

COMMITTEE OF THE WHOLE (2) – May 14, 2024

COMMUNICATIONS

	<u>Item No.</u>
<u>Distributed May 13, 2024</u>	
C1. Cathy Ferlisi, Concord West Ratepayers' Association, dated May 10, 2024	2
C2. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 13, 2024	2
C3. Irene Ford, dated May 13, 2024	2
C4. Victoria Mortelliti, BILD, Sheppard Avenue East, Toronto, dated May 13, 2024	4
C5. Irene Ford, dated May 13, 2024	20
<u>Distributed May 14, 2024</u>	
C6. Debbie Fisher, St. Padre Pio Catholic Women's League, Major Mackenzie Drive, Kleinburg	Pres. 2
C7. Jocelyn Wigley and Justin Dempsey, OUTEDGE Media Canada LP, Horner Avenue, Toronto, dated May 14, 2024	3
C8. Reference material	3

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Please note there may be further Communications.

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] AVENUE 7 DEVELOPMENTS LTD. OFFICIAL PLAN AMENDMENT FILE OP.22.008 ZONING BY-LAW AMENDMENT FILE Z.22.015 DRAFT PLAN OF SUBDIVISION FILE 19T-22V002 - 2267 HIGHWAY 7 & KEELE STREET SOUTHWEST CORNER OF HIGHWAY 7 AND KEELE STREET
Date: Monday, May 13, 2024 8:49:00 AM

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

From: Cathy Ferlisi [REDACTED]
Sent: Friday, May 10, 2024 7:57 PM
To: Clerks@vaughan.ca
Cc: Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; Mario G. Racco <MarioG.Racco@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; mayor@vaughan.ca
Subject: [External] AVENUE 7 DEVELOPMENTS LTD. OFFICIAL PLAN AMENDMENT FILE OP.22.008 ZONING BY-LAW AMENDMENT FILE Z.22.015 DRAFT PLAN OF SUBDIVISION FILE 19T-22V002 - 2267 HIGHWAY 7 & KEELE STREET SOUTHWEST CORNER OF HIGHWAY 7 AND KEELE STREET

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.

Good afternoon,

My name is Cathy Ferlisi and I am the president of the Concord West Ratepayers Association - the residential community that would be directly impacted by this large development.

We are most appreciative of the collegial working relationship with Avenue 7 Developments Ltd., specifically Mr. Cohen.

Approximately two years ago, upon hearing of the potential second road being proposed by the developer, we surveyed our community. We specifically asked residents of Rockview Gardens, Baldwin Avenue and Southview Drive their opinion regarding the proposed second road exiting on Keele Street just north of Rockview Gardens and about a double left turn lane on Keele Street turning westbound on Highway 7. We opted to target the specific residence as they would be directly impacted by these two potential changes.

The results of a survey clearly showed support of the double left turn at Highway 7 but an overwhelming opposition to the proposed second road. The main reason for lack of support is the proximity of the signaled intersection a Keele and Jardin, just a few metres away from this proposed road. Traffic is already at a stand still, this second road with a traffic signal north of Rockview Gardens would only cement the traffic gridlock.

The developer has every right to make the most and best use of his land, but we, the residents of the Concord west community also have a right or safe and easy entrance and egress from our community.

We ask for consideration in the developer working together with the commercial property, just south of the subject lands to position the second road so that it matches up with Rockview Gardens thereby providing safe entry and exit to the residents of the Concord West community and safe exit to the potential residents of the Avenue 7 community.

Respectfully submitted,

Cathy Ferlisi
CWRA President
[REDACTED]



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055 F 905.669.0097

KLMPANNING.COM

C2.
Communication
CW(2) – May 14, 2024
Item No. 2

File: P-3036

Via email: Clerks@vaughan.ca

May 13, 2024

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

Attention: Hon. Mayor Del Duca and Members of Council

Re: Committee of the Whole May 14, 2024, Item 6.2
City Files: OP.22.008, Z.22.015 & 19T-22V002
Avenue 7 Developments Ltd.
2267 Highway 7 & 7700 Keele Street
City of Vaughan

KLM Planning Partners Inc. is the land use planner representing Avenue 7 Developments Ltd., the "Owner" with respect to the development of the lands known municipally as 2267 Highway 7 and 7700 Keele Street in the City of Vaughan. The above-noted lands are the subject of a staff recommendation report from the Development Planning Department at the Vaughan Committee of the Whole Meeting on May 14, 2024. The Report recommends Vaughan Council endorse the final approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications. These applications will facilitate the development of the lands with eight (8) mixed-use buildings with at grade commercial uses, ranging in height from 6 to 60-storeys with a total of 3,000 residential units, two new public roads, a 0.56 ha (1.39 ac) public park at an overall Floor Space Index ("FSI") of 7.40 times the area of the lot. As noted in the staff report, the applications have been appealed to the Ontario Land Tribunal ("OLT") as the result of non-decision.

On behalf of the Owner, we want to indicate to Council our support for the staff recommendations. The applications were filed in May 2022 and since that time, we have been working diligently with staff, agencies and the surrounding neighbours and the residents association towards this significant milestone. We are grateful for all the effort of Vaughan staff and we look forward to continued coordination with all stakeholders to facilitate a project that we can all be proud of and which will contribute towards complete communities and additional much needed housing in the City of Vaughan.

As noted above, the applications are currently before the OLT due to a non-decision of Council. We are pleased to advise that the Owners and its team of consultants have been working with surrounding neighbours, the City and agencies to resolve issues and concerns that have been raised through the review of the applications. As noted in the staff report, there are many conditions of approval that will need to be fulfilled prior to construction commencing on the property. These conditions and planning documents (i.e. Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision) are before the OLT and we will continue to work with all stakeholders to ensure the conditions of approval, OPA and ZBLA appropriately implement the final development plan.

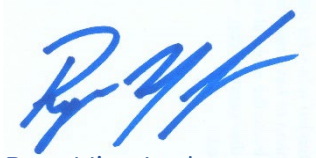
It is also important to acknowledge that this development is a multiple phase project that is anticipated to take between 12 to 15 years to fully build out. The integration of the proposed development within the surrounding community, existing services and the transportation system will be evaluated through each phase of development through future site plan applications, subject to the review and approval by City staff.

Again, we are grateful for the efforts of City staff, and we look forward to ongoing coordination and cooperation with all stakeholders as we work with the OLT towards final approval. I will attend Tuesday's Committee of the Whole meeting only to answer any questions that Council, staff or the general public may have.

Thank you again for this opportunity to comment and if you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan
Partner

cc. Avenue 7 Developments Ltd.

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] AVENUE 7 DEVELOPMENTS LTD. OFFICIAL PLAN AMENDMENT FILE OP.22.008 ZONING BY-LAW AMENDMENT FILE Z.22.015 DRAFT PLAN OF SUBDIVISION FILE 19T-22V002 - 2267 HIGHWAY 7 & KEELE STREET SOUTHWEST CORNER OF HIGHWAY 7 AND KEELE STREET
Date: Monday, May 13, 2024 11:38:16 AM

From: IRENE FORD [REDACTED]
Sent: Monday, May 13, 2024 11:35 AM
To: Clerks@vaughan.ca; landuse@navcanada.ca
Cc: Council@vaughan.ca; OLT General Inquiry <olt.general.inquiry@ontario.ca>; Minister Of Transportation <tc.ministeroftransport-ministredestransports.tc@tc.gc.ca>; Minister <minister.mah@ontario.ca>
Subject: [External] AVENUE 7 DEVELOPMENTS LTD. OFFICIAL PLAN AMENDMENT FILE OP.22.008 ZONING BY-LAW AMENDMENT FILE Z.22.015 DRAFT PLAN OF SUBDIVISION FILE 19T-22V002 - 2267 HIGHWAY 7 & KEELE STREET SOUTHWEST CORNER OF HIGHWAY 7 AND KEELE STREET

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This developer has lost the plot and doesn't give a damn about the residents that will live in this development one day.

This land should have never, ever have become residential and it's a mystery to me how this ever occurred.

1) It is very near the CN Railyard for which there are already residents who complain about noise. The noise from the railyard can be heard in east woodbridge and carries. The Railyard needs to be able to operate unless the City of Vaughan wants to undermine and destabilize an important employment area. One that helps keep residential property tax rates low.

2) Planes fly here at 3000ft, can someone explain to me the viability, safety of increasing the height from 10 stories to 60 stories? I am sure departures fly here as well, but they would be higher.

I hope to God we are consulting and listening to NavCan a commenting agency, not a land use approval authority. The OLT is broken beyond belief but has been cc'd to ensure they are aware of the challenges that are far more than NIMBY.

<https://www.navcanada.ca/en/yyz-rnp-ar-runway-23.pdf>

Regards,
Irene

May 13, 2024

Mayor Del Duca and Members of Council
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Sent via email to clerks@vaughan.ca

RE: Committee of the Whole (2) Report
Planning and Growth Management (4)

Municipal Servicing By-law

On behalf of our York members, the Building Industry and Land Development Association (BILD) would like to commend City staff for their thorough consultation efforts throughout the Municipal Servicing By-law process. We have received and disseminated the May 14th staff report, along with all relevant materials that were sent to BILD during this review process, to our members.

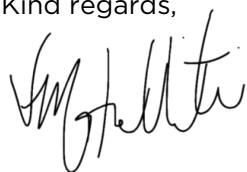
As a liaison between the City and our members, BILD's role was to facilitate discussions and share all communications transparently. Throughout the process, we collected feedback from our members and submitted it to staff. To ensure our members understood the City's response to our comments, a meeting was hosted by the City on April 25th, during which staff provided a detailed explanation of their responses.

It's important to note that BILD itself does not have a formal position on the final municipal servicing by-law. Instead, members were always encouraged to provide feedback based on their individual company interests, as is customary in meaningful consultation processes.

We are grateful for the opportunity to keep our members informed and for the chance to provide this follow-up correspondence. We commend Vaughan staff for their transparent consultation practices throughout this process.

If you have any questions, please feel free to reach out to the undersigned.

Kind regards,



Victoria Mortelliti, MCIP, RPP.
Senior Manager, Policy & Advocacy

CC: BILD York Forum Members
Frank Suppa, City of Vaughan
Nadia Porukova, City of Vaughan

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,300 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] PROPOSAL FOR NATURAL HERITAGE COMPENSATION FOR DEVELOPMENT OF 11260 AND 11424 JANE STREET (BLOCK 34 EAST)
Date: Monday, May 13, 2024 11:32:24 AM
Attachments: [26_Teston East.pdf](#)
[SUB1_Dec-12-2023_Cover Letter.pdf](#)
[SUB1_Feb-16-2022_1_Cover Letter.pdf](#)
[image561760.png](#)

From: IRENE FORD [REDACTED]
Sent: Monday, May 13, 2024 11:16 AM
To: Clerks@vaughan.ca; Member Experience Department <email@optrust.com>; opseu@opseu.org; Caroline Mulroneycy <caroline.mulroneycy@pc.ola.org>
Cc: Council@vaughan.ca; Minister <minister.mah@ontario.ca>; MECP Minister <minister.mecp@ontario.ca>; Minister of Transportation Correspondence <minister.mto@ontario.ca>; minister.mnrf@ontario.ca; Ministre / Minister (ECCC) <ministre-minister@ec.gc.ca>; OSC General Inquiries <inquiries@osc.gov.on.ca>; Trca Info <info@trca.ca>
Subject: [External] PROPOSAL FOR NATURAL HERITAGE COMPENSATION FOR DEVELOPMENT OF 11260 AND 11424 JANE STREET (BLOCK 34 EAST)

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I still have not received a response from my email dated Mar 12, 2024 asking OP Trust to explain how the destruction and erection of massive warehouses development, dependent on a yet to built highway is consistent with reports such as this [2023 Responsible Investing Report](#).

Where is the screening, ethics and even review for harm from reputational risk to both OPSEU and the Government of Ontario? Banks do this why doesn't our pension fund investors?

I have heard crickets. I actually don't even care to read this staff report on natural heritage compensation as I think it is a giant farce, I appreciate that Vaughan, TRCA and all other staff are likely trying to do their best but political decisions and permissions continue to fail to support any outcome that serves the public interest. Vague references to it's good for the economy that don't properly document or incorporate non-monetary impacts on the environment and local communities are not justified. Not to mention the long-term asset management implications of developments that have heavy wear and tear on local, regional and provincial roads.

I want to know all of the actors , including the end user who will occupy the warehouses, that have led to such a destructive project that ignores cumulative environmental impacts and serves political partisan priorities above the public interest.

The traffic nightmare, the volume of trailer truck traffic in the absence of adequate or approved infrastructure leaves me shocked how we could still be proceeding. Why was OP Trust allowed to hide as Jane St Nominee whose Board is all OP Trust employees. They invested with private landowners who has used their outsized political influence repeatedly to advance projects through special land use permission -here a [MZO 156/22](#) - on their behalf. Alongside another landowner whose history surrounding the legality of land use transactions is controversial, even if cleared. While I don't understand all of this the same landowner is heavily investing in the trucking industry who clearly would want and benefit from Highway 413.

[Trunkeast Investments Canada Limited and De Zen Investments Canada Limited File an Early Warning Report in respect of Titanium Transportation Group](#)

To the south the collection of landowners who benefited from MZO 173/20 are no better. The status and effectiveness of natural heritage compensation is unclear. 3 small wetlands were destroyed, multiple redbreasted nuthatch species benefit permits as well as permits to remove headwaters were granted by MECP.

I remain deeply troubled that the Government of Ontario who has a joint [governance role](#) though appointment of five Board of Trustee members by the [Treasury Secretariat](#), has given special permissions through a MZO approval by the Minister of MMAH. This project destroys all natural heritage features, provides compensation that has no evidence that such compensation strategies are actually effective or achieve better environmental outcomes, forces TRCA permit approval that could quite likely worsen downstream flood risk and requires a key political priority Highway 413. I remind the City of Vaughan, the Government of Ontario, OP Trust and all others that Highway 413 is still so very far away, has no approved EA and could still be designated by the Federal Government. for this development and this is a project that is being built on the assumption that Highway 413 will be built, a political campaign promise from 2018 that's need and priority hasn't been validated or approved under the current EA framework. The current government has ignored it's own experts and staff as pointed out by the [Auditor General](#) Nov, 2022

It would be deeply troubling to learn that the Government of Ontario is leveraging pension plans to advance political partisan priorities that do not support responsible and sustainable investing of a pension plan for which they share governance responsibilities.

JOINT GOVERNANCE

The OPSEU Pension Plan is the result of years of discussion between the Government of Ontario and OPSEU to create a pension plan in which members have a say. As the plan sponsors, the Government and OPSEU each appoint five trustees to the Board of Trustees. The Board is the legal plan administrator under the *Pension Benefits Act* and is responsible for the administration of the Plan and the administration and investment of the plan's assets.

The Plan is legally a "jointly sponsored pension plan" (JSPP) under the *Pension Benefits Act* and is subject to the rules that apply to JSPPs. Under a JSPP, the members and employers share in the governance of the Plan.

A JSPP is designed to give the administrator the flexibility it needs to make the plan sustainable for the long term.

I realize that much of this email is speculative but it doesn't look good as the actors and decision making process (or lack thereof) unfolds.

Regards,
Irene Ford

On Monday, May 6, 2024 at 12:32:19 p.m. EDT, Member Experience Department <email@optrust.com> wrote:

Hello Irene,

Thank you for your email.

Your message has been forwarded to our Public Relations team for a response.

Sincerely,

Pension Benefits Consultant
Member Experience & Pension Operations
T: 416-681-6100 | Toll Free: 1-800-637-0024
email@optrust.com

1 Adelaide Street East, Suite 2900, Toronto, Ontario M5C 3A7



*Paying pensions today, preserving
pensions for tomorrow.*

Member Experience Department
Member Experience

T: 416-681-6100
email@optrust.com
optrust.com



*Paying pensions today, preserving
pensions for tomorrow.*

From: IRENE FORD [REDACTED]
Date: Monday, May 6, 2024 at 11:55:58 AM
To: clerks@vaughan.ca <clerks@vaughan.ca>
Cc: Cc: <council@vaughan.ca>; Minister <minister.mah@ontario.ca>; Optrust Email <email@optrust.com>
Subject: Agenda Item 15 [CSE: FlvUpp, TKT: hZG1wT]

CAUTION: This email is from an external organization.

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.

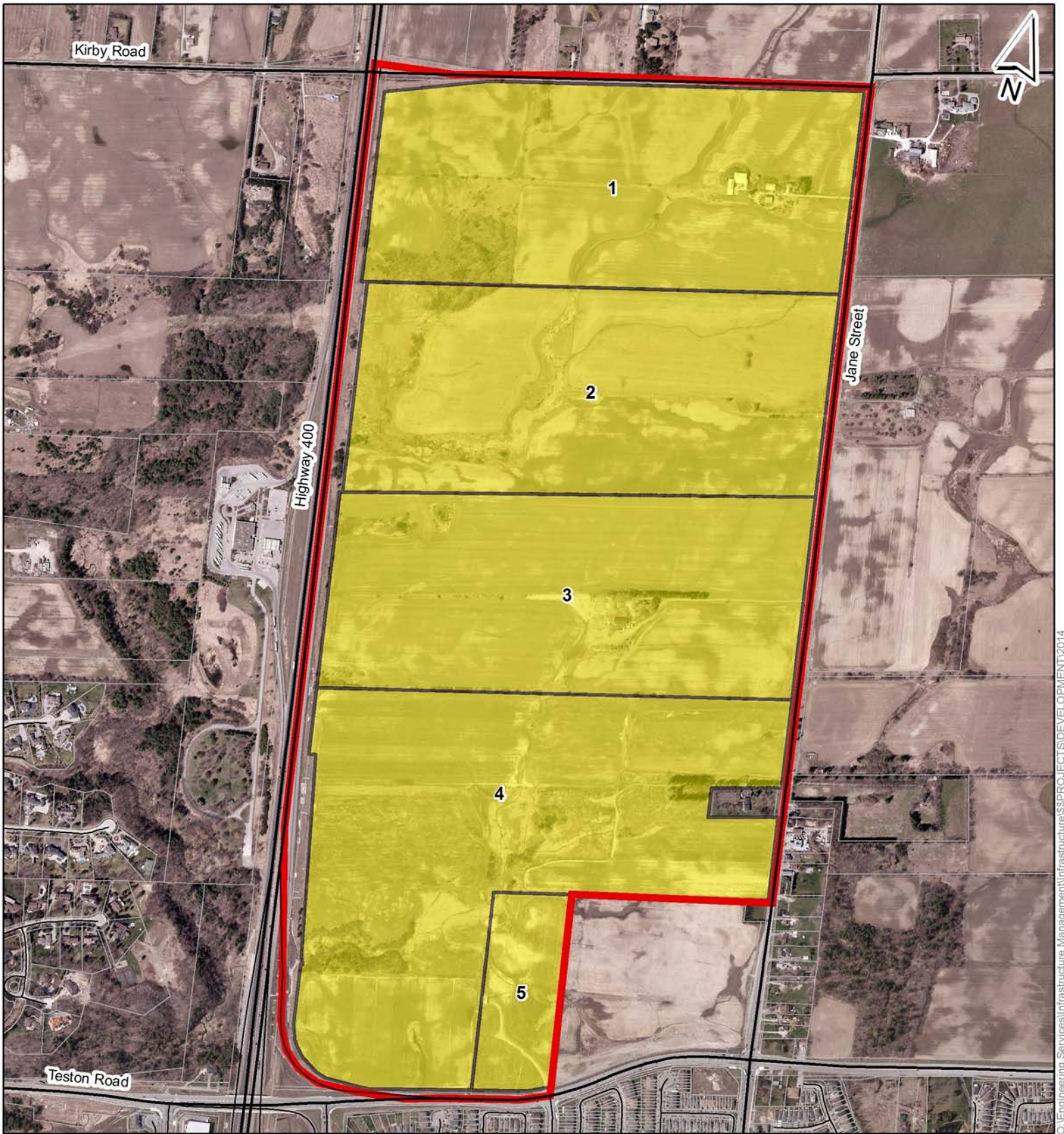
<https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=51495>

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](#)

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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 Carttera Group (“**Carttera**”), 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.

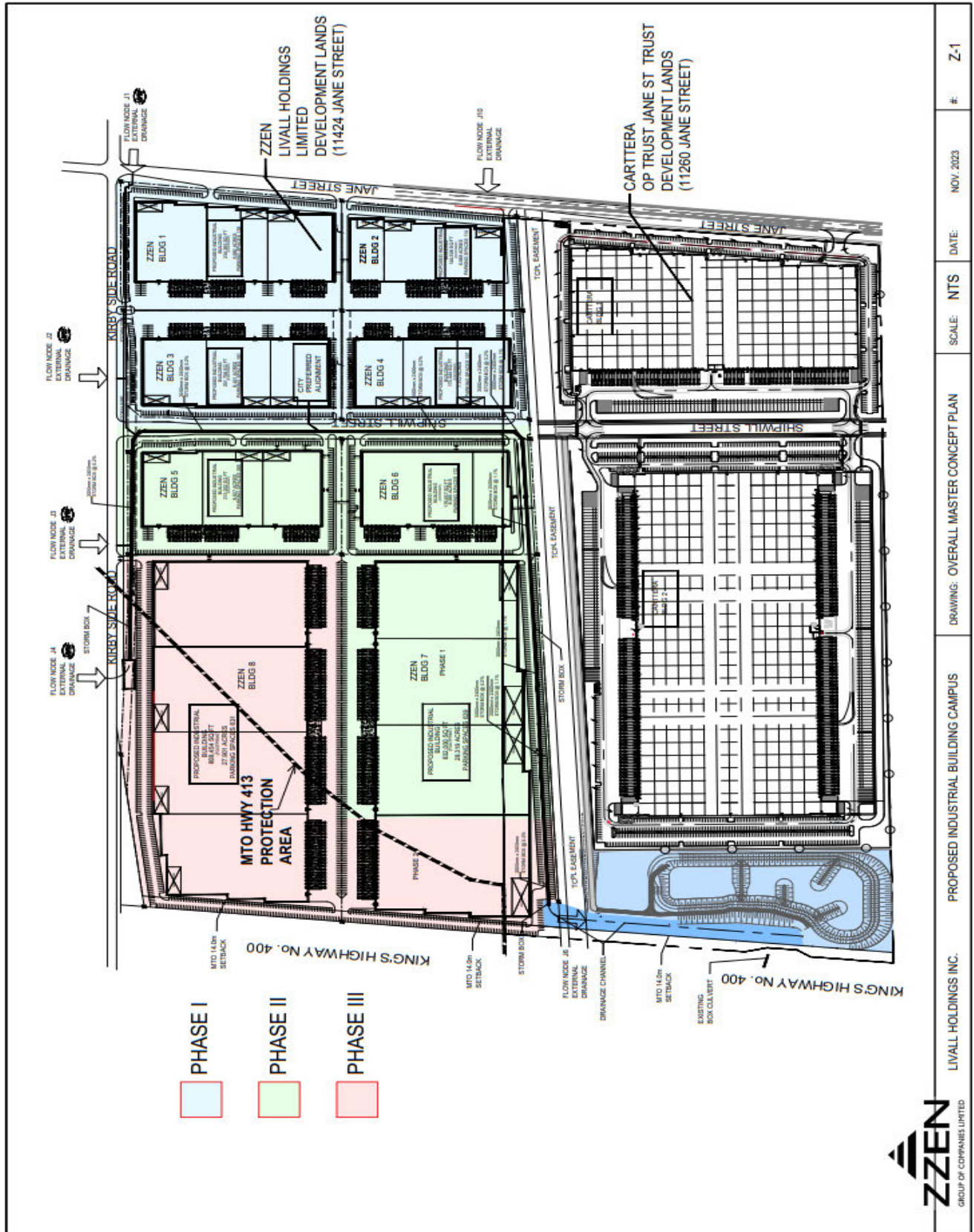
Yours truly,

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.



**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
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%	



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

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.

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](#)

Part of Lots 29 and 30, Concession 5
City of Vaughan, Regional Municipality of York



MAP No. 252






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

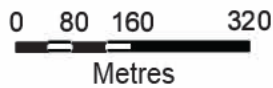
Ontario Regulation: 156/22

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
Information provided by the Ministry of Municipal Affairs and Housing, under licence with the Ministry of Natural Resources.
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C6.
Communication
CW(2) – May 14, 2024
Pres. 1



ST. PADRE PIO
CATHOLIC WOMEN'S LEAGUE
5500 Major Mackenzie Dr, Kleinburg, Ontario L0J 1C0
905 893-7879



Debbie Fisher CWL President

Good Afternoon Mayor Del Duca and Members of Council.

On behalf of the Catholic Women's League of the parish of St. Padre Pio, I thank you for accepting our request to be on the agenda today.

This is once again a two tiered 'Awareness Event' request

First. The Catholic Women's League of St. Padre Pio Parish in Kleinburg, is respectfully requesting that the City of Vaughan Council proclaim October 7th to October 11th as Human Trafficking Awareness week in Vaughan.

Our Action Plan for the proclaimed week will be to promote awareness and education, especially to those who may be in vulnerable situations. Our focus will be on our High Schools and we will begin contacting schools before the end of this school year.

We also recognize that **dialoguing with friends, family and neighbours is crucial.**

Secondly, we are requesting a Flag Raising at Vaughan City Hall on **Monday, Oct. 7th**. We have the approval and support of the Archdiocese of Toronto for this endeavor so I am also respectfully requesting the Flag Raising through this presentation. **We are looking to invite York Region and possibly Toronto High School students to the Flag raising this year as it will be a school day.**

Last year was a very successful event, thanks to the support we received from Vaughan City Council. One of our fundraising outreaches was to the patrons at a Vaughan pub. I went table to table to talk to customers about Human Trafficking. Surprisingly, the men and women were very interested in what we had to say and not surprisingly thought that Human Trafficking wasn't happening in Vaughan.

Last November, Karen Dean of 360Kids, was invited to our Catholic Women's League meeting and we presented her with a cheque for \$2000.00 towards the Hope Program. Here is what she wrote to us at Christmas

Good Afternoon My Friend,

Just wanted to wish you and the amazing women at the Catholic Women's League of St Padre Pio a very Happy New Year. It's been busy to say the least, but I did want to thank you again, for all your support for our young women.

Because of you and your amazing team, our youth had a wonderful holiday season. All of our youth remained with us throughout the holidays as they have no family that they can connect with so we were able to shower them with love and attention. We were able to purchase the personal hygiene products they so desperately need. Each young woman received new pajamas and self care baskets all because of your generosity. They were so grateful and emotional that I had to share just how much you ladies have uplifted the spirits of these amazing young survivors.

Karen also shared at our round table that the girls were astounded that we actually accomplished a flag raising. They thought no one cared about them.

This concludes my presentation, Thank you for your time.

Respectfully submitted

Debbie Fisher St Padre Pio Parish

C6.
Communication
CW(2) – May 14, 2024
Presentation 2



ST. PADRE PIO
CATHOLIC WOMEN'S LEAGUE
5500 Major Mackenzie Dr, Kleinburg, Ontario L0J 1C0
905 893-7879



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Respectfully submitted

Debbie Fisher St Padre Pio Parish

C7.
Communication
CW(2) – May 14, 2024
Item No. 3



THIRD PARTY ELECTRONIC SIGN APPLICATION

MAJOR MACKENZIE DRIVE 650 W/O PETER RUPERT AVE NORTH SIDE

/ Representatives: Jocelyn WIGLEY & Justin Dempsey

May 14, 2024: Sign Variance



THIRD PARTY DIGITAL SIGN LOCATION

- The digital single sided sign, facing East along Major Mackenzie corridor.
- Contains one face, measuring 2.23m x 8.68m, directed away from any residential located to the West.
- Measures 8m in height.
- Operates 7 am – 9 pm, on 10 second dwell times (no flashing/animation).
- Illuminated at 150 nits (50% of what is allowed under sign by-law)
- Currently seeking Several Variances Required

METROLINX PARTNERSHIP



- / Opportunity is part of larger Metrolinx RFP, resulting in multiple sites awarded to OOH industry. Contracted partner/operator (Outfront Media) to develop this specific site.
- / Revenue Generation: the structure will generate non-tax revenue that serves to support local transportation infrastructure project and maintenance of current transportation routes.
- / Metrolinx Messaging: promoting ridership, rider safety, updates on new projects, green transportation initiatives. Promoting public transportation helps lower carbon emissions, improve air quality and service the surrounding communities.
- / Promotes Integrated Transportation Solutions: Promoting Metrolinx on the board can also increase the economic activity of the Crown Agency of the Government of Ontario and can continue to improve coordination and integration of transportation in the City of Vaughan.

Councillor Marilyn Iafate – Ward 1
 Vaughan City Hall, Level 400
 2141 Major Mackenzie Dr
 Vaughan, ON
 L6A 1T1

November 2, 2023

RE: Digital Signage Proposal for Major Mackenzie Drive – Outfront Media

Dear Councillor Iafate,

We are pleased to support the application from Outfront Media on behalf of Metrolinx to erect a digital billboard within the city of Vaughan. This location will enable Metrolinx to reach and promote public transit to a very important segment of our potential ridership on their commute in and out of Toronto and around the City of Vaughan.

During the past two years, Metrolinx has been working with a number of partners to build a network of digital billboards, the revenue from which will help to allow us to continue to invest in the maintenance and expansion of the system for our customers and your residents. This location is an important piece of that expanding program.

This location is also an excellent opportunity for local companies to promote their business and for the City of Vaughan to display important messaging and promotion for local events.

Metrolinx greatly appreciates the government approvals our existing network has received from area municipalities to date. Respectfully, we are asking the City of Vaughan to support our partner's application so Ontarians can realize the important benefits that accrue from this unique program.

Yours truly,

John Lanthier
 Director of Advertising and Commercial Revenue
 Metrolinx

3

COMMUNITY MESSAGING

- / Digital Community Messaging Space: OUTEDGE is offering unused space on the board to the City for community messaging which we expect to equate up to 20% of total display time shown on the board. Intent communicated to the City. Ex. Events, Community Centres, Safety Notices, City Projects etc.
- / Permanent Branding On Sign: Gateway sign to Welcome community to the Maple District
- / Promotes Local Business: provides a medium for local businesses to showcase products/ services.



4

4

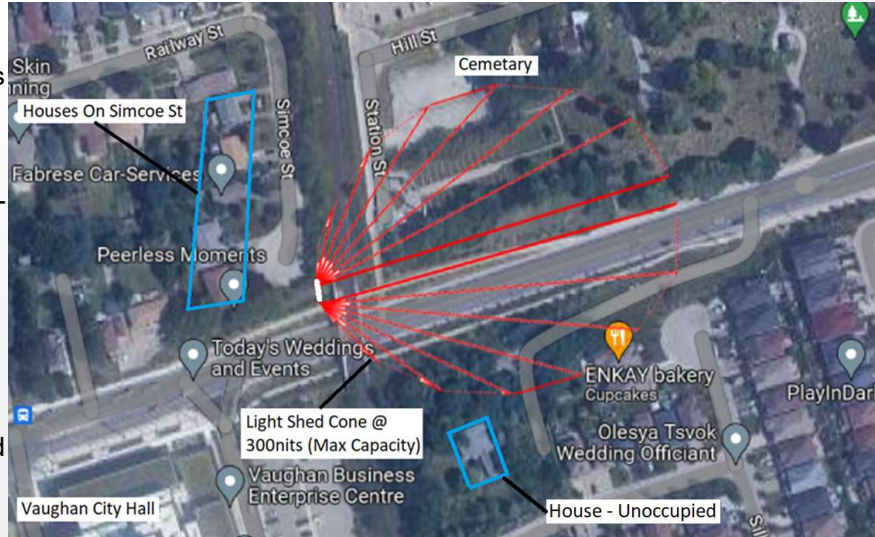
VARIANCE: SETBACK TO RESIDENTIAL ZONES/DWELLINGS

Distance to Residential Zone, on Simcoe St. cul-de-sac is within 100m. Closest dwelling is 48m away.

Display face oriented East, the opposite direction of the cul-de-sac. Will not face into any residences with no negative impact to the zone.

Small Unoccupied house, South side Major Mackenzie.

Light shed study diagram (red polygon) confirms no light trespass into either residential area.



5

VARIANCE: BILLBOARD NOT SETBACK 100 METERS FROM SPECIAL SIGN DISTRICT AS PER SCHEDULE "D"

Although we are not setback 100 meters from the Maple Heritage District, the functional use of the adjacent property in the MHD is a cemetery that does not contain residential dwellings or environmentally sensitive land use.

Would not be affected by operation of a digital billboard.

The cone of light seen in the light shed diagram only spans the cemetery and the Major Mackenzie roadway. Any additional light outside the cone of light is negligible, producing less light emitted than the many streetlamps lining Major Mackenzie Drive.

We mitigate further against light trespass by reducing the light operating level to 150 nits further reducing light reach; represents a 50% light level allowable under the by-law.

In most municipalities, digital billboards are inoperative from hours of 11 pm – 7am, in Vaughan the hours are further reduced to 9 pm – 7am, reducing the light emitted in the darker hours.

6

VARIANCE: BILLBOARD NOT SETBACK 100 METERS FROM SPECIAL SIGN DISTRICT AS PER SCHEDULE "D"

- Landuse in MHD adjacent to the East is a cemetery, does not contain residential dwellings or environmentally sensitive land us.
- No negative effects from digital billboard.
- Board is turned off at 9pm
- Compatible With Surrounding Buildings: City Hall, Library, Large Metrolinx Go Station Parking Lot, Walmart/Marshall's Shopping Plaza
- .



7

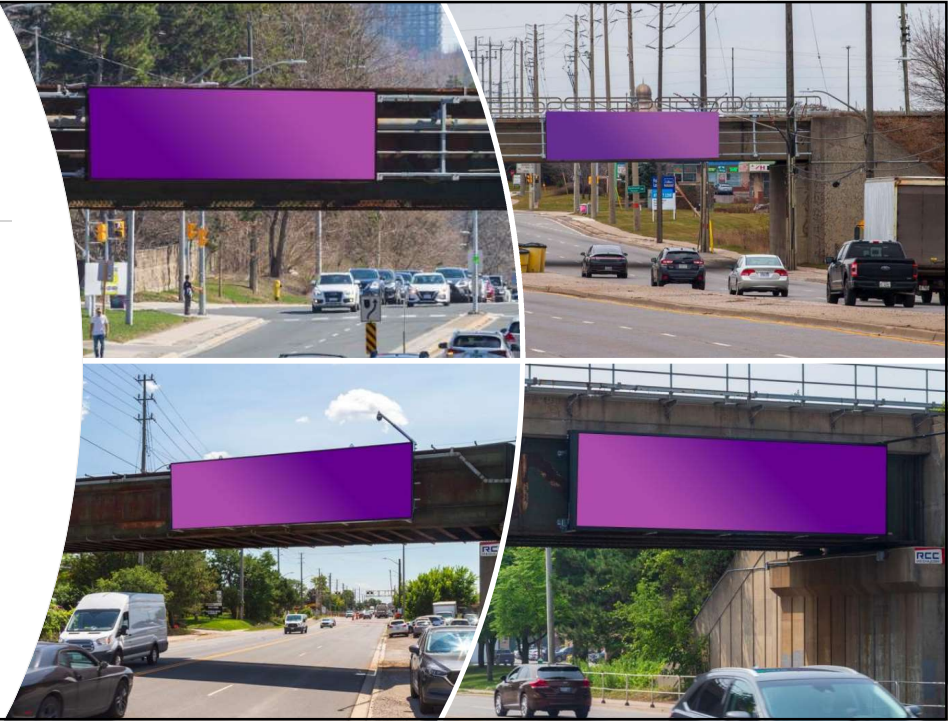
SURROUNDING BUILDINGS



8

EXISTING THIRD PARTY SIGN PROGRAMS IN VAUGHAN

- These products have been deemed safe and standard for the City of Vaughan.
- There are multiple partnership bridge overpass digital billboards on CN lands that are governed by a city partnership agreement which operate in the same manner as our proposed digital billboard.
- Digital billboards operate in the same manner through a city program under the same dwell times we are proposing today.



9

QUESTIONS

CONTACT INFORMATION

Jocelyn Wigley → Jocelyn.Wigley@Outedge.ca

Justin Dempsey → Justin.Dempsey@Outedge.ca

10

C8.
Communication
CW(2) – May 14, 2024
Item No. 3

