

**Communication : C 12
Committee of the Whole (1)
June 7, 2022
Agenda Item # 7**

From: Pound&Stewart Planning <pstewart@cityplan.com>
Sent: Monday, June 06, 2022 12:04 PM
To: Clerks@vaughan.ca
Subject: [External] FW: City of Vaughan - Committee of the Whole - June 7, 2022 - Item 7 - Bostar Inc. 5875 Highway 7 - ZBA No. Z.19.034 & DA.19.085

Please confirm receipt.
Thank-you.

From: Pound&Stewart Planning <pstewart@cityplan.com>
Sent: Monday, June 6, 2022 11:54 AM
To: 'coles.todd@vaughan.ca' <coles.todd@vaughan.ca>
Cc: 'haiqing.xu@vaughan.ca' <haiqing.xu@vaughan.ca>; 'jennifer.kim@vaughan.ca' <jennifer.kim@vaughan.ca>; 'letizia.daddario@vaughan.ca' <letizia.daddario@vaughan.ca>; 'mark.antoine@vaughan.ca' <mark.antoine@vaughan.ca>; 'nancy.' <tuckett@vaughan.ca>; 'Riccardo Bozzo' <riccardo@bozzogroup.com>
Subject: City of Vaughan - Committee of the Whole – June 7, 2022 – Item 7 - Bostar Inc. 5875 Highway 7 - ZBA No. Z.19.034 & DA.19.085

Hello Todd;

Please refer to attached letter submission on behalf of my client NAPCO – Royal as it relates the above captioned Bostar Inc. applications.

NAPCO operates its manufacturing business operations next to the location of the above captioned Bostar Inc. property.

We would appreciate this letter being circulated to the Committee of the Whole as part of their June 7, 2022 Agenda – Item 7.

I'm available to address Committee as necessary tomorrow.

Thanks in advance for your co-operation.

Phil Stewart, MCIP, RPP
Principal
pstewart@cityplan.com

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POUND & STEWART

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June 6, 2022

BY EMAIL (clerks@vaughan.ca) & REGULAR MAIL

Vaughan City Hall
 Office of the City Clerk
 2141 Major Mackenzie Drive, Level 100
 Vaughan, Ontario
 L6A 1T1

Attn: Mr. T. Coles, MCIP, RPP, City Clerk

Re: City of Vaughan - Committee of the Whole – June 7, 2022 – Item 7
Bostar Inc. - 5875 Highway 7
Zoning By-law Amendment File No. Z.19.034 & Site Development File DA.19.085
Our file: 1711-22

We are planning consultants writing on behalf of NAPCO - Royal Building Products ('NAPCO'), a Westlake Company. The NAPCO pipe manufacturing business is located at 101, 131 and 155 Regalcrest Court. The Bostar Inc. ('Bostar') 5875 Highway 7 property is located to the immediate north of my client's long-standing manufacturing operations.

The NAPCO and Bostar properties were originally one property with municipal servicing connections supporting development thereon. Today these properties are separately owned and function independently based on shared underground service connections, as governed by Consent for Easement (Application Nos. B 70/03 & Nos. B 71/03) per Easement Agreements registered on title in February 2004. Redevelopment of the Bostar property today requires modifications to the existing underground servicing systems as shared between the properties.

In the spirit of co-operation my client has agreed in principle to allow servicing modifications, subject to completing a 'Memorandum of Understanding' and Committee of Adjustment Consent for Easement with related supporting legal documentation. Sanitary servicing conveyance capacity and flow velocities are vital to NAPCO's unfettered business operations, as are water and related underground servicing. It is required that any future modifications to the underground services will need to function as well as the current services do.

In support NAPCO's consent in principle to advance the proposed Bostar Inc. underground servicing program, NAPCO relies on the attached May 2, 2022 Bostar Inc. (copy attached).

POUND & STEWART ASSOCIATES LIMITED

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In addition, further to our March 3, 2020 submission on behalf of NAPCO, we appreciate that the City Staff Report confirms the following requests:

- City Planning will ensure that effective landscaping in the form of tree screening will be provided between my client's lands and that of Bostar's per the redevelopment of the property to be reflected in an updated Site Plan Agreement;
- City Planning confirms Improvements to the waste collection by ensuring waste management areas are located within enclosed spaces within the new buildings;
- The City's Development Engineering has confirmed no objections to the proposed storm water management strategy;
- City Planning deems the relationship between the two properties is acceptable in terms of Noise Compatibility.

Please ensure our firm remains on the City's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related items, and any Council decision or actions on the above captioned matter.

Thank-you in advance for your co-operation.

Yours truly,
Pound & Stewart Associates Limited



Philip J. Stewart, MCIP, RPP

/la_1711ltr.NAPCO-Royal.June.06.2022

Attachment: as noted herein

cc. Mr. H. Xu, Deputy, RPP, City Manager, Planning and Growth Mangement (haiqing.xu@vaughan.ca)
 cc. Mr. M. Antoine, RPP, Senior Manager of Development Planning (mark.antoine@vaughan.ca)
 cc. Ms. N. Tuckett, RPP, Director of Development Planning (nancy.tuckett@vaughan.ca)
 cc. Ms. J. Kim, MCIP, RPP, Planner, City of Vaughan (jennifer.kim@vaughan.ca)
 cc. Ms. L. D'Addario, RPP, Senior Planner (letizia.daddario@vaughan.ca)
 cc. Mr. R. Bozzo, Bostar Inc.
 cc. Mr. R. Gray, Miller Thomson
 cc. M. Britton, P. Eng. C.F. Crozier & Associates Inc.
 cc. client

POUND & STEWART ASSOCIATES LIMITED



Bostar Inc.

1378 Yonge St. Ste. 201, Toronto ON M4T 1Y5
Tel: 416-922-8137 email: riccardo@bozzogroup.com

May 2, 2022

Napco Royal Pipe and Fittings
131 Regalcrest Court
Woodbridge ON L4L 8P3

RE: 5875 Highway 7, Vaughan ON
Realignment of Shared Sanitary Services

Further to the email correspondence with Phil Stewart of Pound & Stewart Planning Consultants, we write to clarify our position in regards to the concerns and issues raised in connection with the realignment of the shared sanitary services at the above noted address.

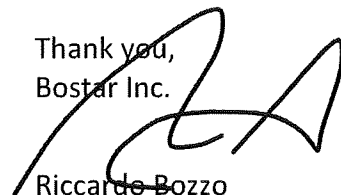
1. Attached please find a formal letter from our structural engineer, Shawky Ibrahim principal of CSC Group Ltd., with respect to proximity of the foundations to the proposed realignment.
2. We understand your concern and Bostar Inc. agrees to be responsible for any incremental repair costs associated with any future maintenance or repair and or replacement costs stemming from the proximity of the underground watermain and sanitary sewer services to the foundation of the proposed new building.
3. Bostar Inc. will prepare and submit a new Planning Act Consent for Easement application resulting in a new Agreement between the property owners to be registered on title, together with the Consent, a new R-Plan and new easement document for the relocated sanitary sewer, all at the expense of Bostar Inc.

Once again, we request consent from NAPCO - Royal in regards to the alignment of the subject easement on the basis that we have agreed to each of your requests. Upon receipt of consent from NAPCO we shall move the application forward and will then have the new R-plan, easement agreement and Planning Act Consent application prepared for circulation and review.

Time is of the essence in providing our neighbour's consent to the City in order to have our application included on the agenda for council's last meeting before summer break.

Please contact the undersigned if you have any further questions or concerns.

Thank you,
Bostar Inc.



Riccardo Bozzo