VAUGHAN

COMMITTEE OF THE WHOLE (2) – DECEMBER 8, 2020

COMMUNICATIONS

Distributed December 4, 2020		**Item No.**
C1.	Mr. Rick Bertozzi, Kleinburg Tennis Club, presentation material titled "Meeting with City of Vaughan – Club Requirements"	5.1 Presentations
C2.	Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020	8, 9 and 10
C3.	Mr. J.A. (Jim) Bacchus, Vice President, The Municipal Infrastructure Group Ltd. (TMIG), Dufferin Street, Vaughan, dated November 30, 2020	9
Distributed December 7, 2020		
C4.	Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020	8, 9 and 10
C5.	Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020	8, 9 and 10
C6.	Kate Duncan, Woodbridge Avenue, dated December 6, 2020	4
C7.	Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020	8, 9 and 10
C8.	Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020	8
C9.	Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020	9
C10.	Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020	10
C11.	Memorandum from the City Clerk dated December 8, 2020	1

Disclaimer Respecting External Communications
Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

Meeting with City of Vaughan – Club Requirements

Communication - C1
Committee of the Whole (2)
December 8, 2020
Item # 5.1 - Presentations

Kleinburg Tennis Club (KTC) – PROFILE

- *KTC promotes the game of tennis for EVERYONE*

- 40 years of providing tennis to the community, 10 years as Ontario Not-For-Profit Corporations Act (ONCA).
- Run by non-paid volunteers with 12 Board Members.
- Membership 133 & rapidly growing (up 37% YoY in 2019).
- Only tennis club to provide tennis to Vaughan Central and West Region residents.

AFFILIATIONS

- A member of the Ontario Tennis Association (OTA).
- A member of the InterCounty Tennis Association (ICTA).

KTC – PROFILE (Cont'd)

- *We are a busy club with a wide range of activities*

Levels	• Beginner , Intermediate, Advanced
Round Robins	• Four (4) times a week
Club Tournaments	• 7 tournaments for all ages groups and genders
Social Tennis with food	• Several times during the season
Coaching	<u>Provided by Tennis Canada Certified Pro</u>: • Adult lessons (including Seniors) • Junior lessons
<u>ICTA Leagues</u>: • Largest leagues in Canada. • KTC visit other clubs and host teams from other clubs from the GTA.	• Mixed league • Ladies League • Junior League • Plus 55 (planning to start a new team)

KTC's Current Challenges

- *We would like to work closely with the City to overcome these challenges*

- **Tennis in Vaughan Central and West regions is underserviced.**
- **No washrooms (or adequate washroom facilities).**
- **No clubhouse.**
- Only 3 courts.
- Potentially unsafe & unsuitable neighbour (i.e. Baseball diamond).
- Parking - Often full & unsafe.
- Vandalism - Portable Toilet and tennis court equipment.
- Potentially risky entry point in the courts (Court 2).
- **Unable to run a kids camp due to club restrictions.**

Comparable Neighbouring Summer Clubs

- Most clubs have less or comparable memberships

Tennis Club	# of Access Courts	Clubhouse	Restroom
Newmarket TC	6	👍	👍
King City TC	4	👍	👍
Nobleton TC	4	👍 *	👍 **
Thornhill Park TC	4	👍	👍
Richmond Hill TC	6	👍	👍
Bolton TC	4	👍	👍
Blackmore TC	6	👍	👍
Bramalea TC	4	👍	👍
Kleinburg TC	3	👎	👎 ***

Thornhill Park TC (East Vaughan Region)	KTC (Central & West Vaughan Region)
4 Courts	3 Courts
Clubhouse	No Clubhouse
Washrooms	No Washrooms
20 Lights	12 Lights
Junior Summer Camps	No Junior Summer Camps
Dedicated Parking	No Dedicated Parking
Public Hours - 6	Public Hours - 25
Courts are Locked	Courts are Open

* In the planning process of building a clubhouse.
** Washroom in the Nobleton pool facility next door.
*** Portable toilet for the use of everyone using the park.

Options

- *Status quo is not an option*

1. Simple (SMART) facility improvements at the current Kleinburg Tennis Club location with the help of the City.

2. A new location for the Kleinburg Tennis Club:
   - City to identify a potential alternate location to provide adequate facilities for tennis to better service Vaughan residents living in the Central and West Regions (**i.e. Chatfield District Park Tennis Courts**).
   - **A potential club name change to: <u>"Vaughan Tennis Club".</u>**

Option 1:
Simple (SMART) Current Facility Improvements



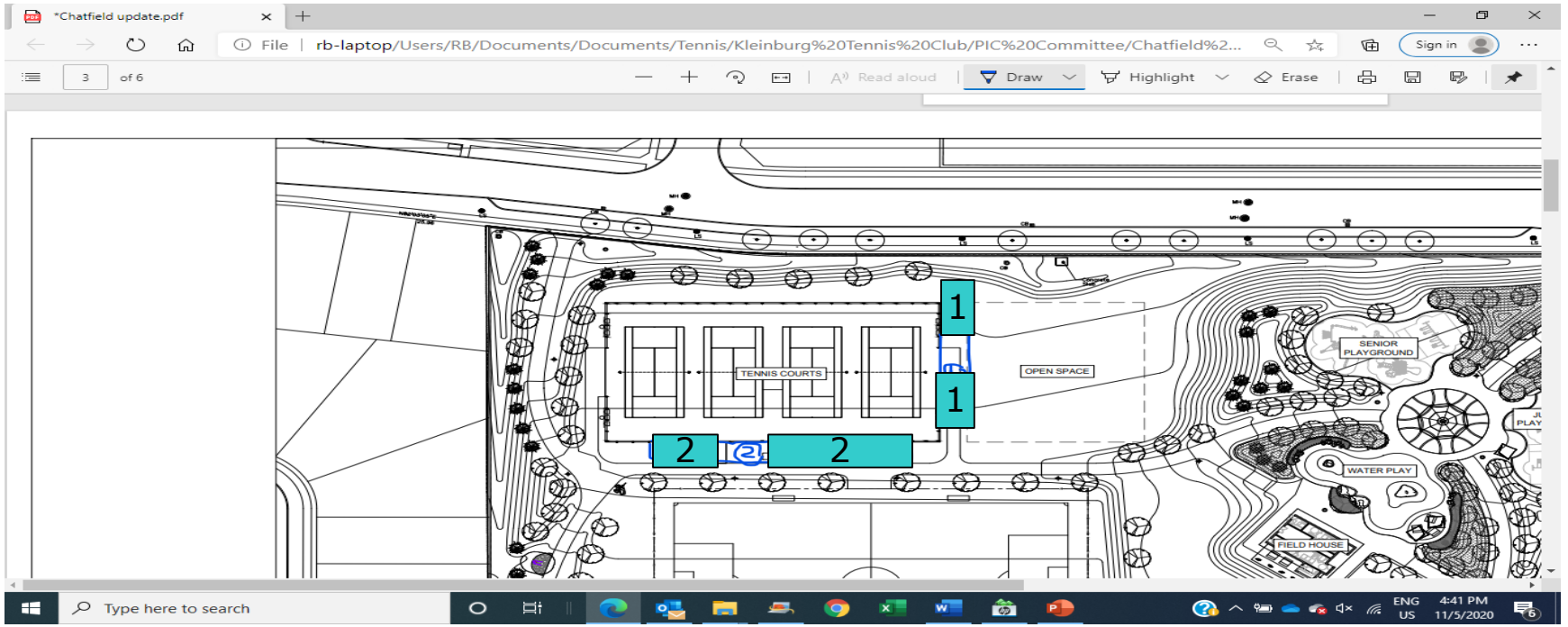
LEGEND:

- **Red Arrow – Current Court Entrance Point.**
- **Green Arrow – Proposed Court Entry Point. Cost: TBD**
- **Red Box – Proposed Expanded Covered Shelter Area with Seating Area. Cost: TBD**
- **Blue Box – Proposed Trailer Restroom Facility.**
  Cost: Approx. $12k for 6 months plus Electrical Hook-up (TBD)

Option 2: A New Location for the Club

- New Name: Vaughan Tennis Club (VTC)

CHATFIELD DISTRICT PARK



LEGEND:

- **Blue Area - Proposed shelter area in area #1 or #2. Cost: TBD**

Recommended Option

- **We recommend Option 2, relocating the club to an alternate location**:
  - A 3-year pilot project at the **Chatfield District Park** location.
  - Take the necessary steps to change the club name to the **Vaughan Tennis Club** (to encourage inclusiveness to all Vaughan residents, all age groups).
  - **This location would have the least impact, cost, and disruption to the City.**
  - We can work with the City in running tennis programming and tennis lessons at this location.
  - We will have a teaching Tennis Professional to assist and run programming and lessons.

Communication - C2
Committee of the Whole (2)
December 8, 2020
Item # 8, 9 and 10

From: Rosario Sacco <rosario@urbanecosystems.com>
Sent: Monday, November 30, 2020 1:29 PM
To: Clerks@vaughan.ca
Subject: [External] RE: Block 59- Anatolia Corp- Committee of the Whole Dec 1, 2020-City Files BL.59.2014, Z.18.025, Z.18.026, File Z.18.027 , DA.18.065, DA.18.066 and DA.18.067

Dear Honourable Mayor and Members of Council, City of Vaughan

For clarity purposes only, we are resending our recent email and attached letter confirming that the attached submission is in reference to

Block 59- Anatolia Corp - City Files BL.59.2014, Z.18.025, Z.18.026, File Z.18.027 , DA.18.065, DA.18.066 and DA.18.067

Regards,

Rosario Sacco, P.Eng

7050 Weston Road, Suite 705
Woodbridge, ON, L4L 8G7
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Disclaimer:
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November 30, 2020

Mayor and Members of Council, City of Vaughan
Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON L6A-1T1

Delivered by email to: clerks@vaughan.ca

Re: Committee of the Whole, December 1, 2020
Application for Zoning Bylaw and Site Plan Approval, Anatolia Capital Corp.
File Z.18.026, DP.18.066
Block 59 – Block Plan Application, MESP and Interim Sanitary Servicing

Dear Honourable Mayor and Members of Council, City of Vaughan:

Urban Ecosystems Limited, acting as Block Engineer for Block 57/58 West, has reviewed the Committee of the Whole staff report that will be presented to Council at the December 1, 2020 Committee of the Whole meeting.

It is the understanding of this firm that the Block 59 sanitary servicing needs are primarily to be addressed, on a "permanent basis", from a trunk sanitary sewer from Hwy 27.
Pursuant to the Block and Site Plan Applications currently made by the Block 59 West Landowners, they wish to advance the development of their lands by accessing the existing Block 57/58 Huntington Road Sanitary Sub-Trunk sewer to service the westerly half of this block, on an "interim basis".

The Huntington 57/58 West Landowners Group ("57/58 Group") is of the position that this interim sanitary servicing option will detrimentally affect the development of the balance of the 57/58 West Block Plan and therefore should not be permitted by the City pending further studies and consultation amongst all affected parties. It is also important to note that a portion of the ultimate sanitary service option exists for Block 59, which option has the sanitary sewer running east under Highway 427 to Highway 27 and into the ultimate, permanent sanitary sewer designed for Block 59.

The 57/58 Group has been active in the development of the 57/58 West Block plan area since year 1999. In order to proceed with any development of these lands, the individual landowners within this 57/58 Group were obligated to advance, at their cost, the extension of municipal external servicing into this Block plan area, including trunk sanitary sewers ("57/58 Sanitary"). In consultation with the City of Vaughan, the internal sanitary sewer system within the Huntington 57/58 Block area was designed and subsequently constructed, not only to accommodate the sanitary servicing needs of this block area, but also oversized, at the initial cost of these landowners, for additional external lands, such as Blocks 64, 65 and a small portion of Block 59 lands, as illustrated in the attached MESP External Sanitary Drainage Area Plan Figure E-3.

The 57/58 West Block Plan and MESP was ultimately approved by the City and Region based on the then current proposed zoning and development constraints of that time and the build out of employment lands within this Block 57/58 was permitted to proceed.

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uel@urbanecosystems.com

Subsequent to the Block 57/58 West Block Plan approval, MESP approval and the installation of the trunk sanitary sewer system within this block area, the City finalized and issued By-Law 087-2018 imposing Area Specific Development Charges for the Huntington Road Sanitary Sub-Trunk revising the external sanitary sewer drainage area for this existing sanitary sewer system to delete Block 65 and added portions of Blocks 60, 61, 62 and 66 , as illustrated on the attached By-Law 087-2018 Schedule B figure. It should be noted that the small sanitary drainage area from Block 59 remained unchanged.

Although the 57/58 Group had raised concerns with the City with regards to the changes to the external sanitary drainage areas, By-Law 087-2018 imposing Area Specific Development Charges for the Huntington Road Sanitary Sub-Trunk was subsequently approved by Council. We are unaware of any studies being completed by the City reviewing the implications of the additional revised drainage areas to the sanitary sewer system.

The 57/58 Block has been substantially developed and built as employment lands and has received City and Regional approvals for future development intensification along the Highway 7 corridor. It is critical that the needs of the 57/58 Group be addressed before any consideration is given to other Block Plan areas, including Block 59, that would have a detrimental impact on the servicing and development needs of the remaining undeveloped land parcels within the 57/58 West Block plan area.

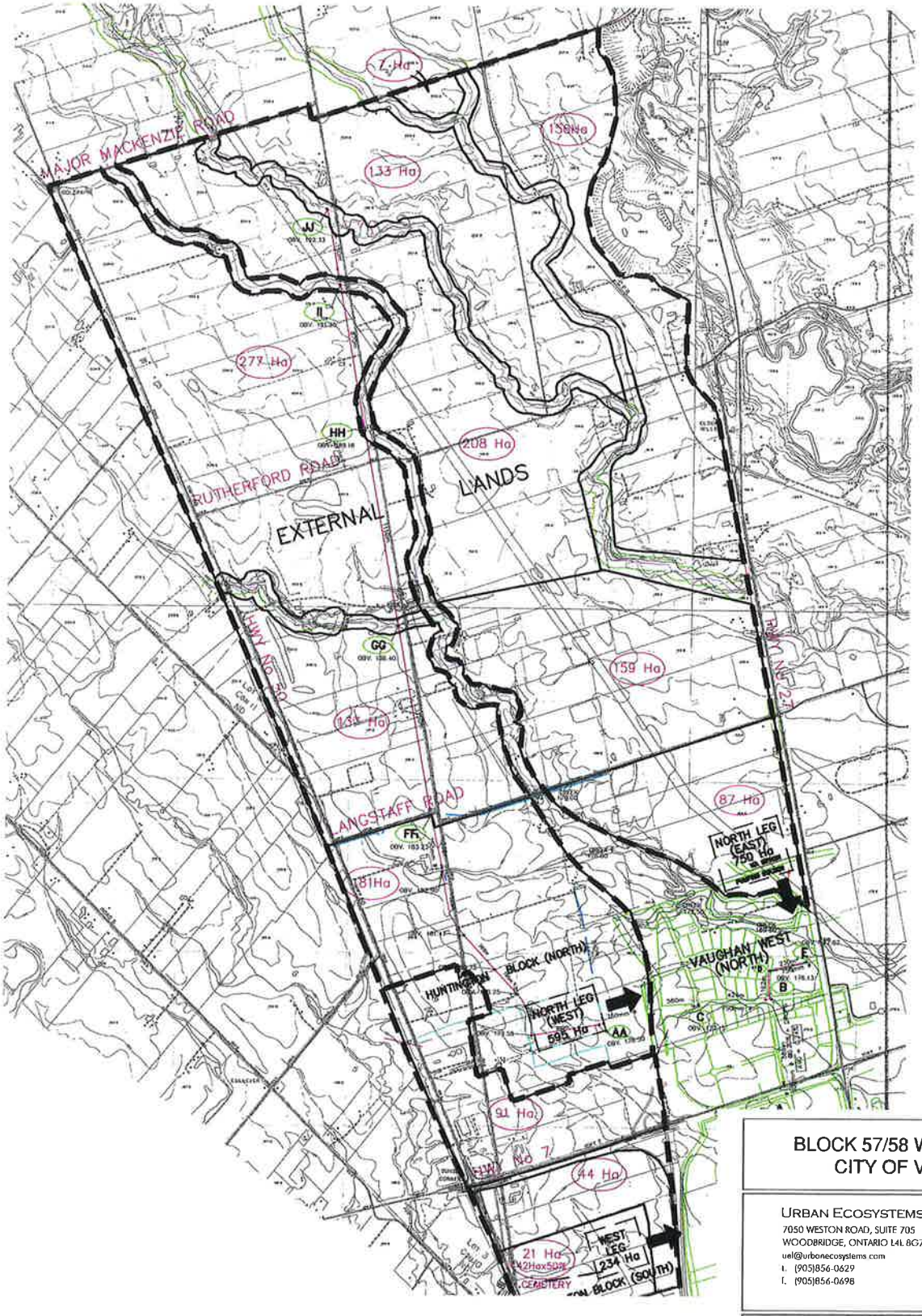
The 57/58 Group is of the position that it would be premature to approve the Block 59 Plan and MESP at this time based on the interim sanitary servicing option that has been presented.

The Block 57/58 Group takes the position that the approval of this interim sanitary servicing option will have a significant detrimental impact on the development of the balance of the 57/58 West Block Plan. In our opinion, the interim sanitary servicing option requires further studies and consultation amongst the affected parties. In the event that the City disagrees with this position and proceeds with the approval of this interim sanitary servicing option as presented, the Block 57/58 Group respectfully request confirmation from the City that none of the lands within Block 57/58 would ever be delayed or prevented from development in future because of a sanitary servicing capacity issue.

Respectfully submitted,

Rosario Sacco, P.Eng
Urban Ecosystems Limited
Block Engineer – Block 57/58 Land Owners Group

Cc: Block Captain - Delta Urban Limited
Block 57/58 Land Owners Group



BLOCK 57/58 WEST M.E.S.P.
CITY OF VAUGHAN

URBAN ECOSYSTEMS LIMITED
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WOODBRIDGE, ONTARIO L4L 8G7
uel@urbonecosystems.com
t. (905)856-0629
f. (905)856-0698

UEL

VAUGHAN WEST (NORTH)/HUNTINGTON BLOCK PLAN

EXTERNAL SANITARY DRAINAGE AREA PLAN

SCALE	DATE	PROJECT No.	FIGURE
NTS	FEBRUARY 2006	98021	E-3

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 087-2018

A By-Law to impose Area Specific Development Charges – Zenway/Huntington Road Sanitary Sub-Trunk.

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 (hereinafter referred to as the "Act") provides that the council of a municipality may pass by-laws for the imposition of a development charge against land where the development of the land would increase the need for services;

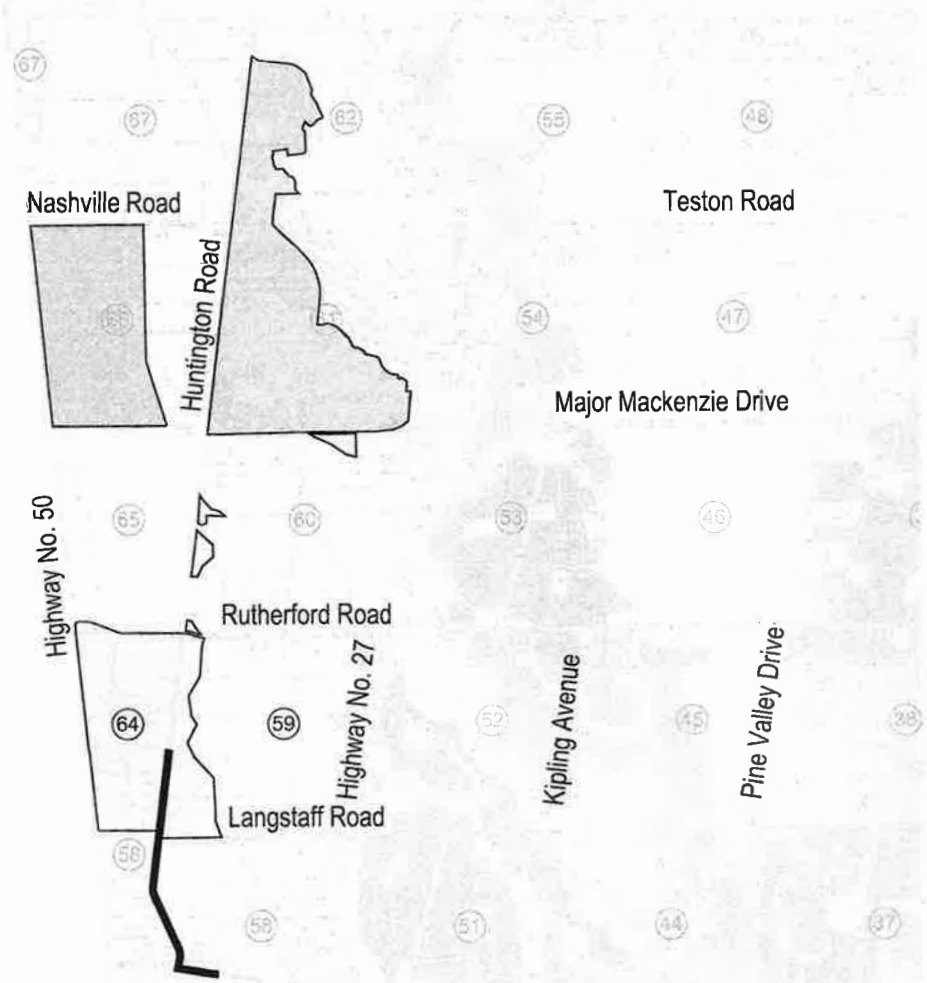
And Whereas the Council of the Corporation of the City of Vaughan held a public meeting on April 3, 2018 to consider the enactment of an Area Specific development charge by-law, in accordance with section 12 of the Act;

And Whereas the Council of the Corporation of the City of Vaughan has given notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

And Whereas a development charges background study has been prepared by Hemson Consulting Ltd. dated March 9, 2018 and amended on May 16, 2018, wherein the background study indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

And Whereas copies of the background study and the proposed by-law were made available to the public on March 9, 2018 in accordance with Section 12 of the Act;

Now therefore the Council of the Corporation of the City of Vaughan enacts as follows:



SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER: 087-2018

PASSED THE 23rd DAY OF May, 2018

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

ZENWAY/HUNTINGTON ROAD
SANITARY SUB-TRUNK

EXISTING SEWERAGE WORKS

SERVICE AREA

41 CITY BLOCK

NOT TO SCALE

VAUGHAN

Acad File: O:\Dev Eng & Infra Pln Srv\Planning and Studies\04-Development Charges\2018 dcs-dcjobs\Zenway\Zone3\ZAddy Maps\dcsbpm

TMIG
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November 30, 2020

PROJECT NUMBER 18209

Communication C 3
Committee of the Whole (2)
December 8, 2020
Item # 9

Mayor and Members of Council, City of Vaughan
Office of the City Clerk
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Re: Committee of the Whole, December 1, 2020
Application for Zoning Bylaw and Site Plan Approval, Anatolia Capital Corp. File Z.18.026, DP.18.066
Block 59 Road Network – Street L

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited (the "Client"), owners of all the lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59, TMIG offers the following comments and queries for consideration in the above-noted Council matter. TMIG have reviewed the Committee of the Whole staff report that will be presented to Council at the December 1, 2020 Committee of the Whole (CoW) meeting. While we do not have concerns over the subject applications by Anatolia in the westerly areas of the Block, we do have concerns over approval of the broader Block 59 Transportation Plan as it relates to the transportation network in the south east quadrant of the Block. Specifically, this letter is in reference to a staff recommendation in support of a road connection (Street L) to Highway 27, north of Langstaff Road, which would bisect the lands owned by Hunter Fifty Investments Limited and Line Drive East Investments Limited negatively affecting their ability and, in fact, introducing an element of injurious affect to the subject lands.

TMIG filed a deputation to City of Vaughan Council on June 15, 2020 in relation to this matter, which has been appended for reference. Our June letter summarized the rationale supporting the elimination of the Street L road connection to Highway 27. Our understanding at the time was that the traffic consultant for the Block 59 Landowner group (Cole) concurred with our rationale, and had included supporting language in their traffic report for the potential elimination of this particular section of road (excerpts from Cole's June 2020 traffic report filed with the City is appended). It was also our understanding that City staff and Council agreed with this approach, and it was therefore very disappointing to read the latest staff report prepared for the December 1, 2020 CoW meeting (see pages 9 and 10 of the report, as appended) that not only maintains the Street L connection, but recommends its implementation as a means to serve the associated lands. Furthermore, the staff report makes mention of an October 2020 traffic report (presumably also prepared by Cole) as a means to support their recommendation; since this traffic report seems to be contrary to the June 2020 recommendation and since it primarily affects our Client's lands and their ability to develop these important employment parcels, it is disappointing the City did not circulate the October report to my Client for review, or at least communicate its findings regarding this important Block Plan element, especially since a deputation about this very issue was made in June 2020.

As we concluded in our June 2020 submission, the east/west road (Street L) should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block, and eliminate the potential injurious affect to my Client's lands. The now-consolidated lands have frontage to Line Drive, Langstaff Road and

Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintain an additional unnecessary road that serves little practical purpose.

Sincerely,

TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.

J.A. (Jim) Bacchus, BA, MITE
Vice President | jbacchus@tmig.ca

cc: Vic De Zen, Hunter Fifty Investments Limited and Line Drive Investments Limited
Joseph Sgro, Hunter Fifty Investments Limited and Line Drive Investments Limited
Sam Speranza, Hunter Fifty Investments Limited and Line Drive Investments Limited

Encl: June 15, 2020 Deputation by TMIG
Excerpts from Block Plan traffic report, Cole, June 2020
Excerpts from Staff Report for December 1, 2020 Committee of the Whole

APPENDICES

TMIG
A TYLIN INTERNATIONAL COMPANY

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June 15, 2020

PROJECT NUMBER 18209

Mayor and Members of Council, City of Vaughan
Office of the City Clerk
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Re: Committee of the Whole, June 16, 2020
Item #10, Application for Block Plan Approval, File BL:59:2014
Block 59 Road Network

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited, owners of all the regional road frontage lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59 (see Attachment #5 appended), TMIG has reviewed the agenda items, City of Vaughan staff report, and relevant background studies prepared and submitted for consideration at the upcoming June 16, 2020 Committee of The Whole meeting, in efforts to render an opinion on the need for one of the 'Primary Streets' proposed in the Block 59 road network. The road link in question is illustrated in the City's staff report on Attachment #5 (identified as 'Proposed') and is oriented in an east/west direction connecting Line Drive to Regional Road 27. The road is also shown on Attachment #3 of the City's staff report, but without the connection to Regional Road 27, the east/west road instead forming a 'Tee' with two cul-de-sacs on either side of the road's intersection at the northerly terminus of Line Drive.

Our understanding of the original east/west road was to ensure that municipal servicing could be provided to the various parcels in the southeast corner of Block 59 that did not and would not otherwise have local road frontage if it weren't for this roadway. Also, Line Drive and this east/west *Primary Street* (as so designated by the City) was initially proposed to extend north to connect to John Lawrie Street, the major collector road running through the middle of Block 59, connecting Regional Road 27 in the east to Huntington Road in the west.

Since the original road network was laid out, several key events have occurred. Firstly, a major development was built within Block 59 that required alteration of the original road network. The Costco Distribution Centre, situated at 100 Line Drive, the property for which extends from Regional Road 27 to the Highway 427 extension corridor, has eliminated the ability for <u>any</u> road to connect to John Lawrie Road from south of the Costco. Further, the properties south of the Costco have been consolidated by one owner, eliminating the need for a local road to be built to service individual parcels for development. Additionally, the east/west road would greatly degrade the ability of the owner of the now consolidated lands to develop the property as prestige employment lands as designated by the Official Plan by unnecessarily fragmenting the lands with the construction of the road. Finally, since this part of the road network can no longer be connected to John Lawrie Road, combined with the consolidation of the lands along its length, the need for this road is greatly diminished.

With due consideration of the above, it is our opinion that the east/west road should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block. The now-consolidated lands

have frontage to Line Drive, Langstaff Road and Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintaining an additional unnecessary road that serves little practical purpose.

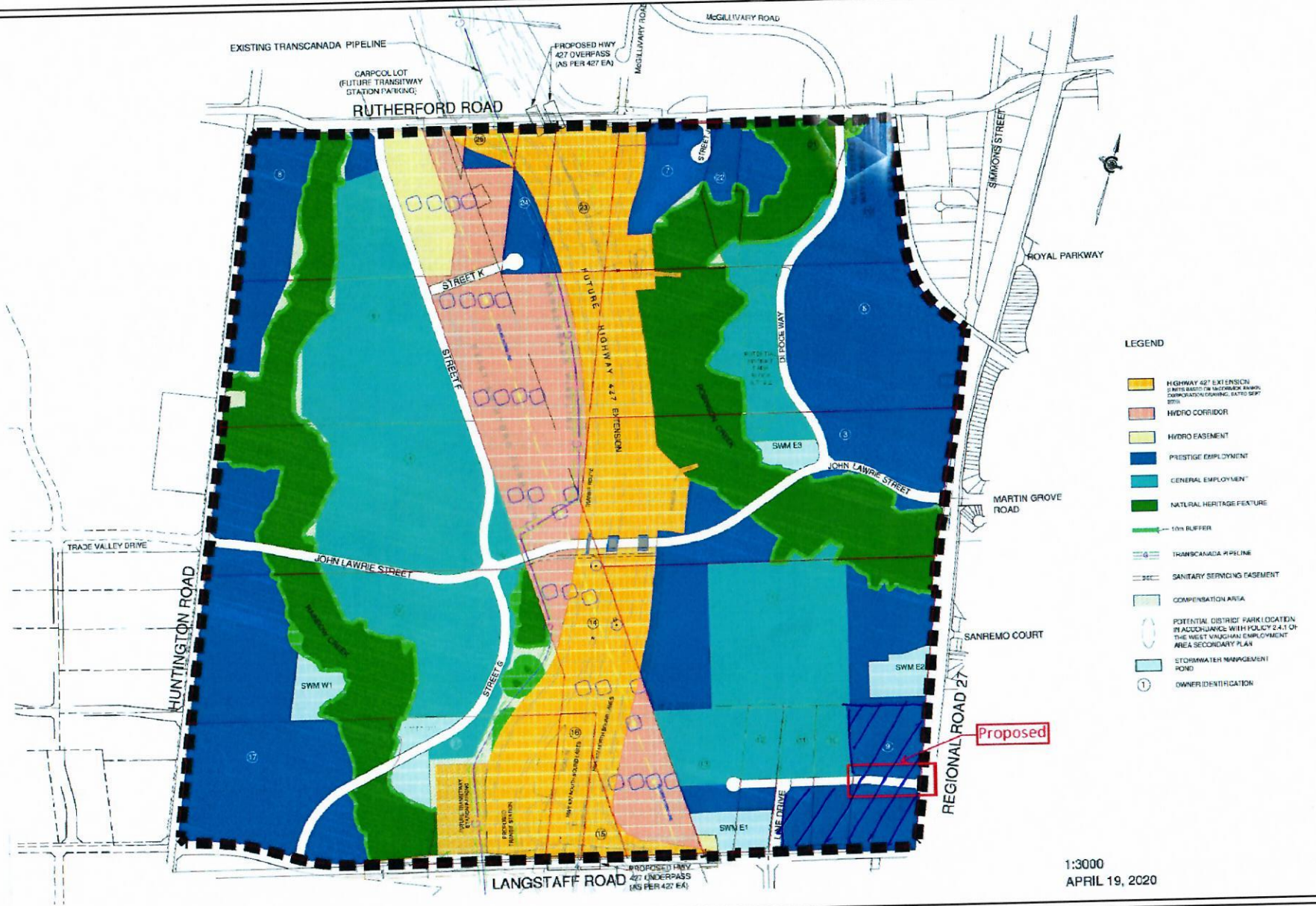
Sincerely,

TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.

J.A. (Jim) Bacchus, BA, MITE
Vice President | jbacchus@tmig.ca

cc: Joseph Sgro, Zzen Group
Sam Speranza, Zzen Group

Encl: Excerpts from Staff Report for June 16, 2020 Committee of the Whole:
Attachment #3
Attachment #5



Block 59 Proposed Road Network

LOCATION:
Lots 11 - 15, Concession 9

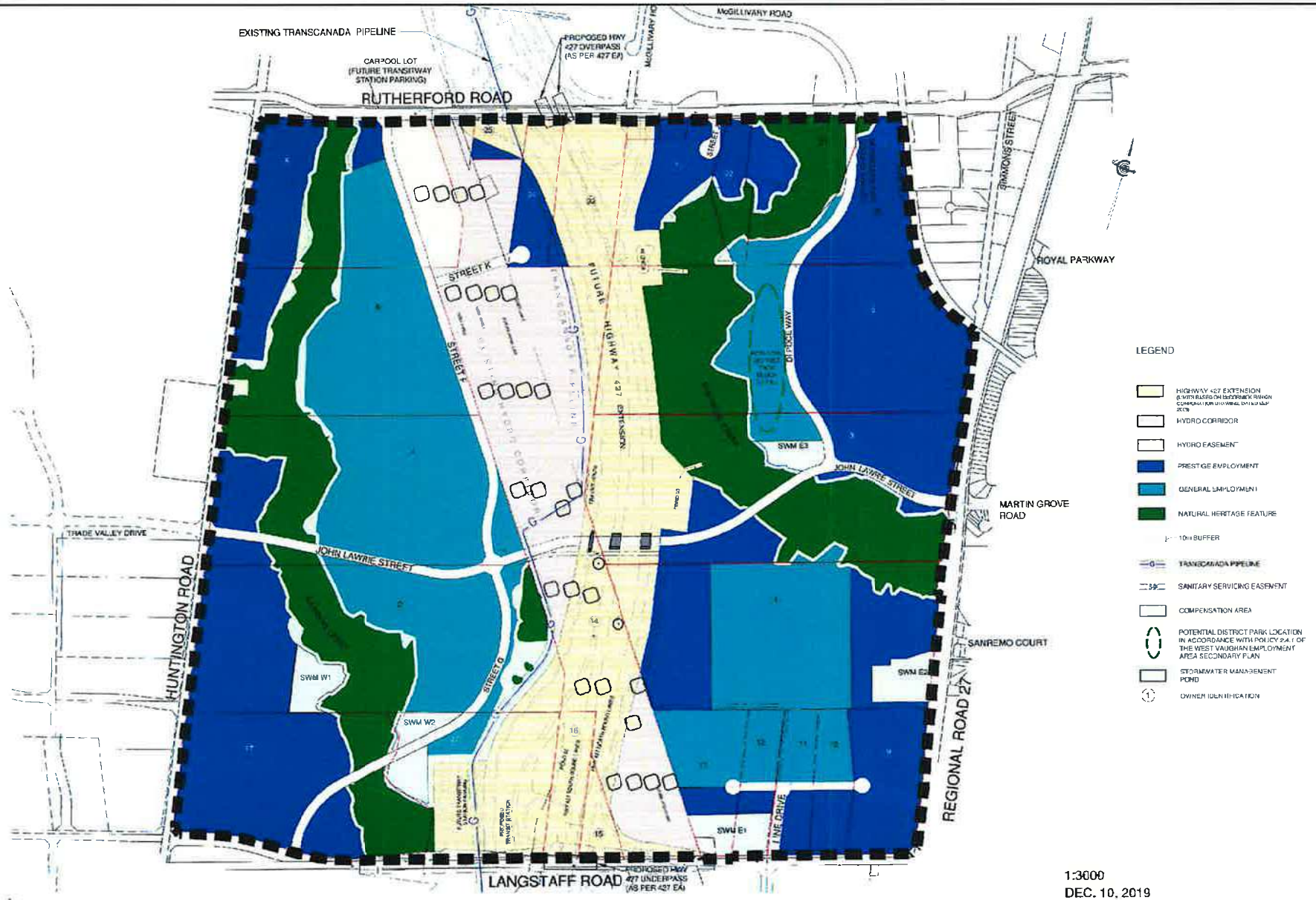
APPLICANT:
Block 59 Landowners Group

VAUGHAN
Policy Planning and Environmental Sustainability

Attachment
FILE: BL.59.2014
DATE: June 16, 2020
5

Created on: 5/11/2020

Document Path: N:\GIS_Archive\Attachments\Block59\BL.59.2014_CW_RoadNetwork.mxd



Block 59 Land Use Plan

LOCATION:
Lots 11 - 15, Concession 9

APPLICANT:
Block 59 Landowners Group

VAUGHAN
Policy Planning and Environmental Sustainability

Attachment

FILE:
BL.59.2014

DATE:
June 16, 2020

3

Document Path: N:\GIS_Archive\Attachments\Block59\BL.59.2014_CW_LandUsePlan.mxd

Created on: 5/11/2020

7.1.1 Block Phasing

The tentative horizon years for development of each land parcel is illustrated in **Figure 7.1**. The proposed development is planned to develop in four (4) phases as summarized in **Table 7.2**.

Table 7.2 Block 59 Development Phasing

Development Phase #	Employment Parcel #	Tentative Horizon Year
1	4, 8 and 17	2021
2	2, part of 3 located west of Robinson Creek, 6, and 24	2023
3	7, 9, 10, 11, 12, 13, 22, and 26	2026
4	20 and 21	2031

In order to keep the consistency with planning horizons as suggested by the City, the development phases #2 and 3 are clubbed into one phase and considered in 2026 horizon year. Since the tentative development of proposed GO Station (land parcels #20 and 21) is beyond the study horizon years, these were included in 2031 horizon year. Referring to analyses horizons as discussed in **Section 3.1**, the estimated number of employees by the analyses horizons is presented in **Table 7.3**.

Table 7.3 Block 59 Employment Estimation by Phase

Analyses Horizons	Employment Parcel #	Total Number of Employees
2021	4, 8 and 17	2,007
2026	2, Part of 3 located west of Robinson Creek, 6, 7, 9, 10, 11, 12, 13, 22, 24, and 26	3,051
2031	20 and 21	357

Based on the development of phasing and translating into analyses horizons, 2,007 jobs will be generated in 2021, while 3,051 jobs and 357 jobs will be generated in 2026 and 2031 horizon years, respectively.

7.2 Block Plan Road Network

The proposed primary road pattern generally fits within the broad framework provided for in the WVEA Secondary Plan. The Block Plan provides an east-west primary street extending from Martin Grove Road at Regional Road No. 27 to intersect with Trade Valley Drive at Huntington Road, as shown in the WVEA Secondary Plan. This road link is named as John Lawrie Street.

One continuous north-south primary street (Rutherford Road to Langstaff Road) is provided to the west of the Hydro Corridor and the proposed Highway 427 extension, as shown in the WVEA Secondary Plan. These road links are labeled as Street 'G' that extends north of Langstaff Road to John Lawrie Street and Street 'F' that extends from John Lawrie Street to Rutherford Road.

Since the approval of the WVEA Secondary Plan (as amended), the road network within Block 59 has materially changed to permit the Costco development and more recently the lands southeast of the Costco development have been substantively assembled by one owner/developer with access to existing Arterial roads and municipal services.

In support of development within Block 59 and upon submission of an application for Draft Plan / Site Plan Approval and an accompanying Traffic analysis, consideration to the removal of collector roads adjacent to large contiguous development blocks should be given to promote Employment uses as envisioned by the WVEA.

The road link connecting John Lawrie Street to Rutherford is named as DiPoce Way and roadway linking Langstaff Road to Costco Distribution Centre is named as Line Road.

A District Park will be provided is proposed to the north of John Lawrie St and west of DiPoce Way. The Park will be designed to accommodate a range of recreational facilities in accordance with the requirements of the City.

The primary streets have been positioned in the Block Plan to maximize the size of the development blocks in order to accommodate the large users. Besides, the provision of local streets has been purposefully minimized to achieve larger block sizes. If in the future it is considered desirable to accommodate smaller users or multi-tenant users, then local roads can be easily added and linked to the primary streets. The Block plan is designed to provide maximum flexibility to accommodate a variety of users. The operating speed for the internal collector roadways is set to be 60 km/h with the right-of-way of 26 m and 14 m paved surface.

The Block Plan is designed to provide maximum flexibility to accommodate a variety of users. Opportunities for transit facilities internal to Block 59 are discussed in **Section 11.3**.

The proposed active transportation network in Block 59 is presented in **Section 11.3.3**.

The anticipated year to develop the proposed roadways within Block 59 are summarized in **Table 7.4**. John Lawrie Street connecting Huntington Road and DiPoce Way, and Street 'F' are anticipated to be developed by 2021. Street 'G' and Street 'K' are envisioned to be developed by 2023. Street 'L' and Street 'M' on the east and west of Line Drive are anticipated by 2023. DiPoce Way connecting DiPoce Way to Rutherford Road is anticipated by 2031.

Table 7.4 Anticipated Year to Develop Roadway Within Block 59

Street Name	Classification of the Roadway	Section	Anticipated Year to Develop
John Lawrie Street	Major Collector	Between Huntington Road and DiPoce Way	2021
		Street 'F' to DiPoce Way	2023
Street 'F'	Major Collector	Rutherford Road and John Lawrie Street	2021
Street 'G'	Major Collector	John Lawrie Street and Langstaff Road	2023
Street 'J'	Minor Collector		2026
Street 'K'	Minor Collector		2023
Street 'L'	Minor Collector	Connecting Line Drive to Highway 27	2023
Street 'M'	Minor Collector	Connecting Line Drive/Street 'M' intersection on the West	2023
DiPoce Way	Major Collector	Connecting DiPoce Way to Rutherford Road	2031

Anticipated year to develop the new intersections within Block 59 are discussed in **Section 3.2.** The details of access driveways to each land parcel are discussed in **Section 10.**

The Development conforms to the final Block Plan, Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan for the Block 59 Area

Section 10.1.1 of VOP 2010, Volume 1 states a Block Plan is required for all Secondary Plans. Vaughan Council, on June 17, 2014 considered the draft Block 59 Plan at a Public Meeting (File BL.59.2014). Council on June 29, 2020 considered and approved the application for the Block Plan, and the Block 59 Plan dated December 10, 2019, subject to the fulfillment of Block Plan conditions of approval. Two of the 9 recommendations contained in the June 16, 2020 report recognized that through the fulfillment of the Block Plan conditions, the final Block Plan may require updating:

- The Block 59 Plan be modified as required through the resolution of conditions identified in Attachment 1 of the Block Plan report
- Any changes resulting from the fulfillment of the conditions be made prior to any future approval of a Zoning By-law Amendment application or draft approval of a Draft Plan of Subdivision or Site Development application

Condition 1 of Block Plan approval also recognizes the final Block Plan shall relate to the draft Block 59 Plan dated December 10, 2019. Two changes have been reflected in the final Block 59 Block Plan, dated September 3, 2020 as shown on Attachment 7. The Land Use Distribution has also been updated to reflect these changes as shown in Attachment 8.

The final Block 59 Block Plan identifies the Subject Lands as "Prestige Employment", "General Employment", "Natural Heritage Feature" and "10 m Buffer". Street "G" is also identified and will be future development on the Subject Lands.

The final Block Plan 59 shown on Attachment 7 is generally consistent with the Block Plan dated December 10, 2019 and reflect the following modifications:

- The area of the "Prestige Employment" designation has been reduced in the southwest quadrant of the Block (part of Parcel #17 on the final Block Plan). This modification accurately reflects the extent of the "Prestige Employment" designation and reflects the "General Employment" designation as shown in the WVEA Secondary Plan. In doing so, the extent of land uses designation shown through the current development applications, are consistent with the final Block Plan for the southwest quadrant of Block 59.

- Street 'L' connecting Line Drive to Highway 27 in the southeast quadrant of Block 59, was previously shown as "proposed" and is now being shown as part

of the Block Plan. This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan.

A number of Block 59 Block Plan conditions of approval have been satisfied as shown on Attachment 9. The Policy Planning and Environmental Sustainability Department ('PPES') and the Development Engineering ('DE') Department have reviewed the outstanding conditions and are satisfied they can be appropriately addressed in advance of consideration of the related Draft Plan of Subdivision application and lifting of the Holding Symbol "(H)" from the Subject Lands, and/or become a condition of the related Draft Plan of Subdivision approval.

The proposed development conforms to the approved Block 59 Plan.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88 as shown on Attachment 2. The "A Agricultural Zone" does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Subject Lands to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone", with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", together with the following site-specific zoning exceptions to the EM1 and EM2 Zone Standards:

Table 1

	Zoning By-law 1-88 Standard	**'EM1 Prestige Employment Area Zone' Requirements**	**Proposed Exceptions to the 'EM1 Prestige Employment Area Zone' Requirements**

Communication : C 4
Committee of the Whole (2)
December 8, 2020
Item # 8, 9 and 10

From: Joseph Sgro
Sent: November 30, 2020 3:09 PM
To: 'Maurizio Bevilacqua (maurizio.bevilacqua@vaughan.ca)' <maurizio.bevilacqua@vaughan.ca>; mario.ferri@vaughan.ca; Gino Rosati (gino.rosati@vaughan.ca) <gino.rosati@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>; Rosanna DeFrancesca (rosanna.defrancesca@vaughan.ca) <rosanna.defrancesca@vaughan.ca>; Sandra Yeung Racco (sandra.racco@vaughan.ca) <sandra.racco@vaughan.ca>; 'alan.shefman@vaughan.ca' <alan.shefman@vaughan.ca>; tony.carella@vaughan.ca; Marilyn Iafrate (marilyn.iafrate@vaughan.ca) <marilyn.iafrate@vaughan.ca>
Cc: 'Vic De Zen'; Sam Speranza <SSperanza@zzengroup.com>
Subject: Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

Please be advised that ZZEN Group and the Block 57/58 Land Owners Group have serious concerns with the Block 59 Plan (Fulfillment of Block Plan Conditions) and the Site Plans being presented at Committee of the Whole tomorrow. We confirm that we have significant land holding interests in both Block 59 and in Block 57/58. We also confirm that we received the Meeting Notice late last week (November 26th) and have been reviewing and discussing our issues with City staff and our consulting engineers since receiving the Notice.

Our Block 57/58 Group Engineer, acting on behalf of the entire land ownership group, and our Traffic Engineer, acting on behalf of ZZEN, have each delivered letters of communication outlining the concerns that we have related to the proposed "interim sanitary servicing option" for Block 59 West and to the road network/traffic design for Block 59 East. Please see attached for the letters that were delivered, by email, to the City Clerk at approximately noon today. The communications identify major issues which must be brought to Council's attention as they are critical to the Block Plan 59 review process and to the respective Site Plan review process in advance of addressing the Block Plan/MESP concerns.

We respectfully request that due consideration is given by Council to these communications at the Council meeting tomorrow.

Thank you.

Kind Regards,

Joseph Sgro CPA, CA
General Manager and Partner
ZZEN Group of Companies Limited
100 Zenway Boulevard, Vaughan L4H 2Y7
Office: 905-264-5962 x204
Cell: 416-697-0179

ZZEN GROUP CONFIDENTIAL AND PROPRIETARY INFORMATION

Communication : C 5
Committee of the Whole (2)
December 8, 2020
Item # 8, 9 and 10

From: Joseph Sgro <JSgro@zzengroup.com>
Date: December 2, 2020 at 7:07:50 PM EST
To: "Bevilacqua, Maurizio" <Maurizio.Bevilacqua@vaughan.ca>, "Ferri, Mario" <Mario.Ferri@vaughan.ca>, "Rosati, Gino" <Gino.Rosati@vaughan.ca>, "Jackson, Linda" <Linda.Jackson@vaughan.ca>, "DeFrancesca, Rosanna" <Rosanna.DeFrancesca@vaughan.ca>, "Racco, Sandra" <Sandra.Racco@vaughan.ca>, "Shefman, Alan" <Alan.Shefman@vaughan.ca>, "Carella, Tony" <Tony.Carella@vaughan.ca>, "Iafrate, Marilyn" <Marilyn.Iafrate@vaughan.ca>
Cc: Vic De Zen <VDeZen@zzengroup.com>, Sam Speranza <SSperanza@zzengroup.com>, clerks@vauhgan.ca
Subject: [External] RE: Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

On behalf of Line Drive East Investments Limited and Hunter Fifty Investments Limited (the "Companies"), the Companies being owners of lands within Block 59, I confirm, in addition to the issues identified in my email below including the attached correspondence, that neither of the Companies are participating owners within Block 59. I confirm that the Companies object to ever being bound to any obligations that may be imposed upon the Companies by the Block 59 Landowners Group Inc. or by the Block 59 Developers Group or by the City of Vaughan related to Block Plan Applications and/or Block Plan Conditions for Block 59. I confirm that, as a result of the development of the Costco site, the Companies' lands have been effectively cut-off from the balance of Block 59 and derive absolutely no benefit from any of the infrastructure built or to be built within Block 59, that the Companies have not already paid for through their acquisition of their respective land parcels.

Thank you.

Kind Regards,

Joseph Sgro CPA, CA
General Manager and Partner
ZZEN Group of Companies Limited
100 Zenway Boulevard, Vaughan L4H 2Y7
Office: 905-264-5962 x204
Cell: 416-697-0179

ZZEN GROUP CONFIDENTIAL AND PROPRIETARY INFORMATION
The contents of this material are confidential and proprietary to ZZEN Group of Companies Limited and may not be reproduced, disclosed, distributed or used without the express permission of an authorized representative of ZZEN Group. Any other use is expressly prohibited. If you receive this communication in error, please immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable laws.
Thank you for your co-operation.

December 6, 2020

Re:City Park (Woodbridge Gates North) Inc.Files OP.17.015, DA.17.108 and Z.17.041 248, 252, 256, 260 Woodbridge Avenue

Dear Committee Councillors,

I'm writing to express my strong opposition to the above-referenced proposal. My townhome sits east of the railway tracks and there is already a considerable echo and vibration that rattles dishes in my home when the train passes by. An added wall that is intended to throw noise away from this development completely disregards those who live in the areas surrounding it. Unfortunately, unreasonable proposals such as this are not surprising. It wasn't too long ago that community members volunteered countless hours to oppose another unreasonable development slated for 177, 185, and 197 Woodbridge Ave. Despite a confirmed OMB (PL160284) decision to protect the two historic homes situated on these lands, the homes have been left to ruin, tossed from developer to developer. Their graffitied exterior walls and dilapidated structures serve as a reminder of city supported neglect, misaligned development proposals, and a complete disregard of the Woodbridge village community.

The City Park (Woodbridge Gates North) development represents yet another proposal that bears a significant negative impact to the community that surrounds it. Furthermore, it is not a wise business decision as there are many signs that the condo market is crashing and is due for a correction. Please read the following report: https://www.tvo.org/article/torontos-condo-market-is-in-more-trouble-than-you-think

There is demand for townhomes and lofts-not more tiny, crammed spaces, especially ones that overlook the train tracks and require amendments that degrade the surrounding neighbourhood.

Finally, the proposed community benefits are laughable. A pollinators garden where there are already several that exist and are maintained by volunteers/community members? Should we assume that they will be donating a few more books to the library to check this box as well? There needs to be more detailed provided here and it should also be noted that the damage that this project will create in terms of noise pollution and misalignment with the Woodbridge village and larger housing market, far out weights any of the mitigative measures proposed.

I hope that you will take these significant drawbacks into consideration. It is also my sincere hope that my efforts in writing you today are not in vain as has been the case for community members who have raised concerns in the past.

Sincerely,

Kate Duncan

[redacted] Woodbridge Avenue

Davies Howe
LAND DEVELOPMENT ADVOCACY & LITIGATION

Susan Rosenthal
susanr@davieshowe.com
Direct: 416.263.4518
Main: 416.977.7088
Fax: 416.977.8931

Communication : C7
Committee of the Whole (2)
December 8, 2020
Item # 8, 9 and 10

December 7, 2020

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

Mayor and Members of City Council
City of Vaughan
c/o Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A1T1

Dear Mayor and Members of Council:

Re: Committee of the Whole Meeting December 8, 2020
Addendum Agenda Items 6.8, 6.9 and 6.10
Anatolia Capital Corp. Zoning by-law Amendment Files Z.18.025, Z.18.026 and Z.18.027 and Site Development Files DA.18.065, DA.18.066 and DA.18.067 (the "Applications")

We are writing on behalf of the ZZEN Group, Hunter Fifty Investments Limited, Line Drive East Investments Limited and the Block 57/58 West Landowner Group in connection with the above-mentioned matters. The enclosed correspondence was previously sent on their behalf to the City. We are writing to ensure that this correspondence is included in the agenda items of the above-mentioned matters.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,
DAVIES HOWE LLP

Susan Rosenthal
Professional Corporation

copy: ZZEN Group
Hunter Fifty Investments Limited
Line Drive East Investments Limited
Block 57/58 West Landowner Group

November 30, 2020

Mayor and Members of Council, City of Vaughan
Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON L6A-1T1

Delivered by email to: clerks@vaughan.ca

Re: Committee of the Whole, December 1, 2020
Application for Zoning Bylaw and Site Plan Approval, Anatolia Capital Corp.
File Z.18.026, DP.18.066
Block 59 – Block Plan Application, MESP and Interim Sanitary Servicing

Dear Honourable Mayor and Members of Council, City of Vaughan:

Urban Ecosystems Limited, acting as Block Engineer for Block 57/58 West, has reviewed the Committee of the Whole staff report that will be presented to Council at the December 1, 2020 Committee of the Whole meeting.

It is the understanding of this firm that the Block 59 sanitary servicing needs are primarily to be addressed, on a "permanent basis", from a trunk sanitary sewer from Hwy 27.
Pursuant to the Block and Site Plan Applications currently made by the Block 59 West Landowners, they wish to advance the development of their lands by accessing the existing Block 57/58 Huntington Road Sanitary Sub-Trunk sewer to service the westerly half of this block, on an "interim basis".

The Huntington 57/58 West Landowners Group ("57/58 Group") is of the position that this interim sanitary servicing option will detrimentally affect the development of the balance of the 57/58 West Block Plan and therefore should not be permitted by the City pending further studies and consultation amongst all affected parties. It is also important to note that a portion of the ultimate sanitary service option exists for Block 59, which option has the sanitary sewer running east under Highway 427 to Highway 27 and into the ultimate, permanent sanitary sewer designed for Block 59.

The 57/58 Group has been active in the development of the 57/58 West Block plan area since year 1999. In order to proceed with any development of these lands, the individual landowners within this 57/58 Group were obligated to advance, at their cost, the extension of municipal external servicing into this Block plan area, including trunk sanitary sewers ("57/58 Sanitary"). In consultation with the City of Vaughan, the internal sanitary sewer system within the Huntington 57/58 Block area was designed and subsequently constructed, not only to accommodate the sanitary servicing needs of this block area, but also oversized, at the initial cost of these landowners, for additional external lands, such as Blocks 64, 65 and a small portion of Block 59 lands, as illustrated in the attached MESP External Sanitary Drainage Area Plan Figure E-3.

The 57/58 West Block Plan and MESP was ultimately approved by the City and Region based on the then current proposed zoning and development constraints of that time and the build out of employment lands within this Block 57/58 was permitted to proceed.

7050 Weston Road, Suite 705 Woodbridge, Ontario L4L 8G7
Telephone (905) 856-0629 Fax: (905) 856-0698
uel@urbanecosystems.com

Subsequent to the Block 57/58 West Block Plan approval, MESP approval and the installation of the trunk sanitary sewer system within this block area, the City finalized and issued By-Law 087-2018 imposing Area Specific Development Charges for the Huntington Road Sanitary Sub-Trunk revising the external sanitary sewer drainage area for this existing sanitary sewer system to delete Block 65 and added portions of Blocks 60, 61, 62 and 66 , as illustrated on the attached By-Law 087-2018 Schedule B figure. It should be noted that the small sanitary drainage area from Block 59 remained unchanged.

Although the 57/58 Group had raised concerns with the City with regards to the changes to the external sanitary drainage areas, By-Law 087-2018 imposing Area Specific Development Charges for the Huntington Road Sanitary Sub-Trunk was subsequently approved by Council. We are unaware of any studies being completed by the City reviewing the implications of the additional revised drainage areas to the sanitary sewer system.

The 57/58 Block has been substantially developed and built as employment lands and has received City and Regional approvals for future development intensification along the Highway 7 corridor. It is critical that the needs of the 57/58 Group be addressed before any consideration is given to other Block Plan areas, including Block 59, that would have a detrimental impact on the servicing and development needs of the remaining undeveloped land parcels within the 57/58 West Block plan area.

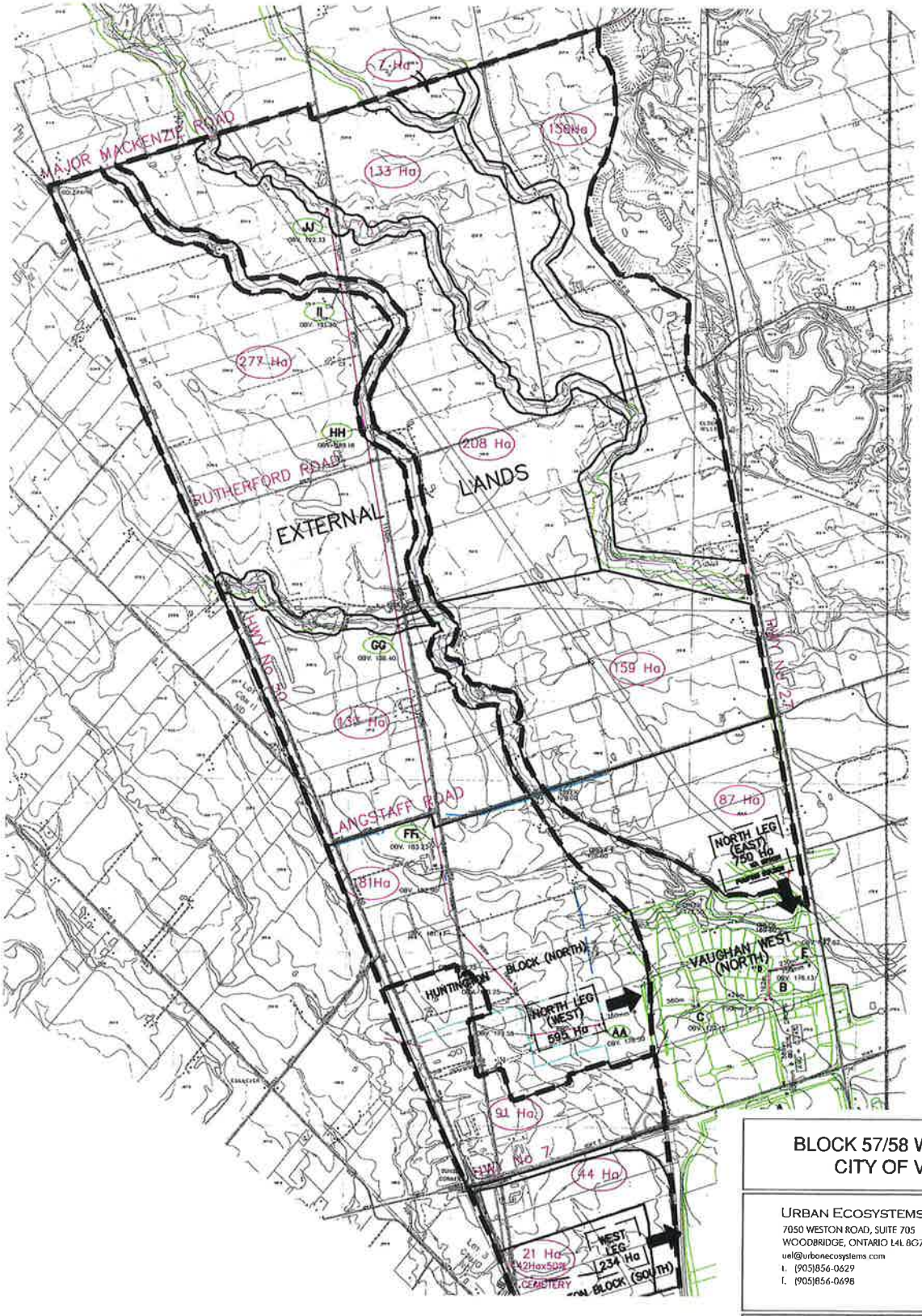
The 57/58 Group is of the position that it would be premature to approve the Block 59 Plan and MESP at this time based on the interim sanitary servicing option that has been presented.

The Block 57/58 Group takes the position that the approval of this interim sanitary servicing option will have a significant detrimental impact on the development of the balance of the 57/58 West Block Plan. In our opinion, the interim sanitary servicing option requires further studies and consultation amongst the affected parties. In the event that the City disagrees with this position and proceeds with the approval of this interim sanitary servicing option as presented, the Block 57/58 Group respectfully request confirmation from the City that none of the lands within Block 57/58 would ever be delayed or prevented from development in future because of a sanitary servicing capacity issue.

Respectfully submitted,

Rosario Sacco, P.Eng
Urban Ecosystems Limited
Block Engineer – Block 57/58 Land Owners Group

Cc: Block Captain - Delta Urban Limited
Block 57/58 Land Owners Group



BLOCK 57/58 WEST M.E.S.P.
CITY OF VAUGHAN

URBAN ECOSYSTEMS LIMITED
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WOODBRIDGE, ONTARIO L4L 8G7
uel@urbonecosystems.com
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f. (905)856-0698

VAUGHAN WEST (NORTH)/HUNTINGTON BLOCK PLAN

EXTERNAL SANITARY DRAINAGE AREA PLAN

SCALE	DATE	PROJECT No.	FIGURE
NTS	FEBRUARY 2006	98021	E-3

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 087-2018

A By-Law to impose Area Specific Development Charges – Zenway/Huntington Road Sanitary Sub-Trunk.

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 (hereinafter referred to as the "Act") provides that the council of a municipality may pass by-laws for the imposition of a development charge against land where the development of the land would increase the need for services;

And Whereas the Council of the Corporation of the City of Vaughan held a public meeting on April 3, 2018 to consider the enactment of an Area Specific development charge by-law, in accordance with section 12 of the Act;

And Whereas the Council of the Corporation of the City of Vaughan has given notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

And Whereas a development charges background study has been prepared by Hemson Consulting Ltd. dated March 9, 2018 and amended on May 16, 2018, wherein the background study indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

And Whereas copies of the background study and the proposed by-law were made available to the public on March 9, 2018 in accordance with Section 12 of the Act;

Now therefore the Council of the Corporation of the City of Vaughan enacts as follows:

SCHEDULE "B"
AREA SPECIFIC
DEVELOPMENT CHARGES

BY-LAW NUMBER: 087-2018

PASSED THE 23rd DAY OF May, 2018

SIGNING OFFICERS

MAYOR

CLERK

ZENWAY/HUNTINGTON ROAD
SANITARY SUB-TRUNK

EXISTING SEWERAGE WORKS

SERVICE AREA

CITY BLOCK

NOT TO SCALE

VAUGHAN

Acad File: O:\Dev Eng & Infra Pln Srv\Planning and Studies\Dc-Development Charges\2018 DC Update\DBF\2018 DC Update.dwg

TMIG
A TYLIN INTERNATIONAL COMPANY

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November 30, 2020

PROJECT NUMBER 18209

Mayor and Members of Council, City of Vaughan
Office of the City Clerk
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Re: Committee of the Whole, December 1, 2020
Application for Zoning Bylaw and Site Plan Approval, Anatolia Capital Corp. File Z.18.026, DP.18.066
Block 59 Road Network – Street L

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited (the "Client"), owners of all the lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59, TMIG offers the following comments and queries for consideration in the above-noted Council matter. TMIG have reviewed the Committee of the Whole staff report that will be presented to Council at the December 1, 2020 Committee of the Whole (CoW) meeting. While we do not have concerns over the subject applications by Anatolia in the westerly areas of the Block, we do have concerns over approval of the broader Block 59 Transportation Plan as it relates to the transportation network in the south east quadrant of the Block. Specifically, this letter is in reference to a staff recommendation in support of a road connection (Street L) to Highway 27, north of Langstaff Road, which would bisect the lands owned by Hunter Fifty Investments Limited and Line Drive East Investments Limited negatively affecting their ability and, in fact, introducing an element of injurious affect to the subject lands.

TMIG filed a deputation to City of Vaughan Council on June 15, 2020 in relation to this matter, which has been appended for reference. Our June letter summarized the rationale supporting the elimination of the Street L road connection to Highway 27. Our understanding at the time was that the traffic consultant for the Block 59 Landowner group (Cole) concurred with our rationale, and had included supporting language in their traffic report for the potential elimination of this particular section of road (excerpts from Cole's June 2020 traffic report filed with the City is appended). It was also our understanding that City staff and Council agreed with this approach, and it was therefore very disappointing to read the latest staff report prepared for the December 1, 2020 CoW meeting (see pages 9 and 10 of the report, as appended) that not only maintains the Street L connection, but recommends its implementation as a means to serve the associated lands. Furthermore, the staff report makes mention of an October 2020 traffic report (presumably also prepared by Cole) as a means to support their recommendation; since this traffic report seems to be contrary to the June 2020 recommendation and since it primarily affects our Client's lands and their ability to develop these important employment parcels, it is disappointing the City did not circulate the October report to my Client for review, or at least communicate its findings regarding this important Block Plan element, especially since a deputation about this very issue was made in June 2020.

As we concluded in our June 2020 submission, the east/west road (Street L) should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block, and eliminate the potential injurious affect to my Client's lands. The now-consolidated lands have frontage to Line Drive, Langstaff Road and

Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintain an additional unnecessary road that serves little practical purpose.

Sincerely,

TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.

J.A. (Jim) Bacchus, BA, MITE
Vice President | jbacchus@tmig.ca

cc: Vic De Zen, Hunter Fifty Investments Limited and Line Drive Investments Limited
Joseph Sgro, Hunter Fifty Investments Limited and Line Drive Investments Limited
Sam Speranza, Hunter Fifty Investments Limited and Line Drive Investments Limited

Encl: June 15, 2020 Deputation by TMIG
Excerpts from Block Plan traffic report, Cole, June 2020
Excerpts from Staff Report for December 1, 2020 Committee of the Whole

APPENDICES

TMIG
A T·Y·LIN INTERNATIONAL COMPANY

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June 15, 2020

PROJECT NUMBER 18209

Mayor and Members of Council, City of Vaughan
Office of the City Clerk
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Re: Committee of the Whole, June 16, 2020
Item #10, Application for Block Plan Approval, File BL:59:2014
Block 59 Road Network

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited, owners of all the regional road frontage lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59 (see Attachment #5 appended), TMIG has reviewed the agenda items, City of Vaughan staff report, and relevant background studies prepared and submitted for consideration at the upcoming June 16, 2020 Committee of The Whole meeting, in efforts to render an opinion on the need for one of the 'Primary Streets' proposed in the Block 59 road network. The road link in question is illustrated in the City's staff report on Attachment #5 (identified as 'Proposed') and is oriented in an east/west direction connecting Line Drive to Regional Road 27. The road is also shown on Attachment #3 of the City's staff report, but without the connection to Regional Road 27, the east/west road instead forming a 'Tee' with two cul-de-sacs on either side of the road's intersection at the northerly terminus of Line Drive.

Our understanding of the original east/west road was to ensure that municipal servicing could be provided to the various parcels in the southeast corner of Block 59 that did not and would not otherwise have local road frontage if it weren't for this roadway. Also, Line Drive and this east/west *Primary Street* (as so designated by the City) was initially proposed to extend north to connect to John Lawrie Street, the major collector road running through the middle of Block 59, connecting Regional Road 27 in the east to Huntington Road in the west.

Since the original road network was laid out, several key events have occurred. Firstly, a major development was built within Block 59 that required alteration of the original road network. The Costco Distribution Centre, situated at 100 Line Drive, the property for which extends from Regional Road 27 to the Highway 427 extension corridor, has eliminated the ability for <u>any</u> road to connect to John Lawrie Road from south of the Costco. Further, the properties south of the Costco have been consolidated by one owner, eliminating the need for a local road to be built to service individual parcels for development. Additionally, the east/west road would greatly degrade the ability of the owner of the now consolidated lands to develop the property as prestige employment lands as designated by the Official Plan by unnecessarily fragmenting the lands with the construction of the road. Finally, since this part of the road network can no longer be connected to John Lawrie Road, combined with the consolidation of the lands along its length, the need for this road is greatly diminished.

With due consideration of the above, it is our opinion that the east/west road should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block. The now-consolidated lands

have frontage to Line Drive, Langstaff Road and Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintaining an additional unnecessary road that serves little practical purpose.

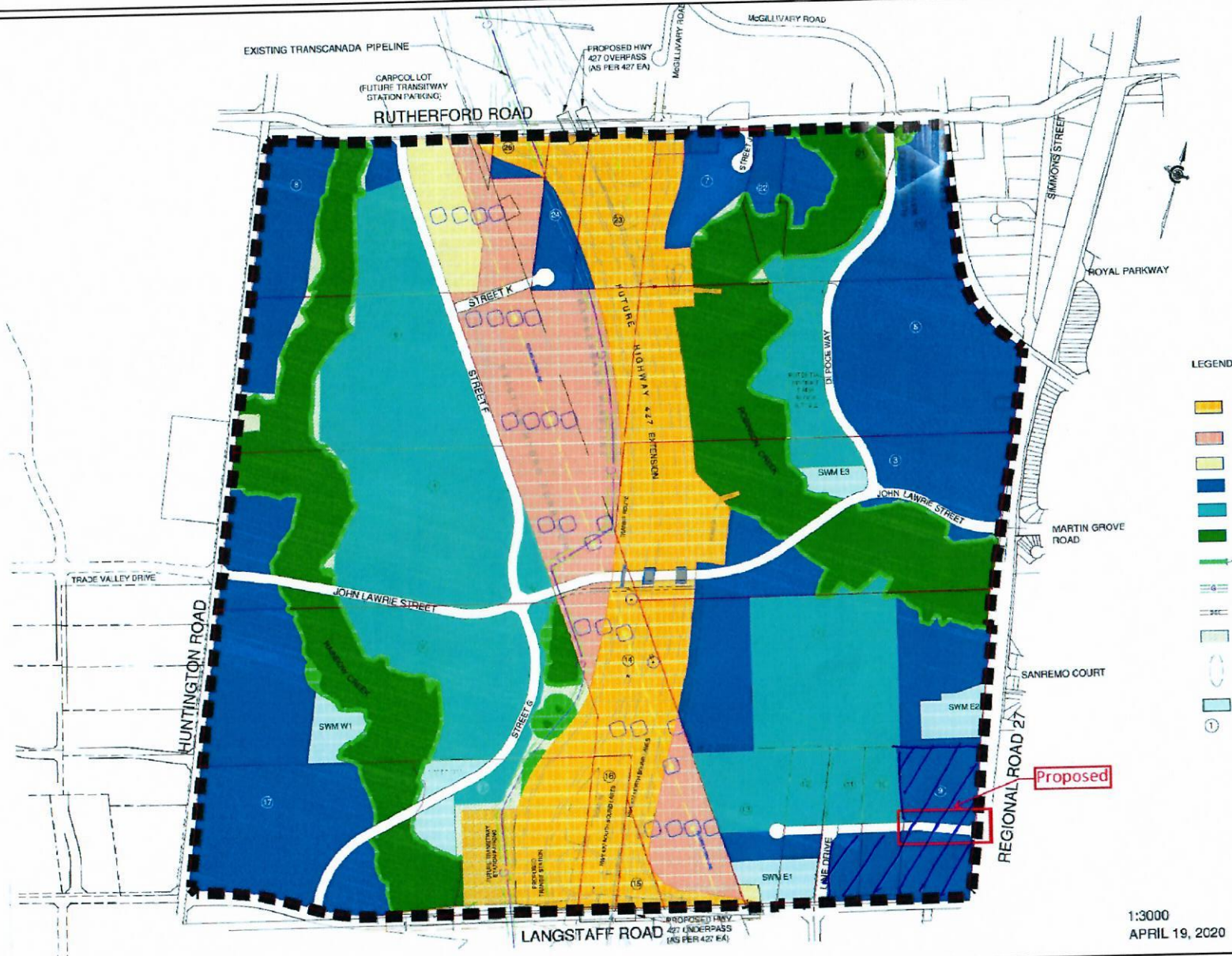
Sincerely,

TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.

J.A. (Jim) Bacchus, BA, MITE
Vice President | jbacchus@tmig.ca

cc: Joseph Sgro, Zzen Group
Sam Speranza, Zzen Group

Encl: Excerpts from Staff Report for June 16, 2020 Committee of the Whole:
Attachment #3
Attachment #5



Block 59 Proposed Road Network

LOCATION:
Lots 11 - 15, Concession 9

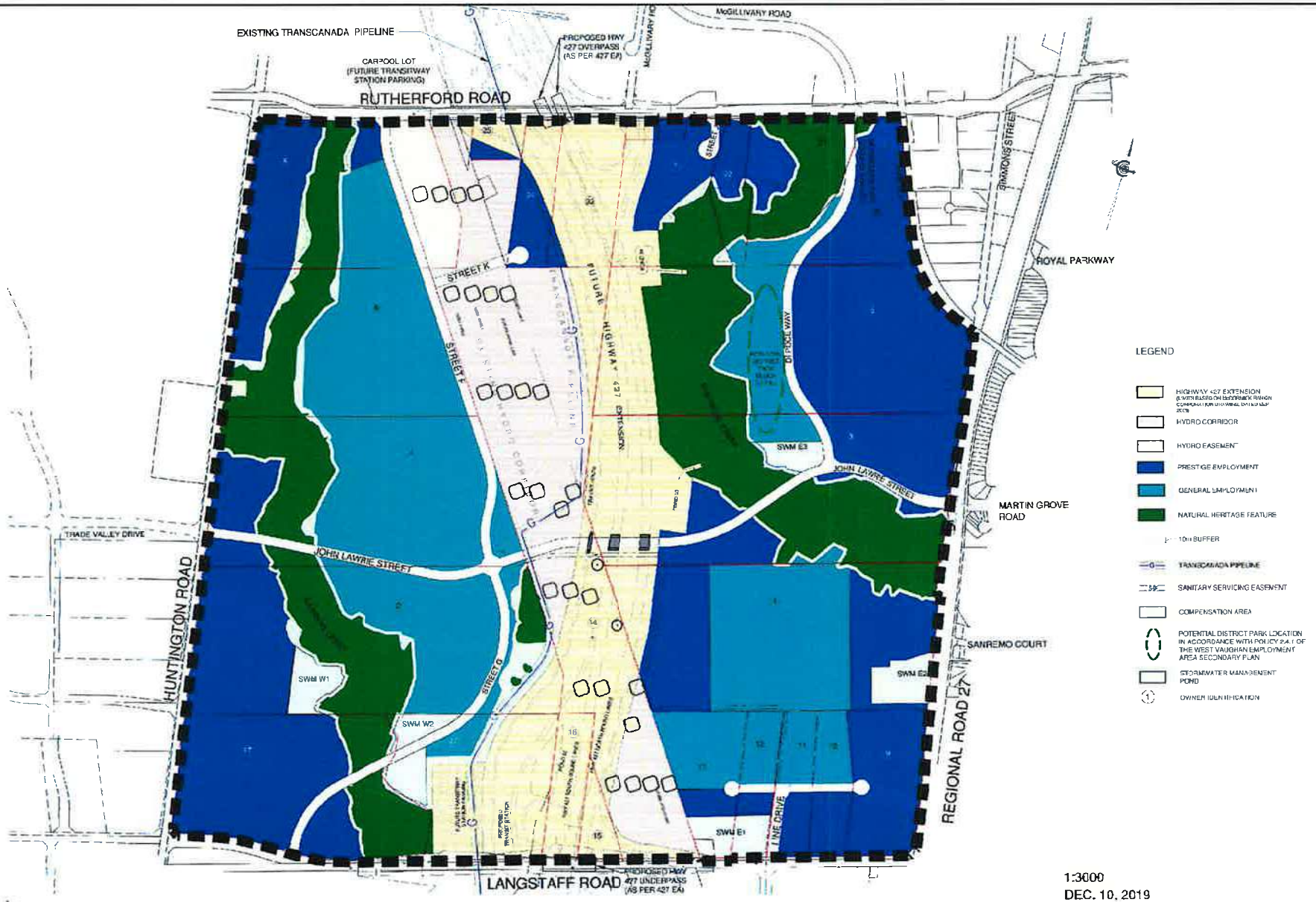
APPLICANT:
Block 59 Landowners Group

VAUGHAN
Policy Planning and Environmental Sustainability

Attachment
FILE: BL.59.2014
DATE: June 16, 2020
5

Created on: 5/11/2020

Document Path: N:\GIS_Archive\Attachments\Block59\BL.59.2014_CW_RoadNetwork.mxd



Block 59 Land Use Plan

LOCATION:
Lots 11 - 15, Concession 9

APPLICANT:
Block 59 Landowners Group

VAUGHAN
Policy Planning and Environmental Sustainability

Attachment 3

FILE:
BL.59.2014

DATE:
June 16, 2020

Document Path: N:\GIS_Archive\Attachments\Block59\BL.59.2014_CW_LandUsePlan.mxd

Created on: 5/11/2020

7.1.1 Block Phasing

The tentative horizon years for development of each land parcel is illustrated in **Figure 7.1**. The proposed development is planned to develop in four (4) phases as summarized in **Table 7.2**.

Table 7.2 Block 59 Development Phasing

Development Phase #	Employment Parcel #	Tentative Horizon Year
1	4, 8 and 17	2021
2	2, part of 3 located west of Robinson Creek, 6, and 24	2023
3	7, 9, 10, 11, 12, 13, 22, and 26	2026
4	20 and 21	2031

In order to keep the consistency with planning horizons as suggested by the City, the development phases #2 and 3 are clubbed into one phase and considered in 2026 horizon year. Since the tentative development of proposed GO Station (land parcels #20 and 21) is beyond the study horizon years, these were included in 2031 horizon year. Referring to analyses horizons as discussed in **Section 3.1**, the estimated number of employees by the analyses horizons is presented in **Table 7.3**.

Table 7.3 Block 59 Employment Estimation by Phase

Analyses Horizons	Employment Parcel #	Total Number of Employees
2021	4, 8 and 17	2,007
2026	2, Part of 3 located west of Robinson Creek, 6, 7, 9, 10, 11, 12, 13, 22, 24, and 26	3,051
2031	20 and 21	357

Based on the development of phasing and translating into analyses horizons, 2,007 jobs will be generated in 2021, while 3,051 jobs and 357 jobs will be generated in 2026 and 2031 horizon years, respectively.

7.2 Block Plan Road Network

The proposed primary road pattern generally fits within the broad framework provided for in the WVEA Secondary Plan. The Block Plan provides an east-west primary street extending from Martin Grove Road at Regional Road No. 27 to intersect with Trade Valley Drive at Huntington Road, as shown in the WVEA Secondary Plan. This road link is named as John Lawrie Street.

One continuous north-south primary street (Rutherford Road to Langstaff Road) is provided to the west of the Hydro Corridor and the proposed Highway 427 extension, as shown in the WVEA Secondary Plan. These road links are labeled as Street 'G' that extends north of Langstaff Road to John Lawrie Street and Street 'F' that extends from John Lawrie Street to Rutherford Road.

Since the approval of the WVEA Secondary Plan (as amended), the road network within Block 59 has materially changed to permit the Costco development and more recently the lands southeast of the Costco development have been substantively assembled by one owner/developer with access to existing Arterial roads and municipal services.

In support of development within Block 59 and upon submission of an application for Draft Plan / Site Plan Approval and an accompanying Traffic analysis, consideration to the removal of collector roads adjacent to large contiguous development blocks should be given to promote Employment uses as envisioned by the WVEA.

The road link connecting John Lawrie Street to Rutherford is named as DiPoce Way and roadway linking Langstaff Road to Costco Distribution Centre is named as Line Road.

A District Park will be provided is proposed to the north of John Lawrie St and west of DiPoce Way. The Park will be designed to accommodate a range of recreational facilities in accordance with the requirements of the City.

The primary streets have been positioned in the Block Plan to maximize the size of the development blocks in order to accommodate the large users. Besides, the provision of local streets has been purposefully minimized to achieve larger block sizes. If in the future it is considered desirable to accommodate smaller users or multi-tenant users, then local roads can be easily added and linked to the primary streets. The Block plan is designed to provide maximum flexibility to accommodate a variety of users. The operating speed for the internal collector roadways is set to be 60 km/h with the right-of-way of 26 m and 14 m paved surface.

The Block Plan is designed to provide maximum flexibility to accommodate a variety of users. Opportunities for transit facilities internal to Block 59 are discussed in **Section 11.3**.

The proposed active transportation network in Block 59 is presented in **Section 11.3.3**.

The anticipated year to develop the proposed roadways within Block 59 are summarized in **Table 7.4**. John Lawrie Street connecting Huntington Road and DiPoce Way, and Street 'F' are anticipated to be developed by 2021. Street 'G' and Street 'K' are envisioned to be developed by 2023. Street 'L' and Street 'M' on the east and west of Line Drive are anticipated by 2023. DiPoce Way connecting DiPoce Way to Rutherford Road is anticipated by 2031.

Table 7.4 Anticipated Year to Develop Roadway Within Block 59

Street Name	Classification of the Roadway	Section	Anticipated Year to Develop
John Lawrie Street	Major Collector	Between Huntington Road and DiPoce Way	2021
		Street 'F' to DiPoce Way	2023
Street 'F'	Major Collector	Rutherford Road and John Lawrie Street	2021
Street 'G'	Major Collector	John Lawrie Street and Langstaff Road	2023
Street 'J'	Minor Collector		2026
Street 'K'	Minor Collector		2023
Street 'L'	Minor Collector	Connecting Line Drive to Highway 27	2023
Street 'M'	Minor Collector	Connecting Line Drive/Street 'M' intersection on the West	2023
DiPoce Way	Major Collector	Connecting DiPoce Way to Rutherford Road	2031

Anticipated year to develop the new intersections within Block 59 are discussed in **Section 3.2.** The details of access driveways to each land parcel are discussed in **Section 10.**

The Development conforms to the final Block Plan, Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan for the Block 59 Area

Section 10.1.1 of VOP 2010, Volume 1 states a Block Plan is required for all Secondary Plans. Vaughan Council, on June 17, 2014 considered the draft Block 59 Plan at a Public Meeting (File BL.59.2014). Council on June 29, 2020 considered and approved the application for the Block Plan, and the Block 59 Plan dated December 10, 2019, subject to the fulfillment of Block Plan conditions of approval. Two of the 9 recommendations contained in the June 16, 2020 report recognized that through the fulfillment of the Block Plan conditions, the final Block Plan may require updating:

- The Block 59 Plan be modified as required through the resolution of conditions identified in Attachment 1 of the Block Plan report
- Any changes resulting from the fulfillment of the conditions be made prior to any future approval of a Zoning By-law Amendment application or draft approval of a Draft Plan of Subdivision or Site Development application

Condition 1 of Block Plan approval also recognizes the final Block Plan shall relate to the draft Block 59 Plan dated December 10, 2019. Two changes have been reflected in the final Block 59 Block Plan, dated September 3, 2020 as shown on Attachment 7. The Land Use Distribution has also been updated to reflect these changes as shown in Attachment 8.

The final Block 59 Block Plan identifies the Subject Lands as "Prestige Employment", "General Employment", "Natural Heritage Feature" and "10 m Buffer". Street "G" is also identified and will be future development on the Subject Lands.

The final Block Plan 59 shown on Attachment 7 is generally consistent with the Block Plan dated December 10, 2019 and reflect the following modifications:

- The area of the "Prestige Employment" designation has been reduced in the southwest quadrant of the Block (part of Parcel #17 on the final Block Plan). This modification accurately reflects the extent of the "Prestige Employment" designation and reflects the "General Employment" designation as shown in the WVEA Secondary Plan. In doing so, the extent of land uses designation shown through the current development applications, are consistent with the final Block Plan for the southwest quadrant of Block 59.

- Street 'L' connecting Line Drive to Highway 27 in the southeast quadrant of Block 59, was previously shown as "proposed" and is now being shown as part

of the Block Plan. This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan.

A number of Block 59 Block Plan conditions of approval have been satisfied as shown on Attachment 9. The Policy Planning and Environmental Sustainability Department ('PPES') and the Development Engineering ('DE') Department have reviewed the outstanding conditions and are satisfied they can be appropriately addressed in advance of consideration of the related Draft Plan of Subdivision application and lifting of the Holding Symbol "(H)" from the Subject Lands, and/or become a condition of the related Draft Plan of Subdivision approval.

The proposed development conforms to the approved Block 59 Plan.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88 as shown on Attachment 2. The "A Agricultural Zone" does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Subject Lands to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone", with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", together with the following site-specific zoning exceptions to the EM1 and EM2 Zone Standards:

Table 1

	Zoning By-law 1-88 Standard	**'EM1 Prestige Employment Area Zone' Requirements**	**Proposed Exceptions to the 'EM1 Prestige Employment Area Zone' Requirements**

Ajman Ladher

Subject: FW: Committee of the Whole Meeting for Tomorrow

From: Joseph Sgro
Sent: December 2, 2020 7:08 PM
To: 'Maurizio Bevilacqua (maurizio.bevilacqua@vaughan.ca)' <maurizio.bevilacqua@vaughan.ca>; mario.ferri@vaughan.ca; Gino Rosati (gino.rosati@vaughan.ca) <gino.rosati@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>; Rosanna DeFrancesca (rosanna.defrancesca@vaughan.ca) <rosanna.defrancesca@vaughan.ca>; Sandra Yeung Racco (sandra.racco@vaughan.ca) <sandra.racco@vaughan.ca>; 'alan.shefman@vaughan.ca' <alan.shefman@vaughan.ca>; tony.carella@vaughan.ca; Marilyn Iafrate (marilyn.iafrate@vaughan.ca) <marilyn.iafrate@vaughan.ca>
Cc: 'Vic De Zen'; Sam Speranza <SSperanza@zzengroup.com>; 'clerks@vauhgan.ca' <clerks@vauhgan.ca>
Subject: RE: Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

On behalf of Line Drive East Investments Limited and Hunter Fifty Investments Limited (the "Companies"), the Companies being owners of lands within Block 59, I confirm, in addition to the issues identified in my email below including the attached correspondence, that neither of the Companies are participating owners within Block 59. I confirm that the Companies object to ever being bound to any obligations that may be imposed upon the Companies by the Block 59 Landowners Group Inc. or by the Block 59 Developers Group or by the City of Vaughan related to Block Plan Applications and/or Block Plan Conditions for Block 59. I confirm that, as a result of the development of the Costco site, the Companies' lands have been effectively cut-off from the balance of Block 59 and derive absolutely no benefit from any of the infrastructure built or to be built within Block 59, that the Companies have not already paid for through their acquisition of their respective land parcels.

Thank you.

Kind Regards,

Joseph Sgro CPA, CA
General Manager and Partner
ZZEN Group of Companies Limited
100 Zenway Boulevard, Vaughan L4H 2Y7
Office: 905-264-5962 x204
Cell: 416-697-0179

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Thank you for your co-operation.

From: Joseph Sgro
Sent: November 30, 2020 3:09 PM

To: 'Maurizio Bevilacqua (maurizio.bevilacqua@vaughan.ca)' <maurizio.bevilacqua@vaughan.ca>; mario.ferri@vaughan.ca; Gino Rosati (gino.rosati@vaughan.ca) <gino.rosati@vaughan.ca>; 'linda.jackson@vaughan.ca' <linda.jackson@vaughan.ca>; Rosanna DeFrancesca (rosanna.defrancesca@vaughan.ca) <rosanna.defrancesca@vaughan.ca>; Sandra Yeung Racco (sandra.racco@vaughan.ca) <sandra.racco@vaughan.ca>; 'alan.shefman@vaughan.ca' <alan.shefman@vaughan.ca>; tony.carella@vaughan.ca; Marilyn Iafrate (marilyn.iafrate@vaughan.ca) <marilyn.iafrate@vaughan.ca>
Cc: 'Vic De Zen'; Sam Speranza <SSperanza@zzengroup.com>
Subject: Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

Please be advised that ZZEN Group and the Block 57/58 Land Owners Group have serious concerns with the Block 59 Plan (Fulfillment of Block Plan Conditions) and the Site Plans being presented at Committee of the Whole tomorrow. We confirm that we have significant land holding interests in both Block 59 and in Block 57/58. We also confirm that we received the Meeting Notice late last week (November 26th) and have been reviewing and discussing our issues with City staff and our consulting engineers since receiving the Notice.

Our Block 57/58 Group Engineer, acting on behalf of the entire land ownership group, and our Traffic Engineer, acting on behalf of ZZEN, have each delivered letters of communication outlining the concerns that we have related to the proposed "interim sanitary servicing option" for Block 59 West and to the road network/traffic design for Block 59 East. Please see attached for the letters that were delivered, by email, to the City Clerk at approximately noon today. The communications identify major issues which must be brought to Council's attention as they are critical to the Block Plan 59 review process and to the respective Site Plan review process in advance of addressing the Block Plan/MESP concerns.

We respectfully request that due consideration is given by Council to these communications at the Council meeting tomorrow.

Thank you.

Kind Regards,

Joseph Sgro CPA, CA
General Manager and Partner
ZZEN Group of Companies Limited
100 Zenway Boulevard, Vaughan L4H 2Y7
Office: 905-264-5962 x204
Cell: 416-697-0179

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Thank you for your co-operation.

Communication : C 8
Committee of the Whole (2)
December 8, 2020
Item # 8

DATE: December 7, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Deputy City Manager Infrastructure Development

RE: **Item 8 - Committee of the Whole (2), December 8, 2020,**

Anatolia Capital Corp.
Zoning By-law Amendment File Z.18.025, Site Development File DA.18.065
8811 Huntington Road
Vicinity of Huntington Road and Langstaff Road (REFERRED)

Recommendations

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

1. That Recommendation 3 be amended as follows:

   i) 3b) be deleted and replaced with the following:

   "3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.";

   ii) Adding the following condition:

   "3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58."

2. That reference to the term "Block 59 Landowners Group" and "Block 59 Developer's Group" be deleted and replaced with "Block 59 West Landowners" throughout the report and in Attachments 1 and 8 (except condition 12). .

Background

Council on December 1, 2020 deferred Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 (Anatolia Capital Corp.) to the December 8, 2020 Committee of the Whole(2) meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

i) Block 59 Plan - Street L

The staff report identifies the final Block 59 Plan has been modified to show Street 'L' connecting Line Drive to Highway 27 which was previously shown as "proposed". This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

> "A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands."

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

ii) References to Block 59

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendation is included to reflect this intent.

iii) Servicing for Blocks 57/58

The proposed phase 2 of the development utilizes an interim servicing strategy which will convey flows to the Huntington trunk sewer. The landowners in Block 57/58 have expressed concerns that the additional flows from the interim strategy will result in capacity constraints in Blocks 57/58.

In consideration of the above, Staff recommends Condition 3b) be amended to add an additional condition to remove the Holding Symbol "(H)" subject to a complete servicing strategy to be developed to the satisfaction of the City to demonstrate there will be no negative impacts on the ability to service future development in Blocks 57/58.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,



Nick Spensieri
Deputy City Manager Infrastructure Development

Communication : C 9
Committee of the Whole (2)
December 8, 2020
Item # 9

DATE: December 7, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Deputy City Manager Infrastructure Development

RE: **Item 9 - Committee of the Whole (2), December 8, 2020**

Anatolia Capital Corp.
Zoning By-law Amendment File Z.18.026, Site Development File DA.18.066
6560 Langstaff Road
Vicinity of Langstaff Road and Huntington Road (REFERRED)

Recommendations

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.026 & Site Development File DA.18.066 be amended as follows:

1. That Recommendation 3 be amended as follows:

    i) 3b) be deleted and replaced with the following:

    "3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.";

2. That reference to the term "Block 59 Landowners Group" and "Block 59 Developer's Group" be deleted and replaced with "Block 59 West Landowners" throughout the report and in Attachments 1 and 9 (except condition 12).

Background

Council on December 1, 2020 deferred Zoning By-law Amendment File Z.18.026 and Site Development File DA.18.066 (Anatolia Capital Corp.) to the December 8, 2020 Committee of the Whole 2 meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

i) Block 59 Plan - Street L

The staff report identifies the final Block 59 Plan has been modified to show Street 'L' connecting Line Drive to Highway 27 which was previously shown as "proposed". This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

> "A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands."

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

ii) Reference to Block 59

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for all Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendations are included to reflect this intent.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,

Nick Spensieri
Deputy City Manager Infrastructure Development

Communication : C 10
Committee of the Whole (2)
December 8, 2020
Item # 10

DATE: December 7, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Deputy City Manager Infrastructure Development

RE: **Item 10 - Committee of the Whole (2), December 8, 2020**

Anatolia Investments Corp.
Zoning By-law Amendment File Z.18.027, Site Development File DA.18.067
9151 Huntington Road
Vicinity of Huntington Road and Rutherford Road (REFERRED)

Recommendations

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.027 & Site Development File DA.18.067 be amended as follows:

1. That Recommendation 2 be amended as follows:

    i) 2b) be deleted and replaced with the following:

    "2b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.";

    ii) Adding the following condition:

    "2c) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58."

2. That reference to the term "Block 59 Landowners Group" and "Block 59 Developer's Group" be deleted and replaced with "Block 59 West Landowners" throughout the report and in Attachments 1 and 8 (except condition 12).

Background

Council on December 1, 2020 deferred Zoning By-law Amendment File Z.18.027 and Site Development File DA.18.067 (Anatolia Investment Corp.) to the December 8, 2020 Committee of the Whole 2 meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

i) Block 59 Plan - Street L

The staff report identifies the final Block 59 Plan has been modified to show Street 'L' connecting Line Drive to Highway 27 which was previously shown as "proposed". This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

> "A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands."

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

ii) Reference to Block 59

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendation is included to reflect this intent.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,

Nick Spensieri
Deputy City Manager Infrastructure Development

DATE: December 8, 2020

TO: Mayor and Members of Council

FROM: Todd Coles, City Clerk

Communication : C11
Committee of the Whole (2)
December 8, 2020
Item # 1

RE: Item #1, Committee of the Whole (2), December 8, 2020
AUDIT COMMITTEE TERMS OF REFERENCE AND AMENDED PROCEDURE BY-LAW AND AUDIT COMMITTEE CHARTER

Recommendation

1) That amendments to the Procedure By-law 7-2011, as amended, to facilitate the establishment of an Audit Committee, be approved.

Background

City of Vaughan Procedure By-law 7-2011, as amended
The Procedure By-law establishes the principles and rules to be used for meetings of Council and its Committees. The Procedure By-law enhances stakeholder participation, community involvement and opportunities for valuable input from the public, other stakeholders and relevant experts on matters that come before Council. The amendments proposed in the Director of Internal Audit's report continue to build upon the governance model established by the Procedure By-law.

Establishment of an Audit Committee
The report of the Director of Internal Audit contemplates the amendment of the Procedure By-law, along with Audit Committee Terms of Reference and Committee Charter. The Procedure By-law will be amended to include the Audit Committee as an ad hoc committee with a defined mandate. The Audit Committee will report to Council through the Committee of the Whole. Amending the Procedure By-law is one of the steps to implement the Audit Committee.

Conclusion

Amending the Procedure By-law to incorporate references to the Audit Committee, in accordance with the report of the Director of Internal Audit, ensure the Committee's mandate and reporting structure is clearly defined.

For more information, contact Todd Coles, City Clerk, ext. 8281

Respectfully submitted by

Todd Coles, City Clerk