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Communication
CW (1) – January 19, 2021
Items # - 9, 10, 11

From: Clerks@vaughan.ca
To: Bellisario, Adelina
Subject: FW: Block 59 West Landowners Group - City Files: BL. 59.2014; Zoning By-law Amendment Files Z18.025, Z18.026, Z.18.027; Site Plan Development Files DA.18.065, DA.18.066, DA.18.067
Date: January-05-21 2:52:48 PM
Attachments: [image001.png](#)
[2021-01-04 Anatolia Block 59 Interim Sanitary Servicing Response.pdf](#)

From: Oldham, Michael <Michael.Oldham@wsp.com>
Sent: Monday, January 04, 2021 5:33 PM
To: Clerks@vaughan.ca
Cc: Josh Berry (Anatolia Capital Corp) <Josh.Berry@anatoliacapitalcorp.com>; Reeve Whitman <RWhitman@toromont.com>; Andrew Zappone <AZappone@dgggroup.ca>
Subject: [External] Block 59 West Landowners Group - City Files: BL. 59.2014; Zoning By-law Amendment Files Z18.025, Z18.026, Z.18.027; Site Plan Development Files DA.18.065, DA.18.066, DA.18.067

Please find attached a letter dated January 4, 2021 addressed to the Mayor and Members of Council.

We request that you distribute it to the Mayor and Members of Council for the January 19, 2021 Committee of the Whole meeting.

Thank you,

Michael E. Oldham, P.Eng.
Senior Director, Land Development



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January 4, 2021

Mayor and Members of City Council
City of Vaughan
c/o Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mayor and Members of Council:

Subject: Block 59 West Landowners Group
City Files: BL. 59.2014; Zoning By-law Amendment Files Z18.025, Z18.026,
Z.18.027; Site Plan Development Files DA.18.065, DA.18.066, DA.18.067
8811 Huntington Road, 6560 Langstaff Road and 9151 Huntington Road
City of Vaughan

On behalf of our client, Anatolia Group, DG Group and Toromont Industries who are participants in Block 59 West Landowners Group, we are writing in response to concerns presented by ZZEN/ Blocks 57/58 as it relates to the City's interim sanitary servicing strategy regarding Block 59.

The correspondence sent to the City on behalf of ZZEN and Block 57/58 on November 30, 2020, indicates that the proposal to drain to the Huntington Road sewer pending the Regional sewer installation (targeted for 2028) in Highway 27 may delay or prevent the development of the remaining undeveloped lands in Block 57/58 for their approved land uses. This concern is set out in the letter dated November 30, 2020 from Urban Ecosystems. In our opinion, servicing Block 59 West via the Huntington Road sanitary sewer on an interim basis does not present any risk to development of the remaining undeveloped lands within Block 57/58.

First, we note that the interim sanitary servicing strategy intended for Block 59 West is consistent with the interim servicing strategy endorsed by City Council in October 2020. In particular, on October 14, 2020, Council endorsed the conclusions and recommendations of the Interim Servicing Study prepared by Civica Infrastructure Inc. dated April 2020. The study completed by Civica included the Block 59 lands east of Rainbow Creek, west of Highway 427 as tributary to the Huntington sewer.

The Staff Report that related to the Interim Servicing Strategy noted that "The study concluded that capacity within the existing outlets will be able to safely accommodate future developments on an interim basis while maintaining acceptable level of service as long as identified Risk Measurement Measures are followed."

Additionally, the ultimate sanitary servicing strategy proposed by the Region of York has always contemplated that the lands west of Rainbow Creek (41.55ha) within Block 59 West would be serviced via the Huntington Road sewer. Only the lands within that portion of Block 59 West that are located on the east side of Rainbow Creek (55.70ha) and west of Highway 427 will drain to Huntington Road on an interim basis.

The Risk Measurement Measures required for the Huntington sewer catchment area include flow monitoring to confirm actual flow generation. The development proposed within Block 59 West are employment uses, namely, large scale warehouse uses, which typically produce significantly lower flow per development hectare than other forms of development.



The Civica study recommended that for lands within the Huntington Road sanitary sewer catchment area that the York Region SIP standards be applied. This reduces the flow generation allowable to 265 L/cap/day. This recommendation is reflected in the required conditions of site plan approval, which require that, the “Owner shall commit to York Region’s Servicing Incentive Program (SIP) to the satisfaction of York Region and the City”

In comparison we have reviewed the water bills for the Anatolia existing office/warehouse building at 8300 Huntington Road. This building has a significantly greater office component than expected for development within Block 59 West. The average daily usage for 2019 and 2020 to November 16th is 13.76 cu.m/day. Given the site area of 10.04 ha and the City’s criteria of 95 people/ha, the flow rate is 14.4 L/cap/day, which is significantly lower than the Region’s SIP criteria of 265 L/cap/day. In our opinion, it is very unlikely that Block 59 West will ever be close to generating the allowance sanitary discharge per the Civica report.

In addition, the Block 59 West lands (east of Rainbow Creek) that will drain to Huntington Road on an interim basis will do so via an interim pumping station and opportunities are available to have the pumping station discharge at off-peak times.

On behalf of our clients, we request that the City confirm its support of the interim sanitary servicing strategy as it relates to Block 59 West and recommend that Council approve the Anatolia applications. If you have any questions or require additional information, please call me at 905-882-7316.

Yours very truly,

WSP CANADA INC.

A handwritten signature in blue ink, appearing to read 'M. Oldham', written over the company name.

Michael E. Oldham, P. Eng.
Senior Director, Land Development

- c. Josh Berry, Anatolia Capital Corp.
Andrew Zappone, One-Foot Developments Inc.
Reeve Whitman, Toromont Industries