BOUSFIELDS INC.

Project No. 20188

January 21st, 2026

Ministry of Municipal Affairs and Housing
Attn: Matthew Meighoo
Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor
Toronto, ON M7A 2J3

Re: Comment Submission for the Weston 7 Secondary Plan
City of Vaughan Official Plan, ERO 025-1420
Kingsmoor Developments Inc.

Bousfields Inc. is the planning consultant for Kingsmoor Developments Inc., owners of lands municipally known as 177 Whitmore Road, located at southeast corner of Highway 7 and Whit more Road in the City of Vaughan (the "**subject site**" or "**site**"). We are writing to request modifications to the Weston 7 Secondary Plan that would enable the redevelopment of the subject site into a transit-supportive mixed use development, which aligns with the provincial planning policy direction to intensify underutilized lands in Major Transit Station Area's ("**MTSA**") and add new housing, as outlined herein.

Our Request

For the reasons outlined herein, we are requesting the Ministry of Municipal Affairs and Housing ("**MMAH**") to make the following modifications to the Secondary Plan:

1. Re-designate the subject site from *High Rise I* to *High Rise II*; and,

2. Add a site specific exception for the subject site that:

    a. Permits three towers with heights of up to 38-, 35- and 32-storeys plus a mezzanine and a rooftop mechanical level;

    b. Permits a maximum density of 10.5 FSI; and,

    c. Permits the proposed development, as described in City File No.'s OP.21.026, Z.21.055 and DA.22.007, without any phasing requirements to wait for any infrastructure upgrades.

In addition, we respectfully request a meeting with MMAH Staff to discuss our request and provide any additional information needed to make an informed decision and we request that the meeting be scheduled prior to any decisions being made on the Weston 7 Secondary Plan.

Subject Site

The subject is located in the south-west quadrant of the Weston 7 Secondary Plan area and is approximately 11,617 square metres (1.16 hectares) in size, with frontage of approximately 113 metres along Whitmore Road and approximately 73 metres along Highway 7 and Winges Road. Currently, the subject site is occupied by a 1-storey commercial building with associated surface parking.

Kingsmoor Development Inc. (the "**Owner**") is an incorporated company under Trinity Point Developments, a division of Greenpark Group. Trinity Point is a community builder and participating landowner, in good standing, within the Weston 7 Landowners Group (the "**LOG**").

Background

As you are aware, the City of Vaughan initiated the Weston 7 Secondary Plan study in 2018 to establish land use and policy framework for the Weston 7 area to guide the anticipated transformation of the area into a transit oriented mixed-use community. Applications for an Official Plan and Zoning By-law Amendments for the subject site were filed with the City in December 2021, followed by an application for Site Plan Approval on March 21, 2022, to facilitate the development of the subject lands as a high-rise, mixed-use and transit-oriented block within the Weston 7 Secondary Plan area (further described below).

In January 2024, at the encouragement of City of Vaughan Staff and Members of City Vaughan Council, the LOG was established to streamline landowner engagement, consolidate technical and policy feedback, and support a more coordinated dialogue with the City. The Owner was a key landowner approached by City Staff and Members of Council to start the LOG and continues to be a participating landowner in good standing within the group. Since the LOG's formation, it has incurred significant cost in effort of providing detailed submission and participating in ongoing discussions on key matters including but not limited to, building heights, Floor Space Index maximums and calculation

methodology, transportation, servicing, and growth allocations within the Weston 7 Secondary Plan area.

Furthermore, the Owner and its consultant team participated throughout the Secondary Plan process and raised concerns regarding several global and site-specific issues, which are reiterated herein, and which are also included in the submission dated January 16, 2026 by Delta Urban Inc., on behalf of the Weston 7 Landowners Group, in respect of the Weston 7 Secondary Plan. In this regard, we have participated in several meetings with The Planning Partnership, retained on behalf of the City of Vaughan to complete the Weston 7 Secondary Plan, we have attended and made submissions at public meetings and in consultation with the City and it's consultant team(s).

On October 28, 2025, Council adopted the Weston 7 Secondary Plan as part of Volume 2 of the Vaughan Official Plan, which is currently with the Minister of Municipal Affairs and Housing for approval.

History of Development Applications

Applications for Official Plan and Zoning By-law Amendment were submitted in December 2021 (City File No.'s OP.21.026 and Z.21.055), followed by an application for Site Plan Approval on March 21, 2022 (Cit File No. DA.22.007), to facilitate the development of the subject lands as a high-rise, mixed-use and transit-oriented block within the Weston 7 Secondary Plan area (the "**Applications**").

The proposal contemplates the redevelopment of the subject site with three (3) mixed-use buildings with heights of 32-, 35- and 38-storeys with a shared podium structure of varying heights. The proposal would include 1,172 dwelling units, 885 parking spaces, retail space along the Highway 7 and Whitmore Road frontages, parkland dedication and a privately owned, publicly accessible (POPS) landscaped courtyard. A gross floor area ("GFA") of 93,500 square metres of residential gross floor area and 1,520 square metres of non-residential gross floor area is proposed, resulting in a density of approximately 10.5, being the ratio of GFA to the area of the lot.

To support the Official Plan and Zoning By-law Amendment applications several technical studies were prepared to support the proposal. These studies included:

1. A Functional Servicing & Stormwater Management Report dated December 2021, prepared by Schaeffers;

2. An Air Quality Land Use Compatibility Study dated November 2021, prepared by exp;
3. A Transportation Impact Study dated December 2021, prepared by LEA Consulting;
4. A Pedestrian Wind Assessment Report dated December 2021, prepared by RWDI;
5. A Noise and Vibration Feasibility Study dated November 2021, prepared by Valcoustics;
6. A Preliminary Geotechnical Report dated November 2021, prepared by Grounded Engineering.;
7. A Preliminary Hydrogeological Assessment Report dated December 2021, prepared by Grounded Engineering;
8. Phase One Environmental Site Assessment dated December 2021, prepared by Grounded Engineering
9. Phase Two Environmental Site Assessment dated December 2021, prepared by Grounded Engineering;
10. Planning Justification Report and Community Services and Facilities Impact Study dated December 2021, prepared by Bousfields Inc.;
11. Urban Design Brief and Quadrant Plan dated December 2021, prepared by Bousfields Inc.;
12. Shadow Study dated October 2021, prepared by IBI;
13. Arborist Report dated December 2021, prepared by Kuntz Forestry Consulting Inc.;
14. Tree Inventory & Preservation Report dated December 2021, prepared by Kuntz Forestry Consulting Inc.;
15. Tree Inventory & Preservation Plan dated December 2021, prepared by Kuntz Forestry Consulting Inc.; and
16. ESA Reliance Letter dated November 2021, prepared by Grounded.

Overall, the studies prepared in support of the Official Plan and Zoning By-law Amendment applications demonstrated that there is sufficient infrastructure to support the proposed development and that the proposed development would not create any unacceptable built form, microclimate or shadow impacts and is compatible with the existing and planned surrounding land uses.

The Official Plan and Zoning By-law Amendment applications have been appealed to the Ontario Land Tribunal ("**OLT**") for a failure to decide. The City of Vaughan has failed to make a decision on the planning application within the timeframe set by the *Planning Act*, and as such the Owner has appealed the applications.

Support For Request:

In our opinion, the requested revisions are appropriate and represent good planning and urban design practice for the following reasons:

- Intensification of the subject site in a tall building mixed use form is consistent with the PPS and conforms with the general intent of the York Region Official Plan (the "**YROP**"), and the in-effect Vaughan Official Plan 2010 (the "**VOP 2010**"), which provides strong support for mixed use development at transit-supportive densities within PMTSA's;

- Similarly, the proposed development meets the overall intent of the Vaughan Official Plan 2025 and Weston 7 Secondary Plan, which are before the MMAH, which directs growth in the form of mixed-use development at transit supportive densities to PMTSA's.

- The proposed development is compatible with the surrounding uses and does not create any unacceptable built form, microclimate or shadow impacts as demonstrated in the supporting studies filed with the Applications.

- The proposed development can be serviced by existing infrastructure, including sanitary, water, storm, and transportation infrastructure.

- The subject site fronts immediately onto the Ansley Grove BRT Station and will add new housing (residents and transit riders) and commercial amenities (to support residents) to this BRT line.

- The subject site is located at a gateway into the PMTSA and has a high quality architectural and landscape design that appropriately responds to its gateway location.

- The proposal will deliver new parkland amenities, Development Charges and Community Benefits Charges to support the planned growth.

- The City has not provided any information or studies that demonstrate why the subject site should be capped at a maximum building height of 18-storeys, a maximum density of 6.0 FSI, and be subject to phasing policies that would limit the proposed development. In previous iterations of the draft Weston 7 Secondary Plan, additional heights at gateway locations were supported by City Staff, but were removed from the adopted Weston 7 Secondary Plan without explanation or discussion.

- The Owner is an experienced developer who has invested in the redevelopment of the subject site and will advance the proposed development and delivery of new homes and jobs to this community.

- The Owner has also collaborated with other landowners to create a LOG and advance the development of the Secondary Plan area including coordinating the delivery of infrastructure and public service facilities.

Concluding Thoughts

Thank you for the opportunity to provide comments on the VOP 2025 and Weston 7 Secondary Plan. For the reasons outlined herein, we respectfully request the MMAH to modify the Secondary Plan to permit the proposed development and we would be pleased to meet with you to discuss our request and provide any additional information in support of our request. We look forward to working with you to resolve our issues. Please contact the undersigned at dfalletta@bousfields.ca or (416) 418-5422 or Celeste Salvagna of our offices at your earliest convenience.

Respectfully Submitted,
Bousfields Inc.



David Falletta , MCIP, RPP

cc. Owner

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