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Communication
CW: Nov 27/12
Item: 29

Chairman and Members of Committee of the  
Whole  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

November 26, 2012  
File 5052

Dear Mr. John Britto:

**RE: Staff Report on Vaughan Metropolitan Centre Secondary Plan  
Proposed Modifications – November 27, 2012 (File: 25.5.12.1)  
OPA/ZBLA (OP.11.015 / Z.11.047) 2117969 Ontario Inc., c/o Zzen Developments Ltd.  
OPA/ZBLA (OP.11.014 / Z.11.046) Midvale Estates Ltd., c/o Gold Park Group  
2966, 2978, and 2986 Highway 7  
City of Vaughan**

Weston Consulting is the planning consultant for ZZEN Group of Companies Ltd. ("ZZEN") and Gold Park Group ("GPG"), being the owners of the properties identified above.

The subject lands are located just east of the northeast corner of Jane Street and Highway 7 within the proposed Vaughan Metropolitan Centre ("VMC") and comprise two parcels. The westerly property is under the ownership of ZZEN henceforth referred to as the "west parcel". The easterly property is owned by GPG henceforth referred to as the "east parcel". The "EXPO City" project (formerly Royal Empress Gardens) is located adjacent to the subject lands on the east side.

Further to our previous submission, dated October 1, 2012 to Committee of the Whole, regarding the proposed Vaughan Metropolitan Centre Secondary Plan (VMCSP) modifications. It is understood that our comments have not resulted in any further revisions to the proposed VMCSP and that staff direction is to address any site specific requests through the ongoing processing of our applications. Our specific requests to Committee and staff at the previous meeting on the proposed VCMSP modifications were as follows:

1. We are supportive with the "Station Precinct" designation area extending east of Jane Street. However, Schedule "I" (previously Schedule "J") continues to show both ZZEN and GPG parcels with a permitted height of 25 storey and a density of 4.5 FSI. In light of the significance of the Jane Street and Highway 7 intersection as a gateway into the VCM, we strongly believe all four corners of this intersection have similar locational attributes that warrant consideration of the same height and density provisions that immediately surround the subway station location. Further, the previous approvals

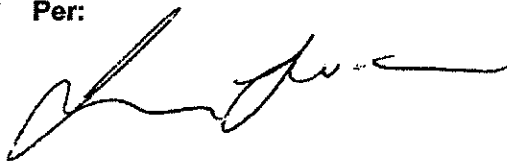
afforded to the EXPO City project east of the intersection allowing 37 storey height limitations sets a logical easterly boundary for the extended precinct as depicted on the enclosed revised Schedule "J". We continue to support this position as it is fundamental to the creation of a gateway into Vaughan's future downtown core.

2. We believe an urban square should be located on Schedule "D" at the northeast corner of Highway 7 and Jane Street on publically owned lands adjacent to the ZZEN and GPG site. It provides at-grade public amenity space for pedestrian interaction along a transit corridor/node and an entry location into the Edgely Pond which could one day become a unique urban park serving future residents and employees east of Jane Street. As such, we suggest policies should be introduced to provide flexibility for the City, TRCA and the developer to work collaboratively and achieve the optimal design and layout at the northeast corner of Highway 7 and Jane Street.
3. The new policies 5.6.4 – 5.6.8 in the redlined VMCSPP imposed significant constraints for ZZEN's property within the identified Black Creek Remediation Area (new Schedule J). These new policies preclude any development from advancing within the remediation area prior to the completion of the VMC Black Creek Renewal EA and the associated design and remedial work. We acknowledge that a notwithstanding policy (5.6.6) is also introduced to permit development within this area subject to conditions. However, given the lack of information and the timing of the Black Creek Renewal EA completion, it is extremely difficult to utilize this policy in any immediate future capacity to advance our development application.

In conclusion, the properties are located strategically at a major intersection within a five minutes walking radius to the future subway station. We strongly believe that the highest and best use on the subject properties is to provide for an urban interface with Black Creek and the stormwater management facility, along with higher building heights and densities than the current redlined VMCSPP provides for.

We would request your positive consideration of our submission matter and would be pleased to discuss the matter further.

Yours truly,  
**Weston Consulting**  
 Per:



Jim Levac, BAA, MCIP, RPP  
 Senior Associate

cc. J. Mackenzie, Commissioner of Planning (email only)  
 D. Birchall, Director of Policy Planning (email only)

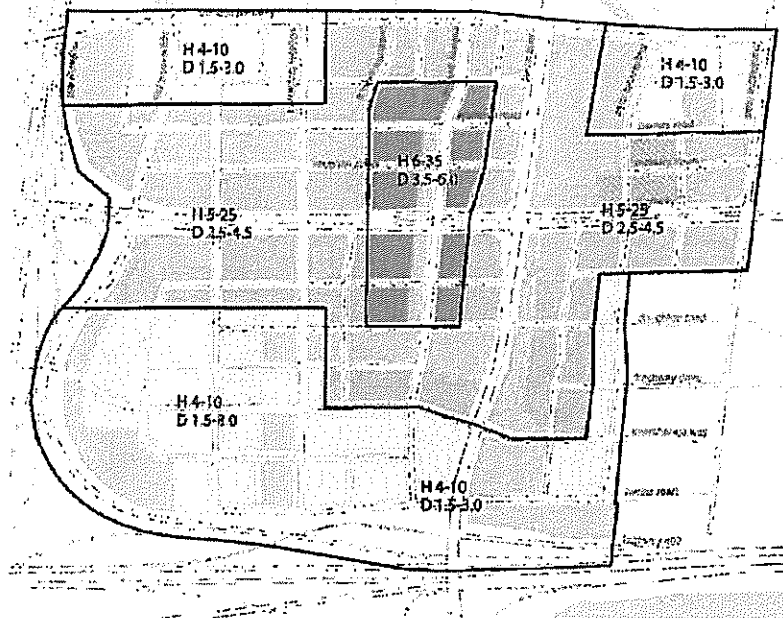
J. A. Abrams, City Clerk (email only)  
S. Racco, Ward 4 Councillor (email only)  
S. Speranza, ZZEN Group of Companies (email only)  
P. Cipriano, Gold Park Group (email only)  
M. Emery, Weston Consulting (email only)

## Proposed VMC Secondary Plan

### SCHEDULE J > HEIGHT AND DENSITY PARAMETERS

#### LEGEND

- H 6 storey minimum - 35 storey maximum  
D 3.5 minimum fsi - 6.0 maximum fsi
- H 5 storey minimum - 25 storey maximum  
D 2.5 minimum fsi - 4.5 maximum fsi
- H 4 storey minimum - 10 storey maximum  
(up to 15 storeys may be permitted subject to Policy 8.6.14)  
D 1.5 minimum fsi - 3.0 maximum fsi
- major parks and open spaces  
see Policy 9.2.3



FILE: 25.5.12.1  
October 16, 2012

## Height and Density Parameters Attachment No. 4

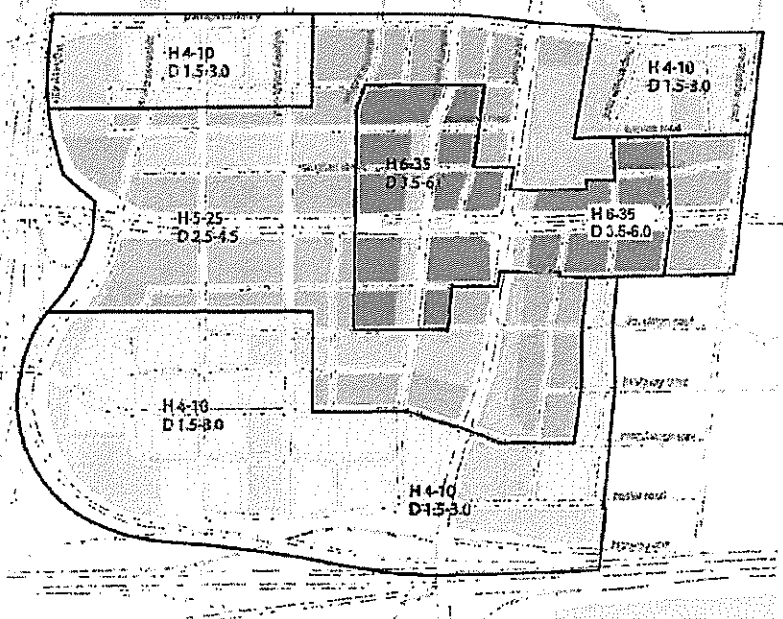
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