

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto:Assunta.Ferrante)
Subject: FW: [External] FW: Re. Committee of the Whole Wednesday November 6 at 7:00pm - Agenda Item 3.5
Date: Monday, November 4, 2024 11:45:50 AM
Attachments: [image001.png](#)
[Vaughan Depot City Park Letter1 - LL1.pdf](#)

From: Bird, Darryl <Darryl.Bird@wsp.com>
Sent: Monday, November 4, 2024 11:44 AM
To: Clerks@vaughan.ca
Subject: [External] FW: Re. Committee of the Whole Wednesday November 6 at 7:00pm - Agenda Item 3.5

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.

My apologies. Please use the attached written comments vs what I provided earlier.

Regards,



Darryl Bird, MCIP, RPP
Senior Director of Operations
Planning, Transportation & Infrastructure
(He/Him)

T+ 1 289-982-4351
M+ 1 647-289-4461

WSP Canada Inc.
150 Commerce Valley Drive West
Thornhill, ON
L3T 7Z3 Canada

wsp.com

From: Bird, Darryl
Sent: November 4, 2024 11:16 AM
To: clerks@vaughan.ca
Cc: Luigi Loberti <lloberti@costco.com>; Margaret McCulla (mmcculla@costco.com) <mmcculla@costco.com>
Subject: Re. Committee of the Whole Wednesday November 6 at 7:00pm - Agenda Item 3.5

Good morning,

On behalf of Costco Wholesale Canada Ltd., I am sharing written comments regarding agenda item 3.5 for the Committee of the Whole (Public Meeting) on November 6th at 7pm.

This agenda item is in regard to:

CITY PARK (HWY 27) HOMES INC. MINISTER'S ZONING ORDER FILE MZO.24.001 5850
LANGSTAFF ROAD VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD

I have also submitted the on-line request form to speak to the matter.

I would appreciate if confirmation of receipt of these written comments can be provided.

Regards,



Darryl Bird, MCIP, RPP
Senior Director of Operations
Planning, Transportation & Infrastructure
(He/Him)

T+ 1 289-982-4351
M+ 1 647-289-4461

WSP Canada Inc.
150 Commerce Valley Drive West
Thornhill, ON
L3T 7Z3 Canada

wsp.com

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/casl. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est



Via email

November 1, 2024

Mayor and Members of Council
City of Vaughan
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Sirs/Mesdames:

**Re: City Park (Hwy 27) Homes Inc. Proposed OP.24.014, Z.24.031
5850 Langstaff Road Vicinity of Highway 27 and Langstaff Road
Committee of the Whole Meeting – November 6, 2024
Agenda Item 3.5**

Costco Canada wishes to bring to Council's attention its serious concerns with the above-noted applications by City Park (Hwy 27) Homes Inc. The proposal would facilitate the development of six high rise towers on 3 podiums in very close proximity to the West Vaughan Employment Area where Costco owns and operates a large distribution centre and commissary serving its warehouse membership clubs across Canada.

Costco's planning, transportation and noise consultants have reviewed the applicant's supporting studies (reviews attached) and have identified omissions which make it clear that it is premature for the City and the Province to consider these applications until further review is undertaken.

We urge Council to defer consideration of the City Park applications until the issues raised in this submission have been comprehensively considered in light of the potential adverse implications not only for Costco but also the other large employers in the West Vaughan Employment Area.

Yours truly,

A handwritten signature in blue ink, appearing to read "Louie Loberti".

Louie Loberti, Development Director
Costco Wholesale Canada Ltd.

Cc: Margaret McCulla, AVP and Corporate Counsel, Costco Wholesale Corporation
Eric Orren, VP Real Estate Development, Costco Wholesale Corporation
Christine Lasley, Director Real Estate Development, Costco Wholesale Corporation
Mike Shaw, Manager, Vaughan Depot, Costco Wholesale Canada Ltd.
Darryl Bird, WSP
Roslyn Houser, Goodmans
Margaret Breigman, BA Group
Mark Levkoe, Valcoustics



MEMO

TO: Louie Loberti
FROM: Darryl Bird
SUBJECT: Proposed OP.24.014, Z.24.031 in the City of Vaughan
DATE: November 4, 2024

The Costco Vaughan Distribution Centre and Commissary (“Costco DC”) began operation in November 2016, and is located at 50, 55, 90, 100 and 111 Line Drive in the City of Vaughan. The site is bounded by Langstaff Road to the South, Highway 27 to the east, and the Highway 427 and Hydro Corridor to the west. This facility is comprised of three main functions. The eastern portion includes a commissary, where par-baked goods are manufactured for distribution to Costco’s warehouse membership clubs across Canada, the United States, and Mexico. The central portion includes the warehouse shipping and receiving facility where goods are received for distribution to Costco’s 35 warehouse membership clubs throughout Ontario. The western portion includes the E-commerce facility, where goods only available for purchase on-line, are received then distributed to Costco members and warehouse membership clubs across Canada. The facility was initially planned in 2 phases, with an E-commerce expansion opening in 2020. The current gross floor area of the Costco DC and Commissary is 80,919 m² with 253 dock doors and 487 trailer parking spaces.

In recognition of the growth of Costco’s existing operation, and future anticipated growth, Costco has purchased a further 13.9 hectares of adjacent employment land. A Zoning By-law Amendment application was approved in April 2024, and an accompanying site plan application is in process seeking a building expansion of 45,622 m², with an additional 77 dock doors and 387 trailer parking spaces. Costco’s municipal planning application processes have included technical review from York Region, the City of Vaughan, Ministry of Transportation, Toronto and Region Conservation Authority, and other interested agencies and utility providers. Pre-development site works started on the expansion in August 2024, with building construction scheduled to start in Spring 2025, with a target opening in early 2026.

This memo comments on the application that has been submitted to the City of Vaughan by City Park (Hwy 27) Homes Inc., for Official Plan Amendment (OP.24.014), and Zoning By-law Amendment (Z.24.031), to permit a high-rise residential development with a total gross floor area of 140,370 m², consisting of 6 towers on 3 podium structures ranging in height from 22 to 34 storeys, and including 2,043 residential units. The site is located at 5850 Langstaff Road in close proximity to the Costco DC.

The Costco DC site is located within the West Vaughan Employment Area Secondary Plan (WVEASP). The WVEASP recognizes that this area “*provides a distinct product within the context of the employment areas in Vaughan and across the GTA,*” that “*the new Highway 427 Corridor provides an additional supply of large sites with excellent highway access,*” and that within the City of Vaughan “*only the WVEA can accommodate both the prestige development and a significant supply of lands for land-intensive industrial, manufacturing and warehousing uses that require large parcels, excellent transportation facilities and relatively lower land costs.*” When Costco outgrew its former distribution in the City of Brampton, they were attracted to this new employment area in the City of Vaughan that was created specifically created to accommodate uses



such as large space expansive distribution centres and manufacturing facilities with excellent transportation links. The WVEASP has also attracted other major employers such as the Home Depot and Fedex Distribution Centres, and adjacent to Costco's DC, Microsoft.

We have reviewed the Planning Justification Report, by Glen Schnarr & Associates Inc., dated September 2024, and note that aside from acknowledging that there is an established Employment Area immediately to the west of Highway 27 in the area context review, there is no overview of Provincial, Regional and City policies regarding employment areas. In particular, policies regarding the protection of employment areas to ensure their long-term viability, protection from encroaching sensitive uses, or mitigative strategies for land use compatibility based on the height and form of the residential proposal are not considered. Further technical analysis and mitigation is required by the proponent, to assess potential impacts and proposed on-site mitigation strategies to the operations of the existing and future businesses.

We are concerned that the additional height and form of the proposed residential buildings will raise land use compatibility issues for the current and future uses within the WVEASP. In review of select documents included in support of the application, we believe that a more fulsome technical review is required that more comprehensively considers the implications of the proposed additional height and form being sought on adjacent employment uses like the Costco DC.

Sincerely,

A handwritten signature in black ink that reads "Darryl Bird". The signature is written in a cursive, flowing style.

Darryl Bird, M.Pl., MCIP, RPP
Senior Director Operations, Planning, WSP

cc. Margaret McCulla, AVP and Corporate Council, Costco Wholesale Corporation
Eric Orren, VP Real Estate Development, Costco Wholesale Corporation
Christine Lasley, Director Real Estate Development, Costco Wholesale Corporation
Louie Loberti, Director Real Estate, Costco Wholesale Corporation
Mike Shaw, Manager, Vaughan Depot, Costco Wholesale Corporation
Roslyn Houser, Goodmans LLP
Mark Levkoe, Valcoustics Canada Ltd.
Margaret Briegmann, BA Consulting Group LTD

November 4, 2024

Costco Wholesale Canada Ltd.
415 W Hunt Club Road
Ottawa, On
K2E 1C5

Attention: Louie Loberti
lloberti@costco.com

VIA E-MAIL

**Re: Costco Depot
Peer Review
Environmental Noise Feasibility Study – Proposed Residential Development
5850 Highway 27
Vaughan, Ontario
VCL File: 114-155-710**

Valcoustics Canada Ltd. (VCL) was retained to review the “*Environmental Noise Feasibility Study, Proposed Residential Development, Highway 27 & Langstaff Road, Vaughan, Ontario*” prepared by HGC Engineering dated September 10, 2024 (herein referred to as the HGC Study).

The HGC Study was prepared in support of a proposed residential development to be located to the southeast of the Costco Depot, on the opposite (east) side of Highway 27. The developer has submitted an application to the City of Vaughan for an Official Plan Amendment (OPA), and Zoning By-law Amendment (ZBA), to permit a proposed development that includes six towers in three residential buildings (designated Buildings A, B and C). Building A includes two towers (26 and 22 storeys high) atop a six-storey podium; Building B is a 28-storey tower; and Building C is three towers (22, 32 and 34 storeys high) atop a six storey podium.

The Costco Depot (“Costco”) is located within the West Vaughan Employment Area (WVEA) along with other existing and future employment uses. Costco is registered on the Environmental Activity and Sector Registry (EASR), in accordance with the requirements of the Environmental Protection Act (EPA). As part of the registration, Costco is required to comply with noise limits at existing off-site noise sensitive uses.

REVIEW OF HGC STUDY

The HGC Study is deficient in several ways and cannot be relied upon to conclude compliance with the applicable noise limits or conclude that land use compatibility can be achieved between the new proposed development and Costco. The major deficiencies include:

- The HGC Study indicates that Costco would be a Class II industry under the Ministry of Environment, Conservation and Parks (MECP) D-Series Guidelines. The D-Series Guidelines indicate there should be a minimum separation distance of 70 m between sensitive uses and Class II facilities. The HGC Study shows that the proposed development is within this minimum separation distance and thus, does not comply with the D-Series Guidelines.

- Notwithstanding the above, the HGC Study provides no assessment of sound levels from Costco at the proposed site and thus, provides no conclusive evidence that the proposed development can be made compatible with the Costco operations, despite being located within the minimum separation distance of the D-Series Guidelines.
- The conclusions of compatibility with Costco are based on a review of our Environmental Noise Impact Study, dated February 16, 2023 prepared as part of an expansion to the Costco facility. The HGC Study concludes there will be compliance with the applicable noise limits because our (the VCL) Study showed compliance from Costco at the existing residential dwellings to the north (which are at a similar setback distance to Costco). They further state that confirmation of the conclusions can be provided at a later stage of the planning approval process. There are several major issues with this approach:
 - It is correct that Costco is compliant with the applicable sound level limits at the existing dwellings to the east, located off San Remo Court. However, these existing residential uses are significantly different than the proposed uses. The existing dwellings are all single-family homes (no higher than 3-storeys) and as part of the initial construction of the Costco facility, Costco made a significant effort and investment to ensure compliance with the MECP noise limits at the surrounding existing land uses by installing perimeter sound barriers around the depot, up to 4.0 m high. The sound barriers were designed, and are sufficient, to provide acoustical screening for the existing low-rise dwellings.
 - The subject development proposes six residential towers up to 34 storeys in height. The existing sound barriers are not high enough to interrupt the line-of-sight between the noise sources at Costco and the windows on the residential buildings. Thus, the sound barriers will provide no acoustical benefit for the proposed residential development and compliance with the sound level limits at these new buildings is highly unlikely.
 - The Noise Report proposes to confirm the conclusions of compliance at a later stage of the approvals process. The noise guidelines are very clear that the onus to ensure compatibility is on the proponent of a new noise sensitive use. However, once a site is zoned to permit noise sensitive uses (i.e. residential), it becomes noise sensitive in an acoustic assessment (even if the site is vacant). Thus, it is not appropriate to delay a more detailed assessment of Costco until after the re-zoning as suggested in the HGC Study.

CONCLUSIONS

The HGC Study prepared in support of the proposed development is deficient in its assessment of Costco and prematurely concludes there will be land use compatibility with Costco. Given the operations and design of the Costco Facility, it is unlikely that the proposed development will be in compliance with the applicable sound level limits as it is currently proposed.

A proper environmental noise study including an assessment of sound levels and any mitigation that may be required to meet the applicable sound level limits must be done prior to any change in zoning of the proposed residential site.

The HGC Study has not properly studied the implications to the current and future uses in the adjacent employment area. Many of the adjacent uses are obliged to have and maintain environmental approvals, which include noise related requirements that must be updated on a periodic basis. Updated applications must take account of new sensitive development that has been approved in the interim. Thus, the approval of this proposed development could result in significant impact to Costco.

Given the deficiencies identified above, at the least, the HGC Study should be critically and carefully reviewed. It would be premature for Council to formulate its position on this application until there has been a comprehensive examination of the potential impacts on the current and planned development in the WVEA, including Costco's major distribution centre.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:  
Mark Levkoe, P.Eng.

cc: Margaret McCulla Mmcculla@costco.com
Eric Orren eorren@costco.com;
Christine Lasley clasley@costco.com;
Morgan Nestegard mnestegard@costco.com;
Roslyn Houser rhouser@goodmans.ca;
George Kaai gkaai@costco.com;
Bird, Darryl Darryl.Bird@wsp.com.

ML\sk
5 - Costco Depot Letter #1 - Peer Review of HGC Report V2_0



November 4, 2024

Louie Loberti
Costco Wholesale Canada Ltd.
415 Hunt Club road
Ottawa, ON
K2E 1C5

**RE: TECHNICAL REVIEW OF PROPOSED RESIDENTIAL DEVELOPMENT
COSTCO VAUGHAN DEPOT, ONTARIO**

Dear Mr.Loberti,

BA Group is retained by Costco to provide transportation consulting services in relation to the existing Costco Vaughan Distribution Centre and Commissary (referred to herein as Costco depot) located on a site municipally known as 50, 55, 90, 100 and 111 Line Drive, in the City of Vaughan. We have reviewed a number of materials related to development of Block 59 of the West Vaughan Employment Area (WVEA) Secondary Plan, and have prepared materials related to the original application for the existing depot and E-commerce expansion opened in 2020, as well as a further expansion which is currently in the site plan application stage with a target opening in 2026.

This letter summarizes the findings of our technical review of the report prepared for a property located on the east side of Highway 27, in close proximity to the Costco depot: *Transportation Impact Study, Proposed Residential Development, Highway 27 and Langstaff Road, prepared by Nextrans Consulting Engineers, dated September, 2024* (referred to herein as the Nextrans report). Our technical comments on the Nextrans report are summarized as follows:

Analysis Methodology

- The development concept plan includes a total of 2,043 residential dwelling units to be constructed in two phases. The proposed parking supply includes a total of 2,259 parking spaces, with effective ratios of 1.0 space/unit for residents and 0.20 spaces/unit for visitors. **Notwithstanding Zoning By-law provisions that may apply, the proposed parking rate is relatively high for new development in the City of Vaughan.**
- The future background traffic estimates adopted in the Nextrans report include allowances for development of Block 59 and the proposed Costco expansion based on relatively low weekday morning and afternoon truck and employee volumes in the street peak hour. The Costco peak hour of operation occurs off-peak (before the weekday morning street peak hour). **The impact of site traffic on the Costco depot access points has not been assessed for the peak operating hours.**
- Site traffic generation is based on ITE rates for "Multifamily Housing (High-Rise) General Urban/Suburban, Not Close to Rail Transit". Notwithstanding that MTO typically refers to ITE data, these rates are low given the high parking supply and existing site context. The reported auto driver mode share would suggest a vehicle trip generation rate in the range of 0.38 vehicle trips/unit (based on a typical person trip rate 0.50 person trips/unit observed in the GTHA and auto driver mode share of 76%), compared to 0.27 vehicle trips/unit based on ITE and adopted in the Nextrans report. **Based on the total number of units proposed, the vehicle trip generation may be underestimated by approximately 200 trips in the weekday morning peak hour.**

Traffic Operations Analysis

- Key intersections are capacity constrained in the development horizon. No mitigation measures are recommended. The Nextrans report includes general statements that it is “not the responsibility of the developers to mitigate these global and background operational issues” and the City and Region “must invest in public transit”. **The Costco truck access via the Line Drive/Langstaff Road intersection operates over theoretical capacity in the development horizon. The Costco employee driveway connection to Highway 27 is not included in the analysis scope. These gateway access points and related operational issues should be specifically addressed.**
- Site access is proposed via a right-in/right-out driveway connection to Highway 27 and a signalized driveway connection to Highway 27. **A functional road design drawing is required to illustrate driveway alignment on either side of Highway 27 and to demonstrate how the existing centre left turn lane will be modified on Highway 27. This work is required in order to confirm if adequate storage lengths are accommodated for the site during the street peak hour and the Costco depot during the peak hour of operator (in a back-to-back configuration).**

Summary

- **Further analysis of the Costco access points is required, including the gateway Costco truck access via the Line Drive/Langstaff Road intersection and the employee driveway connection to Highway 27.** Although TIS guidelines do not typically suggest analysis of private driveways for neighbouring properties, the analysis scope should be expanded to include the Costco access points in this instance given the depot is a significant operator with peak operating hours that are not reflected in analysis.
- **A functional design is required to confirm the feasibility of implementing back-to-back left turn lanes on Highway 27.** The proposed configuration would likely necessitate reconfiguration of the existing centre left turn lane and construction of a centre median, which will have a direct impact on the operations of the Costco employee driveway connection to Highway 27.

* * * * *

We trust that the enclosed summary meets your needs at this time. Please do not hesitate to contact the undersigned with any questions.

Sincerely,

BA Consulting Group Ltd.



Margaret Briegmann, P.Eng., Consulting Engineer
Principal

cc: Margaret McCulla, AVP and Corporate Council, Costco Wholesale Corporation
Eric Orren, VP Real Estate Development, Costco Wholesale Corporation
Christine Lasley, Director Real Estate Development, Costco Wholesale Corporation
Louie Loberti, Director Real Estate, Costco Wholesale Corporation
Mike Shaw, Manager, Vaughan Depot, Costco Wholesale Corporation
Roslyn Houser, Goodmans LLP