



URA Deputation

DSC Meeting, June 16, 2026

File #: PLAN 25 141750

Location: 4080, 4084, and 4088 Highway 7

About the Application mentioned above, URA would like to share some questions and concerns with the DSC and the staff.

1. Number of Parking Lots Proposed

- a. In the Overall Statistics document posted on MAPIT, the Proposed Residential Parking Rate is stated as 0.6 / unit. However, in the Staff Report attached to the meeting agenda, it says 539 parking spaces (469 residential, 70 visitor) and 701 dwelling units, which gives us a Residential Parking ratio of 0.67, not 0.6. We would like the Staff to review and validate this ratio.
 - b. It also begs the question why we need to have such high parking ratio in buildings along Highway 7, where the Region is building the Rapid Transit, the very reason cited for intensification. The Transportation Study posted on MAPIT, based on turn counts collected on June 18, 2025 shows that most corridor intersections currently operate with manageable delays, except for Warden Avenue and Highway 7 intersection, which already operates under highly saturated conditions (volume to capacity ratio > 1.0) in both AM and PM peak hours, which basically means it is already not working today. The Operating Trajectory indicates that the Warden Ave & Highway 7 Intersection experiences critical failure with V/C ratio well above 1.0 across nearly all individual movements. Birchmount Rd & Highway 7 also approaches or breaches capacity thresholds during the AM peak by 2027. Given this, why are we considering adding an additional 500 + cars into this area?
 - c. We are encouraged to see the proposed Bicycle Parking Spaces of 620.
2. Impact to the Neighboring Community, especially the immediate single-family houses to the north and to the east. What will this development do to their privacy? How will the sun shadow impact them?

- a. Privacy – The nearby residents have expressed their concerns about the loss of their privacy and URA agrees. We ask the DSC members and the staff to take the loss of privacy into consideration when reviewing the application. If your family lives in those houses to the north and your children play in the backyard, how would you feel about having so many more people in the high-rise building staring into your backyard?
 - b. Sun Shadows – There are two studies done and posted on MAPIT, one on March 21 and the other on September 21. The former shows the shadow cast on the properties to the north and east in the mornings and evening in early spring. The later shows the impact to the properties to the east and northeast being high in the evenings. We ask the staff to review these studies carefully for the wellness of the community nearby.
3. URA also has a question about how this application conforms (or not) to the emerging secondary plans around the area, and would like the staff to help us understand. This development should be reviewed taking into consideration the secondary plans being developed in the area.

We noted that the Staff report indicated around seven to ten areas of this application need to be carefully reviewed. We think it is better to give the staff more time to review the application, especially given the concerns of the nearby residents. As such, we ask the DSC to refer the application back to the Staff.

Stella Yu

Director, URA