

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) – SEPTEMBER 17, 2018**

**COMMUNICATIONS**

**Item**

**Distributed September 12, 2018**

- |    |   |   |
|----|---|---|
| C1 | Mr. Vince Tesa, Islington Avenue, Woodbridge, dated August 16, 2018         | 5 |
| C2 | Ms. Roslyn Houser, Goodmans LLP, Bay Street, Toronto, dated August 22, 2018 | 6 |
| C3 | Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association                 | 1 |

**Distributed September 14, 2018**

- |    |  |   |
|----|--|---|
| C4 | Mr. Graziano Stefani, Gold Park Group, Siltan Road, Woodbridge | 3 |
|----|--|---|

**Distributed September 17, 2018**

- |    |  |   |
|----|--|---|
| C5 | Mr. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated September 17, 2018 | 2 |
|----|--|---|

**Disclaimer Respecting External Communications**

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Please note there may be further Communications.

Vince Tesa

PUBLIC HEARING  
COMMUNICATION

Date: Sept 17/18 ITEM NO. 5

August 16, 2018

City of Vaughan  
Development Planning  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Sent via email to:

[Developmentplanning@vaughan.ca](mailto:Developmentplanning@vaughan.ca)

[Letizia.D'Addario@vaughan.ca](mailto:Letizia.D'Addario@vaughan.ca)

[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)

Attention: Letizia D'Addario, Clement Messere

**Re: Proposed Development – 7386 Islington Ave, Woodbridge File #'s: OP.18.009 and Z.18.015**

This letter is in reference to the proposed development on 7386 Islington Avenue. My father, Luca Tesa owns the neighbouring property located at [REDACTED] Islington Avenue of which we share the same driveway to access both properties. We have some questions and concerns regarding the proposed development which we would like addressed.

- 1) An easement does exist on the property in favour of [REDACTED] Islington Avenue (Vaughan 48498, Instrument # VA65695, Part 17, Plan 64-R7756) commencing at the property line on Islington Avenue extending to and ending at the property line located at the most westerly point. Refer to Site Survey labelled Schedule 1. This easement refers to the current roadway which gives us the right of way and the legal right to use the lands as described in the easement without any encumbrances, forever. My concerns are as follows:
  - The preliminary grading plan shows a retaining wall and a 1.57m drop in elevation prohibiting access to the main entrance of my property as well as my 2 car garage. Please note: Current grading plan shows 0.57m, this is an error, it's actually 1.57m and the 2 car garage is listed as a shed, when the survey shows it as a garage. See Schedule 2, 3 and 4.
  - The preliminary grading plan also shows an outdoor amenity constructed on the right of way as well as a retaining wall extending to the property line and a curb which is encumbering my legal use of the existing easement and preventing access to my barn. See Schedule 5.
- 2) We operate a farming operation, and the above mentioned right of way is regularly used from April to December to access my property with heavy and large farming equipment, some as wide as 12', as well as 5 Ton trucks making deliveries. Note: [REDACTED] Islington Avenue is within the parkway belt and is zoned non-conforming agriculture. I would like assurances that:
  - The new roadway will be able to accommodate the current use with the added traffic created from the 43 proposed townhomes
  - Sidewalks will be constructed so that pedestrians can access Islington Avenues in a safe manner.
  - During said construction we will always have safe access to my property and that there will never be any disruptions or encumbrances to my access especially in the case of an unforeseen emergency.

[REDACTED] Islington Ave, Woodbridge ON, [REDACTED] Tel: [REDACTED] Fax: [REDACTED]

# Vince Tesa

- 3) As mention above, my property is zoned as non-conforming agriculture and the property is used for:
- Parking & Storage of farming equipment
  - At any given time we may have livestock in the barn
  - Operations in the summer run 7 days per week starting early in the morning, ending late at night.

What measures will be taken to ensure that the residents of the proposed townhomes are made aware of the current operations and bylaws that exist on my property today. I do not want to start having to deal with complaints of noise from equipment, parked farming equipment, livestock, manure or the use of large farming machinery and large trucks accessing the driveway.

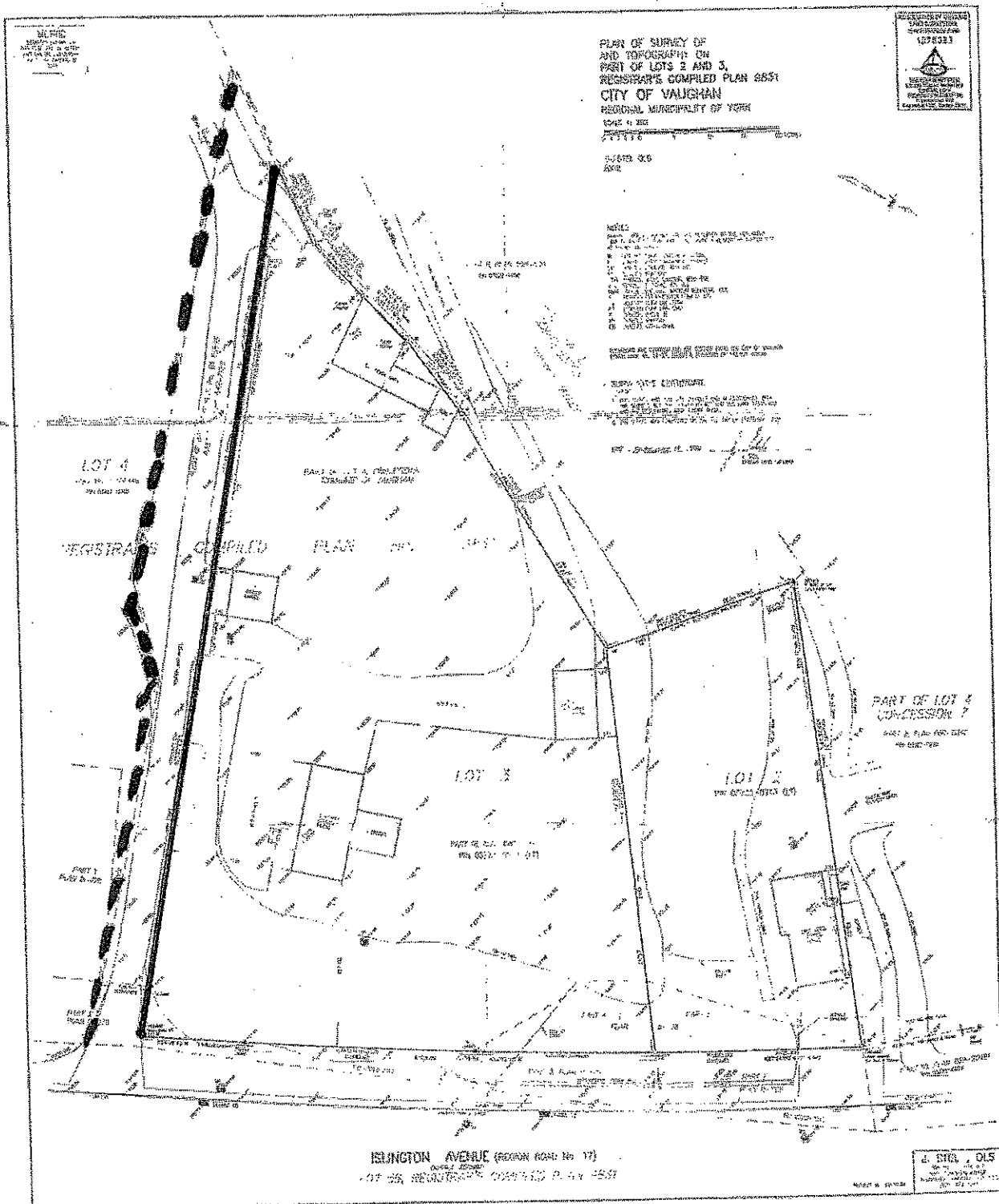
It's extremely important to me that these concerns are addressed in advance to avoid any potential issues in the future.

Sincerely

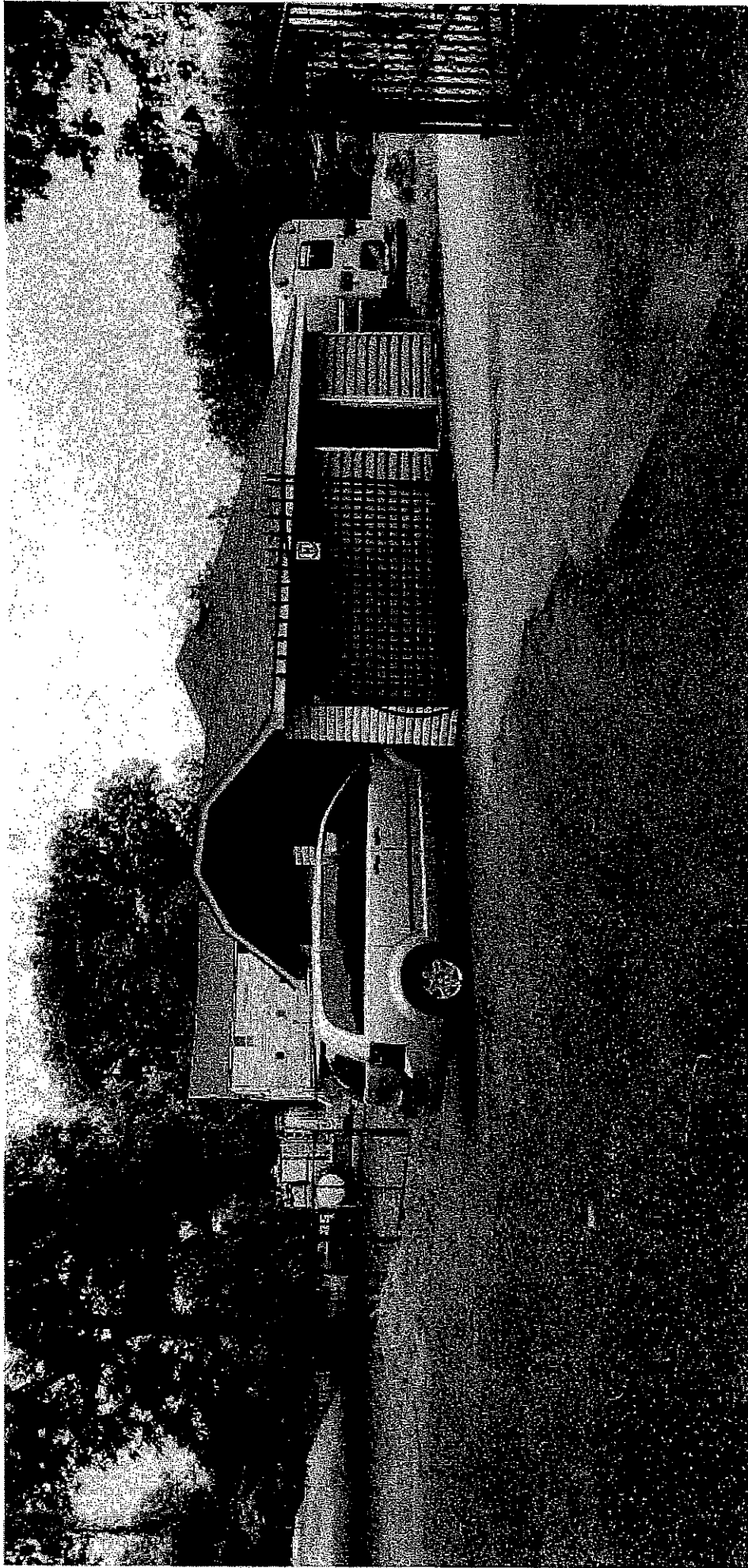
A handwritten signature in black ink, appearing to read 'Vince Tesa', with a stylized flourish at the end.

Vince Tesa

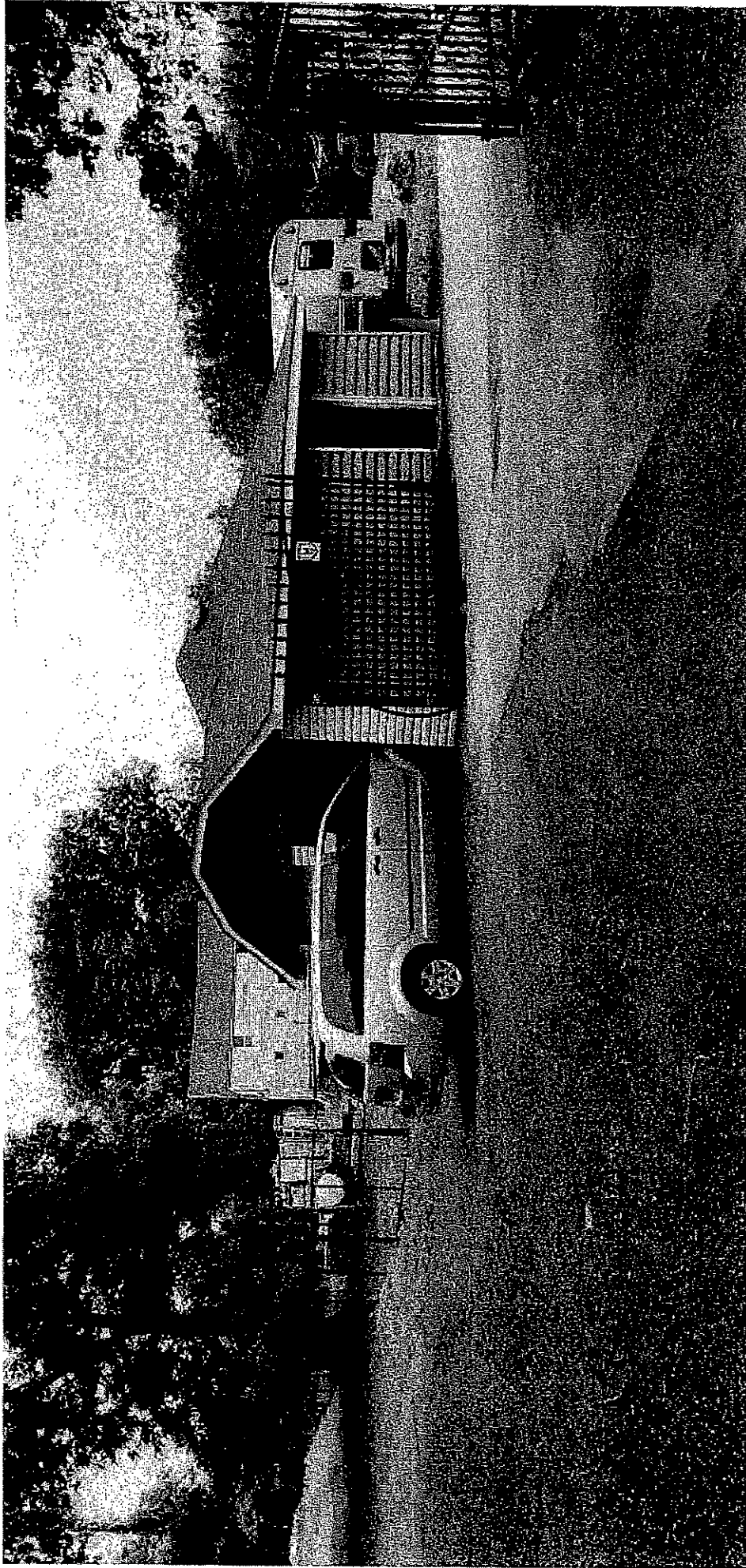
Schedule 1



Schedule 2



Schedule 3









August 22, 2018

**Via Email and regular mail**

Our File No. 152426

City of Vaughan  
Planning Development Department  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Attention: Mark Antoine, Planner**

Dear Sirs/Mesdames:

**Re: Application by Parentela Holdings Ltd.  
8440 Regional Road 27  
File Numbers OP.18.011 and Z.18.018**

We are the solicitors for Costco Wholesale Canada Ltd. ("Costco"). Our client operates two warehouse membership clubs in the City of Vaughan as well as a recently-constructed distribution centre and commissary in Vaughan's newest employment area, the West Vaughan Employment Area ("WVEA"). As such, our client has made significant investments in the City of Vaughan and currently employs a total of 989 employees. The employment number will increase when there is a planned expansion to the distribution centre.

In late 2017, our client became aware of the proposal by Parentela Holdings Ltd ("Parentela") to develop a hotel in close proximity to Costco's distribution centre. As a result, Costco arranged for its noise expert, Valcoustics Canada ("Valcoustics"), to contact J.E. Coulter Associates ("Coulter") to discuss the parameters for the noise study Coulter was preparing in support of Parentela's applications and also to establish a mechanism to share confidential noise modelling information.

We attach a memo dated June 28, 2018 in which Valcoustics provides comments on the Coulter noise study submitted by Parentela to the City in April 2018. The memo highlights the risk that approval of the proposed hotel could jeopardize the ability of Costco and other industrial operations in the WVEA to maintain and/or secure their requisite approvals from the Ministry of the Environment and Climate Change.

**PUBLIC HEARING  
COMMUNICATION**

Date: Sept 17/18 ITEM NO. 6

In light of this risk for the current and future industrial operations in the WVEA, we do not believe Parentela's proposal would maintain the planned structure of the City's official plan. We attach a memorandum dated August 10, 2018 from Costco's planning consultant, WSP, which outlines the relevant planning policies and concludes that a hotel in this location would not represent good planning.

We trust City staff will give careful consideration to Costco's very serious concerns about the long term risks to its current operations and future expansion plans if the proposed hotel is approved. We would be pleased to meet to discuss this further if staff have any questions.

Yours truly,

Goodmans LLP



Roslyn Houser

RH/lr

encl.

cc: Clement Messere  
Margaret McCulla  
Mark Levkoe  
Darryl Bird

## MEMORANDUM

**TO:** Margaret McCulla  
[mmcculla@costco.com](mailto:mmcculla@costco.com) E-MAIL

**FROM:** Anthony Amarra/Mark Levkoe

**DATE:** June 28, 2018

**RE:** Costco Vaughan Distribution Centre  
**Comments on J.E. Coulter Noise Impact Feasibility Study  
Le Jardin/Tribute 12-Storey Hotel**

**FILE:** 114-155-700

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As requested, we have reviewed the “Noise Impact Feasibility Study – Le Jardin/Tribute 12-Storey Hotel, 8440 Highway 27 Vaughan, Ontario” (herein referred to as the Noise Report) prepared by J.E. Coulter Associates Limited dated April 17, 2018.

The Noise Report concludes that noise emissions from Costco will be in compliance with the Ministry of the Environment and Climate Change (MOECC) noise guideline (Publication NPC-300) at the proposed hotel site. However, there are some concerns regarding certain aspects of the noise report, as well as the potential impact of introducing new noise-sensitive uses in the area. The main issues from the land use compatibility perspective are summarized below. There are also a number of technical questions/comments on the report which have not been included here but can be provided if requested. The issues listed herein are intended for the purpose of discussion with the City of Vaughan.

- MOECC Publication NPC-300 states that inoperable windows MAY be acceptable for use as receptor-based “on building” noise control measures in noise-sensitive commercial-purpose buildings, which the hotel would be considered.

Publication NPC-300 states that receptor based “on-building” noise control measures are acceptable for use as a stationary source mitigation measure under the condition that the noise-sensitive land use is classified as a Class 4 Area. In other words, sealed windows are only an acceptable form of mitigation if the hotel site is deemed Class 4.

The municipality does have some flexibility in the application of the noise guidelines. That is, the municipality can accept the sealed windows as mitigation and approve the hotel without the use of the Class 4 status. However, there is no guarantee that the MOECC will follow the same approach when assessing the compliance status of Costco (or any other existing or future industrial use in the area). If the MOECC does not accept sealed window as mitigation without the Class 4 status, and the re-zoning of the hotel lands is approved, Costco would no longer be in compliance with its current environmental approval.

- In addition (and similar) to the above, the wording in NPC-300 does not definitively exclude a hotel use with inoperable windows from being considered a point of reception. While this form



of mitigation may be acceptable to the municipality, it may not be acceptable to the MOECC. If the development were to be approved and the MOECC did not accept this form of mitigation, Costco (or any other existing or future industry in the area) would not be in compliance with the noise guidelines at the hotel. As above, this would affect Costco's ability to obtain MOECC approvals.

- The approval of the proposed hotel will introduce a new noise sensitive use in the vicinity of the West Vaughan Employment Area (WVEA). The WVEA is intended as a prestige industrial area. Noise emissions will be part of the new industrial facilities, most likely from truck activity and other rooftop equipment which may be installed. The concern regarding noise impact from Costco at the proposed hotel also extends to the potential noise impact from other future industrial developments in the WVEA, especially at the lands south of Costco which are closer to the hotel site. The introduction of the hotel as a new noise sensitive use increases the likelihood of future noise complaints and will make it more difficult for Costco and future industrial facilities to obtain the necessary approvals from the MOECC.

Should you have any questions or wish to discuss our comments in greater detail, please contact us.

AAML

J:\2014\114155\700 Parantela Holdings Review\Memos\Costco Vaughan M\_2 - Comments on Coulter Noise Impact Feasibility Study.docx

cc Roslyn Houser ([rhouser@goodmans.ca](mailto:rhouser@goodmans.ca))  
Joanna Rosengarten ([jrosengarten@mccarthy.ca](mailto:jrosengarten@mccarthy.ca))



## MEMO

**TO:** Roslyn Houser  
**FROM:** Darryl Bird  
**SUBJECT:** Proposed OPA No. OPA.18.011 and ZBLA No. Z.18.018  
**DATE:** August 10, 2018

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The Costco Vaughan Distribution Centre and Commissary (“Costco DC”) began operation in November 2016, and is located at 100 and 111 Line Drive in the City of Vaughan. The site is bounded by Langstaff Road to the South, Highway 27 to the east, and the Highway 427 Corridor to the west. This rectilinear facility is comprised of three main functions. The eastern portion includes a commissary, where par-baked goods are manufactured for distribution to Costco’s warehouse membership clubs across Canada. The central portion includes the warehouse shipping and receiving facility where goods are received for distribution to Costco’s warehouse membership clubs throughout the Ontario. The western portion includes the E-commerce facility, where goods only available for purchase on-line, are received then distributed to the warehouse membership clubs. This facility has been planned in two phases to account for current and anticipated future operations. The first phase, which has been built to date, has a gross floor area of 53,229 square metres. The second phase contemplates a future 27,751 square metre expansion to the E-commerce portion of the building to allow for projected on-line sales growth. Both phases of this facility were zoned and site plan approved by the City of Vaughan.

A recent application has been submitted to the City of Vaughan, for an Official Plan (OPA.18.011) and Zoning By-law Amendment (Z.18.018), to permit hotel, restaurant and office uses on the Chateau Le Jardin Conference and Event Venue lands. The site is located at 8440 Highway 27 in close proximity to the Costco DC. WSP has reviewed the applicable policies within the York Region Official Plan (“YROP”) 2010, Vaughan Official Plan (“VOP”) 2010, and the West Vaughan Employment Area Secondary Plan (“WVEASP”) 2014, to assess the appropriateness of permitting a hotel on the Chateau Le Jardin site.

York Region Council’s direction for “Planning for Employment Lands” is outlined in Section 4.3 of the YROP. This section outlines Council’s commitment to “maintaining and enhancing the long term viability of employment lands,” acknowledges their “significant role in the Region’s economy,” and recognizes that the “ongoing viability of these lands is contingent upon long term protection.” This commitment is further established through policies including:

*4.3.3 – To recognize that employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region.*

*4.3.4 – To require local municipalities to designate and protect employment lands in local municipal official plans.*

The YROP also establishes another tier of Employment Lands - Strategic Employment Lands. There are seven Strategic Employment Lands sites in all of York Region, three in the City of Vaughan. Policies related to Strategic Employment Lands include:



4.3.6 – *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 lands uses in local municipal official plans.*

4.3.7 - *To require local municipalities to give priority to the strategic employment lands identified in Figure 2 when considering additional land designations.*

The City of Vaughan, identifies the Costco DC site as “Employment Areas” on Schedule 1 (Urban Structure) of the VOP. Section 5.1.1 of the VOP recognizes that Employment Areas need to be “protected to promote the long-term health of the industrial manufacturing and warehousing sectors.” Section 5.1.2 further outlines that employment areas should be flexible to accommodate growth and change, offer protection from more sensitive lands uses, and that the West Vaughan Employment Area lands play a critical role in the development of Vaughan’s economic base.

Schedule 13 – Land Use of the VOP, indicates that the Costco DC site is subject to the West Vaughan Employment Area Secondary Plan (WVEASP). The Costco DC site is designated “Prestige Industrial” on the easternmost side, and “General Industrial” to the west where the site terminates at the Highway 427 and Hydro utility corridor as depicted on Schedule 3 – Land Use of the WVEASP.

Section 1.5 of the WVEASP outlines planning goals seeking to maximize the potential of the employment activity in this area. It recognizes that “*the WVEA provides a distinct product within the context of the employment areas in Vaughan and across the GTA,*” that “*the new Highway 427 Corridor provides an additional supply of large sites with excellent highway access,*” and that within the City of Vaughan “*only the WVEA can accommodate both the prestige development and a significant supply of lands for land-intensive industrial, manufacturing and warehousing uses that require large parcels, excellent transportation facilities and relatively lower land costs.*” The WVEASP recognizes the unique characteristics of this Area as being the ideal, and only viable location, for large scale warehousing and manufacturing facilities such as the Costco DC. The WVEA is consistent with the YROP policies identifying these lands as a Strategic Employment Area.

In May 2018, Official Plan Amendment No. OP.18.011 and Zoning By-law Amendment No. Z.18.018 were submitted to the City of Vaughan, seeking permission to construct a hotel, offices and accessory restaurants on the Chateau Le Jardin Conference and Event Venue lands located at 8440 Highway 27. This site located on the south side of Langstaff Road, in close proximity to the Costco DC. The site is currently designated “Employment Area Commercial Mixed-Use,” on Schedule 13 – Land Use of the VOP.

The VOP is explicit in identifying designations where hotels are a permitted use in the City of Vaughan. Hotel uses are permitted in areas designated Low-Rise Mixed-Use (small scale hotels); Mid-Rise Mixed-Use; High-Rise Mixed-Use; and the Theme Park and Entertainment designations. Hotels are also permitted in Employment Commercial Mixed Use and Community Commercial Mixed Use designations, but only when those designations are identified as “Intensification Corridors” as depicted on Schedule 1 – Urban Structure of the VOP.





As noted previously, the Chateau Le Jardin site is located within the “Employment Commercial Mixed Use” designation in the VOP, but is not located within an Intensification Area as depicted on Schedule 1 – Urban Structure. Therefore, hotel uses are not a permitted use at the Chateau Le Jardin site. The VOP contains a detailed hierarchy outlining the location of Intensification Areas, which are the primary location of the City’s 45% intensification target. These areas, as depicted on Figure 6 – Intensification Areas of the VOP, include the Vaughan Metropolitan Centre, Regional Intensification Corridors (e.g., Highway 7), Primary Centres (e.g., Weston Rd. & Highway 7), Primary Intensification Corridors (e.g., Jane Street), and Local Centres (e.g., Historic Woodbridge Village). In describing the establishment of Intensification Areas, section 2.2.5 identifies that:

“existing Community Areas will not see significant physical change as the vast majority of residential development within the building boundary will take place within Intensification Areas. Similarly, Employment Areas will be maintained for their planned function of industrial, manufacturing, warehousing and some office uses.”

Intensification Areas, and the permitted uses within them such as hotels, have been thoughtfully located away from areas where they would impact stable employment areas, and in this case, where a hotel could impact the existing and future function of the Costco DC.

Based on the regional and municipal policy framework applying to Employment Areas and the nature of the proposed OPA and ZBLA, it is our opinion that a hotel use on the Chateau Le Jardin lands is contrary to those policy frameworks which seek to protect strategic employment areas. A hotel in the location proposed could significantly impact the existing and future planned operation of the Costco DC and other West Vaughan Employment Area lands, an Area which is acknowledged as being uniquely located and planned to accommodate significant warehousing and manufacturing facilities like the Costco DC. We therefore believe the applications do not represent good planning.

Sincerely,

Darryl Bird, M.Pl., MCIP, RPP  
Manager – Planning, Thornhill

cc. Margaret McCulla, AVP and Corporate Council, Costco Wholesale Corporation  
Tom Rotella, Vice President, Land Development Ontario, WSP

**Subject:** Sept. 17, 2018 Public Hearing Agenda - Item 3 - Files OP.16.009, Z.16.036 + 19T-18V006 - Highview Building Corp Inc

**PUBLIC HEARING COMMUNICATION** C3

**Date:** Sept 17/18 **ITEM NO. 1**

**From:** Kathryn Angus <Kathryn.Angus@hhangus.com>

**Sent:** July-23-18 9:01 AM

**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.laftrate@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>

**Cc:** Ciampa, Gina <Gina.Ciampa@vaughan.ca>

**Subject:** 89 & 99 Nashville Road and Part of 10515 Hwy 27

Mayor Bevilacqua, Members of Council, Planning Dept.

Re: 89 & 99 Nashville Road and Part of 10515 Highway 27

Official Plan Amendment (OP.16.009) and Zoning By-law Amendment (Z.16.036) Applications

The Kleinburg & Area Ratepayers' Association (KARA) is writing to you to express our concerns to the proposed development, as noted below. After attending a community meeting regarding the proposed development, we believe that specific elements of this application undermine important by-laws and OP requirements of the Village of Kleinburg and Kleinburg / Nashville Heritage Conservation District. KARA cannot support the proposed development in its current form and we respectfully request that the applicant be requested to reconsider and amend the current application.

1. The amalgamation of lots on this development should be of great concern, which is explicitly discouraged in the Kleinburg Nashville Heritage Conservation District Plan (KNHCD). It is a damaging precedent for the village. The exemption for Stegman's Mill was supposed to be site specific. However, this is now starting to become the norm.

The main objective/goal of the KNHCD is to 'ensure to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg core area are protected'. The OP 12.4.9.4 (Community Corridor) 'Nashville Road and Hwy 27 are considered as important community corridors between the existing villages of Kleinburg and Nashville. Consideration shall be given to the landscaping and streetscaping along these corridors to ensure that the rural character and vistas of the rural and natural landscapes are retained. The visibility of development in such areas from major roads and corridors should be minimized.'

Does this not open the door to future lot amalgamation on Islington? Instead of the small and charming shops, will we see applications to create larger retail or restaurants operating in the village?

Community contribution should be a design component of any project in Kleinburg. Section 5.2.6 'Community Support' "To foster community support for, pride in, and appreciation of the heritage character of the district, and to promote the need to conserve this character for future generations"



The project has attempted to make connections architecturally, however, there is a lack of physical connectivity with the Village and with the commercial property to the north. Inclusion of commercial frontage on Nashville Road and refined public access would start to address connectivity. We have requested a master plan or secondary plan for the Village of Kleinburg for over five years that would recognize connectivity and the comprehensiveness of traffic (including pedestrian and cycling) studies. There is a public park/cemetery east of the site, separated by one ownership (two lots) which could be linked by an expanded Nashville Road walkway (road widening) and/or by a rear trail (easement in the interim) separating the Montessori school site and this site.

2. Access for vehicles to and from the site has not been fully addressed. The traffic study is not comprehensive and is inadequate in that it does not consider what the impact will be when / if the Doctors House gets approval for expanded hotel room accommodation. The adjacent landowner to the east is also awaiting the results of this application to move forward with another residential development. This will further increase traffic.

The proposal included shared access with the Montessori entrance for loading/ garbage pick up/ drop off. We believe it will be dangerous to have the garbage and loading dock access be shared with the Montessori school. Delivery trucks/ loading areas and children are not a good combination and by sharing the Montessori access – does this not pose a risk to the students of the school.

3. Overly congested due to the density, we do not see how pedestrians can move comfortably through the complex. Walkways seem to be narrow or too close to incoming / outgoing vehicles. The entrance/exit on Nashville Road needs to be considered again in relationship to the traffic flow, the traffic light to the west, the poor visibility to oncoming cars from the hill to the east on Nashville Road, and the slippery, steep grade of the hill during winter storms. The city and Region should “walk the talk” of providing pedestrian-friendly streets to reduce the use of cars, particularly in a small, historical village such as Kleinburg. For example, there is no clear pedestrian access to the plaza entrance across the street.
4. We remain firm on the current height restriction. The height limits requested have not been applied to the podium that has been designed on the west face, along Hwy 27. The original bylaw requires no higher than 9.5 height. The building height as shown on Plan A4-07 shows 11.5m height above the podium deck (underground parking and access from Regional Road 27). The podium deck height varies between 7.5 and 10.0 according to the verbal presentation. The total height at the southwest corner of the building is proposed to be 21.5m.
5. There is no commercial. The BIA should be interested in more commercial floor space to be sustainable. More floor space should reduce rents as basic economics would explain and lead to other than the spate of restaurants that are now defining Kleinburg.
6. The proposed development attempts an historically attractive and Village compatible building on the NE corner. The mass of construction detracts from the intents of the KNHCD (see item 1). This is relevant since the developer promoted his development as being an impressive "gateway" to Kleinburg. The gateway to our community should consider the existing amount of tree canopy on these three lots for its visual impression defining Kleinburg.

The architectural design of the units (aside from the two historical houses) on Nashville Road would look better if the brickwork were more compatible with the brickwork of the buildings in the plaza on the northeast corner, i.e., more elaborate/decorative, with similar two colours and architectural details emphasized. There were also questions / concerns on what the backyards would look like for the units backing onto Highway 27: the need for a fence and /or substantial landscaping.

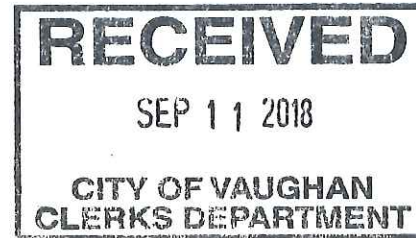
Regards

Kathryn Angus, President

Kleinburg & Area Ratepayers' Association

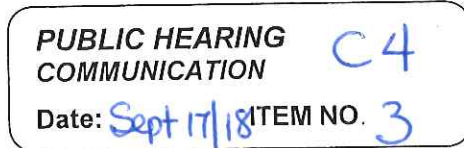


City of Vaughan Clerks Office  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1



Attention: Mr. Todd Coles, City Clerk

RE: Committee of the Whole (Public Hearing)  
September 17, 2018  
OPA & Zoning By-Law Amendment, 2338 Major Mackenzie Drive  
**2338 Major MacKenzie Drive Inc.**



Dear Sir:

We have prepared this letter on behalf of Gold Park (Woodbridge) Inc., who are the owners of the property located at the South and West corner of Major MacKenzie Drive and Keele Street currently under construction. As part of our Development Approval we were required to re-construct part of the Existing Sanitary Sewer on Gram Street, between Goodman Crescent and Naylor Street in Maple. The Sanitary Sewer also provides flow conveyance for the Subject lands.

The upsizing of the sewer, from a 200mm diameter to a 300mm diameter pipe, was completed to allow future growth and intensification along Major MacKenzie Drive, between east of Killian Road to Keele Street, which includes the above captioned lands. These works have since been completed and are operational. Further details and costs can be provided by our Consultant, **Condeland Engineering Limited**. We have attached a copy of the Plan and Profile of the Sanitary Sewer for your reference.

As part of the processing of the aforementioned application we would like the City to impose a condition of their Re-Zoning approval, that would require the applicant to pay their fair share of the oversizing costs. We will be present at the Public Hearing and the undersigned will speak further on this matter.

Please ensure this writing is circulated amongst members of the Council and the Mayor and the Committee of the Whole Chairperson.

Thank-you for your cooperation.

Yours truly,

**Gold Park (Woodbridge) Inc.**

Graziano Stefani, P.Eng.  
Land Development Engineer









64 Jardin Drive, Unit 1B  
 Concord, Ontario  
 L4K 3P3  
 T. 905.669.4055  
 F. 905.669.0097  
 klmpartners.com

File: P-1732

September 17<sup>th</sup>, 2018

**PUBLIC HEARING  
 COMMUNICATION**

C5

Date: Sept 17/18 ITEM NO. 2

City of Vaughan  
 c/o Todd Coles, City Clerk  
 2141 Major Mackenzie Dr.  
 Vaughan, ON  
 L6A 1T1

**Attention: Mayor and Members of Council**

**Re: Item No. 2, Committee of the Whole (Public Hearing) Report  
 Calvin Estates Inc.  
 10130, 10144, 10160 Weston Road  
 Part of Lot 21, Concession 6  
 City of Vaughan File No. Z.16.018 and 19T-16V003**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Belmont Properties (Weston) Inc., owner of lands immediately adjacent to the above noted lands on the south side of Chatfield Drive. We have had an opportunity to review Item No. 2, Committee of the Whole (Public Hearing) Report, dated September 17, 2018 to be considered by Vaughan Council on September 17, 2018. We note that the proposed zoning by-law amendment and proposed conceptual lotting by Calvin Estates Inc. is not consistent the abutting approved lotting on my client's lands which if unchanged, has the potential to adversely impact the orderly development of my client's lands in the manner they were approved.

We are concerned that my client's approved abutting development does not appear to have been taken into consideration. My client is not opposed to the proposed development subject to a coordinated development process with my client's lands.

We kindly request that we be notified of any future reports and/or public meetings as it relates to the above noted lands and ask that we receive any notice of the Committee of the Whole or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

We trust the foregoing is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in black ink, appearing to read "R. Virtanen". The signature is fluid and cursive, with the first letter "R" being particularly large and stylized.

Ryan Virtanen, BES, MCIP, RPP  
PARTNER

cc. Belmont Properties (Weston) Inc.