

From: Clerks@vaughan.ca
To: [John Britto](#)
Subject: FW: [External] Agenda Item 15
Date: Monday, May 6, 2024 12:03:45 PM
Attachments: [26. Teston East.pdf](#)
[SUB1 Dec-12-2023 Cover Letter.pdf](#)
[SUB1 Feb-16-2022 1. Cover Letter.pdf](#)

From: IRENE FORD [REDACTED]
Sent: Monday, May 6, 2024 11:55 AM
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca; Minister <minister.mah@ontario.ca>; Optrust Email <email@optrust.com>
Subject: [External] Agenda Item 15

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

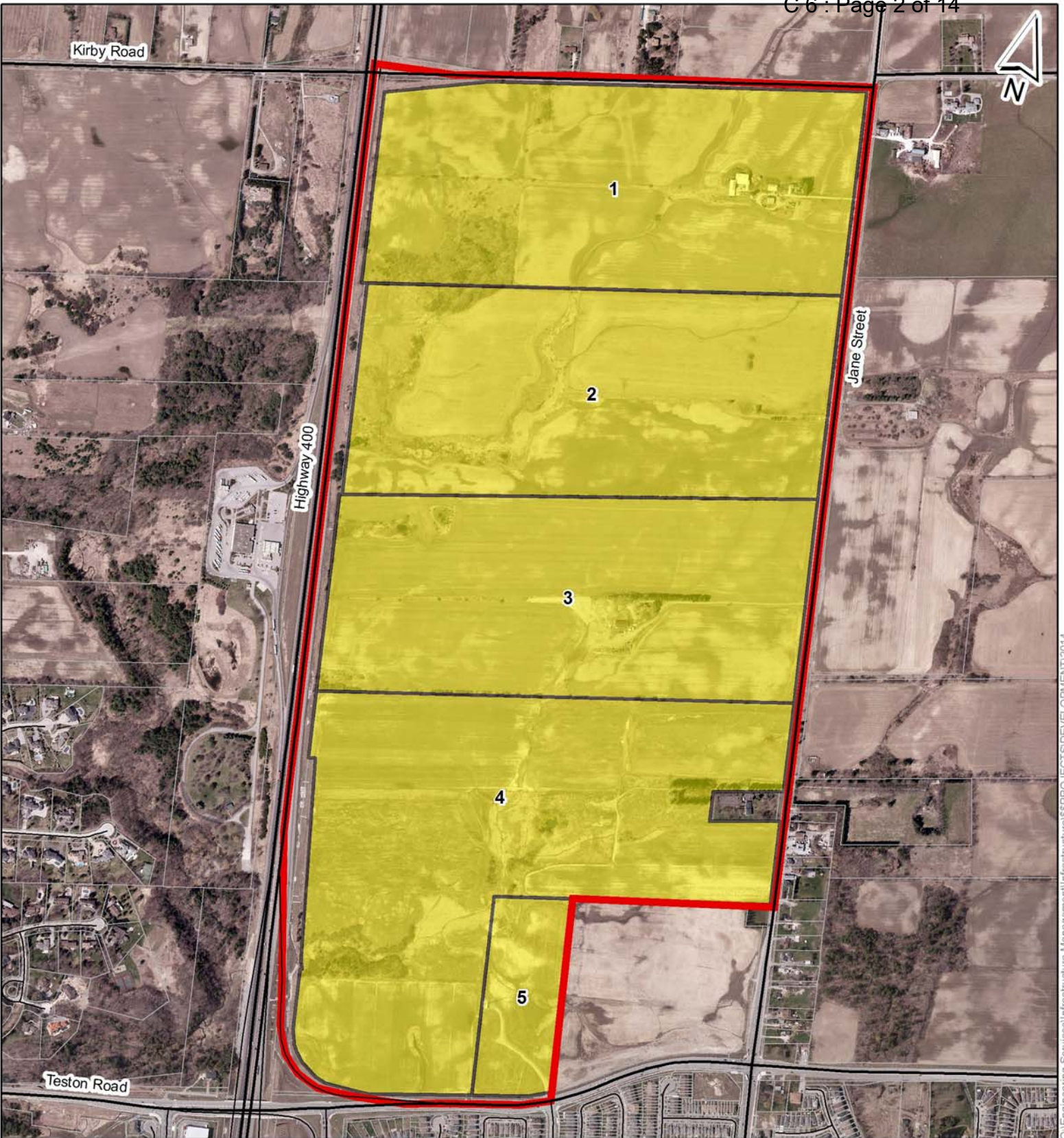
This property never had a chance. The initial MZO request showed the property paved and made zero intent to preserve this property. It only adds insult to injury.

OP Trust, who invests on behalf of OPSUE representing 180,000 employees across Ontario, appears to be the landowner to the south but hid themselves as Jane St Nominee Inc. It is abundantly clear that both landowners are working together to develop these properties with special exemptions to legislation. I guess this was why there was no actual signature from landowners on the MZO request.

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=51495>

Landowners prior to 2017 are attached for those interested.

[DELISTING OF 11424 JANE STREET, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE \('LSHS'\) \(TRANSMITTAL REPORT FROM HERITAGE VAUGHAN COMMITTEE\) - Committee of the Whole \(1\) - May 07, 2024](#)



O:\Engineering Services\Infrastructure Management\Infrastructure\SS\PROJECTS\DEVELOPMENT\2014



Teston East



- Legend**
- Property Boundary
 - Employment Area
 - Proposed Development
 - Vacant - Serviced
 - Vacant - Unserviced (Short Term)
 - Vacant - Unserviced (Long Term)

Vaughan Economic Development Department
 ecdev@vaughan.ca
 (905) 832 - 2281

Created By:
 Economic Development
 Engineering Services
 Infrastructure Management Division
 Projection: NAD83 UTM Zone 17

Block No.
34

Employment Area: Teston East

Site#: 1	Roll#: 192800027220000	Acreage: 98.15	Hectares: 39.72	Status: Long Term Unserviced
LegalDesc:	11424 Jane St., Con 5 Pt Lot 30 RS65R22487 PT 1		Zoning: A	
Location:	Southwest corner of Jane & Kirby			
Owner1:	1406979 Ontario Ltd.	Owner2:	Attn: Joseph Sgro	
Address:	100 Zenway Blvd.			
City:	Woodbridge	Postal Code:	L4H 2Y7	Telephone: 905-264-5962
Site#: 2	Roll#: 192800027215000	Acreage: 96.45	Hectares: 39.03	Status: Long Term Unserviced
LegalDesc:	11260 Jane St., Con 5 Pt Lot 29		Zoning: A	
Location:	West side of Jane St., south of Kirby			
Owner1:	Janeston Valley Development Ltd.	Owner2:	Attn: Nick Cortellucci	
Address:	137 Bowes Rd.			
City:	Concord	Postal Code:	L4K 1H3	Telephone: 905-669-1588
Site#: 3	Roll#: 192800027210000	Acreage: 96.69	Hectares: 39.13	Status: Long Term Unserviced
LegalDesc:	11100 Jane St., Con 5 Pt Lot 28		Zoning: A	
Location:	West side of Jane, between Teston & Kirby			
Owner1:	Conmar Developments Inc.	Owner2:	Attn: Sam Balsamo	
Address:	1500 Highway 7			
City:	Concord	Postal Code:	L4K 5Y4	Telephone: 905-907-1600
Site#: 4	Roll#: 192800027203500	Acreage: 131.62	Hectares: 53.27	Status: Long Term Unserviced
LegalDesc:	10980 Jane St., Con 5 Pt Lot 26 Pt Lot 27		Zoning: A	
Location:	West side of Jane, north of Teston			
Owner1:	Fleur de Cap Development Inc.	Owner2:	c/o Metrus Developments	
Address:	30 Floral Pkwy.			
City:	Concord	Postal Code:	L4K 3S3	Telephone: 905-669-9714
Site#: 5	Roll#: 192800027041000	Acreage: 15.81	Hectares: 6.40	Status: Long Term Unserviced
LegalDesc:	3180 Teston Rd., Con 5 Pt Lot 26 RP65R28024 Pt 1		Zoning: A	
Location:	North side of Teston, between Hwy 400 & Jane			
Owner1:	Lorwood Holdings Inc.	Owner2:		
Address:	86 Moyal Crt., Suite 201			
City:	Concord	Postal Code:	L4K 4R8	Telephone:

100 Zenway Boulevard
Woodbridge, Ontario
Canada L4H 2Y7



Tel: 905-264-5962
Fax: 905-264-9354
www.zzengroup.com

November 21, 2023

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1
Attn: Haiqing Xu, Deputy City Manager, Planning and Growth Management

**Re: 1st Submission – Site Plan Application
Livall Holdings Limited, as the “Owner”
11424 Jane Street, South West Quadrant of Jane Street and Kirby Road - Block 34, Part of Lot
29 and 30 Concession 5, City of Vaughan (the “City”), Region of York**

Livall Holdings Limited is the owner (the “**Owner**”) of the property located at the south west quadrant of Jane Street and Kirby Road, in the City of Vaughan (the “**Subject Site**” or the “**Property**”). ZZEN Developments Limited (“**ZZEN**”) is acting as agent for the Owner. We are pleased to provide the enclosed submission materials in support of the Site Plan Control Application to facilitate the proposed development consisting of eight (8) industrial buildings on the Subject Site.

1. Property Description

The Subject Site is located on the southwest corner of Jane Street and Kirby Road, in the City of Vaughan, municipally known as 11424 Jane Street. The site is legally described as:

Part 1 Plan 65R-30119 and Part 1 Plan 65R- 40148, within Part of Lot 29 and 30 Concession 5, City of Vaughan, Region of York

The Subject Site has an area of approximately 45ha and has a frontage of approximately 245 metres along Jane Street, and 980 metres along Kirby Road with frontage to Highway 400 to the west. Until this past summer the Subject Site was farmed and there is an existing farm house on Property. The surrounding land uses in the Blocks to the north and east are currently agricultural. To the south of the Subject Site is a property owned by OP Trust (“**OP**”), managed by Carterra Group (“**Carterra**”), and the OP site is subject to a site plan approval application for future employment uses. The Subject Site and the property owned by OP shall be referred to herein as the “**Collective Properties**”. Also within Block 34 is the newly constructed Walmart warehouse distribution facility.

2. Land Use

In 2011, the Subject Site was subject to an OMB approved Secondary Plan Area (OPA 637) and was considered to be part of a Strategic Employment Area and designated “Prestige Employment Area”.

On March 4, 2022, the Ministry of Municipal Affairs and Housing (“**MMAH**”) issued a Ministerial Zoning Order (“**MZO**”) to re-zone the Collective Properties from “Agricultural” to “Prestige Employment Area”, including a small “Open Space Environmental Protection Zone.” Prior to issuance and in support of the MZO, an Environmental Impact Study (“**EIS**”) was undertaken to confirm the suitability of the proposed employment zoning. The EIS was provided to the City, the Toronto Region Conservation Authority (“**TRCA**”), and to the MMAH.

An Official Plan Amendment Application and a Zoning By-Law Amendment Application are NOT required as a result of the MZO.

3. Proposed Development

The proposed development shall be completed in two phases of development/servicing in accordance with a Spine Service Agreement with the City of Vaughan (the “**City**”). The construction of buildings upon the serviced land will be accomplished in three (3) phases of construction as depicted in different colours by respective phase, in the Overall Master Plan attached hereto (the “**OMP**”). Of significant importance is the Ministry of Transportation of Ontario (“**MTO**”) MTO Protection Area (the “**MTO PA**”), an area currently under assessment by MTO for the purposes of planning for the proposed construction of Highway 413, and has required the protection of the MTO PA from development until further notice. The OMP clearly demonstrates how the land areas not affected by the MTO PA can be developed in an efficient manner for Prestige Employment Uses.

Please see attached for the OMP and Schedule A to the OMP, which include the following:

- Building identification # for each of the eight (8) Buildings;
- Land Area, in acres (as), for each site by Building;
- Building Area, in square feet (sf);
- Parking Count and Parking Ratio calculation for each Building on a per 1,000sf basis;
- Building Coverage percentage (%) for each Building;
- Planned Development/Servicing and Building Construction Timeline.

4. Planning Submissions and Approvals Update

Site Pre-Con Meeting

On February 28, 2023, a required Pre-Application Consultation (“**PAC**”) meeting between ZZEN and the City took place to present the revised OMP for the Subject Site. As part of its process, the City circulated the application to internal and external departments and agencies to obtain their submission comments.

Site Alteration Permit Application

Throughout 2023, ZZEN, in conjunction with Carttera on behalf of OP, have undertaken the following development submissions to the City for the Collective Properties in order to expedite the development of these lands for employment purposes:

- Q1 2023, submission of a Site Alteration Permit Application, including all required reports, studies and drawings to the City for approvals circulation;

- Q2 2023, a detailed Environmental Impact Study for the Collective Properties was completed and submitted to TRCA, and to the Ministry of Environment (“MECP”) to address species at risk and Natural Heritage Features (“NHF”) on the Collective Properties;
- Comments have been received from TRCA, MECP, and MTO on the submissions. Final submissions to MECP for approvals will be made shortly. The finalization of an environmental compensation agreement (“ECA”) with the City is in process. The ECA addresses specific matters relating to the Natural Heritage System and will be required to facilitate the issuance of the Site Alteration Permit. Furthermore, please note that ZZEN is working with Ontario Heritage Trust (“OHT”) and TRCA to provide habitat compensation for species at risk. We have received a letter of commitment from OHT to complete the habitat restoration on OHT lands in the City of Vaughan;

Spine Servicing Agreement

- A revised final detailed engineering submission containing all drawings and reports to address all comments made to the “Perfect Engineering Submission” will be made in mid-December. The City will then provide ZZEN and Carttera with the draft Spine Servicing Agreement. We have been working proactively with the City and commenting agencies to address all engineering matters.

5. Commitments to Tenants/Users

There is significant interest from prospective tenants for the proposed buildings presented in the OMP. We have been working on letters of intent (“LOI’s”) to secure lease agreements, and these LOI’s are based on development approvals being obtained by the Owners to allow for the start of construction of servicing infrastructure and buildings in 2024.

We trust that the above background information provided, including the attached Schedules, provides the necessary information required to expedite the Site Plan Application approval process for the Subject Site.

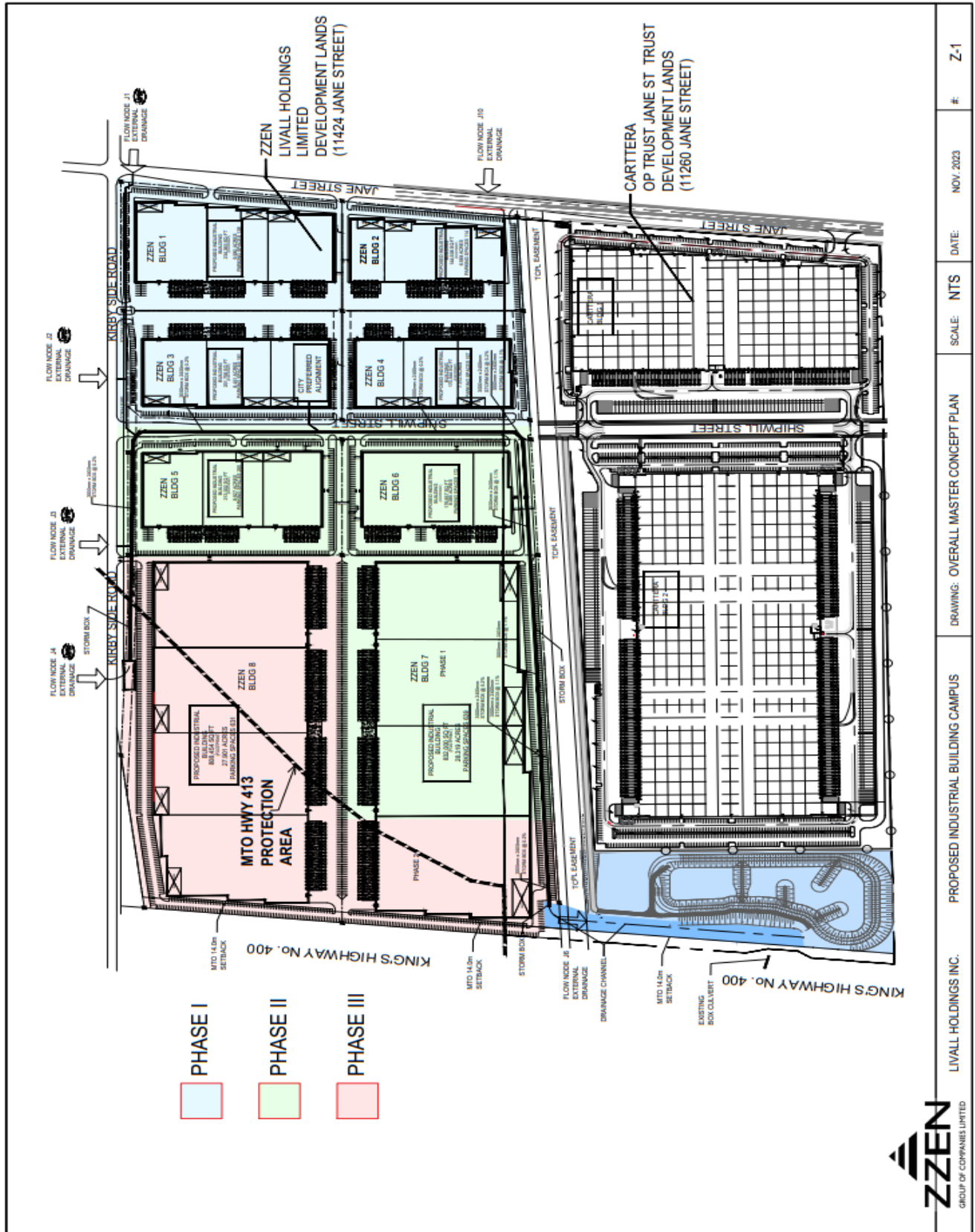
Yours truly,

Joseph Sgro

Joseph Sgro
ZZEN Group of Companies Limited

Cc: Vic De Zen, ZZEN Group of Companies Limited
Sam Speranza, ZZEN Group of Companies Limited

OVERALL MASTER PLAN – COLLECTIVE PROPERTIES



#	Z-1
DATE	NOV. 2023
SCALE	NTS
DRAWING	OVERALL MASTER CONCEPT PLAN
PROPOSED INDUSTRIAL BUILDING CAMPUS	LIVALL HOLDINGS INC.
GROUP OF COMPANIES LIMITED	

LIVALL HOLDINGS LIMITED
BLOCK 34 - SITE PLAN (SITE DATA AND STATS)
NOVEMBER 2023

SCHEDULE A

A - DEVELOPMENT/SERVICING PLAN AND TIMELINE

Earthworks and Grading 2024 - 2025

Subdivision Servicing Works 2024 - 2026

- Sanitary/Storm and Pond/Water
- Utilities
- Road Construction

B - BUILDING CONSTRUCTION PLAN

Phase	Building No	Land Area (ac)	Building Area (sf)	Parking Count	Parking Ratio/1000	Building Coverage	Construction Timeline
						41,560	
Phase 1	1	9.6	234,365	138	0.6	56%	2024 - 2025
	2	6.6	144,508	114	0.8	50%	2024 - 2025
	3	8.5	201,706	161	0.8	54%	2025 - 2026
	4	7.3	170,544	157	0.9	54%	2025 - 2026
Total - Phase 1		32.0	751,123	570	0.8	54%	
Phase 2	5	8.9	213,002	265	1.2	55%	2026 - 2027
	6	8.1	176,657	172	1.0	50%	2026 - 2027
	7 - P1	21.2	624,000	479	0.8	67%	2027 - 2028
Total Phase 2		38.2	1,013,659	916	0.9	61%	
Phase 3	7 - P2	7.1	208,000	160	0.8	67%	2028 - 2029
	8	27.9	808,454	631	0.8	67%	2029 - 2030
Total Phase 3		35.0	1,016,454	791	0.8	67%	
Total - Overall Site		105.2	2,781,236	2,277	0.8	61%	



File: P-3246

February 13, 2023

City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Attention: Nicholas Del Prete, Development Planning

**Re: 11260 Jane Street – Block 1 and 2 Site Plan Applications OPTrust
Jane St. Trust
11260 Jane Street
Part of Lot 29, Concession 5
City of Vaughan, Region of York**

Dear Mr. Del Prete,

KLM Planning Partners Inc. is the land use planner on behalf of OPTrust Jane St. Trust (“The Client”) with respect to their lands located at 11260 Jane Street in the City of Vaughan (“The Subject Lands”). The lands are also subject to a Minister’s Zoning Order (the “MZO”) (156/22) issued on March 4, 2022 (see enclosed copy for reference), which grants zoning permission for the proposed distribution facilities. The proposed site plan applications for Blocks 1 and 2 will facilitate the development and implement the zoning permissions.

The subject lands are approximately 36.1 hectares (89.2 acres) in size and located on the Block 34 Employment Lands, located within the larger area of employment lands known as the Highway 400 North Employment Area Secondary Plan in the City of Vaughan. It should be noted that lands north of the TransCanada Pipeline are subject to a granted Consent application (B006/22) as a lot addition to the abutting lands to the north located at 11424 Jane Street.

A joint Development Agreement between the OPTrust Jane St. Trust and the lands to the north (11424 Jane Street) will create the extension of Shipwell Street, stormwater management facility and channel that will service and support the proposed developments. Engineering Drawings and MESP for the Development Agreement will be made under a separate submission.

The proposed site plan application intends to implement the proposed development of two warehouse distribution centres with a total proposed ground floor area of approximately 140,498m² (1,455,721 ft²), 5,240m² (56403 ft²) of which will be dedicated to ancillary office spaces.

In support of our applications for Site Plan Application, please find enclosed the following in accordance with the requirements set out under the Pre-Application Consultation (PAC) meeting for the proposed development held on August 30th, 2022:

1. Cover Letter prepared by KLM Planning Partners Inc. dated February 13, 2023;
2. One (1) cheque in the amount of \$103,699.00 payable to the City of Vaughan, representing the Site Development Application fee for Block 1 and \$188,799.40 for Block 2 – will be paid under separate cover;
3. One (1) hard and PDF copy of the executed Development Approval Planning Applications (Block 1 and Block 2) for Site Development Application;
4. One (1) copy of the Context Map (Aerial Orthographs) prepared by KLM Planning Partners Inc., dated February 8, 2023;
5. One (1) copy of the Executed & Valid PAC Understanding dated August 30th 2022;
6. One (1) copy of the GIS Conformity Letter will be submitted under separate cover;
7. One (1) copy of Site Plan, Cross Sections, Elevations, and Floor Plans (Block 1 and Block 2) prepared by Glenn Piotrowski Architect LTD dated February 13, 2023;
8. One (1) copy of the Site Plan Accessibility Impacts Checklist prepared by Glenn Piotrowski Architect LTD dated February 13, 2023;
9. One (1) copy of the Legal Survey Plan by David B. Searles Surveying Ltd. dated November 24, 2022;
10. One (1) copy of the Parcel Abstract by David B. Searles Surveying Ltd. dated January 25, 2023;
11. One (1) copy of the Sustainability Performance Metrics Scoring tool and Summary Letter prepared by Ecovert;
12. One (1) copy of the Urban Design and Sustainability Brief prepared by KLM Planning Partners Inc. and dated February 2019;
13. One (1) copy of the Lighting Plan prepared by Janick and dated January 23, 2023;
14. One (1) copy of the Arborist Report with Tree Inventory and Preservation Plan prepared by The MBTW Group, and dated December 14, 2022;
15. One (1) copy of Phase One and Two Environmental Site Assessment prepared by EXP dated July 26, 2021 and September 27, 2021 respectively;
16. One (1) copy of Geotechnical Report prepared by EXP dated January 30th 2023;
17. One (1) copy of Hydrogeological Report prepared by EXP dated February 13th, 2023;
18. One (1) copy of Site Screening Questionnaire and Environmental Certification prepared by EXP dated November 30th, 2022;
19. One (1) copy of Site Servicing Plan, Storm and Sanitary Drainage Plan, Street Widening, Stream Relocation Plan and Profile, Grading Plan, Erosion and Sediment Control Plan for Block 1 and 2 prepared by GHD LTD dated February 13th, 2023;
20. One (1) copy of the Site Lighting and Photometric Plan prepared by GHD LTD dated February 13th, 2023;
21. One (1) copy of the Functional Servicing Report for Block 1 and 2 prepared by GHD LTD dated February 13th, 2023;
22. One (1) copy of the Noise and Vibration Feasibility Study prepared by Howe Gastmeier Chapnik Lmt. Dated February 13, 2023;

23. One (1) copy of Letter regarding Air Quality Assessment Report prepared by KLM Planning Partners Inc. and dated February 13, 2023;
24. One (1) copy of First Nation sign off and Archaeological Assessment prepared by AMICK and dated February 23, 2015; and
25. One (1) copy of the Traffic Impact Assessment prepared by GHD LTD dated February 7th, 2023;
26. One (1) copy of the Landscape Plans and Cost Estimate.

Please note that the EIS, and GIS conformity letter will follow under separate cover.

Trusting this is satisfactory, if you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,
KLM Planning Partners Inc.



Billy Tung, MCIP, RPP
Partner

Alesia Lamaj

Alesia Lamaj
Junior Planner

ONTARIO REGULATION 156/22

made under the

PLANNING ACT

Made: March 4, 2022

Filed: March 4, 2022

Published on e-Laws: March 7, 2022

Printed in *The Ontario Gazette*: March 19, 2022**ZONING ORDER - CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK****Definition**

1. In this Order,

“zoning by-law” means Zoning By-law No. 1-88 of the City of Vaughan.

Application

2. (1) This Order applies to the lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the lands outlined in red on a map numbered 252 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands described in subsection (1) are deemed to be a single lot.

Employment area zone

3. (1) This section applies to the lands located in the area shown as the Employment Area Zone on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the following:

1. A storage and distribution facility use that is defined as a building or part of a building used primarily for the storage and distribution of goods and materials.
2. An outdoor storage area use that is defined as an outdoor area used for parking, placing, storing and maintaining commercial motor vehicles, heavy commercial vehicles and intermodal containers and that is,
 - i. incidental to, subordinate to or exclusively devoted to the storage and distribution facility, and
 - ii. on the same lot as the storage and distribution facility.
3. The uses permitted under section 6.2 (EM1) — Prestige Employment Area Zone of the zoning by-law.

(3) The minimum setback of any building or structure from a provincial highway is 14 metres.

(4) The zoning requirements set out in section 6.1 General Provisions of the zoning by-law apply to any uses permitted under paragraph 3 of subsection (2) of this Order.

Open space environmental protection zone

4. Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Open Space Environmental Protection Zone on the map described in subsection 2 (1), except for the uses permitted under section 7.4b (OS5) — Open Space Environmental Protection Zone of the zoning by law.

Terms of use

5. (1) Every use of land and every erection, location and use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

2

Deemed by-law

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Vaughan.

Commencement

7. This Regulation comes into force on the day it is filed.

Made by:

STEVE CLARK
Minister of Municipal Affairs and Housing

Date made: March 4, 2022

[Back to top](#)



MAP No. 252






Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Planning Act

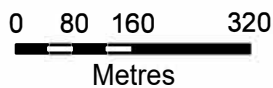
Ontario Regulation: 156/22

Date: March 4, 2022

Original Signed By: Minister of Municipal Affairs and Housing

LEGEND

-  Lands Subject to Zoning Order
-  Open Space Environmental Protection Zone
-  Employment Area Zone
-  Roads
-  Parcels



1 centimeter equals 104 metres



Map North (Degrees): 0°

Map Description:
 This is map no. 252 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 29 and 30, Concession 5, City of Vaughan, Regional Municipality of York. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

THIS IS NOT A PLAN OF SURVEY
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