

**C37.**  
**Communication**  
**Council – April 28, 2026**  
**CW(1) – Report No. 17 Item No. 8**

April 27, 2026

File No.: 127446-1755

**Sent Via E-mail: [clerks@vaughan.ca](mailto:clerks@vaughan.ca) and [David.Harding@vaughan.ca](mailto:David.Harding@vaughan.ca)**

Vaughan City Council  
C/o Office of the City Clerk and David Harding, Senior Planner  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Dear Council:

Re: Woodbridge Park Limited (the “Developer”)  
5390 Steeles Avenue West, Vaughan (the “Subject Lands”)  
Zoning By-law Amendment City File Z.25.048 (the “Proposed Development”)

We are counsel for Canadian National Railway Company (“CN”) with respect to this matter. The Proposed Development is immediately abutting the mainline rail tracks that form part of the CN Halton Subdivision, which connects directly into the CN MacMillan Yard, a key facility for the City of Vaughan.

As you are aware, the zoning by-law amendment application to facilitate the Proposed Development appeared before the Committee of the Whole on March 31, 2026. We understand that the application will be subsequently considered by Council at its meeting scheduled for April 28, 2026 as agenda item 7.8.

We are writing to advise that, as of the date of this letter, the Developer has not satisfied CN’s requirements identified in the Staff Report. This includes the requirement for the Developer to enter into a new CN Development Agreement for the Proposed Development.

As outlined in the Staff Report, CN continues to await and review materials from the Developer which are required in order to advance the CN Development Agreement.

We acknowledge and appreciate that the City has included these requirements as a condition to the final enactment of the implementing zoning by-law. CN has been actively engaging with the Developer and its consultants in an effort to resolve these outstanding matters. We ask that these conditions be approved by Council as recommended in the Staff Report.

In light of the foregoing, CN respectfully requests that the City withhold final approval and enactment of the implementing zoning by-law until CN confirms in writing that, prior to enactment, the Developer has satisfied all CN requirements identified in the Staff Report, to the satisfaction of CN Railway, including the execution and registration of the CN Development Agreement.

Please ensure that a copy of this letter is forwarded to Council in advance of its consideration of this matter on April 28, 2026.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Dentons Canada LLP



Doug Pateman  
Associate

Copy: Client  
Daniel Rokin, Sierra ([daniel@sierra.ca](mailto:daniel@sierra.ca))  
Katarzyna Sliwa, and Isaiah Banach, Counsel for CN