions about the comments above, please reach out to the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



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