

CITY OF VAUGHAN

EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 16, 2015

Item 3, Report No. 29, of the Special Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on July 16, 2015.

3 5550 LANGSTAFF ROAD: REMEDIATION AND DEVELOPMENT OF INFILL SITE

The Special Committee of the Whole recommends:

- 1) That the following member's resolution submitted by Councillor Carella, dated July 16, 2015, be received; and**
- 2) That the following deputations and Communications be received:**
 - 1. Ms. Mary Monaco, Sicilia Street, Woodbridge;**
 - 2. Ms. Simone Barbieri, Campania Court, Woodbridge, and Communication C7;**
 - 3. Mr. Robert Karrass, Morton Karrass LLP, Sheppard Avenue East, Toronto;**
 - 4. Ms. Phyllis Barbieri, Campania Court, Woodbridge;**
 - 5. Mr. Gino Barbieri, Campania Court, Woodbridge;**
 - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, and Communication C4, dated July 15, 2015;**
 - 7. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge;**
 - 8. Ms. Eva Sahlis, Sicilia Street, Woodbridge, and Communication C6, petition; and**
 - 9. Mr. Tony Gentile, property owner.**

Member's Resolution

Submitted by Councillor Tony Carella

WHEREAS the property known municipally as 5550 Langstaff Road was for many years the site of the dumping of construction debris (concrete, lumber, bricks) and tires; and

WHEREAS the plan for the infill development of this site contemplated two phases:

Phase 1, now essentially completed, respecting the lower portion of the property that fronts on Langstaff Road, including the environmental remediation of the site, and the construction of semi-detached houses along a new street having access onto Langstaff Road, and

Phase 2, respecting the upper portion of the property that backs onto the southern end of Campania Court, including the removal of all debris, the rehabilitation of the site, then followed by the registration of the plan of subdivision and the construction of houses along a new street running perpendicular to Campania Court; and

WHEREAS the two-phase nature of the remedial work was such that quantities of material have accumulated on the upper portion of the property, which must be removed prior to the development of the Phase 2 lands; and

WHEREAS the remediation of this site is the largest such project ever undertaken within the City of Vaughan, the work has extended over several years, such that the attendant nuisances of dust, noise, traffic and dirt have resulted in complaints being filed with the City, the Ministry of the Environment and Climate Change, the Ministry of Labour; and

WHEREAS the resolution of these complaints has resulted in delays and from time to time the suspension of the work, compounded by the effects of wet weather that have precluded the removal of soil from the site at various times, and/or the closure of destination sites for the removed soil---all of which has made the entire process a lengthier one; and

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WHEREAS the owner proposes to remove the balance of the soil in the most efficient means possible, namely via triaxle vehicles along Campania Court and Sicilia Street, to Martin Grove Road---a mid-block collector, a route that may result in damage to the two intervening local roadways, and

WHEREAS staff have advised the owner that permission to use local streets can only be granted if securities are posted to cover the cost of any damage to these streets caused by the removal and the owner enters into an agreement with the City to provide for matters such as the development and implementation of a communication plan, the maintenance of the roadway surface, a construction/remediation work plan, and traffic controls;

NOW THEREFORE BE IT RESOLVED

1. **That** Council endorse staff's recommendation with respect to the posting of securities and the execution of an agreement; and
2. **That** Council direct staff to convene a working group to be composed of no more than two representatives of the owner, no more than two representatives of the local residents, as well as city staff and staff of various provincial ministries, as appropriate, to expedite in the most efficient manner the winding up of the environmental remediation of the Phase 2 lands; and
3. **That** Council direct that upon the completion of the remediation of the site to the standards required by the City and the Ministry of the Environment, staff expedite any approvals necessary to facilitate the final completion of the residential development of the site.