



**C84.**  
**Communication**  
**CW(2) – June 18, 2024**  
**Item No. 4**

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File: P-3520

June 17, 2024

City of Vaughan  
2141 Major Mackenzie Drive  
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**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  
Anatolia Capital Corp.  
5770 Highway 7  
City of Vaughan, Region of York**

KLM Planning Partners Inc. is the land use planning consultant for Anatolia Capital Corp. (“**client**”). Our client owns lands west of Martin Grove Road, on the north side of Highway 7, known municipally as 5770 Highway 7 in the City of Vaughan (the “**Subject Lands**”). A map identifying the location of the Subject Lands is attached herein.

We only recently became aware of the above noted report that is 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. We note that the proposed boundary of the Special Area excludes the Subject Lands. The stated intent of the Special Area is to enable staff to request 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.

The Subject Lands are designated “Mid-Rise Mixed Use” with a permission for heights up to 8 storeys and a net density of 2.5 FSI in the City’s Official Plan and are therefore intended to be redeveloped to facilitate a mix of uses. Should the Subject Lands not be included within the Special Area and the recommendation in the report approved, our client’s may be unnecessarily prejudiced, potentially impacting future development approvals on their land.

While we question the effectiveness of staff’s recommendation; our client has an interest in the redevelopment of their lands and therefore should not be excluded from any comprehensive plans for the Martin Grove and Highway 7 area. Should Council adopt Staff’s recommendations for a Special Area; it should include my client’s lands so that they may participate in any discussions related to the comprehensive planning for the area. Further, my client is engaged in Vaughan’s Municipal Comprehensive Review and is participating through that process as well.

It should be noted that my client did not receive Notice of this meeting and have had limited ability to review and comment on the recommendation from planning staff. 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 as well as any matters related to the comprehensive review of Vaughan's Official Plan.

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

Yours truly,

**KLM PLANNING PARTNERS INC.**



Ryan Virtanen BES, MCIP, RPP  
Partner

cc. Client