

**CITY OF VAUGHAN**  
**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2021**

Item 5, Report No. 27, of the Committee of the Whole (Closed Session), which was adopted, as amended, by the Council of the City of Vaughan on May 18, 2021, as follows, and the confidential recommendations made public:

***By receiving the following communications:***

- C35 Simone Barbieri, dated May 12, 2021;**  
**C40 Simone Barbieri, dated May 14, 2021; and**  
**C41 Simone Barbieri, dated May 14, 2021.**

**5. 5550 LANGSTAFF ROAD RAVINES OF RAINBOW CREEK  
SUBDIVISION PHASE 2 1668135 ONTARIO INC.**

**The Committee of the Whole (Closed Session) recommends:**

- 1) That recommendations 1.a., 2. and 3., contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor and the City Manager, dated May 12, 2021, be approved; and**
- 2) That the following communications be received:**
  - C1 Simone Barbieri, dated April 23, 2021;**
  - C2 Simone Barbieri, dated April 21, 2021;**
  - C3 Simone Barbieri, dated April 21, 2021;**
  - C4 Simone Barbieri, dated April 21, 2021;**
  - C5 Simone Barbieri, dated April 22, 2021;**
  - C6 Simone Barbieri, dated April 22, 2021;**
  - C7 Simone Barbieri, dated April 22, 2021;**
  - C8 Simone Barbieri, dated April 22, 2021; and**
  - C9 Simone Barbieri, dated April 22, 2021.**

**Recommendations**

- 1. That Council provides direction on the next steps in the negotiations with the Owner for 5550 Langstaff Road by choosing one of the following directions:**
  - a. That staff be authorized to respond to the Owner that the key terms currently in dispute in the Owner's letter to the City on May 4, 2021 shall remain in the Subdivision Agreement, subject to minor modifications as approved by the City Manager and the Deputy City Manager, Administrative Services and City Solicitor; or**

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2. That if Staff were able to finalize a draft Subdivision Agreement with the Owner:
  - a. That the October 20, 2015 Council resolution which requires the remediation of the 19T-12V003 lands and the submission of and acknowledgement of a Record of Site Condition by the Ministry of the Environment and Climate Change prior to the execution of a Subdivision Agreement for the Phase 2 lands be revoked owing to the progress made by the Owner in removing the unclean piles of fill from the lands;
  - b. That Conditions No. 20(b) and Condition No. 47(d) of the draft plan conditions of approval issued pursuant to Council direction on June 25, 2013 be deleted and that the following conditions of approval be approved and substituted for the deleted conditions pursuant to subsections 51(44) and (47) of the Planning Act:
    20. b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to application for building permit on the respective lot, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
    - 47.1 Given that a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) and remediation of portions of lands within the Plan is required to meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), the Owner shall submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOE, covering the lands within the Plan to which any building permit application relates, to City in advance of the filing of that building permit application.
  - c. That the City Manager be authorized to execute a Subdivision

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Agreement with the Owner on behalf of the City that deviates from the City's standard form, in a form satisfactory to the Deputy City Manager, Administrative Services and City Solicitor;

- d. That the engineering fees to be payable by the Owner pursuant to the terms of the Subdivision Agreement be frozen at the 2015 rate being 3.5%, and not the 2021 rate, being 7.5%, notwithstanding Schedule K Bylaw 171-2013, as amended, being the City's Fees & Charges Bylaw.
3. That the recommendations in this Committee of the Whole (Closed Session) report be made public upon Council ratification.