

VIA EMAIL

June 16, 2025

City of Vaughan, Committee of the Whole
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: City Clerks Department

**Re: June 17, 2025 – Committee of the Whole Meeting
Item 6.8 - City Park (HWY 27) Homes Inc. (OPA File No. OP.24.014 and
ZBA File No. Z.24.031)
Comments on Behalf of CP REIT Ontario Properties Limited**
Our File: CHO/VGN/14-01

We are the planning consultants for CP REIT Ontario Properties Limited ("Choice"), the registered landowner of lands known municipally as 8585 Highway 27, in the City of Vaughan (the "Choice Lands"), as it relates to the above-noted Applications.

BACKGROUND

The Choice lands are currently developed as a neighbourhood commercial plaza, containing a Fortinos Food Store (including seasonal garden centre) and various retail units, a standalone CIBC Bank, and surface level parking. Choice received Site Plan Approval (File No. DA.17.093), and a Minor Variance was approved (File No. 103/24), to facilitate the construction of a Shopper Drug Mart at the vacant north-west portion of the Choice lands. The lands subject to the proposed Official Plan Amendment and Zoning By-law Amendment (File Nos. OP.24.014 and Z.24.03) are located immediately to the north of the Choice Lands (see Figure 1, Page 2).

The existing Fortinos Food Store generates noise emissions as a part of ongoing operations. This may include overnight refrigerated storage, multiple large daytime refrigerated truck deliveries, other non-refrigerated daytime deliveries, and general noise from rooftop mechanical equipment. The Fortinos Food Store is oriented such that back of house operations, including loading, are located on the north side of the Choice lands (see Figures 2 and 3, Pages 2 and 3).

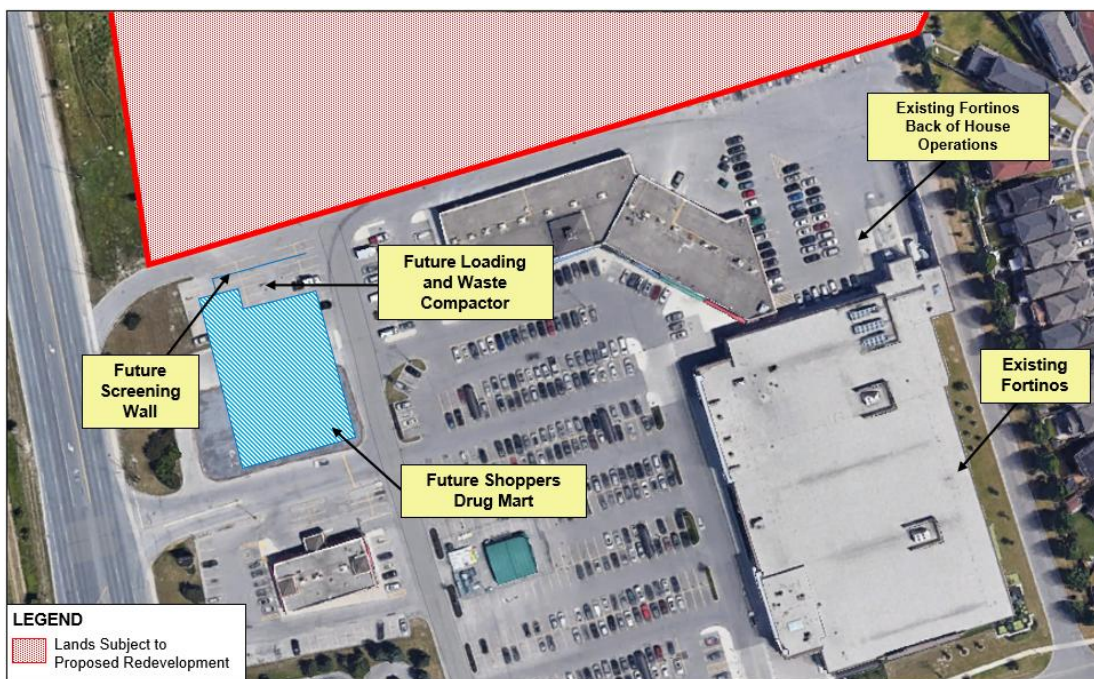
The loading associated with the future Shoppers Drug Mart is located on the north side of the proposed building and partially enclosed by a screening wall, such that these back of house operations are in close proximity to the lands subject to the proposed development (see Figures 2 and 4, Pages 2 and 3).

Figure 1: Aerial View of the Choice Lands

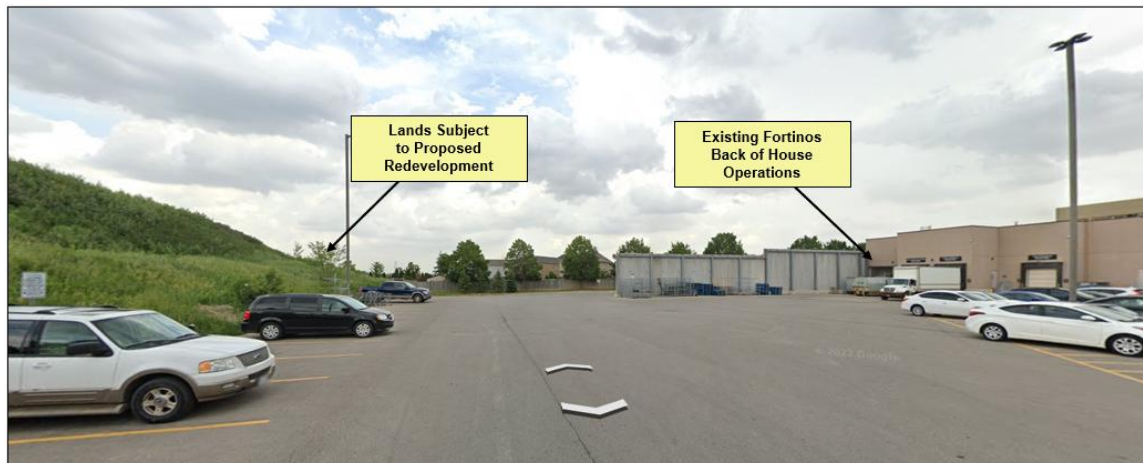


Location and boundaries are approximate

Figure 2: Aerial View of the Choice Lands (zoomed in)



Location and boundaries are approximate

Figure 3: Existing Fortinos Back of House Operations**Figure 4: Future Shoppers Drug Mart Back of House Operations**

PROPOSED DEVELOPMENT

A Minister's Zoning Order ("MZO") was initially submitted in September 2024, to facilitate the proposed redevelopment of 5850 Langstaff Road (the "subject lands"). It is our understanding that the initial MZO Application was revised to an OPA (File No. OP.24.014) and a ZBA (File No. Z.24.03). We understand a Public Meeting was held on November 6, 2024, and revised OPA and ZBA applications were recently submitted to the City in March 2025.

The proposed redevelopment of the subject lands consists of three-high-density mixed-use buildings, ranging from 22 to 29 storeys. We note the proposed Building B and outdoor amenity spaces abuts the Choice Lands, where the future Shoppers Drug Mart is to be constructed.

As per Staff's Recommendation Report, it is our understanding that Staff have recommended approval of the Official Plan Amendment and Zoning By-law Amendment applications. Additionally, as per Recommendation 3, it is our understanding that Staff are recommending that the proposed development of the subject lands be designated as a

“Class 4 area pursuant to the Ministry of Environment Conservation and Parks ...”. Lastly, as per Recommendation 4, it is our understanding that Staff are recommending a Holding Provision be applied to the Zoning By-law Amendment, ensuring a number of conditions to the satisfaction of the City have been met, including a revised Noise Study and implementation of approved noise mitigation measures.

PRELIMINARY COMMENTS

On behalf of Choice, we have preliminary comments as follows:

- Overall, we seek confirmation as to whether the proposed development has been adequately assessed with respect to compatibility with Choice’s existing and future commercial operations. We have reviewed the Environmental Noise Feasibility Study prepared by HGC Noise and Vibration Acoustics and the Land Use Compatibility Statement prepared by Glen Schnarr & Associated Inc, included within the Official Plan Amendment and Zoning By-law Amendment applications. **Based on our preliminary review, consideration of the potential noise and vibration impacts from the future Shoppers Drug Mart has not been considered. Further, we note that the existing refrigerated trucks used for the Fortino’s delivery has also not been considered. We request that the proposed Shoppers Drug Mart and existing refrigerant trucks used for the Fortino’s back of house operations is incorporated within the compatibility analysis, to ensure the proposed sensitive residential uses are compatible with the Choice Lands, with respect to noise and vibration.**
- As per Staff Recommendation 3, we understand Staff are recommending “... the high-rise residential development for the Subject Lands be designated as a Class 4 area pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300...”.
 - **We seek clarification as to what noise source(s) surrounding the subject lands, including the aforementioned uses on the Choice lands, have resulted in the proposed development not being able to meet the permitted Class 1 area noise levels, resulting in the recommended Class 4 area designation;**
 - **We seek clarification as to what noise mitigation measures are being proposed in order to meet the permitted Class 4 area noise levels. We request that any necessary mitigation measures to the existing and future operations of the Choice Lands sufficiently be implemented.**
- As per Staff Recommendation 4 i), we understand that a City-initiated peer review report was completed (titled Environmental Noise Feasibility Study Peer Review – Proposed Residential Development – Hwy 27 & Langstaff Road, dated May 23), and the applicant’s noise study be revised (as per the City-initiated peer review report), as a condition to lift the proposed Holding Provision.
 - **We have requested a copy of this report to understand what necessary revisions to the applicant’s noise study the City is requiring, in order to apply to lift the proposed Holding Provision. In detail, we seek clarification if the City has requested the future and existing commercial operations of the Choice Lands be considered within the revised noise study. To date, we have not received a copy of the peer review report.**
 - **We seek clarification as to what noise mitigation measures the City is requesting the applicant implement, in order to apply to lift the proposed Holding Provisions.**

Based on our preliminary review of available information, **Choice requests that the OPA and ZBA supporting materials be revised to complete a fulsome review of potential compatibility concerns, with appropriate regard for the existing operation of the Fortinos and future Shoppers Drug Mart on the Choice Lands.** Further, we request that any necessary mitigation measures are implemented to sufficiently demonstrate compatibility with the existing and future loading operations of the Choice Lands, to the proposed redevelopment. **As currently proposed, Choice is of the opinion that a decision related to the proposed OPA and ZBA is premature, on the basis that compatibility with existing and approved development within the commercial development has not been sufficiently demonstrated.**

We will continue to review the OPA and ZBA applications in more detail, and subject to any further submissions by the applicant, we may provide additional comments or details with respect to the comments already provided.

We would appreciate that our office continues to be provided with notice of any and all future considerations of these applications and/or decisions related thereto.

Yours very truly,

ZELINKA PRIAMO LTD.



Brooke Burlock, B.A., MPlan
Planner

cc. CP REIT Ontario Properties Limited (via email)

Encl. Site Plan for Approved Shoppers Drug Mart

SITE PLAN LEGEND

- PROPOSED ENTRANCE
- PROPOSED EXIT
- EXISTING FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED PAINTED LINES
- PROPOSED CONCRETE PAD
- UNDERGROUND BELL LINE
- UNDERGROUND ELECTRICAL LINE

12	2024-08-08	ISSUED FOR SPA	MHB
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10	2024-07-08	ISSUED FOR REVIEW	MHB
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8	2024-06-03	ISSUED FOR COORDINATION	MHB
7	2024-05-21	ISSUED FOR COORDINATION	MHB
#	DATE	DESCRIPTION	BY

Choice
Properties

PROJECT
SDM - LANGSTAFF & HWY 27

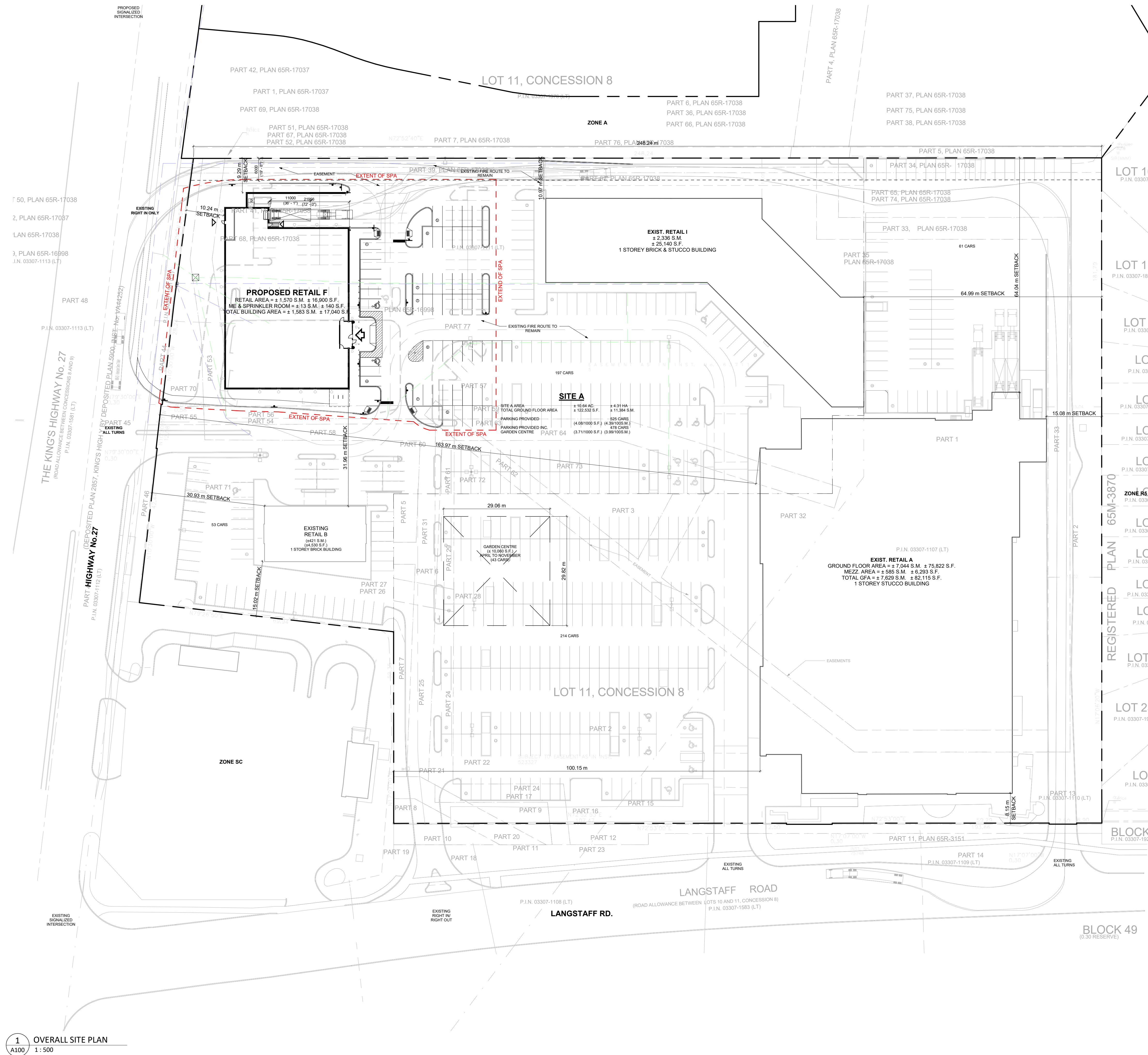
VAUGHAN, ON

OVERALL SITE PLAN

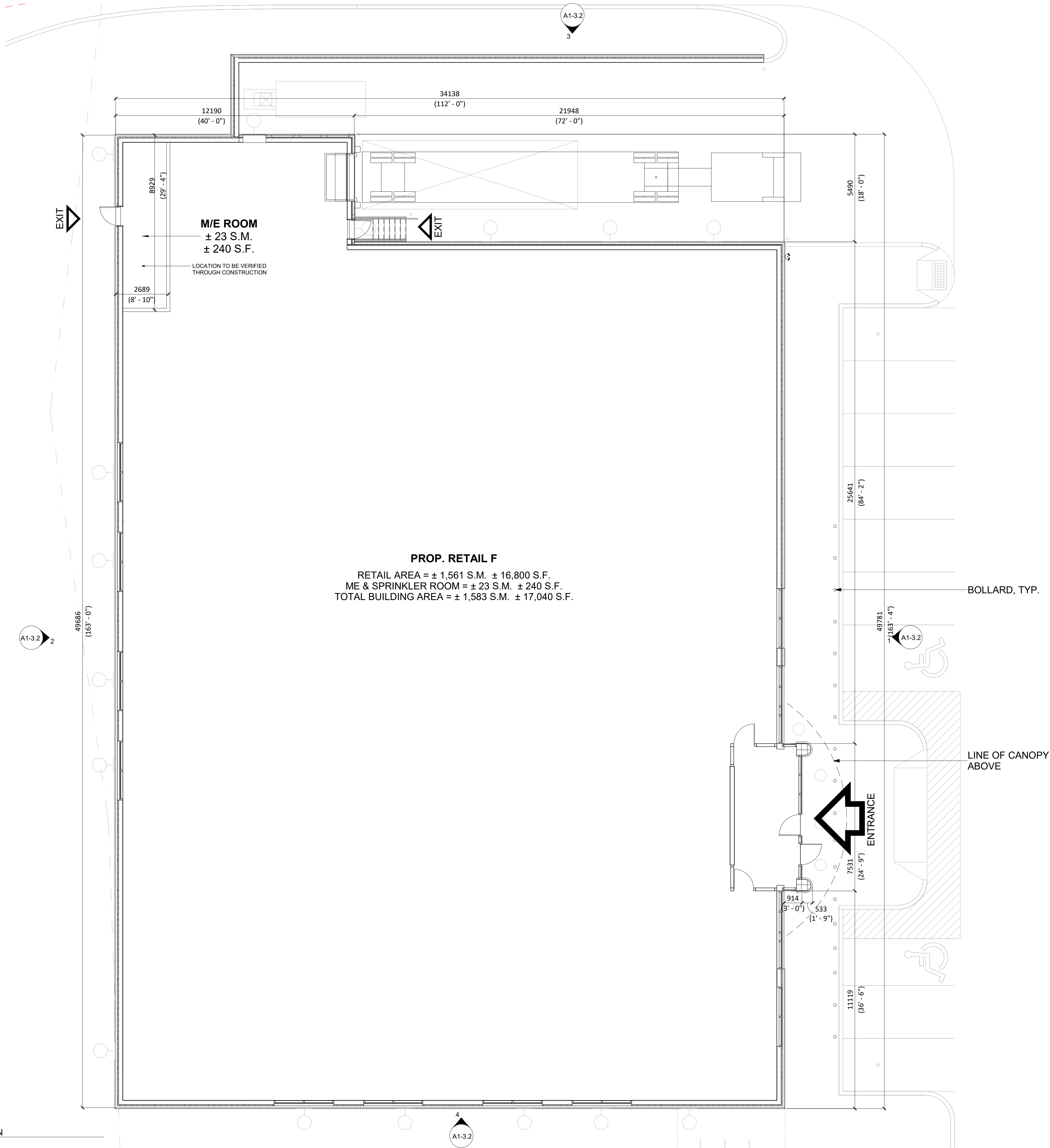
PROJECT NO.
02.152P01
PROJECT DATE
2024-02-20
DRAWN BY
Author
CHECKED BY
JJJ
SCALE
1 : 500



DRAWING NO.
A100



2024-06-13 11:22:48 AM



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

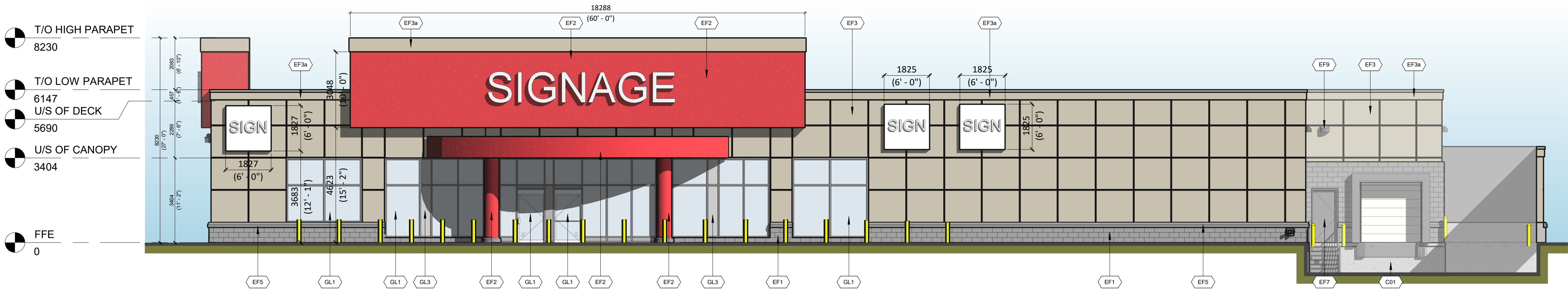
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20	2024-05-30	ISSUED FOR COORDINATION	MHB
19	2024-05-21	ISSUED FOR COORDINATION	MHB
#	DATE	DESCRIPTION	BY

Choice Properties

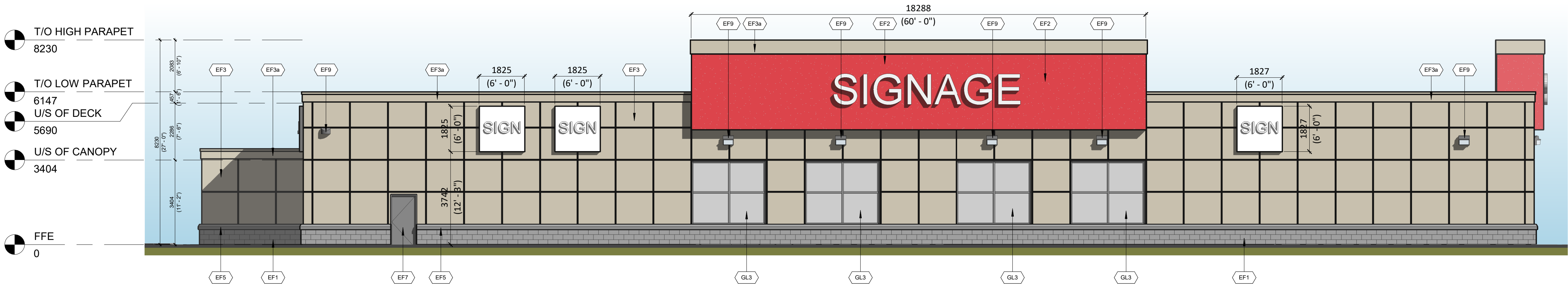
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8535, 8545, 8585 HWY NO. 27
WOODBRIDGE, ONTARIO

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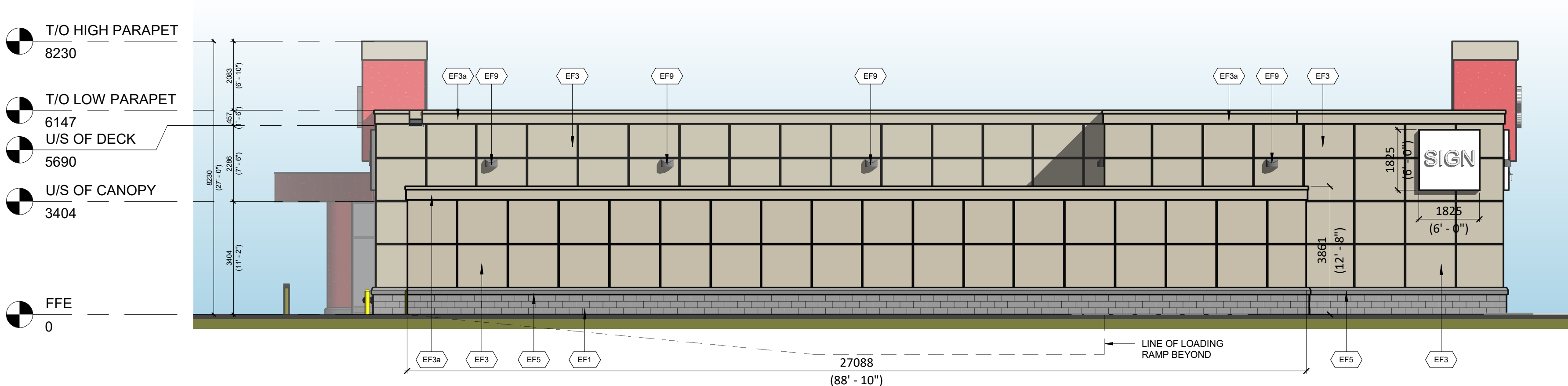
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PROJECT DATE 2024-02-20	
DRAWN BY AMC	
CHECKED BY JJJ	
SCALE 1 : 100	
DRAWING NO. A1-3.1	



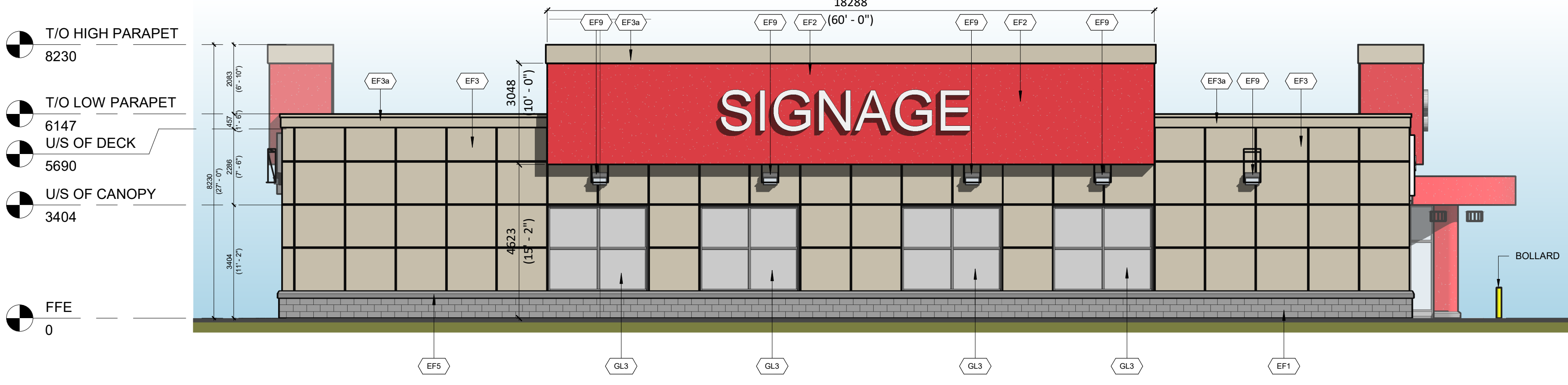
1 EAST ELEVATION
A1-3.2 1 : 100



2 WEST ELEVATION
A1-3.2 1 : 100

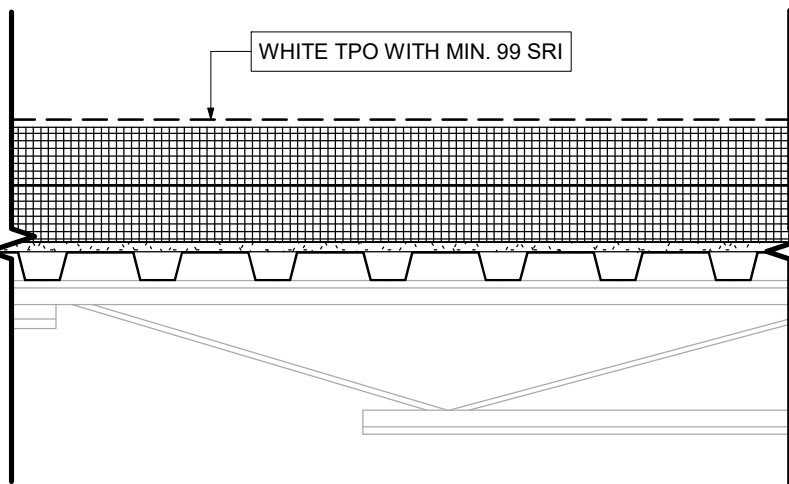


3 NORTH ELEVATION
A1-3.2 1 : 100



4 SOUTH ELEVATION
A1-3.2 1 : 100

GENERAL NOTE:
BUILDING ROOF WILL BE WHITE TPO WITH MINIMUM 99 SRI OR EQUAL
APPROVED BY ARCHITECT.



6 TPO MEMBRANE ON METAL DECK
A1-3.2 1 : 10

NOTE: ILLUMINATED EXTERIOR SIGNAGE NOT TO EXCEED 300 NITS (SUNSET TO SUNRISE) AND 5000 NITS (SUNRISE TO SUNSET).



5 BIRD FRIENDLY GLAZING
A1-3.2 N.T.S.

EXTERIOR FINISH & COMPONENT SCHEDULE	
MATERIAL	DESCRIPTION
C01	EXPOSED CONCRETE FOUNDATION: TO BE MADE CLEAN AND FREE OF ANY FORMWORK MARKINGS, PARGE AND INFILL ANY HONEYCOMBS W/ CONCRETE SLURRY MIX. PROVIDE NATURAL SACK-RUBBED FINISH TO MATCH PANTONE #430 C 'GREY'.
EF1	MASONRY BLOCK RICHVALE YORK SIZE: 3 1/2" H X 7 1/2" H X 16" L COLOUR: STANDARD CONCRETE BLOCK; LIGHT GREY FINISH: SMOOTH FINISH MORTAR: SOLOMON COLOURS INC - 60X WHITE/STANDARD GREY
EF2	RED EIFS SYSTEM: 'SHOPPERS 2002 RED' DRYVIT NO. SDMA-04-100(S) (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH MAINTENANCE: DEMANDIT DSC 400 'RED'
EF3	WALL EIFS SYSTEM: 'SHOPPERS WHITE' DRYVIT NO. NA2-13-10-26-25 (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH MAINTENANCE: DEMANDIT DSC 400 'SHOPPERS WHITE'
EF3a	CORNICE EIFS SYSTEM: 'CAMBRIDGE WHITE' DRYVIT NO. NA2-13-10-26-26 (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH MAINTENANCE: DEMANDIT DSC 400 'CAMBRIDGE WHITE'
EF5	8" PRECAST CONCRETE SILL COLOUR: NATURAL FINISH PROFILE: REFER TO SILL SCHEDULE
EF7	H.M. DOORS AND FRAMES PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINT CHARCOAL
EF8	SIGNAGE PROVIDE 3/4" EXTERIOR GRADE FIRE RETARDANT PLYWOOD BACKING BEHIND WALL SYSTEM FINISH FOR SIGNAGE MOUNTING. REFER TO ELEC. DWGS
EF9	LIGHT FIXTURE (REAR) WALL PACK PROVIDE 3/4" EXTERIOR GRADE FIRE RETARDANT PLYWOOD BACKING BEHIND WALL SYSTEM FINISH FOR SIGNAGE MOUNTING. REFER TO ELEC. DWGS
GL1	STOREFRONT GLAZING: FIXED IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMING W/ SEALED CLEAR TEMPERED GLAZING UNIT. PROVIDE SECURITY FILM PROVIDED BY G.C. SECURITY FILM. 3M SCOTCHSHIELD ULTRA800-CLEAR, TO BE INSTALLED BY CERTIFIED 3M APPLICATOR. FACTORY APPLIED SECURITY FILM ON INTERIOR FACE OF GLASS TO WRAP AROUND ALL EDGES FOR PROPER SECURING WITHIN WINDOW FRAME. IF SITE APPLIED, PROVIDE 3M ULTRA FLEX WINDOW SYSTEM SEALANT AT ALL WINDOW PERIMETER EDGES IN LIEU OF RUBBER GASKET.
GL3	SPANDREL PANEL: NON TINTED FIXED OPAQUE GLASS PANEL. INSULATED METAL BACK-PAN COLOUR GREY WITH GREY BACK SCRM. CLEAR ANODIZED ALUMINUM FRAMING. PANEL: INKAN NO. 0-125-1 (PROVIDE SAMPLE FOR APPROVAL)

#	DATE	DESCRIPTION	BY
23	2024-09-13	ISSUED FOR COORDINATION	MHB
22	2024-08-06	ISSUED FOR COORDINATION	MHB
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20	2024-05-30	ISSUED FOR COORDINATION	MHB
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Choice
Properties

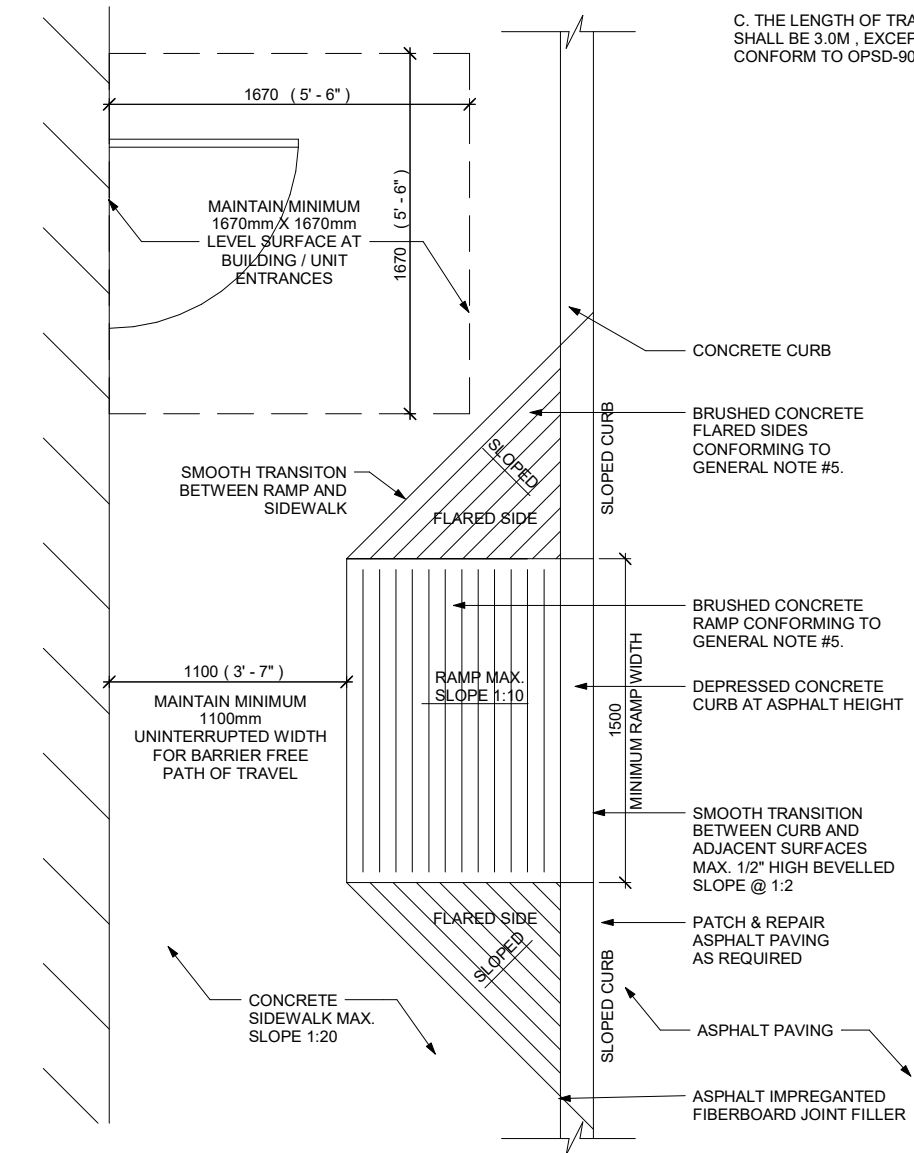
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8535, 8545, 8585 HWY NO. 27

WOODBRIE, ONTARIO

DRAWING
ELEVATIONS

PROJECT NO. 02.152R (P. ID.)	DRAWN BY AMC
PROJECT DATE 2024-02-20	CHECKED BY JJJ
SCALE As indicated	

DRAWING NO.
A1-3.2



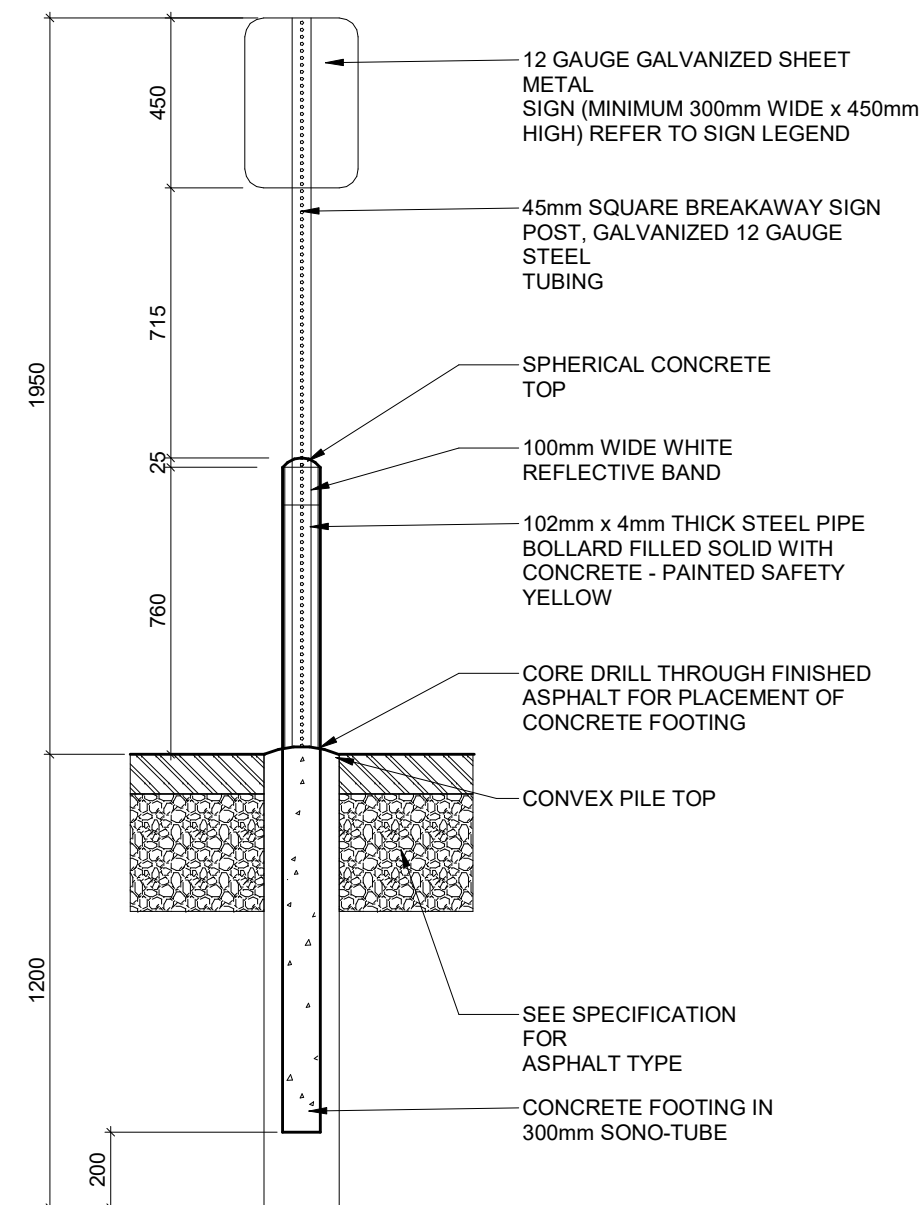
NOTES:

1. WHERE SIDEWALK IS CONTINUOUSLY ADJACENT ,
REDUCE THE DROPPED CURB AT ENTRANCES TO 3".
2. FOR SLIPFORMING PROCEDURE A 5% BATTER IS ACCEPTABLE.

A. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01

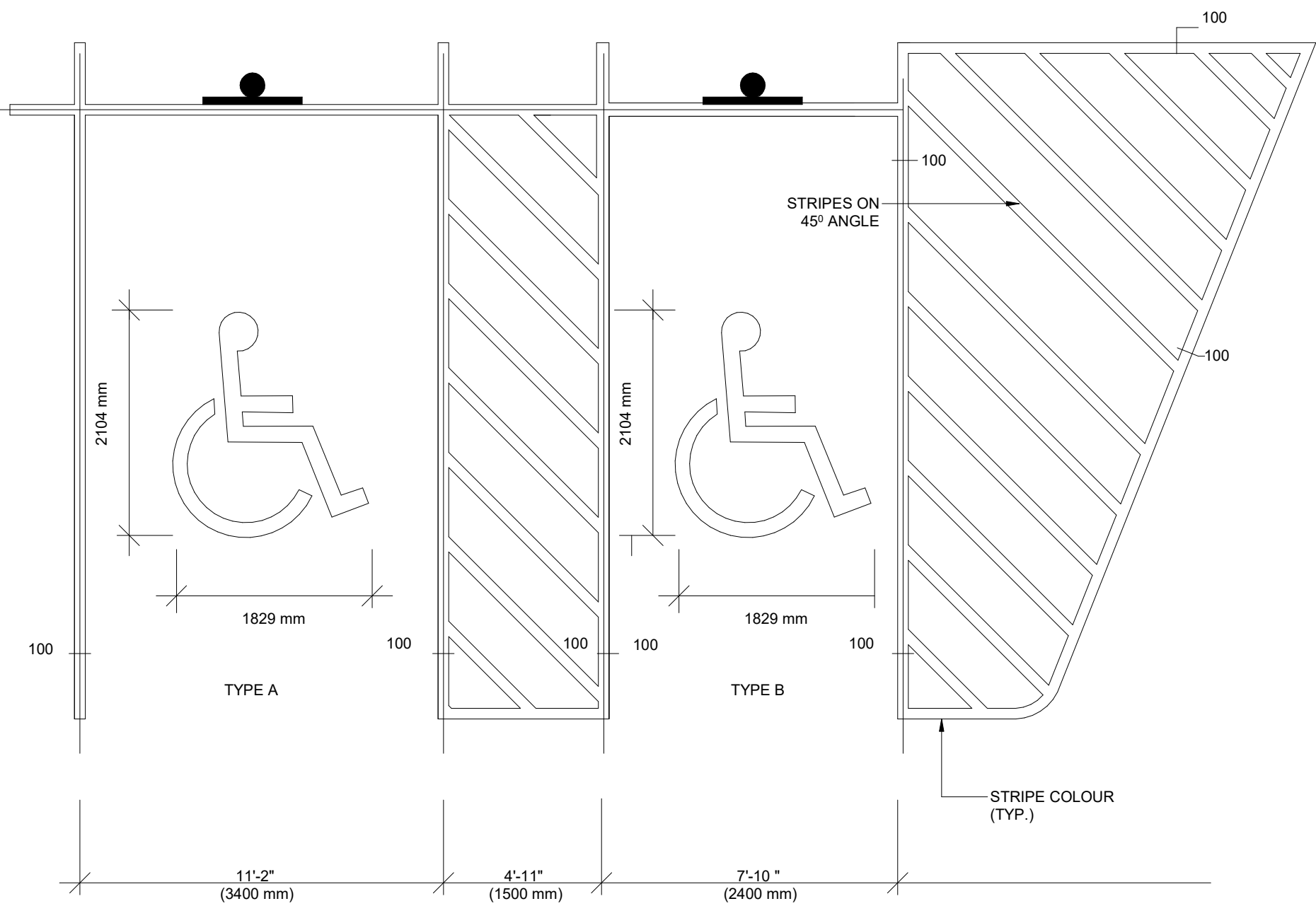
B. OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES

C. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M , EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSPD-900 SERIES



CENTER OF PARKING ROW TO CENTER OF PARKING ROW

8'-8 3/8" (5700 mm)



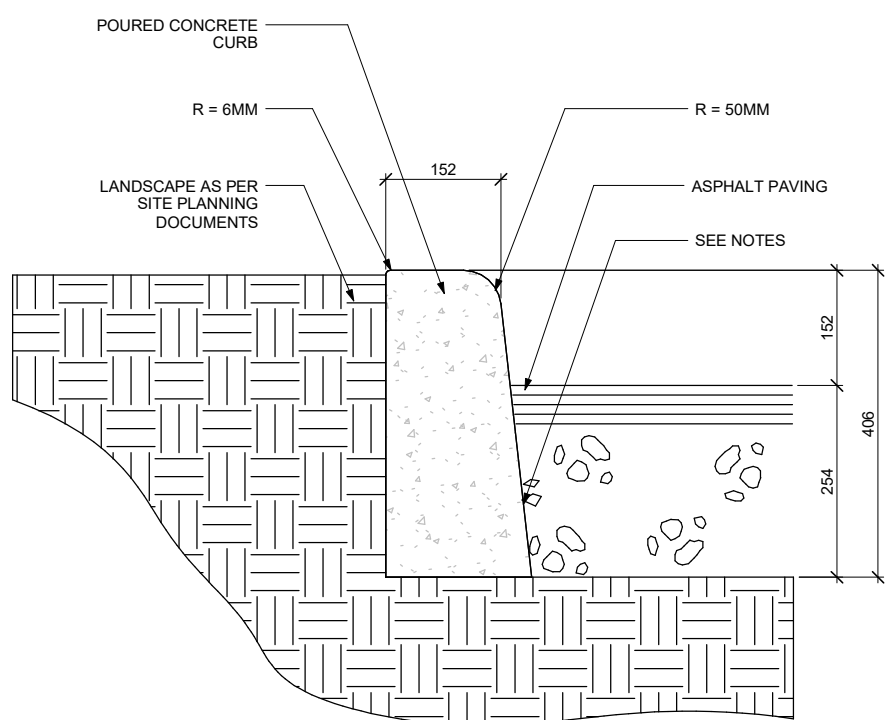
1. REFER TO SITE PLAN FOR SPECIFIC PROJECT SITE PLANNING DIMENSIONS.
2. ALL PARKING LOT LINE STRIPING TO BE PAINTED WITH PARA PAINT "8 MPI - YELLOW" OR EQUAL.
3. ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AUTHORITY HAVING JURISDICTION
4. REFER TO SITE PLAN FOR END CONDITION (8" LINE OR HATCHED PAINTED ISLAND)

1 CURB RAMP
A102 1 : 35

2 ACCESSIBLE SIGN WITH BOLLARD
A102 1 : 20

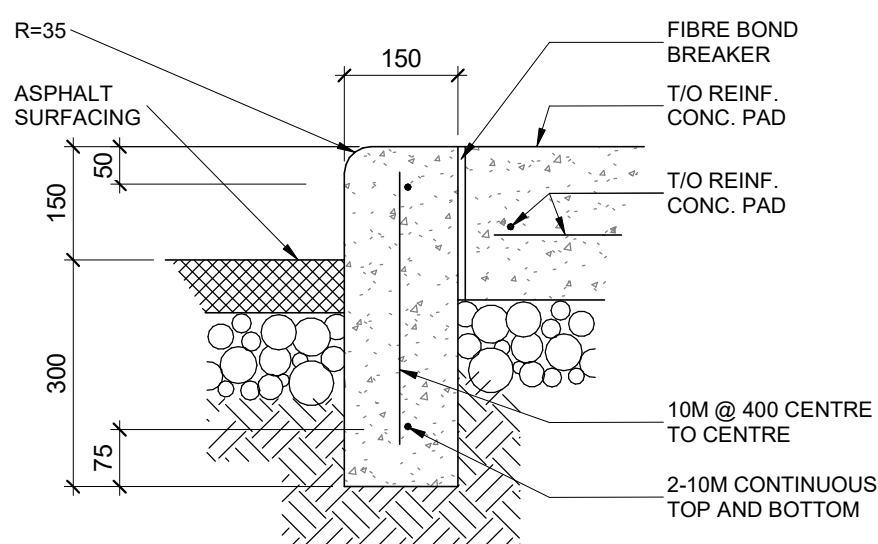
4 STANDARD PARKING DETAIL (AODA)
A102 1 : 50

1. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPD-351.01
2. OUTLET TREATMENT SHALL CONFORM WITH OPD-610 SERIES
3. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPD-900 SERIES

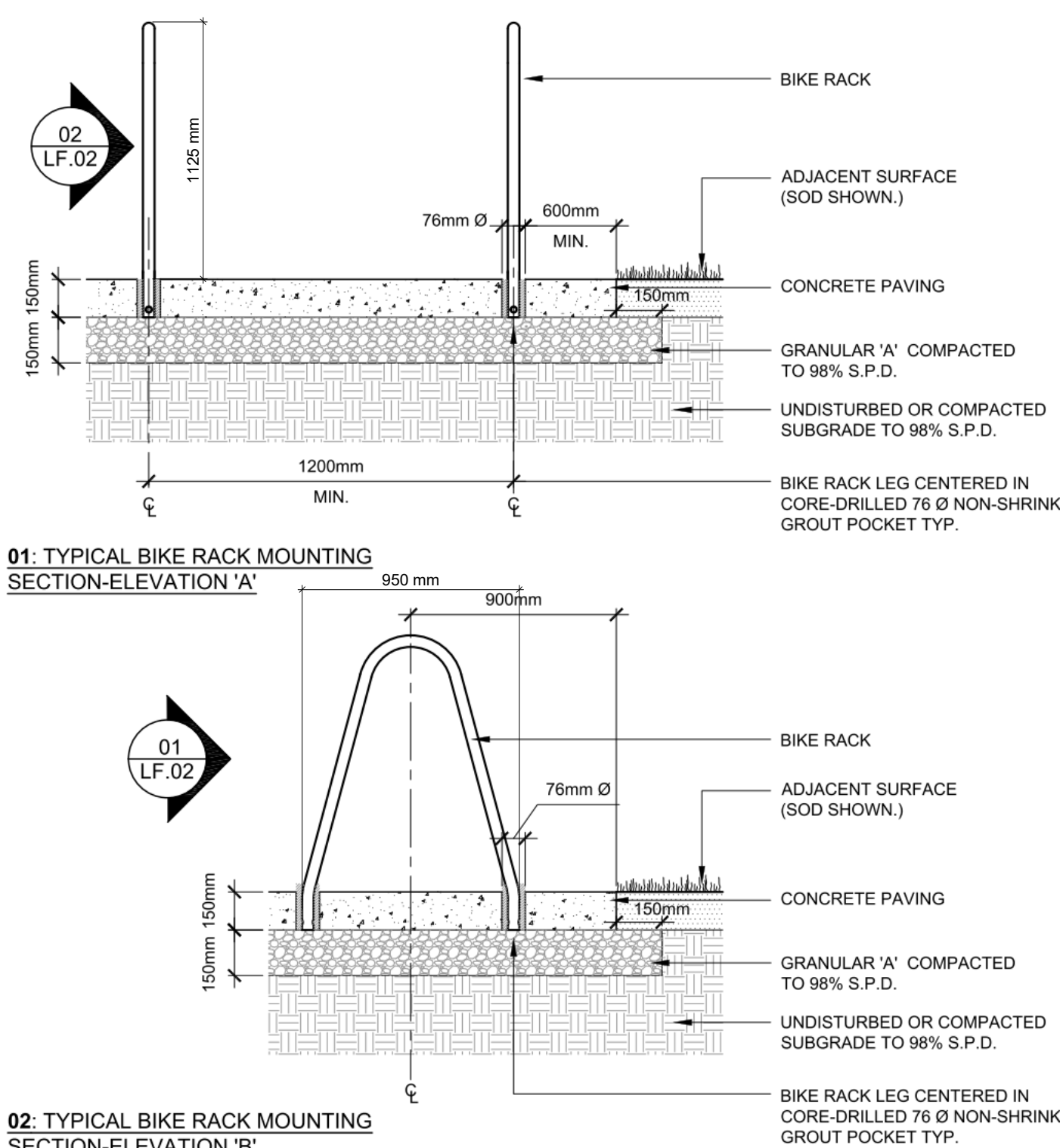


5 CONCRETE CURB SECTION
A102 1:10

PROVIDE 12mm PREFORMED EXPANSION JOINTS @ MAXIMUM 6000 CENTRE TO CENTRE

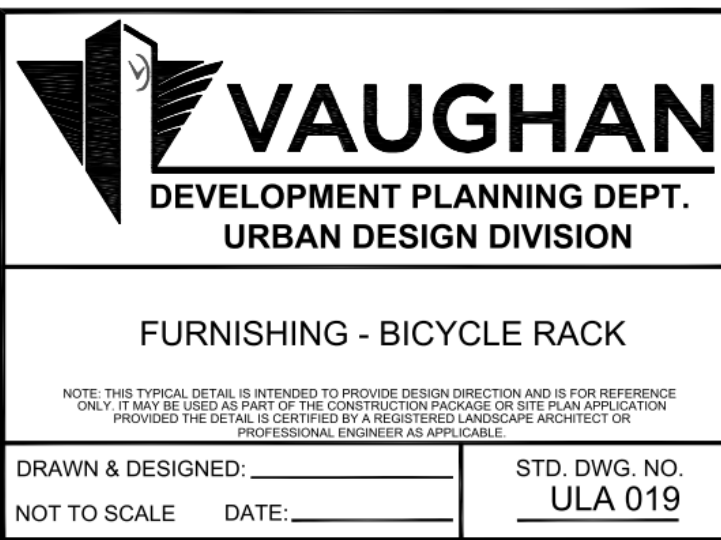


6 CONCRETE CURB SECTION AT SIDEWALK
A102 1:10

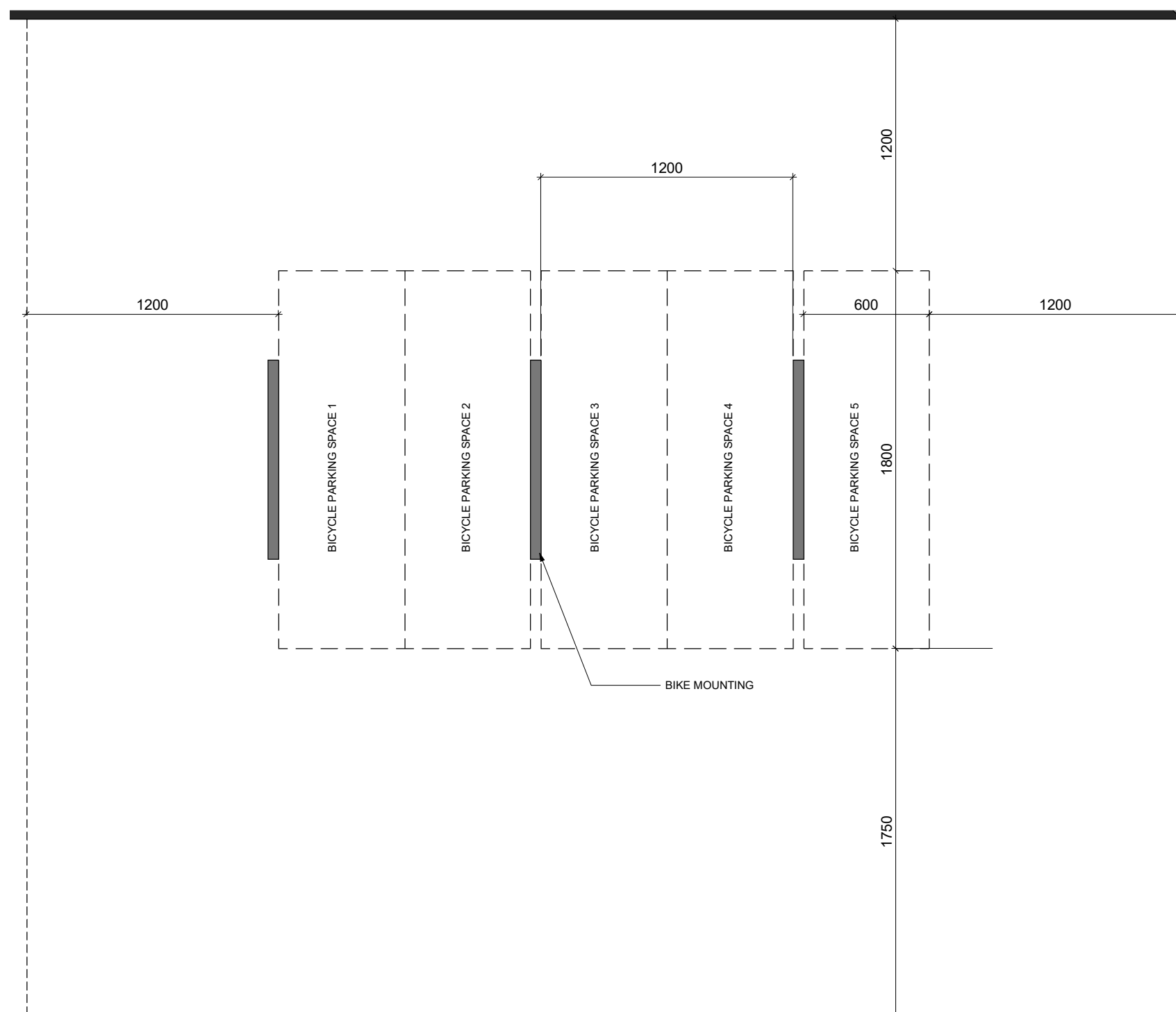


NOTES:

1. BIKE RACK: BOLA BY LANDSCAPE FORMS, STAINLESS STEEL OR APPROVED EQUIVALENT.
2. INSTALLATION PER MANUFACTURER'S WRITTEN INSTRUCTIONS
3. REFER TO SPECIFICATIONS FOR GROUT POCKET MATERIAL
4. DETAIL NOT TO BE USED UNLESS REVIEWED, STAMPED AND CERTIFIED BY REGISTERED LANDSCAPE ARCHITECT
5. PROVIDE A MINIMUM OF 600mm X 1800mm CLEAR SPACE EITHER SIDE OF BICYCLE RACK FOR PARKING.



7 BICYCLE RACK DETAIL - CITY OF VAUGHAN STANDARDS
102 N.T.S.



8 BICYCLE RACK DETAIL - 5 SPACES
A102 1 : 25

12	2024-08-06	ISSUED FOR SPA	MHB
11	2024-07-12	ISSUED FOR SPA	AMC
10	2024-07-08	ISSUED FOR REVIEW	MHB
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6	2024-05-10	ISSUED FOR COORDINATION	MHB
5	2024-05-06	ISSUED FOR COORDINATION	MHB
4	2024-04-29	ISSUED FOR COORDINATION	MHB
3	2024-04-24	ISSUED FOR COORDINATION	MHB
#	DATE	DESCRIPTION	BY



Choice
Properties REIT

PROJECT	SDM - LANGSTAFF & HWY 27
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VAUGHAN, ON

DRAWING

SITE DETAILS

PROJECT NO.	02.152P01
PROJECT DATE	2024-02-20
DRAWN BY	Author
CHECKED BY	JJJ
SCALE	As indicated



DRAWING NO.

A102