

**Communication : C 3  
Committee of the Whole (2)  
September 20, 2022  
Agenda Item # 5**

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**From:** Ryan Mino <RMino@KLMPPlanning.com>

**Sent:** Monday, September 19, 2022 11:03 AM

**To:** Clerks@vaughan.ca

**Cc:** Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Mary Caputo <Mary.Caputo@vaughan.ca>; Margaret Holyday <Margaret.Holyday@vaughan.ca>; Duane Aubie <daubie@yorkmajor.com>

**Subject:** [External] OP.21.010 and Z.21.014 - Letter to Committee of the Whole - Sept 20, 2022

Good Morning,

Please find attached a letter to the Committee of the Whole in respect of the above-noted applications being considered at Committee of the Whole on September 20, 2022. I will also be speaking in relation to this matter.

Please confirm receipt.

Regards,

**Ryan Mino-Leahan** B.U.R.Pl., MCIP, RPP  
PARTNER

**KLM PLANNING PARTNERS INC.**

Planning | Design | Development

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**File: P-3075**

**September 19, 2022**

Via email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

**Attention: Mayor and Members of Council**

**Re: Vaughan Committee of the Whole Meeting – September 20, 2022  
Item 6.5  
York Major Holdings Inc.  
Official Plan Amendment (File: OP.21.010) and  
Zoning By-law Amendment (File: Z.21.014)  
10,000 Dufferin Street  
Northwest Corner of McNaughton Road East and Major Mackenzie Drive West  
City of Vaughan  
Region of York**

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KLM Planning Partners Inc. (“KLM”) is the land use planning consultant representing York Major Holdings Inc. (“York Major”) with respect to lands they own at the northeast corner of McNaughton Road East and Major Mackenzie Drive West (the “Subject Lands”). The Subject Lands are the subject of a staff recommendation report (“Report”) from the Development Planning Department at the Vaughan Committee of the Whole Meeting on September 20, 2022. The Report recommends the approval of my clients Official Plan Amendment and Zoning By-law Amendment Applications (Files: OP.21.010 and Z.21.014) (the “Applications”), which will facilitate the development of the Subject Lands with 1,125 residential apartment units in 4 buildings ranging in height from 12 to 28 storeys (the “Proposal”).

We have had an opportunity to review the Report and on behalf of York Major, we wanted to express our gratitude and appreciation of the efforts of Vaughan staff in bringing their Report forward which recommends approval of the Applications. However, there is an inconsistency which exists throughout the report and which affects one of the recommendations of the Development Planning Department, which necessitates a request by York Major for a modification by the Committee of the Whole at this time.

City staff have indicated that in order for development to proceed, a Methane Gas Study (“Study”) is required to be submitted to the satisfaction of the City prior to the proposed Holding (“H”) Symbol in the Zoning By-law being lifted in the future. After discussion with City staff in the lead up to the completion of the Report, York Major have agreed to do the Study.

City staff have indicated they are requesting the Study due to the historic use of organic soils and materials in backfill and non landfill sourced methane. This is appropriately referenced on pg 21 of the Report, but

is misconstrued throughout the Report where it is often referenced that landfill gas monitoring data and assessment is required within the Study and that it be subject to the satisfaction of the City of Vaughan and the Ministry of the Environment Conservation and Parks ("MECP"). The City of Toronto and MECP support the proposed development. The requirement for a Study comes solely from the City of Vaughan and as such should not be subject to the satisfaction of MECP. This inconsistency and inaccuracy needs to be appropriately clarified for the public record.

Based on staff's comments above, recommendation 6.e) in the Report incorrectly requires York Major to provide landfill gas monitoring and a methane gas study as noted below:

*"The Owner submits landfill gas monitoring data a methane gas investigation for the subject lands completed to the satisfaction of the City of Vaughan."*

Based on the intended purpose of the Study as noted by Vaughan staff on page 21 of the Report, and given that the City of Toronto and MECP support the Applications, we respectfully ask the Vaughan Committee of the Whole to strike the words "landfill gas monitoring" from recommendation 6.e) such that as revised, it reads as follows:

The Owner submits ~~landfill gas monitoring data~~ a methane gas investigation for the subject lands completed to the satisfaction of the City of Vaughan.

Thank you for the opportunity to comment. I will be speaking to this matter in front of Committee as well to help answer any questions that may arise.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, MCIP, RPP  
Partner

Copy: Haiqing Xu, City of Vaughan,  
Nancy Tuckett, City of Vaughan  
Mary Caputo, City of Vaughan  
Margaret Holyday, City of Vaughan  
Duane E. Aubie, York Major Holdings Inc.