



**WESTON  
CONSULTING**

planning + urban design

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Communication
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Item: 14

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

November 30<sup>th</sup>, 2015  
File 6833-1

**Attn: City Clerk**

Dear Honourable Mayor and Members of Council

Weston Consulting is the planning consultant for the owner of the property municipally known as 7080 Yonge Street in the City of Vaughan (herein referred to as the "subject property"). The subject property is rectangular in shape and has narrow frontage on Yonge Street.

Over the span of several months, we have had discussions with the City of Vaughan's Engineering, Development Planning, Policy Planning and Transportation Planning Staff in relation to the Yonge Steeles Corridor Secondary Plan. Additionally, Weston Consulting has also had several discussions with other landowners in the area. Our client's intentions for their lands is to develop the property for a high density mixed use development.

We are pleased to see the Yonge Steeles Corridor Secondary Plan advance and recognize the level of coordination and collaboration involved in the implementation of this vision for Yonge Street.

We wish to advise Staff and City elected Officials that we are supportive of the modifications to the policies concerning public roads, parkland and certain other modifications to the schedules. We are also supportive of the addition of stratified parking provisions beneath public roads and parks, and the previous density modifications for the lands; however, there are two key concerns our client has with the proposed modifications, which are described below.

The first concern is related to the stratified parking provisions outlined in Section 5.10 of the modified Secondary Plan. Weston Consulting has undertaken several discussions with the City of Vaughan to discuss enabling stratified parking for the subject property based on certain unique development challenges. Based on subject property's adjacency to a future road along its southern boundary, its narrow frontage along Yonge Street and other design constraints, we request a site specific policy be implemented for the subject property to permit stratified parking underneath the proposed public road to the south, as this will allow for a development that is more in keeping with the future high density mixed use vision identified for this corridor.

The second concern relates to the non-residential gross floor area requirements outlined in Section 3.3 of the modified Secondary Plan. The subject site is located outside of the Office Priority Area and although it is our client's intention to develop a mixed use format project, we believe a lesser requirement of non-residential floor area is appropriate for the subject property. This is due to the subject property's location along the corridor, its frontage along Yonge Street

and the proposed building massing, which makes the office component in the amount prescribed difficult to achieve. Notwithstanding these considerations, it is our opinion that the overall density for the subject property is appropriate. Accordingly, we request that a site specific policy be implemented for the subject property in order to permit an overall maximum FSI of 6.0 for the property provided that a minimum of 0.3 FSI be in the form of non-residential floor area.

We have discussed the site constraints and the proposed modifications with City Staff and recommend these site specific modifications be made to the policies in Section 5.10 and Section 3.3 of the Yonge Steeles Corridor Secondary Plan. As an alternative, a separate site specific policy could be introduced for the subject property.

In addition to the above noted matters, and based on discussions with Staff, we understand that there will be forthcoming revisions to the land use schedule for clarify purposes in relation to the land use designation boundaries on Schedule 2 as it relates to the subject property.

We thank you for the opportunity to provide these comments and look forward to the advancement of this process. We wish to be notified of any changes or decisions made on the modifications to the Secondary Plan.

If you have any questions or require additional information, please do not hesitate to contact the undersigned (ext. 241) or Ian Franklin (ext. 238).

Yours truly,

**Weston Consulting**

Per:



Ryan Quetter, BES, MCIP, RPP  
Vice President

c. John MacKenzie, City of Vaughan  
Roy McQuillan, City of Vaughan  
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Clients