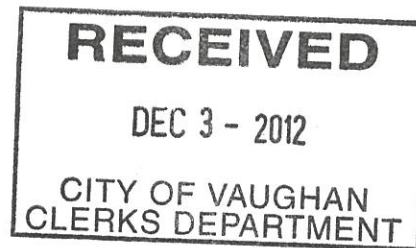




**WESTON
CONSULTING**

planning + urban design



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

C 2 November 26, 2012
WC File 6169

Item #	<u>29</u>
Report No.	<u>48</u>
Council - <u>December 11/12</u>	

Dear Mr. John Britto,

RE: Response to Vaughan Metropolitan Centre (VMC) Secondary Plan Proposed Modifications – November 27, 2012 (File: 25.5.12.1)
126-146 Peelar Road
City of Vaughan

Weston Consulting is the planning consultant representing Luigi Bros. Paving Company Ltd., owner of the property identified above, herein referred to as the "subject property".

The subject property is located on the north side of Peelar Road, between Jane Street and Maplecrete Road within the proposed Vaughan Metropolitan Centre (VMC).

Further to the series of VMC Sub-Committee meetings held, the most recent being on November 22, 2012 regarding the Class Environmental Assessment (EA) Study, as well as our review of the latest proposed modifications to the VMC Secondary Plan, dated November 14, 2012, Weston Consulting offers the following comments:

- We are generally supportive of the modifications made to the original VMC Secondary Plan adopted by Council on September 7, 2010, as proposed in the November 14, 2012 version of the VMC Secondary Plan, which re-designates the eastern third of the subject property from the "Major Parks and Open Spaces" to "Neighbourhood Precincts".
- Notwithstanding the above comment, we have four areas of concern. The first three concerns are in relation to the latest VMC Secondary Plan and the fourth concern relates to the VMC servicing strategy as proposed in the Class EA Study:
 1. The land use designation "Major Parks and Open Spaces" (or more specifically the "Black Creek Greenway") proposed for the western half of the subject property;
 2. The proposed location of north-south "Local Street" bisecting the subject property;
 3. The overlay shown on Schedule F atop the subject property, which indicates "land use designations subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) and the final results of the VMC Servicing and Stormwater Management Master Plan"; and,

4. The implications of the SWM pond locations as shown in the VMC Servicing and Stormwater Management Master Plan in relation to the subject property.

The combined impact of the first two concerns listed above, would essentially limit the development potential of the subject property as approximately two-thirds of the subject property would be used for parkland and a roadway. Therefore we request that the proposed designation of the west half of the subject property also be changed from "Major Parks and Open Spaces" to "Neighbourhood Precincts" in order to be consistent with the east half of the subject property and to facilitate an urban interface with Black Creek, which we strongly believe will contribute to the highest and best use of the subject property.

We also request that the north-south "Local Street" which is currently proposed to bisect the subject property be terminated at the proposed Interchange Way extension (as shown on the attached sketch), and that the existing Peelar Road ramp be used to provide a north-south connection to Peelar Road from the proposed Interchange Way extension. This would allow the existing built infrastructure to be used more efficiently and effectively, while also avoiding the need to situate the proposed new local street down the middle of the subject property, which would result in the fragmented land ownership of this parcel. This modification would also recognize the existing top-of-bank for Black Creek and associated natural area. Furthermore, any setbacks that currently apply to this section of Black Creek would continue to be respected when the subject property is redeveloped in the future.

Regarding the third concern, we require clarification as to what the specific implications of the "Black Creek Renewal Class EA Study (Phases 3 & 4)" and the final results of the "VMC Servicing and Stormwater Management Master Plan" will be in determining the ultimate land use designation for the subject property as well as its overall development potential. As it stands, this overlay allows the final designation of the subject property to be deferred, which puts the subject property at a disadvantage compared to other properties within the VMC that are not affected by this overlay.

This issue also ties into the fourth concern as Figure 11-1 (Proposed Preferred Storm Drainage) of the Draft VMC Servicing and Stormwater Management Master Plan identifies an area immediately west of the subject property as one where, "SWM requirements and approach to be determined as part of the Black Creek channel design Class EA for area west of Jane Street (Approx. 4.2 ha)". In light of this, we request that the final location of the SWM pond based on the outcome of the Black Creek Channel Design Class EA, not encroach into the subject property, or be extended beyond the area shown on the Draft VMC Servicing and Stormwater Management Master Plan.

In summary, we request that the VMC Secondary Plan be modified to designate the entire property "Neighbourhood Precincts" and that the proposed "Local Street" bisecting the subject property be terminated at the proposed Interchange Way extension and that the existing Peelar Road ramp be used to provide a north-south connection to Peelar Road in order to complete the desired street grid envisioned for the VMC. Together with these modifications, we also require clarification on the specific impacts that the "Black Creek Renewal Class EA Study (Phases 3 &

4)" and the "VMC Servicing and Stormwater Management Master Plan" may have on the ultimate proposed land use designation of the subject property, and request that the subject property continue to be excluded from the area identified in the Draft VMC Servicing and Stormwater Management Master Plan.

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

Yours truly,

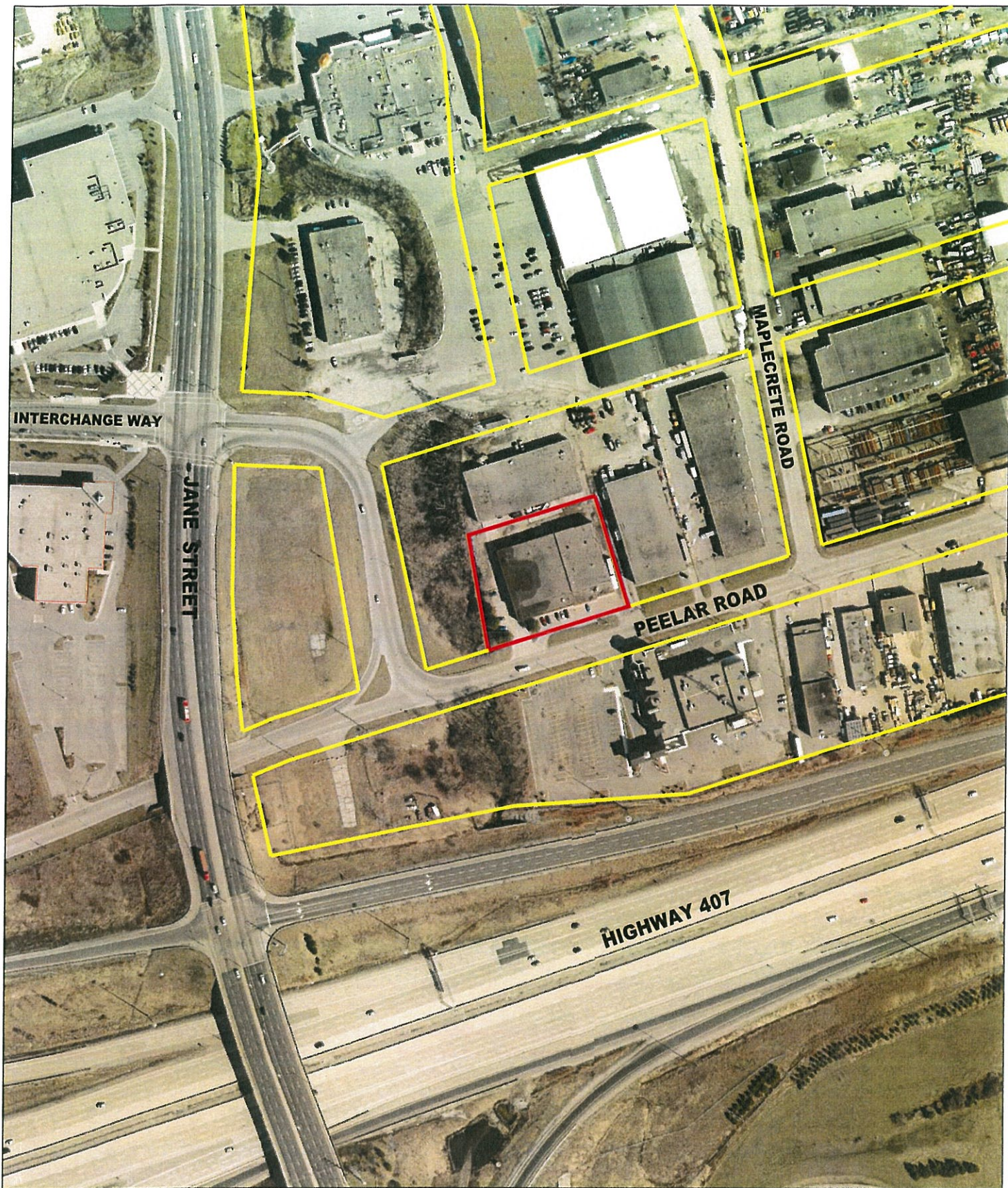
Weston Consulting

Per:



Jim Levac, BAA, MCIP, RPP
Senior Associate

- c. P. Buttarazzi, Luigi Bros. Paving Company Ltd.
- M. Emery, Weston Consulting
- 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)



**WESTON
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File Number: 6169
Date Drawn: 2012 NOV 26
Drawn By: SM
Planner: ME
Scale: see scale bar
CAD: 6169/schedules/overlay VMC sched A.dgn



LEGEND

— SUBJECT LANDS

0 25 50m
SCALE

Reference: Schedule A VMC Plan

Air Photograph from First Base Solutions Inc.
Date of photography: 2011

VMC SCHEDULE 'A' & AIR PHOTOGRAPH

126-146 PEELAR ROAD
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK