

**COMMITTEE OF THE WHOLE (1) – MAY 7, 2024**

**COMMUNICATIONS**

---

	<b><u>Item No.</u></b>
<b><u>Distributed April 26 , 2024</u></b>	
C1. Confidential Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated April 26, 2024.	3
<b><u>Distributed May 3, 2024</u></b>	
C2. Barry Nelson, Heritage Advocate, and Duessa du Plooy, President, Thornhill Historical Society, dated May 3, 2024.	6
C3. Rose Savage, dated May 2, 2024.	13
<b><u>Distributed May 6, 2024</u></b>	
C4. Valerie Burke, Thornhill Historical Society, Colborne Street, Thornhill, dated May 5, 2024.	6
C5. Kailey Sutton, McMillan LLP – presentation material	6
C6. Irene Ford, dated May 6, 2024.	15
C7. Katie Pandey, Weston Consulting – presentation material	Presentation # 2

**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.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](mailto:John Britto)  
**Subject:** FW: [External] Reiteration of Support for the Designation of 30 Stegman's Mill Road – Emphasizing the Legacy of Pierre Berton  
**Date:** Friday, May 3, 2024 8:44:25 AM

---

**From:** THS Treasurer <treasurer@thornhillhistoric.org>  
**Sent:** Thursday, May 2, 2024 10:07 PM  
**To:** Nick Borcescu <Nick.Borcescu@vaughan.ca>; Clerks@vaughan.ca; Stephanie Ferreira <Stephanie.Ferreira@vaughan.ca>  
**Cc:** president@thornhillhistoric.org; Evelin Ellison <thornhillwardone@gmail.com>  
**Subject:** [External] Reiteration of Support for the Designation of 30 Stegman's Mill Road – Emphasizing the Legacy of Pierre Berton

**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.

To: Todd Coles, City Clerk<sup>[1]</sup><sub>SEP</sub>

May 3rd, 2024

CC: Nick R. Borcescu, Senior Heritage Planner; Care of to:  
Haiqing Xu, Deputy City Manager, Planning and Growth Management;  
Katrina Guy, Heritage Coordinator<sup>[1]</sup><sub>SEP</sub>

Subject: Reiteration of Support for the Designation of 30 Stegman's Mill Road – Emphasizing the Legacy of Pierre Berton

Dear Mr. Coles,

In recognition and support of the previously articulated and professionally crafted work provided by both staff reports, as well as the recommendations of Heritage Vaughan, for the designation of 30 Stegman's Mill Road under Part IV of the Ontario Heritage Act, The Thornhill Historical Society wishes to underscore here, the profound significance of Pierre Berton's legacy as a pivotal factor in our advocacy. The inherent value of the Pierre Berton House transcends its architectural and historical merits, embodying the essence of Canadian identity and cultural introspection, as envisioned by Pierre Berton.

### **Pierre Berton's Vision for Canadian Literature and Heritage**<sup>[1]</sup><sub>SEP</sub>

Pierre Berton's distinguished career was not only a testament to his literary genius but also to his unwavering commitment to fostering a deeper understanding and appreciation of Canadian heritage and identity. His works have played a crucial role in broadening the horizons of Canadians, enabling us to view our history and culture through a lens of pride, curiosity, and respect. Berton's desire for future generations of writers to draw inspiration from his residence is emblematic of his dedication to the perpetuation of a uniquely Canadian narrative.

### **The Berton House as a Beacon of Canadian Cultural Identity**

In the context of the current socio-political climate, where Canadian cultural needs and identities are often overshadowed by broader North American trends, the preservation of the Berton House takes on an added significance. It stands as a bastion of Canadian cultural sovereignty, reminding us of the need to cherish and sustain our distinct heritage. The house itself, much like Berton's literary works, invites Canadians to a deeper reflection on what it means to construct and articulate a Canadian identity, particularly in the realm of literature and the arts. Like the Canadian State currently, it requires our concern and investment in rehabilitative action.

### **Addressing Indifference with Cultural Empathy**

The challenges posed by indifference and insensitivity towards our cultural distinctiveness underscore the importance of preserving symbols of our heritage. The Berton House, through its association with Pierre and Janet Berton, serves as a physical and metaphorical space for nurturing a sense of cultural empathy and awareness. By safeguarding and advocating for rehabilitation of this property, we not only honour the Bertons' legacy but also reinforce the value of Canadian stories, perspectives, and identities in shaping our collective consciousness.

### **Conclusion and Appeal for Support**

Therefore, we emphatically reiterate our support for the designation of 30 Stegman's Mill Road, advocating for its conservation as a sanctuary for future writers and as a source of inspiration for all Canadians. The Thornhill Historical Society is keenly aware of the potential of the Berton House to foster a renewed engagement with Canadian heritage and identity, especially in times when such engagement is most needed.

We appeal to the City Council to recognize the intrinsic value of the Berton House in the broader narrative of Canadian culture and to proceed with its designation. In doing so, we commit ourselves to preserving a legacy that has, and will continue to, inspire countless Canadians to explore, understand, and articulate our rich and diverse heritage.

Thank you for considering our perspectives on this matter. We remain committed to contributing to the dialogue surrounding the preservation of our shared cultural heritage.

Yours sincerely,

Barry Nelson  
Heritage Advocate  
The Thornhill Historical Society

Reviewed and Authorized by the THS Board of Directors representing our members.

Duessa du Plooy

President

[president@thornhillhistoric.org](mailto:president@thornhillhistoric.org)

Thornhill Historical Society

[thornhillhistoric.org](http://thornhillhistoric.org)

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](mailto:John Britto)  
**Subject:** FW: [External] Airplane are flying Non Stop  
**Date:** Friday, May 3, 2024 9:00:46 AM

**C 3**  
**Communication**  
**CW(1) – May 7, 2024**  
**Item No. 13**

-----Original Message-----

From: Rose Savage [REDACTED]  
Sent: Thursday, May 2, 2024 6:34 PM  
To: Todd Coles <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca  
Cc: Francesco Sorbara <francesco.sorbara@parl.gc.ca>; IRENE FORD [REDACTED]; angela [REDACTED]  
Subject: [External] Airplane are flying Non Stop

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.

Hi Todd,

This is for mayor and members of council.

If the City of Vaughan Council did not approve the flight path; then who allowed GTAA to have planes fly over our homes non-stop and at low altitudes.

Does the City have Corporate Insurance to address all the sudden deaths in our area?

Where is Francesco Sorbara getting all the money to pay for Projects that we the Citizens of Vaughan were not given the right to vote on its appropriateness.

If Vaughan is quick to respond with “not your jurisdiction” for planes then who is getting compensated for allowing this illegal act?

City of Vaughan prides itself for working with all levels of government; why is the City Ignoring Safety and Crime ?

Why didn't the City imposes a “no Trespass Violation fine” of \$10k for all illegal Crime and Safety issues in Vaughan. Why didn't the City exercise and impose this fine; why did the City ignore this fine and have the taxpayers suffer ?

We are holding all levels of government to account; as the City already went to the media stating that you do this well. Working with all levels on topics that pleases council versus taxpayers is irresponsible.

No more finger pointing with this topic; we are holding all levels of government to account.

Do the right thing and not allow GTAA to fly planes over Vaughan.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] Fwd: Boeing airplanes  
**Date:** Friday, May 3, 2024 9:01:29 AM  
**Attachments:** [image3.png](#)  
[image4.png](#)  
[image2.png](#)

---

**From:** Rose Savage [REDACTED]  
**Sent:** Thursday, May 2, 2024 8:24 PM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Francesco Sorbara <[francesco.sorbara@parl.gc.ca](mailto:francesco.sorbara@parl.gc.ca)>; IRENE FORD [REDACTED] [angela \[REDACTED\]](#)  
**Subject:** [External] Fwd: Boeing airplanes

**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.

Hi Todd

To: Mayor and Members of Council

This issue with Boeing is know around the world; take a look at their stocks; yet the City of Vaughan continues to ignore this safety issue.

Most cities who truly care about their community do the right thing and take action to ground these places.

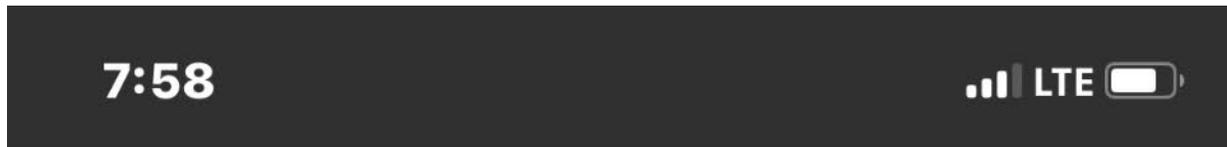
As the Liberal Federal Government is not taking any action to protect Canadians and our local MP is not doing anything about this as well as the GTAA Chair; who happens to be the same person who is the MP for Woodbridge ( What a Conflict of interest ) !!

Then the City of Vaughan does need to protect the citizens of Vaughan as you all took an oath to do so.

At minimum, step up and tell the GTAA to NOT Fly these Boeing planes in Vaughan over the citizens your are mandated to protect.

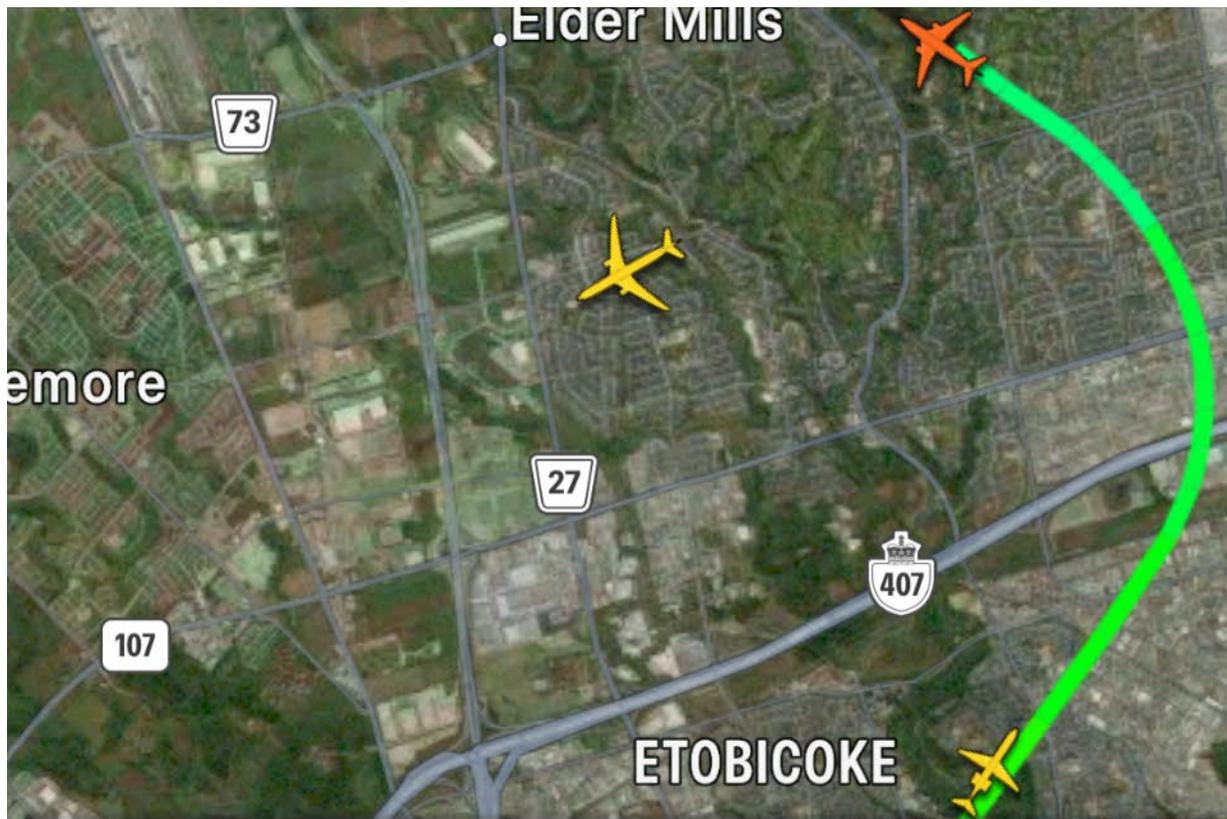
Here's a photo with not one, but two planes together over our community and a few Boeings today; unacceptable !!

The fact that the City of Vaughan has been warned and no action taken; again is irresponsible. Please do the right thing and protect the residence and our property in the City of Vaughan.



Wahi House Hunting for... 4.7 ★ FREE **INSTALL**





**WJA529** WS529 B738  
WestJet



**YYZ** TORONTO  **YWG** WINNIPEG  
Dep. 0:03 ago

BAROMETRIC A...  
**5,339 ft**  
GROUND SPEED  
**235 kts**

Boeing 737-8CT

REG. C-GNDG

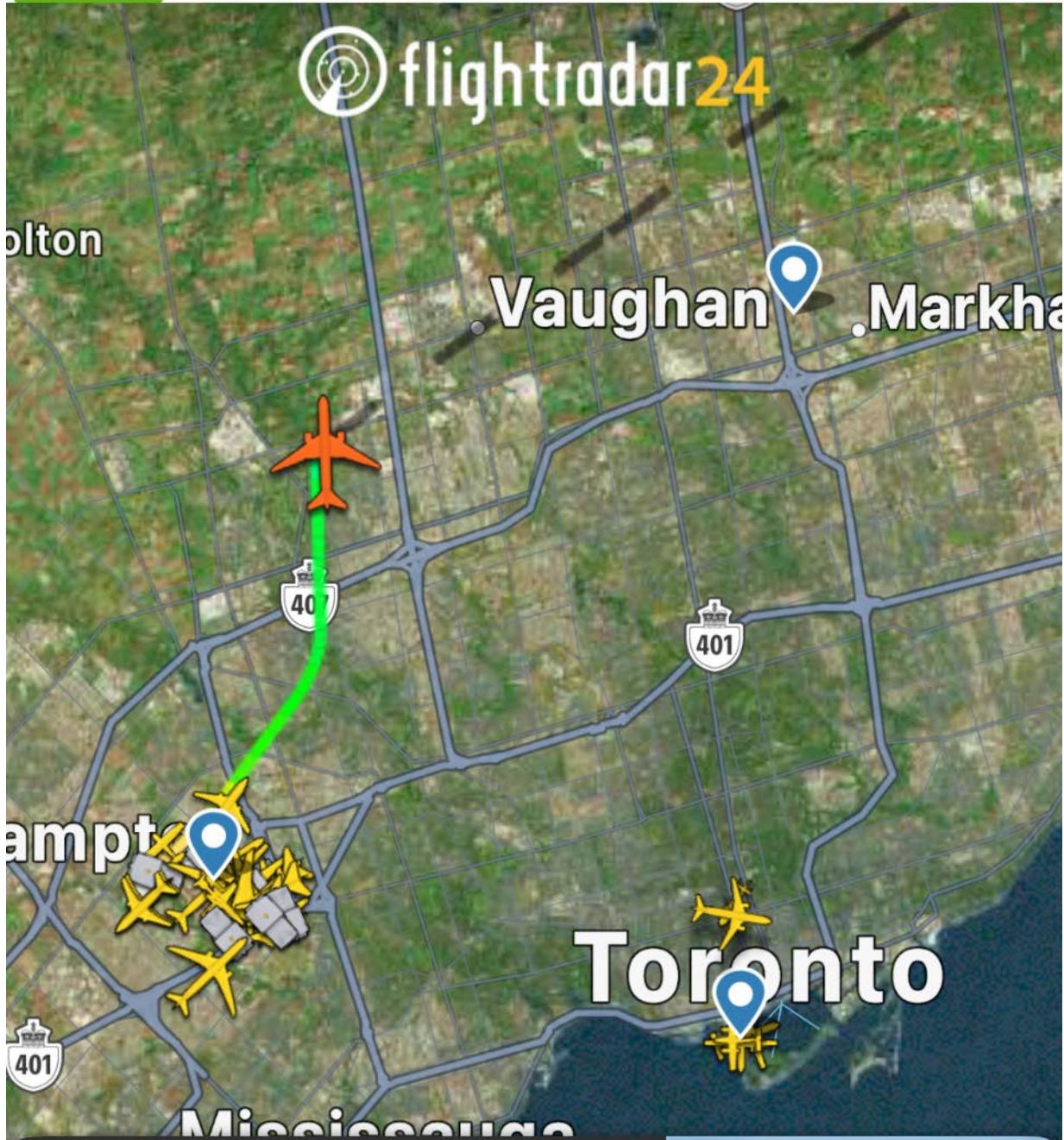
3D view Route More info **NEW** Follow Share

6:57



**DraftKings Sportsbook**  
Join in on the playoff action an...

**JOIN THE FUN**



**AFR355**

AF355

B77W



**Air France** © Jean-Baptiste...

**YYZ** TORONTO  **CDG** PARIS

Dep. 0:02 ago Arr. in 6:46

BAROMETRIC A...  
**5,225 ft**

GROUND SPEED  
**265 kts**

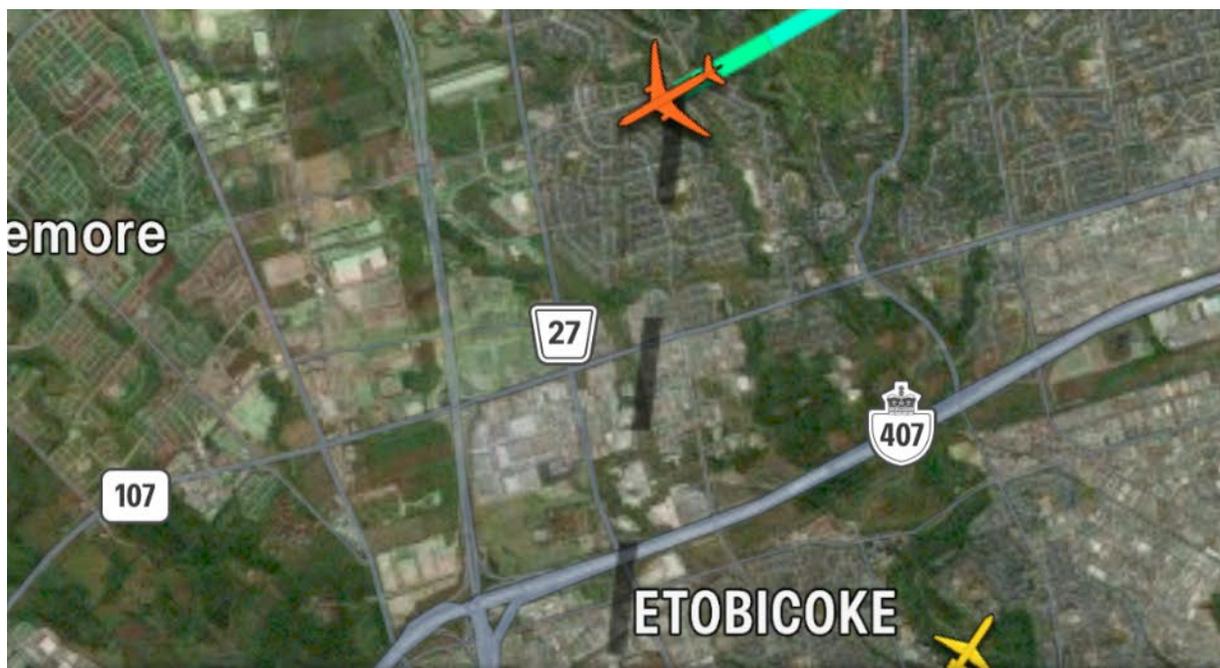
Boeing 777-328(ER) REG. F-GZNF

3D view Route More info Follow Share

7:58 LTE

 **Wahi House Hunting for...** 4.7 ★ FREE [INSTALL](#)





**AFR386** AF386 A359  
 Air France

© Matteo Generoso

**CDG**  **YYZ**  
 PARIS TORONTO

---

Dep. 6:47 ago Arr. in 0:07

**BAROMETRIC A...**  
**7,950 ft**

**GROUND SPEED**  
**234 kts**

**Airbus A350-941**

**REG. F-HTYP**

3D view Route More info **NEW** Follow Share

Begin forwarded message:

**From:** Rose Savage [REDACTED]  
**Date:** May 1, 2024 at 7:02:42 AM EDT  
**To:** Francesco Sorbara <[francesco.sorbara@parl.gc.ca](mailto:francesco.sorbara@parl.gc.ca)>, Cynthia Woods <[cynthia.woods@gtaa.com](mailto:cynthia.woods@gtaa.com)>, Robyn Connelly

<Robyn.Connelly@gtaa.com>, IRENE FORD [REDACTED], angela [REDACTED] NAV Consultation Toronto-Pearson  
<yzmpconsult@navcanada.ca>, Navcanada Service <service@navcanada.ca>, ZZG-Community Engagement  
<communityengagement@gtaa.com>, todd.coles@vaughan.ca

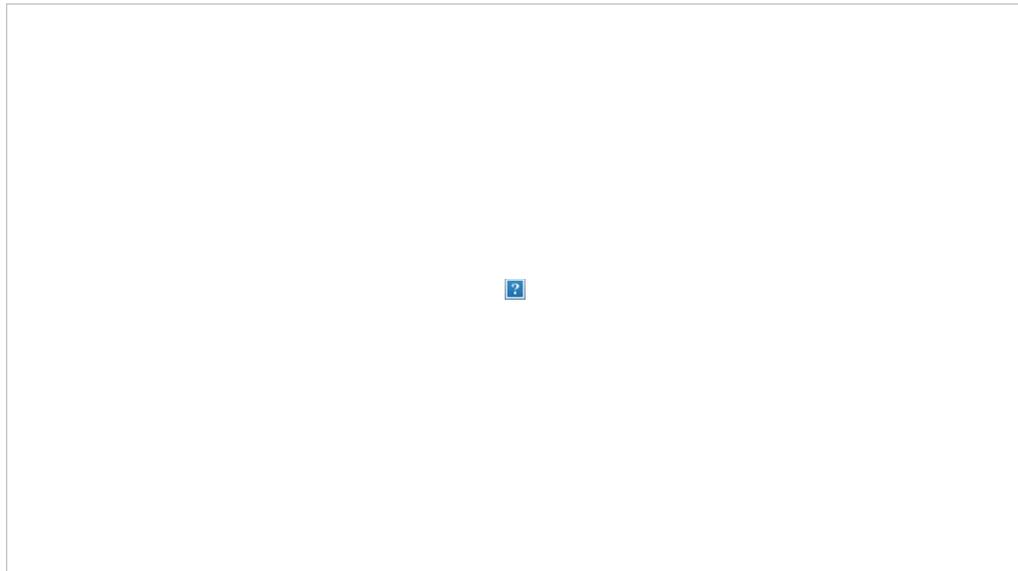
**Subject: Fwd: Boeing**

Stay away from our Community and do the right thing by grounding these planes !

Irresponsible to fly over our community !!



rose — As Boeing faces ongoing safety concerns and increased scrutiny, petition starter Jennifer is calling for all Boeing aircraft to be grounded until their safety issues are resolved. Sign the petition if you agree.



## **Demand the FAA to Ground All Boeing Aircraft with Safety Concerns**



**4,929 have signed** Jennifer Garcia's petition. Let's get to 5,000!

**Sign now with a click**

I, like many others, rely heavily on the aviation industry for safe and reliable transportation. The thought of becoming just another statistic due to corporate greed is both terrifying and unacceptable. It has come to light that Boeing, a major player in this industry, may be compromising safety for profit. This is not a gamble we should be forced to take.

Boeing's disregard for human life has been evident in recent years with two fatal crashes involving their 737 Max jets that claimed 346 lives (source: BBC News). These tragedies

were linked to software malfunctions which Boeing was aware of but failed to address adequately (source: New York Times). This blatant disrespect for human life cannot continue unchecked.

We are calling on the Federal Aviation Administration (FAA) - an organization whose mission is "to provide the safest, most efficient aerospace system in the world" - to ground all Boeing aircraft until safety concerns have been thoroughly addressed and resolved.

This petition isn't just about holding corporations accountable; it's about preserving human lives and ensuring our right as passengers to safe travel. We refuse any longer to be pawns in a game where profits outweigh our safety.

Sign this petition today if you believe that no one should risk their life when stepping onto an airplane. Let's demand accountability from Boeing and action from the FAA now!

[Sign now with a click](#)

[Visit petition page](#)



## Victories Every Day — 100% Funded by You

Not beholden to politics or power brokers, Change.org is free for people everywhere to make change. Every day there are real victories for issues you care about, only possible because we are 100% funded by everyday people like you.

**Will you stand with us to protect the power of everyday people to make a difference?**

[Support Change.org](#)

**At Change.org, we believe in the voice of everyday people.** Is there something that you want to change?

[Start a petition today](#)

---

The person (or organization) who is leading this petition is not affiliated with Change.org. Change.org is not responsible for the petition content.

By clicking the sign now button, you authorize that you are rose and you support this petition. If you'd like to ask others to sign the petition, you'll have a chance to do so after you sign it. Or, you can share this [link](#).

---

**How useful was this email?**

<a href="#">1</a>	<a href="#">2</a>	<a href="#">3</a>	<a href="#">4</a>	<a href="#">5</a>
Not Useful			Useful	

---

[Unsubscribe from emails like this](#)

[Unsubscribe from all Change.org emails](#)

[Manage your email preferences](#) · [Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help centre.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] Stop flying Willy Nilly  
**Date:** Friday, May 3, 2024 9:01:35 AM

---

-----Original Message-----

From: Rose Savage [REDACTED]  
Sent: Thursday, May 2, 2024 9:49 PM  
To: Cynthia Woods <Cynthia.Woods@gtaa.com>; Robyn Connelly <Robyn.Connelly@gtaa.com>; Francesco Sorbara <francesco.sorbara@parl.gc.ca>; Todd Coles <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca  
Cc: IRENE FORD [REDACTED]; sergei.muratov [REDACTED]; angela [REDACTED]  
Subject: [External] Stop flying Willy Nilly

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.

GTAA is attacking us and your desire to play us off each other; as you know, will not work !

So do the honourable thing and fly the regular historic path where approvals were granted and operations to support the path are already in place and have been for years.

Ground the Boeing airplanes; if anything happens, I will use this email as proof that all of you were warned and did nothing to protect the citizens of Canada. GOD Help us all because doing nothing is irresponsible!

Leave us alone in peace

**From:** Clerks@vaughan.ca  
**To:** John Britto  
**Subject:** FW: [External] Second Boeing whistleblower dies after short illness | Boeing | The Guardian  
**Date:** Friday, May 3, 2024 9:01:56 AM

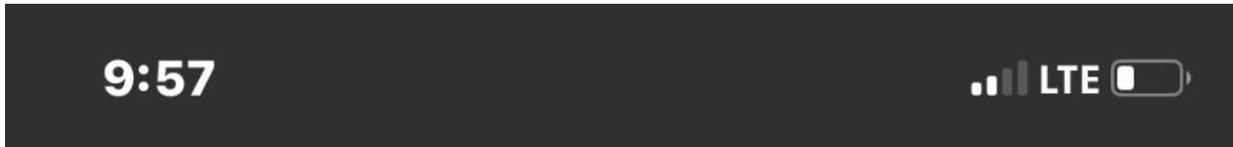
**From:** Rose Savage [REDACTED]  
**Sent:** Thursday, May 2, 2024 10:01 PM  
**To:** Todd Coles <Todd.Coles@vaughan.ca>; Clerks@vaughan.ca; Francesco Sorbara <francesco.sorbara@parl.gc.ca>; Robyn Connelly <Robyn.Connelly@gtaa.com>; Cynthia Woods <cynthia.woods@gtaa.com>; NAV Consultation Toronto-Pearson <yzrnpconsult@navcanada.ca>; Navcanada Service <service@navcanada.ca>; ZG-Community Engagement <communityengagement@gtaa.com>  
**Cc:** IRENE FORD [REDACTED] angela [REDACTED]  
**Subject:** [External] Second Boeing whistleblower dies after short illness | Boeing | The Guardian

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.

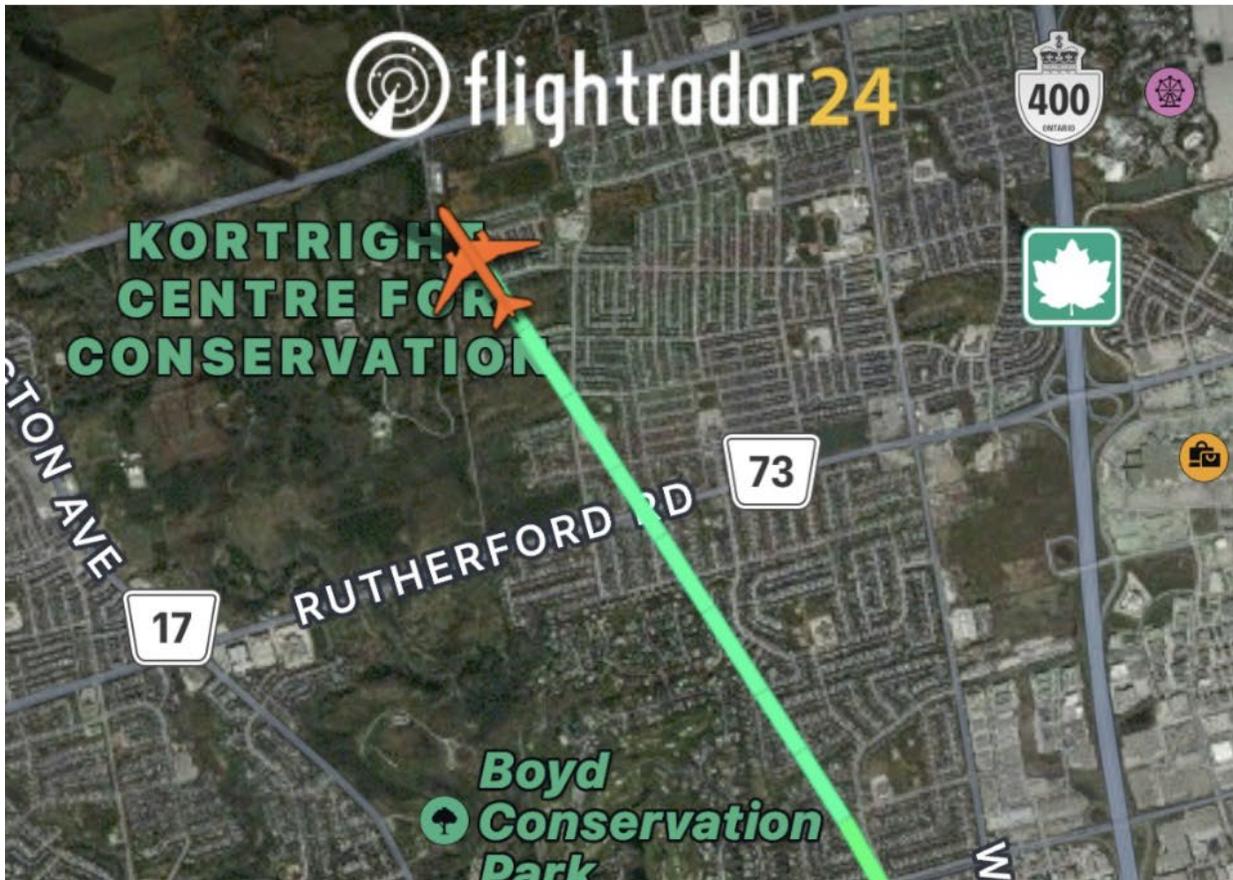
Hi Todd, mayor, members of council

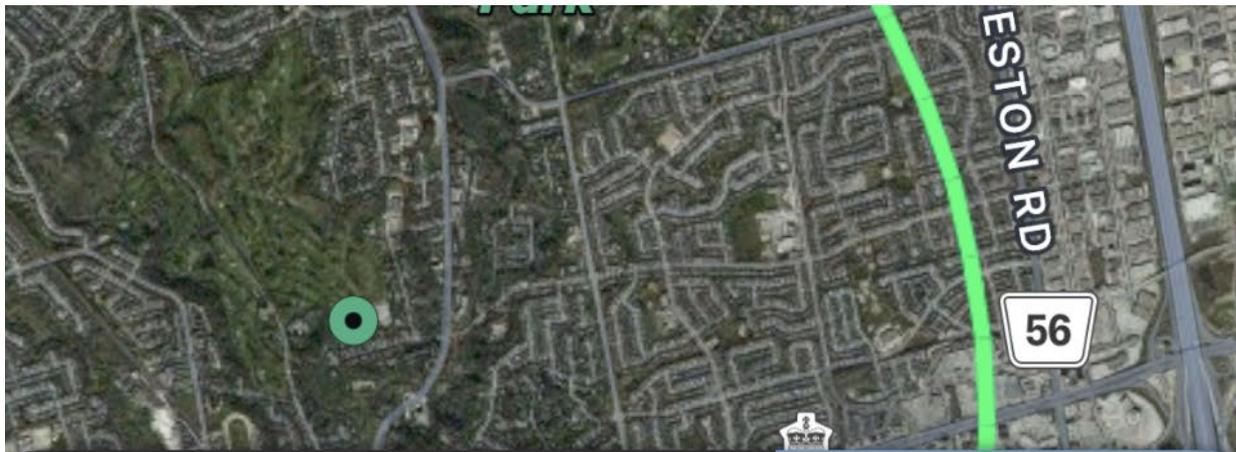
<https://www.theguardian.com/business/article/2024/may/02/second-boeing-whistleblower-dies>

Yet another Boeing ... leave us alone !



Wahi House Hunting for... 4.7 ★ FREE **INSTALL**





**ACA33** AC33 B77L

**Air Canada**



© Owen C

**YYZ**  
TORONTO



**YVR**  
VANCOU...

Dep. 0:03 ago      Arr. in 4:13

**BAROMETRIC A...**  
**7,825 ft**

**GROUND SPEED**  
**269 kts**

**Boeing 777-233(LR)**

**REG. C-FNND**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](mailto:John.Britto)  
**Subject:** FW: [External] Non stop Boeing  
**Date:** Friday, May 3, 2024 9:02:09 AM

---

**From:** Rose Savage [REDACTED]  
**Sent:** Thursday, May 2, 2024 10:21 PM  
**To:** Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Clerks@vaughan.ca; Francesco Sorbara <[francesco.sorbara@parl.gc.ca](mailto:francesco.sorbara@parl.gc.ca)>; Robyn Connelly <[Robyn.Connelly@gtaa.com](mailto:Robyn.Connelly@gtaa.com)>; Cynthia Woods <[cynthia.woods@gtaa.com](mailto:cynthia.woods@gtaa.com)>; NAV Consultation Toronto-Pearson <[yzrnpconsult@navcanada.ca](mailto:yzrnpconsult@navcanada.ca)>; Navcanada Service <[service@navcanada.ca](mailto:service@navcanada.ca)>; ZG-Community Engagement <[communityengagement@gtaa.com](mailto:communityengagement@gtaa.com)>  
**Cc:** IRENE FORD [REDACTED] angela [REDACTED]  
**Subject:** [External] Non stop Boeing

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.

Todd & Members of council

Non-Stop Boeing airplanes in my community !!!

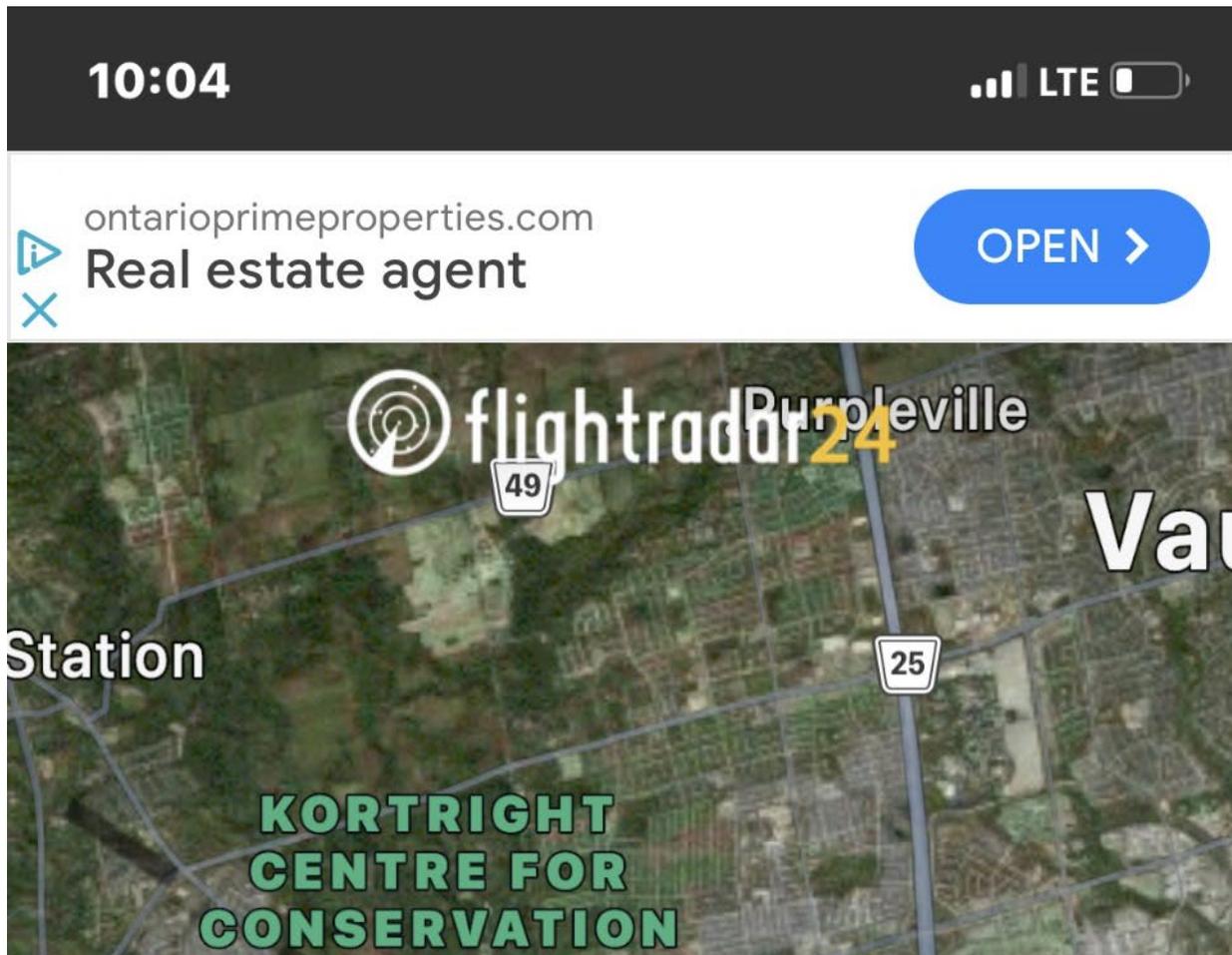
My 90 year old mother couldn't breath either last week because of these non-stop airplanes and the issues in the article I just sent you.

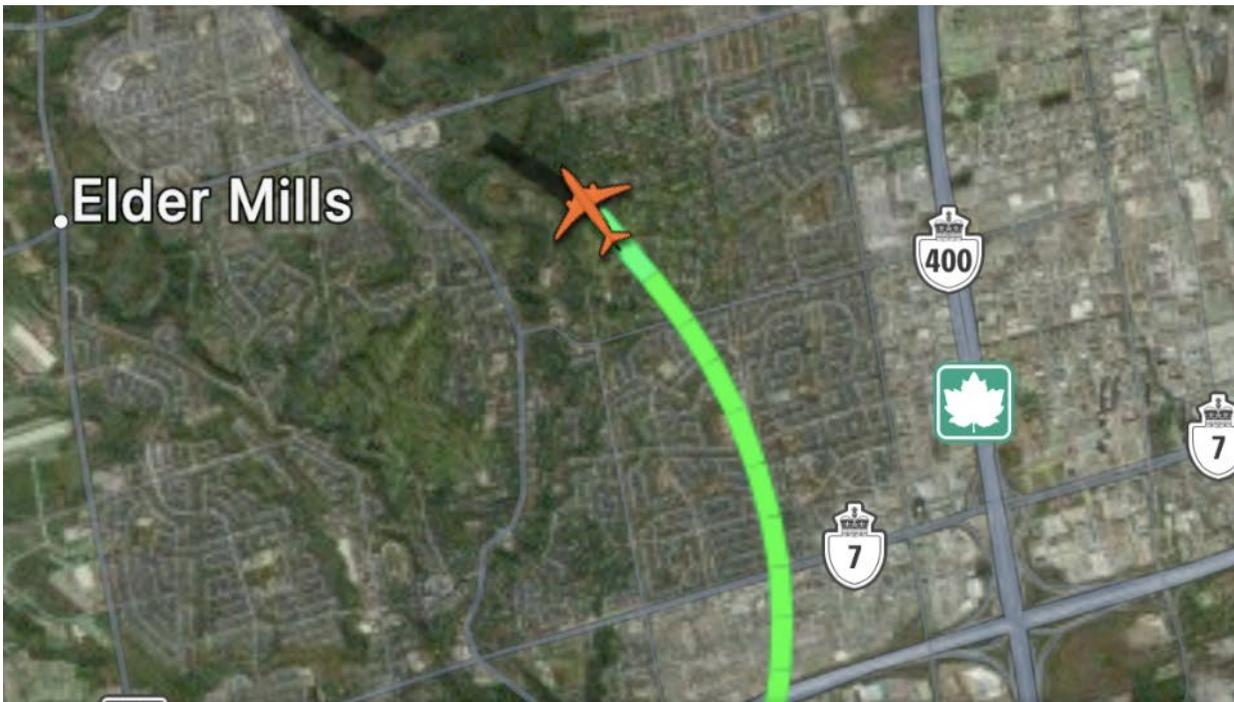
All of you cannot claim ignorance because you have been warned since 2017 with all my complaints, emails, deputations, communications, petition, etc.

There comes a point in all of this when enough is enough !

Why does the city continue to allow this knowingly ?

Leave us in peace





**Elder Mills**

**WJA323** **WS323** **B738**  
WestJet



© Richard Rafalski

**YYZ**  **YXE**  
TORONTO SASKAT...

Dep. 0:02 ago

**BAROMETRIC A...**  
**4,933 ft**

**GROUND SPEED**  
**267 kts**

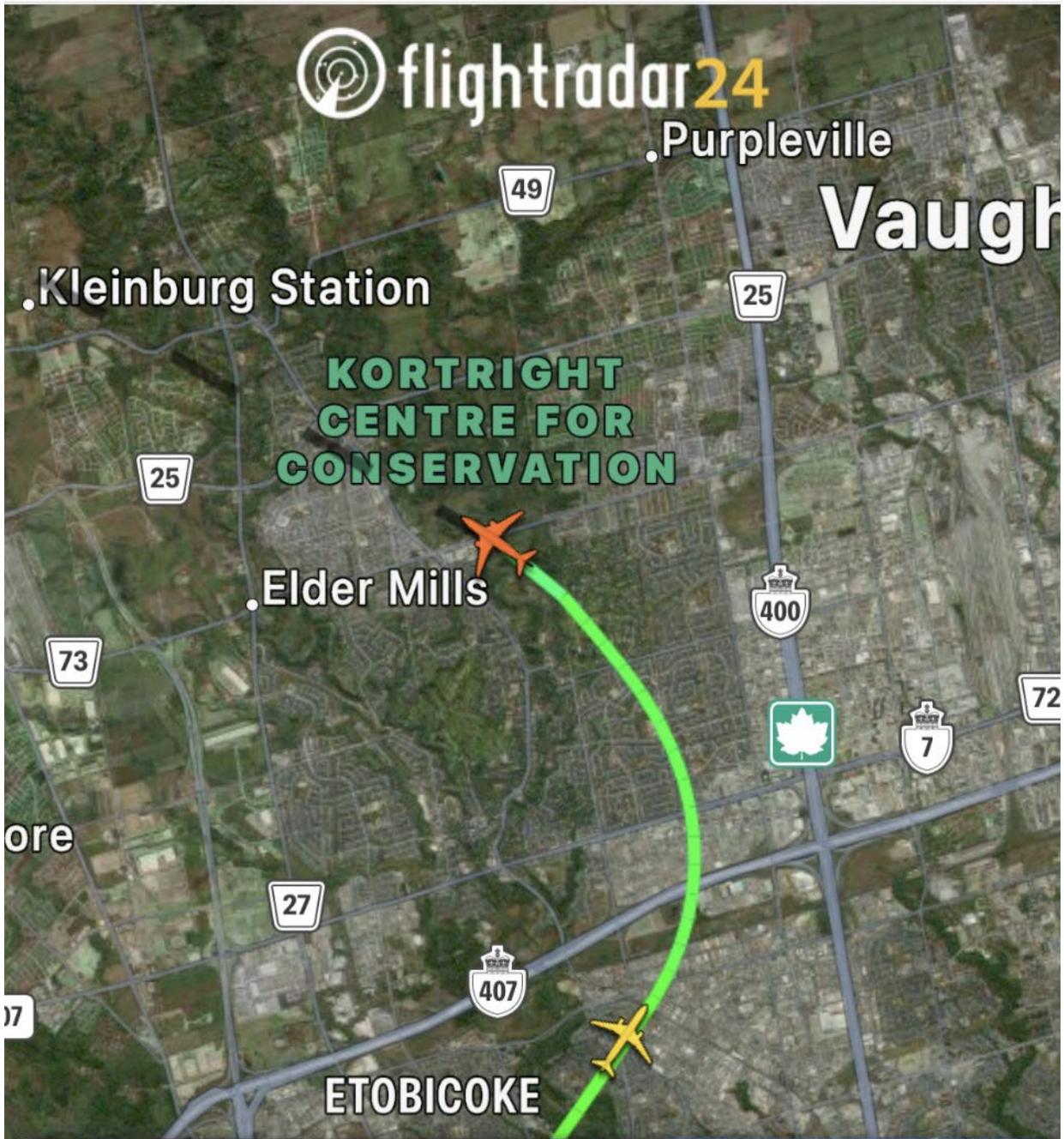
**Boeing 737-8CT**

**REG. C-GVWA**

**10:05** LTE 

Whitby Oshawa London Hamilton  
Kitchener Toronto Mississauga  
Brampton Vaughan Markham

[OPEN >](#)



**WJA605** WS605 B38M  
WestJet



**YYZ**  
TORONTO



**YQR**  
REGINA

BAROMETRIC A...  
**4,775 ft**  
GROUND SPEED

**Dep. 0:02 ago**

**270 kts**

**Boeing 737 MAX 8**

**REG. C-FXYK**

---

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] Hundreds could die if Boeing fails to handle quality issues, whistleblower says | Boeing | The Guardian  
**Date:** Friday, May 3, 2024 9:02:28 AM

---

-----Original Message-----

From: Rose Savage [REDACTED]  
Sent: Thursday, May 2, 2024 10:28 PM  
To: Todd Coles <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
Subject: [External] Hundreds could die if Boeing fails to handle quality issues, whistleblower says | Boeing | The Guardian

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.

More articles in Boeing ...

<https://www.theguardian.com/business/2024/apr/17/boeing-whistleblower-safety-hearing>

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] Item 6.6 Committee of the Whole - 30 Stegman's Road - May 7, 2024  
**Date:** Monday, May 6, 2024 8:26:04 AM

---

**From:** Valerie Burke [REDACTED]  
**Sent:** Sunday, May 5, 2024 8:46 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Nick Borcescu <Nick.Borcescu@vaughan.ca>; Katrina Guy <Katrina.Guy@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>  
**Subject:** [External] Item 6.6 Committee of the Whole - 30 Stegman's Road - May 7, 2024

**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.

To: Todd Coles, City Clerk<sup>[1]</sup><sub>[SEP]</sub>

CC: Nick R. Borcescu, Senior Heritage Planner;  
Haiqing Xu, Deputy City Manager, Planning and Growth Management

Katrina Guy, Heritage Coordinator

Re: Committee of the Whole - Item 6.6 - Notice of Objection To The Notice of Intent to Designate 30 Stegman's Road Under Part IV of The Ontario Heritage Act

I strongly support staff's recommendation to designate 30 Stegman's Road, former home of Pierre and Janet Berton, under Part IV of the Ontario Heritage Act!

The designation of this property meets the policies of the Vaughan Official Plan and the objectives and required criteria outlined in the Ontario Heritage Act by the Province of Ontario Regulation 9/0. The Statement of Cultural Heritage Value demonstrates that this significant property has physical, associated, and contextual cultural heritage value.

Pierre Berton is among Canada's best-known writers, an iconic Canadian. He was particularly well regarded as a serious popularizer of Canadian History.

As the report indicates "Staff identified a number of programs including apprenticeship and specialized trades workshops, seminars, and other curricula that could make use of the present condition of the site to provide hands-on didactic restoration and conservation activities on site, at no cost to the owner(s) and for the responsible stewardship of this heritage resource."

Please designate this property. Protect an extraordinary Canadian cultural asset for present and future generations.

Sincerely  
Valerie Burke

C 5  
Communication  
CW(1) – May 7, 2024  
Item No. 6



**ATTACHMENT 5**  
**30 STEGMAN'S MILL**





















June 18, 2015

Susan Niczowski • PRESIDENT  
334 Rowntree Dairy Road,  
Woodbridge, ON L4L 8H2

Susan,

**Re: Demolition Permit Inspection**

In response to your request for a demolition permit inspection of two structures in Kleinburg located at 56 Windrush Road and 30 Stegman's Mill Road, Vaughan Fire and Resce have inspected both locations and report the following:

**56 Windrush Road:**

The building appears to be unoccupied and is in a state of disrepair. Numerous windows are broken and there is evidence of illegal entry by trespassers for the purpose of alcohol and possible drug use. During the inspection, there was aslo evidence of smoking materials in the structure. The basement has approximately 30cm of standing water. Abandoned structures create a safety risk to the persons using the structure for parties, fire hazard to the community, the neighboring residences and firefighting staff.

**30 Stegman's Mill Road:**

The building appears to be unoccupied and in a state of disrepair. Numerous windows are broken and there is evidence of illegal entry by trespassers for the purpose of alcohol and possible drug use. During the inspection, it appeared somebody has been using a barbeque starter fluid in the fire place. Abandoned structures create a safety risk to the persons using the structure for parties, fire hazard to the community, the neighboring residences and firefighting staff.

It is the opinion of the VFRS that both abandoned properties present a fire hazard to the community.

At the conclusion of our inspection, the Captain advised the property owner of their responsibility to ensure the property is secured and to check the sites regularly.

Larry Bentley  
Fire Chief

**30 Stegman's Mill Rd**  
Vaughan, Ontario  
📍 ⋮  
🌐 Google Street View  
Jul 2022 [See more dates](#)









DANGER  
DO NOT  
ENTER



30

WARNING  
DO NOT  
ENTER  
IF RED  
LIGHT IS  
ON



**From:** [Clerks@vaughan.ca](mailto: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](mailto:Clerks@vaughan.ca)  
**Cc:** [Council@vaughan.ca](mailto:Council@vaughan.ca); Minister <[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)>; Optrust Email <[email@optrust.com](mailto: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.

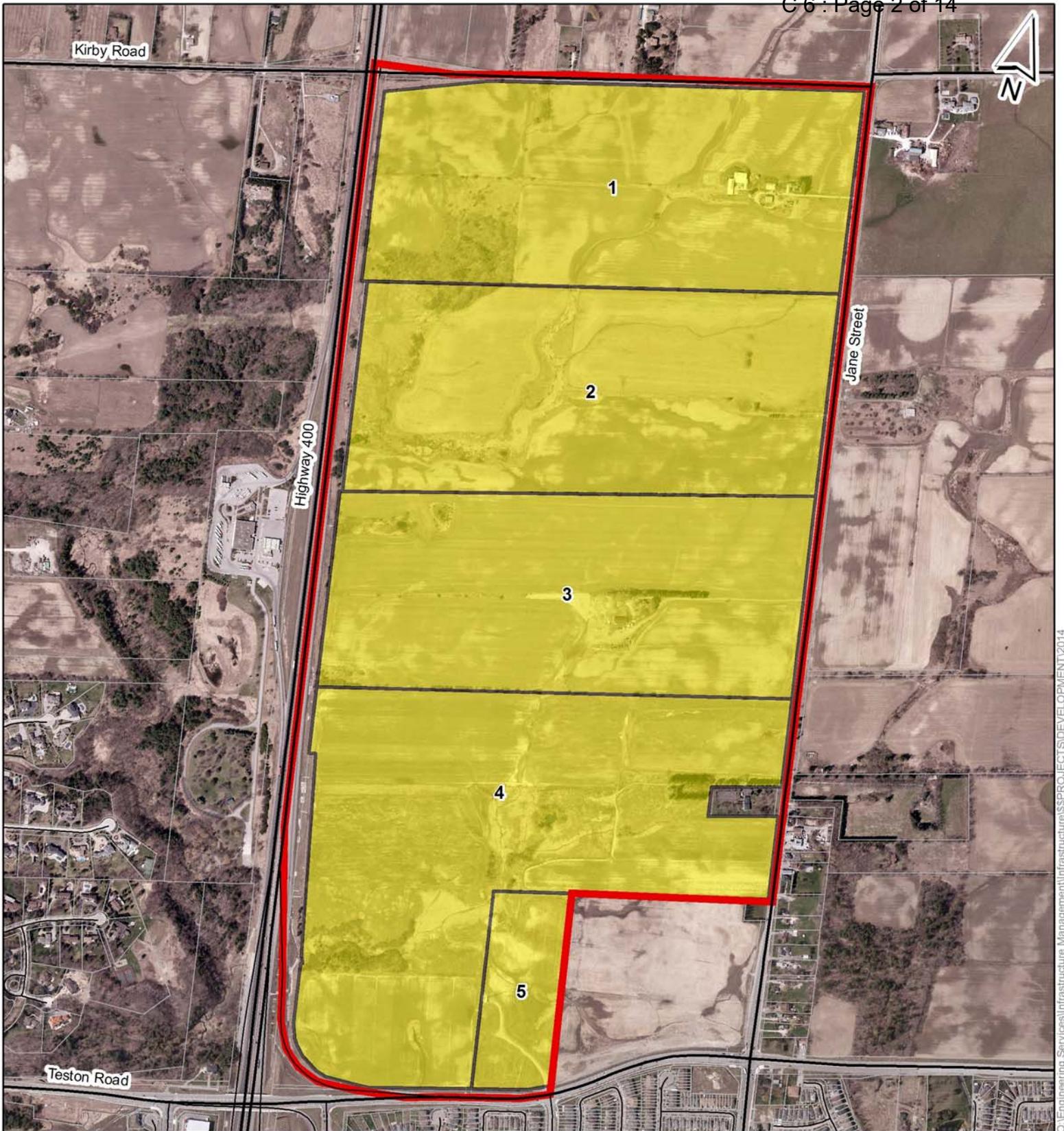
This property never had a chance. The initial MZO request showed the property paved and made zero intent to preserve this property. It only adds insult to injury.

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**

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

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: 1<sup>st</sup> 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,

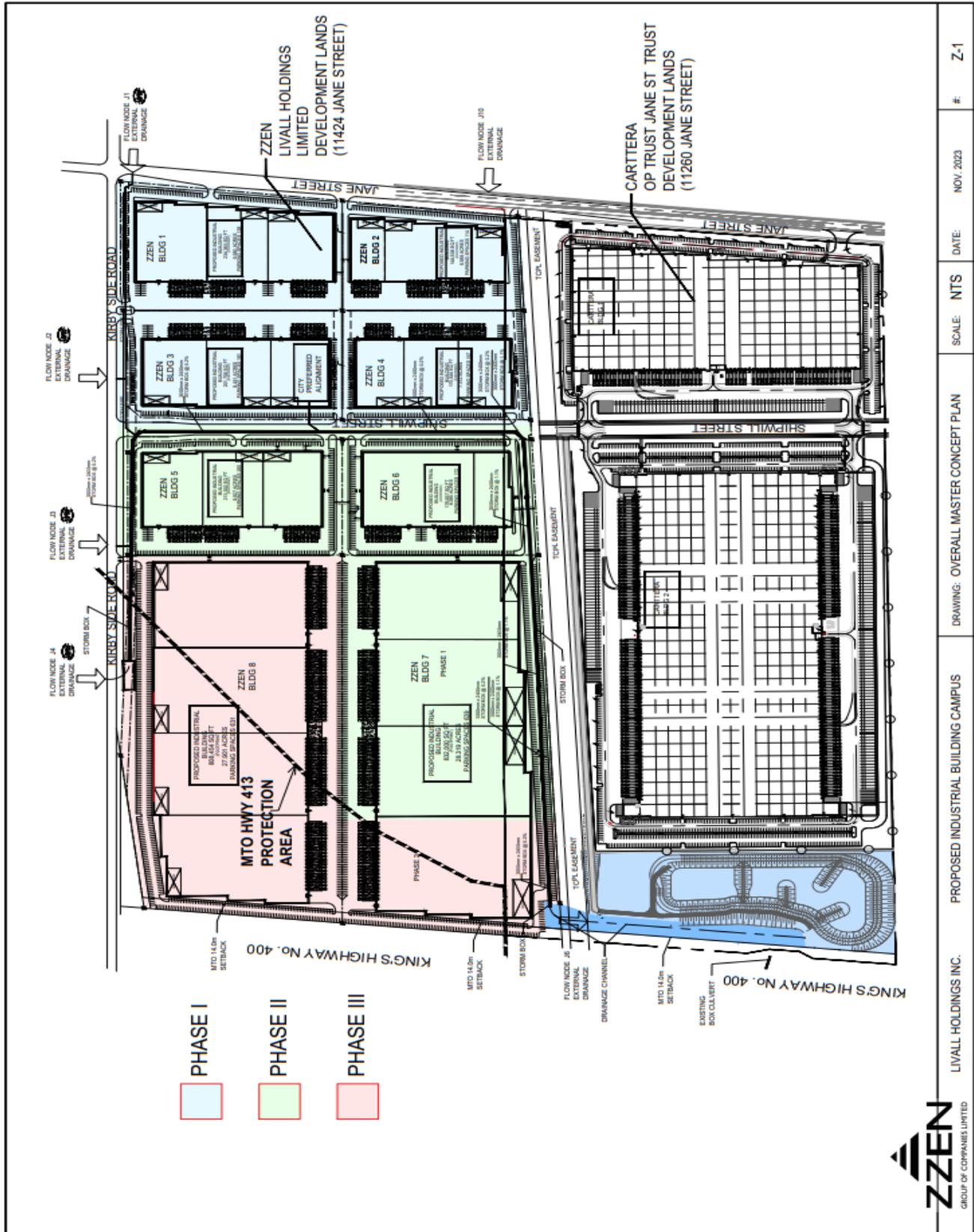
*Joseph Sgro*

---

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



LIVALL HOLDINGS INC.

PROPOSED INDUSTRIAL BUILDING CAMPUS

**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
<small>43,560</small>							
<b>Phase 1</b>	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
<b>Total - Phase 1</b>		<b>32.0</b>	<b>751,123</b>	<b>570</b>	<b>0.8</b>	<b>54%</b>	
<b>Phase 2</b>	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
<b>Total Phase 2</b>		<b>38.2</b>	<b>1,013,659</b>	<b>916</b>	<b>0.9</b>	<b>61%</b>	
<b>Phase 3</b>	7 - P2	7.1	208,000	160	0.8	67%	2028 - 2029
	8	27.9	808,454	631	0.8	67%	2029 - 2030
<b>Total Phase 3</b>		<b>35.0</b>	<b>1,016,454</b>	<b>791</b>	<b>0.8</b>	<b>67%</b>	
<b>Total - Overall Site</b>		<b>105.2</b>	<b>2,781,236</b>	<b>2,277</b>	<b>0.8</b>	<b>61%</b>	



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 140,498m<sup>2</sup> (1,455,721 ft<sup>2</sup>), 5,240m<sup>2</sup> (56403 ft<sup>2</sup>) 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 30<sup>th</sup>, 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 30<sup>th</sup> 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 30<sup>th</sup> 2023;
17. One (1) copy of Hydrogeological Report prepared by EXP dated February 13<sup>th</sup>, 2023;
18. One (1) copy of Site Screening Questionnaire and Environmental Certification prepared by EXP dated November 30<sup>th</sup>, 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 13<sup>th</sup>, 2023;
20. One (1) copy of the Site Lighting and Photometric Plan prepared by GHD LTD dated February 13<sup>th</sup>, 2023;
21. One (1) copy of the Functional Servicing Report for Block 1 and 2 prepared by GHD LTD dated February 13<sup>th</sup>, 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 7<sup>th</sup>, 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

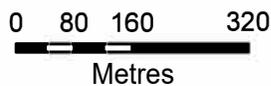
Ontario Regulation: 156/22

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](mailto:mininfo@ontario.ca)) for regulation details.

**THIS IS NOT A PLAN OF SURVEY**  
 Information provided by the Ministry of Municipal Affairs and Housing, under licence with the Ministry of Natural Resources.  
 © 2021, Queen's Printer for Ontario.



# NORTHWEST VAUGHAN LOGISTICAL OPERATIONS

MAY 07, 2024

C 7

Communication

CW(1) – May 7, 2024

Item No. Pres2

**WESTON**  
CONSULTING

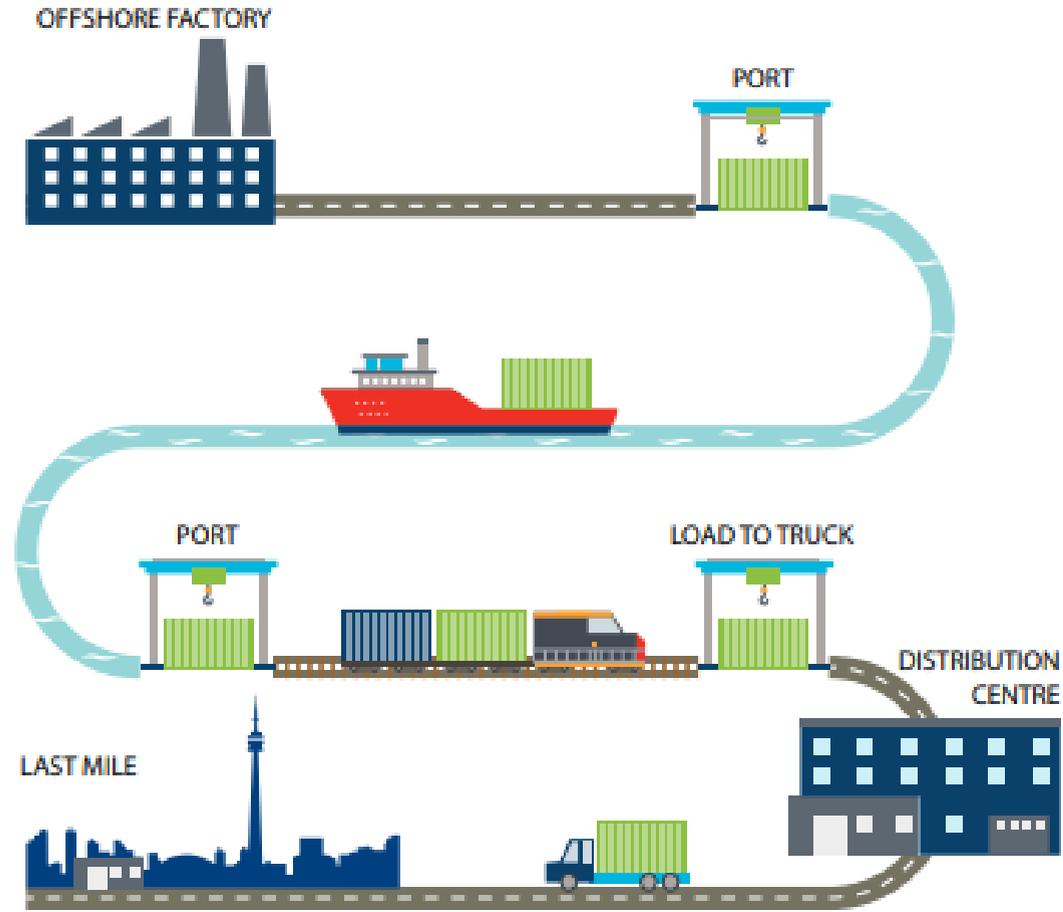


# AGENDA

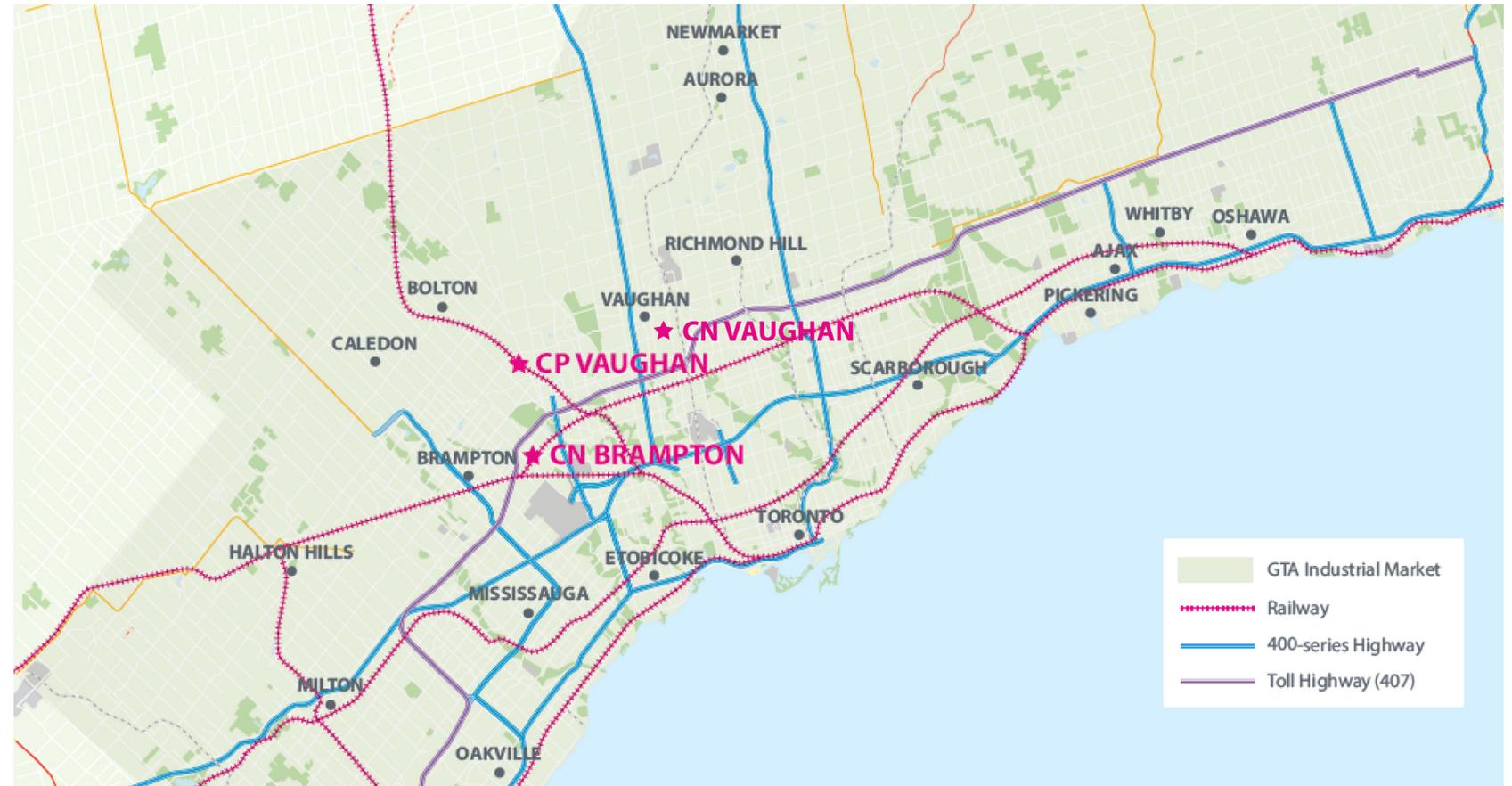
1. Understanding the Underlying Context
2. Inconsistent Policies
3. Path Forward

# UNDERSTANDING THE UNDERLYING CONTEXT

# BIGGER PICTURE

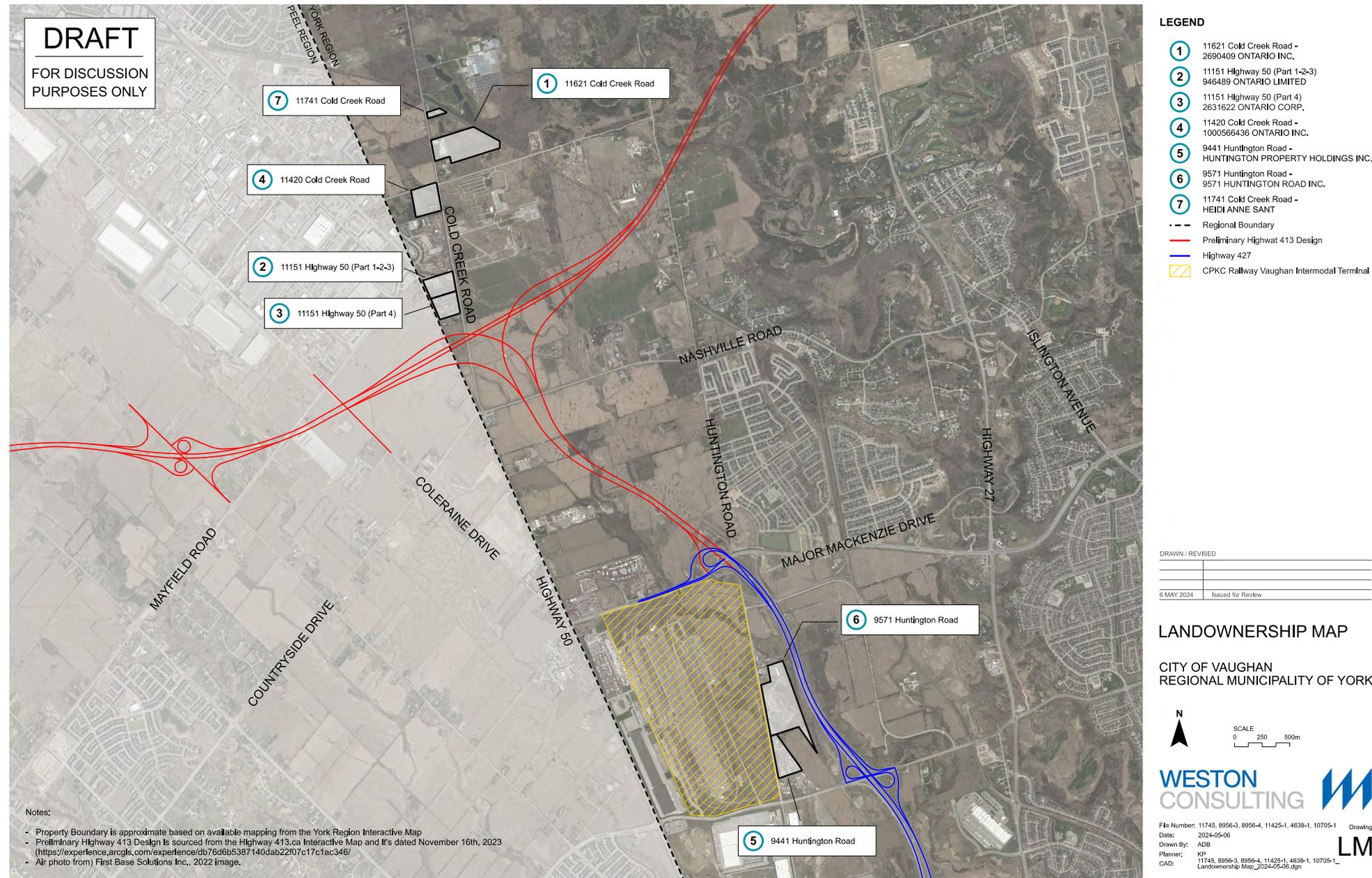


Major Intermodal Terminals in the Greater Toronto Area



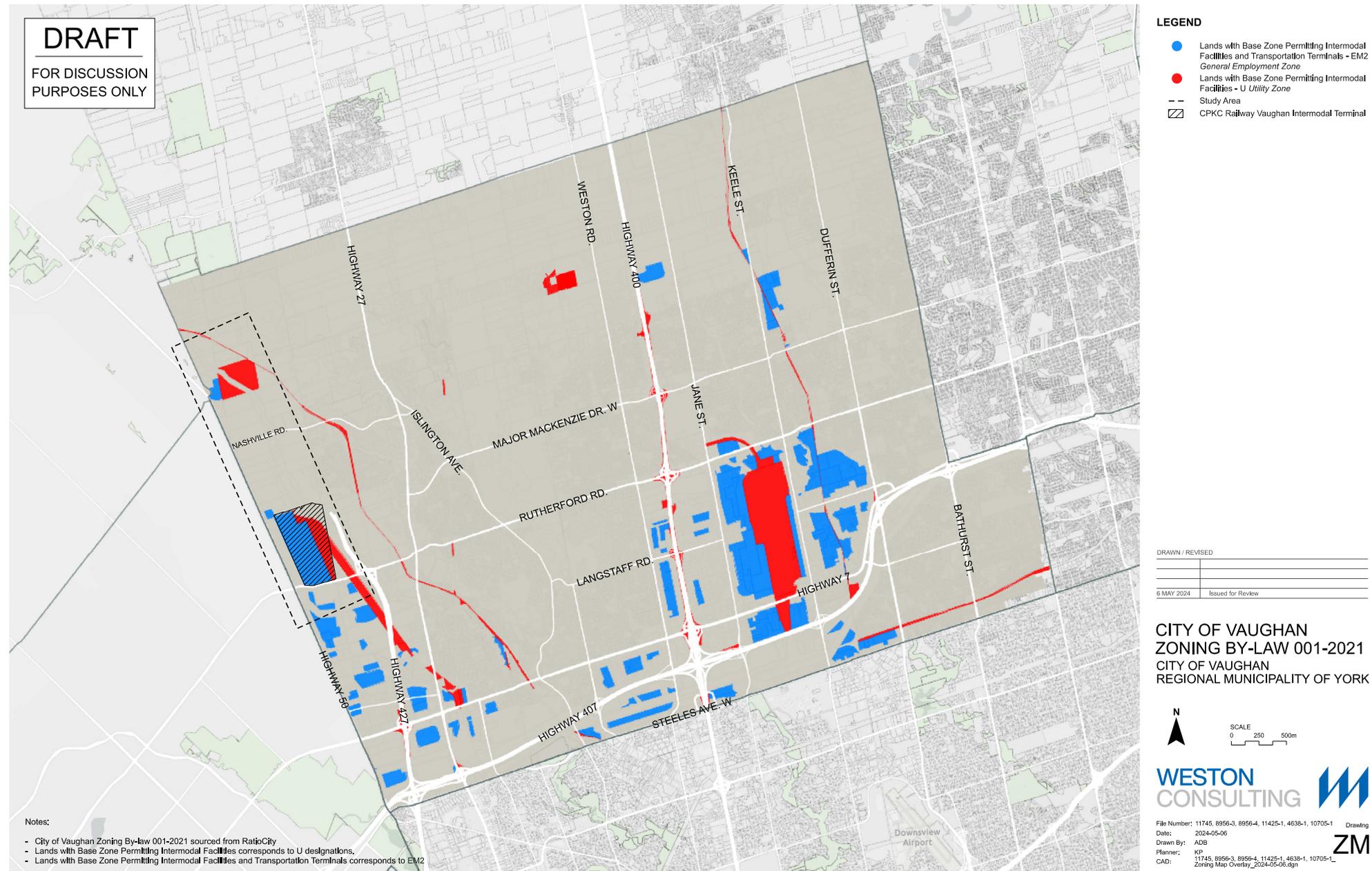
Visuals created by Avison Young with limited edits from Weston Consulting

# WHERE IT IS HAPPENING AND WHY?

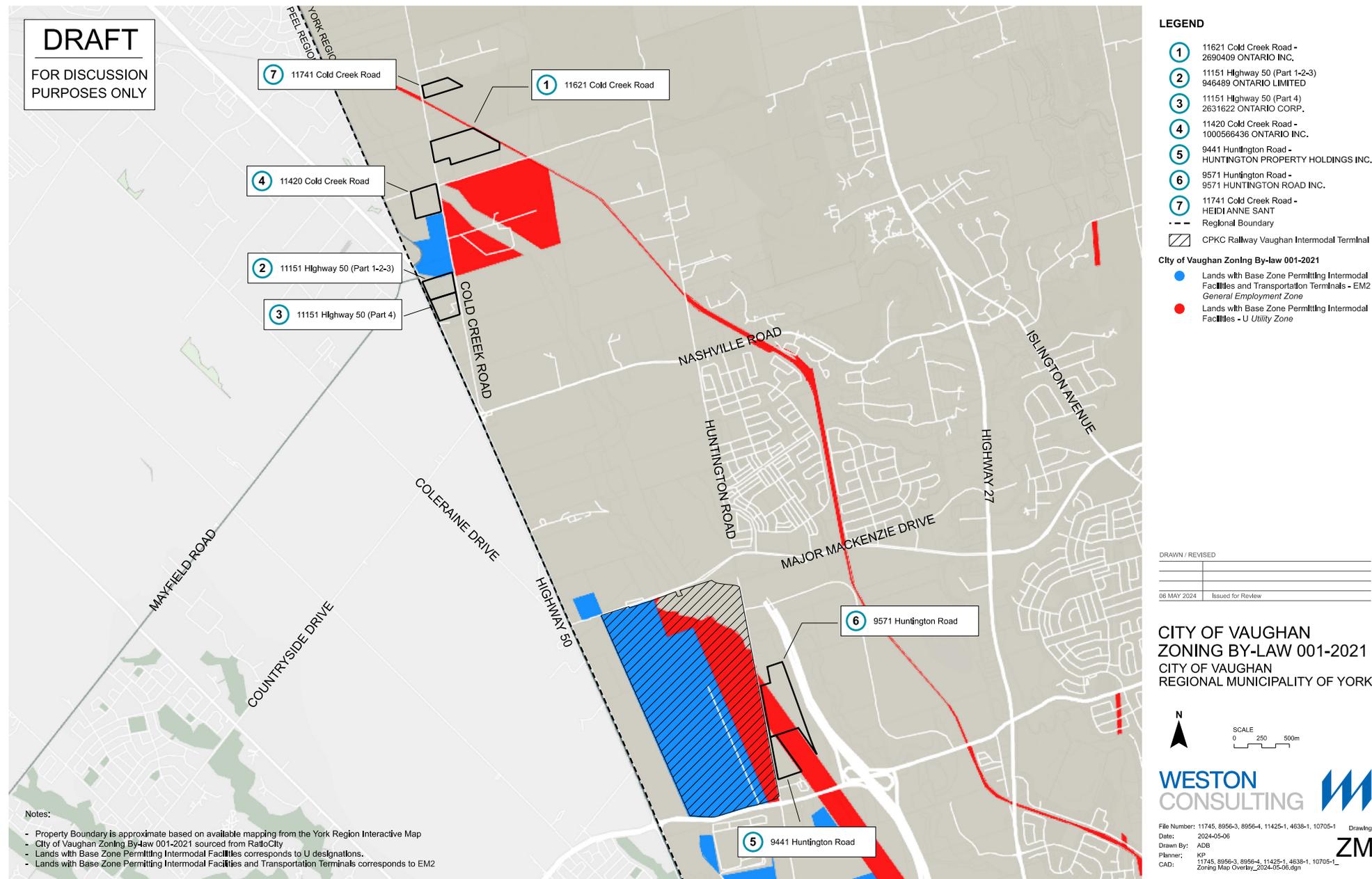


# INCONSISTENT POLICIES

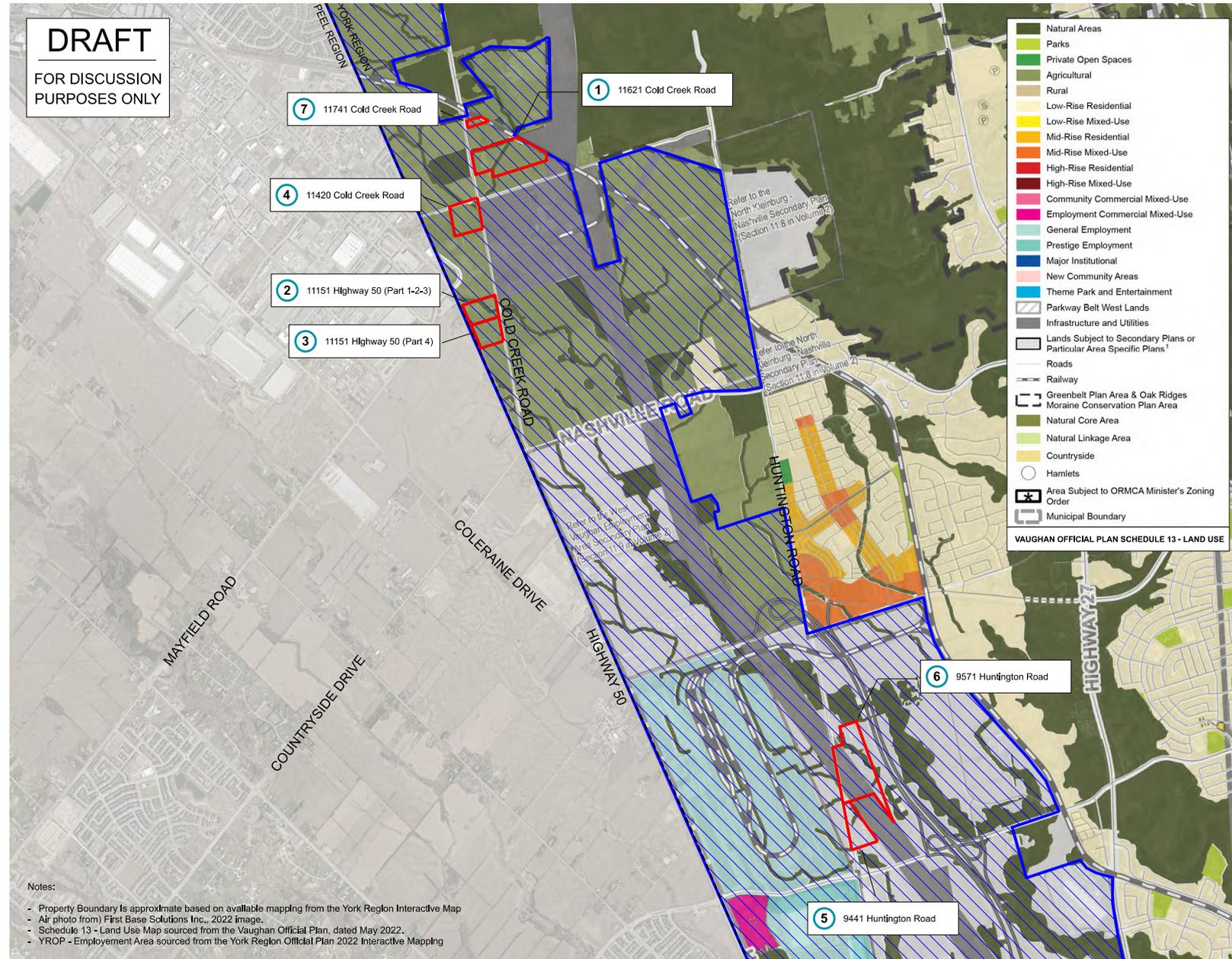
# WHERE IT CAN BE?



# WHERE IT IS ACTUALLY?



# OFFICIAL PLAN MISALIGNMENT



**DRAFT**  
FOR DISCUSSION  
PURPOSES ONLY

- LEGEND**
- ① 11621 Cold Creek Road - 2690409 ONTARIO INC.
  - ② 11151 Highway 50 (Part 1-2-3) 946489 ONTARIO LIMITED
  - ③ 11151 Highway 50 (Part 4) 2631622 ONTARIO CORP.
  - ④ 11420 Cold Creek Road - 1000566436 ONTARIO INC.
  - ⑤ 9441 Huntington Road - HUNTINGTON PROPERTY HOLDINGS INC.
  - ⑥ 9571 Huntington Road - 9571 HUNTINGTON ROAD INC.
  - ⑦ 11741 Cold Creek Road - HEIDI ANNE SANT
  - - - Regional Boundary
  - ▨ YROP - Employment Area

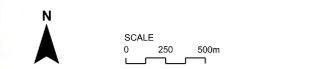
Notes:

- Property Boundary is approximate based on available mapping from the York Region Interactive Map
- Air photo from First Base Solutions Inc., 2022 image.
- Schedule 13 - Land Use Map sourced from the Vaughan Official Plan, dated May 2022.
- YROP - Employment Area sourced from the York Region Official Plan 2022 Interactive Mapping

DRAWN / REVISED

5 MAY 2024	Issued for Review

**LAND USE OVERLAY**  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

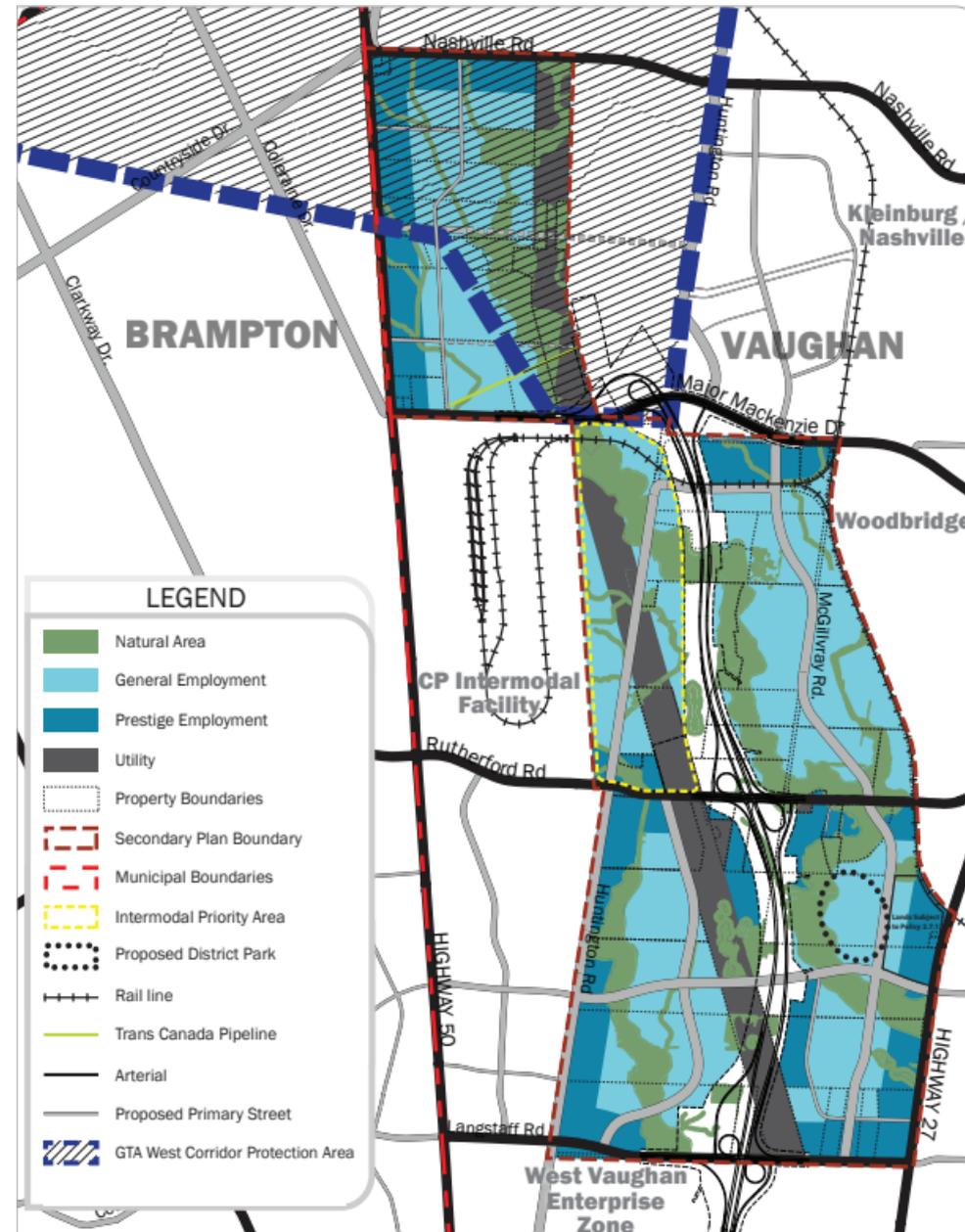


**WESTON CONSULTING**

File Number: 11745, 8956-3, 8956-4, 11425-1, 4638-1, 10705-1 Drawing  
Date: 2024-05-06  
Drawn By: ADB  
Planner: KP  
CAD: 11745, 8956-3, 8956-4, 11425-1, 4638-1, 10705-1, Land Use Overlay\_2024-05-06.dgn

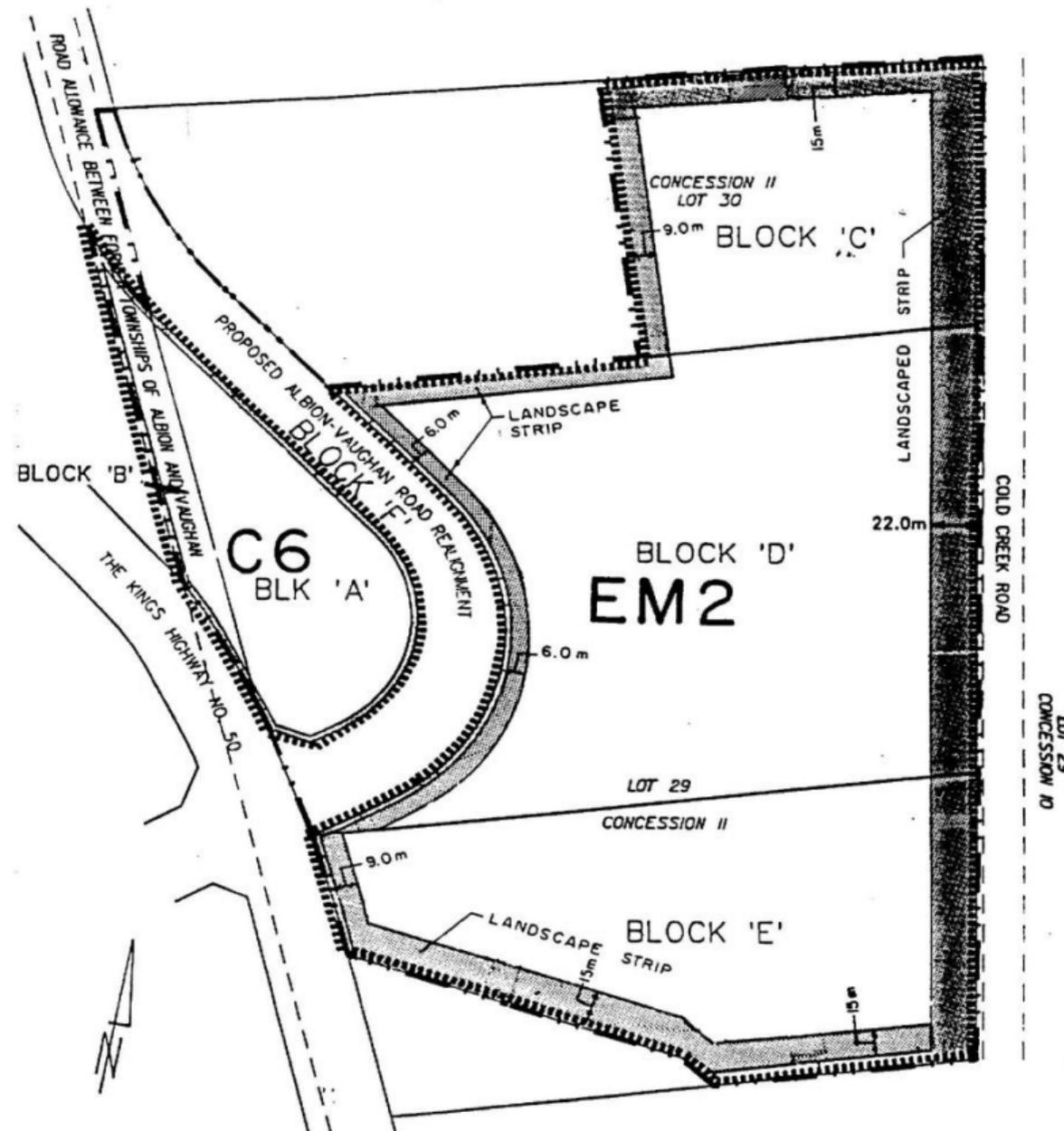
**LUM**

# GENERAL EMPLOYMENT VS PRESTIGE EMPLOYMENT



# PATH FORWARD

# POTENTIAL SOLUTION - CRAFTING OF ZONING BY LAW



- Split zoning of the property to more specifically define coverage and delineate areas
- Description of buffer with specific provisions to maintain design standards along the streetscape

## EXAMPLE

4. The maximum lot coverage for the area labelled "C6" on Figure E-833 shall be 40%
5. The maximum lot coverage for the area labelled "EM2" on Figure E-833 shall be 10%

# URBAN DESIGN



- A defined minimum buffer along edges for trees and berms
- Building presence along the streetscape, contributing to a buffer
- Defined maximum stacking height of containers which is contextually appropriate
- Species Options:
  - Dawyck trees
  - Pyramidal English oak

**Thank You**  
Comments & Questions?

**Katie Pandey**, MAES, MCIP, RPP  
Associate

905-738-8080 (ext. 335)  
kpandey@westonconsulting.com

