

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.

Magnifico, Rose

Subject:

FW: July 26 CoW Meeting Item 3 5550 LANGSTAFF ROAD: REMEDIATION AND DEVELOPMENT OF INFILL SITE

c 4 Communication SP CW: July 16/15 Item: 3
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From: Richard Lorello <rlorello@rogers.com>

Sent: Wednesday, July 15, 2015 6:11 PM

To: Carella, Tony

Reply To: Richard Lorello

Cc: Iafrate, Marilyn; DeFrancesca, Rosanna; Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Racco, Sandra; Shefman, Alan; Ferri, Mario; Abrams, Jeffrey; MacKenzie, John; Simone Barbieri; mary.monaco@rogers.com; Noor Javed

Subject: July 26 CoW Meeting Item 3 5550 LANGSTAFF ROAD: REMEDIATION AND DEVELOPMENT OF INFILL SITE

Good Evening Councillor Carella

Given the history of 5550 Langstaff, recent events and after consulting with some of the residents of Campania Court and Sicilia Street with respect to your member's resolution below, http://www.vaughan.ca/council/minutes_agendas/AgendaItems/SPCW0716_15_3.pdf, I believe that it would be in the interest of all parties involved in this project that you and council as a whole consider and adopt the following friendly amendments to your resolution. In so doing, these measures would go a long way to expediting the work, re-establishing good faith, trust, compliance and a safe working environment on the property in question.

The proposed amendments are listed as follows;

That given the history of the project that the Holding Symbol "H" be reinstated on the property which was removed in September 2014 (see communication link below) until all environmental remediation are met to the satisfaction of the MOE and City of Vaughan.

http://www.vaughan.ca/council/minutes_agendas/Communications/CL0909_14_C9.pdf

That no partial approval for residential construction be granted on the property until all environmental remediation is completed in full.

That the remediation and construction activities be confined to the boundaries of Phase 1/Phase 2 and that all truck/construction traffic use the southern entry/exit of the property without spilling into and disrupting the established neighbourhoods and compromising the safety of Campania Court, Sicilia Street, thereby permanently restricting access to Campania Court and Sicilia Street during the remediation and construction phase.

That the developer agree to reasonable hours of operation during the remediation and construction phase thereby ensuring a reasonable quality of life for the residents of Campania Court, Sicilia Street and nearby residential roads.

That the developer ensure, certify and authenticate that the removal of the waste material be transported to a certified site that is able to accept the waste material in question.

I look forward to discussing these issues and more at Committee of the Whole on July 16

Sincerely
Richard T. Lorello

c 6
 Communication
 CW: July 16/15
 Item: 3

PETITION

TO: Mayor and Members of Council, City of Vaughan

WHEREAS, the (site) Lot: Part of Lot 11, Concession: 8 Vaughan, Regional Municipality of York, 5550 Langstaff Rd. Vaughan, Regional Municipality of York, has been under construction for the past several years with no end in sight.

WHEREAS, the owner / operator of site has constructed a private road connected to municipal road Campania Court for the purposes of trucking waste through the residential neighborhood of Campania Court, Sicilia Street.

WHEREAS, the owner / operator of site had promised to remove the thousands of tons of waste through the south end of the property instead of using Campania Court and Sicilia Street.

WHEREAS, the residents neighboring the site have expressed great concern to the City of Vaughan on numerous occasions with respect to dirt, dust, noise, unsecured worksite, unsafe work practices and constant delays in the removing waste.

WHEREAS, a community meeting in early June 2015 hosted by Ward 2 Councillor Tony Carella, attended by City of Vaughan Staff Director of Development / Transportation Engineering Andrew Pearce, and site owner representative Leo Grellette (formerly City of Vaughan Director, Building Standards) to date has had little effect in addressing resident's concerns.

WHEREAS, the Ministry of Environment issued compliance orders (0803-92WMVY, 0803-92WMVY-1, 0803-92WMVY-2, 0803-92WMVY-3) to remediate damage for this site which have lapsed more than once have yet to be fully complied with.

WHEREAS, the Ministry of Labor has visited this site and is considering action for unsafe working conditions on this site. (MOL Event Number: 03644JLTN026)

WHEREAS, a justice of the peace from Newmarket Court has issued a summons for a restraining order against the property owner of this site for openly uttering threats against one or more residents.

WHEREAS, the York Regional Police have said that they are in the of process laying charges ~~_____~~ ~~_____~~ property damage (Incident Number 15-169766) after a resident's fence abutting the site was removed without permission.

WHEREAS, at least one resident has consulted with a lawyer and is considering whether legal action against the property owner as well as the City of Vaughan should be pursued.

WHEREAS, some residents neighboring the site have sought out property appraisals for their homes only to find out that the site in question has had a negative effect on their property values.

WHEREAS, we the people of Sicilia Street and Campania Court at not being unreasonable and are not objecting to the development but are simply wanting to see the work/remediation be completed in a legal, safe timely and respectful manner.

WE, the taxpayers and citizens of Vaughan exercise our right and petition the Mayor and Members of Council of the City of Vaughan to take all expeditious legal and administrative steps to resolve the unsafe and unhealthy practices that are affecting the quality of life of the residents of Campania Court, Sicilia Street and nearby residential streets. Further we seek a resolution of Vaughan Council to strike a working Committee comprised of residents, City Staff, Members of Council, representatives of TRCA, MOE, MOL and the site representative to meet on a regular basis to review, report and track progress of the existing conditions on the said site and create a sustainable process of enforcement for the residents in order to restore public confidence.

I support this petition and sign my signature to it.

Name (printed)	Address (printed)	Signature
V. Piro	21 Campania Ct	Vittorio Piro
Phyllis Barbieri	12 Campania Ct	Phyllis Barbieri
MARISA VERCILLO	29 Campania Ct	Marisa Vercillo
JOHN VERCILLO	29 Campania Ct	John Vercillo
CUSMO DOVIATO	33 CAMPANIA CT	Cusmo Doviato
Luigi Busetto	25 Campania Ct	Luigi Busetto
Elizabeth Bagshaw	41 Campania Ct	Elizabeth Bagshaw
John Ransom	49 Campania Ct	John Ransom
Linda Ransom	49 Campania	Linda Ransom
ANGELICA PIRO	53 CAMPANIA	Angela Piro
Selena Piro	53 Campania	Selena Piro
Julian Piro	53 Campania	Julian Piro

Mary Monaco

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Name (printed)	Address (printed)	Signature
ANGELO PIRU	53 CAMPANIA CRT	<i>[Signature]</i>
ANNA SFORZA	43 SICILIA ST	<i>[Signature]</i>
EVANGELIA SAKIS	59 SICILIA ST	<i>[Signature]</i>
Eva Sublis	59 SICILIA ST	<i>[Signature]</i>
GEORGIOS SAKIS	59 SICILIA ST	<i>[Signature]</i>
Mary Monaco	55 Sicilia Street	<i>[Signature]</i>
GERRY MONTEB	55 SICILIA ST	<i>[Signature]</i>
Simone Barbieri	12 Campania CRT	<i>[Signature]</i>
Rosalia Belmonte	8734 Montingrove Rd.	<i>[Signature]</i>
NICK BIAGI	47 SICILIA ST	<i>[Signature]</i>
<i>[Signature]</i>	54 CAMPANIA CRT	<i>[Signature]</i>
<i>[Signature]</i>	56 CAMPANIA CRT	<i>[Signature]</i>

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Name (printed)	Address (printed)	Signature
Braudon Gallett	51 Sicilia St	
Laura Silenzi	51 Sicilia St	
Sam Sturino	30 CAMPANIA CT	SALATORE STURINO
Lori Piacente	168 Saddle Tree cres.	L. Piacente
Ross Barbieri	8734 Martingrove rd	
JOE GAMBINO	15 CAMPANIA ave	
LOENA GAMBINO	"	
MICHAEL GAMBINO	"	
DIANNA GAMBINO	"	
DOMENIC MORGAN	16 CAMPANIA CT	
Debby Margani	16 Campania Ct.	
Vincenta Sturino	30 Campania	VINCENTA STURINO



**COMMUNICATION C7
SPECIAL COMMITTEE OF THE WHOLE
JULY 16, 2015**

**RE: Item 3, Report No. 29
5550 LANGSTAFF ROAD: REMEDIATION AND DEVELOPMENT
OF INFILL SITE**

The City Clerk's Office received 90 images and 2 videos on a USB Flash Drive at the Special Committee of the Whole meeting on July 16, 2015, from Ms. Simone Barbieri, deputant, regarding the above noted.

Six images are attached for viewing purposes and a copy of the entire file containing a total of 90 images and 2 videos is on file in the office of the City Clerk.

Office of the City Clerk
City of Vaughan















MEMBER'S RESOLUTION

Meeting/Date: SPECIAL COMMITTEE OF THE WHOLE - JULY 16, 2015

Title: 5550 LANGSTAFF ROAD: REMEDIATION AND DEVELOPMENT OF INFILL SITE

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

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.

Respectfully submitted,

Tony Carella, FRSA
Councillor, Ward 2 / Woodbridge West