

**Communication - C2  
Committee of the Whole (2)  
December 8, 2020  
Item # 8, 9 and 10**

**From:** Rosario Sacco <[rosario@urbanecosystems.com](mailto:rosario@urbanecosystems.com)>

**Sent:** Monday, November 30, 2020 1:29 PM

**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

**Subject:** [External] RE: Block 59- Anatolia Corp- Committee of the Whole Dec 1, 2020-City Files  
BL.59.2014, Z.18.025, Z.18.026, File Z.18.027 , DA.18.065, DA.18.066 and DA.18.067

Dear Honourable Mayor and Members of Council, City of Vaughan

For clarity purposes only, we are resending our recent email and attached letter confirming that the attached submission is in reference to

**Block 59- Anatolia Corp - City Files BL.59.2014, Z.18.025, Z.18.026, File Z.18.027 , DA.18.065, DA.18.066 and DA.18.067**

Regards,

Rosario Sacco, P.Eng



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November 30, 2020

Mayor and Members of Council, City of Vaughan  
Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, ON L6A-1T1

Delivered by email to: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Re: Committee of the Whole, December 1, 2020  
Application for Zoning Bylaw and Site Plan Approval, Anatolia Capital Corp.  
File Z.18.026, DP.18.066  
Block 59 – Block Plan Application, MESP and Interim Sanitary Servicing**

Dear Honourable Mayor and Members of Council, City of Vaughan:

Urban Ecosystems Limited, acting as Block Engineer for Block 57/58 West, has reviewed the Committee of the Whole staff report that will be presented to Council at the December 1, 2020 Committee of the Whole meeting.

It is the understanding of this firm that the Block 59 sanitary servicing needs are primarily to be addressed, on a "permanent basis", from a trunk sanitary sewer from Hwy 27.

Pursuant to the Block and Site Plan Applications currently made by the Block 59 West Landowners, they wish to advance the development of their lands by accessing the existing Block 57/58 Huntington Road Sanitary Sub-Trunk sewer to service the westerly half of this block, on an "interim basis".

The Huntington 57/58 West Landowners Group ("57/58 Group") is of the position that this interim sanitary servicing option will detrimentally affect the development of the balance of the 57/58 West Block Plan and therefore should not be permitted by the City pending further studies and consultation amongst all affected parties. It is also important to note that a portion of the ultimate sanitary service option exists for Block 59, which option has the sanitary sewer running east under Highway 427 to Highway 27 and into the ultimate, permanent sanitary sewer designed for Block 59.

The 57/58 Group has been active in the development of the 57/58 West Block plan area since year 1999. In order to proceed with any development of these lands, the individual landowners within this 57/58 Group were obligated to advance, at their cost, the extension of municipal external servicing into this Block plan area, including trunk sanitary sewers ("57/58 Sanitary"). In consultation with the City of Vaughan, the internal sanitary sewer system within the Huntington 57/58 Block area was designed and subsequently constructed, not only to accommodate the sanitary servicing needs of this block area, but also oversized, at the initial cost of these landowners, for additional external lands, such as Blocks 64, 65 and a small portion of Block 59 lands, as illustrated in the attached MESP External Sanitary Drainage Area Plan Figure E-3.

The 57/58 West Block Plan and MESP was ultimately approved by the City and Region based on the then current proposed zoning and development constraints of that time and the build out of employment lands within this Block 57/58 was permitted to proceed.



Subsequent to the Block 57/58 West Block Plan approval, MESP approval and the installation of the trunk sanitary sewer system within this block area, the City finalized and issued By-Law 087-2018 imposing Area Specific Development Charges for the Huntington Road Sanitary Sub-Trunk revising the external sanitary sewer drainage area for this existing sanitary sewer system to delete Block 65 and added portions of Blocks 60, 61, 62 and 66 , as illustrated on the attached By-Law 087-2018 Schedule B figure. It should be noted that the small sanitary drainage area from Block 59 remained unchanged.

Although the 57/58 Group had raised concerns with the City with regards to the changes to the external sanitary drainage areas, By-Law 087-2018 imposing Area Specific Development Charges for the Huntington Road Sanitary Sub-Trunk was subsequently approved by Council. We are unaware of any studies being completed by the City reviewing the implications of the additional revised drainage areas to the sanitary sewer system.

The 57/58 Block has been substantially developed and built as employment lands and has received City and Regional approvals for future development intensification along the Highway 7 corridor. It is critical that the needs of the 57/58 Group be addressed before any consideration is given to other Block Plan areas, including Block 59, that would have a detrimental impact on the servicing and development needs of the remaining undeveloped land parcels within the 57/58 West Block plan area.

The 57/58 Group is of the position that it would be premature to approve the Block 59 Plan and MESP at this time based on the interim sanitary servicing option that has been presented.

The Block 57/58 Group takes the position that the approval of this interim sanitary servicing option will have a significant detrimental impact on the development of the balance of the 57/58 West Block Plan. In our opinion, the interim sanitary servicing option requires further studies and consultation amongst the affected parties. In the event that the City disagrees with this position and proceeds with the approval of this interim sanitary servicing option as presented, the Block 57/58 Group respectfully request confirmation from the City that none of the lands within Block 57/58 would ever be delayed or prevented from development in future because of a sanitary servicing capacity issue.

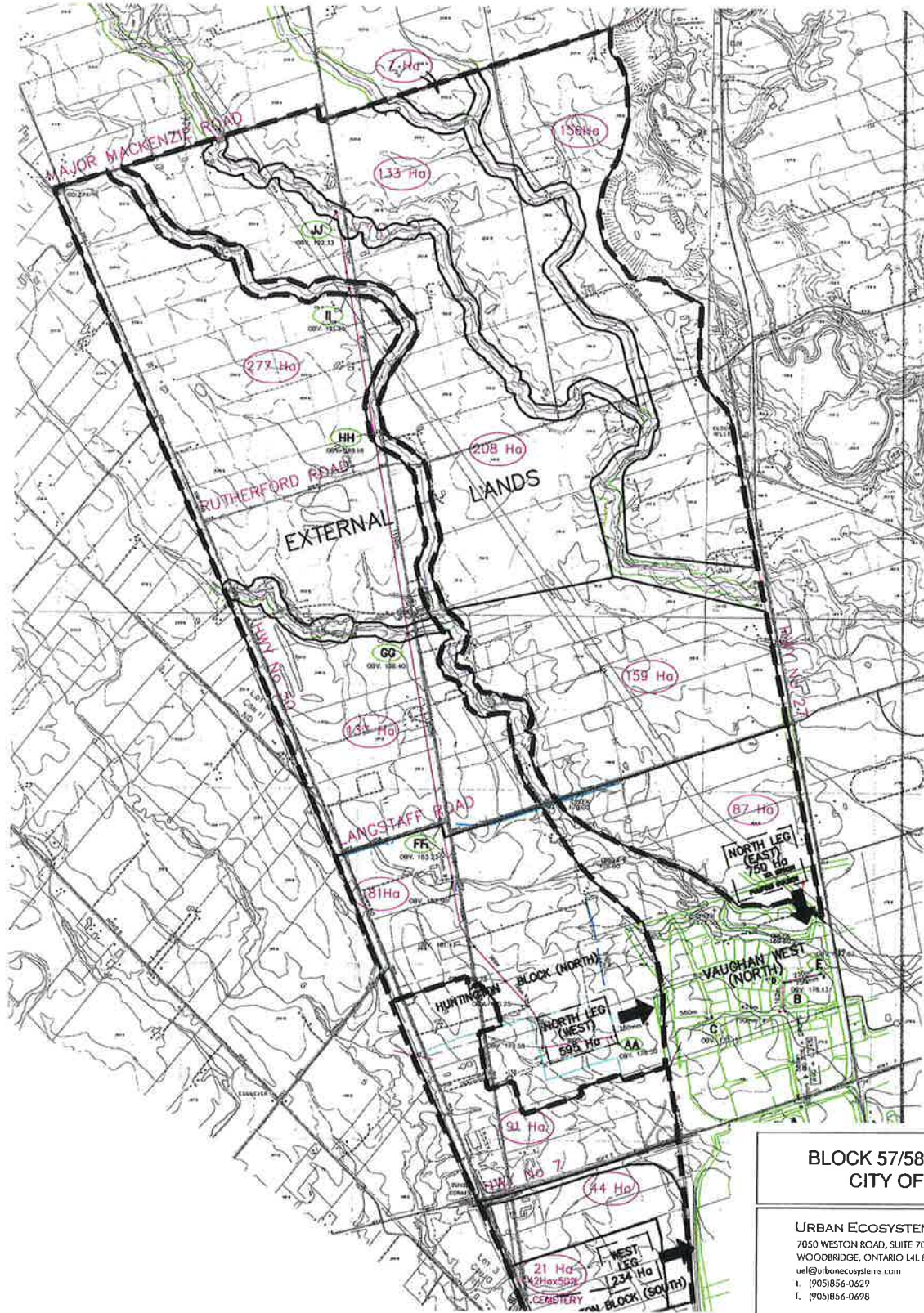
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rosario Sacco', is written over the text 'Respectfully submitted,'.

Rosario Sacco, P-Eng  
Urban Ecosystems Limited  
Block Engineer – Block 57/58 Land Owners Group

Cc: Block Captain - Delta Urban Limited  
Block 57/58 Land Owners Group





**BLOCK 57/58 WEST M.E.S.P.  
CITY OF VAUGHAN**

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VAUGHAN WEST (NORTH)/HUNTINGDON BLOCK PLAN  
 EXTERNAL SANITARY DRAINAGE AREA PLAN

SCALE	DATE	PROJECT No.	FIGURE
NTS	FEBRUARY 2006	98021	E-3

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 087-2018**

**A By-Law to impose Area Specific Development Charges – Zenway/Huntington Road Sanitary Sub-Trunk.**

**Whereas** subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 (hereinafter referred to as the “Act”) provides that the council of a municipality may pass by-laws for the imposition of a development charge against land where the development of the land would increase the need for services;

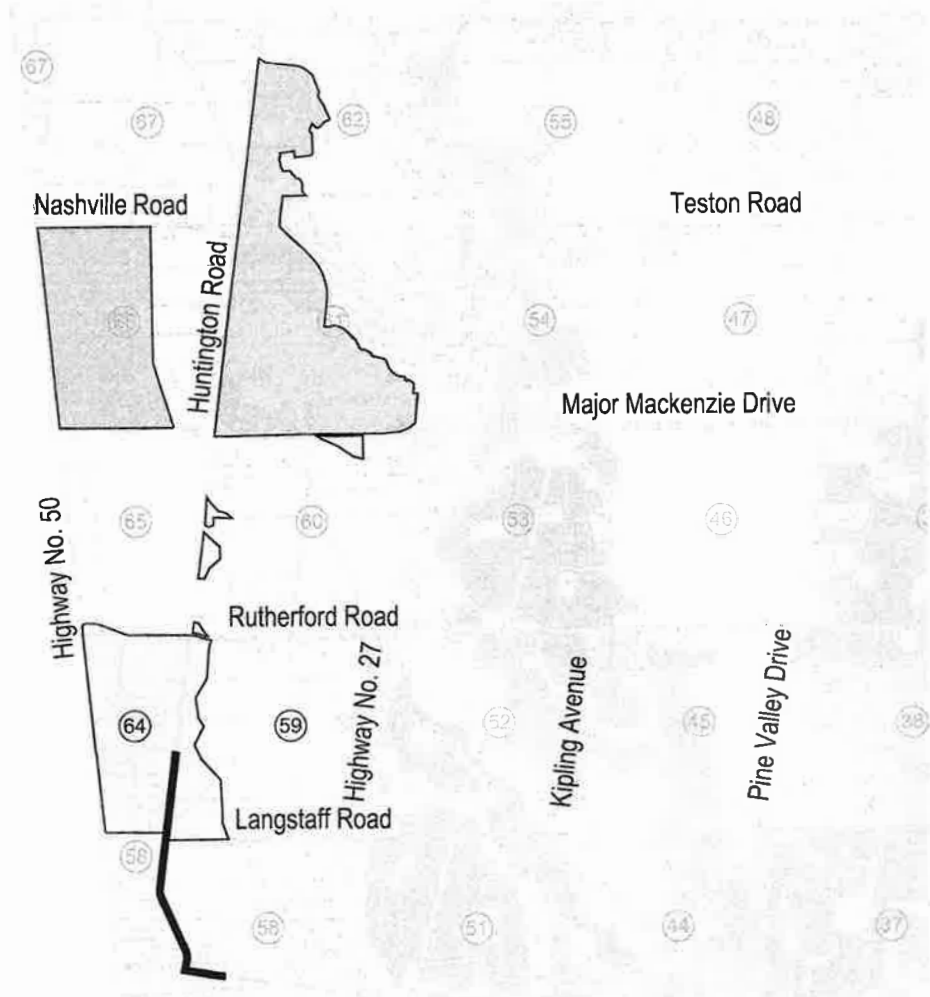
**And Whereas** the Council of the Corporation of the City of Vaughan held a public meeting on April 3, 2018 to consider the enactment of an Area Specific development charge by-law, in accordance with section 12 of the Act;

**And Whereas** the Council of the Corporation of the City of Vaughan has given notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

**And Whereas** a development charges background study has been prepared by Hemson Consulting Ltd. dated March 9, 2018 and amended on May 16, 2018, wherein the background study indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

**And Whereas** copies of the background study and the proposed by-law were made available to the public on March 9, 2018 in accordance with Section 12 of the Act;

**Now therefore** the Council of the Corporation of the City of Vaughan enacts as follows:



**SCHEDULE "B"  
AREA SPECIFIC  
DEVELOPMENT CHARGES**

**BY-LAW NUMBER:** 087-2018




PASSED THE 23rd DAY OF May, 2018

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**ZENWAY/HUNTINGTON ROAD  
SANITARY SUB-TRUNK**

-  EXISTING SEWERAGE WORKS
-  SERVICE AREA
-  CITY BLOCK



NOT TO SCALE



Acad File: C:\User Eng & Infra Proj Serv\Planning and Studies\04-Development Charges\2018-08-4\John\_Vaughan\087-2018\Map\Map.dwg