



November 18, 2026

Sent via Email

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

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Communication

Council – November 19, 2024

CW(PM) – Report No. 38 Item No. 4

Attention: Honourable Mayor and Members of Council
Office of City Clerk

Re: Frank Micoli c/o 1315955 Ontario Inc.
Official Plan Amendment File OP.24.007
Zoning By-Law Amendment File Z.24.019
132, 144, 154 AND 166 Woodstream Boulevard
Vicinity of Martin Grove Road and Highway 7

Dear Honourable Mayor, Members of Council and Development Planning Staff,

The owner has submitted applications for an Official Plan Amendment and Zoning By-Law Amendment to enable a two-phased development consisting of two high-rise mixed-use buildings, with four residential towers, each 35 storeys tall, and a total of 1,221 residential units.

Our goal is to ensure that the concerns and priorities of Vaughan residents, particularly those in West Woodbridge, are taken into account in this development.

The subject lands fall within the City's Urban Boundary and are governed by the Vaughan Official Plan (VOP 2010). According to Schedule 1 of the VOP 2010, these lands are primarily designated as "Employment Area." Employment Areas are considered stable zones intended for industrial, manufacturing, warehousing, and office uses.

We understand that Vaughan must intensify to accommodate a growing population and foster a healthy business environment. At The WWHA, Inc., we advocate for "compatible development" that integrates seamlessly with the existing environment and contributes to a livable, complete community.

After reviewing the available application materials on Vaughan PLANit Viewer, we have identified several concerns regarding the proposed development.

Concerns Regarding Land Use Designations and Employment Areas

The absence of clearly defined land use designations leads to speculation, with predictable consequences. The notion that redesignating "Employment Areas" to "High-Rise Mixed-Use" will resolve the housing crisis is flawed. This approach may not meet the long-term needs of the community. The core issue is the lack of clear land use designations, and the conversion of "Employment Areas" can only be effectively addressed through consistent adherence to well-defined land use policies.

As outlined in the June 25, 2024, Committee of the Whole report, the "Martin Grove Road and Highway 7 - Special Area Report" fails to account for the cumulative impact of all developments in the Martin Grove Road and Highway 7 area. Without a coordinated approach, the area risks becoming a fragmented and unsustainable urban space.

The special area is bordered by Highway 7 to the north, Highway 27 to the west, Kipling Avenue to the east, and the Vaughan Grove turf and baseball fields to the south. It includes a mix of commercial, industrial, office, retail, and automotive uses.

The boundary was established to encompass employment conversions and current development proposals in the Martin Grove Road and Highway 7 area.

We disagree with the Policy Planning and Special Programs Department's belief that, due to the current development pressures within the special area and the absence of a primary or local centre or Secondary Plan, the appropriate solution is to require applications to submit a joint Development Concept Report and Phasing Plan, informed by several studies.

A Call for a Comprehensive Land Use Study

We respectfully request a land use study to guide development in the Martin Grove Road and Highway 7 Special Area to create livable, complete communities. The City should not approve new developments on a site-by-site basis without a comprehensive plan that integrates all parcels, with predefined massing, density, built form, public spaces, and services.

This study should include direct community consultation to ensure that the priorities of residents guide the City in promoting sustainable, community-oriented development. The goal is to create a well-planned, harmonious community that aligns with residents' values and enhances their quality of life—key principles for effective urban planning.

Should you have any further questions or require additional information, please do not hesitate to contact us.

Sincerely,



Nick Pinto
President
The WWA, Inc.