



**WESTON  
CONSULTING**

planning + urban design

Development Planning Department  
City of Vaughan  
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Vaughan, Ontario L6A 1T1

<b>C 3/ COMMUNICATION</b>
CW (PH) - <u>May 3, 2016</u>
ITEM - <u>6</u>

May 2, 2016  
File 6888

**Attn: Mr. Bill Kiru, Sr. Manager, Development Planning**

Dear Sir,

**RE: 77 & 87 Woodstream Blvd  
OP.11.003 and Z.11.009  
77 Woodstream Inc.**

Weston Consulting are the planners for YRCC 611 located at 93 Woodstream Blvd, adjacent to the development property at 77 & 87 Woodstream Blvd. The development properties are located over 200m south of Hwy 7, a Regional Major Arterial road. The Regional transit system runs along Hwy 7. The subject properties are separated from Hwy 7 by a large commercial plaza and a multi-unit industrial building.

We have reviewed the Public Hearing report for the subject property, dated May 3, 2016, and express the following concerns on behalf of our clients.

- ***The lands are not part of the Regional Intensification Corridor.*** The Vaughan Official Plan designates the Hwy 7 corridor in this area as a Regional Intensification Corridor. As discussed in policies 2.2.1.1 and 2.2.1.2, the *Regional Intensification Corridor "will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit"*. Thus, the major focus of development should be within the designated *Intensification Areas*. The subject properties are outside of the designated *Intensification Areas*.
- ***Height and density should be greater within the Intensification Areas.*** The applications before the City propose heights and densities that are greater than that permitted within the designated *Intensification Areas*. The existing high-density development at 12 & 24 Woodstream Blvd, within the designated Regional Intensification Corridor, has a permitted height of 10 stories and an FSI of 3.0. The proposed development seeks a maximum building height of 15 storeys and an FSI of 3.0. This level of development intensity exceeds that permitted within the Regional Intensification Corridor.
- ***Building Height should be the same or less, outside of the Intensification Areas.*** The Vaughan Official Plan establishes a hierarchy of development whereby lands outside

of the major intensification areas typically have lower building heights and densities. This establishes a transition from the maximum height along the intensification corridor down to the lower scale buildings further away from the corridor. The proposed development seeks to reverse this urban transition and increase building height outside of the Intensification Area.

- ***The proposed driveway location is too close to our client's driveway.*** Currently, the driveways servicing 87 & 93 Woodstream Blvd are separated by approximately 10m of landscaping. This has functioned effectively to date as the major times of use are different for the Industrial condominium and the banquet hall. The residential development proposes to move the primary entrance driveway closer to our client's driveway. This has the potential to create significant conflicts in the morning and evening rush hour periods as the major travel times would now be the same for both sites, albeit in opposite directions.
- ***The southern tower is too close to our client's lands.*** The southern tower is indicated as being 10m from the property boundary. Official Plan policies for High-Rise Buildings suggest that a building separation of 15m is required from any property line. This plan does not respect this requirement.
- ***The proximity of the southern tower could prejudice the future development of our client's lands.*** Should our client's lands develop in the future for High-Rise Residential uses, Official Plan policies suggest that a building separation between two towers on the two lots should be a minimum of 30m. Thus, the proposed development should provide for a minimum 15m setback from the property line to permit the efficient development of our client's lands.
- ***The approved height and density is appropriate for the subject property.*** The original 2010 Official Plan designated the subject properties as Employment Lands. Since then, applications were submitted to re-designate the lands to High Density Residential with a maximum building height of 10 storeys and a density of 2.5 FSI. The requested permissions were granted by the OMB in 2013. The new designation and development permissions already represent a significant increase in the development intensity of the site than was anticipated in the 2010 Official Plan, as adopted by Council. Thus, the Board's decision should stand to prevent an over-development of the subject properties.

While our clients are not averse to residential development of the adjacent lands, the height and density of the proposed development are not appropriate for the subject properties. We look forward to working with the applicant and City staff to modify the development into a form than addresses the issues discussed within this memo.

Yours truly,  
**Weston Consulting**

A handwritten signature in black ink, appearing to read 'K. Franklin', written over a horizontal line.

Kurt Franklin BMath, MAES, MCIP, RPP  
Vice President

cc. Mayor and Members of Council  
Mr. Grant Uyeyama, Director of Development Planning  
Mr. John Mackenzie, Deputy City Manager, Planning & Growth Management  
Mr. Fred Asta, YRCC 611  
Mr. Rocco Rampino, Argo Property Management