

**COMMITTEE OF THE WHOLE (2) – December 10, 2024****COMMUNICATIONS****Distributed December 6, 2024****Item No.**

- |     |  |   |
|-----|--|---|
| C1. | Alex Lusty, Davies Howe LLP, Adelaide Street West, Toronto, dated December 6, 2024     | 3 |
| C2. | Maurizio Rogato, Blackthorn Development Corporation, Kleinburg, dated December 6, 2024 | 3 |

**Distributed December 9, 2024**

- |      |   |   |
|------|---|---|
| C3.  | Angie Barrett, Deepsprings Crescent, Vaughan, dated December 6, 2024                                  | 4 |
| C4.  | Marc DiGiacomo, Vaughan, dated December 6, 2024   | 4 |
| C5.  | Shawn and Audrey Reynolds, Pikake Court, Vaughan, dated December 7, 2024                              | 4 |
| C6.  | Elena, Komura Road, Vaughan, dated December 8, 2024   | 4 |
| C7.  | Terence Wood, Deepsprings Crescent, Vaughan, dated December 7, 2024                                   | 4 |
| C8.  | Joe De Leo, Jarrett Court, Vaughan, dated December 9, 2024  | 4 |
| C9.  | Philip J. Stewart, Pound & Stewart Associates Limited, Renfrew Drive, Markham, dated December 9, 2024 | 3 |
| C10. | Ryan Guetter and Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated December 9, 2024    | 3 |

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

December 6, 2024

**By E-Mail Only to *clerks@vaughan.ca***

Office of the City Clerk  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**C1.**  
**Communication**  
**CW(2) – December 10, 2024**  
**Item No. 3**

Dear Mr. Coles:

**Re: Martin Grove Road and Highway 7 – Special Area Update  
Comments of 77 Woodstream Inc.**

We are counsel to 77 Woodstream Inc., the owner of 77 and 87 Woodstream Boulevard in the City of Vaughan.

Our client's land use planner, Rosemarie L. Humphries, attended the meeting on September 6, 2024. At that meeting, Staff and the other landowners present confirmed that due to the advanced state of development approvals applicable to 77 and 87 Woodstream Boulevard those lands should not be involved in the Special Study. This understanding was documented in the attached correspondence which was provided to City Staff. No response to that correspondence was received. As a result, our client understands their lands to be excluded from the Special Study and Special Study Area.

Our client asks that the understanding arrived at be accurately reflected going forward by removing 77 and 87 Woodstream Boulevard from the Special Study Area boundary.

Yours truly,  
**DAVIES HOWE LLP**



Alex Lusty (he/him)

encl.: as above

copy: Christina Bruce, Director, Policy Planning and Programs  
Shawn Persaud, Senior Manager, Policy Planning and Special Programs  
Alex Di Scipio, Planner, Policy Planning and Special Programs  
Rosemarie L. Humphries, President, Humphries Planning Group Inc.  
Client

September 16, 2024  
HPGI File: 10236

**Policy Planning and Special Programs Department**

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

**Attn: Christina Bruce, Director, Policy Planning and Special Programs**

**Re: Martin Grove Road and Highway 7  
Special Area Landowner Information Meeting, September 6, 2024  
Comments of 77 Woodstream Inc.**

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I am writing to confirm the contents of the exchange I had on September 6, 2024 during the Landowner Information Meeting regarding the Martin Grove Road and Highway 7 Special Study Area project.

During the meeting I explained how 77 Woodstream Inc. was nearing the completion of its site plan approval process for its site at 77 and 87 Woodstream Boulevard (the "Site"). I then commented that, given the advanced state of planning approvals, 77 Woodstream Inc. should not be expected to become involved in the Special Study, nor should the completion of the Special Study delay completion of the site plan process. Staff and the other landowners present agreed with my position.

If you have any questions or concerns, please contact the undersigned at ext. 244.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**



Rosemarie L. Humphries BA, MCIP, RPP  
President

cc: Client  
Shawn Persaud, Senior Manager, Policy Planning and Special Programs  
Alex Di Scipio, Planner, Policy Planning and Special Programs

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] RE: Martin Grove & Highway 7 - Special Area Update Report  
**Date:** Friday, December 6, 2024 12:54:59 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
**Importance:** High

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**From:** Maurizio Rogato <mrogato@blackthorncorp.ca>  
**Sent:** Friday, December 6, 2024 12:54 PM  
**To:** Alex Di Scipio <Alex.DiScipio@vaughan.ca>  
**Cc:** Christina Bruce <Christina.Bruce@vaughan.ca>; Shawn Persaud <Shawn.Persaud@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Kody Giallonardo <kody@blackthorncorp.ca>; Clerks@vaughan.ca; Domenic Gurreri <domenic.gurreri@forestgroup.ca>; Frank Fazzari <frank@fazzaripartners.com>  
**Subject:** [External] RE: Martin Grove & Highway 7 - Special Area Update Report  
**Importance:** High

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Alex,

Good afternoon and hope all is well.

Thank you, again for the Notice of Report, below.

I had the opportunity to review the Report and see our Client's lands (7300 & 7370 Martin Grove Road, 'Subject Lands') are proposed to no longer be part of the Study Area Boundary including various parcels on the west side of Martin Grove Road.

Per our Review, it is our understanding, the City will continue to review Applications on a Site-Specific Basis, in the absence of an overarching Study to advance coordination of development.

Please note, and as discussed, previously with Christina, our Client is fully intending to file *Planning Act* applications to permit Mixed-Use Development of the Subject Lands.

We are presently working on a Concept Plan and will advance the filing of a Pre-Application Consultation Meeting request.

The Applications will entail OPAs to support an Employment Conversion together with a Zoning By-law Amendment, followed by the necessary subsequent approval applications (e.g., *Site Plan Control(s) & Condominium Applications*).

Wanted to share this formal Comment for awareness as the City works to assess the evolving development within the general area.

Feel free to distribute this Comment to Committee for Information and I have taken the liberty of copying City Clerks.

Looking forward.

Sincerely,

Maurizio

Maurizio Rogato B.U.R.Pl., M.C.I.P., R.P.P.  
Principal



Land Development | Land Use Planning | Project Management | Government Relations

Tel: 416-888-7159

[www.blackthorncorp.ca](http://www.blackthorncorp.ca)

***Please note, Blackthorn will be closed for the Holiday Season starting at Noon on December 20th to January 3rd, with our office reopening on January 6th, 2025.***



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**From:** Alex Di Scipio <[Alex.DiScipio@vaughan.ca](mailto:Alex.DiScipio@vaughan.ca)>

**Sent:** December 3, 2024 12:24 PM

**To:** Alex Di Scipio <[Alex.DiScipio@vaughan.ca](mailto:Alex.DiScipio@vaughan.ca)>

**Cc:** Christina Bruce <[Christina.Bruce@vaughan.ca](mailto:Christina.Bruce@vaughan.ca)>; Shawn Persaud <[Shawn.Persaud@vaughan.ca](mailto:Shawn.Persaud@vaughan.ca)>; Haiqing Xu <[Haiqing.Xu@vaughan.ca](mailto:Haiqing.Xu@vaughan.ca)>

**Subject:** Martin Grove & Highway 7 - Special Area Update Report

You don't often get email from [alex.discipio@vaughan.ca](mailto:alex.discipio@vaughan.ca). [Learn why this is important](#)

Hello,

Please note that a revised Martin Grove & Highway 7 – Special Area Update report is on the agenda for the December 10<sup>th</sup>, 2024 Committee of the Whole meeting. This report provides key updates and recommendations based on feedback from earlier deliberations and correspondence that the City has received. Please find a link to the full report here:

[Committee of the Whole \(2\) - December 10, 2024](#)

Please let us know if you have any questions. If you would like to address the Committee on this matter, please contact the City Clerk's office:

[Speak at a Committee meeting | City of Vaughan](#)

Thank you,

**Alex Di Scipio, MES, RPP  
Planner**

905-832-8585, ext. 8259 | [Alex.DiScipio@vaughan.ca](mailto:Alex.DiScipio@vaughan.ca)

**City of Vaughan | Policy Planning and Special Programs**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)



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**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] item #4 - 3300 Rutherford Rd  
**Date:** Monday, December 9, 2024 8:19:19 AM

**C3.**  
**Communication**  
**CW(2) – December 10, 2024**  
**Item No. 4**

-----Original Message-----

From: A B [REDACTED]  
Sent: Friday, December 6, 2024 4:37 PM  
To: Clerks@vaughan.ca  
Subject: [External] item #4 - 3300 Rutherford Rd

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

It cannot be reiterated enough that the community is against this development. The community and city are all aware of the extreme traffic nightmare this development will cause in our community. We have local residents, thousands of visitors coming to Canada's Wonderland, and Vaughan Mills Mall patrons. There are currently existing incomplete developments, in the construction stages, that once completed those residents will add to the congestion in the area. We do not need anymore! This subdivision is currently single family two storey homes and we want to keep it that way. For all the sacrifices we make to attain home ownership, travelling long distances to/from work, moving away from extended family to build our lives here in Maple. Choosing to be in a residential community, away from the negative impacts of high rise buildings. Negative impacts on traffic congestion, population congestion, lack of essential services with lessened time response from first responders, inability to safely cross the street, our health, etc. These are things that the members of the community will have to endure should this development be approved. The many risks that we face will NEVER affect the owners of these properties as they are not a part of this community. I fear my child walking to the mall. It's very dangerous. Traffic is intense. Road rage is evident. Even my extended family are discourage to visit me due to the traffic. This is not what the community wants or needs.

Thank you.  
Angie Barrett  
Deepsprings Cres.

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] item #4 - 3300 Rutherford Rd.  
**Date:** Monday, December 9, 2024 8:19:27 AM

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**C4.**  
**Communication**  
**CW(2) – December 10, 2024**  
**Item No. 4**

-----Original Message-----

From: Marc DiGiacomo [REDACTED]  
Sent: Friday, December 6, 2024 7:49 PM  
To: Clerks@vaughan.ca  
Subject: [External] item #4 - 3300 Rutherford Rd.

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello this Is Marc DiGiacomo i live in the 3300 rutherford community.  
this land was designated to be commercial land when the community was designed.  
please do not tear it down and add more condos .  
the traffic is already unbarable, and you will be eliminating many small businesses that help the community.  
we can't just keep building condos everywhere it is not the vaughan that we wanted. I have lived in vaughan since 1986.  
Please leave Vaughan as it was intended to be. Please say no to rezoning and build in the properly zoned areas



**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] 3300 Rutherford Rd Development  
**Date:** Monday, December 9, 2024 8:19:35 AM

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**C5.**  
**Communication**  
**CW(2) – December 10, 2024**  
**Item No. 4**

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**From:** Shawn Reynolds [REDACTED]  
**Sent:** Saturday, December 7, 2024 6:01 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] 3300 Rutherford Rd Development

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Our family is opposed to development at 3300 Rutherford Rd. With towers built on the site that would look down onto our neighbourhood of single family homes, and adding thousands of more cars to a single access point Sweet River Blvd to access Rutherford would make traffic a nightmare.

Shawn and Audrey Reynolds

[REDACTED] Pikake Court

**C6.**  
**Communication**  
**CW(2) – December 10, 2024**  
**Item No. 4**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] #4 —3300 rutherford rd  
**Date:** Monday, December 9, 2024 8:19:53 AM

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**From:** O H [REDACTED]  
**Sent:** Sunday, December 8, 2024 8:15 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] #4 —3300 rutherford rd

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good evening, we are once again expressing concerns about the proposed construction of condo towers on the small area of 3300 Rutherford . The traffic reassessment is much needed especially as many new condos are being built around the same area. This small area of all tall buildings cannot be supported with the existing congestion. At the previous meeting at the city of Vaughan with all the key politicians present there were no voices for the development yet the City failed to make a decision on time. The case should have never gone to the land tribunal in the first place. Every politician that was present at the meeting should be fired from their status as they failed the very people that voted for them. Crime around Vaughan Mills have been on the rise with police cars with sirens a frequent site there. We are still waiting for a grocery store in the area. We are absolutely against parking on our streets— it is already impossible to back up if cars are parked in 2 rows on our tiny streets. Any new developments should have underground parking only. Wonderland traffic has been an ongoing issue with Halloween Hunt traffic paralyzing all the streets. We are already dealing with construction on rutherford that never ends so we do not want any new development that will trap us for 10+ years— build in the new communities, or where buildings are about to collapse. The TTC is absolutely not reliable: constant subway closures and delays, buses that do not run on time and also very unsafe public transit make it not a feasible option for hard working families in our communities, so we do not accept TTC as primary transportation that is being proposed. For the next meeting we want all our concerns to be actually taken into consideration. Thank you very much, Elena , from the household on Komura Rd

C7.

Communication

CW(PM) – December 10, 2024

Item No. 4

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] RE: Item #4 - 3300 Rutherford Rd  
**Date:** Monday, December 9, 2024 8:20:49 AM

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-----Original Message-----

From: Terence Wood [REDACTED]  
Sent: Saturday, December 7, 2024 1:08 PM  
To: Clerks@vaughan.ca  
Subject: [External] RE: Item #4 - 3300 Rutherford Rd

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Hi,

I am Terence Wood, a resident of [REDACTED] Deepsprings Crescent in Vaughan, writing to express our community's strong opposition to the proposed construction plans at 3300 Rutherford Road. Our community, comprising approximately 600 homes including children, young families, and seniors, is firmly against the corporation's efforts to change the zoning laws established decades ago in Vaughan. We are united in our determination to resist this development and respectfully seek your assistance in halting the construction at 3300 Rutherford Road. Your support in this matter would be greatly appreciated.

Thank you for your attention to this important issue.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](mailto:Assunta.Ferrante)  
**Subject:** FW: [External] reference item #4 - 3300 Rutherford Rd.  
**Date:** Monday, December 9, 2024 9:20:19 AM

**C8.**  
**Communication**  
**CW(PM) – December 10, 2024**  
**Item No. 4**

**From:** Joe D [REDACTED]  
**Sent:** Monday, December 9, 2024 9:19 AM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] reference item #4 - 3300 Rutherford Rd.

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### **Opposition to Proposed Condo Development at 3300 Rutherford Road**

We live adjacent to 3300 Rutherford Road and wish to express my concerns regarding the proposed condominium development.

#### **Impact on Quality-of-Life Loss of Privacy**

The proposed development includes rooftop patios that will overlook our property, potentially compromising our privacy. The location of the underground garage near the back of my property raises additional concerns.

#### **Noise and Light Pollution**

The noise and lights from the condo tower may disrupt daily life. Such disturbances could affect sleep quality and overall restfulness.

#### **Loss of Natural Sunlight**

The structure's height may overshadow my property, reducing natural sunlight and potentially obstructing views.

#### **Loss of Quiet Enjoyment**

The presence of a large structure in place of a peaceful backyard environment is concerning. Additionally, noise from vehicles entering and exiting the underground parking area may be persistent.

#### **Infrastructure and Traffic Issues**

The infrastructure in the area is already laid down with six lanes, but it is not sufficient to support additional residential units. The area is plagued by horrendous traffic, primarily due to nearby attractions and businesses such as Canada's Wonderland, auto dealerships, Vaughan Mills Mall, and Highway 400. Adding this development will only worsen the situation.

Joe De Leo  
[REDACTED] Jarrett CT

**From:** [Clerks@vaughan.ca](mailto: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

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**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  
**Importance:** High

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

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](mailto:pstewart@cityplan.com)

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**305 Renfrew Dr., Suite 101, Markham, Ontario, Canada L3R 9S7**  
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December 9, 2024

**BY EMAIL ([clerks@vaughan.ca](mailto: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.

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 '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.

POUND & STEWART ASSOCIATES LIMITED



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)

POUND & STEWART ASSOCIATES LIMITED



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# POUND & STEWART

PLANNING CONSULTANTS • CITYPLAN.COM

Helping People Shape Living, Working & Public Spaces

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

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

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

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

cc. client

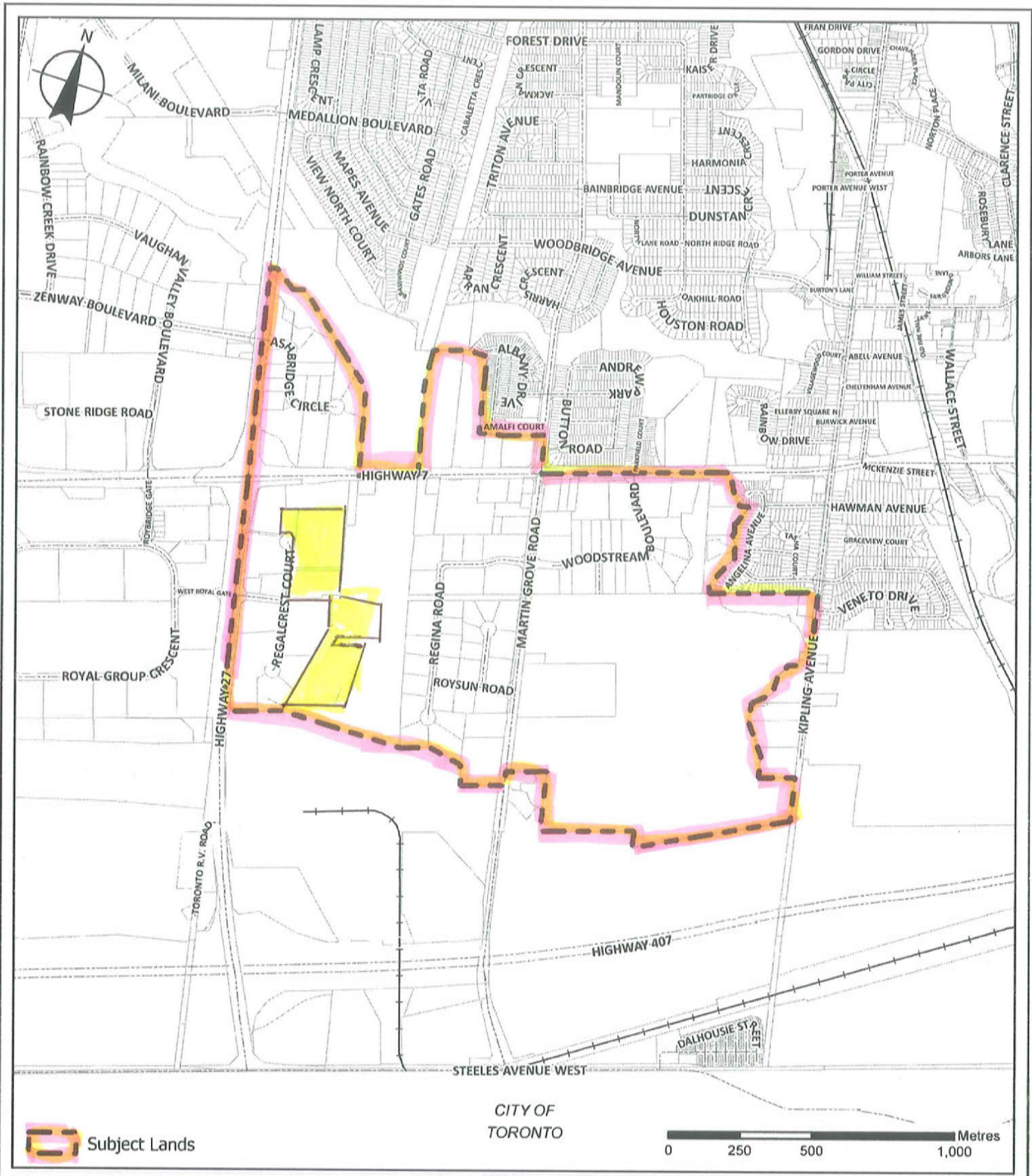
POUND & STEWART ASSOCIATES LIMITED

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4





CITY OF TORONTO

 Subject Lands

0 250 500 1,000 Metres

### Special Area - Previous Study Area

LOCATION:  
Highway 7 and Martin Grove Special Area

### Attachment

DATE:  
December 10, 2024

 WESTLAKE PROPERTIES



# 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).

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

December 9, 2024  
File: 8784

**Attn: Office of City Clerk**

**RE: City of Vaughan Committee of the Whole  
Martin Grove Road and Highway 7 – Special Area Update  
Related File No.: OP.22.007**

Weston Consulting is the planning consultant for the Highway 7 and Martin Grove Landowner Group (“The Landowners”), the registered owners of the properties located at the southwest quadrant of Highway 7 and Martin Grove Road. These lands are municipally known as 5657, 5731, 5781, 5655 Highway 7 and 7700 and 7714 Martin Grove Road, in the City of Vaughan (“the Subject Lands”). On behalf of the Landowners, this letter has been prepared to provide formal acknowledgment and support for the proposed revised Martin Grove Road and Highway 7 Special Area and the Landowners’ support regarding the revised Special Area boundary and the removal of the Subject Lands from the Special Area.

### **Description of the Subject Lands**

The Subject Lands are located at the southwest quadrant of the Highway 7 and Martin Grove Road intersection in the community of Woodbridge. Consisting of six parcels, the Subject Lands are approximately 6.96 hectares (17.20 acres) in area with 407 metres of frontage Highway 7 and 132.6 metres along Martin Grove Road. The lands are currently occupied by a variety of single-storey commercial and retail uses. The majority of the Subject Lands are covered by surface parking, with minimal onsite landscaping.

### **Application History**

An Official Plan Amendment (“OPA”) Application was submitted on April 29, 2022, to facilitate the development of a high-rise mixed-use master plan to permit a phased development of 10 residential apartment blocks totaling 13 buildings varying in height from 12 – 28 storeys with at-grade commercial uses. The proposal included the delivery of a road network, public parks, and privately-owned publicly accessible spaces and a phasing plan to enable efficient land development, creating a complete community. Consistent with the application checklist and submission requirements, several technical reports and studies were submitted to the City, including a Planning Justification Report, Urban Design and Sustainability Brief, Master Functional Servicing Report, Transportation Considerations Report, Community Services and Facilities Study, Landscape Master Plan, Arborist Report, Parks and Open Space Detailed Facility Fit Study, Parkland Dedication Summary, Environmental Noise and Vibration Assessment, Wind Study, Air Quality Assessment, Sun Shadow Study, Hydrogeological and Geotechnical Investigations, Water Balance Assessment, and Phase 1 and 2 Environmental Site Assessments.

A statutory public meeting was held on February 7, 2023, regarding the development proposal and received comments from the Committee of the Whole (“COW”) and the public. A series of extensive and successful public meetings and engagements occurred over several months with stakeholders, including residents, businesses,

ratepayers' associations, and Local and Regional Councillors. Comments on the first submission were received from the York Region, various City departments, and agencies. The comments/feedback received through the public/stakeholder consultation meetings, City Staff and Council direction were carefully considered and incorporated in the application resubmission to the City on June 3, 2024. The resubmission also responded to the phasing approach discussed with City Staff and included the policy direction and the use of Holding Symbol (H) provisions to align development phasing with the delivery of municipal infrastructure (water, wastewater, stormwater, and transportation), a comprehensive road network and parkland to facilitate the proposed development. Currently, the project team is actively working with City Staff to finalize the OPA instrument to advance a resubmission.

### **Comments on Martin Grove Road and Highway 7 – Special Area**

A letter on behalf of the Landowners was previously submitted for the Martin Grove Road and Highway 7 Special Area Committee of the Whole Report, dated June 18, 2024, advising that we were not supportive of the proposed requirement for a Development Concept Report and Phasing Plan (“DCRPP”) with supporting studies, and respectfully requested that the Committee consider appropriate solutions to advance and expedite planning approval of the Subject Lands.

Since the June Committee of the Whole and Council meetings, we have attended collaborative meetings between City staff and landowners in the Special Area to discuss the size of the Special Area, as well as the transportation and servicing matters in the area. Feedback on the technical studies already undertaken through our client’s site-specific development application was provided at a high-level, as well as the intent of the proposed OPA instrument in addressing the infrastructure matters.

We have reviewed the COW Report for the Martin Grove Road and Highway 7 Special Area Update, dated December 10, 2024, proposing a new Special Area boundary, which excludes the Subject Lands. The Special Area has been reduced and limited only to the lands bounded by Highway 7 to the north, Martin Grove Road to the west, Natural Areas and Low-Rise Residential to the east and Natural Areas including the Vaughan Grove Sports Park to the south.

We are supportive of the Subject Lands being excluded from the revised Special Area boundary given the significant progress made on the Landowners application, the extent of technical studies prepared and submitted to the City, the extensive public engagement that has occurred, together with the Landowners’ collective commitment to implementing the master plan development in a phased and logical manner. Through the site-specific OPA application and continued efforts working with City staff, the development proposal envisions master planning of the Subject Lands. The phasing approach has been carefully crafted and considered for efficient growth and appropriate development of the Subject Lands that aligns with the availability of necessary infrastructure and services and delivery of street networks, public parks, and retail areas to accommodate the needs of the future residents, following the principles of creating a complete community. The holding provisions have been proposed in the draft OPA instrument to allow the future development of the Subject Lands in a coordinated and comprehensive manner when the municipal services and traffic infrastructure are sufficiently available to serve the proposed development. The site-specific OPA application and future applications will also have regard for the lands located in the revised Special Boundary, where appropriate.

We believe the Landowners’ participation in the Special Area to prepare a DCRPP or contribute to the required supporting comprehensive studies will result in unnecessary duplication of efforts and additional costs. This will ultimately delay development approvals and adversely affect the delivery of much-needed housing in the City as directed by the recent Provincial legislation.

As such, we are supportive of the proposed revised Special Area boundary that excludes the Subject Lands from the area, as this provides an appropriate solution to advance and expedite planning approval of the Subject Lands. It is our opinion and consistent with the COW Staff report that applications for other parts of the original special area can be considered separately, provided that it can be demonstrated that the proposed development can be appropriately accommodated by existing or planned infrastructural improvements in the future.

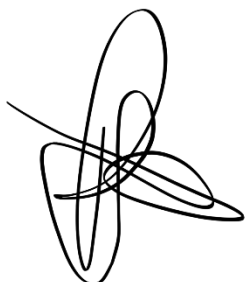
We request to be notified of any new information, future reports, and/or meetings and decisions regarding the proposed special area.

Please contact the undersigned at extension 241 or 245 if you have any questions or require additional information.

Yours truly,

**Weston Consulting**

**Per:**



Ryan Guetter, BES, MCIP, RPP  
Executive Vice President



Sandra K. Patano, BES, MES, MCIP, RPP  
Vice President

- c. Honourable Mayor and Members of the Committee of the Whole  
Haiqing Xu, Deputy City Manager, Planning and Growth Management  
Alex Di Scipio, Planner, Policy Planning & Special Programs  
Shawn Persaud, Senior Manager, Policy Planning & Special Programs  
Christina Bruce, Director, Policy Planning & Special Programs  
Raj Lamichhane, Weston Consulting  
Anna Sorokin, Fora Developments  
Lyle Levine, Fora Developments  
Maurice Wager, Fora Developments