

C16
COMMUNICATION
COUNCIL - NOVEMBER 16, 2021
CW (WS) - Report No. 51, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: Council Agenda Submission - Item 7.3.2 Vaughan Mills Centre Public Realm and Streetscape Plan
Date: November-15-21 12:13:37 PM
Attachments: [2021.11.15 - VMCSPP Landowner Group - VMCSPP Streetscape Study Submission Letter.pdf](#)

From: Darrin Cohen <dcohen@westonconsulting.com>
Sent: Monday, November 15, 2021 11:57 AM
To: Clerks@vaughan.ca
Cc: Ryan Guetter <rguetter@westonconsulting.com>; Nina Tanti <ntanti@westonconsulting.com>; Jessica Damaren <jndamaren@westonconsulting.com>; Matthew Peticca <mpeticca@westonconsulting.com>
Subject: [External] Council Agenda Submission - Item 7.3.2 Vaughan Mills Centre Public Realm and Streetscape Plan

Hello,

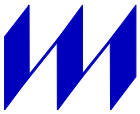
Please find attached written correspondence from Ryan Guetter, Executive Vice President at Weston Consulting, regarding Item 7.3.2 "Vaughan Mills Centre Public Realm and Streetscape Plan" on tomorrow's Council Agenda.

Thank you,
Darrin

DARRIN COHEN
PLANNER

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**WESTON
CONSULTING**

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Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

November 15, 2021
File 3867-1

Attn: City Clerk and Members of Vaughan Council

**RE: Vaughan Mills Centre Public Realm and Streetscape Plan
Vaughan City Council
Vaughan Mills Secondary Plan Landowners Group**

Weston Consulting is the planning consultant for H & L Title Inc. / Ledbury Investments Ltd., 2811187 Ontario Limited, and Anland Developments Inc., which comprise the Vaughan Mills Centre Secondary Plan Landowners Group (the "Landowners Group") who have land holdings located southeast of the intersection of Weston Road and Rutherford Road on the west side of the Vaughan Mills Centre Secondary Plan ("VMCSP") area in the City of Vaughan (herein referred to as the "subject lands").

We have reviewed the final Vaughan Mills Centre Public Realm and Streetscape Master Plan (the "Master Plan") and are pleased to provide the enclosed comments on behalf of the Landowners Group.

The subject lands are located south of Rutherford Road, west of Highway 400, east of Weston Road, and north of the future extension of Bass Pro Mills Drive. An air photo is included as Attachment 1 to this letter. The subject lands are currently zoned "A - *Agricultural*" by Vaughan Zoning By-law 1-88. However, the lands form part of the VMCSP, which was approved by York Region Council on June 26, 2014 and subsequently appealed by the Landowners Group, among others, to the Local Planning Appeal Tribunal (continued as the Ontario Land Tribunal, "OLT"). The VMCSP proposes to designate the subject lands within the "Vaughan Mills Centre Business District" for Prestige Office Employment and Prestige Employment uses. The Landowners Group had brought forward an alternative concept for the subject lands, which considered an alternative road network and an alternative alignment for the Black Creek corridor among other considerations such as permitted land uses, heights, and densities.

Phase 1 of the OLT proceedings associated with the appeals of the VMCSP by the Landowners Group was heard in June 2021, together with related appeals by the Landowners Group of the Vaughan Official Plan (2010). A decision on Phase 1 has occurred; however, Phase 2 of the OLT proceedings has yet to be heard and will address more detailed elements of the west side of the VMCSP, including permitted land uses, heights, densities, public road network, and the location of the realigned Black Creek and associated greenway corridor among other detailed

considerations. As such, the road network, Black Creek corridor alignment, and ultimate land uses have not yet been finalized for the west side of the VMCSF.

Based on our review of the final Master Plan, streetscape and public realm considerations have been identified for the west side of the VMCSF based on the unapproved road network and Black Creek corridor alignment. Section 2.9 of the Master Plan identifies that the public realm and streetscape design objectives described by the Plan are based on the Character Areas defined by the VMCSF. Figure 37 of the Master Plan identifies the Weston Street Corridor to have a commercial mixed-use focus, while the Business District is identified as a unique, mixed-use employment district that is centered around the Black Creek, which is intended to be a central stormwater management feature and public realm focal point. However, as previously noted, the land use permissions, road network, and Black Creek corridor are still being determined for the west side which may result in changes to the defined character for the subject lands. These undetermined features are key elements that influence character, shape the public realm, and define streetscape patterns. As such, it is premature to define public realm and streetscape guidelines based on considerations of land use and character that are potentially subject to change. These comments were raised in various stakeholder sessions with the project team.

The Master Plan, which is intended to build on the VMCSF, fails to adequately acknowledge the active appeals to the west side of the Secondary Plan and provides no discussion on how the guidelines would be applied in the event that the character, street patterns and central Black Creek focal point were to differ from what has been defined in the appealed VMCSF and the Master Plan document itself. To the extent that the land uses, densities, road network and Black Creek alignment may change from what was originally contemplated, it is premature to define public realm and streetscape design for the west side of the VMCSF at this time without a degree of certainty on these key defining elements.

Given the active OLT proceedings and the potential for changes to key public realm-defining elements on the west side of the VMCSF, we request that the approval of the Master Plan be deferred in its application to the west side of the Secondary Plan Area, including our client's lands, until these matters have been resolved at the OLT.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 240 or at extension 241 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Mark N. Emery, BES MCIP, RPP
President

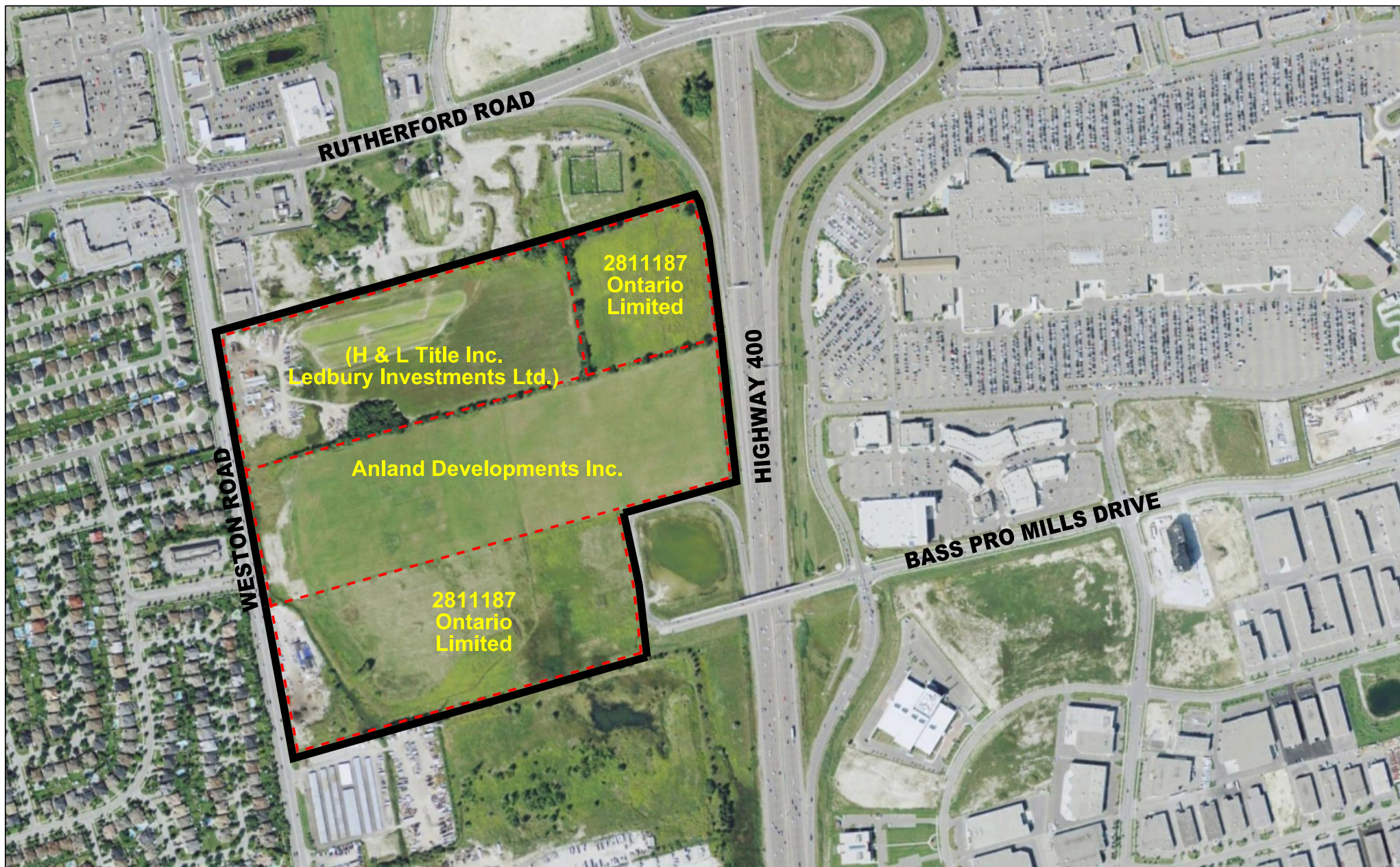
and



Ryan Guetter, BES, MCIP, RPP
Senior Vice President

- c. Haiqing Xu, Deputy City Manager, Planning and Growth Management
Shahrazad Davoudi-Strike, Manager of Urban Design and Cultural Heritage
Nancy Tuckett, Director of Development Planning
Vaughan Mills Centre Secondary Plan Landowners Group
Chris Barnett, Osler, Hoskin & Harcourt LLP
Gerard Borean, Parente Borean
Mark Flowers, Davies Howe LLP

Enclosures



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File Number: 3867
Date Drawn: 10 JUNE 13
Drawn By: SM
Planner: JL
Scale: NTS
CAD: 3867/schedules/3867 Ownership map.dgn



LEGEND

— LAND OWNERS GROUP

Air Photograph from Google Earth Pro.
Date of photography: August 2009

LAND OWNERSHIP MAP