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COMMUNICATION
COUNCIL – September 27, 2021
CW (PM)- Report No. 38, Item 3

From: [Todd Coles](#)
To: Clerks@vaughan.ca; [John Britto](#); [Isabel Leung](#)
Subject: Fwd: Letters re: Items 3 and 4 - Committee of the Whole Public Hearing September 13, 2021
Date: September-13-21 11:58:51 AM
Attachments: [2021.09.10 - Objection Letter re Blackthorn Development - Final.pdf](#)
[2021.09.10 - Objection Letter re Mega VistaDevelopment - Final.pdf](#)

Todd Coles, BES, MCIP, RPP
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From: Kurt Franklin <kfranklin@westonconsulting.com>
Sent: Monday, September 13, 2021 11:57:55 AM
To: Todd Coles <Todd.Coles@vaughan.ca>
Cc: Hanieh Alyassin <halyassin@westonconsulting.com>; Vera DAlessandro <[REDACTED]>; Sylvia Buttarazzi <[REDACTED]>; Joe Guarascio <joe@royaloverheaddoors.com>
Subject: [External] Letters re: Items 3 and 4 - Committee of the Whole Public Hearing September 13, 2021

Todd

Attached please find two letters addressing landowner concerns regarding Items 3 & 4 on tonight's Public Hearing agenda. It would be greatly appreciated if these could be circulated to the Mayor and members of Council. Also, I have registered to speak to both of these items tonight.

Thanks
Kurt Franklin

KURT FRANKLIN, BMath, MAES, MCIP, RPP
VICE PRESIDENT

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Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
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September 10, 2021
File 6169

Attn: Mr. Todd Coles, City Clerk

**Re: Committee of the Whole, September 13, 2021
Item 3 – Mega Vista Real Estate Development Inc.
OPA File OP.21.008 and ZBLA File Z.21.011
185 Doughton Rd, 108-112 Maplecrete Rd, City of Vaughan**

Weston Consulting is the Planning consultant for the owners of the properties located at 126A Peelar Rd, 126/146 Peelar Road, and 114 Peelar Rd. properties. These properties are located south of the subject lands within the southeast quadrant of the Vaughan Metropolitan Centre Secondary Plan area. We have reviewed the proposed development application material, and the surrounding context, and have concerns that the proposed development represents over-development of the subject lands which would have a negative impact on the future development of our clients' lands. We offer the following comments in support of this position.



Figure 1: Aerial photo of Mega Vista properties and 126A and 126/146 Peelar Rd properties

Mega Vista Site Location and Context

The development properties are located at the southwest corner of Doughton Road and Maplecrete Rd, within 600 metres from Vaughan Subway Station. The site has a total area of approximately 0.97 ha (2.4 acres). The site has frontage along both Doughton Road to the north and Maplecrete Road to the east (see Figure 1).

Mega Vista Proposed Development Summary

The proposed development consists of one high-rise building with two towers with heights of 40 and 43 storeys. A six-storey podium with ground floor commercial is proposed. As per the submitted site Architectural plans, a Floor Space Index (FSI) of 8.2 and total Gross floor area (GFA) of 80,069 m² is proposed. In total, the development will yield 789 residential units ranging in size from one-bedroom to three-bedroom units and townhouses.

Planning Comments

Our review of the applications and the area context has identified several areas of concerns in relation to the latest proposed development:

1. Shortage of Parking

According to the submitted Architectural drawings, the proposed development is comprised of 789 residential units and 2,916 m² of Commercial GFA. The plans apply a parking rate of 0.6 spaces per unit, regardless of unit size resulting in a 'required' parking supply of 478 parking spaces. This is an incorrect interpretation of City Zoning By-law 1-88.

Zoning By-law 1-88 requires minimum parking requirements in the VM CSP area based on unit size as follows:

RESIDENTIAL	<u>Residential Uses:</u>			
		Single Family Detached Dwelling	1.0 / unit	-
		Semi-Detached Dwelling		
		Street Townhouse Dwelling		
	Multiple Family Dwelling Apartment Dwelling	Bachelor/1 Bedroom	0.7 / unit	1.0
2 Bedrooms		0.9 / unit	1.3	
3 Bedrooms		1.0 / unit	1.7	
Visitor ⁽⁴⁾		0.15 / unit	-	

As per the Architectural Plans, there are 589 1-bedroom units (including the guest unit), 126 2-bedroom units (including the townhouse units) and 74 3-bedroom units. This results in a total of 601 resident parking spaces being required, along with 91 visitor parking spaces, to support the proposed development. This assumes that the Commercial units are able to use the visitor parking spaces. Since only 479 parking spaces are provided, the development is under-parked by a minimum of 213 parking spaces.

Finally, using a parking rate of 0.6 spaces assumes that 40% of the units (over 300 units) will have no parking spaces. No visitor parking is provided and no Commercial parking is provided.

The serious shortage of parking for the proposed development will have a negative impact on both new development within the VMCSA area as well as on the existing business operating in the area. While we agree that the proximity to the VMC subway station and the future rapid transit development does justify lower parking rates than that prescribed by the City's zoning by-law, this level of parking will likely result in an excessive amount of on-street parking that will impact the surrounding lands.

2. Development Density

The Mega Vista development proposes a density of 8.2 FSI. While this development is within a Major Transit Station Area, this intensity of development greatly exceeds the 4.5 FSI permitted in the VMCSA. As discussed above, there is already a serious lack of parking proposed in this development. Also, this level of density concentrates a much greater portion of residential development on this site than was anticipated in the VMCSA, which only permits a density of 4.5 FSI. This takes future density of development away from other development lands, including our clients, as a greater share of the approved development in the VMC would be allocated to the proposed development. This is not fair to the other landowners in the VMCSA and represents over-intensification of the development lands.

Summary

Based on our review of the submitted materials, the proposed development represents a significant over-development of the subject lands. The density is significantly greater than that approved in the VMCSA. There is insufficient parking which will negatively impact adjacent landowners and the operation of existing businesses in the area. We believe the development scale should be reduced to be more in compliance with the approved Secondary Plan.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 224 or Hanieh Alyassin at extension 337 should you have any questions regarding this submission.

Yours truly,
Weston Consulting

A handwritten signature in black ink, appearing to read 'K. Franklin', written in a cursive style.

Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

Cc: Jessica Kwan, City of Vaughan Planning
2443390 Ontario Limited
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F. Barci Holdings