

**C5**  
**COMMUNICATION**  
**COUNCIL – February 22, 2023**  
**CW (PM) - Report No. 8, Item 3**

**From:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Martin Grove & Hwy 7  
**Date:** February-09-23 3:11:01 PM  
**Attachments:** [7&Martin Grove.pdf](#)  
[Martin Grove Rd & Hwy 7 - SW Quadrant Map Marked up.pdf](#)

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**From:** Lucy Cardile <[Lucy.Cardile@vaughan.ca](mailto:Lucy.Cardile@vaughan.ca)>  
**Sent:** Thursday, February 9, 2023 2:57:42 PM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>  
**Cc:** Julia Bartolomeo <[Julia.Bartolomeo@vaughan.ca](mailto:Julia.Bartolomeo@vaughan.ca)>  
**Subject:** FW: [External] Martin Grove & Hwy 7

Hi Todd,

Can this be included as part of public record?

Lucy

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**From:** Carmela Tommasino <[REDACTED]>  
**Sent:** Wednesday, February 08, 2023 2:26 PM  
**To:** Adriano Volpentesta <[Adriano.Volpentesta@vaughan.ca](mailto:Adriano.Volpentesta@vaughan.ca)>  
**Cc:** Carmela Tommasino <[REDACTED]>  
**Subject:** [External] Martin Grove & Hwy 7

Good day Mr Volpentesta,

My Name is Carmela Tommasino, as president I represent the interests and concerns of Altona Finishing Inc located at 56 and 70 Regina Rd.

Last night there was a Public Hearing Item 3: Martin Grove and Hwy 7.

I am presently away from home so I prepared a statement to express our concerns; we missed submitting on time. I spoke with Mr. Cosentino and he assured me that our concerns would be presented at the next council meeting. A meeting with you on site would be greatly appreciated, I can be reached by email [\[REDACTED\]](mailto:[REDACTED]) or by phone 416-808-0283 or 647-381-5827

In PDF here is my letter and the layout with our location:

As you can see we are at the boundary line immediately south of this proposed major development. Right close to the property line there are 5 buildings lined up. What is being proposed is residential construction immediately close to industrial zoning. Where is the buffer zone that protects and separates the two? The planner mentioned there are parks and recreation and stores, this is in so far as it pertains orientation towards Hwy 7, but what about the backyard? No mention whatsoever. What happens when residents open their windows and look southward? It's a sea of roofs, Ac's, air makeups and stacks. not a pretty sight. Will the purchasers be made aware of this before they buy?( Mentioned in my letter)

What about the close proximity at the property line close to industrial buildings?

What about the transportation and movement of cars, transport trucks, buses, bikers, pedestrians and their safety? The road development stopped close to Wigwoss, east of Islington. This project cannot be approved without the full development of road infrastructure taken in consideration well past Hwy 50.

You are very well aware of the bottle neck at the railway bridge just west of Islington Ave. This area gets paralyzed mornings and evenings and is busy throughout the day. What happens when you add a developments of this magnitude? What happens when the owners to the north decide to do the same thing?

My letter explains more clearly our concerns. Industrial and residential are way too close to each other.

Please keep us informed with any developments.

Regards,

Carmela Tommasino

**City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario**

**Attention: His Worship Mayor Steven Del Duca and Members of Council  
Todd Coles, City Clerk**

**Re: Committee of the Whole (Public Hearing) Feb 7, 2023  
Item 3 – MARTIN GROVE AND HIGHWAY 7 LANDOWNERS OFFICIAL PLAN  
AMENDMENT FILE OP.22.007  
City of Vaughan**

I represent 56 and 70 Regina Road which are located directly south of the proposed development. Both properties are occupied with buildings that are engaged in industrial activities, mainly kitchen manufacturing. Altona Finishing Inc is the landlord, Cortina Kitchens Inc is the tenant in business at these locations since 1995.

Our properties are immediately south of Blocks 7 and 8 as depicted on the Architectural Drawings prepared for the proposed development at Highway 7 and Martin Grove (refer to the attached marked-up plan).

We have concerns with respect to the interface between our on-going manufacturing activities and the high-density residential use being proposed for these properties to the immediate north.

Our buildings and properties house milling equipment, dust collectors and ducting, ventilation systems, AC units, air makeup units and air exhaust stacks. The business operates with frequent deliveries of materials and exports with transport trucks. This is in addition to the frequent waste collections trips with large trucks to remove manufacturing debris from the property. We can advise that we start early in the morning at 6:30 am Monday through Friday, Saturday usually half day. *In busy periods we run into overtime or run second shifts at night.*

As an existing industrial use our concern relates to future residents issuing complaints regarding noise, dust, smells, vibrations and hours of operation.

The onus should not be on us to have to mitigate these concerns that are certain to arise in the future. The onus should be on the applicant to satisfactorily address these concerns as part of the development and ensure future residents are aware of these potential nuisances. The future condo corporations should also ensure appropriate funds are allocated to their financial reserve in order to fund any future concerns or actions required of the condo residents. Again, our business should not suffer from any form of loss or future actions of residents (and condo) given the close proximity of high density residential being sought immediately next to an industrial area.

Although we have no objection to the development in general, we do believe the proposed building heights are excessive next to the industrial area. Consideration should be made to height transitions or stepping of the buildings. This stepping could act as a more appropriate separation which may limit future condo resident concerns.

We are open to discussions with the applicant in order to address our immediate and long concerns.

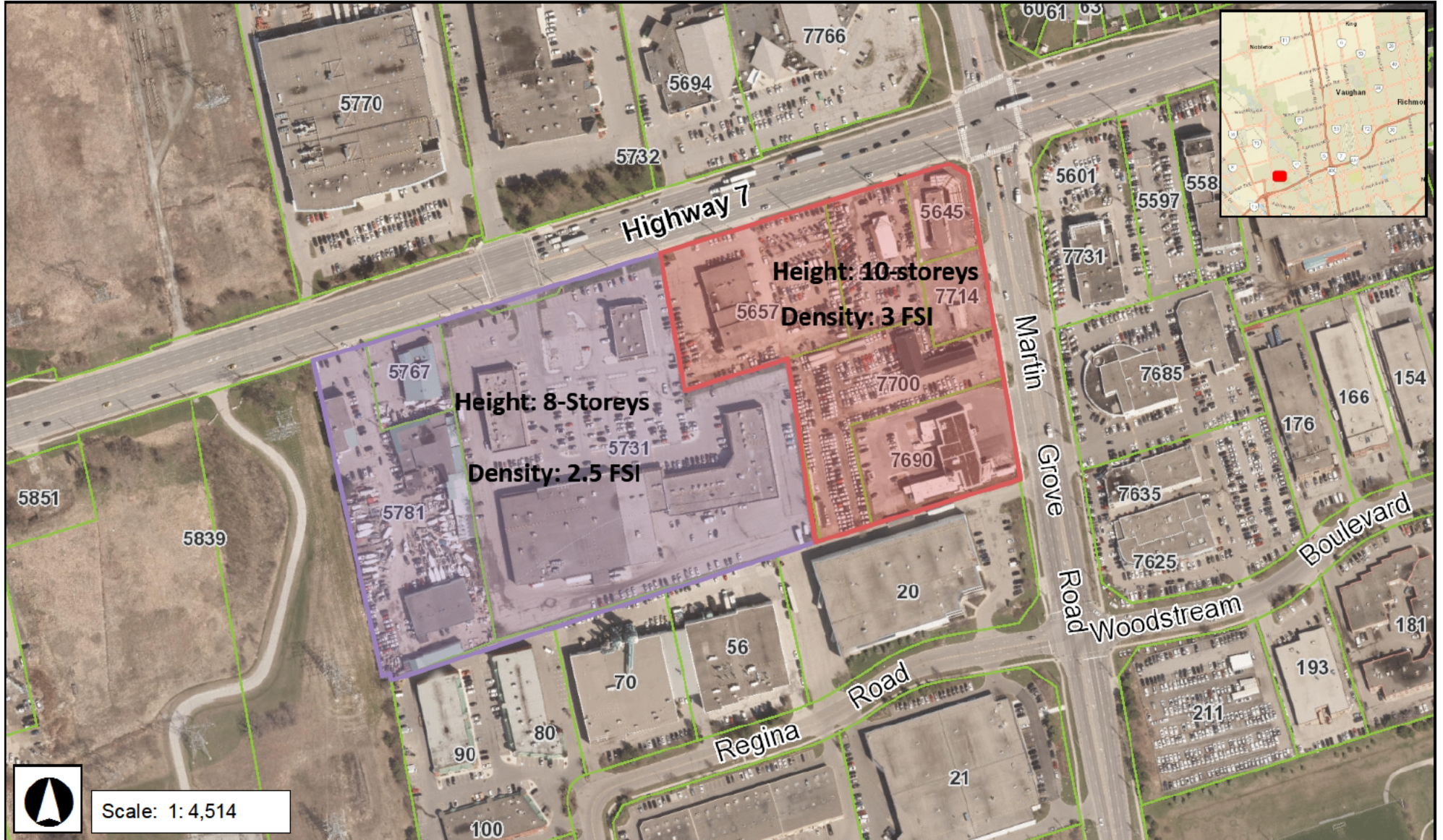
Please place us on a communication list so we can remain informed on this development application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carmela Tommasino', with a stylized flourish at the end.

Carmela Tommasino  
President  
Altona Finishing Inc  
56 and 70 Regina Rd.  
c/o Carmela Tommasino  
5100 Rutherford Rd  
Vaughan Ontario L4H 2T3  
Phone#





Disclaimer: Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions.