



June 20, 2014

**To:** City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L4L 1T4

**Attention:** Members of Council  
Mr. Jeffrey Abrams, City Clerk  
Mr. John Mackenzie, Commissioner of Planning  
Mr. Grant Uyeyama, Director of Development Planning

**Re:** Committee of Whole Meeting of June 17, 2014, Agenda Item #4  
Zoning By-Law Amendment Application File Z.14.011  
Site Development File DA.14.021  
Two Seven Joint Venture Limited, 1308595 Ontario Limited and DiPoce Management Limited  
Ward 2 – Vicinity of Regional Road 27 and Martin Grove Road

and

Committee of Whole Meeting (Public Meeting) of June 17, 2014, Agenda Item #5  
Application for Block Plan Approval File BL.29.2014  
Block 59 Landowners Group Inc.  
Preliminary Report  
Ward 2 – Vicinity of Regional Road 27 and Langstaff Road

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Item #	4 & 5
Report No.	30 (CW) 32 (PH)
Council -	June 24/14

Dear Sir(s) and Madam(s),

Further to our deputations at the Committee of Whole on June 17<sup>th</sup>, 2014 and at the Committee of the Whole (Public Meeting) on June 17<sup>th</sup>, 2014, we are writing to you to further confirm our position regarding the above-mentioned matters.

First and foremost, the City's Official Plan 2010 highlights the importance of the City's **Community Areas** to maintain the stability of existing residential communities. It further highlights the importance that development within **Employment Areas** and the operation of any use must not result in a nuisance or have an adverse effect on neighbouring uses by virtue of the emission or discharge of noise, vibration, particulate, odour or other irritants. The decisions of Council in adopting these policies for Employment Areas and Community, created a framework for continued job growth for the current and future development cycle of our employment, and to protect and strengthen the stability of community areas. And clearly provides a hallmark of a strong, harmonious and sustainable city.

Block 59 lands are designated as **Prestige Employment, General Employment Area Zones** and **Open Space Conservation Zone**. These lands have been set apart through the city's Official Plan to further enhance the city's economic development. And the Open Space which is a function part of our Natural Heritage have also been apart through the city's Official Plan in order to protect the natural environment. In addition, the future **GTA West Transportation Corridor** is scheduled to be constructed and it will play an increasingly important role in servicing the transportation needs of existing and new businesses.

Many of our members are residents of the existing neighbourhood that will be directly impacted by any new development in the West Vaughan Employment Area (Block 59) and the future GTA West Transportation Corridor who have expressed numerous concerns with us.

Our mandate is to monitor new developments and work closely with the City of Vaughan and developers to affect design improvement's and neighbourhood benefits that will maintain the character, stability and quality of life of our community areas while being mindful about how the West Vaughan Employment Area can be developed in a mindful manner.

The West Vaughan Employment Area Plan and Block 59 Plan, in our opinion, has not effectively considered the potential ways and means that these lands could be developed in such a manner which will minimize the impact of the quality of life of the stable Community Areas, and compliments the character of the residential communities.

Although, we agree that development will occur within the West Vaughan Employment Area and Block 59, we emphasise that this development needs high quality physical design, innovative urban design and built form and be undertaken in a manner which minimizes the impact of the quality of life of the stable residential communities, and compliments the character of the residential communities.

We would again like to reiterate the residents' requests:

Residents requests for Two Seven Joint Venture Limited, I308595 Ontario Limited and DiPoce Management Limited:

- Further building setback from Highway 27;
- Landscaping of mature evergreens along Highway 27;
- Fuel Station be relocated farther away from Highway 27 and/or completely removed, if possible; and
- Full cut-off lighting utilized throughout the subject lands.

Residents requests for the City of Vaughan:

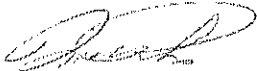
- Proper acoustic barrier on the west and east of Highway 27;
- New acoustic barrier that abuts residential homes be placed on regional and/or city property and properly maintained solely by the region and/or city;
- Landscaping of mature evergreens on the west and east of Highway 27;
- Elimination of connecting and/or aligning Martin Grove Road with the new west and east street network being proposed in the West Vaughan Employment Area Plan;
- Immediately build the north-south Street "B" to Rutherford Road; and
- Removal of the District Park within Block 59 and redistribute all resources to enhance, upgrade, and build new recreational facilities in the west Woodbridge community area.

We believe that the above residents' requests are fair and doable in mitigating the negative impacts on the west Woodbridge Community Area. We strongly believe it is incumbent upon us to work together towards finding and developing ways of living together amicably.

We respectfully ask that any Council decisions dealing with the above-noted matters on Tuesday, June 24, 2014 and any future scheduled meetings be with a **recorded vote**.

If you would like to discuss this further or have any questions please do not hesitate to contact us.

Respectfully yours,



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Nick Pinto  
President  
The West Woodbridge Homeowners Association Inc.

cc: Courtney Lehman, Scannell Properties  
Tony Miele, DiPoce Management Limited

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**Subject:** FW: Communication for Council Meeting of Tuesday, June 24, 2014  
**Attachments:** Letter to City of Vaughan\_re FedEx and Block Plan 59.pdf  
**Importance:** High

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**From:** The WWHA, Inc. <[wwha@wwha.ca](mailto:wwha@wwha.ca)>  
**Sent:** Friday, June 20, 2014 3:04 PM  
**To:** Bevilacqua, Maurizio; Rosati, Gino; Schulte, Deb; Di Biase, Michael; Iafrate, Marilyn; DeFrancesca, Rosanna; Sandra Racco; Shefman, Alan; Abrams, Jeffrey; MacKenzie, John; Uyeyama, Grant  
**Cc:** [tmiele@dpml.ca](mailto:tmiele@dpml.ca); [courtneyl@scannellproperties.com](mailto:courtneyl@scannellproperties.com)  
**Subject:** Communication for Council Meeting of Tuesday, June 24, 2014

Dear Sir(s) and Madam(s),

Please find attached our communication to Council Members for the Council Meeting of Tuesday, June 24, 2014. The attached communications reiterates the deputations made at the Committee of Whole Meeting and the Committee of Whole Meeting (Public Meeting) of Tuesday, June 17th, 2014.

If you would like to discuss this matter further or have any questions please do not hesitate to contact us.

Respectfully yours,

Nick Pinto  
President

**The West Woodbridge Homeowners Association Inc.**