



WESTON CONSULTING

planning + urban design

The Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

March 31, 2022
File 6988

Attn: Regional Chair and Members of Regional Council

Dear Sir/Madam,

RE: 2021 Draft York Region Official Plan

Weston Consulting is the planning consultant for Dev-West Properties Inc., the owner of the property located at 7600 Weston Road in the City of Vaughan (herein referred to as the 'subject property'). Weston has been engaged by the owner to provide planning assistance and advice with respect to the 2021 York Region Official Plan process (the "Draft YROP").



Figure 1 - 7600 Weston Rd, Vaughan - Aerial Photo

We have actively participated in the Region's Official Plan process to date and have reviewed the Draft YROP dated December 1, 2021. At this point in the process, we are generally supportive of the Region's draft MTSA, Intensification and Affordable Housing policies.

However, a few concerns still need to be addressed. As shown on MTSA Map 69, the subject property is located at the centre of the Weston BRT Station MTSA. Clarification is requested on several mapping issues as follows:

- Map 1A - *Land Use Designations*, and Appendix 1 – *Employment Area Zones and Densities* both show the boundaries of Employment Zones. While we understand that the zone boundaries are approximate, the boundary of the *Highway 400 and Highway 407 Employment Zone* in the southwest quadrant of Weston Rd and Highway 7 appears to encroach on the subject property. It would be greatly appreciated if it could be confirmed that the subject property is wholly located within the *Urban Area* and external to the *Highway 400 and Highway 407 Employment Zone*;
- Map 10 - *Rapid Transit Network*, indicates the presence of an '*Active Commuter Parking Lot*' on the subject property. The parking area on the subject property is for the sole purpose of supporting the existing commercial uses on the site. It would be greatly appreciated if the '*Active Commuter Parking Lot*' overlay could be removed from this mapping.

As our review continues, we may be providing additional comments. We also ask to be notified of any Council meetings or decisions as the process evolves. We look forward to continuing our participation in the York Region's Official Plan process.

Yours truly,

Weston Consulting



Kurt Franklin BMath, MAES, MCIP, RPP

cc. B. Athey, Dev-West Properties Inc.