



C83.
Communication
CW(2) – June 18, 2024
Item No. 23

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KLMPLANNING.COM

File: P-2632

June 17, 2024

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Hon. Mayor Del Duca and Members of Council

**Re: Martin Grove and Highway 7 – Special Area
Committee of the Whole, Tuesday June 18, 2024
Agenda Item 6.4
716051 Ontario Limited & 1214420 Ontario Limited
5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road
and 211 Woodstream Boulevard
City of Vaughan,
Region of York**

KLM Planning Partners Inc. is the land use planning consultant representing 716051 Ontario Limited & 1214420 Ontario Limited ("**client**"). Our client owns a series of landholdings at the southeast corner of the intersection of Martin Grove Road and Highway 7, known municipally as 5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road, and 211 Woodstream Boulevard in the City of Vaughan (the "**City**"), Region of York (the "**Region**") (the "**Subject Lands**"). A map identifying the location of the Subject Lands is attached herein.

We recently became aware that the above noted report was to be presented to Committee of the Whole on June 18, 2024, seeking input on the establishment of a "Special Area" on certain lands at the intersection of Highway 7 and Martin Grove Road, including the Subject Lands. The intent of the Special Area is to enable staff to request the formation of a landowner group and the submission of a comprehensive Development Concept Report and Phasing Plan amongst all landowners therein pursuant to Section 10.1.1.7 of the City's Official Plan, as part of a complete application for development applications within the area. The staff report notes that the Development Concept Report and Phasing Plan is necessary to provide for coordination among the various development applications and employment conversions within the Special Area, and since the lands are not located within a Primary Centre, Local Centre or a Secondary Plan where a Development Concept Report and Phasing Plan could otherwise be required.

It is our opinion that the submission of a Development Concept Report and Phasing Plan is unnecessary and will not provide any additional information which would otherwise be provided in the other various materials being requested in connection with development applications in this area. The outcome will be a duplication of effort which will only serve to slow down development approvals in the area, adversely affecting the timely approval of new housing units in Vaughan in the middle of a well documented housing crisis. The coordination of development applications and the assessment of each item identified in Section 10.1.1.7 of VOP 2010 is evaluated within supporting studies provided with development applications on a site-specific basis. The requirement to form a landowner group and submit a consolidated report amongst landowners for a relatively small percentage of lands which are likely be

redeveloped within the "Special Area" will in our opinion result in unnecessary delays in the approval of development applications.

On this basis we respectfully request that Council reject the recommendation from staff and allow each individual development application to proceed on their own merits.

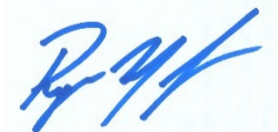
As identified above, we were recently advised of the above noted report only through a response to email correspondence we sent to planning staff. No separate notice was provided to our client and we are unable to determine if other landowners within the "Special Area" received notice and had the ability to review and comment on the recommendation from planning staff. Given the potential implications of this report, it is our opinion that insufficient notice was provided to all properties affected by the Special Area such that due consideration by each landowner of potential impacts could be completed.

Please consider this our formal request to be properly notified of any future meetings in relation to the proposed "Special Area" at the intersection of Martin Grove Road and Highway 7.

Please do not hesitate to contact the undersigned if there are any questions or concerns of if you require any additional information.

Yours truly,

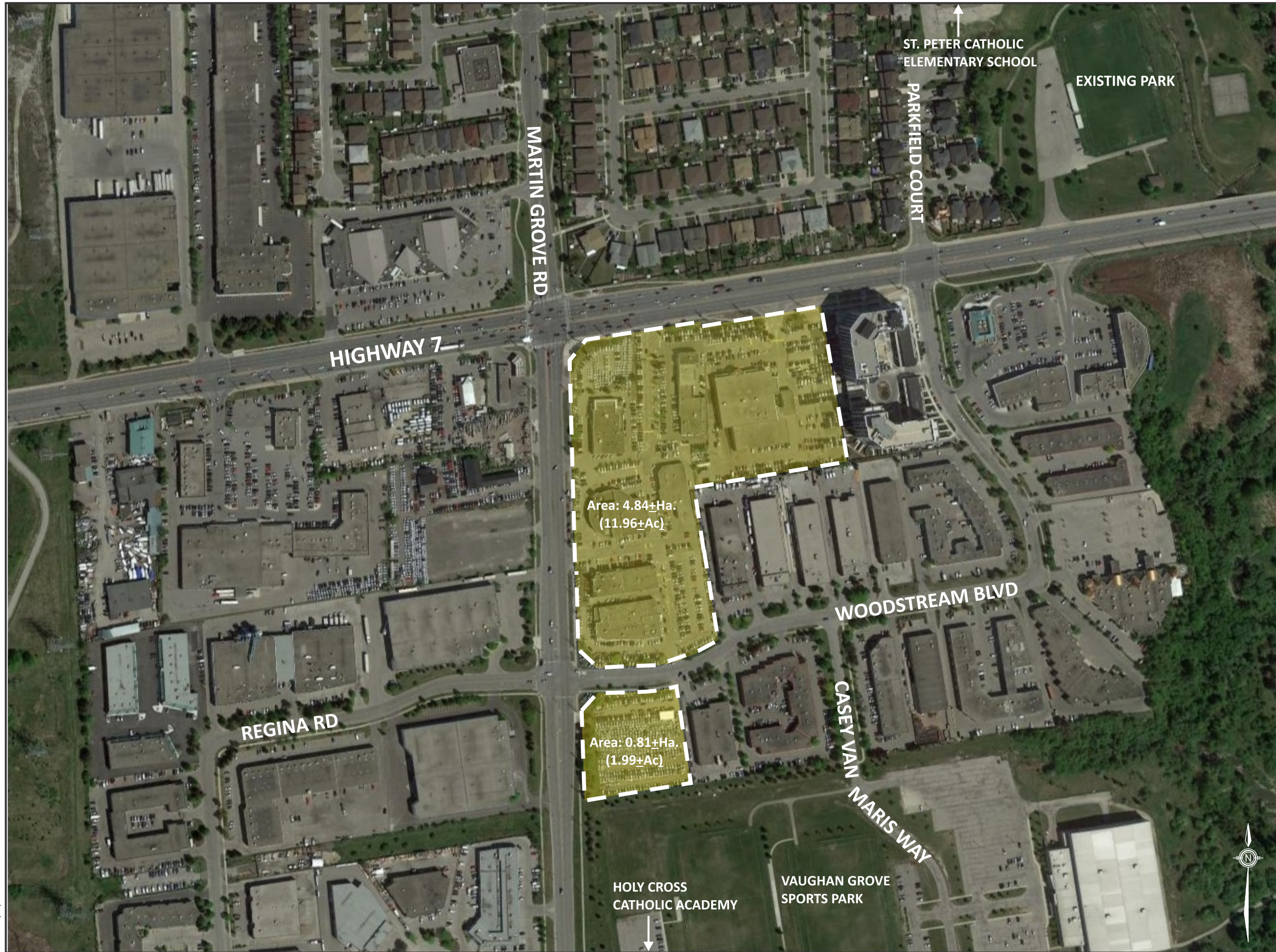
KLM PLANNING PARTNERS INC.



Ryan Mino BURPI, MCIP, RPP
Partner

cc. Client

Location Map



LEGEND

 Subject Lands



JANUARY 30, 2024