

**HUMPHRIES PLANNING GROUP INC.**

FOUNDED IN 2003

December 2, 2024

HPGI File: 22838

**Development Planning Department**

Development Planning Department

City of Vaughan

2141 Major Mackenzie Dr W

Maple, Ontario

L6A 1T1

**Attn: Clerks Department****Re: December 3<sup>rd</sup>, 2024 Committee of the Whole Meeting – Item 1****Western Point Builders Inc.****11421 & 11455 Weston Road****Block 34 West****City Files: OP.22.020, Z.22.041, 19T-22V015**

Humphries Planning Group Inc. represents the Block 34W landowners group and the applicant for the above noted matter. We are supportive of the overall recommendations to approve the applications. However, as related to the specific proposed conditions of approval, we have sought clarification on many items which have not been resolved prior to the communications deadline of December 2<sup>nd</sup> at 12 noon. Below is a summary of the draft plan conditions which are of potential concern and the reasons for such. We hope that these items will be resolved with City staff in an expeditious fashion prior to Council making a Decision on the subdivision conditions. The following conditions of draft plan approval remain unresolved:

**Environmental Planning****Condition 27:**

Prior to final approval of the Plan, the Owner shall pay to the City a one-time financial contribution for the long-term maintenance of the Natural Heritage Network identified as Block 4 on the Plan. The contribution amount is required for the long-term maintenance of the block including, but not limited to, turf maintenance, litter and illegal dumping clean up, general trail maintenance and restoration, The one-time financial contribution of based on a per hectare rate of \$5,000.00/hectare.

We don't believe this is an appropriate requirement when the city is trying to reduce development charges and make the delivery of housing more affordable.

## **Development Engineering**

### **Condition 49:**

Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor and major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

Confirmation is required that topsoil stripping and bulk earthworks can be completed though a site alteration permit prior to submission of detailed design of SWM Pond.

### **Condition 56:**

The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment including decommissioning any implemented interim servicing measures or recommend an alternate wastewater system servicing strategy for review and approval, to the satisfaction of the City.

A meeting occurred between the applicants engineering consultant and the City on May 16, this condition was to be reworded to remove the requirement to "front-end finance and implement". The applicant had agreed to contribute to the improvements through their share of DCs.

### **Condition 57:**

The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate water distribution system infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment, to the satisfaction of the City.

A meeting occurred between the applicants engineering consultant and the City on May 16, this condition was to be reworded to remove the requirement to "front-end finance and implement". The applicant had agreed to contribute to the improvements through their share of DCs.

**Condition 61:**

The Owner, at its own expense, shall complete a CCTV inspection of the local downstream sanitary system, on a yearly basis, to confirm the condition of the pipe and existing conveyance capacity to the satisfaction of the City.

Why is CCTV inspection requested on an annual basis? Can this be completed once to confirm pipe condition, rather than annual. Capacity to be verified through flow monitoring rather than CCTV inspection.

**Condition 62:**

The Owner, at its own expense, shall front-end finance and construct or contribute to the construction of flow attenuation. Flow attenuation will be in effect until the development is redirected to the ultimate servicing outlet and decommissioned to the satisfaction of the City.

A meeting between representatives of the applicant occurred with the City wherein the City was provided a preliminary design for Risk Management Measures (i.e. inline attenuation). Block 34W will not implement these measures unless it triggers them. Risk Management Measures will be implemented by the development/Blocks that trigger them. It is further noted that the works potentially required do not involve replacing sewers.

**Condition 63:**

The Owner, at its own expense, shall front-end finance and construct or contribute to downstream pipe replacement if it is determined the above noted Risk Management Measures do not eliminate the risks of surcharging, to the satisfaction of the City.

There have been no discussions to date on replacement of the downstream pipes. Risk mitigation will be in the form of inline attenuation, if required.

**Condition 64:**

Prior to final approval of the Plan, if applicable, the Owner shall provide the City with a Letter of Credit in the amount of \$1,174,662 ( $7.34\text{ha} \times \$145,482/\text{ha} = \$1,067,838 + 10\% \text{ Engineering Fee of } \$106,784 = \$1,174,662$ ) as security for its contribution towards the costs of future construction works (including decommissioning of interim works) for the Ultimate Sanitary Sewer connection to the Region's Northeast Vaughan Sanitary Trunk Sewer along Jane Street which is anticipated to be commissioned by Q4-2028.

Please confirm that the LC amount is for the estimated sanitary ASDC costs and clarify how this LC will be returned or applied to the future ASDC.

**Condition 81:**

Prior to final approval of the Plan, the City and the Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.

*Western Point Builders Inc.*  
*December 2, 2024*

Page 4 of 4

The application is for an employment use, not residential. Please confirm that the City does not assign allocation to non-residential projects.

We trust that these matters will be resolved quickly and look forward to continue to work with staff so as not to delay final approval by Council at its meeting scheduled for December 17, 2024.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in cursive script that reads "R. Humphries".

Rosemarie Humphries BA, MCIP, RPP  
President

cc.  
*Western Point Builders Inc.*