

**BASS PRO MILLS DRIVE, FROM HIGHWAY 400 TO WESTON ROAD MUNICIPAL CLASS
ENVIRONMENTAL ASSESSMENT**

Appendix O Consultation

Appendix O.7 PROPERTY OWNERS



Robinson, Jennifer

From: Patterson, Cynthia <Cynthia.Patterson@vaughan.ca>
Sent: Tuesday, June 9, 2020 10:58 AM
To: [REDACTED]
Cc: Esedebe, Hilda; Addley, Diana; Cholewa, Peter
Subject: RE: Bass Pro Mills EA - Permission to Enter lands owned by [REDACTED]
Attachments: PTE Agreement Letter Bass Pro [REDACTED] May 5 2020 CL (004).docx

Good morning [REDACTED],

As a follow-up to the attached permission to enter agreement, can you please advise if you are in agreement that the City's contractor may have authorization to perform works on property owned by [REDACTED] on Weston Road for the purposes of the Bass Pro Mills EA .

If you have any questions or concerns, I can be reached at 705-817-4166 to discuss the agreement.

Kind regards,

Cynthia Patterson, SR/WA
Real Estate Appraiser/Negotiator
(905)832-8585 ext. 8840 cynthia.patterson@vaughan.ca

City of Vaughan | Real Estate Department
2141 Major Mackenzie Drive | Vaughan ON, L6A 1T1
Vaughan.ca



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From: Patterson, Cynthia
Sent: Tuesday, May 12, 2020 12:44 PM
To: [REDACTED] m>
Cc: Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; 'Addley, Diana' <Diana.Addley@stantec.com>; Cholewa, Peter <Peter.Cholewa@stantec.com>
Subject: Bass Pro Mills EA - Permission to Enter lands owned by [REDACTED].

Good afternoon [REDACTED],

As you are aware, the City of Vaughan is undertaking an Environmental Assessment study for the extension of Bass Pro Mills Drive.

As part of the study, geotechnical investigations are being planned, a location has been identified on property owned by [REDACTED] on Weston Road.

I have attached a permission to enter agreement for the property and would ask your permission for our contractor to complete this work. Should you wish to discuss the agreement please contact me. If you have questions of a technical nature, please email Hilda Esedebe, cc'd on this email.

If you are in agreement with the letter, may I ask that you return the signed letter via email and I will have it executed by the City and return to you for your files.

Thank you in advance,
Cynthia

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Hilda Esedebe, Transportation Project
Manager
The Corporation of the City of Vaughan,
Infrastructure Planning and Corporate Asset
Management
Tel: 905-832-8585, Ext. 8484
Email: hilda.esedebe@vaughan.ca

BY MAIL

May 11, 2020



Dear Sirs:

**RE: Permission to Enter onto your Property for Various Activities
Municipal Class Environmental Assessment (Class EA) Bass Pro Mills Drive Study
(the "Project")
Registered Owner(s) (the "Owner"):** [Redacted]
Property Address (the "Property"): [Redacted] **Weston Road**

The Corporation of the City of Vaughan (the "**City**") will be conducting a Municipal Class Environmental Assessment (Class EA) study to assess the need to extend Bass Pro Mills Drive from Highway 400 to Weston Road, as recommended in the Vaughan Mills Centre Secondary Plan (2014), in the City of Vaughan (the "**Project**").

This letter is intended to advise you of the City's Project and to request and obtain your permission for the City's staff, contractors and consultants (the "City's Agents") to enter upon your Property to complete certain studies specified below.

We ask that you kindly review the information below and provide the City with consent by having all registered owners of the Property sign and date both copies of this letter, where indicated, and return both originals to the City by mail in the enclosed, self-addressed, stamped envelope. Upon the City's execution of the letter, one fully executed original will be returned to you by mail and should be retained by you for your records.

If you do not agree to grant permission to enter onto your Property as stated above, we ask that you please return this letter stating so.

WORKS:

We have entered the Municipal Class Environmental Assessment study phase of the Project. In order to complete the study, critical information must be gathered from the Project area, which includes your Property. This requires a number of studies (the "**Works**") which may include one or more of the following activities:

- *Topographic Survey*, is an assessment and recording of the location of existing property conditions (such as trees and fences) which may include walking the Property and taking photographs;
- *Tree, Vegetation, Animal and Aquatic Species Inventory*, involves a visual survey and assessment of the site, collecting data on watercourses, wetlands, vegetation, incidental

wildlife (such as migratory birds), and aquatic species, which may involve photographing, recording sounds and mapping areas of fish habitat, vegetation and wildlife habitat;

- *Geomorphological, Hydrogeological and Fluvial Assessment*, involves pedestrian access to the Property to observe the function, condition and composition of the landscape including, wetlands and watercourses, which may involve collecting data with hand-held equipment and taking photographs;
- *Archaeological Investigation*, which involves the identification of potential archaeological resources through pedestrian survey by hand digging small test pits or on agricultural properties, mechanically ploughing; and
- *Monitoring of Soil and Groundwater*, involves drilling boreholes by using a truck or small track-mounted drilling rig to obtain or monitor soil and/or groundwater conditions in locations adjacent to the Project area.

The City agrees to notify you further in the event that activities beyond those noted above are required in order to complete the Works.

Most of the Works will only involve the City's Agents requiring pedestrian access to your Property, it will not involve entry into or in close proximity to the dwelling or other structures located on your Property.

In order to complete the Works, the City's Agents will require short-term, intermittent access to your Property from May 18, 2020 to September 30, 2020. The City will make every attempt to limit the number of visits to your Property during this time.

OBLIGATIONS:

Obligations of the City:

- The City will give you no less than 24 hours advance notice prior to commencement of the Works on your Property.
- Where your Property is disturbed by the City for the Works, the City will, at its sole cost and expense and following completion of the Works, restore your Property to as close as reasonably possible and appropriate to the condition of the Property at the time immediately prior to the City's entry.
- The City will indemnify and save harmless the Owner from any kind of liability, suit, claim, demand, fine, action or proceeding of any kind for which the Owner may become liable or suffer by reason of the use of the Property by the City, or those for whom the City is in law responsible, for the Works, including any breach of or non-performance by the City of any provision of this letter, saving and excepting any negligence by the Owner.

Obligations of the Owner:

- The Owner agrees to notify any tenants occupying the Property of this letter. The Owner warrants that the granting of this permission to enter does not breach any tenant's lease arrangement.
- If you are currently negotiating or have entered into any agreement relating to the sale of your Property, we ask that you please notify the City.

As mentioned above, we ask that you kindly provide the City with consent by having all registered owners of the Property sign and date both copies of this letter, where indicated below, and return both originals to the City by mail in the enclosed, self-addressed, stamped envelope. Upon the City's execution of the letter, one fully executed original will be returned to you by mail and should be retained by you for your records.

If you do not agree to grant permission to enter onto your Property as stated above, we ask that you please return this letter stating so.

If you require any further information regarding this letter or the specific activities on your Property, please contact our Infrastructure Planning and Corporate Asset Management staff member handling this file, Hilda Esedebe, Transportation Project Manager at (905) 832-8585, ext. 8484 or by e-mail at Hilda.Esedebe@vaughan.ca.

Thanking you in advance for your attention to this matter.

[SIGNATURE PAGE FOLLOWS, REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

I/We agree to allow the City and/or the City's Agents to enter onto the Property for the Works and in accordance with the terms outlined in this letter. *If signing on behalf of a corporate owner, I/We confirm that I/we have the authority to bind the corporation.*

Owner(s):

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

The Corporation of the City of Vaughan:

Signature: _____

Name: Todd Coles, City Clerk

I have authority to bind the Municipal Corporation.

Once signed by all parties, this letter of agreement will be binding on all parties.

Notice of Collection

(Municipal Freedom of Information and Protection of Privacy Act)

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Robinson, Jennifer

From: Patterson, Cynthia <Cynthia.Patterson@vaughan.ca>
Sent: Tuesday, June 9, 2020 10:58 AM
To: [REDACTED]
Cc: Esedebe, Hilda; Addley, Diana; Cholewa, Peter
Subject: Permission to Enter [REDACTED] bass Pro Mills EA Study
Attachments: PTE Agreement Letter Bass Pro [REDACTED] May 5 2020 CL (004).docx

Follow Up Flag: Follow up
Flag Status: Completed

Good morning [REDACTED],

As you are aware, the City of Vaughan is undertaking an Environmental Assessment study for the extension of Bass Pro Mills Drive.

As part of the study, geotechnical investigations are being planned, a location has been identified on property owned by [REDACTED] Weston Road. The City mailed the attached Permission to Enter Agreement to [REDACTED] on May 11, 2020 asking for authority for enter and commence investigations to inform the EA study. As of this date we have not received the signed agreement or concerns/questions about the agreement, if I may be any assistance please telephone me at 705-817-4166.

I have attached a permission to enter agreement for the property and would kindly request permission for our contractor to complete this work.

If you are in agreement with the letter, may I ask that you return the signed letter via email and I will have it executed by the City and return to you for your files.

Cynthia Patterson, SR/WA
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Hilda Esedebe, Transportation Project
Manager
The Corporation of the City of Vaughan,
Infrastructure Planning and Corporate Asset
Management
Tel: 905-832-8585, Ext. 8484
Email: hilda.esedebe@vaughan.ca

BY MAIL

May 11, 2020



Dear Sirs:

**RE: Permission to Enter onto your Property for Various Activities
Municipal Class Environmental Assessment (Class EA) Bass Pro Mills Drive Study
(the “Project”)
Registered Owner(s) (the “Owner”): [Redacted]
Property Address (the “Property”): [Redacted] Weston Road**

The Corporation of the City of Vaughan (the “City”) will be conducting a Municipal Class Environmental Assessment (Class EA) study to assess the need to extend Bass Pro Mills Drive from Highway 400 to Weston Road, as recommended in the Vaughan Mills Centre Secondary Plan (2014), in the City of Vaughan (the “Project”).

This letter is intended to advise you of the City’s Project and to request and obtain your permission for the City’s staff, contractors and consultants (the “City’s Agents”) to enter upon your Property to complete certain studies specified below.

We ask that you kindly review the information below and provide the City with consent by having all registered owners of the Property sign and date both copies of this letter, where indicated, and return both originals to the City by mail in the enclosed, self-addressed, stamped envelope. Upon the City’s execution of the letter, one fully executed original will be returned to you by mail and should be retained by you for your records.

If you do not agree to grant permission to enter onto your Property as stated above, we ask that you please return this letter stating so.

WORKS:

We have entered the Municipal Class Environmental Assessment study phase of the Project. In order to complete the study, critical information must be gathered from the Project area, which includes your Property. This requires a number of studies (the “Works”) which may include one or more of the following activities:

- *Topographic Survey*, is an assessment and recording of the location of existing property conditions (such as trees and fences) which may include walking the Property and taking photographs;
- *Tree, Vegetation, Animal and Aquatic Species Inventory*, involves a visual survey and assessment of the site, collecting data on watercourses, wetlands, vegetation, incidental wildlife (such as migratory birds), and aquatic species, which may involve photographing, recording sounds and mapping areas of fish habitat, vegetation and wildlife habitat;
- *Geomorphological, Hydrogeological and Fluvial Assessment*, involves pedestrian access to the Property to observe the function, condition and composition of the landscape including, wetlands and watercourses, which may involve collecting data with hand-held equipment and taking photographs;
- *Archaeological Investigation*, which involves the identification of potential archaeological resources through pedestrian survey by hand digging small test pits or on agricultural properties, mechanically ploughing; and
- *Monitoring of Soil and Groundwater*, involves drilling boreholes by using a truck or small track-mounted drilling rig to obtain or monitor soil and/or groundwater conditions in locations adjacent to the Project area.

The City agrees to notify you further in the event that activities beyond those noted above are required in order to complete the Works.

Most of the Works will only involve the City's Agents requiring pedestrian access to your Property, it will not involve entry into or in close proximity to the dwelling or other structures located on your Property.

In order to complete the Works, the City's Agents will require short-term, intermittent access to your Property from May 18, 2020 to September 30, 2020. The City will make every attempt to limit the number of visits to your Property during this time.

OBLIGATIONS:

Obligations of the City:

- The City will give you no less than 24 hours advance notice prior to commencement of the Works on your Property.
- Where your Property is disturbed by the City for the Works, the City will, at its sole cost and expense and following completion of the Works, restore your Property to as close as reasonably possible and appropriate to the condition of the Property at the time immediately prior to the City's entry.
- The City will indemnify and save harmless the Owner from any kind of liability, suit, claim, demand, fine, action or proceeding of any kind for which the Owner may become liable or suffer by reason of the use of the Property by the City, or those for whom the City is in law responsible, for the Works, including any breach of or non-performance by the City of any provision of this letter, saving and excepting any negligence by the Owner.

Obligations of the Owner:

- The Owner agrees to notify any tenants occupying the Property of this letter. The Owner warrants that the granting of this permission to enter does not breach any tenant's lease arrangement.
- If you are currently negotiating or have entered into any agreement relating to the sale of your Property, we ask that you please notify the City.

As mentioned above, we ask that you kindly provide the City with consent by having all registered owners of the Property sign and date both copies of this letter, where indicated below, and return both originals to the City by mail in the enclosed, self-addressed, stamped envelope. Upon the City's execution of the letter, one fully executed original will be returned to you by mail and should be retained by you for your records.

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If you require any further information regarding this letter or the specific activities on your Property, please contact our Infrastructure Planning and Corporate Asset Management staff member handling this file, Hilda Esedebe, Transportation Project Manager at (905) 832-8585, ext. 8484 or by e-mail at Hilda.Esedebe@vaughan.ca.

Thanking you in advance for your attention to this matter.

[SIGNATURE PAGE FOLLOWS, REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

I/We agree to allow the City and/or the City's Agents to enter onto the Property for the Works and in accordance with the terms outlined in this letter. *If signing on behalf of a corporate owner, I/We confirm that I/we have the authority to bind the corporation.*

Owner(s):

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

The Corporation of the City of Vaughan:

Signature: _____

Name: Todd Coles, City Clerk

I have authority to bind the Municipal Corporation.

Once signed by all parties, this letter of agreement will be binding on all parties.

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Robinson, Jennifer

From: Patterson, Cynthia <Cynthia.Patterson@vaughan.ca>
Sent: Tuesday, June 9, 2020 10:58 AM
To: [REDACTED]
Cc: Esedebe, Hilda; Addley, Diana; Cholewa, Peter
Subject: Permission to Enter Agreement - [REDACTED] Weston Road [REDACTED]
Attachments: PTE Agreement Letter Bass Pro [REDACTED] May 5 2020 CL (004).docx

Good morning [REDACTED],

As you are aware, the City of Vaughan is undertaking an Environmental Assessment study for the extension of Bass Pro Mills Drive.

As part of the study, geotechnical investigations are being planned, a location has been identified on property owned by [REDACTED] Weston Road. The City mailed the attached Permission to Enter Agreement to [REDACTED] on May 11, 2020 asking for authority for enter and commence investigations to inform the EA study. As of this date we have not received the signed agreement or concerns/questions about the agreement, if I may be any assistance please telephone me at 705-817-4166.

I have attached a permission to enter agreement for the property and would ask your permission for our contractor to complete this work. Should you wish to discuss the agreement please contact me. If you have questions of a technical nature, please email Hilda Esedebe, cc'd on this email.

If you are in agreement with the letter, may I ask that you return the signed letter via email and I will have it executed by the City and return to you for your files.

Thank you in advance,
Cynthia

Cynthia Patterson, SR/WA
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BY MAIL

May 11, 2020



Dear

**RE: Permission to Enter onto your Property for Various Activities
Municipal Class Environmental Assessment (Class EA) Bass Pro Mills Drive Study
(the "Project")
Registered Owner(s) (the "Owner"):** [Redacted]
Property Address (the "Property"): [Redacted] **Weston Road**

The Corporation of the City of Vaughan (the "City") will be conducting a Municipal Class Environmental Assessment (Class EA) study to assess the need to extend Bass Pro Mills Drive from Highway 400 to Weston Road, as recommended in the Vaughan Mills Centre Secondary Plan (2014), in the City of Vaughan (the "Project").

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WORKS:

We have entered the Municipal Class Environmental Assessment study phase of the Project. In order to complete the study, critical information must be gathered from the Project area, which includes your Property. This requires a number of studies (the "Works") which may include one or more of the following activities:

- *Topographic Survey*, is an assessment and recording of the location of existing property conditions (such as trees and fences) which may include walking the Property and taking photographs;

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- *Geomorphological, Hydrogeological and Fluvial Assessment*, involves pedestrian access to the Property to observe the function, condition and composition of the landscape including, wetlands and watercourses, which may involve collecting data with hand-held equipment and taking photographs;
- *Archaeological Investigation*, which involves the identification of potential archaeological resources through pedestrian survey by hand digging small test pits or on agricultural properties, mechanically ploughing; and
- *Monitoring of Soil and Groundwater*, involves drilling boreholes by using a truck or small track-mounted drilling rig to obtain or monitor soil and/or groundwater conditions in locations adjacent to the Project area.

The City agrees to notify you further in the event that activities beyond those noted above are required in order to complete the Works.

Most of the Works will only involve the City's Agents requiring pedestrian access to your Property, it will not involve entry into or in close proximity to the dwelling or other structures located on your Property.

In order to complete the Works, the City's Agents will require short-term, intermittent access to your Property from May 18, 2020 to September 30, 2020. The City will make every attempt to limit the number of visits to your Property during this time.

OBLIGATIONS:

Obligations of the City:

- The City will give you no less than 24 hours advance notice prior to commencement of the Works on your Property.
- Where your Property is disturbed by the City for the Works, the City will, at its sole cost and expense and following completion of the Works, restore your Property to as close as reasonably possible and appropriate to the condition of the Property at the time immediately prior to the City's entry.
- The City will indemnify and save harmless the Owner from any kind of liability, suit, claim, demand, fine, action or proceeding of any kind for which the Owner may become liable or suffer by reason of the use of the Property by the City, or those for whom the City is in law responsible, for the Works, including any breach of or non-performance by the City of any provision of this letter, saving and excepting any negligence by the Owner.

Obligations of the Owner:

- The Owner agrees to notify any tenants occupying the Property of this letter. The Owner warrants that the granting of this permission to enter does not breach any tenant's lease arrangement.

- If you are currently negotiating or have entered into any agreement relating to the sale of your Property, we ask that you please notify the City.

As mentioned above, we ask that you kindly provide the City with consent by having all registered owners of the Property sign and date both copies of this letter, where indicated below, and return both originals to the City by mail in the enclosed, self-addressed, stamped envelope. Upon the City's execution of the letter, one fully executed original will be returned to you by mail and should be retained by you for your records.

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If you require any further information regarding this letter or the specific activities on your Property, please contact our Infrastructure Planning and Corporate Asset Management staff member handling this file, Hilda Esedebe, Transportation Project Manager at (905) 832-8585, ext. 8484 or by e-mail at Hilda.Esedebe@vaughan.ca.

Thanking you in advance for your attention to this matter.

[SIGNATURE PAGE FOLLOWS, REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

I/We agree to allow the City and/or the City's Agents to enter onto the Property for the Works and in accordance with the terms outlined in this letter. *If signing on behalf of a corporate owner, I/We confirm that I/we have the authority to bind the corporation.*

Owner(s):

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

The Corporation of the City of Vaughan:

Signature: _____

Name: Todd Coles, City Clerk

I have authority to bind the Municipal Corporation.

Once signed by all parties, this letter of agreement will be binding on all parties.

Notice of Collection

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Robinson, Jennifer

From: Patterson, Cynthia <Cynthia.Patterson@vaughan.ca>
Sent: Tuesday, June 9, 2020 10:58 AM
To: [REDACTED]
Cc: Esedebe, Hilda; Addley, Diana; Cholewa, Peter
Subject: FW: Bass Pro Mills - [REDACTED] Permission to Enter
Attachments: PTE Agreement Letter Bass Pro [REDACTED] (Property 2) May 5 2020 CL (004).docx

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon [REDACTED],

As you are aware, the City of Vaughan is undertaking an Environmental Assessment study for the extension of Bass Pro Mills Drive.

As part of the study, geotechnical investigations are being planned, a location has been identified on property owned by [REDACTED] Weston Road, although the attached Permission to Enter agreement was mailed on May 11, 2020 and having not had any feedback from Anland, this email is to enquire if the City can provide any further information in order to have authority from the owners to commence the required works.

I have attached a permission to enter agreement for the property and would ask your permission for our contractor to complete this work. Should you wish to discuss the agreement please contact me, I can be reached at 705-817-4166. If you have questions of a technical nature, please email Hilda Esedebe, cc'd on this email.

If you are in agreement with the letter, may I ask that you return the signed letter via email and I will have it executed by the City and return to you for your files.

Thank you in advance,
Cynthia

Cynthia Patterson, SR/WA
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Manager
The Corporation of the City of Vaughan,
Infrastructure Planning and Corporate Asset
Management
Tel: 905-832-8585, Ext. 8484
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BY MAIL

May 11, 2020



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**RE: Permission to Enter onto your Property for Various Activities
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(the "Project")
Registered Owner(s) (the "Owner"):** [Redacted]
Property Address (the "Property"): [Redacted] **Weston Road**

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- *Tree, Vegetation, Animal and Aquatic Species Inventory*, involves a visual survey and assessment of the site, collecting data on watercourses, wetlands, vegetation, incidental

wildlife (such as migratory birds), and aquatic species, which may involve photographing, recording sounds and mapping areas of fish habitat, vegetation and wildlife habitat;

- *Geomorphological, Hydrogeological and Fluvial Assessment*, involves pedestrian access to the Property to observe the function, condition and composition of the landscape including, wetlands and watercourses, which may involve collecting data with hand-held equipment and taking photographs;
- *Archaeological Investigation*, which involves the identification of potential archaeological resources through pedestrian survey by hand digging small test pits or on agricultural properties, mechanically ploughing; and
- *Monitoring of Soil and Groundwater*, involves drilling boreholes by using a truck or small track-mounted drilling rig to obtain or monitor soil and/or groundwater conditions in locations adjacent to the Project area.

The City agrees to notify you further in the event that activities beyond those noted above are required in order to complete the Works.

Most of the Works will only involve the City's Agents requiring pedestrian access to your Property, it will not involve entry into or in close proximity to the dwelling or other structures located on your Property.

In order to complete the Works, the City's Agents will require short-term, intermittent access to your Property from May 18, 2020 to September 30, 2020. The City will make every attempt to limit the number of visits to your Property during this time.

OBLIGATIONS:

Obligations of the City:

- The City will give you no less than 24 hours advance notice prior to commencement of the Works on your Property.
- Where your Property is disturbed by the City for the Works, the City will, at its sole cost and expense and following completion of the Works, restore your Property to as close as reasonably possible and appropriate to the condition of the Property at the time immediately prior to the City's entry.
- The City will indemnify and save harmless the Owner from any kind of liability, suit, claim, demand, fine, action or proceeding of any kind for which the Owner may become liable or suffer by reason of the use of the Property by the City, or those for whom the City is in law responsible, for the Works, including any breach of or non-performance by the City of any provision of this letter, saving and excepting any negligence by the Owner.

Obligations of the Owner:

- The Owner agrees to notify any tenants occupying the Property of this letter. The Owner warrants that the granting of this permission to enter does not breach any tenant's lease arrangement.
- If you are currently negotiating or have entered into any agreement relating to the sale of your Property, we ask that you please notify the City.

As mentioned above, we ask that you kindly provide the City with consent by having all registered owners of the Property sign and date both copies of this letter, where indicated below, and return both originals to the City by mail in the enclosed, self-addressed, stamped envelope. Upon the City's execution of the letter, one fully executed original will be returned to you by mail and should be retained by you for your records.

If you do not agree to grant permission to enter onto your Property as stated above, we ask that you please return this letter stating so.

If you require any further information regarding this letter or the specific activities on your Property, please contact our Infrastructure Planning and Corporate Asset Management staff member handling this file, Hilda Esedebe, Transportation Project Manager at (905) 832-8585, ext. 8484 or by e-mail at Hilda.Esedebe@vaughan.ca.

Thanking you in advance for your attention to this matter.

[SIGNATURE PAGE FOLLOWS, REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

I/We agree to allow the City and/or the City's Agents to enter onto the Property for the Works and in accordance with the terms outlined in this letter. *If signing on behalf of a corporate owner, I/We confirm that I/we have the authority to bind the corporation.*

Owner(s):

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

Signature: _____

Print Name: _____

Date: _____

Phone No.: _____ (For Contact Purposes)

The Corporation of the City of Vaughan:

Signature: _____

Name: Todd Coles, City Clerk

I have authority to bind the Municipal Corporation.

Once signed by all parties, this letter of agreement will be binding on all parties.

Notice of Collection

(Municipal Freedom of Information and Protection of Privacy Act)

The personal information collected on this form is collected under the authority of the *Municipal Act, 2001*, S.O. 2001, c.25. and will be used to contact you regarding entry to your Property. Questions about this collection should be addressed to the Infrastructure Planning and Corporate Asset Management at 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or at Tel: 905-832-8585 ext. 8484.

Robinson, Jennifer

From: Addley, Diana
Sent: Thursday, June 18, 2020 3:44 PM
To: Robinson, Jennifer
Subject: FW: Permission to Enter [REDACTED]. Bass Pro Mills EA Study
Attachments: PTE Agreement Letter Bass Pro [REDACTED] May 5 2020 CL (004).docx; Voice Message From: [REDACTED]

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>
Sent: Thursday, June 18, 2020 3:08 PM
To: [REDACTED]
Cc: Addley, Diana <Diana.Addley@stantec.com>; Cholewa, Peter <Peter.Cholewa@stantec.com>
Subject: FW: Permission to Enter [REDACTED]
Importance: High

Hi [REDACTED]

It was a pleasure talking to you today. As discussed, please find attached the Permission to Enter Letter that was sent to you regarding the property on [REDACTED] Weston Road. As I noted on the call, the City would like permission to access the property in order to do field investigations for the potential extension of Bass Pro Mills Drive from Highway 400 to Weston Road. The work will include investigations of the natural environment (plants, wildlife etc.) and geotechnical soils. This work is detailed in the letter. We hope to start the work shortly after permission is received.

It would be much appreciated if the permission form could be signed accordingly and returned via email as this is more expedient than mail.

Please do not hesitate to contact me with additional questions.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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From: Patterson, Cynthia <Cynthia.Patterson@vaughan.ca>

Sent: Wednesday, June 10, 2020 8:44 AM

To: [REDACTED]

Cc: Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>; 'Addley, Diana' <Diana.Addley@stantec.com>; 'Cholewa, Peter' <Peter.Cholewa@stantec.com>

Subject: RE: Permission to Enter [REDACTED] Bass Pro Mills EA Study

Good morning [REDACTED],

As you are aware, the City of Vaughan is undertaking an Environmental Assessment study for the extension of Bass Pro Mills Drive.

As part of the study, geotechnical investigations are being planned, a location has been identified on property owned by [REDACTED] at [REDACTED] Weston Road. The City mailed the attached Permission to Enter Agreement to Instorage Inc. on May 11, 2020 asking for authority for enter and commence investigations to inform the EA study. As of this date we have not received the signed agreement or concerns/questions about the agreement, if I may be any assistance please telephone me at 705-817-4166.

I have attached a permission to enter agreement for the property and would kindly request permission for our contractor to complete this work.

If you are in agreement with the letter, may I ask that you return the signed letter via email and I will have it executed by the City and return to you for your files.

Cynthia Patterson, SR/WA
Real Estate Appraiser/Negotiator
(905)832-8585 ext. 8840 cynthia.patterson@vaughan.ca

City of Vaughan | Real Estate Department
2141 Major Mackenzie Drive | Vaughan ON, L6A 1T1
Vaughan.ca



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Robinson, Jennifer

From: Addley, Diana
Sent: Friday, June 19, 2020 1:35 PM
To: Robinson, Jennifer
Subject: FW: [External] Re: Permission to Enter - Bass Pro Mills EA Study
Attachments: BassProMillsDriveStudyCommencement_March52020.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please note and file, thank you

From: Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>
Sent: Friday, June 19, 2020 1:34 PM
To: Addley, Diana <Diana.Addley@stantec.com>
Cc: Cholewa, Peter <Peter.Cholewa@stantec.com>
Subject: FW: [External] Re: Permission to Enter - Bass Pro Mills EA Study

Hi Diana,

Please see email below. I have called her back to discuss that we do NOT need access to her property on [REDACTED] and to advise her of the study process. You may have already added her to the study contact list from last time, but please make sure. She would like to be notified of the study progress.

Thank you,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
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From: [REDACTED]
Sent: Friday, June 19, 2020 12:18 PM
To: Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>
Subject: Re: [External] Re: Permission to Enter - Bass Pro Mills EA Study

Hello Hilda, further to previous communication, could you please phone me at [REDACTED] regarding the Bass Pro Mills Drive Study. I would like to discuss another letter recently sent to me pulse the attached.

Thank you.



Virus-free. www.avg.com

On Thu, May 14, 2020 at 6:27 PM Esedebe, Hilda <Hilda.Esedebe@vaughan.ca> wrote:

None at this time.

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
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From: [Redacted]
Sent: Thursday, May 14, 2020 6:26:00 PM
To: Esedebe, Hilda <Hilda.Esedebe@vaughan.ca>
Subject: [External] Re: Permission to Enter - Bass Pro Mills EA Study

Hello Hilda, thank you for updating me of the situation. Could I please inquire as to which homes on Flushing Avenue will be required to respond to the Permission to Enter letter. Thank you.



Virus-free. www.avg.com

On Thu, May 14, 2020 at 8:27 AM Esedebe, Hilda <Hilda.Esedebe@vaughan.ca> wrote:

Hello [Redacted]

It was a pleasure speaking to you the other day. This email is to confirm that you were sent the Permission to Enter letter for the Bass Pro Mills EA Study in error, so no action is required of you at this time. Apologies for the inconvenience.

Best regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.

Transportation Project Manager

Infrastructure Planning and Corporate Asset Management

905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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Robinson, Jennifer

To: Hilda Esedebe
Subject: RE: [REDACTED] Bass Pro Mills EA

From: Hilda Esedebe
Sent: Thursday, August 5, 2021 4:31 PM
To: [REDACTED]
Subject: RE: [External] [REDACTED]

Hi [REDACTED],

Thank you for your email. You will be added to the contact list for the Bass Pro Mills Environmental Assessment Study. If you would like to be part of the Stakeholders Group and receive those communications as well, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
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From: Alex [REDACTED] >
Sent: Thursday, August 5, 2021 12:40 PM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Subject: [External] [REDACTED]

Good afternoon Hilda,

I am the owners representative for the company [REDACTED].

Can you please ensure I am on any future email circulation regarding the extension of Bass Pro Mills.

Thank you,

[REDACTED]

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immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Robinson, Jennifer

To: Hilda Esedebe
Subject: RE: [REDACTED] Weston Rd

From: Hilda Esedebe
Sent: Friday, August 13, 2021 4:36 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [REDACTED] Weston Rd

Hello [REDACTED],

Thank you for your email. The City of Vaughan is currently undertaking an Environmental Assessment Study for the extension of Bass Pro Mills Drive from Highway 400 to Weston Road. There is preliminary design as part of this study. Detailed design is anticipated to begin in 2024 with construction not planned till a few years after that.

Preliminary design for this study is still ongoing, but we are planning to show the public some drawings and information as per the attached **Notice of Online Public Information Center 2 launching on August 19, 2021 on the study website (www.vaughan.ca/basspromillsea)**. You are welcome to view the information then and provide any comments. We would also be happy to arrange a virtual meeting to discuss your concerns once you've reviewed the information.

If you would like to be on the study contact list or part of the Stakeholder's Group and receive updates as the study progresses, please let me know.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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From: [REDACTED]
Sent: Friday, August 13, 2021 12:19 PM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Cc: [REDACTED]
Subject: [External] [REDACTED] Weston Rd

Ms Esedebe

We received notice that there would be an extension of Bass Pro Mills Drive from Hwy 400 to Weston Rd that could impact our property. Can you please provide any overlay drawings that would show exactly how this will align so we

can provide a legal and operational review of the plans? We must maintain the flow of traffic around our property in order to adequately function as a self-storage/parking facility and we're concerned about how the plans will affect this.

Thank you for your help.

[REDACTED]

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Robinson, Jennifer

To: Hilda Esedebe
Subject: RE: [REDACTED]

From: [REDACTED]
Sent: Tuesday, August 17, 2021 5:11 PM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Cc: [REDACTED]
Subject: [External] [REDACTED]

Hilda

Please do include us in the Stakeholder's Group so we can receive any updates on how this could affect our property.

Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Robinson, Jennifer

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: Wednesday, August 25, 2021 2:15 PM
To: [REDACTED]
Cc: Cholewa, Peter; Addley, Diana; Robinson, Jennifer
Subject: RE: [REDACTED] -Bass Pro Mills EA Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hello [REDACTED],

The project team for the Bass Pro Mills Environmental Assessment Study would like to meet with you to discuss the project and your property.

Kindly advise of your availability for a 1-hour meeting for the following dates/times:

- Sept 13 - 1PM – 5PM
- Sept 15 – 10AM – 5PM
- Sept 17 – 10AM – 11:30AM, or 1PM – 5PM
- Sept 20 – 1PM – 5PM
- Sept 22 – 1PM – 5PM
- Sept 23 – 1PM – 5PM
- Sept 24 – 10AM – 11:30AM, or 1PM – 5PM

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
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From: [REDACTED] >
Sent: Tuesday, August 17, 2021 5:11 PM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Cc: [REDACTED] >
Subject: [External] [REDACTED]

Hilda

Please do include us in the Stakeholder's Group so we can receive any updates on how this could affect our property.

Thank you.

[Redacted]



[Redacted]

[Redacted]

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Robinson, Jennifer

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: Tuesday, September 14, 2021 9:52 AM
To: [REDACTED]
Cc: [REDACTED]; Cholewa, Peter; Addley, Diana; Robinson, Jennifer
Subject: RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

Sent

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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From: [REDACTED]
Sent: Tuesday, September 14, 2021 9:29 AM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Cc: [REDACTED]
Subject: [External] RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]

Hilda,

Can you please send invitations to [REDACTED] and [REDACTED] from Weston consulting to our meeting tomorrow at 10:30

Thanks

[REDACTED]

-----Original Appointment-----

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: September 2, 2021 4:01 PM
To: Hilda Esedebe; Alex Pizzimenti; 'Cholewa, Peter'; 'Addley, Diana'; 'Robinson, Jennifer'; Cynthia Patterson; Selma Hubjer; [REDACTED]
Subject: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]

When: September 15, 2021 10:30 AM-11:30 AM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

[Learn More](#) | [Meeting options](#)

From: [REDACTED]
Sent: Thursday, September 2, 2021 3:40 PM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Cc: 'Cholewa, Peter' <Peter.Cholewa@stantec.com>; 'Addley, Diana' <Diana.Addley@stantec.com>; 'Robinson, Jennifer' <Jennifer.Robinson@stantec.com>; Cynthia Patterson <Cynthia.Patterson@vaughan.ca>; Selma Hubjer <Selma.Hubjer@vaughan.ca>; [REDACTED]
Subject: [External] RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]

Thank you Hilda,

I would like to attend with my lawyer [REDACTED], we would prefer the September 15th date. Anytime of the day would be fine.

Thanks

[REDACTED]

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: September 2, 2021 1:36 PM
To: [REDACTED]
Cc: 'Cholewa, Peter' <Peter.Cholewa@stantec.com>; 'Addley, Diana' <Diana.Addley@stantec.com>; 'Robinson, Jennifer' <Jennifer.Robinson@stantec.com>; Cynthia Patterson <Cynthia.Patterson@vaughan.ca>; Selma Hubjer <Selma.Hubjer@vaughan.ca>
Subject: RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]

Hello [REDACTED],

Thank you for the phone call today. As requested, the agenda for the proposed meeting is as follows:

- Review the Bass Pro Mills Environmental Assessment (EA) Study and Recommended Plan (as shown in the ongoing Public Information Center on the study website, www.vaughan.ca/BassProMillsEA)
- Discuss potential impacts to your property ([REDACTED])
- Property acquisition processes
- Study schedule



In attendance will be myself as the City Project Manager, Stantec Consulting who have been retained by the City for this Study, Cynthia Patterson from the City’s Real Estate department and Selma Hubjer, Manager of Transportation Planning at the City.

To confirm, the Bass Pro Mills EA project team has NOT met with Weston Consulting or the Landowners Group which they represent. As I had mentioned, a representative from Weston Consulting had reached out to us on multiple occasions to schedule a meeting, but we never received a reply.

We have scheduled separate meetings with impacted property owners in order to address impacts that are unique to each property.

Please advise of your availability for a 1-hour meeting during these dates/times:

- Sept 15 – 10AM – 5PM
- Sept 17 – 10AM – 11:30AM, or 1PM – 5PM
- Sept 20 – 1PM – 5PM

Who you chose to bring along to the meeting is at your discretion; however, please keep in mind that this meeting is to discuss the Bass Pro Mills EA Study and direct property impacts and NOT the Vaughan Mills Center Secondary Plan or Ontario Land Tribunal outcomes, which fall under a different department at the City. To again answer your question regarding the location of Black Creek, this EA study is showing alternatives for where the ultimate crossing location of the creek could be, including the location shown in the TRCA approved plans from 2000.

If you have any further questions, please feel free to email me.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
 905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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From: [REDACTED] >
Sent: Thursday, September 2, 2021 10:01 AM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Subject: [External] RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]

Hilda, please call me on cell [REDACTED]

[REDACTED]

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: August 31, 2021 3:20 PM
To: [REDACTED]
Cc: Cholewa, Peter <Peter.Cholewa@stantec.com>; Addley, Diana <Diana.Addley@stantec.com>; Robinson, Jennifer <Jennifer.Robinson@stantec.com>
Subject: RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]

Hello [REDACTED],

I'm following up on my email below. Kindly advise. We'd like to schedule the meeting for Sept 15 or 17th.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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From: Hilda Esedebe
Sent: Thursday, August 26, 2021 8:50 AM
To: [REDACTED]
Cc: Cholewa, Peter <Peter.Cholewa@stantec.com>; Addley, Diana <Diana.Addley@stantec.com>; Robinson, Jennifer <Jennifer.Robinson@stantec.com>
Subject: RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED].

Hi [REDACTED],

We are currently looking into Sept 7 and will get back to you shortly. In the meantime, please advise of your availability during these dates/times:

- * Sept 15 – 10AM – 5PM
- * Sept 17 – 10AM – 11:30AM, or 1PM – 5PM

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
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From: [REDACTED]
Sent: Thursday, August 26, 2021 8:00 AM
To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Cc: Cholewa, Peter <Peter.Cholewa@stantec.com>; Addley, Diana <Diana.Addley@stantec.com>; Robinson, Jennifer <Jennifer.Robinson@stantec.com>
Subject: [External] RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED].

Good morning Hilda,

Thank you for reaching out.

I am not available either of those two days, I can be available September 7th or any day after September 14th.

Please let me know.

Thank you

[REDACTED]

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: August 25, 2021 11:39 AM
To: [REDACTED]
Cc: Cholewa, Peter <Peter.Cholewa@stantec.com>; Addley, Diana <Diana.Addley@stantec.com>; Robinson, Jennifer <Jennifer.Robinson@stantec.com>
Subject: Bass Pro Mills EA - Meeting with Landowners-[REDACTED].

Hello [REDACTED],

I hope this email finds you well. The project team for the Bass Pro Mill Environmental Assessment Study would like to meet with you to discuss the project and the property you represent.

Kindly advise of your availability for a 1-hour meeting within any of the following dates/times:

- Sept 8 – 11AM to 5PM
- Sept 9 - 10AM-12PM, or 3PM – 5PM

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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Robinson, Jennifer

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: Wednesday, August 25, 2021 7:13 PM
To: [REDACTED] ro
Cc: Addley, Diana; Cholewa, Peter; Robinson, Jennifer
Subject: RE: Bass Pro Mills EA Meeting with Landowners - [REDACTED] Weston Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello [REDACTED],

Kindly advise what time between 1-5pm on September 23rd works best for the both of you.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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From: [REDACTED]
Sent: Wednesday, August 25, 2021 6:07 PM
To: [REDACTED] Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Subject: [External] RE: Bass Pro Mills EA Meeting with Landowners - [REDACTED] Weston Road

Can we do September 23 as I am away on September 24?

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: August-25-21 6:04 PM

To: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>

Cc: [REDACTED]

Subject: Re: Bass Pro Mills EA Meeting with Landowners - [REDACTED] Weston Road

Hi Hilda

September 24th 10:30am works for [REDACTED] and myself.

Thank you.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>

Sent: Wednesday, August 25, 2021, 2:55 p.m.

To: [REDACTED]

Subject: Bass Pro Mills EA Meeting with Landowners - [REDACTED] Weston Road

Hello [REDACTED],

The project team for the Bass Pro Mills Environmental Assessment Study would like to meet with you to discuss the project and the property that you represent at [REDACTED] Weston Road.

Kindly advise of your availability for a 1-hour meeting for the following dates/times:

- Sept 13 - 1PM – 5PM
- Sept 15 – 10AM – 5PM
- Sept 17 – 10AM – 11:30AM, or 1PM – 5PM
- Sept 20 – 1PM – 5PM
- Sept 22 – 1PM – 5PM
- Sept 23 – 1PM – 5PM
- Sept 24 – 10AM – 11:30AM, or 1PM – 5PM

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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Bass Pro Mills Extension

**Highway 400 to Weston Road
Schedule C Municipal Class Environmental Assessment**

**Property Owner Meeting
September 23, 2021**



Agenda

- Introductions
- Bass Pro Mills Environmental Assessment (EA) Study
- Recommended Plan
- Potential Property Impacts
- Study Schedule

Study Overview

The City of Vaughan is undertaking a Municipal Class Environmental Assessment study for the proposed extension of Bass Pro Mills Drive, from Highway 400 westerly to Weston Road. This extension would provide a new major collector roadway that unites neighbourhoods from Weston Road to Jane Street, redistributes east-west traffic and alleviates congestion on Rutherford Road.

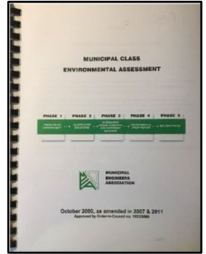
An enhanced boulevard could accommodate new York Region Transit amenities, a pedestrian friendly multi-use trail, as well as on-street cycling facilities.

The proposed extension of Bass Pro Mills Drive is envisaged to support future development in the study area, including the employment and intensification plans developed as part of the Vaughan Mills Centre Secondary Plan (VMCSP).

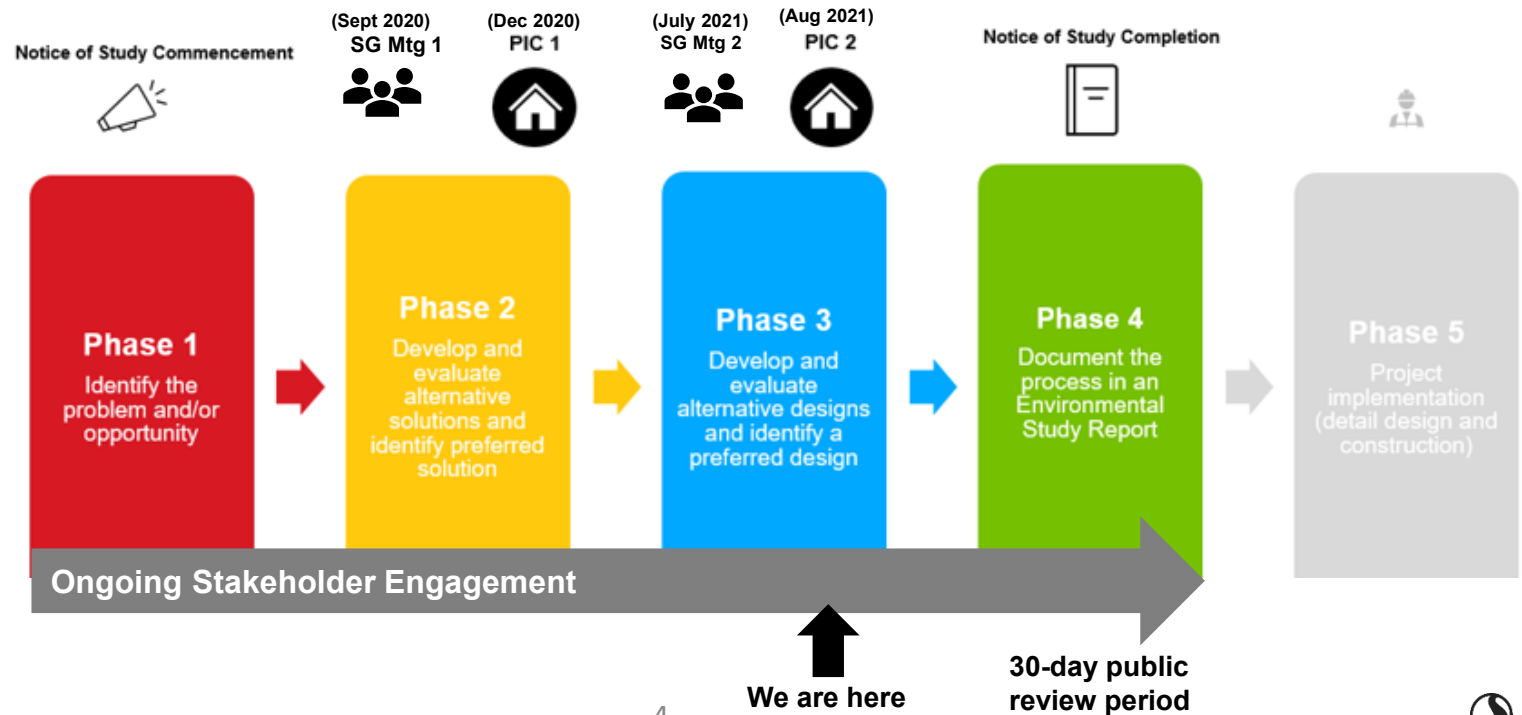


Municipal Class Environmental Process

Municipal planning for infrastructure improvements must be completed in accordance with the Municipal Engineers Association’s Municipal Class Environmental Assessment (MCEA) document (October 2000, as amended in 2015). This is an approved process under the Environmental Assessment Act.

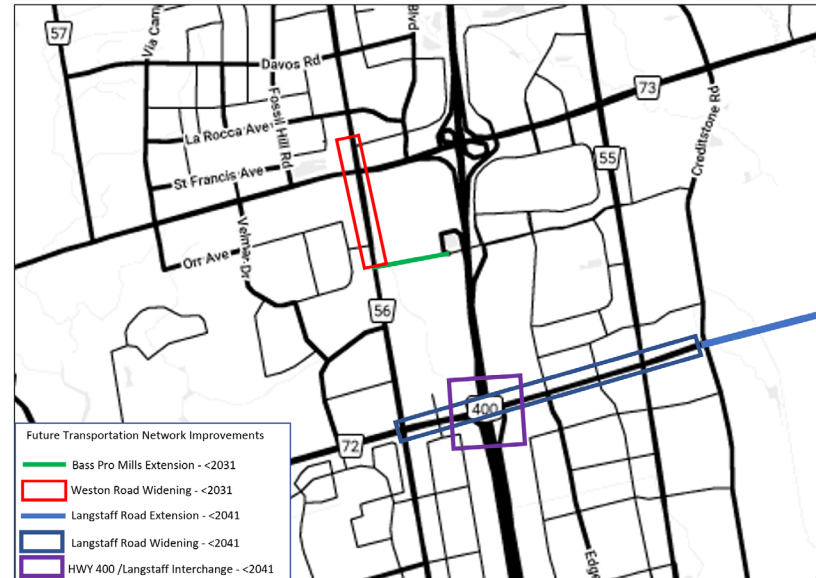


The proposed extension of Bass Pro Mills Drive classifies as a Schedule ‘C’ project. These projects are required to follow Phases 1 through 4 of the MCEA process.



Transportation Network Assessment

Transportation Network Improvements



Bass Pro Mills Extension - <2031

Weston Road Widening - <2031

Langstaff Road Extension - <2041

Langstaff Road Widening - <2041

Transportation Analysis – Study Area Network

- Extension of Bass Pro Mills Drive Extension and future widening of Weston Road result in overall operational improvement and reduction in delay
- Offers better connectivity and higher capacity in the road network

Evaluation Process

A staged approach was used to identify and evaluate alternative design concepts, and to identify a recommended design that is cost effective, provides safe and functional traffic operations, improves local access, and minimizes impacts to the environment.

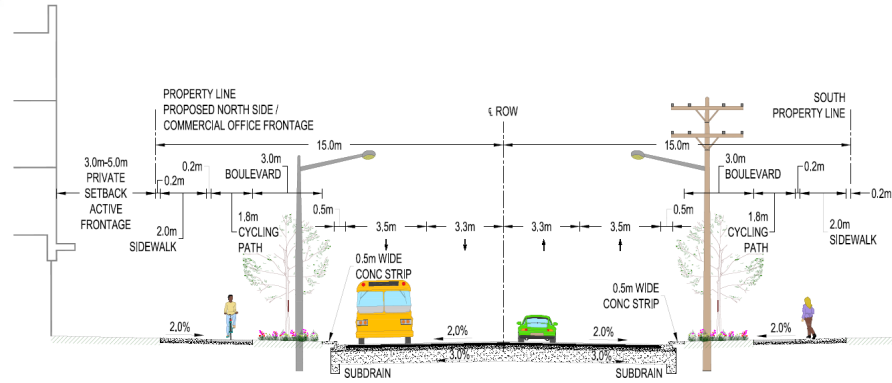
Stage 1
Evaluate
Alternative
Cross-Sections

Stage 2
Evaluate
Alternative
Alignments

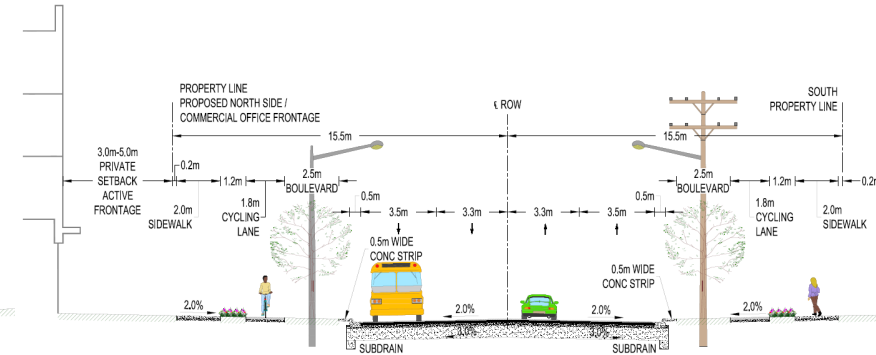
Stage 3
Identify Technically
Recommended
Design

Alternative Cross-Sections

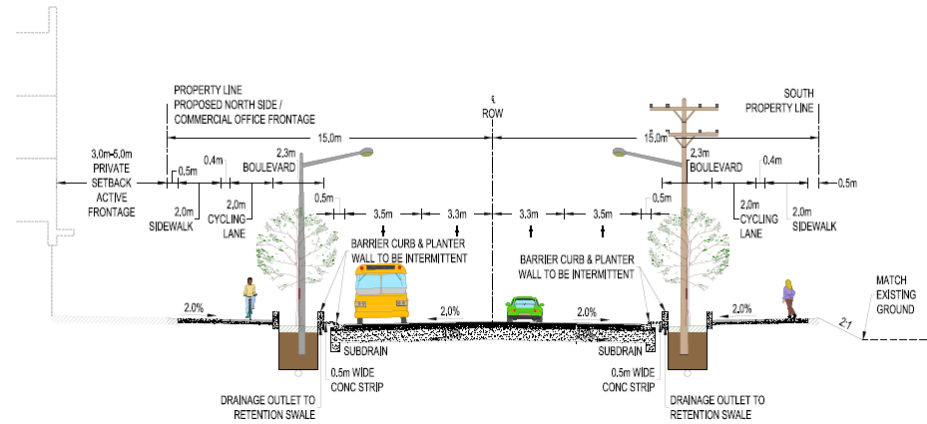
Alternative Cross-Section 1



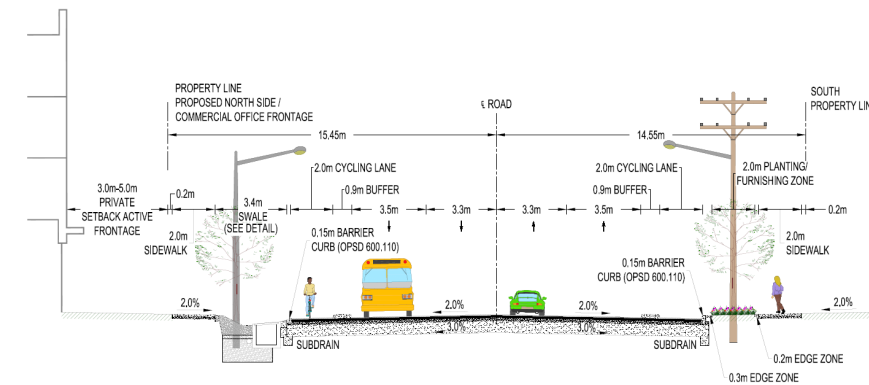
Alternative Cross-Section 2



Alternative Cross-Section 3



Alternative Cross-Section 4



Alternative Alignments

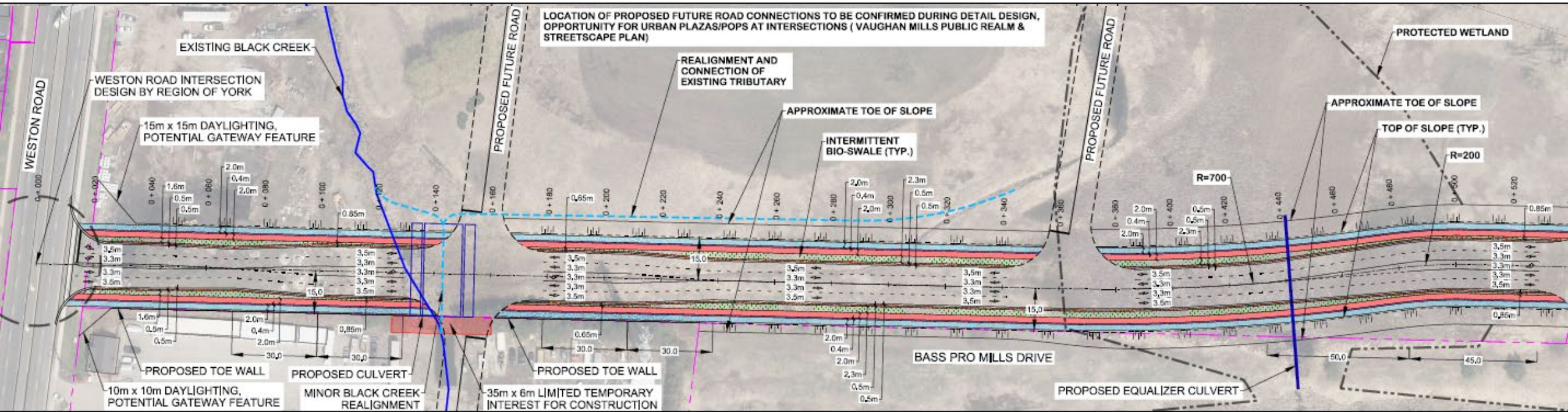
Alignment Alternative 'A'



Alignment Alternative 'B'



Headwater Drainage Feature Management Proposed Approach



Next Steps

- Review and consider feedback following the PIC 2 comment period
- Confirm the Technically Recommended Design
- Prepare Environmental Study Report (ESR)
- Issue Notice of Study Completion and 30-day ESR public review period (November 2021)



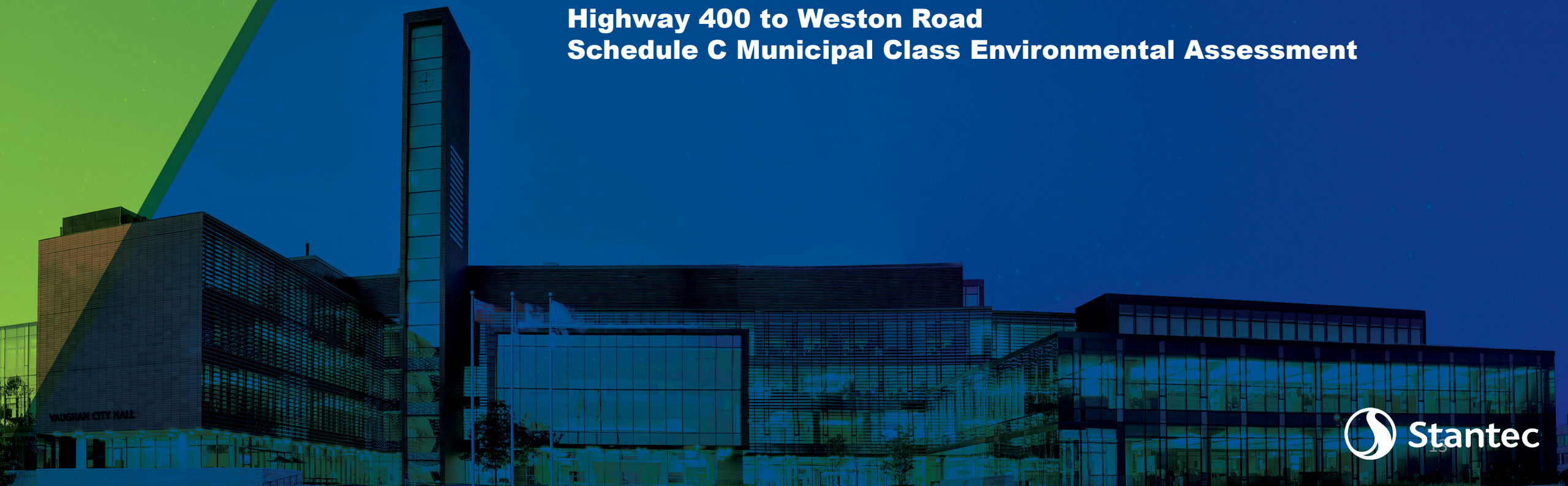
Questions?



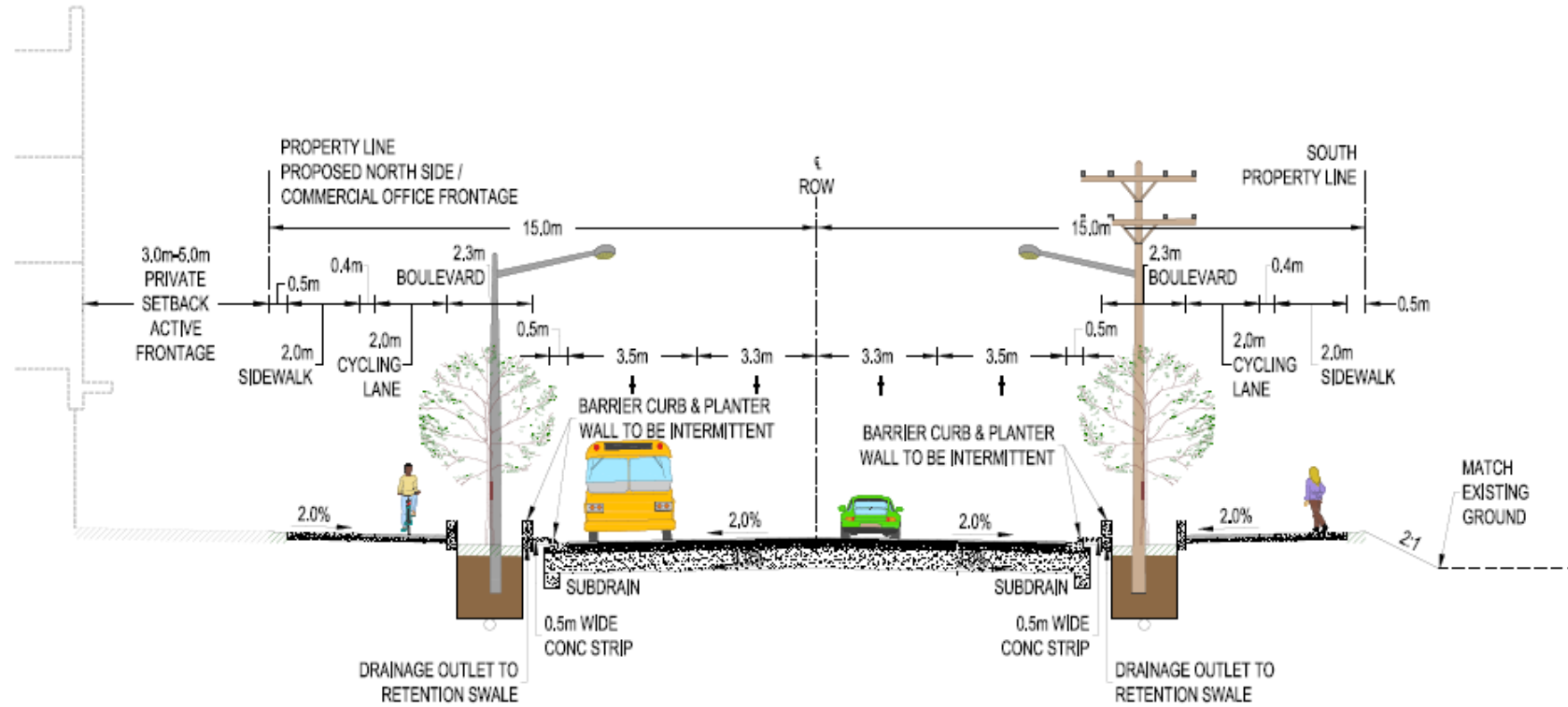
Bass Pro Mills Extension

Highway 400 to Weston Road

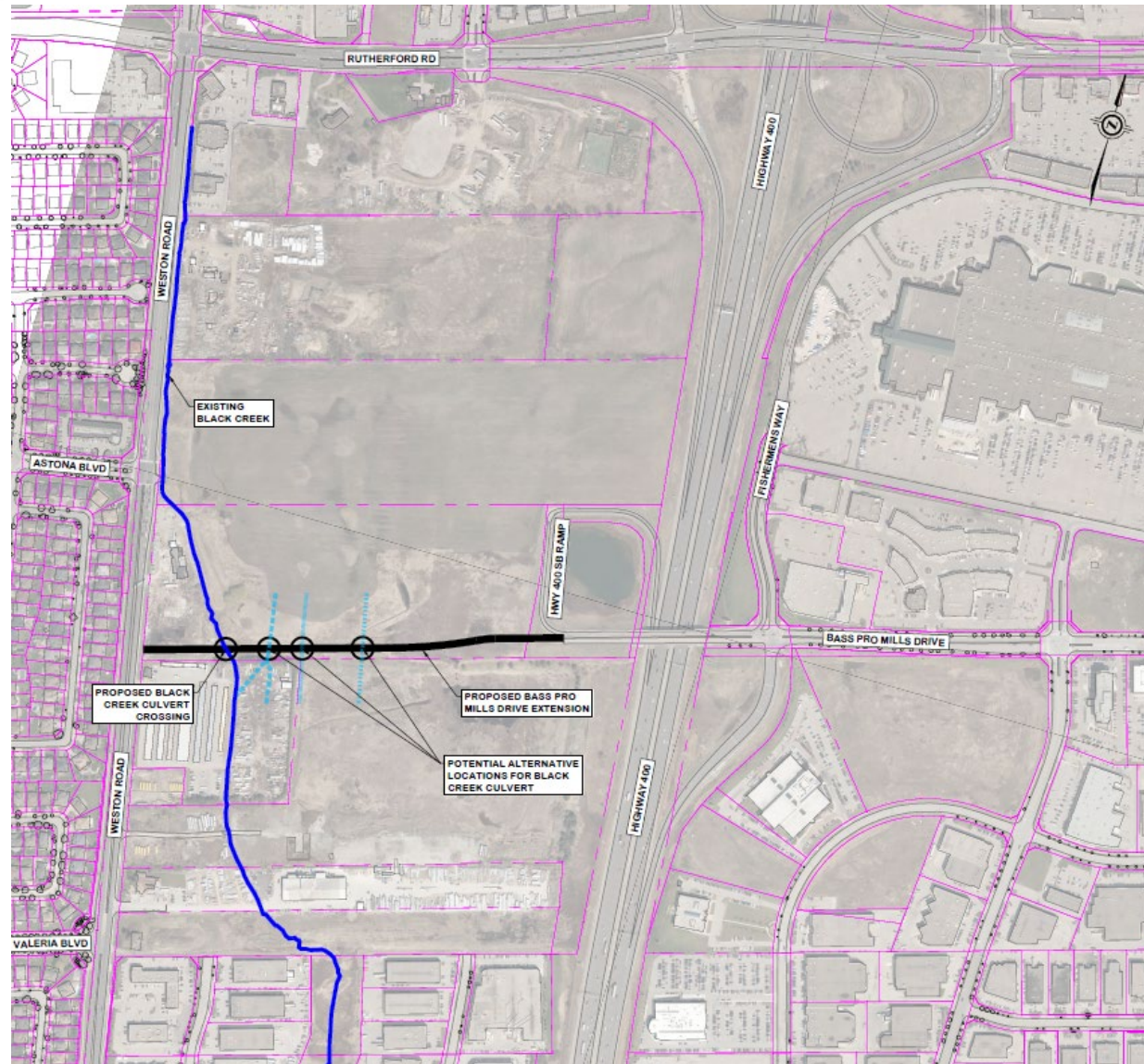
Schedule C Municipal Class Environmental Assessment



Recommended Cross-Section



Potential Future Black Creek Culvert Locations



- Final land use configuration not known
- Anticipated to be confirmed during detail design
- Potential creek alignments to be confirmed during detail design

Robinson, Jennifer

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: Saturday, October 9, 2021 6:23 PM
To: [REDACTED]
Cc: Nina Tanti; Cholewa, Peter; Addley, Diana; Robinson, Jennifer; Cynthia Patterson
Subject: RE: Bass Pro Mills EA - Meeting with Landowners-[REDACTED]
Attachments: BassProMillsEA_prop_owner_mtg_20210915.pdf; 160540006Bass Pro Mills [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

Hello all,

Please find attached notes from the September 15th, 2021 meeting regarding the Bass Pro Mills Environmental Assessment, and the presentation that was given by the Project Team. Please advise if there are any comments by October 15, 2021, otherwise, the notes will be considered final.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
905-832-8585, ext. 8484 | hilda.esedebe@vaughan.ca

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2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



Bass Pro Mills Drive Extension, Municipal Class Environmental Assessment

Property Owner Meeting – [REDACTED]

Date/Time: September 15, 2021 / 10:30 AM
Place: Microsoft Teams
Next Meeting: TBD
Attendees: **Property Owner:** [REDACTED]
Weston Consulting: [REDACTED]
City of Vaughan: Hilda Esedebe (HE), Cynthia Patterson (CP)
Stantec: Peter Cholewa (PC), Diana Addley (DA)
Absentees: N/A
Distribution: All Attendees

Item:**Action:****Introduction**

Introductions were done and Stantec shared a presentation re: overview of the study, process and recommended plan. It was noted that the Public Information Center (PIC) 2 review period was to conclude the following day/September 16, following which the Environmental Study Report (ESR) will be prepared and available for a 30-day public review period (anticipated by the end of 2021).

Discussion

[REDACTED] stated that, regarding the project team's reference to the status of the Vaughan Mills Centre Secondary Plan (VMCSP), due to the Ontario Land Tribunal (OLT) procedure, the road geometry north of the extension is subject to change (i.e., number of connection points, locations, etc.).

Stantec presented the Technically Recommended Design to attendees, noting that the labels on the image presented to the public as part of online PIC 2 notes, "location of proposed future road connections to be confirmed during detail design...".

[REDACTED] indicated that the future location of Black Creek is still subject to review.

HE confirmed that the project team is aware of this and have considered potential locations for the realignment of Black Creek. However, this will be confirmed during the detail design phase of the project.

Stantec shared the potential future Black Creek culvert locations with attendees, as presented as part of online PIC 2, noting that the ultimate location will be confirmed during detail design.

September 15, 2021

Bass Pro Mills Drive Extension, Municipal Class Environmental Assessment

Page 2 of 2

Item:

Action:

PC added that the project team have discussed this matter with the Toronto and Region Conservation Authority (TRCA), and the TRCA is in agreement with the project team's approach.

■ noted that there were no questions regarding the property acquisition process at this time but would follow-up with the project team if any questions and/or concerns arise.

The meeting adjourned at 11:00 AM

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Consulting Ltd.



Diana Addley

Senior Environmental Planner

Diana.Addley@stantec.com

Robinson, Jennifer

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: Saturday, October 9, 2021 7:13 PM
To: [REDACTED]
Cc: Phil Dewsbury; Cholewa, Peter; Addley, Diana; Robinson, Jennifer; Cynthia Patterson
Subject: Bass Pro Mills EA - [REDACTED]
Attachments: BassProMillsEA_prop_owner_mtg_dft_20210922.pdf; 160540006Bass Pro Mills [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

Hello [REDACTED],

Please find attached notes from the September 22, 2021 meeting regarding the Bass Pro Mills Environmental Assessment, and the presentation that was given by the Project Team. Please advise if there are any comments by October 15, 2021, otherwise, the notes will be considered final.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
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Bass Pro Mills Drive Extension, Municipal Class Environmental Assessment

Property Owner Meeting – Storage Mart

Date/Time: September 22, 2021 / 3:00 PM
Place: Microsoft Teams
Next Meeting: TBD
Attendees: **Property Owners:** [REDACTED]
City of Vaughan: Hilda Esedebe (HE), Cynthia Patterson (CP)
Stantec: Peter Cholewa (PC), Diana Addley (DA)
Absentees: City of Vaughan: Selma Hubjer, Property Owner: [REDACTED]
Distribution: All Attendees

| | |
|--------------|----------------|
| Item: | Action: |
|--------------|----------------|

Introduction

Those present were introduced, then Stantec shared a presentation re: overview of study, process and recommended plan. It was noted that the Public Information Center (PIC) 2 review period would conclude the following day, following which the Environmental Study Report (ESR) will be prepared and available for a 30-day public review period, anticipated by end of 2021.

Info

Discussion

[REDACTED] asked to confirm that the north-south roads shown on the preliminary design are not part of this project.

PC confirmed that this study is limited only to Bass Pro Mills Drive and the north-south roads are not part of the EA study, but are shown on the plans as a potential future road that would be subject to area development and site plans approvals.

[REDACTED] indicated that [REDACTED] has a significant amount of heavy commercial traffic travelling in/out of their facility. Would it be possible to have another access point along Bass Pro Mills Drive, or to share a driveway with neighbours to the south?

PC indicated that a new entrance to the south will need Region of York review and may entail an agreement with the adjacent property owner if the proposed driveway would operate as a mutual point of access and egress to the respective properties. A new entrance at Bass Pro Mills Drive is also a possibility subject to the proposed location of north-south roads and future operation and traffic circulation on Bass Pro Mills Drive, with respect to entrances and local north-south roads.

[REDACTED]

Item:

Action:

[REDACTED]

[REDACTED] also indicated that there is continued growth anticipated at this property, that could result in more traffic, and less parking space for commercial vehicles.

[REDACTED] indicated that conversion of the existing entrance to a right in / right out would be acceptable as this would provide access for new customers to the office location. Established customers may be accommodated by a full movement new entrance at the south end of the property.

PC indicated that approval from the Region for a right in / right out (at present entrance location) would be required.

[REDACTED] stated that there is an approved plan to remove the office and build a multi-story office at the north property line, which is still being considered and asked if the construction of Bass Pro Mills Drive would impact this development.

PC advised that a daylighting triangle would be require off the property for sightlines at the new intersection.

[REDACTED] noted that the Storage Mart is in favour of the Bass Pro Mills extension.

[REDACTED] asked about side lot clearance versus road frontage setback and how the Bass Pro Mills Drive extension may involve the redefining existing side lot to roadside frontage.

City

HE to look into the required setbacks and confirm with attendees following the call.

[REDACTED] indicated that new roadway frontage on Bass Pro would provide incentive to upgrade their operation at this location.

Overall, it was generally discussed that there is an answer to the question of future viable access/egress to the property, which details will need to be worked out in relation to the Bass Pro Mills proposed north-south roads, realignment of the Black Creek and Region of York review of proposed entrances.

City/Stantec

A copy of the presentation shared today, along with the meeting notes, will be shared with attendees.

The meeting adjourned at 4:00 PM

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Consulting Ltd.



Diana Addley
Senior Environmental Planner
Diana.Addley@stantec.com

Robinson, Jennifer

From: Hilda Esedebe <Hilda.Esedebe@vaughan.ca>
Sent: Saturday, October 9, 2021 8:12 PM
To: [REDACTED]
Cc: Cholewa, Peter; Addley, Diana; Robinson, Jennifer; Cynthia Patterson
Subject: Bass Pro Mills EA - [REDACTED] Weston Road - [REDACTED]
Attachments: BassProMillsEA_prop_owner_mtg_fnl_20210923.pdf; 160540006Bass Pro Mills EA_mtg_min_dft_[REDACTED]_20210923.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello all,

Please find attached notes from the September 23, 2021 meeting regarding the Bass Pro Mills Environmental Assessment, and the presentation that was given by the Project Team. Please advise if there are any comments by October 15, 2021, otherwise, the notes will be considered final.

Regards,

Hilda Esedebe, P.Eng., MBA, M.Sc.
Transportation Project Manager
Infrastructure Planning and Corporate Asset Management
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Bass Pro Mills Drive Extension, Municipal Class Environmental Assessment

Property Owner Meeting – [REDACTED]

Date/Time: September 23, 2021 / 3:00 PM
Place: Microsoft Teams
Next Meeting: TBD
Attendees: **Property Owners:** [REDACTED]
City of Vaughan: Hilda Esedebe (HE), Cynthia Patterson (CP)
Stantec: Peter Cholewa (PC), Diana Addley (DA)
Absentees: N/A
Distribution: All Attendees

Item: **Action:**

Introduction

Attendees were introduced, then Stantec shared a presentation that provided an overview of the study, including the process and recommended plan. It was noted that the Public Information Centre (PIC) 2 review period concluded September 23, following which the Environmental Study Report (ESR) will be prepared and available for a 30-day public review period (anticipated by the end of 2021).

Info

Discussion

There was some discussion about the Weston Downs Community and traffic infiltration. [REDACTED] suggested that a sign be added on Astona Boulevard at the entrance to the Weston Downs Community indicating 'Local Traffic Only'. A similar recommendation was made in the Weston Downs Traffic Study by the City and Region in 2016.

PC indicated that there will be underground services implemented as part of the Bass Pro Mills Drive extension, either through City/Region requirements or through Site Plan application and municipal servicing plans.

[REDACTED] noted that this might help the [REDACTED] expedite their site development planning, given that they could potentially pull servicing from the new/extended roadway.

[REDACTED] stated that the [REDACTED] is happy to participate and is supportive of development of this area. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Item:

Action:

HE presented the 2014 VMCSPP conceptual roadway configuration to clarify that the distribution of adjacent roads within the preliminary design plan were included given that the road configuration shown within the 2014 VMCSPP was previously approved; however, the final locations of these roadways will be subject to change/future planning.

PC presented the potential future Black Creek crossing locations, noting that the ultimate location for the Black Creek will depend on the outcomes of future planning decisions. PC also noted that at this time, an equalizer culvert is proposed to maintain flows to/from the wetland that the Bass Pro Mills Drive extension would bisect, and that the south portion of this wetland is located on the [REDACTED] property.

Stantec

A copy of the presentation shared today, along with the meeting notes, will be shared with attendees.

The meeting adjourned at 4:00 PM

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Consulting Ltd.



Diana Addley

Senior Environmental Planner
Diana.Addley@stantec.com