

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2021

Item 9, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 26, 2021, as follows:

***By receiving communication C1, from Susan Rosenthal, Davies Howe LLP, Adelaide Street West, Toronto, dated January 19, 2021.***

**9. ANATOLIA CAPITAL CORP. ZONING BY-LAW AMENDMENT FILE Z.18.025 SITE DEVELOPMENT FILE DA.18.065 8811 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD (REFERRED)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020, be approved subject to the following amendments, in accordance with Communication C21, memorandum from the City Manager, dated January 19, 2021, as follows:

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

1. That Recommendation 1 be amended as follows:
  - i) be deleted and replaced with the following:

**THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;**
2. That reference to the term “EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”” be deleted throughout the report;
3. That Attachment 3 “Proposed Zoning and Site Plan” be replaced the Attachment 3 (affixed hereto as Attachment 1) to remove the Holding Symbol “(H)” from the EM1 Prestige Employment Area Zone;
4. That Recommendation 3 be amended as follows:
  - ii) 3b) be deleted and replaced with the following:

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**3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners;**

iii) 3c) be deleted and replaced with the following:

**3c) For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required with the abutting property to the south;**

iv) Adding the following condition:

**3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58;**

**5. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8; and**

**6. That Attachment 7 – “Block 59 Land Use Distribution and Landowner Participation” be deleted;**

**2) That the following Communications be received:**

**C1. Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, January 4, 2021;**

**C5. Mr. Michael E. Oldham, WSP, Commerce Valley Drive West, Thornhill, dated January 4, 2021; and**

**C20. Memorandum from the City Manager dated January 19, 2021.**

## Recommendations

Council, at its meeting of December 15, 2020 recommended the following (Item 8, Committee of the Whole, Report No. 61):

Council recommendation of December 15, 2020:

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of January 19, 2021; and

By receiving the following communications:

C4 John McGovern, Rice Group, Tiverton Court, Markham,  
dated December 11, 2020; and

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 26, 2021**

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C9 Deputy City Manager, Infrastructure Development, dated December 15, 2020.

Committee of the Whole recommendation of December 8, 2020:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
  - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;
  - C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;
  - C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020;
  - C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and
  - C8. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 4, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area

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Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. THAT the Owner, (Anatolia Capital Corp.), enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including municipal storm sewers and stormwater outlet to Rainbow Creek (via future John Lawrie Street as shown on Attachment 6) complete with appropriate easements to facilitate the development of the Subject Lands, all to the satisfaction of the City and the Toronto and Region Conservation Authority. This agreement shall be executed prior to enactment of the Zoning By-law unless alternative arrangements are made to the satisfaction of the City.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
  - a) Draft Plan of Subdivision File 19T- 18V009 is approved by Vaughan Council;
  - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8;
  - c) For the lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” and EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required for the portion of each lot located on the abutting property to the south;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
5. THAT Site Development File DA.18.065 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as “Building 1” on Attachments 3 to 5:



## Committee of the Whole (1) Report

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**DATE:** Tuesday, January 19, 2021

**WARD:** 2

**TITLE: ANATOLIA CAPITAL CORP.  
ZONING BY-LAW AMENDMENT FILE Z.18.025  
SITE DEVELOPMENT FILE DA.18.065  
8811 HUNTINGTON ROAD  
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD  
(REFERRED)**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

To forward recommendations from the Council meeting of December 15, 2020 seeking approval for Zoning By-law Amendment and Site Development Files Z.18.025 and DA.18.065 (Anatolia Capital Corp.) for the Subject Lands shown on Attachment 2. The Owner proposes to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone” together with site-specific zoning Exceptions to permit the development of an employment building, as shown on Attachments 3 to 5.

**Report Highlights**

- The Owner proposes to rezone and develop the Subject Lands with one employment building accessed from Huntington Road
- Zoning By-law Amendment and Site Development Applications are required to permit the development
- The report provides an update on the status of the Block 59 Block Plan conditions of approval
- The Development Planning Department supports the approval of the Applications as they will permit a development consistent with the Provincial Policy Statement, conforms to the Growth Plan, York Region Official Plan and the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

Council, at its meeting of December 15, 2020 recommended the following (Item 8, Committee of the Whole, Report No. 61):

Council recommendation of December 15, 2020:

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of January 19, 2021; and

By receiving the following communications:

- C4 John McGovern, Rice Group, Tiverton Court, Markham, dated December 11, 2020; and
- C9 Deputy City Manager, Infrastructure Development, dated December 15, 2020.

Committee of the Whole recommendation of December 8, 2020:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of December 15, 2020; and
- 2) That the following Communications be received:
  - C2. Mr. Rosario Sacco, Block Engineer – Block 57/58 Landowners Group, Urban Ecosystems Limited, Weston Road, Woodbridge, dated November 30, 2020;
  - C4. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated November 30, 2020;
  - C5. Mr. Joseph Sgro, General Manager and Partner, ZZEN Group of Companies Limited, Zenway Boulevard, Vaughan, dated December 2, 2020;
  - C7. Ms. Susan Rosenthal, DAVIES HOWE LLP, Adelaide Street West, Toronto, dated December 7, 2020; and
  - C8. Memorandum from the Deputy City Manager, Infrastructure Development dated December 7, 2020.

The Committee of the Whole, at its meeting of December 1, 2020 recommended the following (Item 4, Report No. 57):

Recommendation of the Committee of the Whole meeting of December 1, 2020:

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of December 8, 2020, to allow staff to report back on the issues raised.

Recommendations of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner, (Anatolia Capital Corp.), enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external municipal services including municipal storm sewers and stormwater outlet to Rainbow Creek (via future John Lawrie Street as shown on Attachment 6) complete with appropriate easements to facilitate the development of the Subject Lands, all to the satisfaction of the City and the Toronto and Region Conservation Authority. This agreement shall be executed prior to enactment of the Zoning By-law unless alternative arrangements are made to the satisfaction of the City.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied:
  - a) Draft Plan of Subdivision File 19T- 18V009 is approved by Vaughan Council;
  - b) All remaining Block 59 conditions of Block Plan approval as shown on Attachment 8;
  - c) For the lands zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” and EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required for the portion of each lot located on the abutting property to the south;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes

into effect, to permit minor adjustments to the implementing Zoning By-law, if required.

5. THAT Site Development File DA.18.065 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit one employment building on the Subject Lands, identified as “Building 1” on Attachments 3 to 5:

Report of the Deputy City Manager, Infrastructure Development, dated December 1, 2020:

### **Background**

The subject lands (the ‘Subject Lands’) shown on Attachment 2 are located on the east side of Huntington Road, between Rutherford Road and Langstaff Road, and are known municipally as 8811 Huntington Road. Rainbow Creek also traverses the Subject Lands. The Subject Lands and the surrounding land uses are shown on Attachment 2.

#### ***The Owner owns other lands in Block 59, subject to concurrent Zoning***

By-law Amendment, Draft Plan of Subdivision and Site Development applications  
The Owner has submitted Zoning By-law Amendment and Site Development Applications on two additional properties within the Block 59 area, shown on Attachment 2. These applications are being reviewed concurrently and form part of the December 8, 2020, Committee of the Whole agenda. The related Draft Plan of Subdivision Application as shown on Attachment 9 will be considered in a technical report at a future Committee of the Whole meeting.

#### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol for the Applications***

The City on January 11, 2019 circulated a Notice of Public Meeting to all property owners within 150 m of the Subject Lands shown on Attachment 2 and to the West Woodbridge Homeowners’ Association, the Kleinburg and Area Ratepayers’ Association, and the Greater Woodbridge Ratepayers’ Association. A copy of the Notice of Public Meeting was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the Huntington Road street frontage, in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on February 5, 2019 to receive comments from the public and Committee of the Whole. Vaughan Council on February 12, 2019 ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of February 5, 2019 and to forward a comprehensive report to a future Committee of the Whole meeting.

No written submissions regarding the Applications were received by the Development Planning Department. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Vaughan, made a deputation on behalf of the Owner, at the Public Meeting regarding the Applications.

## **Previous Reports/Authority**

The following are links to previous report regarding the Subject Lands:

Block 59 Committee of the Whole Report:

[June 16, 2020, Committee of the Whole \(Item 10 Report No. 25, Recommendations 1 to 9, adopted as amended by Vaughan Council on June 29, 2020\)](#)

Public Meeting (Applications) Report:

[February 5, 2019, Committee of the Whole \(Public Meeting\) \(Item 5, Report No.8, Recommendation 1\)](#)

Block 59 Block Plan Application (File BL.59.2014) Public Meeting Report:

[June 17, 2014, Committee of the Whole \(Public Meeting\) \(Item 5, Report No. 32, Recommendations 1 to 3, adopted as amended by Vaughan Council on June 24, 2014\)](#)

## **Analysis and Options**

### ***Zoning By-law Amendment and Site Development Applications have been submitted to permit the development***

Anatolia Capital Corp. (the 'Owner') has submitted the following applications (the 'Applications') to facilitate the development shown on Attachments 3 to 5. Three buildings are proposed on the entirety of the Subject Lands, however, only Building 1 (the 'Development') as identified in Attachment 3, is being considered at this time.

1. Zoning By-law Amendment File Z.18.025 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone" with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 3, and to permit site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.18.065, as shown on Attachments 3 to 5, to permit the development of one employment building identified as "Building 1" in Attachment 3.

***The Development is consistent with the Provincial Policy Statement, 2020 (the ‘PPS’)***

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario “shall be consistent with” the PPS.

The employment policies in Section 1.3.1 of the PPS states (in part), “Planning authorities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment and institutional uses to meet long-term needs
- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses
- ensuring the necessary infrastructure is provided to support current and projected needs

The Development utilizes an undeveloped site within the Block 59 Employment Area and will support employment uses. The Development complements and is compatible with the planned uses within the West Vaughan Employment Area and would provide diversified employment opportunities to meet the City’s long-term employment needs. The Subject Lands are located in an area where servicing and infrastructure is available for the Development.

Section 2.6 Cultural Heritage and Archaeology of the PPS speaks to the conservation of significant built heritage resources. The Owner has demonstrated the heritage attribute, being the Henry Burton House as shown on Attachment 3, will be preserved and has obtained approval from the Heritage Vaughan Committee and Vaughan Council for the proposed preservation, relocation and rehabilitation of the structure.

In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended (the ‘Growth Plan’)***

The Growth Plan is intended to guide decision-making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and flexibility to capitalize on new economic and employment opportunities while providing certainty for traditional industries. The Growth Plan encourages the concentration of population and employment growth within Settlement Areas and promotes the development of complete communities offering a mix of jobs, amenities, services and

housing types. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions shall conform to the Growth Plan.

The Employment policies of Section 2.2.5.1 directs that economic development and competitiveness in the Greater Golden Horseshoe be promoted by:

- making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities
- integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment

Schedule 1 - Urban Structure of VOP 2010 identifies the Subject Lands as being located within "Employment Areas". The Development implements an employment use within a Settlement Area where municipal water and wastewater services are available and will contribute towards the development of employment lands in Block 59. Therefore, the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan, 2010 ('YROP')***

The YROP guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are identified as "Urban Area" on Map 1: Regional Structure of the YROP, and permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria, and are identified as being within the "Strategic Employment Lands - Conceptual" by Figure 2: York Region Strategic Employment Lands of the YROP.

Section 4.3 contains policies with respect to Planning for Employment Lands to recognize employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region. As such, require local municipalities (i.e. Vaughan) to designate and protect employment lands in local municipal official plans and protect, maintain and enhance the long-term viability of all employment lands designated in local municipal official plans for employment land uses.

Policy 4.3.6 states, "It is the policy of Council to protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans".

Policy 4.3.14 also requires that local municipalities, in consultation with York Region, prepare comprehensive secondary plans for new employment lands.

The Development would facilitate employment uses where employment lands have been identified and designated in the Vaughan Official Plan, 2010 ('VOP 2010'). The Subject Lands form part of the VOP 2010, Volume 2, Section 11.9 – the West Vaughan Employment Area Secondary Plan as required for new employment lands. The Development conforms to the policies of the YROP.

***The Development conforms to the Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are designated "Prestige Employment" (west of the valley), "General Employment" (east of the valley) and "Natural Areas" (valley and Rainbow Creek) by VOP 2010, Volume 2, Section 11.9 - the West Vaughan Employment Area Secondary Plan ('WVEASP'). Schedule 1 of VOP 2010 also identifies the Subject Lands as an "Employment Area" and "Natural Area and Countryside".

The "Prestige Employment" designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted within the "Prestige Employment" designation. Office uses, limited retail uses, and gas stations are also permitted in the "Prestige Employment" designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the "Prestige Employment" designation.

Section 2.7 Site Specific Policies of the WVEASP indicates the area used for the placing or parking of transitory vehicles, trucks, tractors and trailers used for the conveyance of goods and materials to and from the distribution warehouse use on the lot shall not be considered to be outside storage for lands identified on Schedule 3 "Land Use" of the WVEASP.

The "General Employment" designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage, but not used for the sole purpose of outside storage. Accessory office and/or retail uses, and gas stations are also permitted in the "General Employment" designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the "General Employment" designation.

The manufacturing and/or warehousing uses are proposed within wholly enclosed employment/industrial buildings in the "Prestige Employment" and "General Employment" designations with the exception of transitory vehicles, trucks and trailers associated with distribution warehouse uses.

The "Natural Areas" designation identifies those portions of the City being part of the Natural Heritage Network. The policies of VOP 2010 require the Natural Heritage Network be protected and enhanced, as an interconnected system of natural features



and the functions they perform. The “Natural Areas” designation on the Subject Lands are specifically identified as a “Core Feature” by VOP 2010. The location of Rainbow Creek coincides with the “Natural Areas” designation on the Subject Lands, and will be incorporated into the valley blocks together with the environmental buffer blocks in the related Draft Plan of Subdivision application.

The policies of VOP 2010 require Core Features and their minimum vegetation protection zones be dedicated to an appropriate public agency (e.g. the City or the Toronto and Region Conservation Authority - “TRCA”) at no public expense, through the development approval process. The conveyance of these lands will be secured through the related Draft Plan of Subdivision File 19T-18V009 to ensure the integrity of the ecological systems on or within direct proximity to the Subject Lands will be maintained. The development limits of the Subject Lands, including all the natural heritage features and hazards, have been determined through the Block Plan process in accordance with the policies of VOP 2010 and the WVEASP.

The Development is permitted by the “Prestige Employment”, “General Employment” and “Natural Areas” land use designations.

The Development (Building 1) shown on Attachment 3 to 5 respects the following design criteria in accordance with Section 9.1.2.10 a) through h) of VOP 2010 (in part):

“That in Employment Areas, new development will be designed to:

- a. allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses as permitted through Section 9.2 of this Plan;
- b. provide safe and direct access to buildings for pedestrians, cyclists and transit users;
- c. maximize the placement of buildings along the frontage of lots facing public streets and have regard for appropriate landscaping;
- d. limit surface parking between the front face of a building and the public street or sidewalk;
- e. provide safe and direct pedestrian walkways from the public street and parking areas to main building entrances;
- f. buffering and screening any surface parking areas from all property lines through the use of setbacks and landscaping;
- g. buffering and screening any outdoor storage areas, where permitted, through the use of setbacks, landscaping and fencing; and
- h. provide appropriate parks and open spaces as set out in Section 7.3.”

The Development shown on Attachments 3 to 5 respects the design criteria above by providing a building to accommodate a range of employment uses, providing safe and direct access to buildings for a variety of transportation modes, providing appropriate

built form, landscaping and setbacks. The proposed uses and the Development conform to the policies of VOP 2010.

***The Development conforms to the final Block Plan, Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan for the Block 59 Area***

Section 10.1.1 of VOP 2010, Volume 1 states that a Block Plan is required for all Secondary Plans. Vaughan Council on June 17, 2014, considered the draft Block 59 Plan at a Public Meeting (File BL.59.2014). Council on June 29, 2020 considered and approved the application for the Block Plan, and the Block 59 Plan dated December 10, 2019, subject to the fulfillment of Block Plan conditions of approval. Two of the 9 recommendations contained in the June 16, 2020 report recognized that through the fulfillment of the Block Plan conditions, the final Block Plan may require updating:

- The Block 59 Plan be modified as required through the resolution of conditions identified in Attachment 1 of the Block Plan report
- Any changes resulting from the fulfillment of the conditions be made prior to any future approval of a Zoning By-law Amendment application or draft approval of a Draft Plan of Subdivision or Site Development application

Condition 1 of Block Plan approval also recognizes the final Block Plan shall relate to the draft Block 59 Plan dated December 10, 2019. Two changes have been reflected in the final Block 59 Block Plan, dated September 3, 2020 as shown on Attachment 6. The Land Use Distribution has also been updated to reflect these changes as shown in Attachment 7.

The final Block 59 Block Plan identifies the Subject Lands as “Prestige Employment”, “General Employment”, “Natural Heritage Feature” and “10 m Buffer”. Street “F” and the extension of John Lawrie Street are also identified and will be future development on the Subject Lands.

The final Block 59 Plan shown on Attachment 6 is generally consistent with the Block Plan dated December 10, 2019 and reflects the following modifications for areas outside of the Subject Lands:

- The area of the “Prestige Employment” designation has been reduced in the southwest quadrant of the Block (part of Parcel #17 on the final Block Plan). This modification accurately reflects the extent of the “Prestige Employment” designation and reflects the “General Employment” designation as shown in the WVEA Secondary Plan. In doing so, the extent of land uses designation shown through the current development applications, are consistent with the final Block Plan for the southwest quadrant of Block 59.

- Street 'L' connecting Line Drive to Highway 27 in the southeast quadrant of Block 59 as shown on Attachment 6, was previously shown as "proposed" and is now being shown as part of the Block Plan. This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan.

A number of Block 59 Block Plan conditions of approval have been satisfied as shown on Attachment 8. The Policy Planning and Environmental Sustainability Department ('PPES') and the Development Engineering ('DE') Department have reviewed the outstanding conditions and are satisfied they can be appropriately addressed in advance of consideration of the related Draft Plan of Subdivision application and lifting of the Holding Symbol "(H)" from the Subject Land, and/or become a condition of the related Draft Plan of Subdivision approval.

The proposed development conforms to the approved Block 59 Plan.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88 as shown on Attachment 2. The "A Agricultural Zone" does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, to rezone the Subject Lands to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone" with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone" together with the following site-specific zoning exceptions to the EM1 and EM2 Zone Standards:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>'EM1 Prestige Employment Area Zone' Requirements</b>	<b>Proposed Exceptions to the 'EM1 Prestige Employment Area Zone' Requirements</b>
a.	Minimum Landscape Strip Abutting an OS1 Zone	7.5 m	1.5 m (Building 1)
b.	Definition of a Lot Line, Front	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Huntington Road shall be deemed to be the Front Lot Line for Building 1

	<b>Zoning By-law 1-88 Standard</b>	<b>'EM2 General Employment Area Zone' Requirements</b>	<b>Proposed Exceptions to the 'EM2 General Employment Area Zone' Requirements</b>
c.	Minimum Landscape Strip Abutting an OS1 Zone	7.5 m	3 m (Buildings 2 and 3)
d.	Minimum Rear Yard Setback	12 m	9 m (Buildings 2 and 3)
	<b>Zoning By-law 1-88 Standard</b>	<b>'EM1 and EM2 Zone' Requirements</b>	<b>Proposed Exceptions to the 'EM1 and EM2 Zone' Requirements</b>
e.	Minimum Required Parking	Warehousing: 1 parking space/100 m <sup>2</sup> GFA  <u>Building 1</u> 12,904.09 m <sup>2</sup> x 1 space/100 m <sup>2</sup> = 130 spaces  <u>Building 2</u> 39,616.69 m <sup>2</sup> x 1 space/100 m <sup>2</sup> = 397 spaces  <u>Building 3</u> 49,709.75 m <sup>2</sup> x 1 space/100 m <sup>2</sup> = 498 spaces  Employment Uses other than Warehousing (greater than 3700 m <sup>2</sup> GFA): 1.5 parking spaces / 100m <sup>2</sup> . GFA plus 2 parking spaces per 100m <sup>2</sup> . GFA devoted to ancillary office use, plus the requirements for any other use, or 3.5 parking spaces per unit, whichever is greater	Warehousing: 0.7 parking spaces/100 m <sup>2</sup> GFA  <u>Building 1</u> 12,904.09 m <sup>2</sup> x 0.7 spaces/100 m <sup>2</sup> = 91 spaces  <u>Building 2</u> 39616.69 m <sup>2</sup> x 0.7 spaces/100 m <sup>2</sup> = 278 spaces  <u>Building 3</u> 49,709.75 m <sup>2</sup> x 0.7 spaces/100 m <sup>2</sup> = 348 spaces  Employment Uses other than Warehousing: 0.7 parking spaces/100 m <sup>2</sup> GFA

	<b>Zoning By-law 1-88 Standard</b>	<b>'EM1 and EM2 Zone' Requirements</b>	<b>Proposed Exceptions to the 'EM1 and EM2 Zone' Requirements</b>
		Employment Uses other than Warehousing (equal or less than 3700m <sup>2</sup> GFA): 2 parking spaces / 100m <sup>2</sup> . GFA or 3.5 parking spaces per unit, whichever is greater	
f.	Outside Storage of Trucks and Trailers, Accessory to a Distribution Warehouse Use	Not permitted in an EM1 Prestige Employment Area Zone	Trucks and trailers accessory to a distribution warehouse use shall not be considered outside storage in an EM1 Prestige Employment Area Zone
g.	Location of Loading Spaces	Loading spaces are not permitted between a building and a street	Permit loading spaces to be located between a building and a street if a portion(s) of the building is located closer to the street than the loading space

The Development Planning Department can support the zoning exceptions in Table 1 on the following basis:

The proposed Employment Zones implement the policies of VOP 2010 for the Subject Lands and are therefore considered appropriate. The Holding Symbol "(H)" is proposed for the lands located east of the valley to be lifted upon a number of conditions being satisfied, including approval of the related Draft Plan of Subdivision Application (File 19T-18V009) for the Blocks.

The requested zoning exceptions in Table 1 are consistent with exceptions for other employment development in the area. The exception for outside storage conforms with Section 2.7 Site Specific Policies of the WVEASP which permits the placing of trucks and trailers accessory to a distribution warehouse and shall not be considered outside storage. Notwithstanding the statement above, solid screening in the form of a combination of landscaping and fencing shall be required along the lot line abutting any Open Space Zone to screen the future trail and open space from any vehicles and equipment associated with the distribution and warehouse uses. A provision to this effect will be included in the implementing Zoning by-law.

In consideration of the above, the Development Planning Department can support the proposed zoning exceptions.

***The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* restricts a landowner from applying to the Committee of Adjustment for a Minor Variance application within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow a landowner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law File Z.18.027, the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development. A condition to this effect is included in the Recommendation of this report.

***The Development Planning Department supports the Site Development Application, subject to the Recommendations of this report***

Site Plan

The Owner seeks approval for “Building 1” abutting Huntington Road as shown on Attachments 3 to 5 as part of this approval for Site Development Files DA.18.065. The remaining Development identified as “Future Development” on Attachment 3 will be considered in a future technical report for Council’s consideration.

Building 1 consists of 2 Phases as shown on Attachment 3 as is oriented parallel to Huntington Road. Pedestrian connections are proposed throughout the parking areas and will interconnect to the proposed sidewalk/multi-use path along Huntington Road and provide safe pedestrian permeability into the site. Parking is located along the front of the building and truck loading occurs on the east elevation. The final site plan including the design for the boulevards and entry features shall be to the satisfaction of Development Planning.

Building Elevations

The proposed one-storey employment building elevations shown on Attachment 5 include a combination of glazing, precast concrete and composite metal panels. Staff recommends additional design elements such as building recesses, protrusions, and materiality be used to enhance and articulate the facades of the building facing Huntington Road and a combination of an architectural wall and/or landscaping be provided to screen the truck loading area. The final building elevations shall be to the satisfaction of the Development Planning Department.

### Lighting

Light spillage needs to be minimized to 0.0lux to the property line towards the valley while 5.0 lux is achieved along barrier-free pathways and 2.0 lux on all other pedestrian areas.

### Landscape Plan

The proposed landscape plan is shown on Attachment 4 and consists of a variety of deciduous and coniferous trees and shrubs and ornamental grasses. Staff recommend additional landscaping be provided along Future Street "1" as identified in Attachment 4. The primary gateway feature and secondary entry feature needs to be fully designed, including the treatment in the sight triangle to be compatible and compliment the one already installed across the street on Trade Valley. The traffic islands should include sufficient salt tolerant trees species and soil volume to provide appropriate landscaping. The Owner is required to provide the updated information as requested and the final Landscape Plan and cost estimates should be to the satisfaction of the Development Planning Department.

### Sustainability Performance Metrics

The Owner has submitted a Sustainability Performance Metric scoring tool. A revised Sustainability Performance Metric scoring tool and cover letter must be submitted to demonstrate how the development achieves the minimum Sustainability Performance Metric ('SPM') application score of 31 points for Bronze level.

### Cultural Heritage

The Subject Lands include an existing 2-storey dwelling known as the Henry Burton House generally located as shown on Attachment 3. The main block of the Henry Burton House will be relocated on the Subject Lands and restored for another yet to be determined compatible use. Vaughan Council on September 29, 2020 approved the recommendation of Heritage Vaughan to approve the proposed preservation, relocation and rehabilitation of the Henry Burton House.

Prior to the execution of the Site Plan Agreement the Owner shall provide registered confirmation of clearance of Archaeological Assessment conditions and requirements for the entire area affected by the proposed development from the Ontario Ministry of Heritage, Sport, Tourism, Culture Industries. A Condition to this effect is included in Attachment 1.

### Arborist Report and Tree Preservation Plan

An Arborist Report and a Tree Inventory and Preservation Plan prepared by Baker Turner Inc. was submitted with the Applications to identify the number, species, condition, and size (diameter) of the existing private trees proposed to be preserved or removed from the Subject Lands. A total of 35 privately-owned trees are proposed to be

removed from the Subject Lands. Any trees that are proposed to be preserved must be protected with tree protection fencing during construction.

The Owner will be required to enter into a Tree Protection Agreement with the City for this Development to address the privately-owned trees and the municipal trees proposed to be removed or preserved and the proposed replacement trees.

The Development Planning Department, Urban Design and Cultural Heritage Division, and the Parks Operations and Forestry Department have reviewed the Arborist Report and Tree Inventory and Preservation Plan submitted with the Applications and require more details on the proposed tree protection zones and removals. The proposed tree replacements and the proposed compensation ('cash-in-lieu') amount of \$19,250.00 required to be paid in accordance with the City's Council adopted Tree Protection Protocol and Tree Protection By-law 052-2018.

In instances where it has been determined by the City more replacement trees are required than can reasonably be accommodated on the Subject Lands, a 'cash-in-lieu' payment may be made to the Tree Replacement Reserve Fund to fund tree planting on City-owned properties in the same community. The 'cash-in-lieu' payments can only be made if all the required replacement trees cannot be planted on the Subject Lands, in accordance with an approved Master Landscape Plan. As such the following condition will be included in the Site Plan Agreement in accordance with the Recommendations of this report:

"Prior to the registration of this Agreement, the Owner shall provide compensation to Vaughan for removal of 35 existing trees located within the Subject Lands and cannot be re-accommodated on-site, in the amount of \$19,250.00 payable by certified cheque in accordance with and to the satisfaction of Vaughan's Replacement Tree Requirements pursuant to Vaughan Council enacted tree By-law 052-2018 and the Vaughan Tree Protection Protocol".

The Owner must satisfy all outstanding comments prior to the execution of the Site Plan Agreement and the Development Planning Department must approve the final site plan, landscape plan and details, landscape cost estimate, arborist report, tree preservation plan and building elevations. A condition to this effect is included in Attachment 1. The Development Planning Department is satisfied with the Development, as shown on Attachments 3 to 5, subject to the above-noted condition included in the Recommendations of this report.

***The Development Engineering Department supports the Development, subject to the Conditions of Approval***

The Development Engineering ('DE') Department has provided the following comments regarding the Development:



### Transportation Engineering

The Owner has submitted a Transportation Impact Study (including a parking assessment) completed by NexTrans dated June 2020. Currently, the Development is only for Building 1 in advance of the construction of future roads internal to Block 59 and subsequent developments. The proposed Development includes two (2) access points on Huntington Road with 91 parking spaces for Building 1. The Transportation Impact Study also included a parking assessment in support of 0.7 spaces/100m<sup>2</sup>. The parking assessment prepared by NexTrans concludes the proposed parking supply would be sufficient for the Development's specific requirements since the proposed parking rates are justified based on the proxy site survey and the "Review City of Vaughan's Parking Standard" completed by IBI Group for the City.

The DE Department is generally satisfied with the overall findings of the Transportation Impact Study. However, the Owner shall submit an addendum to the Transportation Impact Study addressing Building 1 with exclusive access from Huntington Road, prior to final Site Plan approval.

### Huntington Road Urbanization

The City of Vaughan completed a Schedule 'C' Municipal Class Environmental Assessment (EA) Study for road improvements along Huntington Road to accommodate population and employment growth in western Vaughan.

The Huntington Road Urbanization project through the City's Infrastructure Delivery Department has scheduled the work to be completed in three (3) separate phases, with Phase 1 (Langstaff to Rutherford) tentatively scheduled for construction between 2023 & 2024.

The proposed improvements include widening to accommodate a 26m urbanized right-of-way (ROW) complete with a total of four lanes, intersection improvements, street lighting, 3m multi-use trail, boulevard, and landscaping on the east side of Huntington Road, 1.5m sidewalk, boulevard, and landscaping on the west side of Huntington Road, and various utility upgrades.

To accommodate the Huntington Road Urbanization project, the Owner of the Subject Lands shall convey the required lands fronting Huntington Road to the City at no cost and free of charge and encumbrances.

### Noise

A Noise Impact Study ('NIS'), prepared by Valcoustics Canada Ltd., dated May 22, 2020, was submitted in support of the Applications. It concluded:

The noise source with potential for impact at the proposed Development is road traffic on Huntington Road and the future Highway 427 extension. The main noise sources associated with the proposed Development with the potential to create significant noise impact at the neighbouring receptors are the truck and forklift movements on Subject Lands, activities at the loading docks, and the rooftop mechanical units. The indoor noise criteria at the proposed Development are predicted to be met using exterior wall and window construction meeting the minimum non-acoustical requirements of the Ontario Building Code ('OBC'). The analysis shows the sound emissions from the proposed industrial Development are predicted to meet the stationary noise guideline limits without any additional noise mitigation measures.

There is an existing dwelling to the north of the Subject Lands where the noise guideline limits are predicted to be exceeded. The dwelling will likely be demolished as part of the future redevelopment for an employment use. It is also understood the dwelling will be permanently vacated before the proposed warehouses are operating. The dwelling has therefore not been included as a noise sensitive receptor as part of the NIS. The Owner shall update the NIS to include the existing dwelling as a noise sensitive receptor in the event the dwelling will continue to be used as a residential dwelling when the warehouses are operational.

The tenants for the warehouses are currently not known. The analysis was completed using operating information provided by Anatolia Capital Corp. for similar facilities they have developed. The analysis should be updated if the proposed operations are significantly different than those described and assessed herein.

#### Municipal Servicing

A Functional Servicing & Stormwater Management Report ('FSR/SWM'), prepared by Schaeffers Consulting Engineers, dated June 2020, was submitted in support of the Applications:

a) Water Supply

The Subject Lands are currently situated within Pressure District 6 (PD6) of the York Water Supply System according to the Master Environmental Servicing Plan (MESP) for Block 59 and current City mapping.

The Development of Building 1 is proposed to be serviced by a 200mm diameter water service connection via tapping tee and valve directly from the existing 400mm diameter watermain within Huntington Road and complete with a proposed City Standard W-111 Backflow Chamber.

b) Sanitary Servicing

Pursuant to Block 59 MESP, Building 1 is proposed to be serviced by a sanitary sewer service connection, control maintenance hole and internal drop structure

discharging to the existing 1500mm diameter maintenance hole within Huntington Road and conveying flows through the existing 750mm diameter trunk sewer.

c) Storm Drainage

Building 1 is proposed to be serviced by a 750mm diameter concrete storm service connection complete with a control maintenance hole and jellyfish filter unit for quality control prior to discharge to future John Lawrie Street and Rainbow Creek and is subject to review and approval from the Toronto and Region Conservation Authority ('TRCA'). On-site stormwater storage will be available within the Development through stormwater storage tanks/infiltration chambers, surface ponding and oversized pipes with the use of orifice tubes to control stormwater flow rates upstream of future John Lawrie Street and Rainbow Creek.

The Owner has committed to providing securities at an estimated cost of \$47,533.64 according to a certified cost estimate and preliminary plan provided by WSP Canada Inc. ('WSP'), and to enter into any required future agreement(s) with the City, and any external landowners and agencies, to construct and convey lands for the required municipal storm sewers and stormwater outlet to Rainbow Creek required to service the Subject Lands.

The Owner shall undertake any required studies and provide detailed design drawings, applicable documents and supporting reports that shall be submitted in support of constructing the municipal storm sewers and stormwater outlet within future John Lawrie Street at this time, to the satisfaction of the City.

Environmental Site Assessment ('ESA')

The Environmental Engineering Department has reviewed Phase 1 and 2 Environmental Site Assessments prepared by WSP and are satisfied with the submitted ESA documentation and have no objection to the Development.

Grading Design/Erosion and Sediment Control

The existing topography indicates a grade differential from Huntington Road east towards Rainbow Creek requiring the Development to implement grading measures such as 2m high retaining walls and sloping towards Rainbow Creek and is subject to review and approval from Toronto Region and Conservation Authority ('TRCA').

The *Erosion & Sediment Control Guidelines for Urban Construction (December 2006)* Guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management.

Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the aforementioned document.

#### Block 59 Developer's Group Agreement

Prior to development of subsequent phases of the Subject Lands, the Owner and/or Block 59 Landowners Group shall enter into any agreement(s) with the City necessary to construct Stormwater Management Pond W2, storm sewers, sanitary sewers, temporary sanitary pumping station ('TSPS'), watermain, future roads internal to Block 59 and associated works to provide connections to the Development, including necessary securities, conveyance of lands both internal and external (unless alternative arrangements are made), all to the satisfaction of the City.

#### ***The Financial Planning and Development Finance Department advises Development Charges ('DCs') are applicable for the Development***

The Financial Planning and Development Finance Department requires the Owner pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board.

#### ***Cash-in-lieu of the dedication of parkland is not required***

The Office of Infrastructure Development Department, Real Estate Services advises cash-in-lieu of the dedication of parkland payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

#### ***The Parks Planning Department has no objection to the Development, subject to the Conditions of Approval***

The Parks Planning Department has no objection to the Development subject to warning clauses to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots butting the Open Space Zones. Conditions to this effect are included in Attachment 1.

Parks Planning staff are seeking the provision of an off-road multi-use recreational trail within the Subject Lands, specifically within the open space/valleyland to connect into the local trail network and into the overall pedestrian and bicycle network in the City. As the final location and alignment of the trail has yet to be determined, a blanket easement on the entire open space/valleyland system and buffer blocks on the subject property will be required as part of the related Draft Plan of Subdivision File 19T-18V009 for the purposes of constructing and maintain a publicly accessible trail in the valley system.

***The Forestry Operations Division has no objection to the Applications, subject to Conditions of Approval***

A Private Property Tree Removal and Protection Permit is required. The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications. Conditions to this effect are included in Attachment 1.

***The Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the Development, subject to Conditions of Approval***

The final grading and retaining walls shall meet City and TRCA requirements and fencing shall be provided along the property limits abutting the natural heritage system to the satisfaction of the City.

The Block Plan Environmental Impact Study ('EIS'), identified Species at Risk nesting habitat for Barn Swallow on the Subject Lands. Further, the woodlands are candidate bat maternity colonies and Species at Risk Bat Habitat. The Owner should confirm Species at Risk requirements for the Subject Lands and the need for an Overall Benefit Permit. The Ministry of Environment, Conservation and Parks ('MECP') should be contacted in this regard. Conditions to this effect are included in Attachment 1.

***The Toronto and Region Conservation Authority ('TRCA') has advised in principle of no objection to the Zoning By-law and the Site Development Application***

Portions of the Subject Lands are located within the TRCA's regulated area. The "Natural Areas" designation recognizes Rainbow Creek is located on the Subject Lands.

By way of correspondence dated November 10, 2020 the TRCA advised in principle, it has no objection to the Applications. The Owner has entered into an understanding with the TRCA, recognizing that changes to the site plan may result from the technical review of a required Erosion Impact Assessment ('EIA'). The TRCA will provide final conditions of Site Plan Approval (as required) upon the satisfactory review of the EIA and all other technical reports. A condition is included in Attachment 1 requiring the Owner to satisfy all requirements of the TRCA.

Prior to the TRCA's final approval of the site plan, the following is required:

1. A continuous simulation erosion impact assessment ('EIA') conducted based on the findings of the Rainbow Creek Master Plan Update Study (2013) with the updated site constraints outlined in the Functional Servicing Reports related to on-site retention, and a new stormwater management strategy for erosion control that does not exceed the erosive targets as set out in the Master Plan Update Study. Further, the study areas will need to show, conceptually, the ability to meet the targets as outlined in the updated stormwater management strategy

determined through the continuous simulation modelling, prepared to the satisfaction of the TRCA.

2. The Owner shall submit a detailed engineering report(s) and plans to the satisfaction of TRCA in accordance with the approved Master Environmental Servicing Plan by *Cole Engineering* as may be amended in the future to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
  - a) a description of the storm drainage system (quantity and quality) for the proposed Development;
  - b) plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
  - c) appropriate stormwater management techniques which may be required to control minor and major flows;
  - d) appropriate Stormwater Management Practices ('SWMPs') to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial, including any outfalls to the natural heritage system;
  - e) that best efforts be provided to maintain pre-development recharge in accordance with the REC-1 Policy of the Credit Valley, Toronto and Region and Central Lake Ontario ('CTC') Source Protection Plan including Low Impact Development ('LID') measures to promote infiltration, reduce run-off and maintain water balance for the plan area;
  - f) detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - g) proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be likely impacted by the Development;
  - h) an evaluation to address the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
  - i) grading plans for the Subject Lands;

- j) an erosion and sediment control report and plans for the Subject Lands including proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - k) the location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended; and
  - l) a response indicating how TRCA's detailed comments on the Site Plan Application have been addressed and incorporated into the detailed engineering report (or reports) and plans.
3. That a geotechnical engineer confirms the long-term stability of the proposed grading with a minimum factor of safety of 1.5. The geotechnical engineer is required to provide a supplementary geotechnical report / letter for the geotechnical and stability review of the grading plan and all sections.
  4. As per the letter by Schaeffer (dated September 11, 2020), it is understood the design will be revised to reduce the ponding areas so that they do not have impact on the retaining walls. Such revised design needs to be developed and implemented to reduce the ponding areas behind the retaining walls (to minimize any impacts to the retaining walls).
  5. At the detailed design stage, the engineer-stamped drawings for the retaining walls as per the design of the retaining walls must be provided by a civil / structural engineer; *Given that the retaining walls are behind the 10m setback, the review of the structural design of the retaining walls can be deferred to the municipality.*
  6. That this site plan be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of site plan approval, if necessary, to the satisfaction of TRCA.
  7. That buffer restoration plans, and compensation planting plans (as outlined in the MESP) will be designed to the satisfaction of TRCA.
  8. That all proposed road crossings will be designed in conformance with TRCA's Crossing Guidelines for Valley and Stream Corridors, 2015 to the satisfaction of TRCA.
  9. That prior to the final approval of this site plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.

The lands proposed to be zoned “OS1 Open Space Conservation Zone” should be dedicated to either the TRCA and/or the City of Vaughan, to the satisfaction of the TRCA.

***The Ministry of Transportation of Ontario (‘MTO’) has no objection to the Development***

MTO has confirmed the Subject Lands are located outside of the MTO Permit Control Area, and as such, MTO permits will not be required for the Subject Lands. MTO has no objection to the Development.

***TC Energy (‘TC’) has no objection to this Development, subject to conditions***

TC Energy has one high pressure natural gas pipeline abutting a portion of the east limit of the Subject Lands as shown on Attachment 3. TC’s pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (‘CER’). As such, certain activities must comply with the *Canadian Energy Regulator Act* and the National Energy Board Damage Prevention Regulations. TC has requested the implementing Zoning By-law include the appropriate provisions to ensure no permanent building or structure may be located within 7m of the TransCanada Pipeline right-of-way and accessory structures shall have a minimum setback of at least 3m from the pipeline right-of-way. The requested setbacks will be included in the implementing Zoning By-law. TC has no objection to the Development and may provide further comments and/or conditions in the related Draft Plan of Subdivision application.

***Hydro One Networks Inc. (‘HONI’) has no objection to the Development, subject to Conditions of Approval***

The Subject Lands abut a HONI high voltage transmission corridor (‘transmission corridor’) to the east. As such, HONI advises that the transmission corridor lands affected by the Development are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen in Right of Ontario, as represented by The Minister of Infrastructure (‘MOI’). Ontario Infrastructure and Lands Corporation (‘OILC’) as agent for the Province, must review and approve all secondary land uses such as roads proposed on the Subject Lands. HONI is currently acting as a service provider to OILC and undertakes this review on their behalf.

HONI also advises the Owner the transmission lines abutting the Subject Lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act* (‘OHSA’), requires no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the Owner’s responsibility to be aware, and to make all personnel on site aware, all equipment and personnel must come no closer than the distance specified in the



OHSA. HONI also advises the Owner that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

HONI has requested clauses regarding development adjacent to the hydro right-of-way be included in the Site Plan Agreement. These conditions are included in Attachment 1.

***Bell Canada has no objection to the Development, subject to the following Condition of Approval***

Bell Canada advises the Owner to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the Development and prior to commencing any work, the Owner must confirm there is sufficient wire-line communication/telecommunication infrastructure available. In the event such infrastructure is unavailable; the Owner shall be required to pay for the connection to and/or extension of the existing communication/ telecommunication infrastructure.

Bell Canada requests that the following be included in the conditions of approval:

“The Owner shall grant to Bell Canada, in words satisfactory to Bell Canada, any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

***Canada Post has no objection to the Development***

Canada Post has no objection to the Development and will install mailboxes and pads as the need arises.

***Canadian Pacific Railway has no objection to the Development***

Canadian Pacific Railway has reviewed the submission and has no objection to the Development.

***The various utility companies have no objection to the Development, subject to the Conditions of Approval***

Enbridge Gas and Alectra Utilities have no objection to the Applications, subject to the Owner coordinating servicing, connections, easements with the above noted utilities prior to the commencement of any site works. Conditions to this effect are included in Attachment 1.

**Financial Impact**

There are no requirements for new funding associated with this report.

## **Broader Regional Impacts/Considerations**

### ***York Region Community Planning and Development Services has no objection to the Development***

York Region has indicated that they have no objections to the Development.

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 in consideration of the policies of the Provincial Policy Statement, the Growth Plan, the York Region Official Plan and Vaughan Official Plan 2010 policies, the requirements of Zoning By-law 1-88, Heritage Vaughan's recommendations, comments from City Departments, external public agencies, and the surrounding area context. The Development is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan, and implements the West Vaughan Employment Area Secondary Plan policies.

The Development Planning Department is satisfied that the Development shown on Attachments 3 to 5, is compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of the Applications, subject to the Recommendations in this report and the Conditions of Approval included in Attachment 1.

**For more information**, please contact: Jennifer Kim, Planner, Development Planning Department, ext. 8592.

## **Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Building 1 Elevations
6. Final Block 59 Block Plan, dated September 3, 2020
7. Block 59 Plan Land Use Distribution
8. Status of Block Plan Conditions of Approval
9. Related Draft Plan of Subdivision File 19T-18V009
10. Communication C8 from CW (1) December 1, 2020
11. Coloured Rendering
12. Communications C2, C4, C5, C7 and C8 from the Committee of the Whole meeting of December 8, 2020
13. Communications C4 and C9 from the Council meeting of December 15, 2020

**Prepared by**

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**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.18.065 (Anatolia Capital Corp.)**

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1. THAT prior to the execution of the Site Plan Agreement:
  - a) the Development Planning Department shall approve the final Site Plan, Building Elevations, Landscape Plan, Landscape Details, Landscape Cost Estimate, and Arborist Report, Tree Inventory and Tree Protection Plan
  - b) the Development Engineering Department shall approve the final Site Servicing Plans, Site Grading Plans, Sediment Control Plans, Phase 1 and Phase 2 Environmental Site Assessments ('ESA'), Stationary Noise Impact Study, Functional Servicing & Stormwater Management Report (FSR/SWM), Traffic Impact Study (TIS) complete with a Phasing Plan, Geotechnical Report complete with in-situ percolation testing and accompanying engineering drawings
  - c) the Owner shall pay the Development Engineering Site Plan Complex fee in accordance with the Fees and Charges By-Law 171-2013, as amended by By-law 023-2019, to the satisfaction of the Development Engineering Department
  - d) the Owner shall enter into an agreement with the City to design, construct and provided securities at an estimated cost of \$47,533.64 for the required municipal stormwater sewers and stormwater outlet to Rainbow Creek complete with required easements within future John Lawrie Street to service the Subject Lands, all to the satisfaction of the City
  - e) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan
  - f) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada and Hydro One Inc.
  - g) The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority ('TRCA')

- h) The Owner shall satisfy all requirements and obtain all necessary approvals and permits from the Ministry of Transportation (MTO) before any construction being undertaken;
  - i) The Owner shall obtain all necessary approvals from TC Energy
  - j) That the applicant submits plans which demonstrate how grading and retaining walls have been minimized to the greatest extent feasible to reduce the need for encroachment into the natural heritage system during construction or for future maintenance purposes, to the satisfaction of the City;
  - k) That the applicant erects a fence along the outermost limit of the natural heritage system to prevent future encroachments, to the satisfaction of the City;
  - l) That the applicant submits an updated Sustainability Performance Metric (SPM) scoring tool and cover letter demonstrating how the development meets minimum threshold requirements, to the satisfaction of the City.
  - m) The Owner shall provide registered confirmation of clearance of Archaeological Assessment conditions and requirements for the entire area affected by the proposed development from the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) The Owner shall inform the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Vaughan once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications
  - b) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board
  - c) Prior to the development of subsequent phases for the Subject Lands including Blocks 2, 3, 4, 5, 6 & 7 as referenced on a Draft Plan of Subdivision dated April 1, 2020, the Owner through the Block 59 Developers' Group shall enter into a Spine Services Agreement with

the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, temporary sanitary pumping station (TSPS), storm and stormwater management pond(s), land conveyances including the construction of future roads internal to Block 59, and registration of easements. Or the Owner shall front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, temporary sanitary pumping station (TSPS), storm and stormwater management pond(s), land conveyances including the construction of future roads internal to Block 59 and the registration of servicing and access easements. The Agreements shall be registered against the lands to which they apply, to the satisfaction of the Development Engineering Department

- d) The Owner shall agree to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Block 59 Master Environmental Servicing Plan (MESP) and/or the current Functional Servicing & Stormwater Management Report to service the Subject Lands
- e) The Owner shall agree to front-end finance, contribute to and/or participate in an ongoing Flow Monitoring Program to the satisfaction of the City. This Flow Monitoring Program will be in effect until the development is redirected to the ultimate servicing outlet. The Flow Monitoring Program is to ensure construction Inflow-Infiltration is monitored and managed to the satisfaction of the City. This Flow Monitoring Program will be in effect until completion of construction (Guaranteed Maintenance / Assumption etc.)
- f) The Owner shall commit to York Region's Servicing Incentive Program (SIP) to the satisfaction of York Region and the City
- g) The Owner, at its own expense, shall be responsible to complete Closed-circuit television ('CCTV') inspection of the downstream sanitary sewage sub-trunk system, on a yearly basis, to confirm the condition of the pipe and existing downstream conveyance capacity to the satisfaction of the City
- h) The Owner shall agree to develop their lands via phasing and progressive approval. Approval of a subsequent phase will depend on

confirmation of generation rates (dry and wet weather flows) in the previous phase

- i) Prior to the conveyance of external lands including municipal storm sewers and stormwater outlet to Rainbow Creek, the Owner shall implement the following to the satisfaction of the City:
  - i. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - ii. Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - iii. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
- j) Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
  - i. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough

grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- ii. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
  - iii. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - iv. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
- k) Prior to commencement of any work on the subject lands, the Owner shall arrange a pre-construction meeting with representatives of the Vaughan Development, Inspection & Lot Grading Division of the Development Engineering Department to advise Vaughan of the intended construction schedule, contact names and telephone numbers and details of means to protect and maintain clean roadways, municipal services and properties beyond the Lands
- l) The Owner shall obtain any required additional permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation)
- m) The Owner is required to contact the City's Environmental Services Department through the Development Inspection and Lot Grading division of DE, at least 72 hours in advance of connecting to and/or disconnecting from any municipal services (Including any required re-location works) to ensure that staff is present on site to observe the works including the decommissioning of services and to provide any additional requirements to their sole satisfaction



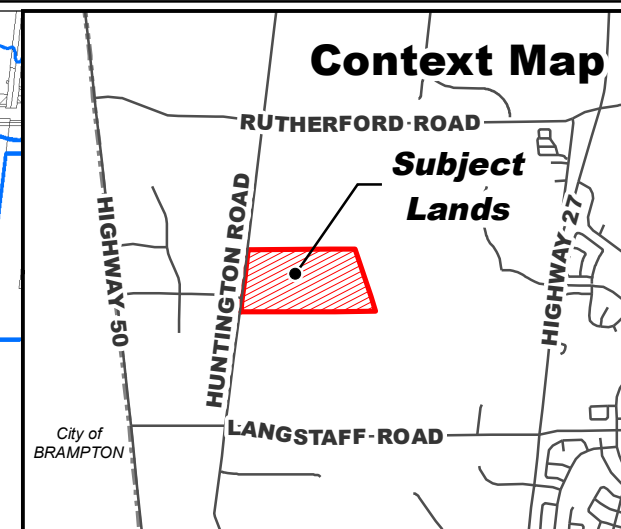
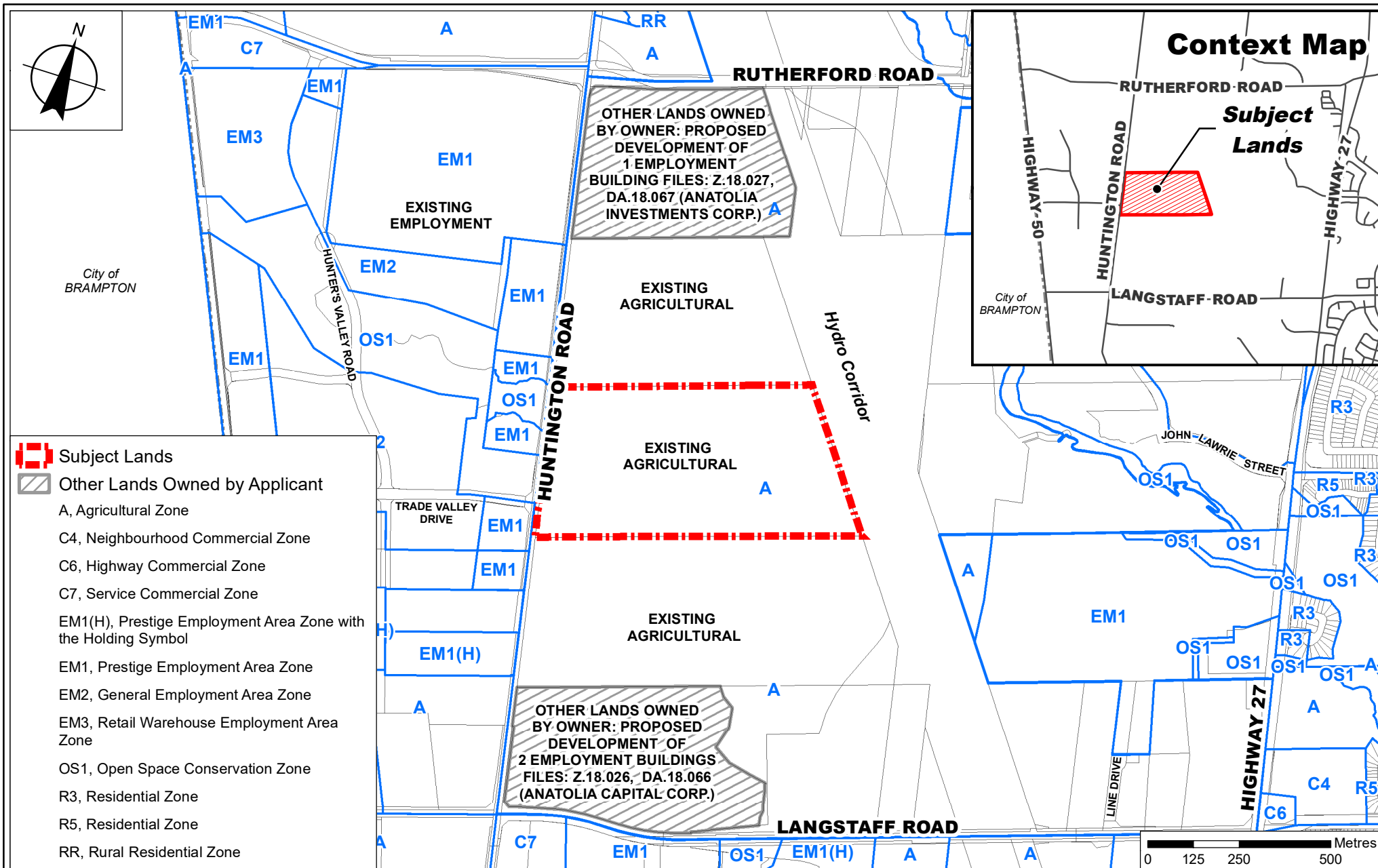
- n) The Owner is required to contact the City of Vaughan Environmental Services Department to purchase the required water meter. Please note, the water meter shall be installed with sufficient read-out equipment to the satisfaction of the City of Vaughan
- o) The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
  - i. archaeological resources are found on the property during grading or construction activities, and the Owner must cease all grading or construction activities; and
  - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services
- p) The Owner shall agree to the following clauses provided by Hydro One Inc.
  - i. Any proposed secondary land use on the transmission corridor is processed through the Provincial Secondary Land Use Program (PSLUP). The developer must contact **Jim Oriotis, Senior Real Estate Coordinator at 905-946-6261** to discuss all aspects of the site plan design, ensure all of HONI's technical requirements are met to its satisfaction and acquire the applicable agreements.
  - ii. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
  - iii. Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the

transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

- iv. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
  - v. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the site plan.
- q) The Owner shall agree to the following clauses provided by Bell Canada
- i. The Owner shall grant to Bell Canada, in words satisfactory to Bell Canada, any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements
- r) The Owner shall include the following warning clauses within all Offers of Agreement of Purchase and Sale or Lease for all lots abutting the Open Space, Valleylands and associated buffers:
- i. "Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers and are designed for naturalization and therefore shall receive minimal maintenance"
  - ii. "Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities"
  - iii. "Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffers within which the City or other contracted party may construct a trail in the future

together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail”

- s) The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the Endangered Species Act. 2007, S.O.2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the Act.



## Context and Location Map

**LOCATION:** Part of Lot 13, Concession 9;  
8811 Huntington Road

**APPLICANT:**  
Anatolia Capital Corp.

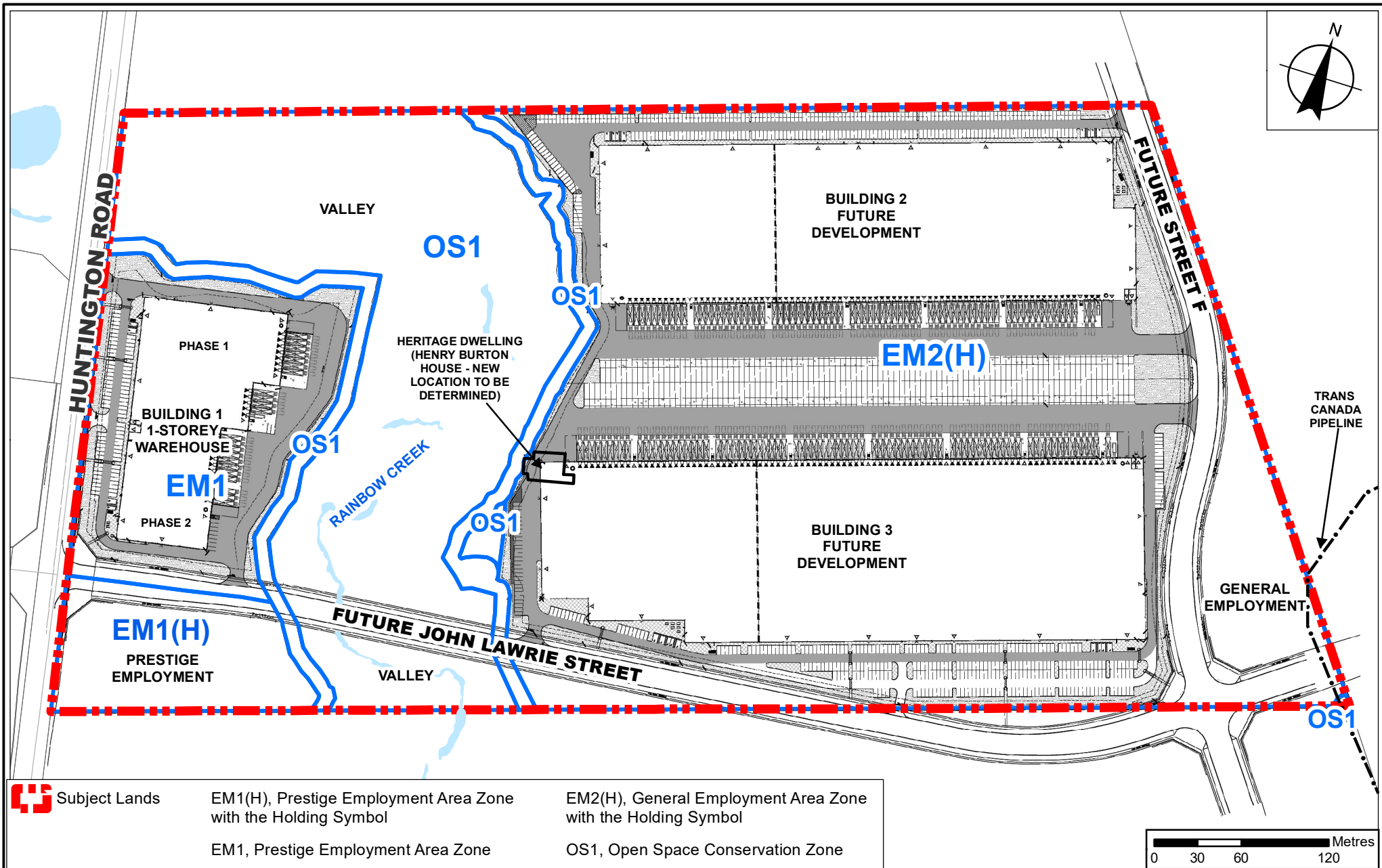


## Attachment

**FILES:** Z.18.025 and DA.18.065  
**RELATED FILE:** 19T-18V009

**DATE:**  
December 1, 2020

2



# Proposed Zoning and Site Plan

**LOCATION:** Part of Lot 13, Concession 9;  
8811 Huntington Road

**APPLICANT:** Anatolia Capital Corp.

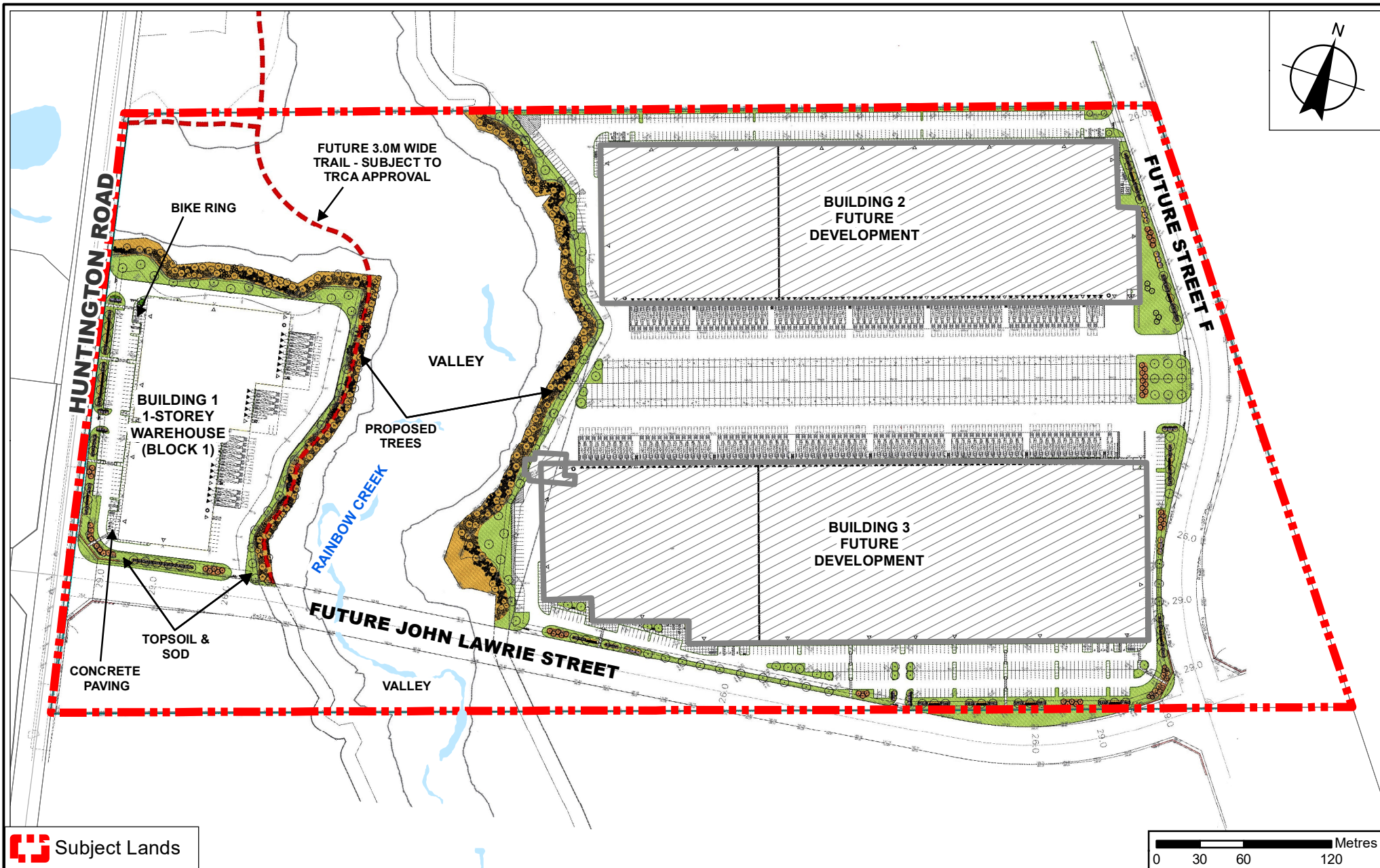


**Attachment**  
**FILES:** Z.18.025 and DA.18.065  
**RELATED FILE:** 19T-18V009

**DATE:**  
December 1, 2020

**3**





## Proposed Landscape Plan

**LOCATION:**  
Part of Lot 13, Concession 9;  
8811 Huntington Road

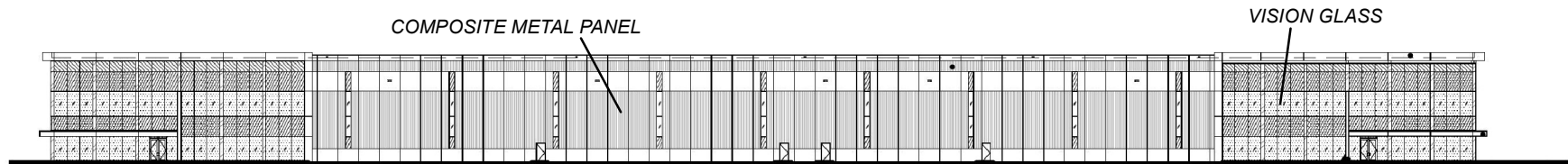
**APPLICANT:**  
Anatolia Capital Corp.



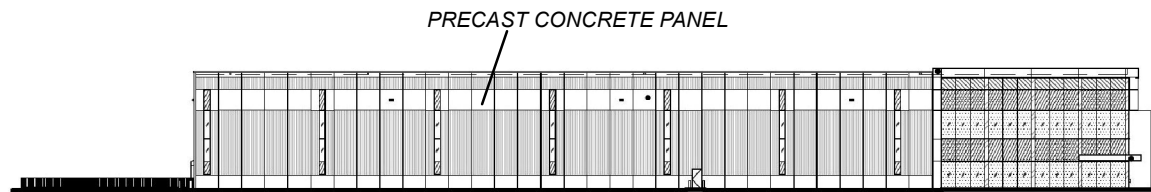
**FILE:** Z.18.025 and DA.18.065  
**RELATED FILE:**  
19T-18V009

**DATE:**  
December 1, 2020

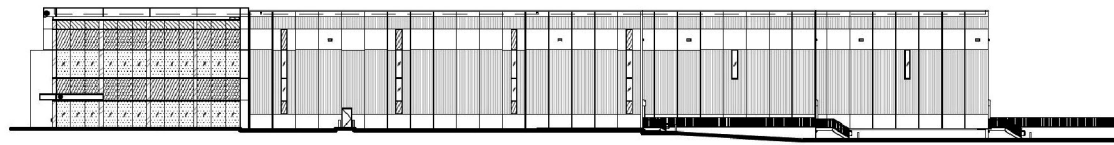
**4**



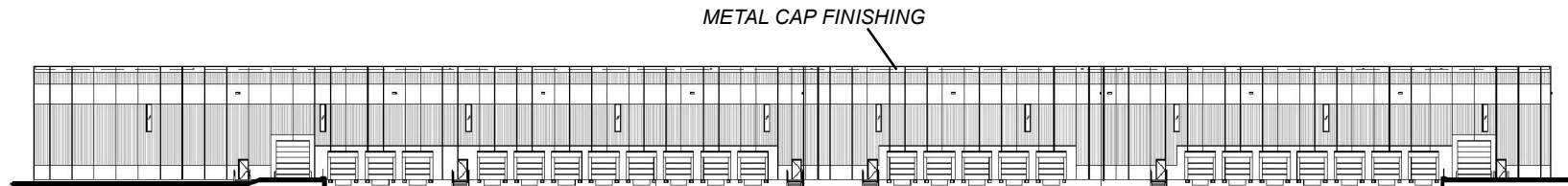
**BUILDING 1 - WEST ELEVATION**



**BUILDING 1 - NORTH ELEVATION**



**BUILDING 1 - SOUTH ELEVATION**



**BUILDING 1 - EAST ELEVATION**

## Building 1 Elevations

**LOCATION:** Part of Lot 13, Concession 9;  
8811 Huntington Road

**APPLICANT:**  
Anatolia Capital Corp.



**FILES:** Z.18.025 and DA.18.065

**RELATED FILE:**  
19T-18V009

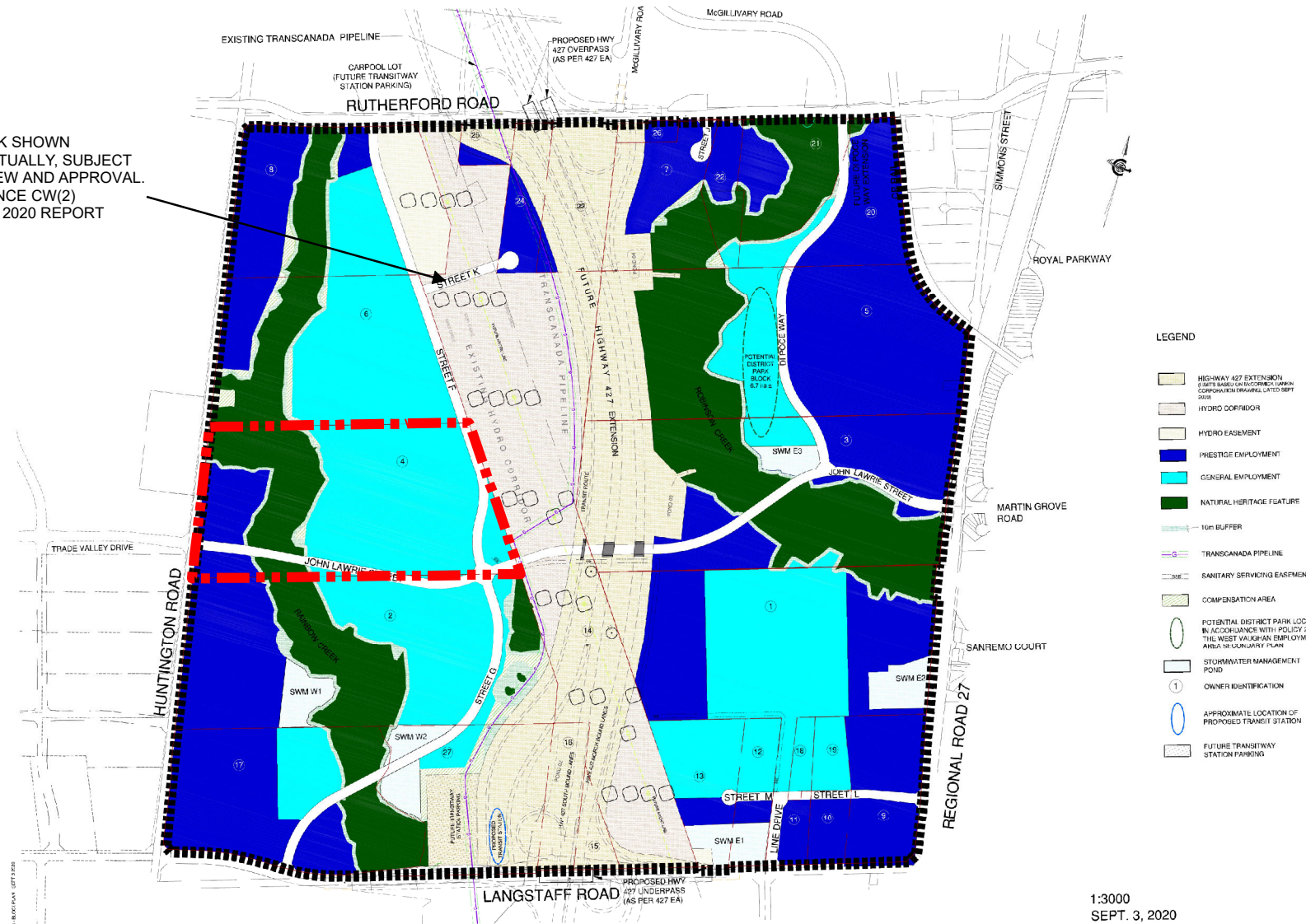
**DATE:**  
December 1, 2020

**5**



# BLOCK 59 LAND USE PLAN

STREET K SHOWN  
CONCEPTUALLY, SUBJECT  
TO REVIEW AND APPROVAL.  
REFERENCE CW(2)  
JUNE 16, 2020 REPORT



1:3000  
SEPT. 3, 2020

Subject Lands

## Final Block 59 Plan, dated September 3, 2020

**LOCATION:** Part of Lot 13, Concession 9;  
8811 Huntington Road

**APPLICANT:** Anatolia Capital Corp.



**Attachment**

**FILES:** Z.18.025 and DA.18.065  
**RELATED FILE:**  
19T-18V009

**DATE:**  
December 1, 2020

**6**



TABLE 1 - BLOCK 59 Land Use Distribution and Land Owner Participation

UPDATED: OCT 7, 2020

OWNER	PARCEL #	PRESTIGE EMPLOYMENT AREA (ha)	GENERAL EMPLOYMENT AREA *	NATURAL HERITAGE FEATURE **	NATURAL HERITAGE BUFFER	COMPENSATION AREA	S.W.M.	HYDRO CORRIDOR* **	HYDRO CORRIDOR EASEMENT* ***	HIGHWAY 427 EXTENSION *****	PRIMARY STREET	LOCAL STREET	PRIMARY ROAD IN ENV AREA	PRIMARY ROAD IN HWY 427 CORRIDOR	PRIMARY ROAD IN HYDRO EASEMENT	PRIMARY STREET IN HYDRO CORRIDOR	LANGSTAFF OVERPASS WIDENING	HUNTINGTON ROAD WIDENING	TOTAL Ha.
<b>PARTICIPATING</b>																			
HIGHWAY 27 LANGSTAFF GP LIMITED	1	12.33	16.29	1.61	0.41		1.92			2.28									34.84
ONE-FOOT DEVELOPMENTS INC.	2	10.33	12.25	8.91	2.81	0.71	1.75			1.25	1.83							0.12	39.96
TWO-SEVEN JOINT VENTURE LIMITED	3	10.86	1.62	13.70	1.32		1.16		0.06	9.07	2.23		0.52	0.45					40.99
ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED	4	4.18	18.27	6.57	1.00	0.11					2.28		0.44					0.12	32.97
DIPOCE MANAGEMENT LIMITED	5	17.69	5.37	9.09	0.54					5.79	1.11								39.59
TOROMONT INDUSTRIES LTD.	6	2.57	14.22	5.04	0.90	0.89					1.11							0.12	24.85
JOHN SIMONE & RAY DI DONATO	7	3.65		2.59	0.34	0.21				2.92	0.43								10.14
ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED	8	7.25	4.67	3.30	0.90	0.36			4.85		0.99				0.12			0.12	22.56
ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED	17	12.60	3.51	5.28	0.59		0.04				0.70		0.36					0.03	23.11
<b>SUBTOTAL PARTICIPATING</b>		<b>81.46</b>	<b>76.21</b>	<b>56.09</b>	<b>8.81</b>	<b>2.28</b>	<b>4.87</b>	<b>0.00</b>	<b>4.91</b>	<b>21.31</b>	<b>10.68</b>	<b>0.00</b>	<b>1.32</b>	<b>0.45</b>	<b>0.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.51</b>	<b>269.02</b>
<b>NON PARTICIPATING</b>																			
HUNTER-FIFTY INVESTMENTS LIMITED	9	7.42										0.48							7.90
LINE DRIVE EAST INVESTMENTS LIMITED	10	1.86										0.25							2.11
LINE DRIVE EAST INVESTMENTS LIMITED	11	1.35	0.82								0.61	0.14							2.92
ZIVKO RISTICH	12	0.62	1.99				1.14					0.23							3.98
L. DI CARLANTONIO, S. DI CARLANTINO, et al.	13	1.08	4.48				0.99		0.20	0.03	0.14								6.92
HYDRO-ONE NETWORKS INC.	14							35.77		12.27				0.13		0.96			49.13
HMTQ - MTO	15									1.80									1.80
HMTQ - MTO	16									3.96									3.96
CITY OF VAUGHAN	18		1.06																1.06
CITY OF VAUGHAN	19		1.10								0.08								1.18
DI POCE MANAGEMENT LIMITED	20	6.89	1.23	0.22	0.40						0.74		0.15						9.63
DI POCE MANAGEMENT LIMITED	21	1.89		5.39	0.57								0.32						8.17
VITANOVA SHELTER CORPORATION	22	1.58	0.27	1.09	0.30														3.24
HMTQ - MTO	23	0.4								6.77									7.17
2236391 ONTARIO LIMITED	24	2.13								1.87	0.22								4.22
HMTQ - MTO	25	0.45								1.1									1.55
V. CASSANO, L. CASSANO, N. PARADISO	26	0.52								0.39									0.91
HMTQ - MTO	27		1.05	0.2	0.33	0.8	2.12			10.15	0.63						0.63		15.91
<b>SUBTOTAL NON PARTICIPATING</b>		<b>26.19</b>	<b>12.00</b>	<b>6.90</b>	<b>1.60</b>	<b>0.80</b>	<b>4.25</b>	<b>35.77</b>	<b>0.20</b>	<b>38.34</b>	<b>2.28</b>	<b>1.24</b>	<b>0.47</b>	<b>0.13</b>	<b>0.00</b>	<b>0.96</b>	<b>0.63</b>	<b>0.00</b>	<b>131.76</b>
<b>TOTAL PARTICIPATING + NON PARTICIPATING</b>		<b>107.65</b>	<b>88.20</b>	<b>62.99</b>	<b>10.41</b>	<b>3.08</b>	<b>9.12</b>	<b>35.77</b>	<b>5.11</b>	<b>59.65</b>	<b>12.96</b>	<b>1.24</b>	<b>1.79</b>	<b>0.58</b>	<b>0.12</b>	<b>0.96</b>	<b>0.63</b>	<b>0.51</b>	<b>400.8</b>

\* This area includes the area of the potential District Park

\*\* This area does not include primary roads traversing through Natural Heritage Feature nor Natural Heritage Buffer.

\*\*\* This area does not include primary roads traversing within the corridor; said primary roads counted separately.

\*\*\*\* This area does not include primary roads traversing within the easement; said primary roads counted separately.

\*\*\*\*\* This area does not include primary roads traversing within the extension; said primary roads counted separately. This area does include the transit route and transit station.

## Block 59 Land Use Distribution and Land Owner Participation

**LOCATION:** Part of Lot 13,  
Concession 9; 9151 Huntington Road

**APPLICANT:**  
Anatolia Capital Corp.



## Attachment

**FILES:** Z.18.025 and DA.18.065  
**RELATED FILE:** 19T-18V009

**DATE:**  
December 1, 2020

7

## Attachment 8 – Status of Block 59 Plan Conditions of Approval

### STATUS - BLOCK PLAN CONDITIONS OF APPROVAL

No.	Condition	CONDITION FULFILLED	REQUIRED PRIOR TO LIFTING HOLDING SYMBOL “(H)” AND DRAFT PLANS OF SUBDIVISION PROCEEDING TO COMMITTEE FOR APPROVAL	ADDRESSED AS A CONDITION OF DRAFT PLAN OF SUBDIVISION
1	The final Block Plan shall relate to the draft Block Plan, prepared by KLM Planning Partners Inc., dated December 10, 2019.	✓		
2	Particular land use designations applied to the subject block plan are as follows:  “Prestige Employment”, “General Employment”, “Natural Area”, “Utility”, “Proposed District Park”, “Proposed Primary Street”, “Rail Line”, and “Trans Canada Pipeline”.	✓		
3	The Owner shall pay any and all outstanding application fees to the Vaughan Policy Planning and Environmental Sustainability Department, in accordance with the applicable and in-effect Tariff of Fees By-law.	✓		
4	The participating landowners within Block 59 shall enter into a Developers' Group Agreement to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the City.		✓	
5	The Block 59 Landowners Group Inc. shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond(s), land conveyances including the construction of		✓	

## Attachment 8 – Status of Block 59 Plan Conditions of Approval

	streets and roads, or front-end the works and enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management ponds, land conveyances including the construction of streets and roads to service the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the City.			
6	The Block 59 Landowners Group Inc. shall agree in a subsequent agreement with the City to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Block Plan, to the satisfaction of the City.		✓	
7	<p>The Block 59 Landowners Group Inc. shall agree in a subsequent agreement with the City that prior to conveyance of land, and/or any initiation of grading or construction, the Block 59 Landowners Group Inc. shall implement the following to the satisfaction of the City:</p> <ul style="list-style-type: none"> <li>a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Block 59 Landowners Group Inc. environmental consultant shall be provided to the City.</li> <li>b. Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition</li> </ul>		✓	

## Attachment 8 – Status of Block 59 Plan Conditions of Approval

	<p>(RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.</p> <p>c. Submit a sworn statutory declaration by the Block 59 Landowners Group Inc. confirming the environmental condition of the lands to be conveyed to the City.</p> <p>d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.</p>			
8	<p>The Block 59 Landowners Group Inc. shall agree in a subsequent agreement with the City that prior to conveyance of land, and/or any initiation of grading or construction, the Block 59 Landowners Group Inc. shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment Guidelines. The Block 59 Landowners Group Inc. shall agree in the agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.</p>		✓	
9	<p>Prior to final approval of the Block Plan and MESP, the water servicing strategy shall be updated to the satisfaction of the City which shall demonstrate that adequate water supply is available for the Subject Lands and conform to the City's comments on the design. The Block 59 Landowners Group Inc. shall agree within a subsequent development agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to provide a financial security towards operation, maintenance and decommissioning considerations to facilitate any interim water servicing strategy, as necessary, to be held by the City until the ultimate water servicing works are able to service the Subject Lands.</p>	✓		

## Attachment 8 – Status of Block 59 Plan Conditions of Approval

10	Prior to final approval of the Block Plan and MESP, the sanitary servicing strategy shall be updated to the satisfaction of the City which shall demonstrate that the Subject Lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The sanitary sewer analysis shall conform to the City's final Interim Servicing Strategy (ISS) Study, to the satisfaction of the City, as the Subject Lands are tributary to the ISS. The Block 59 Landowners Group Inc. shall agree within in a subsequent development agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to provide a financial security for operation, maintenance and decommissioning considerations to facilitate the interim sanitary servicing strategy, as necessary, to be held by the City until the ultimate sanitary servicing works are implemented by the Region to service the Subject Lands.	✓		
11	Prior to final approval of the Block Plan and MESP, the stormwater servicing strategy shall be updated to the satisfaction of the City which shall demonstrate that the Subject Lands can be adequately serviced as proposed and conform to the City's comments on the sewer and pond design. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to provide a financial security or direct financial contribution for operation and maintenance considerations to the City.	✓		
12	Prior to final approval of the Block Plan and MESP, the transportation report shall be updated to the satisfaction of the City which shall demonstrate that the Subject Lands can be adequately serviced as proposed and conform to the City's comments on the transportation study and design. The report/plan submitted to the City and Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigative measures for		✓	

## Attachment 8 – Status of Block 59 Plan Conditions of Approval

	these issues. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to implement the recommendations of the updated transportation report, to the satisfaction of the City.			
13	Prior to final approval of the Block Plan and MESP, the Block 59 Landowners Group Inc. shall address and satisfy all comments and all outstanding issues with respect to the proposed servicing and phasing of the Block 59 Plan, including water supply, sanitary sewers, stormwater management facilities, grading, geotechnical and maintenance access roads, through revisions for the finalization of the Master Environmental Servicing Plan, to the satisfaction of the City.		✓	
14	Prior to final approval of the Block Plan, the Owner shall submit Transportation Demand Management Plan Guidelines to the satisfaction of the City and York Region. If required, the Transportation Demand Management and Sidewalk Plan shall be modified to the satisfaction of the City, to reflect the revised and approved Block Plan.	✓		
15	The Transportation Demand Management Plan Guidelines shall provide a draft framework for the full Transportation Demand Management Plan, listing potential transportation demand management measures for the development and an outline budget to the satisfaction of the City.	<b>Condition of Development Approval</b>		
16	<b>Prior to final approval of the Block Plan and MESP and before any further draft plans of subdivision for the Block 59 area are approved, all outstanding comments included in the correspondence dated May 1, 2020 from the Ministry of Transportation shall be addressed to the satisfaction of the Ministry of Transportation.</b>	<b>Condition of Development Approval</b>		
17	Prior to final approval of the Block Plan and MESP and before any further draft plans of subdivision for the Block 59 area are approved, all outstanding comments included in the memo from York Region	✓		

## Attachment 8 – Status of Block 59 Plan Conditions of Approval

	dated April 17, 2020 (YorkTrax No. BLK.18.V.0004) shall be addressed to the satisfaction of York Region.			
18	Prior to the approval of the MESP, a concluding section shall be added to the MESP to outline site specific requirements by the landowners to ensure they are carried forward into the development process to the satisfaction of the Toronto and Region Conservation Authority.	✓		
19	Prior to final of approval of the Block Plan and MESP, all outstanding comments included in the Toronto and Region Conservation Authority's letter dated February 27, 2020 shall be addressed to the satisfaction of the Toronto and Region Conservation Authority.	✓		
20 (22)	<p><b>Prior to final approval of the Block Plan, a Letter of Undertaking identifying that Ministry of Tourism, Culture and Sport letter of review and acceptance and the final (should there be revisions required) Archaeological Assessment reports shall be provided as part of the Site Plan or Draft Plan application(s). Additionally, the required Letter of Undertaking acknowledge and agree to the following:</b></p> <ul style="list-style-type: none"> <li><b>a. Any Fill Permit approval for any specific area (i.e. creating berms or infill etc.) within the area delineated by Block 59 will also require the Ministry letter as a condition of approval;</b></li> <li><b>b. If a partial Archaeological Assessment Report (outstanding stages for individual sites) is prepared, the City will also require and/or apply the recommendation in the latest previously-completed stage of the specific site's Archaeological Assessment report for the protection of the remainder of the site. These recommendations must be fulfilled completely prior to final approval.</b></li> </ul>	Submitted Pending Final Review		
21 (23)	Prior to final approval of the Block Plan, the Owner shall submit for review and have approved Urban Design Guidelines for Block 59 to	✓		

### Attachment 8 – Status of Block 59 Plan Conditions of Approval

	the satisfaction of the Urban Design division of the Development Planning Department and the Parks Planning Department.			
22 (24)	Prior to final approval of the Block Plan and MESP and before any further draft plan of subdivision for the Block 59 area is approved all outstanding comments in the memos dated, October 17, 2018, October 17, 2019, and March 6, 2020 from the Parks Planning Department, shall be addressed to the satisfaction of the Parks Planning Department.”	✓		
23 (25)	Prior to final approval of the Block Plan, the Owner shall prepare a final land use distribution and landowner participation table, to the satisfaction of the Vaughan Parks Planning Department and the Policy Planning and Environmental Sustainability Department. The chart shall include updated land area values for park blocks that satisfy the policies of the Vaughan Official Plan 2010 as amended by the WVEA Plan.	✓		
24 (26)	Prior to final approval of the Block Plan, the Owner shall prepare a plan that identifies the proposed network of pedestrian and bicycle paths located within the open space system incorporated into the Block Plan, with linkages to ultimately create a continuous pedestrian system throughout the block, to the satisfaction of the Vaughan Parks Planning Department.	✓		





**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Bellisario, Adelina](#)  
**Subject:** FW: DH Letter to City of Vaughan - Committee of the Whole Meeting December 1, 2020 (931784)  
**Date:** November-30-20 9:14:35 AM  
**Attachments:** [Letter to Committee of the Whole - December 1, 2020 \(01623032xCDE1C\).PDF](#)  
[image001.png](#)

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**From:** Ajman Ladher <AjmanL@davieshowe.com>  
**Sent:** Monday, November 30, 2020 8:38 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Susan Rosenthal <susanr@davieshowe.com>  
**Subject:** [External] DH Letter to City of Vaughan - Committee of the Whole Meeting December 1, 2020 (931784)

Good Morning,

Please find attached correspondence on behalf of Susan Rosenthal. Kindly acknowledge receipt of this email.

Thank you,

**Ajman Ladher**

Legal Assistant

[416.977.7088](tel:416.977.7088) x227



Davies Howe LLP  
The Tenth Floor, 425 Adelaide Street West  
Toronto, Ontario M5V 3C1  
416.977.7088

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November 30, 2020

**By E-Mail Only to *clerks@vaughan.ca***

Mayor and Members of City Council  
City of Vaughan  
c/o Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A1T1

Dear Mayor and Members of Council:

**Re: Committee of the Whole Meeting December 1, 2020  
Agenda Items 6.4, 6.5 and 6.6  
Anatolia Capital Corp. Zoning by-law Amendment Files Z.18.025, Z.18.026  
and Z.18.027 and Site Development Files DA.18.065, DA.18.066 and  
DA.18.067 (the “Applications”)**

We are counsel to Highway 27 Langstaff GP Limited (“Rice”) the developer of the Costco Distribution Centre located in Block 59, which was completed in November 2016.

We are writing on behalf of our client to object to the approval of the above-mentioned three zoning by-law amendment applications and site development files for lands owned by Anatolia Capital Corp.

It is our client's position that the requirements for lifting the holding zone are beyond the City's jurisdiction under section 34 and 41 of the *Planning Act*. The conditions of subdivision approval which must be satisfied as a condition of lifting the holding zone found in Attachment 8 for each application require, among other matters, that the Block 59 Landowners Group Inc. enter into a variety of agreements with respect to infrastructure and other requirements. A similar requirement is imposed as a condition of site plan approval for each application, requiring the Block 59 Developers Group to enter into a Spine Services agreement. There is no jurisdiction to bind a party other than the owner of the lands, to enter into and be bound by obligations in an agreement as a condition of zoning (for lifting of a holding zone) and/or site plan approval.

We also note that Attachments 6 and 7 to the staff's report suggest that my client have a significant participation in these improperly imposed obligations. As we have previously advised, our client derives no benefit for the infrastructure and other obligations that to which these conditions purport to bind it. The Costco site is developed. All infrastructure and services needed for it, have been constructed and/or paid for as part of the approval

process for the Costco development. None of the infrastructure and other matters to be governed by the agreements contemplated in the conditions of subdivision approval are needed for the continued operation of the Costco lands and they do not benefit from such future infrastructure. Yet, as suggested in the attachments to the report, the Town appears to be requiring a contribution from my client as a condition of approval of applications unrelated to my client. My client strongly objects to any such attempt.

For the foregoing reasons, my client requests that Committee of the Whole and Council refuse each of the Applications.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,  
**DAVIES HOWE LLP**



Susan Rosenthal  
Professional Corporation

SR:SR

copy: Client

anatolia

**ANATOLIA CAPITAL CORP**

8881 HUNTINGTON ROAD  
VAUGHAN, ON  
TOR18-0078-00  
**08.20.2018**

**WARE MALCOMB**

architecture | planning | interiors | branding | civil





anatolia

CONCEPTUAL RENDERING

ANATOLIA CAPITAL CORP  
8881 HUNTINGTON ROAD, VAUGHAN, ON, CANADA

WARE MALCOMB

TOR18-0078-00  
8.20.2018

SHEET  
1

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Communication C2 -- Page 1 of 6

**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



7050 Weston Road, Suite 705

Woodbridge, ON, L4L 8G7

Tel (905) 856-0629

Fax (905) 856-0698

Mobile (416) 930-3284

Disclaimer:

The accompanying files are supplied as a matter of courtesy. The data is supplied "as is" without warranty of any kind either expressed or implied. Any person(s) or organization(s) making use of or relying upon this data, is responsible for confirming its accuracy and completeness. Urban Ecosystems Limited is not responsible for edited or reproduced versions of this digital data.





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.

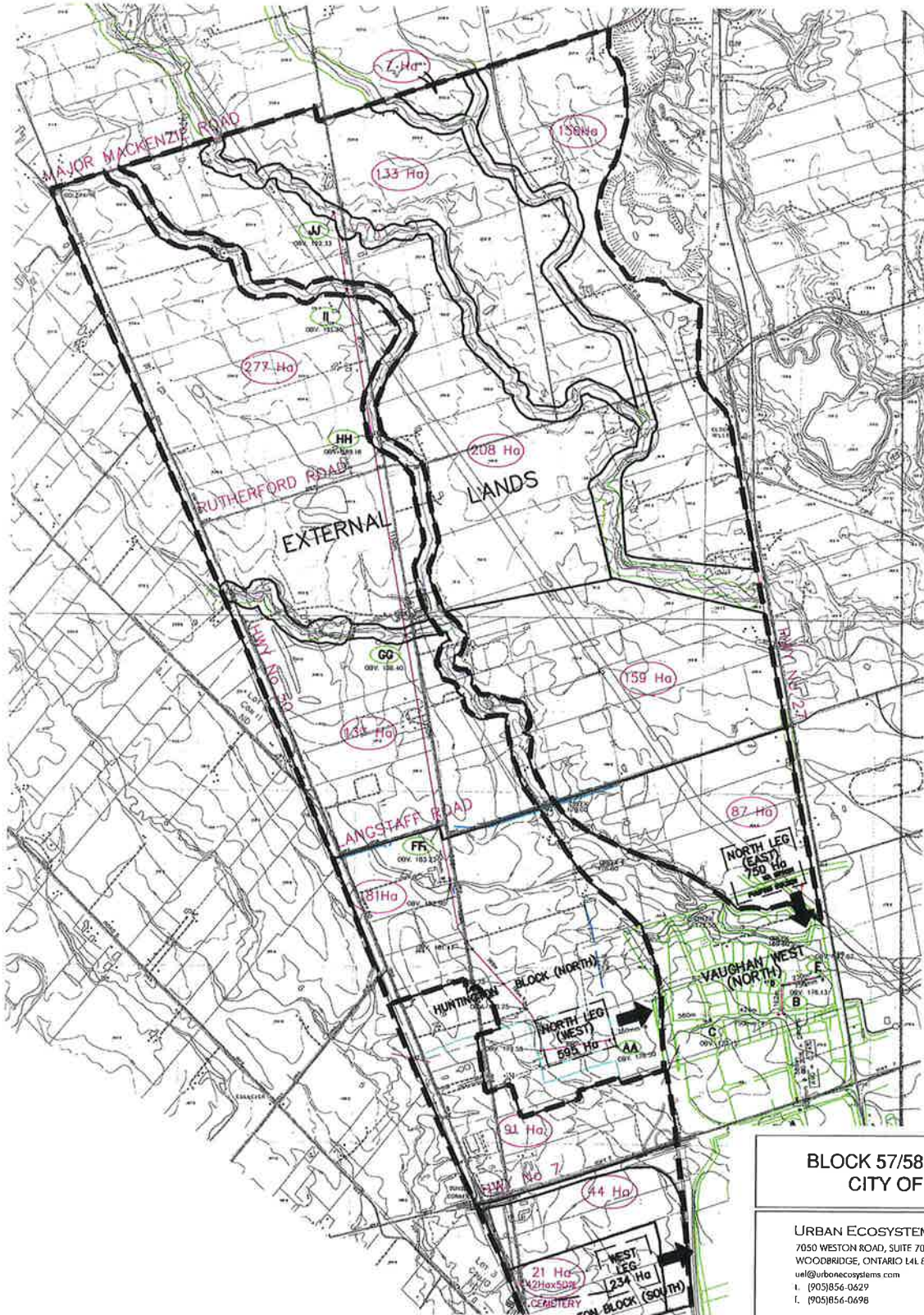
The Block 57/58 Group takes the position that the approval of this interim sanitary servicing option will have a significant detrimental impact on the development of the balance of the 57/58 West Block Plan. In our opinion, the interim sanitary servicing option requires further studies and consultation 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 'Respectfully submitted,' text.

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**

URBAN ECOSYSTEMS LIMITED  
7050 WESTON ROAD, SUITE 705  
WOODBRIDGE, ONTARIO L4L 8C7  
uel@urbonecosystems.com  
t. (905)856-0629  
f. (905)856-0698



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

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

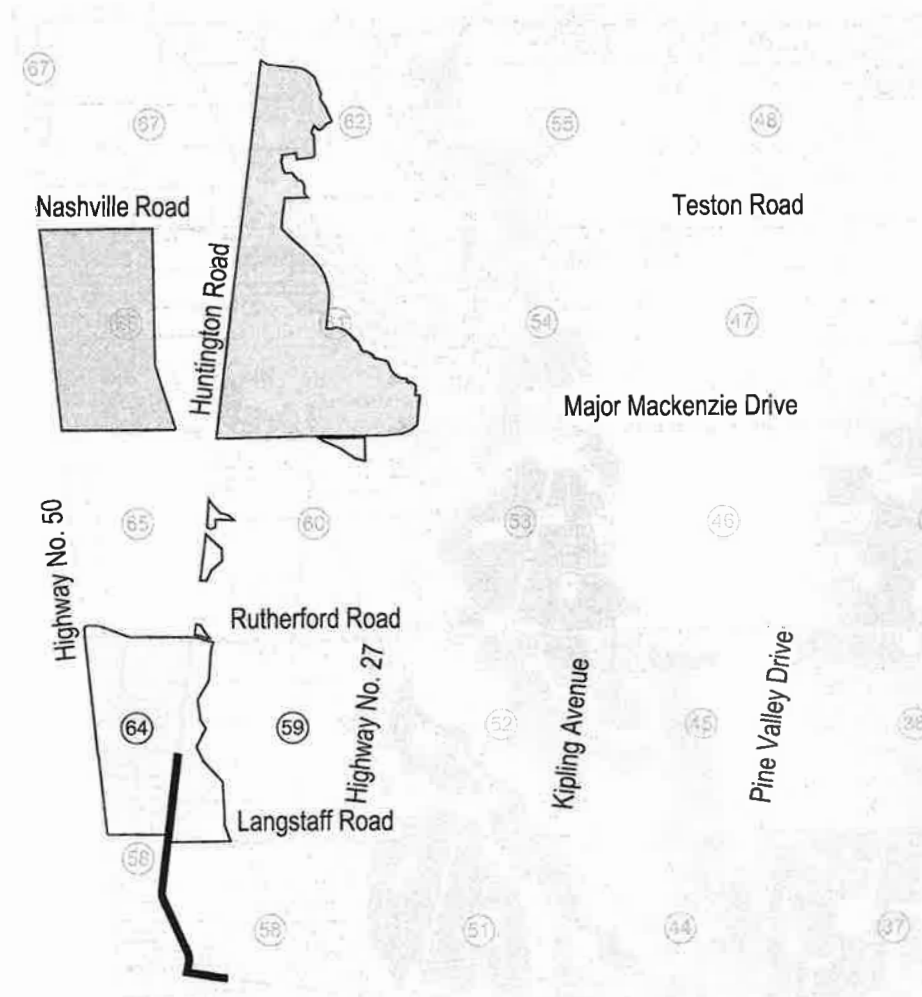
**And Whereas** the Council of the Corporation of the City of Vaughan held a public meeting on April 3, 2018 to consider the enactment of an Area Specific development charge by-law, in accordance with section 12 of the Act;

**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

④ CITY BLOCK



NOT TO SCALE





**Communication : C 4  
Committee of the Whole (2)  
December 8, 2020  
Item # 8, 9 and 10**

**From:** Joseph Sgro

**Sent:** November 30, 2020 3:09 PM

**To:** 'Maurizio Bevilacqua ([maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca))' <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); Gino Rosati ([gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)) <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; 'linda.jackson@vaughan.ca' <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Rosanna DeFrancesca ([rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)) <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; Sandra Yeung Racco ([sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)) <[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)>; 'alan.shefman@vaughan.ca' <[alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)>; [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); Marilyn Iafrate ([marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)) <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>

**Cc:** 'Vic De Zen'; Sam Speranza <[SSperanza@zzengroup.com](mailto:SSperanza@zzengroup.com)>

**Subject:** Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

Please be advised that ZZEN Group and the Block 57/58 Land Owners Group have serious concerns with the Block 59 Plan (Fulfillment of Block Plan Conditions) and the Site Plans being presented at Committee of the Whole tomorrow. We confirm that we have significant land holding interests in both Block 59 and in Block 57/58. We also confirm that we received the Meeting Notice late last week (November 26<sup>th</sup>) and have been reviewing and discussing our issues with City staff and our consulting engineers since receiving the Notice.

Our Block 57/58 Group Engineer, acting on behalf of the entire land ownership group, and our Traffic Engineer, acting on behalf of ZZEN, have each delivered letters of communication outlining the concerns that we have related to the proposed "interim sanitary servicing option" for Block 59 West and to the road network/traffic design for Block 59 East. Please see attached for the letters that were delivered, by email, to the City Clerk at approximately noon today. The communications identify major issues which must be brought to Council's attention as they are critical to the Block Plan 59 review process and to the respective Site Plan review process in advance of addressing the Block Plan/MESP concerns.

We respectfully request that due consideration is given by Council to these communications at the Council meeting tomorrow.

Thank you.

Kind Regards,

**Joseph Sgro CPA, CA**

General Manager and Partner

ZZEN Group of Companies Limited

100 Zenway Boulevard, Vaughan L4H 2Y7

Office: 905-264-5962 x204

Cell: 416-697-0179



ZZEN GROUP CONFIDENTIAL AND PROPRIETARY INFORMATION

**From:** Joseph Sgro <[JSgro@zzengroup.com](mailto:JSgro@zzengroup.com)>

**Date:** December 2, 2020 at 7:07:50 PM EST

**To:** "Bevilacqua, Maurizio" <[Maurizio.Bevilacqua@vaughan.ca](mailto:Maurizio.Bevilacqua@vaughan.ca)>, "Ferri, Mario" <[Mario.Ferri@vaughan.ca](mailto:Mario.Ferri@vaughan.ca)>, "Rosati, Gino" <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>, "Jackson, Linda" <[Linda.Jackson@vaughan.ca](mailto:Linda.Jackson@vaughan.ca)>, "DeFrancesca, Rosanna" <[Rosanna.DeFrancesca@vaughan.ca](mailto:Rosanna.DeFrancesca@vaughan.ca)>, "Racco, Sandra" <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>, "Shefman, Alan" <[Alan.Shefman@vaughan.ca](mailto:Alan.Shefman@vaughan.ca)>, "Carella, Tony" <[Tony.Carella@vaughan.ca](mailto:Tony.Carella@vaughan.ca)>, "Iafrate, Marilyn" <[Marilyn.Iafrate@vaughan.ca](mailto:Marilyn.Iafrate@vaughan.ca)>

**Cc:** Vic De Zen <[VDeZen@zzengroup.com](mailto:VDeZen@zzengroup.com)>, Sam Speranza <[SSperanza@zzengroup.com](mailto:SSperanza@zzengroup.com)>, [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

**Subject:** [External] RE: Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

On behalf of Line Drive East Investments Limited and Hunter Fifty Investments Limited (the "Companies"), the Companies being owners of lands within Block 59, I confirm, in addition to the issues identified in my email below including the attached correspondence, that neither of the Companies are participating owners within Block 59. I confirm that the Companies object to ever being bound to any obligations that may be imposed upon the Companies by the Block 59 Landowners Group Inc. or by the Block 59 Developers Group or by the City of Vaughan related to Block Plan Applications and/or Block Plan Conditions for Block 59. I confirm that, as a result of the development of the Costco site, the Companies' lands have been effectively cut-off from the balance of Block 59 and derive absolutely no benefit from any of the infrastructure built or to be built within Block 59, that the Companies have not already paid for through their acquisition of their respective land parcels.

Thank you.

Kind Regards,

**Joseph Sgro CPA, CA**

General Manager and Partner

ZZEN Group of Companies Limited

100 Zenway Boulevard, Vaughan L4H 2Y7

Office: 905-264-5962 x204

Cell: 416-697-0179



ZZEN GROUP CONFIDENTIAL AND PROPRIETARY INFORMATION

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Thank you for your co-operation.



**Susan Rosenthal**  
*susanr@davieshowe.com*  
Direct: 416.263.4518  
Main: 416.977.7088  
Fax: 416.977.8931

**Communication : C7**  
**Committee of the Whole (2)**  
**December 8, 2020**  
**Item # 8, 9 and 10**

December 7, 2020

**By E-Mail Only to *clerks@vaughan.ca***

Mayor and Members of City Council  
City of Vaughan  
c/o Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A1T1

Dear Mayor and Members of Council:

**Re: Committee of the Whole Meeting December 8, 2020**  
**Addendum Agenda Items 6.8, 6.9 and 6.10**  
**Anatolia Capital Corp. Zoning by-law Amendment Files Z.18.025, Z.18.026**  
**and Z.18.027 and Site Development Files DA.18.065, DA.18.066 and**  
**DA.18.067 (the "Applications")**

We are writing on behalf of the ZZEN Group, Hunter Fifty Investments Limited, Line Drive East Investments Limited and the Block 57/58 West Landowner Group in connection with the above-mentioned matters. The enclosed correspondence was previously sent on their behalf to the City. We are writing to ensure that this correspondence is included in the agenda items of the above-mentioned matters.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,  
**DAVIES HOWE LLP**

A handwritten signature in black ink, appearing to read "Susan Rosenthal", is written over a faint, light blue circular stamp.

Susan Rosenthal  
Professional Corporation

copy: ZZEN Group  
Hunter Fifty Investments Limited  
Line Drive East Investments Limited  
Block 57/58 West Landowner Group



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.



Committee of the Whole  
November 30, 2020  
Page 2



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.

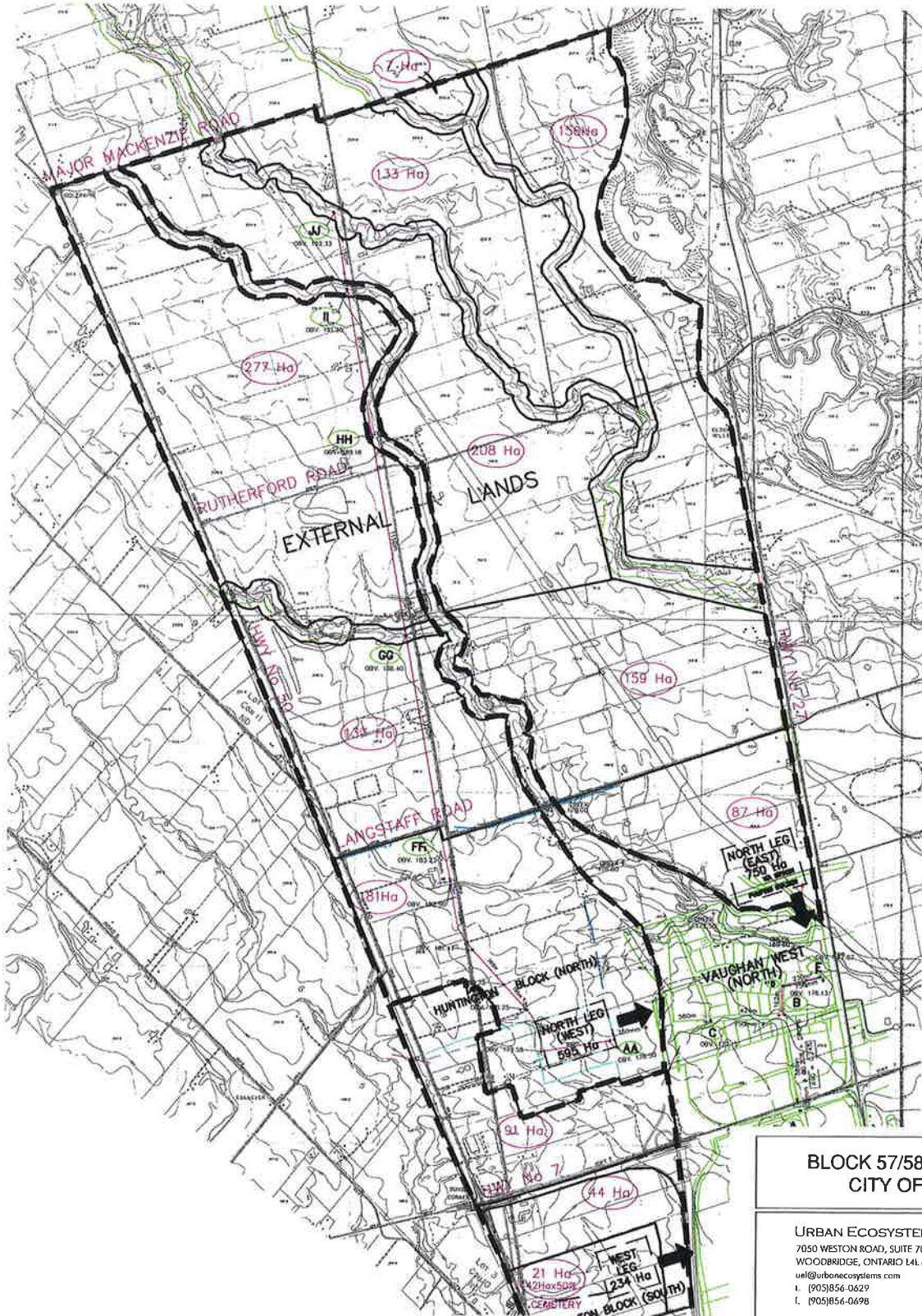
The Block 57/58 Group takes the position that the approval of this interim sanitary servicing option will have a significant detrimental impact on the development of the balance of the 57/58 West Block Plan. In our opinion, the interim sanitary servicing option requires further studies and consultation 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 'Respectfully submitted,' text.

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**

URBAN ECOSYSTEMS LIMITED  
7050 WESTON ROAD, SUITE 705  
WOODBRIDGE, ONTARIO L4L 8C7  
uel@urbonecosystems.com  
t. (905)856-0629  
f. (905)856-0698



VAUGHAN WEST (NORTH)/HUNTINGTON 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

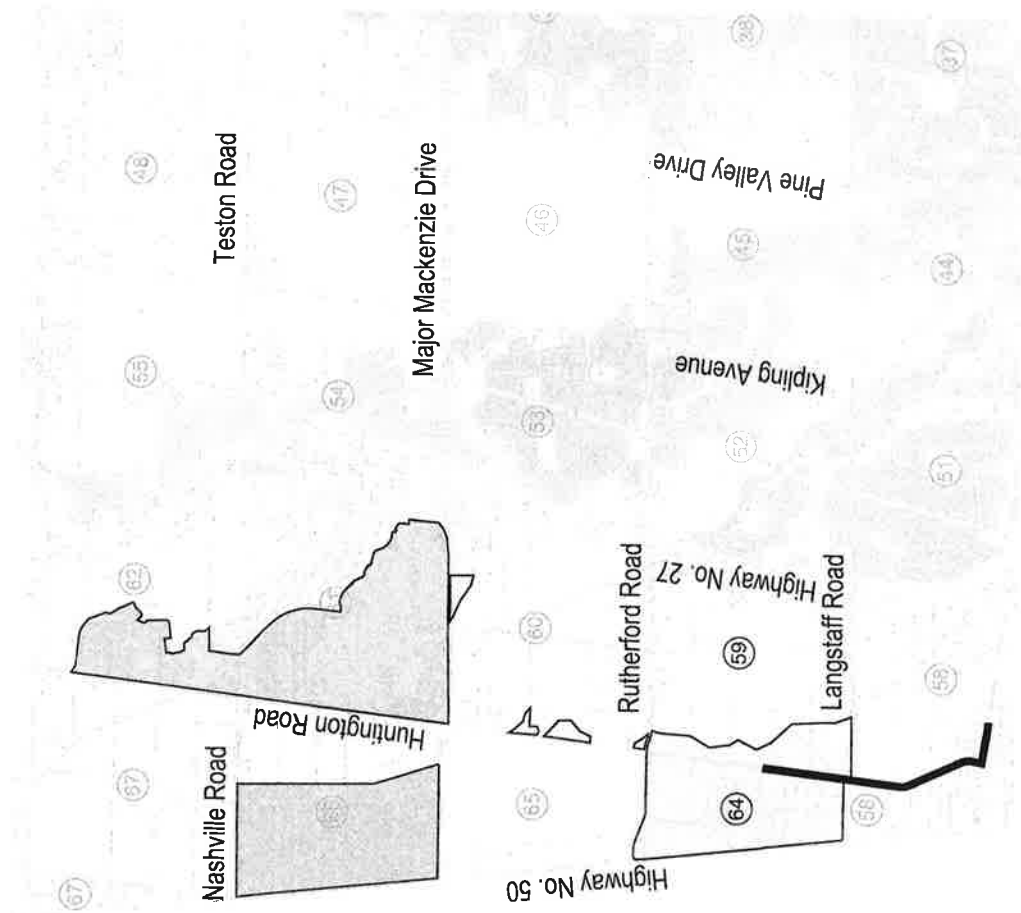
**SERVICE AREA**

CITY BLOCK



NOT TO SCALE

**VAUGHAN**







November 30, 2020

PROJECT NUMBER 18209

Mayor and Members of Council, City of Vaughan  
 Office of the City Clerk  
 Vaughan City Hall  
 2141 Major Mackenzie Dr.  
 Vaughan, ON L6A 1T1

**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 Road Network – Street L**

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited (the "Client"), owners of all the lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59, TMIG offers the following comments and queries for consideration in the above-noted Council matter. TMIG have reviewed the Committee of the Whole staff report that will be presented to Council at the December 1, 2020 Committee of the Whole (CoW) meeting. While we do not have concerns over the subject applications by Anatolia in the westerly areas of the Block, we do have concerns over approval of the broader Block 59 Transportation Plan as it relates to the transportation network in the south east quadrant of the Block. Specifically, this letter is in reference to a staff recommendation in support of a road connection (Street L) to Highway 27, north of Langstaff Road, which would bisect the lands owned by Hunter Fifty Investments Limited and Line Drive East Investments Limited negatively affecting their ability and, in fact, introducing an element of injurious affect to the subject lands.

TMIG filed a deputation to City of Vaughan Council on June 15, 2020 in relation to this matter, which has been appended for reference. Our June letter summarized the rationale supporting the elimination of the Street L road connection to Highway 27. Our understanding at the time was that the traffic consultant for the Block 59 Landowner group (Cole) concurred with our rationale, and had included supporting language in their traffic report for the potential elimination of this particular section of road (excerpts from Cole's June 2020 traffic report filed with the City is appended). It was also our understanding that City staff and Council agreed with this approach, and it was therefore very disappointing to read the latest staff report prepared for the December 1, 2020 CoW meeting (see pages 9 and 10 of the report, as appended) that not only maintains the Street L connection, but recommends its implementation as a means to serve the associated lands. Furthermore, the staff report makes mention of an October 2020 traffic report (presumably also prepared by Cole) as a means to support their recommendation; since this traffic report seems to be contrary to the June 2020 recommendation and since it primarily affects our Client's lands and their ability to develop these important employment parcels, it is disappointing the City did not circulate the October report to my Client for review, or at least communicate its findings regarding this important Block Plan element, especially since a deputation about this very issue was made in June 2020.

As we concluded in our June 2020 submission, the east/west road (Street L) should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block, and eliminate the potential injurious affect to my Client's lands. The now-consolidated lands have frontage to Line Drive, Langstaff Road and

Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintain an additional unnecessary road that serves little practical purpose.

Sincerely,

**TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.**



J.A. (Jim) Bacchus, BA, MITE  
Vice President | [jbacchus@tmig.ca](mailto:jbacchus@tmig.ca)

cc: Vic De Zen, Hunter Fifty Investments Limited and Line Drive Investments Limited  
Joseph Sgro, Hunter Fifty Investments Limited and Line Drive Investments Limited  
Sam Speranza, Hunter Fifty Investments Limited and Line Drive Investments Limited

Encl: June 15, 2020 Deputation by TMIG  
Excerpts from Block Plan traffic report, Cole, June 2020  
Excerpts from Staff Report for December 1, 2020 Committee of the Whole

## **APPENDICES**

June 15, 2020

PROJECT NUMBER 18209

Mayor and Members of Council, City of Vaughan  
Office of the City Clerk  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

**Re: Committee of the Whole, June 16, 2020  
Item #10, Application for Block Plan Approval, File BL:59:2014  
Block 59 Road Network**

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited, owners of all the regional road frontage lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59 (see Attachment #5 appended), TMIG has reviewed the agenda items, City of Vaughan staff report, and relevant background studies prepared and submitted for consideration at the upcoming June 16, 2020 Committee of The Whole meeting, in efforts to render an opinion on the need for one of the 'Primary Streets' proposed in the Block 59 road network. The road link in question is illustrated in the City's staff report on Attachment #5 (identified as 'Proposed') and is oriented in an east/west direction connecting Line Drive to Regional Road 27. The road is also shown on Attachment #3 of the City's staff report, but without the connection to Regional Road 27, the east/west road instead forming a 'Tee' with two cul-de-sacs on either side of the road's intersection at the northerly terminus of Line Drive.

Our understanding of the original east/west road was to ensure that municipal servicing could be provided to the various parcels in the southeast corner of Block 59 that did not and would not otherwise have local road frontage if it weren't for this roadway. Also, Line Drive and this east/west *Primary Street* (as so designated by the City) was initially proposed to extend north to connect to John Lawrie Street, the major collector road running through the middle of Block 59, connecting Regional Road 27 in the east to Huntington Road in the west.

Since the original road network was laid out, several key events have occurred. Firstly, a major development was built within Block 59 that required alteration of the original road network. The Costco Distribution Centre, situated at 100 Line Drive, the property for which extends from Regional Road 27 to the Highway 427 extension corridor, has eliminated the ability for any road to connect to John Lawrie Road from south of the Costco. Further, the properties south of the Costco have been consolidated by one owner, eliminating the need for a local road to be built to service individual parcels for development. Additionally, the east/west road would greatly degrade the ability of the owner of the now consolidated lands to develop the property as prestige employment lands as designated by the Official Plan by unnecessarily fragmenting the lands with the construction of the road. Finally, since this part of the road network can no longer be connected to John Lawrie Road, combined with the consolidation of the lands along its length, the need for this road is greatly diminished.

With due consideration of the above, it is our opinion that the east/west road should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block. The now-consolidated lands



have frontage to Line Drive, Langstaff Road and Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintaining an additional unnecessary road that serves little practical purpose.

Sincerely,

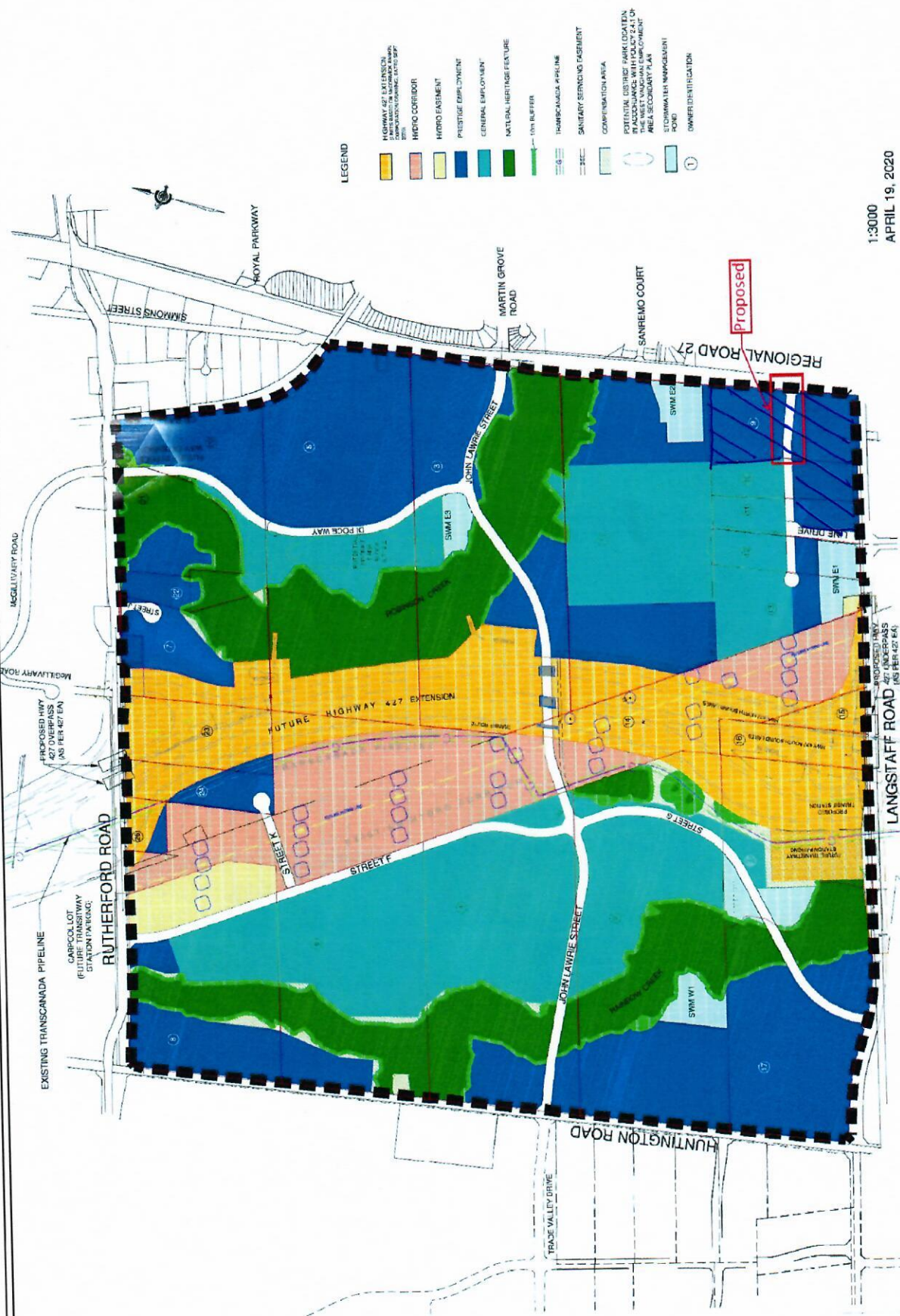
**TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.**



J.A. (Jim) Bacchus, BA, MITE  
Vice President | jbacchus@tmig.ca

cc: Joseph Sgro, Zzen Group  
Sam Speranza, Zzen Group

Encl: Excerpts from Staff Report for June 16, 2020 Committee of the Whole:  
Attachment #3  
Attachment #5



1:3000  
APRIL 19, 2020

**Attachment**  
FILE: BL.59.2014  
DATE: June 16, 2020

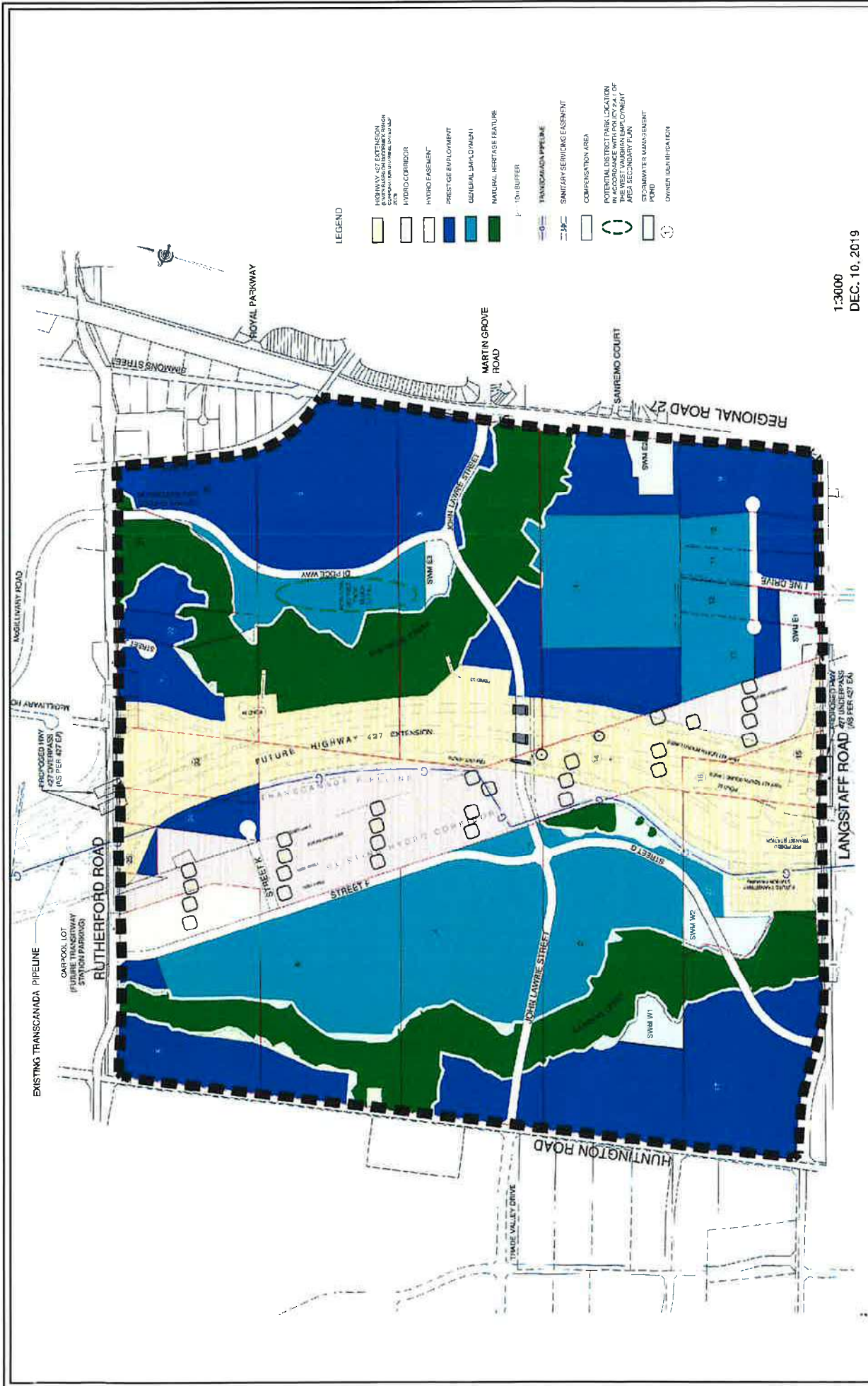


# Block 59 Proposed Road Network

**LOCATION:**  
Lots 11 - 15, Concession 9

**APPLICANT:**  
Block 59 Landowners Group





1:3000  
DEC. 10, 2019

## Block 59 Land Use Plan

**LOCATION:**  
Lots 11 - 15, Concession 9

**APPLICANT:**  
Block 59 Landowners Group



## Attachment

**FILE:**  
BL.59.2014

**DATE:**  
June 16, 2020

### 7.1.1 Block Phasing

The tentative horizon years for development of each land parcel is illustrated in **Figure 7.1**. The proposed development is planned to develop in four (4) phases as summarized in **Table 7.2**.

**Table 7.2 Block 59 Development Phasing**

Development Phase #	Employment Parcel #	Tentative Horizon Year
1	4, 8 and 17	2021
2	2, part of 3 located west of Robinson Creek, 6, and 24	2023
3	7, 9, 10, 11, 12, 13, 22, and 26	2026
4	20 and 21	2031

In order to keep the consistency with planning horizons as suggested by the City, the development phases #2 and 3 are clubbed into one phase and considered in 2026 horizon year. Since the tentative development of proposed GO Station (land parcels #20 and 21) is beyond the study horizon years, these were included in 2031 horizon year. Referring to analyses horizons as discussed in **Section 3.1**, the estimated number of employees by the analyses horizons is presented in **Table 7.3**.

**Table 7.3 Block 59 Employment Estimation by Phase**

Analyses Horizons	Employment Parcel #	Total Number of Employees
2021	4, 8 and 17	2,007
2026	2, Part of 3 located west of Robinson Creek, 6, 7, 9, 10, 11, 12, 13, 22, 24, and 26	3,051
2031	20 and 21	357

Based on the development of phasing and translating into analyses horizons, 2,007 jobs will be generated in 2021, while 3,051 jobs and 357 jobs will be generated in 2026 and 2031 horizon years, respectively.

## 7.2 Block Plan Road Network

The proposed primary road pattern generally fits within the broad framework provided for in the WVEA Secondary Plan. The Block Plan provides an east-west primary street extending from Martin Grove Road at Regional Road No. 27 to intersect with Trade Valley Drive at Huntington Road, as shown in the WVEA Secondary Plan. This road link is named as John Lawrie Street.

One continuous north-south primary street (Rutherford Road to Langstaff Road) is provided to the west of the Hydro Corridor and the proposed Highway 427 extension, as shown in the WVEA Secondary Plan. These road links are labeled as Street 'G' that extends north of Langstaff Road to John Lawrie Street and Street 'F' that extends from John Lawrie Street to Rutherford Road.

Since the approval of the WVEA Secondary Plan (as amended), the road network within Block 59 has materially changed to permit the Costco development and more recently the lands southeast of the Costco development have been substantively assembled by one owner/developer with access to existing Arterial roads and municipal services.

In support of development within Block 59 and upon submission of an application for Draft Plan / Site Plan Approval and an accompanying Traffic analysis, consideration to the removal of collector roads adjacent to large contiguous development blocks should be given to promote Employment uses as envisioned by the WVEA.

The road link connecting John Lawrie Street to Rutherford is named as DiPoce Way and roadway linking Langstaff Road to Costco Distribution Centre is named as Line Road.

A District Park will be provided is proposed to the north of John Lawrie St and west of DiPoce Way. The Park will be designed to accommodate a range of recreational facilities in accordance with the requirements of the City.

The primary streets have been positioned in the Block Plan to maximize the size of the development blocks in order to accommodate the large users. Besides, the provision of local streets has been purposefully minimized to achieve larger block sizes. If in the future it is considered desirable to accommodate smaller users or multi-tenant users, then local roads can be easily added and linked to the primary streets. The Block plan is designed to provide maximum flexibility to accommodate a variety of users. The operating speed for the internal collector roadways is set to be 60 km/h with the right-of-way of 26 m and 14 m paved surface.

The Block Plan is designed to provide maximum flexibility to accommodate a variety of users. Opportunities for transit facilities internal to Block 59 are discussed in **Section 11.3**.

The proposed active transportation network in Block 59 is presented in **Section 11.3.3**.

The anticipated year to develop the proposed roadways within Block 59 are summarized in **Table 7.4**. John Lawrie Street connecting Huntington Road and DiPoce Way, and Street 'F' are anticipated to be developed by 2021. Street 'G' and Street 'K' are envisioned to be developed by 2023. Street 'L' and Street 'M' on the east and west of Line Drive are anticipated by 2023. DiPoce Way connecting DiPoce Way to Rutherford Road is anticipated by 2031.

**Table 7.4 Anticipated Year to Develop Roadway Within Block 59**

Street Name	Classification of the Roadway	Section	Anticipated Year to Develop
John Lawrie Street	Major Collector	Between Huntington Road and DiPoce Way	2021
		Street 'F' to DiPoce Way	2023
Street 'F'	Major Collector	Rutherford Road and John Lawrie Street	2021
Street 'G'	Major Collector	John Lawrie Street and Langstaff Road	2023
Street 'J'	Minor Collector		2026
Street 'K'	Minor Collector		2023
Street 'L'	Minor Collector	Connecting Line Drive to Highway 27	2023
Street 'M'	Minor Collector	Connecting Line Drive/Street 'M' intersection on the West	2023
DiPoce Way	Major Collector	Connecting DiPoce Way to Rutherford Road	2031

Anticipated year to develop the new intersections within Block 59 are discussed in **Section 3.2**. The details of access driveways to each land parcel are discussed in **Section 10**.

***The Development conforms to the final Block Plan, Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan for the Block 59 Area***

Section 10.1.1 of VOP 2010, Volume 1 states a Block Plan is required for all Secondary Plans. Vaughan Council, on June 17, 2014 considered the draft Block 59 Plan at a Public Meeting (File BL.59.2014). Council on June 29, 2020 considered and approved the application for the Block Plan, and the Block 59 Plan dated December 10, 2019, subject to the fulfillment of Block Plan conditions of approval. Two of the 9 recommendations contained in the June 16, 2020 report recognized that through the fulfillment of the Block Plan conditions, the final Block Plan may require updating:

- The Block 59 Plan be modified as required through the resolution of conditions identified in Attachment 1 of the Block Plan report
- Any changes resulting from the fulfillment of the conditions be made prior to any future approval of a Zoning By-law Amendment application or draft approval of a Draft Plan of Subdivision or Site Development application

Condition 1 of Block Plan approval also recognizes the final Block Plan shall relate to the draft Block 59 Plan dated December 10, 2019. Two changes have been reflected in the final Block 59 Block Plan, dated September 3, 2020 as shown on Attachment 7. The Land Use Distribution has also been updated to reflect these changes as shown in Attachment 8.

The final Block 59 Block Plan identifies the Subject Lands as "Prestige Employment", "General Employment", "Natural Heritage Feature" and "10 m Buffer". Street "G" is also identified and will be future development on the Subject Lands.

The final Block Plan 59 shown on Attachment 7 is generally consistent with the Block Plan dated December 10, 2019 and reflect the following modifications:

- The area of the "Prestige Employment" designation has been reduced in the southwest quadrant of the Block (part of Parcel #17 on the final Block Plan). This modification accurately reflects the extent of the "Prestige Employment" designation and reflects the "General Employment" designation as shown in the WVEA Secondary Plan. In doing so, the extent of land uses designation shown through the current development applications, are consistent with the final Block Plan for the southwest quadrant of Block 59.
- Street 'L' connecting Line Drive to Highway 27 in the southeast quadrant of Block 59, was previously shown as "proposed" and is now being shown as part

of the Block Plan. This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan.

A number of Block 59 Block Plan conditions of approval have been satisfied as shown on Attachment 9. The Policy Planning and Environmental Sustainability Department ('PPES') and the Development Engineering ('DE') Department have reviewed the outstanding conditions and are satisfied they can be appropriately addressed in advance of consideration of the related Draft Plan of Subdivision application and lifting of the Holding Symbol "(H)" from the Subject Lands, and/or become a condition of the related Draft Plan of Subdivision approval.

The proposed development conforms to the approved Block 59 Plan.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88 as shown on Attachment 2. The "A Agricultural Zone" does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Subject Lands to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone", with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", together with the following site-specific zoning exceptions to the EM1 and EM2 Zone Standards:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>'EM1 Prestige Employment Area Zone' Requirements</b>	<b>Proposed Exceptions to the 'EM1 Prestige Employment Area Zone' Requirements</b>

**Ajman Ladher**

---

**Subject:** FW: Committee of the Whole Meeting for Tomorrow

---

**From:** Joseph Sgro

**Sent:** December 2, 2020 7:08 PM

**To:** 'Maurizio Bevilacqua' ([maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)) <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); Gino Rosati ([gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)) <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; 'linda.jackson@vaughan.ca' <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Rosanna DeFrancesca ([rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)) <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; Sandra Yeung Racco ([sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)) <[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)>; 'alan.shefman@vaughan.ca' <[alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)>; [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); Marilyn Iafrate ([marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)) <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>

**Cc:** 'Vic De Zen'; Sam Speranza <[SSperanza@zzengroup.com](mailto:SSperanza@zzengroup.com)>; 'clerks@vauhgan.ca' <[clerks@vauhgan.ca](mailto:clerks@vauhgan.ca)>

**Subject:** RE: Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

On behalf of Line Drive East Investments Limited and Hunter Fifty Investments Limited (the "Companies"), the Companies being owners of lands within Block 59, I confirm, in addition to the issues identified in my email below including the attached correspondence, that neither of the Companies are participating owners within Block 59. I confirm that the Companies object to ever being bound to any obligations that may be imposed upon the Companies by the Block 59 Landowners Group Inc. or by the Block 59 Developers Group or by the City of Vaughan related to Block Plan Applications and/or Block Plan Conditions for Block 59. I confirm that, as a result of the development of the Costco site, the Companies' lands have been effectively cut-off from the balance of Block 59 and derive absolutely no benefit from any of the infrastructure built or to be built within Block 59, that the Companies have not already paid for through their acquisition of their respective land parcels.

Thank you.

Kind Regards,

**Joseph Sgro CPA, CA**

General Manager and Partner

ZZEN Group of Companies Limited

100 Zenway Boulevard, Vaughan L4H 2Y7

Office: 905-264-5962 x204

Cell: 416-697-0179



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Thank you for your co-operation.

---

**From:** Joseph Sgro

**Sent:** November 30, 2020 3:09 PM



**To:** 'Maurizio Bevilacqua ([maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca))' <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); Gino Rosati ([gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)) <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; 'linda.jackson@vaughan.ca' <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Rosanna DeFrancesca ([rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)) <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; Sandra Yeung Racco ([sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)) <[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)>; 'alan.shefman@vaughan.ca' <[alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)>; [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); Marilyn Iafrate ([marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)) <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>  
**Cc:** 'Vic De Zen'; Sam Speranza <[SSperanza@zzengroup.com](mailto:SSperanza@zzengroup.com)>  
**Subject:** Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

Please be advised that ZZEN Group and the Block 57/58 Land Owners Group have serious concerns with the Block 59 Plan (Fulfillment of Block Plan Conditions) and the Site Plans being presented at Committee of the Whole tomorrow. We confirm that we have significant land holding interests in both Block 59 and in Block 57/58. We also confirm that we received the Meeting Notice late last week (November 26<sup>th</sup>) and have been reviewing and discussing our issues with City staff and our consulting engineers since receiving the Notice.

Our Block 57/58 Group Engineer, acting on behalf of the entire land ownership group, and our Traffic Engineer, acting on behalf of ZZEN, have each delivered letters of communication outlining the concerns that we have related to the proposed "interim sanitary servicing option" for Block 59 West and to the road network/traffic design for Block 59 East. Please see attached for the letters that were delivered, by email, to the City Clerk at approximately noon today. The communications identify major issues which must be brought to Council's attention as they are critical to the Block Plan 59 review process and to the respective Site Plan review process in advance of addressing the Block Plan/MESP concerns.

We respectfully request that due consideration is given by Council to these communications at the Council meeting tomorrow.

Thank you.

Kind Regards,

**Joseph Sgro CPA, CA**

General Manager and Partner

ZZEN Group of Companies Limited

100 Zenway Boulevard, Vaughan L4H 2Y7

Office: 905-264-5962 x204

Cell: 416-697-0179



ZZEN GROUP CONFIDENTIAL AND PROPRIETARY INFORMATION

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Thank you for your co-operation.



**Susan Rosenthal**  
*susanr@davieshowe.com*  
Direct: 416.263.4518  
Main: 416.977.7088  
Fax: 416.977.8931

**Communication : C7**  
**Committee of the Whole (2)**  
**December 8, 2020**  
**Item # 8, 9 and 10**

December 7, 2020

**By E-Mail Only to *clerks@vaughan.ca***

Mayor and Members of City Council  
City of Vaughan  
c/o Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A1T1

Dear Mayor and Members of Council:

**Re: Committee of the Whole Meeting December 8, 2020**  
**Addendum Agenda Items 6.8, 6.9 and 6.10**  
**Anatolia Capital Corp. Zoning by-law Amendment Files Z.18.025, Z.18.026**  
**and Z.18.027 and Site Development Files DA.18.065, DA.18.066 and**  
**DA.18.067 (the "Applications")**

We are writing on behalf of the ZZEN Group, Hunter Fifty Investments Limited, Line Drive East Investments Limited and the Block 57/58 West Landowner Group in connection with the above-mentioned matters. The enclosed correspondence was previously sent on their behalf to the City. We are writing to ensure that this correspondence is included in the agenda items of the above-mentioned matters.

Please do not hesitate to contact me should you have any questions.

Yours sincerely,  
**DAVIES HOWE LLP**

A handwritten signature in black ink, appearing to read "Susan Rosenthal", is written over a faint, light blue circular stamp.

Susan Rosenthal  
Professional Corporation

copy: ZZEN Group  
Hunter Fifty Investments Limited  
Line Drive East Investments Limited  
Block 57/58 West Landowner Group



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.

Committee of the Whole  
November 30, 2020  
Page 2



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 'Respectfully submitted,' text.

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**

URBAN ECOSYSTEMS LIMITED  
7050 WESTON ROAD, SUITE 705  
WOODBRIDGE, ONTARIO L4L 8C7  
uel@urbonecosystems.com  
t. (905)856-0629  
f. (905)856-0698



VAUGHAN WEST (NORTH)/HUNTINGTON 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

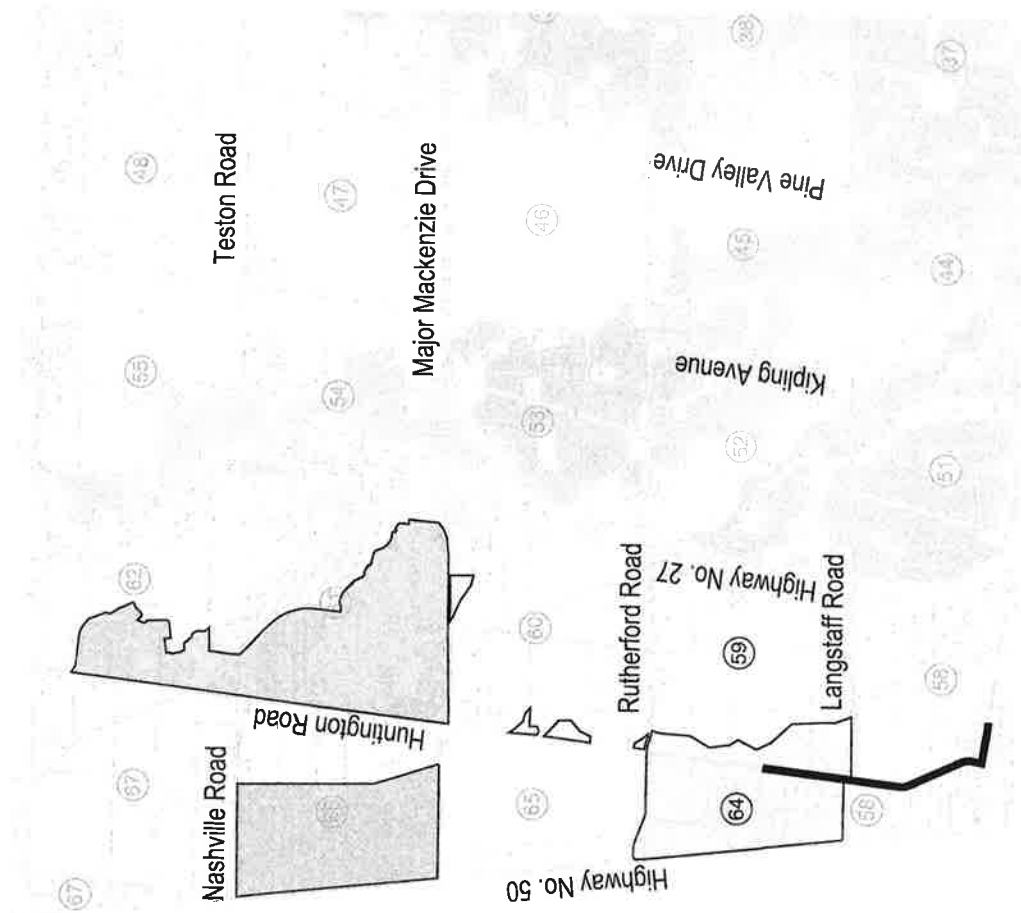
**SERVICE AREA**

CITY BLOCK



NOT TO SCALE

**VAUGHAN**





November 30, 2020

PROJECT NUMBER 18209

Mayor and Members of Council, City of Vaughan  
 Office of the City Clerk  
 Vaughan City Hall  
 2141 Major Mackenzie Dr.  
 Vaughan, ON L6A 1T1

**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 Road Network – Street L**

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited (the "Client"), owners of all the lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59, TMIG offers the following comments and queries for consideration in the above-noted Council matter. TMIG have reviewed the Committee of the Whole staff report that will be presented to Council at the December 1, 2020 Committee of the Whole (CoW) meeting. While we do not have concerns over the subject applications by Anatolia in the westerly areas of the Block, we do have concerns over approval of the broader Block 59 Transportation Plan as it relates to the transportation network in the south east quadrant of the Block. Specifically, this letter is in reference to a staff recommendation in support of a road connection (Street L) to Highway 27, north of Langstaff Road, which would bisect the lands owned by Hunter Fifty Investments Limited and Line Drive East Investments Limited negatively affecting their ability and, in fact, introducing an element of injurious affect to the subject lands.

TMIG filed a deputation to City of Vaughan Council on June 15, 2020 in relation to this matter, which has been appended for reference. Our June letter summarized the rationale supporting the elimination of the Street L road connection to Highway 27. Our understanding at the time was that the traffic consultant for the Block 59 Landowner group (Cole) concurred with our rationale, and had included supporting language in their traffic report for the potential elimination of this particular section of road (excerpts from Cole's June 2020 traffic report filed with the City is appended). It was also our understanding that City staff and Council agreed with this approach, and it was therefore very disappointing to read the latest staff report prepared for the December 1, 2020 CoW meeting (see pages 9 and 10 of the report, as appended) that not only maintains the Street L connection, but recommends its implementation as a means to serve the associated lands. Furthermore, the staff report makes mention of an October 2020 traffic report (presumably also prepared by Cole) as a means to support their recommendation; since this traffic report seems to be contrary to the June 2020 recommendation and since it primarily affects our Client's lands and their ability to develop these important employment parcels, it is disappointing the City did not circulate the October report to my Client for review, or at least communicate its findings regarding this important Block Plan element, especially since a deputation about this very issue was made in June 2020.

As we concluded in our June 2020 submission, the east/west road (Street L) should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block, and eliminate the potential injurious affect to my Client's lands. The now-consolidated lands have frontage to Line Drive, Langstaff Road and



Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintain an additional unnecessary road that serves little practical purpose.

Sincerely,

**TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.**



J.A. (Jim) Bacchus, BA, MITE  
Vice President | [jbacchus@tmig.ca](mailto:jbacchus@tmig.ca)

cc: Vic De Zen, Hunter Fifty Investments Limited and Line Drive Investments Limited  
Joseph Sgro, Hunter Fifty Investments Limited and Line Drive Investments Limited  
Sam Speranza, Hunter Fifty Investments Limited and Line Drive Investments Limited

Encl: June 15, 2020 Deputation by TMIG  
Excerpts from Block Plan traffic report, Cole, June 2020  
Excerpts from Staff Report for December 1, 2020 Committee of the Whole

## APPENDICES

June 15, 2020

PROJECT NUMBER 18209

Mayor and Members of Council, City of Vaughan  
Office of the City Clerk  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

**Re: Committee of the Whole, June 16, 2020  
Item #10, Application for Block Plan Approval, File BL:59:2014  
Block 59 Road Network**

At the request of Hunter Fifty Investments Limited and Line Drive East Investments Limited, owners of all the regional road frontage lands from Line Drive to Regional Road 27 and from Langstaff Road to the limit of the Costco Distribution Centre within Block 59 (see Attachment #5 appended), TMIG has reviewed the agenda items, City of Vaughan staff report, and relevant background studies prepared and submitted for consideration at the upcoming June 16, 2020 Committee of The Whole meeting, in efforts to render an opinion on the need for one of the 'Primary Streets' proposed in the Block 59 road network. The road link in question is illustrated in the City's staff report on Attachment #5 (identified as 'Proposed') and is oriented in an east/west direction connecting Line Drive to Regional Road 27. The road is also shown on Attachment #3 of the City's staff report, but without the connection to Regional Road 27, the east/west road instead forming a 'Tee' with two cul-de-sacs on either side of the road's intersection at the northerly terminus of Line Drive.

Our understanding of the original east/west road was to ensure that municipal servicing could be provided to the various parcels in the southeast corner of Block 59 that did not and would not otherwise have local road frontage if it weren't for this roadway. Also, Line Drive and this east/west *Primary Street* (as so designated by the City) was initially proposed to extend north to connect to John Lawrie Street, the major collector road running through the middle of Block 59, connecting Regional Road 27 in the east to Huntington Road in the west.

Since the original road network was laid out, several key events have occurred. Firstly, a major development was built within Block 59 that required alteration of the original road network. The Costco Distribution Centre, situated at 100 Line Drive, the property for which extends from Regional Road 27 to the Highway 427 extension corridor, has eliminated the ability for any road to connect to John Lawrie Road from south of the Costco. Further, the properties south of the Costco have been consolidated by one owner, eliminating the need for a local road to be built to service individual parcels for development. Additionally, the east/west road would greatly degrade the ability of the owner of the now consolidated lands to develop the property as prestige employment lands as designated by the Official Plan by unnecessarily fragmenting the lands with the construction of the road. Finally, since this part of the road network can no longer be connected to John Lawrie Road, combined with the consolidation of the lands along its length, the need for this road is greatly diminished.

With due consideration of the above, it is our opinion that the east/west road should be eliminated from the Block 59 Road Network. The removal of the road would not have undue impact from a transportation perspective and should be eliminated to allow for the highest and best use for the development of the now consolidated properties in this part of the Block. The now-consolidated lands

have frontage to Line Drive, Langstaff Road and Regional Road 27, so the issue of vehicular access to this part of Block 59 can, and should be, determined at the Plan of Subdivision and/or Site Plan Application stage, when the owner proceeds with development of the lands. The existence of the original east/west Primary Street will unnecessarily encumber this property, would remove valuable prestige employment lands from development, requiring the City to maintaining an additional unnecessary road that serves little practical purpose.

Sincerely,

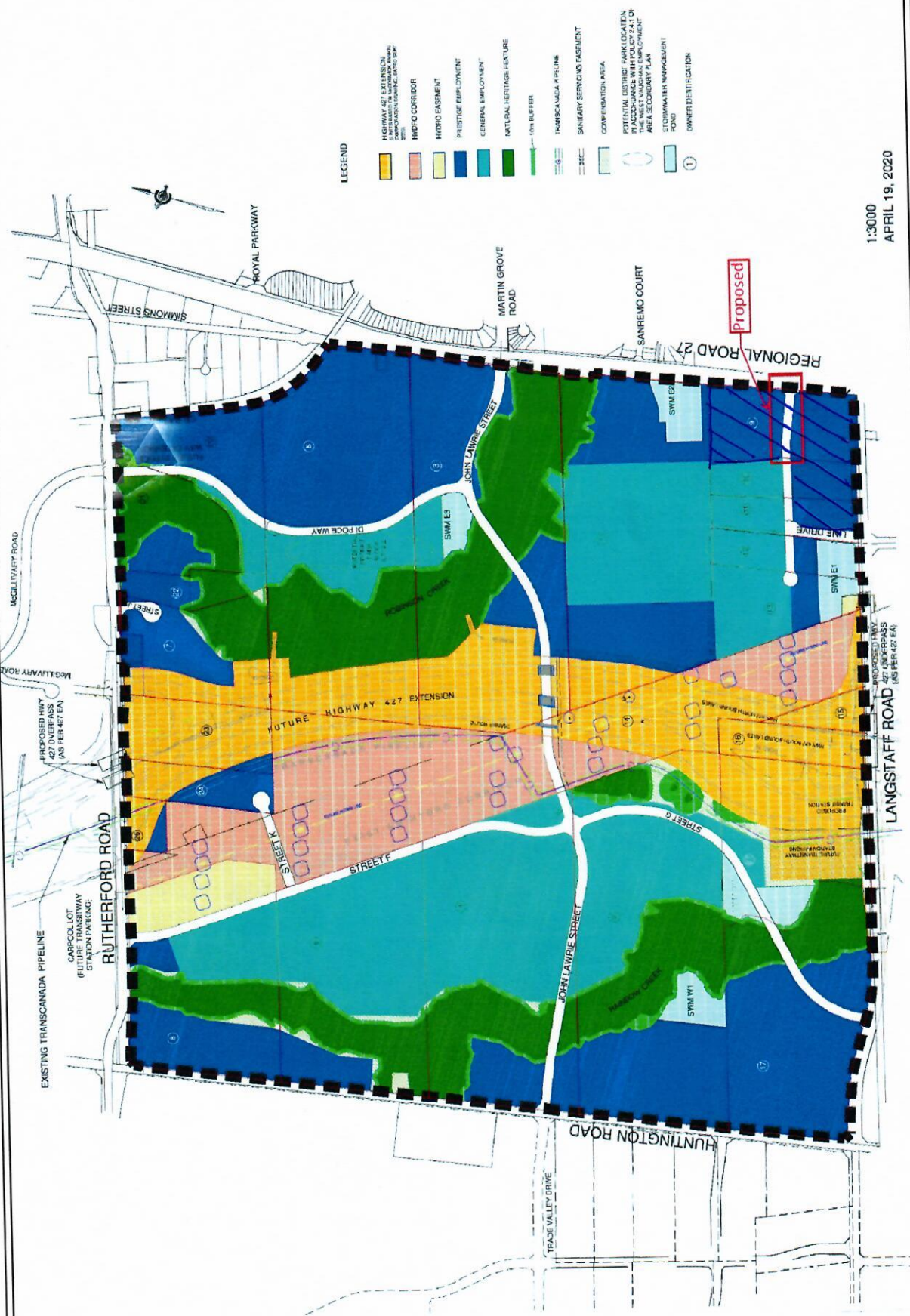
**TMIG | THE MUNICIPAL INFRASTRUCTURE GROUP LTD.**



J.A. (Jim) Bacchus, BA, MITE  
Vice President | jbacchus@tmig.ca

cc: Joseph Sgro, Zzen Group  
Sam Speranza, Zzen Group

Encl: Excerpts from Staff Report for June 16, 2020 Committee of the Whole:  
Attachment #3  
Attachment #5



1:3000  
APRIL 19, 2020

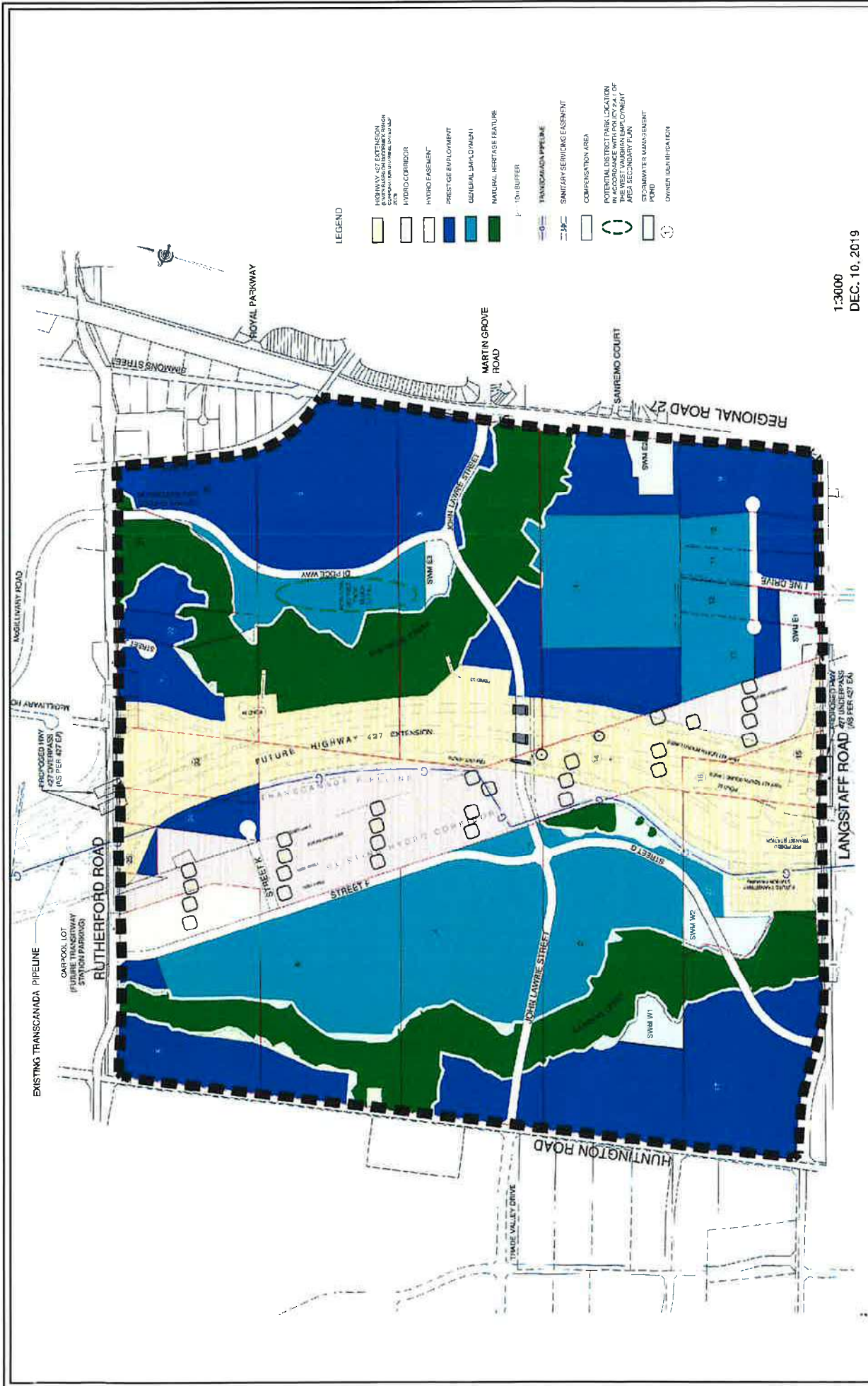
**Attachment**  
FILE: BL.59.2014  
DATE: June 16, 2020



# Block 59 Proposed Road Network

**LOCATION:**  
Lots 11 - 15, Concession 9  
**APPLICANT:**  
Block 59 Landowners Group





1:3000  
DEC. 10, 2019

## Block 59 Land Use Plan

**LOCATION:**  
Lots 11 - 15, Concession 9

**APPLICANT:**  
Block 59 Landowners Group



## Attachment

**FILE:**  
BL.59.2014

**DATE:**  
June 16, 2020

### 7.1.1 Block Phasing

The tentative horizon years for development of each land parcel is illustrated in **Figure 7.1**. The proposed development is planned to develop in four (4) phases as summarized in **Table 7.2**.

**Table 7.2 Block 59 Development Phasing**

Development Phase #	Employment Parcel #	Tentative Horizon Year
1	4, 8 and 17	2021
2	2, part of 3 located west of Robinson Creek, 6, and 24	2023
3	7, 9, 10, 11, 12, 13, 22, and 26	2026
4	20 and 21	2031

In order to keep the consistency with planning horizons as suggested by the City, the development phases #2 and 3 are clubbed into one phase and considered in 2026 horizon year. Since the tentative development of proposed GO Station (land parcels #20 and 21) is beyond the study horizon years, these were included in 2031 horizon year. Referring to analyses horizons as discussed in **Section 3.1**, the estimated number of employees by the analyses horizons is presented in **Table 7.3**.

**Table 7.3 Block 59 Employment Estimation by Phase**

Analyses Horizons	Employment Parcel #	Total Number of Employees
2021	4, 8 and 17	2,007
2026	2, Part of 3 located west of Robinson Creek, 6, 7, 9, 10, 11, 12, 13, 22, 24, and 26	3,051
2031	20 and 21	357

Based on the development of phasing and translating into analyses horizons, 2,007 jobs will be generated in 2021, while 3,051 jobs and 357 jobs will be generated in 2026 and 2031 horizon years, respectively.

## 7.2 Block Plan Road Network

The proposed primary road pattern generally fits within the broad framework provided for in the WVEA Secondary Plan. The Block Plan provides an east-west primary street extending from Martin Grove Road at Regional Road No. 27 to intersect with Trade Valley Drive at Huntington Road, as shown in the WVEA Secondary Plan. This road link is named as John Lawrie Street.

One continuous north-south primary street (Rutherford Road to Langstaff Road) is provided to the west of the Hydro Corridor and the proposed Highway 427 extension, as shown in the WVEA Secondary Plan. These road links are labeled as Street 'G' that extends north of Langstaff Road to John Lawrie Street and Street 'F' that extends from John Lawrie Street to Rutherford Road.

Since the approval of the WVEA Secondary Plan (as amended), the road network within Block 59 has materially changed to permit the Costco development and more recently the lands southeast of the Costco development have been substantively assembled by one owner/developer with access to existing Arterial roads and municipal services.

In support of development within Block 59 and upon submission of an application for Draft Plan / Site Plan Approval and an accompanying Traffic analysis, consideration to the removal of collector roads adjacent to large contiguous development blocks should be given to promote Employment uses as envisioned by the WVEA.

The road link connecting John Lawrie Street to Rutherford is named as DiPoce Way and roadway linking Langstaff Road to Costco Distribution Centre is named as Line Road.

A District Park will be provided is proposed to the north of John Lawrie St and west of DiPoce Way. The Park will be designed to accommodate a range of recreational facilities in accordance with the requirements of the City.

The primary streets have been positioned in the Block Plan to maximize the size of the development blocks in order to accommodate the large users. Besides, the provision of local streets has been purposefully minimized to achieve larger block sizes. If in the future it is considered desirable to accommodate smaller users or multi-tenant users, then local roads can be easily added and linked to the primary streets. The Block plan is designed to provide maximum flexibility to accommodate a variety of users. The operating speed for the internal collector roadways is set to be 60 km/h with the right-of-way of 26 m and 14 m paved surface.

The Block Plan is designed to provide maximum flexibility to accommodate a variety of users. Opportunities for transit facilities internal to Block 59 are discussed in **Section 11.3**.

The proposed active transportation network in Block 59 is presented in **Section 11.3.3**.

The anticipated year to develop the proposed roadways within Block 59 are summarized in **Table 7.4**. John Lawrie Street connecting Huntington Road and DiPoce Way, and Street 'F' are anticipated to be developed by 2021. Street 'G' and Street 'K' are envisioned to be developed by 2023. Street 'L' and Street 'M' on the east and west of Line Drive are anticipated by 2023. DiPoce Way connecting DiPoce Way to Rutherford Road is anticipated by 2031.

**Table 7.4 Anticipated Year to Develop Roadway Within Block 59**

Street Name	Classification of the Roadway	Section	Anticipated Year to Develop
John Lawrie Street	Major Collector	Between Huntington Road and DiPoce Way	2021
		Street 'F' to DiPoce Way	2023
Street 'F'	Major Collector	Rutherford Road and John Lawrie Street	2021
Street 'G'	Major Collector	John Lawrie Street and Langstaff Road	2023
Street 'J'	Minor Collector		2026
Street 'K'	Minor Collector		2023
Street 'L'	Minor Collector	Connecting Line Drive to Highway 27	2023
Street 'M'	Minor Collector	Connecting Line Drive/Street 'M' intersection on the West	2023
DiPoce Way	Major Collector	Connecting DiPoce Way to Rutherford Road	2031

Anticipated year to develop the new intersections within Block 59 are discussed in **Section 3.2**. The details of access driveways to each land parcel are discussed in **Section 10**.



***The Development conforms to the final Block Plan, Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan for the Block 59 Area***

Section 10.1.1 of VOP 2010, Volume 1 states a Block Plan is required for all Secondary Plans. Vaughan Council, on June 17, 2014 considered the draft Block 59 Plan at a Public Meeting (File BL.59.2014). Council on June 29, 2020 considered and approved the application for the Block Plan, and the Block 59 Plan dated December 10, 2019, subject to the fulfillment of Block Plan conditions of approval. Two of the 9 recommendations contained in the June 16, 2020 report recognized that through the fulfillment of the Block Plan conditions, the final Block Plan may require updating:

- The Block 59 Plan be modified as required through the resolution of conditions identified in Attachment 1 of the Block Plan report
- Any changes resulting from the fulfillment of the conditions be made prior to any future approval of a Zoning By-law Amendment application or draft approval of a Draft Plan of Subdivision or Site Development application

Condition 1 of Block Plan approval also recognizes the final Block Plan shall relate to the draft Block 59 Plan dated December 10, 2019. Two changes have been reflected in the final Block 59 Block Plan, dated September 3, 2020 as shown on Attachment 7. The Land Use Distribution has also been updated to reflect these changes as shown in Attachment 8.

The final Block 59 Block Plan identifies the Subject Lands as "Prestige Employment", "General Employment", "Natural Heritage Feature" and "10 m Buffer". Street "G" is also identified and will be future development on the Subject Lands.

The final Block Plan 59 shown on Attachment 7 is generally consistent with the Block Plan dated December 10, 2019 and reflect the following modifications:

- The area of the "Prestige Employment" designation has been reduced in the southwest quadrant of the Block (part of Parcel #17 on the final Block Plan). This modification accurately reflects the extent of the "Prestige Employment" designation and reflects the "General Employment" designation as shown in the WVEA Secondary Plan. In doing so, the extent of land uses designation shown through the current development applications, are consistent with the final Block Plan for the southwest quadrant of Block 59.
- Street 'L' connecting Line Drive to Highway 27 in the southeast quadrant of Block 59, was previously shown as "proposed" and is now being shown as part

of the Block Plan. This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan.

A number of Block 59 Block Plan conditions of approval have been satisfied as shown on Attachment 9. The Policy Planning and Environmental Sustainability Department ('PPES') and the Development Engineering ('DE') Department have reviewed the outstanding conditions and are satisfied they can be appropriately addressed in advance of consideration of the related Draft Plan of Subdivision application and lifting of the Holding Symbol "(H)" from the Subject Lands, and/or become a condition of the related Draft Plan of Subdivision approval.

The proposed development conforms to the approved Block 59 Plan.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88 as shown on Attachment 2. The "A Agricultural Zone" does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Subject Lands to "EM1 Prestige Employment Area Zone", "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", "EM2(H) General Employment Area Zone", with the Holding Symbol "(H)", and "OS1 Open Space Conservation Zone", together with the following site-specific zoning exceptions to the EM1 and EM2 Zone Standards:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>'EM1 Prestige Employment Area Zone' Requirements</b>	<b>Proposed Exceptions to the 'EM1 Prestige Employment Area Zone' Requirements</b>

**Ajman Ladher**

---

**Subject:** FW: Committee of the Whole Meeting for Tomorrow

---

**From:** Joseph Sgro

**Sent:** December 2, 2020 7:08 PM

**To:** 'Maurizio Bevilacqua' ([maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)) <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); Gino Rosati ([gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)) <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; 'linda.jackson@vaughan.ca' <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Rosanna DeFrancesca ([rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)) <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; Sandra Yeung Racco ([sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)) <[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)>; 'alan.shefman@vaughan.ca' <[alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)>; [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); Marilyn Iafrate ([marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)) <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>

**Cc:** 'Vic De Zen'; Sam Speranza <[SSperanza@zzengroup.com](mailto:SSperanza@zzengroup.com)>; 'clerks@vauhgan.ca' <[clerks@vauhgan.ca](mailto:clerks@vauhgan.ca)>

**Subject:** RE: Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

On behalf of Line Drive East Investments Limited and Hunter Fifty Investments Limited (the "Companies"), the Companies being owners of lands within Block 59, I confirm, in addition to the issues identified in my email below including the attached correspondence, that neither of the Companies are participating owners within Block 59. I confirm that the Companies object to ever being bound to any obligations that may be imposed upon the Companies by the Block 59 Landowners Group Inc. or by the Block 59 Developers Group or by the City of Vaughan related to Block Plan Applications and/or Block Plan Conditions for Block 59. I confirm that, as a result of the development of the Costco site, the Companies' lands have been effectively cut-off from the balance of Block 59 and derive absolutely no benefit from any of the infrastructure built or to be built within Block 59, that the Companies have not already paid for through their acquisition of their respective land parcels.

Thank you.

Kind Regards,

**Joseph Sgro CPA, CA**

General Manager and Partner

ZZEN Group of Companies Limited

100 Zenway Boulevard, Vaughan L4H 2Y7

Office: 905-264-5962 x204

Cell: 416-697-0179



ZZEN GROUP CONFIDENTIAL AND PROPRIETARY INFORMATION

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Thank you for your co-operation.

---

**From:** Joseph Sgro

**Sent:** November 30, 2020 3:09 PM

**To:** 'Maurizio Bevilacqua ([maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca))' <[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)>; [mario.ferri@vaughan.ca](mailto:mario.ferri@vaughan.ca); Gino Rosati ([gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)) <[gino.rosati@vaughan.ca](mailto:gino.rosati@vaughan.ca)>; 'linda.jackson@vaughan.ca' <[linda.jackson@vaughan.ca](mailto:linda.jackson@vaughan.ca)>; Rosanna DeFrancesca ([rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)) <[rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)>; Sandra Yeung Racco ([sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)) <[sandra.racco@vaughan.ca](mailto:sandra.racco@vaughan.ca)>; 'alan.shefman@vaughan.ca' <[alan.shefman@vaughan.ca](mailto:alan.shefman@vaughan.ca)>; [tony.carella@vaughan.ca](mailto:tony.carella@vaughan.ca); Marilyn Iafrate ([marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)) <[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)>  
**Cc:** 'Vic De Zen'; Sam Speranza <[SSperanza@zzengroup.com](mailto:SSperanza@zzengroup.com)>  
**Subject:** Committee of the Whole Meeting for Tomorrow

Dear Mayor and Members of Council,

Please be advised that ZZEN Group and the Block 57/58 Land Owners Group have serious concerns with the Block 59 Plan (Fulfillment of Block Plan Conditions) and the Site Plans being presented at Committee of the Whole tomorrow. We confirm that we have significant land holding interests in both Block 59 and in Block 57/58. We also confirm that we received the Meeting Notice late last week (November 26<sup>th</sup>) and have been reviewing and discussing our issues with City staff and our consulting engineers since receiving the Notice.

Our Block 57/58 Group Engineer, acting on behalf of the entire land ownership group, and our Traffic Engineer, acting on behalf of ZZEN, have each delivered letters of communication outlining the concerns that we have related to the proposed "interim sanitary servicing option" for Block 59 West and to the road network/traffic design for Block 59 East. Please see attached for the letters that were delivered, by email, to the City Clerk at approximately noon today. The communications identify major issues which must be brought to Council's attention as they are critical to the Block Plan 59 review process and to the respective Site Plan review process in advance of addressing the Block Plan/MESP concerns.

We respectfully request that due consideration is given by Council to these communications at the Council meeting tomorrow.

Thank you.

Kind Regards,

**Joseph Sgro CPA, CA**

General Manager and Partner

ZZEN Group of Companies Limited

100 Zenway Boulevard, Vaughan L4H 2Y7

Office: 905-264-5962 x204

Cell: 416-697-0179



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Thank you for your co-operation.



Communication : C 8  
Committee of the Whole (2)  
December 8, 2020  
Item # 8

**DATE:** December 7, 2020  
**TO:** Mayor and Members of Council  
**FROM:** Nick Spensieri, Deputy City Manager Infrastructure Development  
**RE:** **Item 8 - Committee of the Whole (2), December 8, 2020,**  
**Anatolia Capital Corp.**  
**Zoning By-law Amendment File Z.18.025, Site Development File**  
**DA.18.065**  
**8811 Huntington Road**  
**Vicinity of Huntington Road and Langstaff Road (REFERRED)**

---

## **Recommendations**

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

1. That Recommendation 3 be amended as follows:
  - i) 3b) be deleted and replaced with the following:

“3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.”;
  - ii) Adding the following condition:

“3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58.”
2. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8 (except condition 12). .

## **Background**

Council on December 1, 2020 deferred Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 (Anatolia Capital Corp.) to the December 8, 2020 Committee of the Whole(2) meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

i) Block 59 Plan - Street L

The staff report identifies the final Block 59 Plan has been modified to show Street 'L' connecting Line Drive to Highway 27 which was previously shown as "proposed". This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

"A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands."

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

ii) References to Block 59

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendation is included to reflect this intent.

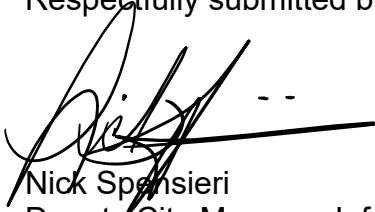
iii) Servicing for Blocks 57/58

The proposed phase 2 of the development utilizes an interim servicing strategy which will convey flows to the Huntington trunk sewer. The landowners in Block 57/58 have expressed concerns that the additional flows from the interim strategy will result in capacity constraints in Blocks 57/58.

In consideration of the above, Staff recommends Condition 3b) be amended to add an additional condition to remove the Holding Symbol "(H)" subject to a complete servicing strategy to be developed to the satisfaction of the City to demonstrate there will be no negative impacts on the ability to service future development in Blocks 57/58.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Nick Spensieri', written over a horizontal line.

Nick Spensieri  
Deputy City Manager Infrastructure Development





**ATTACHMENT 13 - CW 0119\_21 - COMMUNICATIONS C4 AND C9 FROM THE  
COUNCIL MEETING OF DECEMBER 15, 2020**

December 11, 2020

By E-Mail Only to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Mayor and Members of City Council  
City of Vaughan  
c/o Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A1T1

**COMMUNICATION – C4  
Council – December 15, 2020  
Committee of the Whole  
Report No. 61, Items 8, 9 and 10**

Dear Mayor and Members of Council:

**Re: Committee of the Whole Meeting December 8, 2020  
Agenda Items 6.8, 6.9 and 6.10 Anatolia Capital Corp. Zoning by-law Amendment Files Z.18.025,  
Z.18.026 and Z.18.027 and Site Development Files DA.18.065, DA.18.066 and  
DA.18.067 (the “Applications”)**

We are writing on behalf of Highway 27 Langstaff GP Limited regarding our comments on the captioned files that were presented in correspondence dated Dec. 1, 2020 from Davies Howe and included with those reports in Attachment #10.

On Dec. 8 we observed the Committee proceedings virtually and have reviewed Staff Communications C: 8, C: 9, and C: 10 which proposed amendments to the Recommendations and Attachments. The concerns expressed in our Dec. 1 communication have been addressed with these amendments which confirm that the obligations in the Block Plan and Site Plan Conditions are to be fulfilled by the Block 59 West Landowners Group and not by the Block 59 East Landowners. We commend the City Manager and staff for quickly and effectively addressing our concerns. Thank you.

We support the approval of these applications and ask Members of Council to create some certainty out of a period of time that has arguably been the most uncertain of times in recent history. In 2016, with the Costco and FedEx approvals in place, the Province brought forward the Highway 427 extension project and those works are well underway now. It is incumbent upon us to leverage that substantial infrastructure investment by getting more people to work in this area as soon as possible. When the Highway is open to the public you will have businesses ready to benefit from the improvements to the transportation network. You will help them succeed in the future by approving these applications today.

Thank you for the consideration of these comments.

Sincerely,

John McGovern  
Senior Vice President, Policy and Planning

**DATE:** December 15, 2020

**TO:** Mayor and Members of Council

**FROM:** Nick Spensieri, Deputy City Manager Infrastructure Development

**RE:** **Report No. 61 Item 8 – Council, December 15, 2020,**  
**Anatolia Capital Corp.**  
**Zoning By-law Amendment File Z.18.025, Site Development File**  
**DA.18.065**  
**8811 Huntington Road**  
**Vicinity of Huntington Road and Langstaff Road (REFERRED)**

---

## **Recommendations**

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

1. That Recommendation 3 be amended as follows:
  - i) 3b) be deleted and replaced with the following:

“3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.”;
  - ii) 3c) be deleted and replaced with the following:

“3c) For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required with the abutting property to the south”;
  - iii) Adding the following condition:

“3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58.”
2. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8.
3. That Attachment 7 – “Block 59 Land Use Distribution and Land Owner Participation” be deleted.

## **Background**

Council on December 1, 2020 deferred Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 (Anatolia Capital Corp.) to the December 8, 2020 Committee of the Whole(2) meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

### **i) Block 59 Plan - Street L**

The staff report identifies the final Block 59 Plan has been modified to show Street 'L' connecting Line Drive to Highway 27 which was previously shown as "proposed". This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

"A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands."

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

### **ii) References to Block 59**

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendation is included to reflect this intent.

### **iii) Servicing for Blocks 57/58**

The proposed phase 2 of the development utilizes an interim servicing strategy which will convey flows to the Huntington trunk sewer. The landowners in Block 57/58 have expressed concerns that the additional flows from the interim strategy will result in capacity constraints in Blocks 57/58.

In consideration of the above, Staff recommends Condition 3b) be amended to add an additional condition to remove the Holding Symbol "(H)" subject to a complete servicing strategy to be developed to the satisfaction of the City to demonstrate there will be no negative impacts on the ability to service future development in Blocks 57/58.

iv) Revision to the Holding Symbol condition related to lot consolidation requirement

The Recommendation includes a condition for the removal of Holding Symbol from the lands zoned EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the Holding Symbol "(H)" to require lot consolidation with the abutting property to the south. The Owner has requested the parcel zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" abutting the property to the south be excluded from this requirement as the parcel complies with the minimum lot size requirements of Zoning By-law 1-88 and can be developed independently. Accordingly, reference to the EM1 Prestige Employment Area Zone in this condition can be deleted. Staff has no objection to this request.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri  
Deputy City Manager Infrastructure Development

**C1**  
**Communication**  
**CW (1) – January 19, 2021**  
**Items # - 9, 10, 11**

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

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**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



T 905-882-7316 | M 647-222-1642

100 Commerce Valley Drive West  
Thornhill, Ontario L3T 0A1 Canada  
[wsp.com](http://wsp.com)

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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 16<sup>th</sup> 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

**C5**  
**Communication**  
**CW (1) – January 19, 2021**  
**Items # - 9, 10, 11**

**From:** [Clerks@vaughan.ca](mailto: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-15-21 3:38:15 PM  
**Attachments:** [image003.png](#)  
[2021-01-15 Block 59 Interim Sanitary Solution.pdf](#)

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**From:** Oldham, Michael <Michael.Oldham@wsp.com>

**Sent:** Friday, January 15, 2021 3:29 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>; Frieri, Michael <Michael.Frieri@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>; Musacchio, Vince <Vince.Musacchio@vaughan.ca>; Peverini, Mauro <MAURO.PEVERINI@vaughan.ca>; Suppa, Frank <Frank.Suppa@vaughan.ca>; Madhusoothanan, Manu <Manu.Madhusoothanan@vaughan.ca>; Velasquez, Diego <Diego.Velasquez@vaughan.ca>; Artuso, Tony <Tony.Artuso@vaughan.ca>; Landolfi, Joe <Joe.Landolfi@vaughan.ca>; Couto, Carlos <Carlos.Couto@vaughan.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 15, 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



T 905-882-7316 | M 647-222-1642

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Thornhill, Ontario L3T 0A1 Canada  
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January 15, 2021

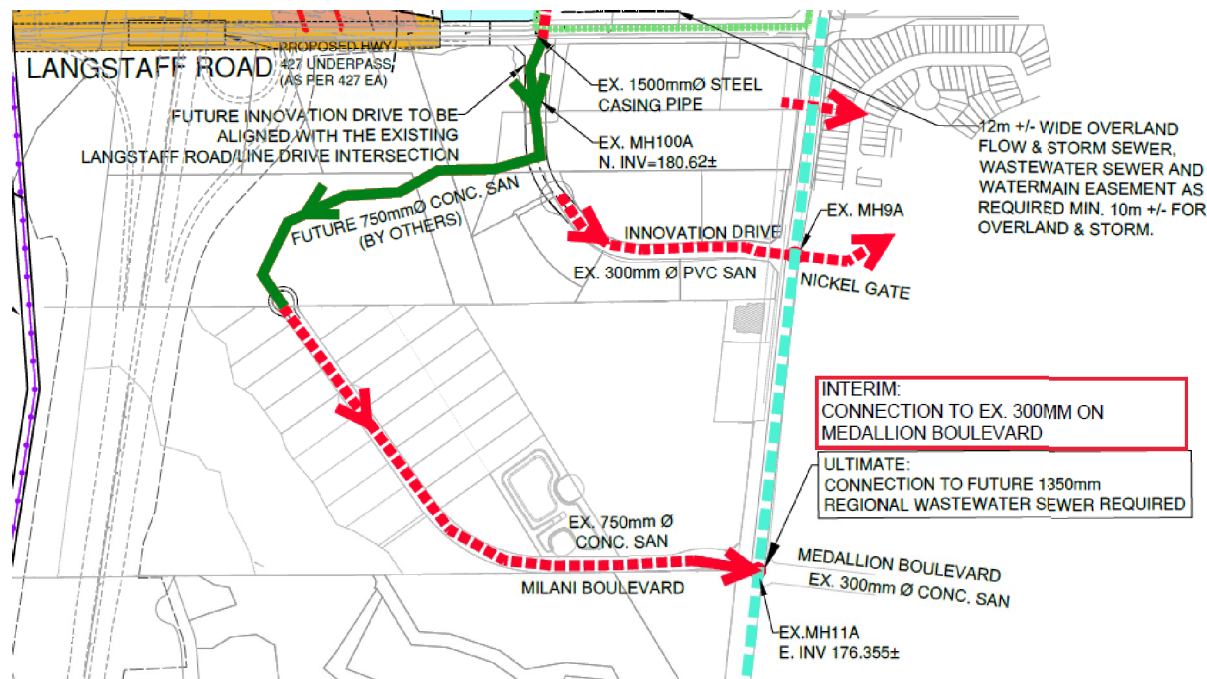
Mayor and Members of City Council  
City of Vaughan  
c/o Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

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, Z18.027; 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 clients, Anatolia Group, DG Group and Toromont Industries who are participants in Block 59 West Landowners Group, we are writing in to provide their concurrence with the interim sanitary sewer outlet solution presented by staff in a meeting on January 12, 2021 and email dated January 14, 2021 from Michael Friere the Manager of Infrastructure Planning and Engineering.

This solution was based on staff's capacity analysis confirming suitable residual system capacity downstream of Highway 27 and Milani/Medallion. The location of the interim connection to Medallion and ultimate connection of the future Regional truck sewer is shown on the sketch below.





Our Clients are in agreement with undertaking risk mitigation measures related to this solution (i.e. in-line flow control, CCTV, enhanced construction standards and assumptions protocols, and I/I reduction) as a requirement for the development of the Block 59 development lands. We further understand that if the monitor indicates a potential issue, that Block 59 West will undertake storage equilization upstream of the Highway 27 location.

On behalf of our clients, we request that the City confirm the acceptance of this interim solution for 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.  
Reeve Whitman, Toromont Industries  
Michael Frieri, City of Vaughan  
Vince Musacchio, City of Vaughan  
Frank Suppa, City of Vaughan  
Diego Velasquez, City of Vaughan  
Joe Landolfi, City of Vaughan

Andrew Zappone, One-Foot Develop. Inc.

Jim Harnum, City of Vaughan  
Mauro Peverini, City of Vaughan  
Manu Madhusoothanan, City of Vaughan  
Tony Artuso, City of Vaughan  
Carlos Couto, City of Vaughan



**DATE:** January 19, 2021

**TO:** Mayor and Members of Council

**FROM:** Jim Harnum, City Manager

**RE:** **Communication - Committee of the Whole (1) January 19, 2021**

**Item No. 9**  
**Anatolia Capital Corp.**  
**Zoning By-law Amendment File Z.18.025, Site Development File**  
**DA.18.065**  
**8811 Huntington Road**  
**Vicinity of Huntington Road and Rutherford Road (REFERRED)**

**Item No. 10**  
**Anatolia Capital Corp.**  
**Zoning By-law Amendment File Z.18.026, Site Development File**  
**DA.18.066**  
**6560 Langstaff Road**  
**Vicinity of Huntington Road and Langstaff Road (REFERRED)**

**Item No. 11**  
**Anatolia Investments Corp.**  
**Zoning By-law Amendment File Z.18.027, Site Development File**  
**DA.18.067**  
**9151 Huntington Road**  
**Vicinity of Huntington Road and Rutherford Road (REFERRED)**

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Council on December 15, 2020 deferred Zoning By-law Amendment Files and Site Development Files Z.18.025 and DA.18.065 (Anatolia Capital Corp.), Z.18.026 and DA.18.066 (Anatolia Capital Corp.), and Z.18.027 and DA.18.067 (Anatolia Investments Corp.) to the January 19, 2021 Committee of the Whole meeting to allow staff to further review the servicing arrangements as they relate to Block 59.

Since the deferral of the applications staff have worked through the holiday break and into the new year with the Applicant and surrounding landowners to undertake a comprehensive analysis of the sanitary servicing of Blocks 57, 58 and 59. Staff has engaged in several meetings and presented feasible servicing strategy options for the Subject and surrounding lands within Block 59. Staff has also determined capacity is available for all approved and active development applications in Block 59.

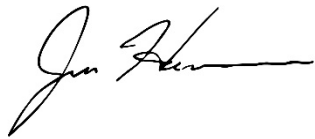
The technical report and subsequent Communications considered by Council at previous Committee of the Whole meetings include additional recommendations that the Holding Symbol “(H)” not be removed from the phase 2 portion of the lands until a

complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on Blocks 57/58. In addition, staff will report to future Committee of the Whole once the servicing strategy has been developed, reviewed and approved. At that time, Council will need to make a decision on the related Draft Plan of Subdivision Applications and the Phase 2 Site Plan Applications and Council must enact a By-law to remove the Holding Symbol "(H)" from the Phase 2 portion of the subject lands before any development can proceed on the Phase 2 lands.

In consideration of the above, staff continue to support the recommendations included in the Technical Reports for Zoning By-law Amendment Files and Site Development Files Z.18.025 and DA.18.065 (Anatolia Capital Corp.), Z.18.026 and DA.18.066 (Anatolia Capital Corp.), and Z.18.027 and DA.18.067 (Anatolia Investments Corp.).

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255 or Mauro Peverini, Acting Chief Planning Official ext. 8407.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Jim Harnum", with a stylized, flowing script.

Jim Harnum, City Manager



**DATE:** January 19, 2021

**TO:** Mayor and Members of Council

**FROM:** Jim Harnum, City Manager

**RE:** **Communication - Committee of the Whole (1), January 19, 2021**

**Item No. 9**  
**Anatolia Capital Corp.**  
**Zoning By-law Amendment File Z.18.025, Site Development File**  
**DA.18.065**  
**8811 Huntington Road**  
**Vicinity of Huntington Road and Langstaff Road (REFERRED)**

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## **Recommendations**

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

1. That Recommendation 1 be amended as follows:
  - i) be deleted and replaced with the following:

“THAT Zoning By-law Amendment File Z.18.025 (Anatolia Capital Corp.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.”
2. That reference to the term “EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”” be deleted throughout the report.
3. That Attachment 3 “Proposed Zoning and Site Plan” be replaced the Attachment 3 (affixed hereto as Attachment 1) to remove the Holding Symbol “(H)” from the EM1 Prestige Employment Area Zone.
4. That Recommendation 3 be amended as follows:
  - ii) 3b) be deleted and replaced with the following:

- “3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.”;
  - iii) 3c) be deleted and replaced with the following:
    - “3c) For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required with the abutting property to the south”;
  - iv) Adding the following condition:
    - “3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58.”
5. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8.
  6. That Attachment 7 – “Block 59 Land Use Distribution and Landowner Participation” be deleted.

## **Background**

Council on December 1, 2020 and subsequently on December 15, 2020 deferred Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 (Anatolia Capital Corp.) to the January 19, 2021 Committee of the Whole(1) meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

### **i) Block 59 Plan - Street L**

The staff report identifies the final Block 59 Plan has been modified to show Street ‘L’ connecting Line Drive to Highway 27 which was previously shown as “proposed”. This change reflects the Traffic and Transportation Study update (October 2020) which includes Street ‘L’ as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

“A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands.”

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

ii) References to Block 59

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendation is included to reflect this intent.

iii) Servicing for Blocks 57/58

The proposed phase 2 of the development utilizes an interim servicing strategy which will convey flows to the Huntington trunk sewer. The landowners in Block 57/58 have expressed concerns that the additional flows from the interim strategy will result in capacity constraints in Blocks 57/58.

In consideration of the above, Staff recommends Condition 3b) be amended to add an additional condition to remove the Holding Symbol “(H)” subject to a complete servicing strategy to be developed to the satisfaction of the City to demonstrate there will be no negative impacts on the ability to service future development in Blocks 57/58.

iv) Revision to the Holding Symbol condition related to lot consolidation requirement

The Recommendation includes a condition for the removal of Holding Symbol from the lands zoned EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the Holding Symbol “(H)” to require lot consolidation with the abutting property to the south. The Owner has requested the parcel zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” abutting the property to the south be excluded from this requirement as the parcel complies with the minimum lot size requirements of Zoning By-law 1-88 and can be developed independently. Accordingly, reference to the EM1 Prestige Employment Area Zone in this condition can be deleted. Staff has no objection to this request.

v) Removal of the Holding Symbol from the lands zoned EM1 (Block 2)

The Owner has requested revisions to Recommendation 1 in the staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 to remove the Holding Symbol “(H)” for the parcel identified as Block 2 in Attachment 9.

Staff can support this request as the parcel is located in the Phase 1 development of the Subject Lands and can be serviced and accessed from Huntington Road in the same manner as the parcel identified as Block 1 in Attachment 9. The Holding Symbol “(H)”

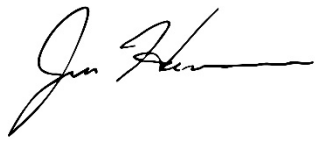
would still apply to all lands to be zoned "EM2 General Employment Zone (Phase 2). The Owner must also submit a Site Development Application before this Block can be developed.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

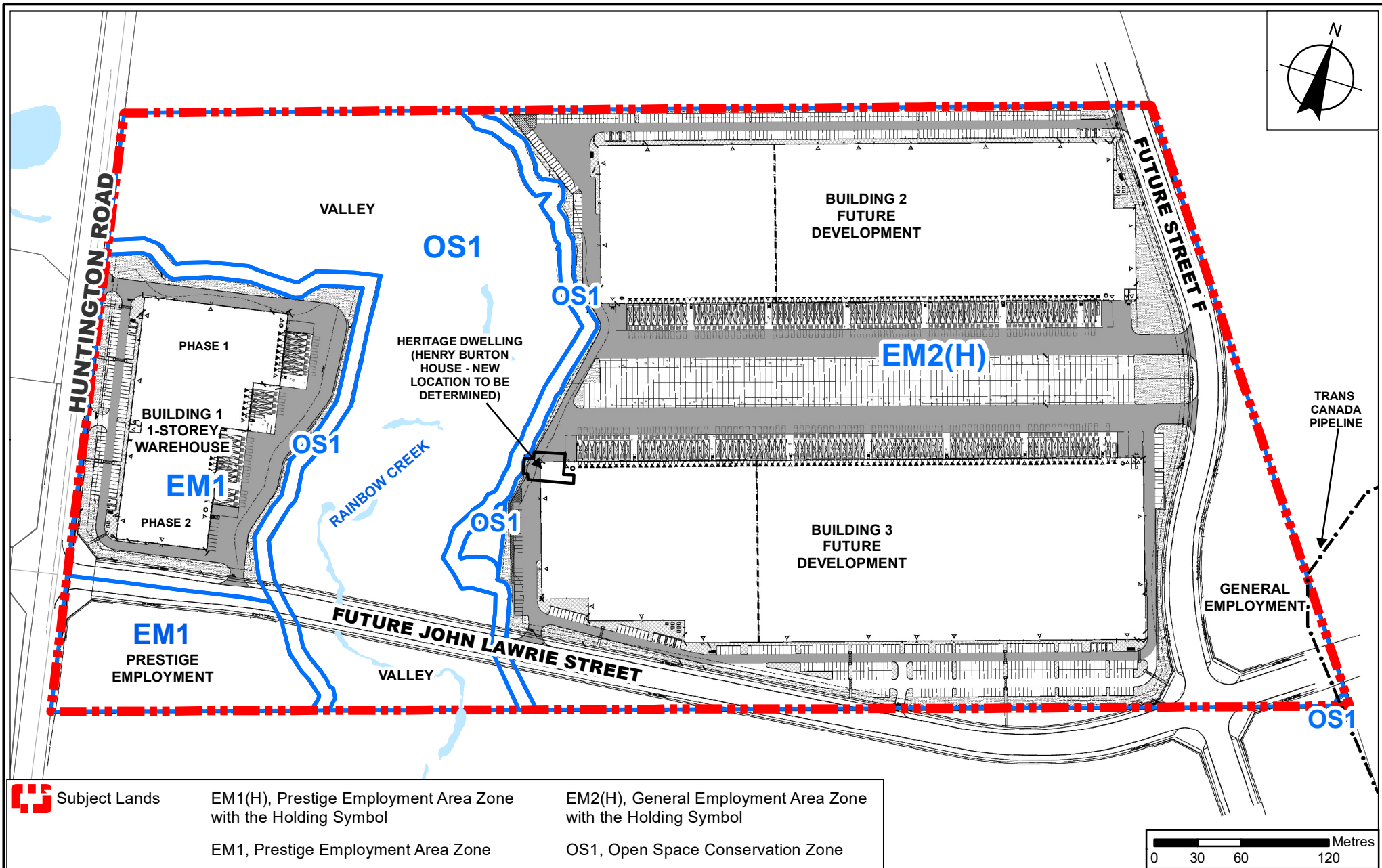
Attachment

Attachment 1: Attachment 3, Proposed Zoning and Site Plan

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jim Harnum, City Manager



# Proposed Zoning and Site Plan

**LOCATION:** Part of Lot 13, Concession 9; 8811 Huntington Road

**APPLICANT:** Anatolia Capital Corp.



Attachment

FILES: Z.18.025 and DA.18.065  
RELATED FILE: 19T-18V009

DATE: January 19, 2021

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