

It is with great pleasure that I announce the introduction of Weston Consulting Group Inc.'s newsletter "Pulse".

The purpose of Pulse is to communicate to our many clients and friends throughout the land use planning and development industry, new and exciting things that are happening at the firm and in our business generally. We are currently in a period of economic change which is impacting the way in which our collective businesses are operated and implemented.

As I write this, there are many in the industry wondering what the next directions and trends in land development will be. While nobody has the answers at this point in time, WCGI has traditionally been and will continue to be active right across the Greater Toronto Area for a wide range of clients looking for new and creative solutions to their many issues.

The firm's mission statement is "Land Use Planning Through Experience and Innovation". As we enter our 28<sup>th</sup> year in business, we call upon the collective experience of our 27 person team to deliver through these challenging times as we always have in the past.

I hope you enjoy this, our first edition of Pulse, and we look forward to continuing to work with you through these challenging times.

Mark N. Emery, BES, MCIP, RPP  
President



## Current Projects

Weston Consulting Group Inc. is the planning consultant for a condominium development consisting of **five high density buildings, two 35-storey towers and three 34-storey towers, with a total of 1,935 units.** This development is situated along Highway 7 in the City of Vaughan, near the planned extension of the subway line, and is at the gateway entrance to the Vaughan Corporate Centre. The design of the buildings includes 3-5 storey podiums with retail/commercial uses and roof top gardens/amenity areas.

This project consisted of obtaining approvals for a Zoning By-law Amendment and a Draft Plan of Subdivision. The development was approved for 1,071 units in 2001 and was subsequently appealed to the Ontario Municipal Board resulting in an additional 864 units (see OMB Case #PL070587). The Zoning By-law Amendment and Draft Plan of Subdivision were approved by the Ontario Municipal Board in August 2008.

This development is the first of its kind to be approved in the Vaughan Corporate Centre.



## WCGI wins award

Weston Consulting group, as part of the design team, was the recipient of the **City of Vaughan, Urban Design Environmental Award of Merit, 2008** for the *Dreamwood* residential subdivision in the North Maple Community. This 97 acre site had numerous unique and challenging physical constraints to development which include disturbed farmlands, rare species and existing areas of Natural and Scientific Interest (ANSI) etc. The project was developed offering a wide variety of homes and styles as well as preserving and enhancing environmental features to complement the overall design. The project exemplifies many sustainable design principles and demonstrates how a subdivision can benefit the general community as well as the environment.

Ted Cymbaly, Senior Associate, along with other consultants from the team, received the award on behalf of WCGI in November, 2008.



**OWNER/DEVELOPER:**  
Dreamworks Property Inc.

**DESIGN TEAM:**  
Weston Consulting Group Inc.  
Dillion Consulting  
Strybos Barron King Landscape Architects  
Valdor Engineering

## WESTON CONSULTING GROUP INC.

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## WCGI LAUNCHES NEW WEBSITE

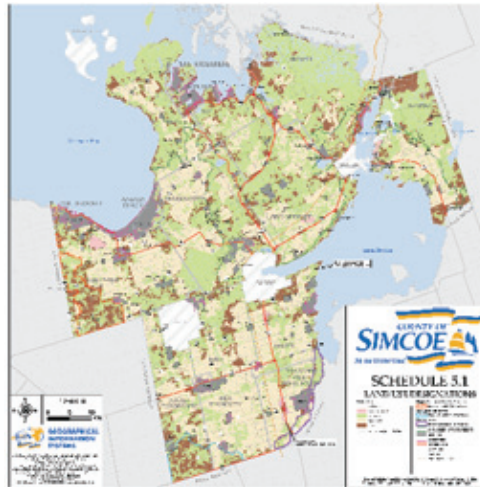
Please visit our new  
website at  
[www.westonconsulting.com](http://www.westonconsulting.com)



The Trophy of the *Environmental Green Award of Merit, 2008* for the Dreamwood residential subdivision in North Maple Community, Vaughan.

## Simcoe County approves new official plan

The County of Simcoe has adopted a new Official Plan. Following many months of consultation with municipal partners, provincial ministry staff and members of the public, the new plan was approved by County



Council on November 25, 2008. The plan will be forwarded to the Province of Ontario for review and will guide growth for the County's sixteen municipalities into the 2030's.

The goals of the Official Plan are to:

- Protect, conserve and enhance the County's natural and cultural heritage
- Achieve wise management and use of the County's resources
- Implement growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, development and land use
- Achieve co-ordinated land use planning among the County's local municipalities and with neighbouring counties, districts, regions, separated cities and First Nations lands
- Further community economic development which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities
- Promote, protect and enhance public health and safety

Source: The County of Simcoe official website  
<http://www.county.simcoe.on.ca/index.htm>

WCGI will be working closely with its clients whose lands are affected by this plan.

## News from NRU

### Toronto OMB News

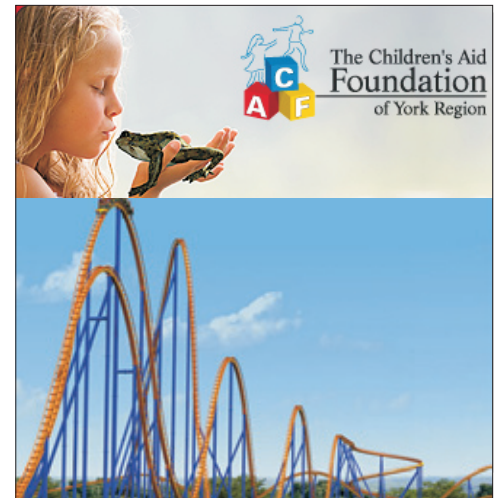
#### Appeal against synagogue dismissed

In a decision issued December 30, 2008, board member Sylvia Sutherland dismissed an appeal by Murray Balshin against a decision of the committee of adjustment to approve minor variances proposed by the Congregation Shoavei Mayim to permit construction of a new synagogue at 148 Shelborne Avenue.

**Ted Cymbaly (Weston Consulting)** provided planning evidence on behalf of the synagogue, against the appeals. Cymbaly addressed the variances, stating that they are in fact minor and are consistent with the intent and purpose of the official plan and zoning by-law. City planner Christopher May, testifying on behalf of the city, concurred with Cymbaly and supported the synagogue's application.

The board dismissed the appeal, authorizing the variances. (See OMB Case No. P1081258).

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## WCGI sponsored events

WCGI is a proud sponsor of **Vaughan in Motion's Gala to Cure Cancer** to be held on March 27th, at the Terrace Banquet Hall in Vaughan. Major sponsoring events from last year include the **CN Tower Climb for The United Way** and the **Children's Aid Foundation Fundraiser** at Canada's Wonderland.