

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.

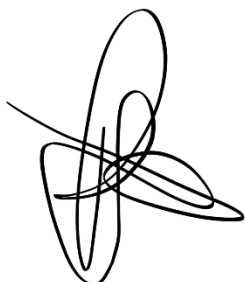
We request to be notified of any new information, future reports, and/or meetings and decisions regarding the proposed special area.

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  
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