

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [[External] RE: City of Vaughan - Committee of the Whole - December 10, 2024 - Item 3 - Martin Grove Road and Highway 7 - Special Area Update
Date: Monday, December 9, 2024 11:29:17 AM
Attachments: [1711tr.Westlake.Dec.09.2024.pdf](#)
Importance: High

From: Pound&Stewart Planning <pstewart@cityplan.com>
Sent: Monday, December 9, 2024 11:26 AM
To: Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>
Cc: Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Christina Bruce <Christina.Bruce@vaughan.ca>; Shawn Persaud <Shawn.Persaud@vaughan.ca>; Alex Di Scipio <Alex.DiScipio@vaughan.ca>
Subject: [External] RE: City of Vaughan - Committee of the Whole - December 10, 2024 - Item 3 - Martin Grove Road and Highway 7 - Special Area Update
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Good morning Mr. Coles:

We're planning consultants writing on behalf of Westlake Canada Inc., o/a Westlake Pipe & Fittings (formerly NAPCO - Royal Building Products).

Westlake serves the City of Vaughan, Region of York and a broader regional market, celebrating its thirty-fifth-year of manufacturing and distributing pipes, fittings and building products.

Westlake's manufacturing business is located at 101, 131 and 155 Regalcrest Court, and also includes a licensed portion of the Hydro Corridor used for the outside storage of their manufactured pipe products. As a large city employer, Westlake has plans to expand and grow its robust operations at its current location.

Please refer to attached letter submission on behalf of my client Westlake as it relates the above captioned item.

We would appreciate this letter being circulated to the Committee of the Whole as part of their December 10, 2024 Agenda – Item 3.

I'm available to address Committee tomorrow where required.

Thank you in advance for your co-operation.

Phil Stewart, MCIP, RPP
Principal
pstewart@cityplan.com

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December 9, 2024

BY EMAIL (clerks@vaughan.ca) & REGULAR MAIL

Vaughan City Hall
Office of the City Clerk on behalf of City Council
2141 Major Mackenzie Drive, Level 100
Vaughan, Ontario
L6A 1T1

Attn: Mr. T. Coles, MCIP, RPP, City Clerk

**Re: MARTIN GROVE ROAD AND HIGHWAY 7 – SPECIAL AREA UPDATE
Report of the Deputy City Manager, Planning, Growth Management and
Housing Delivery - December 10, 2024
Committee of The Whole Agenda (Item 3.)
City of Vaughan - Region of York
Our file: 1711**

We are planning consultants writing on behalf of Westlake Canada Inc., o/a Westlake Pipe & Fittings (formerly NAPCO - Royal Building Products). Westlake serves the City of Vaughan, Region of York and a broader regional market, celebrating its thirty-fifth-year of manufacturing and distributing pipes, fittings and building products.

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Please refer to 'Attachment 1', describing the relative location of 'Westlake' business operations and its collective property interests in relation to the 'Martin Grove and Highway 7 - Special Area - Previous Study Area' boundary (Dec. 10, 2024 Staff Report).

Growth management provides a critical framework for guiding how communities develop over time, ensuring sustainable development, while balancing economic, social, and environmental priorities. Growth management achieves better outcomes for existing businesses and neighbourhoods where new development is proposed.

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Managing land use designations and densities, commensurate with the availability and capacities of existing and planned public infrastructure systems and services, accommodates existing business and residential communities best. Excessive land use density provisions, with limited public infrastructure capacities, can challenge and compromise existing business operations against a community's best interests.

Growth management is essential for creating sustainable, equitable, and vibrant communities and prepares for the challenges of future development. It balances the immediate needs of growth with the long-term well-being of a manufacturing businesses, such as Westlake's.

While the 'Martin Grove and Highway 7 - Special Area Update Report' proposes a substantially reduced 'Special Area' boundary, comprising the south-east quadrant at Martin Grove Road and Highway 7 only, it simply under-represents the impact of cumulative development programs per the 'Special Area - Previous Study Area' as set out on Attachment 1.

As an example, the south-west quadrant of Martin Grove Road and Highway 7 comprises "5655, 5657, 5731, 5767, 5781 Highway 7 and 7700 and 7714 Martin Grove Road (OP.22.007)" and is some 6.96 ha. (17.20 acres) in land area, and is proximate to Westlake.

"The applicant submitted a proposal to permit a phased high-rise mixed-use master plan community consisting of 10 residential apartments blocks totalling 13 buildings with at-grade commercial uses, a maximum height of 28-storeys, a maximum Floor Space Index ('FSI') of 5.62 times the area of the lot and a total of 3,390 units spanning three phases, various public and private roads, public parks and privately owned spaces" (City Staff Report)

In contrast, the in effect VOP only provides for a 'Mid-Rise Mixed-Use' land use designation, permitting a maximum density of 2.5 and 3, and a maximum building height of 8 – 10 storeys.

As a single planning application, OP.22.007 is subject to the procedural requirements of the *Planning Act*. Notwithstanding, the scale and context invokes a need to be able to apply effective growth management policies over a broader area to foster better long-term planning and community collaboration so as to facilitate and promote:



- **Predictable Outcomes:** By providing clarity for existing business owners like Westlake, and residents assisting policymakers to reduce conflicts and delays.
- **City, Regional and Provincial Coordination:** By aligning growth strategies for the cohesive delivery of public infrastructure and services. In addition, public service delivery is further complicated by “use it or lose it” parameters, combined with many others factors that will affect the phasing and delivery of various projects.

For these reasons, Westlake supports the ‘Martin Grove and Highway 7 - Special Area - Previous Study Area’ boundary (Dec. 10, 2024 Staff Report).

In closing, where planning applications are processed by the City, and possibly appealed to the OLT, it benefits the City to have demonstrated that it relied on an effective growth management program and policies to support its recommendations and decisions. Of note, the City’s “WESTON 7 Secondary Plan – Draft” - November 2024, includes a strong planning basis per “4.0 Purpose” which similarly applies in this context. (See Attachment 2).

Please note although we provided earlier correspondence in June to the city on this matter, with a request for participation, we were not made aware of the City’s September 2024 efforts.

Please ensure our firm remains on the City’s mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related items, and any Council decision or actions on the above captioned matter.

Thank-you in advance for your co-operation.

Yours truly,
Pound & Stewart Associates Limited



Philip J. Stewart, MCIP, RPP

/la_1711tr.Westlake.Dec.09.24

Attachments 1 and 2 as noted herein.

cc. Councillor A. Volpentesta, Ward 2, City of Vaughan

cc. Mr. H. Xu, Deputy City Manager, Planning & Growth Management, City of Vaughan
(haiqing.xu@vaughan.ca)

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cc. Ms. C. Bruce, MCIP, RPP, Director, Policy Planning & Special Programs, City of Vaughan (christina.bruce@vaughan.ca)

cc. Mr. S. Persaud, MCIP, RPP, Sr. Manager, Policy Planning, City of Vaughan (shawn.persaud@vaughan.ca)

cc. Mr. A. Di Scipio, MCIP, RPP, Policy Planner, City of Vaughan(alex.discipio@vaughan.ca)

cc. Messrs. D. Tang & R. Gray, Miller Thomson

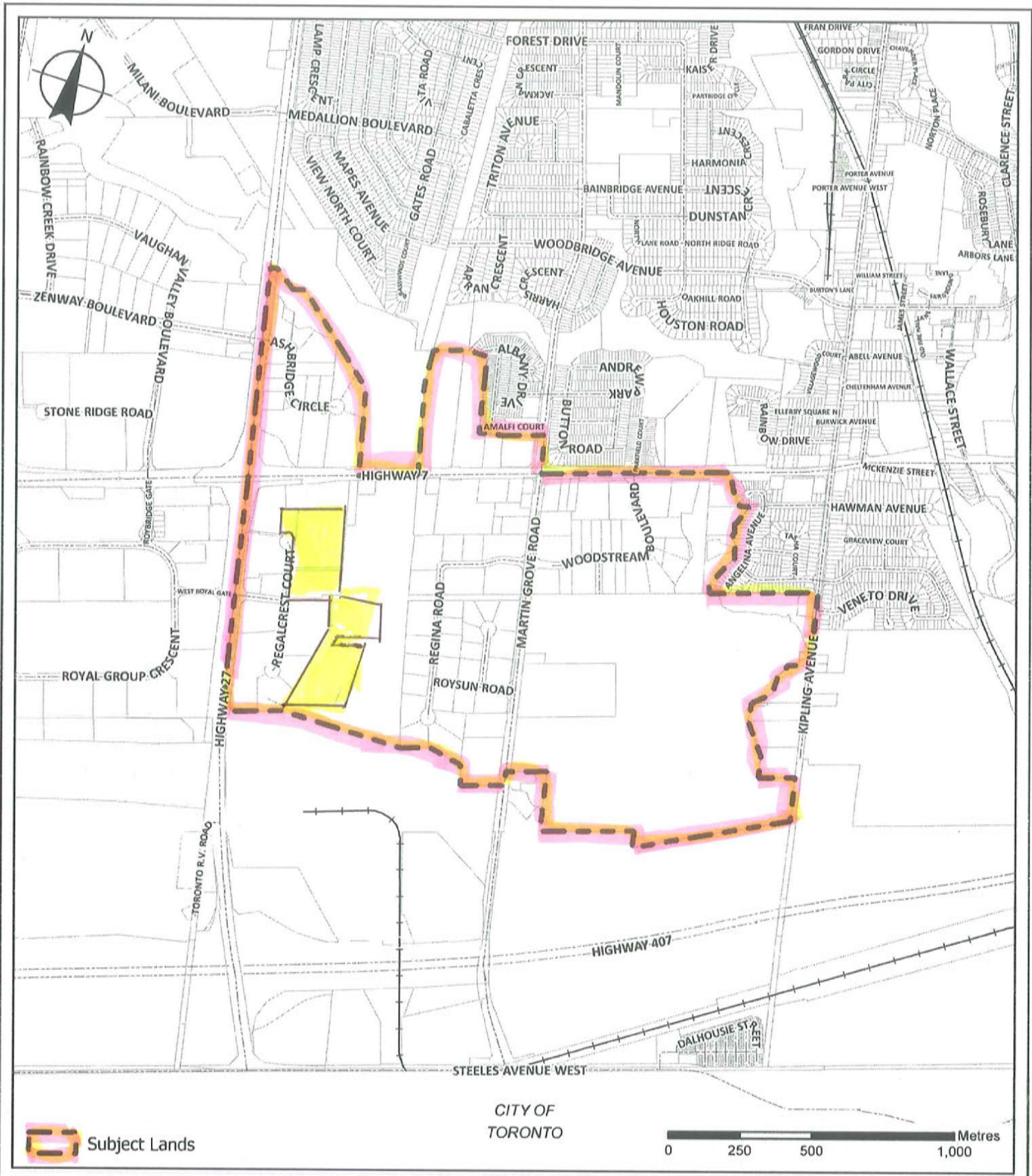
cc. client

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4





 Subject Lands

CITY OF TORONTO

0 250 500 1,000 Metres

Special Area - Previous Study Area

LOCATION:
Highway 7 and Martin Grove Special Area

 WESTLAKE PROPERTIES



Attachment

DATE:
December 10, 2024

1

Attachment 2

4.0 PURPOSE

Comprehensive, Integrated and Long-Term Planning

This Plan builds upon the policy framework established at the Provincial, and local levels. The purpose of this Plan is to establish a comprehensive land use planning, urban design and infrastructure (water, wastewater, stormwater and transportation systems) policy framework to guide new development in WESTON 7 to the year 2051. It is recognized that development within WESTON 7 will happen incrementally over the long-term - including beyond the planning horizon of this Plan. New development will take many forms and will respond to the adjacent existing and planned built-form context, market forces, financial feasibility and political directions over many years. This Plan provides a clear policy framework that is about making strategic choices and shaping the future evolution of WESTON 7.

This Plan:

- > Sets out the vision for where and how WESTON 7 is expected to grow to the year 2051. Principles and policies move the City towards achieving its vision for the future of this Primary Centre; and
- > Is about getting the fundamentals right. Building a successful mixed-use urban community means making sustainable choices about how growth will be accommodated.

3 Key Elements

There are 3 key elements to this Plan including:

> *Mix of Uses* - This Plan is expected to articulate the array of land uses that are permitted within the various land use designations, and to establish the requirements to ensure that the evolution of WESTON 7 is truly mixed-use. Each of the four Quadrants that comprise WESTON 7 should include:

- Elements of the Pedestrian Realm Network to act as focal points and to provide open space elements to serve the local population and businesses;
- A mixture of unit types, sizes and tenures, including opportunities for affordable housing;
- A range of non-residential land uses, including all forms of retail and service commercial uses, restaurants, entertainment uses, offices and public service facilities to serve the community;

> *Built-Form* - This Plan is expected to accommodate Low-Rise, Mid-Rise and High-Rise Buildings, with an intensity of development that is supportive of public transit, Active Transportation and Complete Streets. Further, the harmonious accommodation of new development within the existing and planned context is a key consideration and the management of the pattern of development through regulation of the built-form in terms of minimum and maximum building heights and the identification of maximum permitted densities is crucial. The regulatory regime that affects built-form needs to be clear and explicit to ensure the appropriate evolution of WESTON 7, and the accommodation of Low-Rise, Mid-Rise and High-Rise Buildings over time; and

> *Orderly Development* - This Plan is expected to promote the orderly development over time based on the need for the availability of parks, schools and other public service facilities, infrastructure (water, wastewater and stormwater and transportation systems) and the integrated Pedestrian Realm and Active Transportation Networks. It is a fundamental requirement of the WESTON 7 Secondary Plan to ensure that development decisions are directly linked to the provision of the required infrastructure (water, wastewater, stormwater and transportation systems) capacity improvements over time, as those capacity limitations are identified in the City's WESTON 7 Transportation Master Plan and the City-Wide Integrated Urban Water Plan Class Environmental Assessment November (2024).