

COMMUNICATION – C21
ITEM 2 & 3
Committee of the Whole (Public Hearing)
September 15, 2020

Deputation: Items 2 & 3 – September 15, 2020.

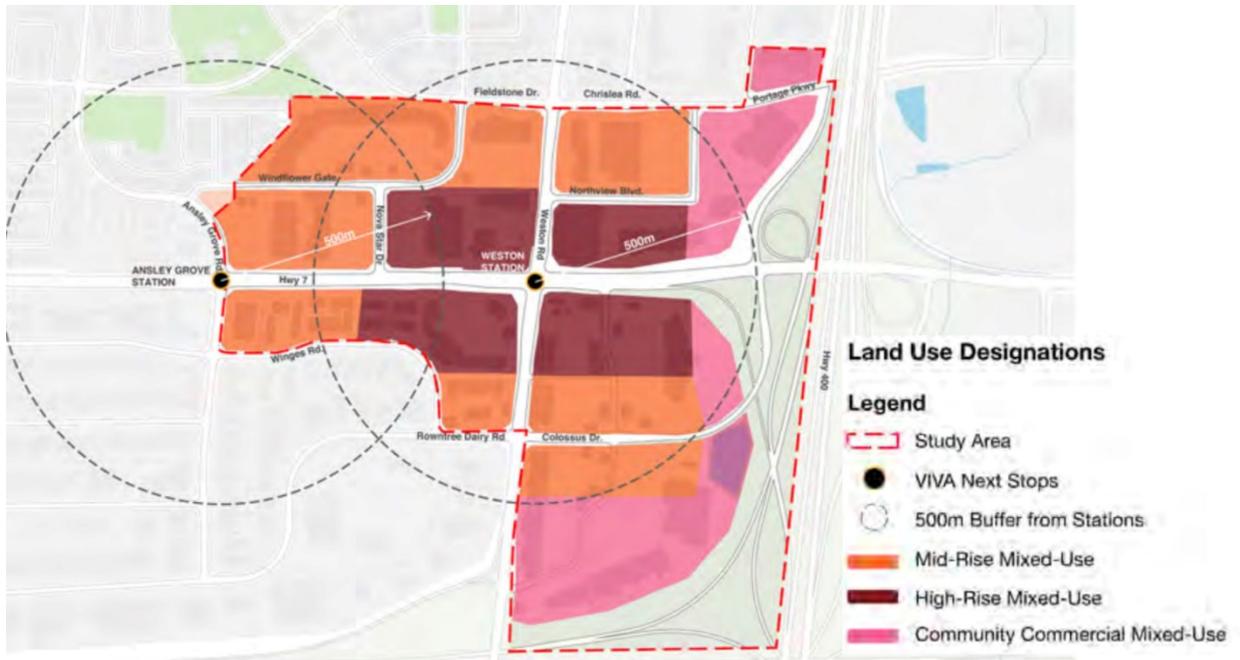
Mayor Bevilacqua, Members of Council, City staff, and residents of Vaughan,

I am here today to say the following. The Weston 7 Secondary Plan has not been enacted at this time. Residents in Vaughan have been consulting with third party consultants and city staff for two years on the secondary plan. Are we meaning to throw that consultation away in order to implement forced ideas and visions from two developers who are looking to exploit these lands for maximum profit and incentives by the government? Item #2's application is requesting four 40+ storey condominiums, but the Weston 7 Secondary Plan has a proposed the applicant's land is to be designated as a mid-rise community in the draft plan. Item 3's application is proposing a massive condominium community with ELEVEN 8-12 storey condominiums and four 40+ storey condominiums when most of the applicant's land is proposed to have community commercial mixed-use according to the City's draft plan. These applications have no urgency to be accepted at this time.

The public process of implementing a secondary plan should be respected and adhered to in order to keep balance in the plan. The plan is not complete and should be considered when making your decision today. Two years of public consultations, spending taxpayer dollars on third party consultants all for what? So these developers can just walk in and force their visions on us?

I make mention to the picture in the final report for phase one. Keeping to this plan would help this area, and I am quoting the Weston 7 Vision Statement, "strive to be a low-carbon, healthy community." Adding higher density than what is appropriate and compatible to the plan will increase the carbon footprint of the area and cause a massive increase in traffic and pollution in the area. If these applications are approved, just the northeast corner will house 9,000-18,000 new residents. These numbers, once the entire area is completed, may match or surpass the VMC density numbers just by allowing these two applications alone. This intensification is not appropriate and compatible for the area, which it is stated in the Weston & 7 Secondary Plan final report.

I am ultimately requesting council either to defer this vote until the Weston 7 Secondary Plan is implemented in its entirety, or not accept items 2 & 3 today. The Weston & 7 Secondary Plan will provide the template of what is to be allowed in this community, not the applicants. Vaughan council should up for the residents and their tax dollars spent on countless consultations in order for our vision to be implemented. but what does this mean for the rest of us in Vaughan? Is the quality of life in Vaughan benefit from these developments? Does the are benefit by adding 9000-18,000 new residents in just the northeast corner of the area, let alone the entire secondary plan? Will they be able to live, play, and WORK in their communities? These are questions we should have asked earlier, but now council makes that decision. I truly believe these applications are not a good example of good land-use planning when speaking to the totality of the entire plan.



porosity and enhanced urban realm to give pedestrians convenient options and alternative routes. Weston 7 streets would follow the new service level standards for urban streetscapes established through Vaughan's City-Wide Streetscape Implementation Manual.

Distinguishing Weston 7 From the Vaughan Metropolitan Centre

The Highway 400 corridor represents a significant barrier between Weston 7 and the VMC, and as such, they must be considered as distinct, but inter-related centres. Along the Highway 7 corridor, the ramps to and from Highway 400 create a separation of existing and future development that can not be reduced. Weston 7 and the VMC are adjacent to one another across this considerable gap created by the Highway 400 corridor.

The VMC is the primary node for intensification and mix of uses in the City of Vaughan's urban structure. The VMC is planned to function as Vaughan's downtown, with the widest mix of uses, including office employment uses, as well as the greatest densities of population and jobs within Vaughan's urban structure.

Weston 7, as a Primary Centre located along a primary transit corridor, will also form an important area of intensification. However, the levels of intensification should not be the same as those of the VMC- this perspective was shared by many stakeholders engaged in Phase 1 of the Weston 7 Secondary Plan process, including Councillors and members of the public.

Weston 7 currently functions as a successful retail and entertainment centre, and this function is very likely to continue into the future. The Weston 7 Secondary plan will need to recognize and support this function as the area continues to intensify and redevelop.

Ongoing intensification and redevelopment will need to maintain an awareness of the relationship between these two centres and balance the approved development. While both Weston 7 and the VMC physically have the space to accommodate a great deal of intensification, market forces and development across the City must be considered when thinking about the future absorption of new residential units, office and commercial space. Balancing growth to allow for all of the City's primary growth areas to succeed in the long term will be an important consideration for future phases of this study.

Parks and Open Spaces

Parks and open space in the Weston 7 SPA today is limited. There are no public parks or natural heritage areas within the SPA. A managed and fenced stormwater management pond is located in the southeast portion of the SPA. Two parks are located to the north of the SPA- Giovanni Caboto Park (6.72 hectares), and Blue Willow Square (0.64 hectares). Within a two kilometre walkshed, there are nine parks, totaling 28.5 hectares; all of which are located in the northwest section of the walkshed, a residential area. The Active Together Master Plan recommends all residential areas be within 500m (walking distance) of a park. The majority of the SPA is not within walking distance of a park.