



VAUGHAN

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Communication
COUNCIL: <u>Oct 19/16</u>
<u>CW</u> Rpt. No. <u>34</u> Item <u>25</u>

**DATE:** OCTOBER 14, 2016

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE,  
DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT  
MARY REALI, DEPUTY CITY MANAGER, COMMUNITY SERVICES  
CLAUDIA STORTO, DEPUTY CITY MANAGER, LEGAL AND HUMAN RESOURCES

**SUBJECT:** ITEM 25 - DEPUTATION WITH RESPECT TO MATTERS WITHIN THE CITY'S  
JURISDICTION RELATING TO 5550 LANGSTAFF ROAD  
COMMITTEE OF THE WHOLE, OCTOBER 5, 2016

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At the Committee of the Whole meeting on October 5, 2016, Committee received the Deputation of Richard Lorello with respect to the residential development at 5550 Langstaff Road. In his deputation, Mr. Lorello raised concerns regarding this development and the City's communications in response to residents' inquiries related to it. Committee directed staff to provide a report addressing the issues raised. A similar communication is being provided in respect of Item 26 on Committee of the Whole's report to Council.

#### BACKGROUND

This property is located east of Martin Grove Road, north of Langstaff Road. It is owned by 1668135 Ontario Inc. and is being developed for residential homes in two phases.

In the early 1970s and 1980s there was illegal dumping of construction material (concrete, tires, wood) on the property. The landowner began remediation of the Phase 2 lands in 2010. The remediation is under the jurisdiction of the Ministry of the Environment and Climate Change (MOECC) which monitors site activities to ensure that waste is being managed and disposed of in accordance with regulatory requirements. MOECC provided a FAQ sheet to the residents in December 2015 that outlined the status of the remediation works. This document was last updated and distributed in July 2016. The City notes that the debris and pile on the subject lands have been removed.

Residents remain concerned about the pace of remediation and impacts resulting from the site and related works.

1668135 Ontario Inc. filed a Statement of Claim against the City and three individually named employees related to the subject lands which was served on December 8, 2015. This litigation is ongoing.

#### COMMUNICATIONS

Over the last few years, as this development has progressed, there has been ongoing dialogue between the City and area residents with respect to this site. This has been in addition to the statutory requirements pursuant to the *Planning Act* in relation to the development applications for the site. The following list includes the key points of contact with the community related to the development approval process:

- |   |                  |
|---|------------------|
| • Public Hearing (draft plan of subdivision/zoning, Phase 2)        | October 16, 2012 |
| • Committee of the Whole meeting (draft plan of subdivision/zoning) | June 18, 2013    |
| • Council meeting (draft plan of subdivision/zoning)                | June 25, 2013    |

Throughout the planning and development process, there have been multiple inquiries from area residents directed to various City departments, staff and members of Council. There has been an ongoing effort to respond to the inquiries received, in a number of different forms. They have included:

- Community meetings
- Local Councillor's letters
- By-law Enforcement staff attendance on site in response to complaints for by-law infractions
- Development Engineering staff site inspections
- Reports to Committee of the Whole and Council meetings with respect to the temporary use of Campania Court/Sicilia Street as a truck haul route
- Email responses
- Counter (in person) responses
- Telephone responses

The staff efforts to address issues and provide information to residents are in keeping with the City's Service Excellence objectives and standard practices on a City-wide basis. In addition to the above, staff has been responsive to multiple access requests pursuant to the *Municipal Freedom of Information and Protection of Privacy Act* related to this development. As well, staff has been defending the litigation and responding to complaints associated with this development filed with their respective professional bodies.

Over the last year, City staff and Council members have been receiving multiple emails, often on a daily basis, regarding this matter, many of which are the same emails sent repeatedly. The volume of emails has been substantial, numbering in the hundreds. The emails regularly include questions that have already been answered by staff. It has also been noted that the same or similar questions are being posed to different staff members. At times, the inquiries have related to matters outside of the City's jurisdiction (ex. matters pertaining to the MOECC or Hydro One).

In an effort to provide the most accurate responses to the inquiries received and given the volume of emails received, staff determined that it would be appropriate to provide collaborative, joint responses on behalf of the various departments involved. These include Development Planning, Development Engineering, Building Standards, Legal, and By-law and Compliance. Often, before responding, there has been a need for consultation between departments where issues raised identified matters that may fall within more than one department's responsibility. Once all necessary information has been collected, responses have been provided to those residents making the inquiries. The responses have been limited to new inquiries only. Staff has been clear with those residents who have made repeated requests for the same information that further responses will not be provided. While staff acknowledge that there may be disagreement with the responses, the City's information on matters already addressed has not changed. Where communications to staff or Council members are harassing as defined by legislation or the City's Respectful Workplace Policy, responses will not be provided, and the individual sending the communication will be so advised.

All matters relating to site and area conditions involving either the Development Engineering or By-law and Compliance departments have been responded to individually, in accordance with standard protocol and practices. Where circumstances warrant immediate action, it has been taken.

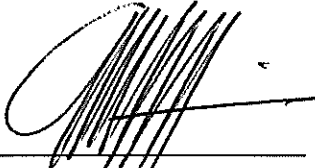
## MOVING FORWARD

A FAQ sheet (Frequently Asked Questions) which will provide background information and summarize inquiries received to date with responses, will be prepared for area residents. This will ensure consistency of information being shared with anyone having an interest in the matter. The initial FAQ sheet is expected to be completed within two to three weeks. It will be provided to residents who reside on Sicilia Street, Campania Court and Genova Court by mail. The FAQ sheet will be updated as new information becomes available and will be provided to those who indicate an interest in receiving updates, either by mail or email.

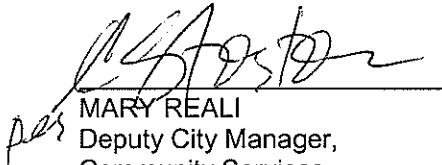
## CONCLUSION

There has been a history of ongoing communications in various forms with the public in respect of the development of Block 120. Staff has maintained a consistent approach in this matter, in line with or exceeding standard communication practices. The FAQ sheet will provide an additional method of sharing information that will serve to keep anyone having an interest in the matter informed.

Respectfully submitted,



JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

  
MAY 10 2011

MARY REALI  
Deputy City Manager,  
Community Services

  
MAY 10 2011

CLAUDIA STORTO  
Deputy City Manager,  
Legal and Human Resources

Copy to: Daniel Kostopoulos, City Manager  
Andrew Pearce, Director, Development Engineering and Infrastructure Planning  
Gus Michaels, Director, By-Law & Compliance, Licensing & Permit Services  
Jason Schmidt-Shoukri, Chief Building Official  
Grant Uyeyama, Director, Development Planning  
Heather Wilson, City Solicitor