

C15
COMMUNICATION
COUNCIL – NOVEMBER 16, 2021
CW (WS) - Report No. 51, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Correspondence to Vaughan Council (November 16) - Vaughan Mills Master Plan (Item 2) - 8940 Jane Street
Date: November-15-21 12:10:52 PM
Attachments: [2021.11.15 - Vaughan Mills Secondary Plan - 8940 Jane Street \(including 85 105 125 Bass Pro Mills Drive\) .pdf](#)
Importance: High

From: Mathew Halo <mhalo@westonconsulting.com>
Sent: Monday, November 15, 2021 11:48 AM
To: Clerks@vaughan.ca
Cc: Sandra Patano <spatano@westonconsulting.com>; Joe Di Giuseppe <joed@greenpark.com>; 'Dan Mammone' <dan.mammone@mammone.ca>; 'Mary Flynn-Guglietti' <mary.flynn@mcmillan.ca>; Annik Forristal <Annik.Forristal@mcmillan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>
Subject: [External] Correspondence to Vaughan Council (November 16) - Vaughan Mills Master Plan (Item 2) - 8940 Jane Street
Importance: High

Good morning,

Attached to this email is letter we are submitting to Vaughan Council for consideration at their November 16, 2021 Council Meeting regarding the Vaughan Mills Public Realm and Streetscape Master Plan (Item 2 on the Agenda). We are submitting on behalf of the owners of 8940 Jane Street (including 85 105 125 Bass Pro Mills Drive).

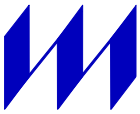
Please acknowledge receipt of this email and advise that the item will be placed on the November 16 Council agenda.

Regards,

MATHEW HALO, BURPI
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November 15, 2021
File 10516

Attn: Mayor Bevilacqua and Members of Vaughan City Council

**RE: Vaughan Mills Centre Secondary Plan & Public Realm and Streetscape Plan
8940 Jane Street (including, 85, 105 and 125 Bass Pro Mills Drive)**

Weston Consulting is the planning consultant for the owner of the lands located at 8940 Jane Street (including, 85, 105 and 125 Bass Pro Mills Drive), in the City of Vaughan (herein referred to as the "subject lands"). We have reviewed the Vaughan Mills Centre Public Realm + Streetscape Master Plan, final report, dated November 2021, that was considered and approved by City of Vaughan Committee of the Whole on November 3, 2021. We are pleased to provide the enclosed comments on behalf of the owner and request that this letter be considered at the City of Vaughan Council Meeting on November 16, 2021.

Status of Planning Applications on the Subject Lands and Secondary Plan Participation

Several years of mediation at the Ontario Land Tribunal (formerly the Ontario Municipal Board) have led to decisions rendered on the Official Plan Amendment and Zoning By-law Amendment Applications for the subject lands (OLT Case Numbers: PL110419, PL110420, PL110455, PL11456, PL140839, PL111184). Minutes of Settlement between the owners, the City of Vaughan and Regional Municipality of York were executed on June 20, 2018, whereby a series development conditions obligating the owner of the lands to dedicate portions of the subject lands for implementation of public realm and streetscape infrastructure was outlined. As a requirement of the approvals and the Minutes of Settlement, the landowner is in the process of entering into an agreement with the City of Vaughan for development servicing and for the extension of Romina Drive.

The landowner has been monitoring the Vaughan Mills Centre Public Realm and Streetscape Master Plan and over the years has been an active landowner within the Vaughan Mills Centre Secondary Plan Study Area.

Review of and Comment on the Vaughan Mills Centre Master Plan

Weston Consulting and the landowner have reviewed the Vaughan Mills Centre Public Realm + Streetscape Master Plan, dated November 2021. We offer the following comments based on our review of the draft Vaughan Mills Public Realm and Streetscape Master Plan:

1. ***Current and Future Traffic Demands and Fishermens Way***

We have concern with the planned 2-lane road design of Fishermens Way. The landowner does not agree with the principle of the 2-lane road construction and the reduction from 4-lanes, which was contemplated by the City of Vaughan at the planning application stage for the site-specific development applications.

It is our understanding that the Secondary Plan has planned for Fishermens Way to be a future *Minor Collector* street, and that Volume 1 of the City of Vaughan Official Plan identifies minor collector streets as “generally [having] a maximum of two travel lanes and projected traffic volumes shall be less than 500 vehicles in the peak hour and 5,000 vehicles per day”. Based on our review of the November 2021 Final Master Plan Report, we understand that a Tertiary Plan process is anticipated for the phased future development of the Vaughan Mills Mall lands, whereby further transportation, detailed design and analysis would be undertaken to determine the contemplated 3-lane variant option as outlined in the Master Plan.

Based on the technical work and consultation completed to-date through our client’s site-specific application process, we request that the City of Vaughan implement Fishermens Way as a 4-lane road, as previously planned. The reduction of the road to two lanes is inappropriate and premature given that the Mall is a destination and that the Mall owners have not advanced preliminary plans and studies to the City of Vaughan through a Tertiary Plan process or formal planning applications.

It is our anticipation that without formal planning applications or commencement of a Tertiary Plan there is limited understanding of the level of development and subsequent servicing levels demanded by any future development of the Mall lands. As identified in the Master Plan, the detailed design of Fishermen’s Way is “subject to a Future Tertiary Plan for Vaughan Mills Mall”; therefore, the categorization of the roadway as a 2-lane street instead of 4-lanes is premature and not supported by sufficient study.

2. ***Land Ownership and Development Agreement***

We request that the City of Vaughan provide supplementary information on how Fishermens Way will function in relation to our client’s lands. The Master Plan does not confirm if any of the proposed boulevard treatments for Fishermens Way would be located on our client’s lands, and how the existing underground servicing and utility easements that run along the outer edge of the ring road will be dealt with in an ultimate condition, following the dedication of lands to the City as part of the site-specific planning applications and the construction of Fishermens Way.

It is acknowledged that as part of the future development agreements between the City of Vaughan and the landowner, portions of land will be dedicated for the future construction of Fishermens Way. It is also acknowledged that the City of Vaughan has contemplated “enhanced streetscaping” as part of the Master Plan and the ultimate condition of

Fishermens Way. We request that the City of Vaughan identify the level of obligation that the landowner is required to fulfil as part of proposed streetscape enhancements along Fishermens Way. Should the landowner be required to implement enhanced streetscape conditions for Fishermens Way as part of the fulfilment of application conditions, it is our request that the improvements be considered as Section 37 contributions.

It is acknowledged that the Vaughan Mills Centre Secondary Plan and Public Realm and Streetscape Master Plan are "living documents", and that review and update of the Plans is appropriate under the *Planning Act*, however, the Master Plan should acknowledge the planning process and approvals, and the conditions that were discussed and approved by the City and the landowner, as they relate to the Secondary Plan Area and the Plan's ultimate public realm and streetscape conditions.

We reserve the right to provide further comments as part of the ongoing Vaughan Mills Centre Public Realm and Streetscape Master Plan and any future update to the Vaughan Mills Centre Secondary Plan. We request that this letter be added to the public record for the City Council Meeting on November 16, 2021 and request to be notified of any future reports and/or meetings and decisions regarding this matter.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. Haiging Xu, Deputy City Manager
- Nick Spensieri, Deputy City Manager, Infrastructure Development
- Ryan Guetter, Weston Consulting
- Mary Flynn-Guglietti, McMillan LLP
- Annik Forristal, McMillan LLP
- Dan Mammone & Sandra Mammone, Clients
- Joe Di Giuseppe, Development Manager, Greenpark Group