

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 17, 2023**

Item 4, Report No. 39, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 17, 2023:

**By receiving Communication C1 from Nicole Cappadocia, Humphries Planning Group Inc., Pippin Road, Vaughan, dated October 3, 2023.**

**4. 11191 KEELE STREET GP. INC.: ZONING BY-LAW AMENDMENT FILE Z.21.036, DRAFT PLAN OF SUBDIVISION FILE 19T-21V007 – 11191 KEELE STREET, VICINITY OF KEELE STREET AND KIRBY ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated October 3, 2023, be approved; and**
- 2) That Communication C2 from Rosemarie L. Humphries, President, Humphries Planning Group Inc., Pippin Road, Vaughan, dated October 2, 2023, be received.**

**Recommendations**

- 1. THAT Zoning By-law Amendment File Z.21.036 (11191 Keele St. GP Inc.) BE APPROVED, to rezone the subject lands from “A Agricultural Zone” to “RT1 (H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Attachment 7 of this report.**
- 2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:**
  - a. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;**
- 3. THAT Draft Plan of Subdivision File 19T-21V007 (11191 Keele St. GP Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 1, to create one residential development block (Block 1) and sight triangle purposes (Blocks 2 and 3) to be conveyed to York Region, as shown on Attachment 3.**

# Committee of the Whole (1) Report

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**DATE:** Tuesday, October 3, 2023

**WARD:** 1

**TITLE:** 11191 KEELE ST. GP INC.: ZONING BY-LAW AMENDMENT  
FILE Z.21.036, DRAFT PLAN OF SUBDIVISION FILE 19T-  
21V007 – 11191 KEELE STREET, VICINITY OF KEELE STREET  
AND KIRBY ROAD

**FROM:**

Haiping Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-Law Amendment and Draft Plan of Subdivision Applications to rezone the subject lands and create a single block through a draft plan of subdivision to permit 42 three-storey freehold townhouse units served by a private condominium road (common element), as shown on Attachments 3 to 6.

**Report Highlights**

- The Owner proposes to rezone and create a single block through a draft plan of subdivision on the subject lands to permit 42 three-storey freehold townhouses units on a condominium road.
- A Zoning By-Law Amendment and Draft Plan of Subdivision applications are required to implement the proposed development.
- The Development Planning Department supports the approval of the applications, as they are consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow – The Growth Plan for the Greater Golden Horseshoe 2019 as amended, the York Regional Official Plan 2010 and meets the intent of Vaughan Official Plan 2010, and is considered to be compatible with the surrounding existing and planned land uses.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.21.036 (11191 Keele St. GP Inc.) BE APPROVED, to rezone the subject lands from “A Agricultural Zone” to “RT1 (H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Attachment 7 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:
  - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;
3. THAT Draft Plan of Subdivision File 19T-21V007 (11191 Keele St. GP Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 1, to create one residential development block (Block 1) and sight triangle purposes (Blocks 2 and 3) to be conveyed to York Region, as shown on Attachment 3.

## **Background**

Location: 11191 Keele Street (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 2.

Date of Pre-Application Consultation Meeting: March 5, 2021

Date applications were deemed complete: October 7, 2021

### ***Zoning By-Law Amendment, Draft Plan of Subdivision, Site Development and Draft Plan of Condominium Applications have been submitted to permit the proposed development***

11191 Keele St. GP Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit the development of 42, three-storey freehold townhouse units served by a future privately owned and maintained common element condominium road (the ‘Development’), as shown on Attachments 3 to 6:

1. Zoning By-law Amendment File Z.21.036 to rezone the Subject Lands from “A Agricultural Zone” as shown on Attachment 2, to “RT1(H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 7 of this Report.
2. Draft Plan of Subdivision File 19T-21V007, as shown on Attachment 3, consisting of Block 1 (1.01 ha) for technical purposes under the *Planning Act* to facilitate a future Draft Plan of Condominium (Common Elements). The future common

elements will consist of the private internal roads, walkways, visitor parking spaces, and private landscaped areas.

The Owner has also submitted Site Development Application File DA.22.065 and Draft Plan of Condominium File 19CDM-22V010. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Director of Development Planning and/or the Director of Policy Planning and Special Projects for approval. The review of Site Development File DA.22.065 and Draft Plan of Condominium File 19CDM-22V010 is currently ongoing.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- *Date of Notice (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 2): November 5, 2021*
- *Location of Notice Sign(s): Keele Street*
- *Date of Public Meeting(s): November 30, 2021, date ratified by Council December 10, 2021*

**Previous Reports/Authority**

[December 10, 2021, Committee of the Whole \(Public Meeting\), Item 2, Report No. 55](#)

**Analysis and Options**

***The Development is consistent with the Provincial Policy Statement, 2020*** (the 'PPS')

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the PPS. The Development is consistent with Sections 1.1.3, 1.4.1 and 1.6.6.2 of the PPS encouraging development within Settlement Areas to make the efficient use of land and planned and existing infrastructure and services. The policies also contribute to providing for an appropriate range and mix of housing options and densities. The policies further facilitate active transportation and community connectivity. The Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan')***

The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Development conforms to the policy framework of the Growth Plan as the built form would efficiently utilize the Subject Lands, existing infrastructure, municipal water and wastewater systems. The Development provides for residential townhouse units within a settlement area and a delineated built-up area that contributes to providing a mix of housing densities within the neighbourhood and makes more efficient use of the Subject Lands. In consideration of the above the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010 (the ‘YROP 2010’)***

The York Region Official Plan 2022 (‘YROP 2022’) was approved by the Province on November 4, 2022. Policy 7.4.13 in YROP 2022 states that development applications which have been deemed complete prior to the date of the Plan’s approval shall be subject to the policies of the YROP 2010. The Zoning By-law Application and Draft Plan of Subdivision were deemed complete on October 7, 2021, and are therefore subject to the policies of YROP 2010.

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1, “Regional Structure” of the YROP 2010. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.”

Section 3.5.4 of the YROP 2010 requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” It also states that “the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.” The Development consists of 42 townhouse units which contribute to adding to the variety of housing forms in the community. The Development conforms to the YROP 2010.

It is noted that in review of YROP 2022, the Development also conforms to YROP 2022.

***The Development conforms to VOP 2010***

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010. The Subject Lands are designated “Low-Rise Residential” by VOP 2010. The Official Plan permits the three-storey townhouse dwellings.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a Community Area and requires new development be designed to respect and reinforce the physical character of the established neighbourhood. In addition, new development in a Community Area within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks. Sections 9.1.2.2 to 9.1.2.4 of VOP 2010 requires townhouse dwellings to respect and reinforce the scale, massing, setbacks and orientation of other built and approved dwellings in the surrounding area.

The Development includes 42 townhouses dwellings ranging in lot frontage of 6 m to 9 m and lot depths of approximately 24 m. The townhouse dwellings will be three-storeys in height and will front onto the proposed private condominium road. The development will provide additional housing options in an appropriate low-rise built form that is compatible with the surrounding community.

The Owner is proposing the “RT1 Residential Townhouse Zone” category by Zoning By-law 1-88, consistent with the surrounding zoning to the immediate north fronting Keele Street. The rezoning will facilitate lot sizes (frontage and areas) consistent and compatible with the existing and planned surrounding development. The Development conforms to VOP 2010.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, as shown on Attachment 2. This zone does not permit the Development. The Owner is proposing to rezone the Subject Lands to “RT1(H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” by Zoning By-law 1-88 in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 7.

Minor modifications may be made to the zoning exceptions identified in Attachment 7 prior to the enactment of an implementing Zoning By-law, as required through the final review of Site Development File DA.22.065, should the Applications be approved.

The Development Planning Department supports the rezoning of the Subject Lands to “RT1(H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” as the rezoning and proposed development standards implements the “Low-Rise Residential” designation of VOP 2010 and is consistent with the policies of the PPS, Growth Plan and YROP. The requested zoning exceptions identified are considered minor and are compatible with the character of the area and zoning standards in the surrounding community.

***The Subject Lands will be zoned with the Holding Symbol “(H)”***

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address servicing and allocation for the Subject Lands. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the condition included in the Recommendation section of this report are addressed to the satisfaction of the City.

***Council enacted By-law 001-2021 as the new Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. As the Zoning Application deemed complete by the City October 7, 2021, and given Council’s direction on October 20, 2021, the Applications are transitioned under Zoning By-law 001-2021, as amended.

***The Development Planning (‘DP’) Department supports the Applications, subject to conditions***

**Conceptual Site Plan and Subdivision Design**

The proposed Draft Plan of Subdivision (File 19T-21V007) shown on Attachment 3 is to create one residential development block (Block “1”) for technical purposes under the *Planning Act* to facilitate a Draft Plan of Condominium (Common Elements). The

common elements consist of the private internal roads, walkways, visitor parking spaces, and private landscaped areas. The townhouse units will consist of three-storey dwellings that are 10.5 m in height and will be on future parcels of tied land as shown on Attachment 4.

Access to the Subject Lands will be via a full-moves access from Keele Street. Driveway access to the townhouse units will be via the common element road identified as shown on Attachment 4. All units will provide a minimum of 2 parking spaces per dwelling unit, which meets the requirements of Zoning By-law 1-88.

#### Archaeology

The Subject Lands have undergone a Stage 1 and 2 Archaeological Assessment. The DP Department, Urban Design and Cultural Heritage Division have no objections to the Development subject to the standard archaeological conditions being included in Attachment 1.

#### Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics application score of 27 for the Draft Plan of Subdivision Application (bronze level). This score meets minimum threshold requirements.

#### Tree Protection Agreement

The Owner shall enter into a Tree Protection Agreement ('TPA') in accordance with Council enacted Tree By-Law 052-2018 given 84 trees are being removed from the Subject Lands. The Development proposes to plant 77 trees with the remaining 7 trees requiring cash-in-lieu. The Owner shall file a Tree Protection Application, enter into a TPA with the City and post the required securities in a Letter of Credit (based on the costs indicated in the arborist report) prior to the registration of the Draft Plan of Subdivision. A condition to this effect is included in Attachment 1.

Prior to the execution of the Site Plan Agreement, the Owner is required to satisfy all conditions of Draft Plan of Subdivision Approval in Attachment 1 and the final Draft Plan shall be registered on title.

#### ***Draft Plan of Condominium and Part Lot Control Applications are required to implement the Development***

Should the Applications be approved, Draft Plan of Condominium File 19CDM-22V010 is required to establish the proposed condominium tenure and common elements of the Development, and to secure appropriate conditions of Draft Plan of Condominium approval. A Part Lot Control Application will also be required to create individual lots tied to the common element condominium (Parcels of Tied Land - 'POTLs') for future ownership.

#### **Financial Impact**

There are no requirements for new funding associated with this report.

## **Operational Impact**

### ***The Development Engineering ('DE') Department supports the Applications, subject to the conditions in this report***

The DE Department has provided the following comments:

#### **Water Servicing**

The Subject Lands are located within Pressure District 9, immediately south of the North Maple Reservoir. The Environmental Services Department has confirmed that water servicing capacity within Pressure District 9 is not available to service new growth, including this Development. An alternative interim water servicing option was analyzed that would connect to an existing stub off York Region's Pressure District 8 (1200 mm diameter sewer on Keele Street), which will require York Region approval. The interim solution would be in place until servicing capacity is available in northeast Vaughan through Pressure District 9.

Due to low pressures in Pressure District 8, booster pumping systems are proposed to achieve acceptable minimum service pressures for normal operating conditions for the Development. These pumps will be decommissioned by the future condominium cooperation upon the ultimate conversion from Pressure District 8 to Pressure District 9. The Owner shall address all remaining comments from the DE Department in a subsequent submission. A condition to this effect is included in Attachment 1.

#### **Sanitary Servicing**

The Subject Lands will be serviced by the existing sanitary sewer on Keele Street that drains south into the Maple/Langstaff Collector Trunk Sewer System. It is anticipated that local infrastructure improvements will be required in the future. A financial contribution from the Owner for infrastructure improvements will be required. A condition to this effect is included in Attachment 1.

#### **Storm Servicing**

Majority of the Subject Lands is tributary to the Keele Street roadside ditch draining north and a small portion of the subject Lands is tributary to a ditch draining south. The Stormwater Management Plan prepared by Fabian Papa & Partners dated June 15, 2023, includes an internal storm sewer network, on-site storage via underground stormwater storage chambers, and controlled discharged release rates to the receiving storm outlets at appropriate levels. Since there is no storm on Keele Street, it is proposed that the storm outlet from the Subject Lands will discharge to the exiting roadside ditch.

The Owner shall address all remaining comments from the DE Department in a subsequent submission. A condition to this effect is included in Attachment 1.

#### **Noise Impact Study**

The Owner submitted a Noise Report prepared by HGC Engineering, dated June 15, 2023, to investigate noise impact on the Subject Lands from road traffic and



surrounding land uses. The Noise Report recommends noise walls, central air conditioning, and noise warning clauses to be included in all offers of Purchase and Sale or Lease and registered on title to make future occupants of potential noise impacts. A condition to this effect is included in Attachment 1.

#### Environmental Engineering

The Owner submitted Site Screening Questionnaire, Phase One and Phase Two Environmental Site Assessment ('ESA') reports prepared by Fisher Engineering dated July 21, 2021 and July 28, 2022 and a Reliance Letter prepared by Fisher Engineering dated June 30, 2022. The materials indicated that the Development meets the applicable Ministry of Environment, Conservations and Parks Standards. The DE Department has reviewed the submissions and is satisfied with the ESA documents.

#### Servicing Allocation

Currently there is limited available city-wide servicing capacity however, York Region is expected to grant the City of Vaughan additional servicing capacity in the last quarter of 2023 as part of their capacity assignment to cycle to local municipalities. Therefore, it is recommended that a Holding Symbol ('H') be placed on the Subject Lands until such time that Vaughan Council adopts a resolution allocating sewage capacity and water supply capacity to the Subject Lands. A condition to this effect is included in the Recommendations section of this report.

#### Transportation

The Owner submitted a Transportation Impact Study prepared by Paradigm Transportation Solutions Limited dated June 2023. The DE Department has reviewed the submitted materials and have no objections.

The Development will have minimal impacts to the adjacent road network. The Development will be accessed by a single full-moves access on Keele Street. The Subject Lands will be served by an internal ring road with the westerly portion, parallel to Keele Street restricting to a one-way southbound direction. Sidewalks are provided on one side of the internal east-west segments of the ring road. Adequate pedestrian connections are provided to a multi-use path on Keele Street, which is currently under construction. The proposed parking supply fulfills the by-law requirement for both residents and visitors.

#### ***The Parks Infrastructure Planning Department ('PIPD') has no objection to the Applications, subject to conditions***

PIPD has no objections to the Applications, subject to conditions and warning clauses identified in Attachment 1.

#### ***Cash-in-Lieu of the dedication of parkland is required***

The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication policy.

The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1 of this report.

***The School Boards have no objection to the Development***

The York Region District School Board and York District Catholic School Board have no objection to, or any conditions of approval for the Applications, and will not require a new school for the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

***Other external agencies and various utilities have no objection to the Development***

Alectra Utilities Corporation, Bell Canada, Hydro One and Enbridge Gas Distribution have no objections to the approval of the Applications, subject to their conditions contained in Attachment 1 of this report.

***Canada Post has no objection to the Development, subject to Conditions of Approval***

Canada Post has no objection to the Development, subject to the Owner installing mailbox facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1 of this report.

**Broader Regional Impacts/Considerations**

**York Region**

The Subject Lands are located on Keele Street (Regional Road). York Region provided comments and Conditions of Approval for Draft Plan of Subdivision on August 10, 2023 as shown in Attachment 1.

York Region has advised that they reserve the right to provide further detailed technical comments and conditions through the related Site Development Application DA.22.065.

**Metrolinx**

The Subject Lands are located within 300 m of Metrolinx's Barrie GO line. Metrolinx has provided warning clauses to be inserted in all agreements, offers of purchase and agreements of purchase and sale. Conditions to this effect are included in Attachment 1.

**Toronto and Region Conservation Authority ('TRCA')**

The Subject Lands are located in a Source Water Protection vulnerable area referred to as a Wellhead Protection Area-Q2 (WHPA-Q2). As such, the Applications are subject to policies within the Credit Valley - Toronto and Region - Central Lake Ontario ('CTC') Source Protection Plan that need to be addressed through a site-specific water balance assessment. The TRCA has reviewed the Hydrogeological Assessment prepared by Fisher Engineering and the Functional Servicing and Stormwater Management Report prepared by Fabian Papa & Partners submitted in support of these Applications. The

TRCA has advised they have no objection to the Development, subject to the water balance mitigation strategy being carried out. A condition to this effect is included in Attachment 1.

### **Conclusion**

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2010 and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 1.

**For more information**, please contact: Daniela DeGasperi, Planner, at extension 8382.

### **Prepared by**

Daniela DeGasperi, Planner, ext. 8382

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval (19T-21V007)
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-21V007
4. Conceptual Site Plan and Proposed Zoning
5. Conceptual Landscape Plan
6. Conceptual Building Elevations (Typical - Blocks A & G)
7. Zoning By-law 1-88 Amendments

### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager



## **ATTACHMENT 1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-21V007 (THE 'PLAN')  
11191 KEELE ST. GP. INC. (THE 'OWNER')  
PART OF LOT 28, CONCESSION 3, CITY OF VAUGHAN  
11191 KEELE STREET**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT  
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF  
SUBDIVISION FILE 19T-21V007, ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment 1a.
2. The Conditions of Approval of York Region as set out in Attachment 1b dated August 10, 2023.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 1c dated November 3, 2021.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 1d dated October 1, 2021.
5. The Conditions of Approval of Bell Canada as set out in Attachment 1e and dated November 29, 2021.
6. The Conditions of Approval of Canada Post as set out in Attachment 1f and dated October 4, 2021.
7. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment 1g dated October 15, 2021.
8. The Conditions of Approval of Metrolinx as set out in Attachment 1h dated October 4, 2021.
9. The Conditions of Approval of Hydro One as set out in Attachment 1i dated October 13, 2021.

#### **Clearances**

1. The City shall advise that the Conditions contained in Attachment 1a have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.



2. York Region shall advise that the Conditions contained in Attachment 1b have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. The Toronto and Region Conservation Authority shall advise that the Conditions contained in Attachment 1c has been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities shall advise that the Conditions contained in Attachment 1d have been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
5. Bell Canada shall advise that the Conditions contained in Attachment 1e have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions contained in Attachment 1f have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Inc. shall advise that the Condition contained in Attachment 1g have been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
8. Metrolinx shall advise that the Conditions contained in Attachment 1h have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. Hydro One shall advise that the Conditions contained in Attachment 1i have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.



## **ATTACHMENT 1A**

**DRAFT PLAN OF SUBDIVISION FILE 19T-21V007 ('THE PLAN')  
11191 KEELE ST. GP. INC.  
PART OF LOT 28, CONCESSION 3, CITY OF VAUGHAN  
11191 KEELE STREET**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT  
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF  
SUBDIVISION FILE 19T-21V007, ARE AS FOLLOWS:**

### **CITY OF VAUGHAN CONDITIONS**

The Owner shall satisfy the following Conditions of Approval:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KHumphries Planning Group Inc., dated June 8, 2023 (the 'Plan').
2. The Owner shall pay any and all outstanding application fees and street naming fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
3. The Owner shall provide the final georeferenced AutoCAD drawings of the Plan, site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from [gisplanning@vaughan.ca](mailto:gisplanning@vaughan.ca) confirming the final submission has been approved will be provided.
4. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the Planning Act.
5. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department, Urban Design Division in accordance with the in-effect Tariff of Fees By-law.

### **Development Engineering**

6. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
7. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
8. Prior to final approval of the Plan, the Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction



purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.

9. Prior to final approval, a geotechnical report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
10. The Owner shall agree in the subdivision agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.
11. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:
  - a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
  - b) the location and description of all outlets and other facilities;
  - c) storm water management techniques which may be required to control minor and major flows; and
  - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
12. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.
13. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.
14. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
15. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.



16. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
17. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
18. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
19. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
20. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:

(a) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

(b) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

(c) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88 or through the related Site Development Application.

(d) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of





the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”

- (e)“Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- (f)“Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.
- (g)“The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”
- (h)“Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

- (i)“Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the tenant’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The



catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

- (j) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to offset the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

21. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the draft plan, to the satisfaction of the City.
22. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City.
23. The Owner shall agree in the subdivision agreement to design, construct, and maintain an interim centralized watermain booster pump station for the Subject Lands until the ultimate City Pressure District 9 (PD9) infrastructure is commissioned and sufficient servicing capacity is available in northeast Vaughan, specifically in PD9. Once the necessary infrastructure is in place, the Owner shall decommission the interim watermain booster pump system and transition the water servicing for the Subject Lands to the ultimate condition.
24. The Owner shall provide the City with securities to ensure the availability of funds for the decommissioning of the interim watermain booster pump system.
25. The Owner shall agree in the Subdivision Agreement with the City to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Master Environmental Servicing Plan and/or the current Functional Servicing Report to service the Subject Lands.
26. All proposed watercourse/roadway crossings and subsurface infrastructure including, but not limited to, sanitary, stormwater and water services shall be constructed in

conjunction with this development. The timing for construction of these works shall be to the satisfaction of the City.

27. The Owner shall agree in the subdivision agreement that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
28. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof. The analysis shall include, but not be limited to, conducting a WaterCAD/InfoWater analysis of the lands in accordance to the recommendations set forth within the Functional Servicing Report. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be held by the City until the ultimate water servicing works are implemented by the Region to service the Subject Lands.
29. The Owner shall agree in the subdivision agreement to construct a 1.8 m high black vinyl chain link fence along the limits of the Blocks where they abut the open space, valley/woodlot, and/or park blocks to the satisfaction of the City.
30. The Owner shall include following warning clause for all applicable purchasers and/or tenants within the Plan:
  - a) abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:
    - “Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance.”
  - b) abutting or in proximity of any parkland or walkway:
    - “Purchasers and/or tenants are advised that the lot abuts a “Neighbourhood Park” of which noise and lighting may be of concern due to the nature of the park for active recreation.”
  - c) encroachment and/or dumping
    - “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited.”
  - d) gate of access point

- “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space, stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited.”
- e) infiltration trench
  - “Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”
- f) booster pumping system
  - “Purchasers and/or tenants are advised that the development is equipped with an in-premise booster pumping system to achieve acceptable minimum water service pressures for normal operating conditions.”
- 31. The Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the subject Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
- 32. Prior to final approval of the Plan, the Owner shall obtain confirmation from the City and Region of York that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
- 33. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
- 34. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

#### Parks Infrastructure Planning and Development

- 35. Parkland Dedication: To meet dedication requirements under the *Planning Act*, the Vaughan Official Plan (VOP) 2010 (Section 7.3.3 Parkland Dedication) and in-effect parkland dedication by-law and amendments, payment-in-lieu of parkland may be applicable, discounting any public parkland dedicated to the City. Real Estate Services staff shall review and provide comments as required.
- 36. The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those lots/units abutting the North Maple Regional Park:



"Purchasers and/or tenants are advised that any encroachments and/or dumping from the subject lot to the park, are prohibited."

"Purchasers and/or tenants are advised that the parkland may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."

"Purchasers and/or tenants are advised that the lot abuts a regional park and that lighting and noise should be expected from the use of the park for recreation purposes. A 1.8 m high black vinyl chain link fence is to be constructed and maintained abutting the park block boundary with all fencing material, including foundations, wholly located on the private property to delineate the boundary of the park."

37. Plans show 1.8 m ht. chainlink fence along the property line adjacent to the North Maple Regional Park, which is acceptable. The amount for Letter of Credit to be paid through the Subdivision Agreement should include the total amount for the construction of the fence.

#### Urban Design

38. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
  - The Owner shall not remove trees without written approval by the City.
  - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
39. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2023); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review
- This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.

- In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
40. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- In addition, the study shall qualify the value of the tree replacements using Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
  - The Owner shall not remove trees without written approval by the City.
  - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
41. Prior to final approval, the owner shall prepare an Urban Design Brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
- Landscape master plan; co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting.
  - The appropriate community edge treatment and landscaping along Keele Street with low-maintenance plant material.
  - Edge treatment along North Maple Regional Park with appropriate landscape treatment such as fencing and planting.
  - Pedestrian urban Connection between street and built forms
  - Architectural control design guidelines.
  - Sustainability design practices/guidelines.
42. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
- The program shall present a set of metrics to quantify the sustainability performance of new development projects.
43. The warning clause council approved September 29th, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement:
- "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting





the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”

- “The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”
44. The Owner shall agree in the subdivision agreement to erect a permanent 1.8 m high black vinyl chain-link fence or approved equal along the easterly limits of the North Maple Regional Park boundary abutting the development.
45. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots; to be coordinated with the environmental noise report and architectural design guidelines.

#### Real Estate

46. The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-Lieu of Parkland Dedication policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

#### Development Finance

47. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges.

#### Cultural Heritage

48. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries, as well as the City of Vaughan’s Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
49. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario.

# ATTACHMENT 1B - YORK REGION CONDITIONS OF APPROVAL



Corporate Services

August 10, 2023

Daniela DeGasperis  
Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Daniela DeGasperis, Planner

**RE: Third Submission  
Draft Plan of Subdivision SUBP.21.V.0028 (19T-21V007)  
Zoning By-law Amendment ZBA.21.V.0122 (Z.21.036)  
11191 Keele Street  
(11191 Keele St. GP Inc.)  
City of Vaughan**

York Region has now completed its review of the above noted revised plan of subdivision prepared by Humphries Planning Group Inc., File No. 21715, last revised on dated June 8, 2023. The site is located on the east side of Keele Street, south of Kirby Road, and municipally known as 11191 Keele Street, in the City of Vaughan. The application proposes to create a future development block comprised of 42 townhouse units, within a 1.01 ha site.

## **Zoning By-law Amendment**

Regional staff do not have any comments on the site-specific ZBA application. The zoning by-law amendment proposes to rezone the lands from "Agricultural (A)" to "Residential Townhouse (RT1)".

## **Technical Comments**

Regional Infrastructure Asset Management and Transit staff have reviewed the draft plan of subdivision and associated documents and provides technical comments, attached hereto.

## **Summary**

York Region has no objection to draft plan approval of the draft plan of subdivision subject to the attached Schedule of Clauses/Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved. Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at [Justin.Wong@york.ca](mailto:Justin.Wong@york.ca) should you require further assistance.



John.

JW/

YORK-#15657405-v1-SUBP\_21\_V\_0028\_(19T-21V007)\_-\_YR\_Condition\_Letter

**Schedule of Clauses/Conditions**  
**SUBP.21.V.0028 (19T-21V007)**  
**11191 Keele Street**  
**(11191 Keele St. GP Inc.)**  
**City of Vaughan**

Re: Humphries Planning Group Inc., File No. 21715, last revised on dated June 8, 2023

**Clauses to be Included in the Subdivision Agreement**

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree to design, install and commission the direct connection to the Region's 1200mm watermain as well as the proposed crossings of the Region's 900mm and 400mm watermains, to the satisfaction of the Region.
3. The Owner shall agree to provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and YRT. Subject to approval by YRT, passenger standing area(s) and shelter pad(s) shall be provided at the following location(s):
  - a) On Street: Keele Street
  - b) At Street: Entrance into 11201 York RR 6 (northern limit of subject lands)
  - c) Location: SE corner
  - d) Standard Specifications: YRT 1.02

The passenger standing area/shelter pad shall be constructed at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks connecting the development to transit service. Landscaping should not interfere with the bus stop(s), passenger standing area(s) shelter(s) or corner sightlines. Bus stop(s) located in front of the employment areas shall be incorporated into the landscape design. The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pad, the Owner/consultant shall confirm with YRT the final bus stop location/requirements. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) to confirm final details.

4. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
5. The Owner shall implement all recommendations in the revised Transportation Study, including all TDM measures, to the satisfaction of the Region.

6. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
7. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
9. The following warning clause shall be included with respect to Block 1:

*"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."*

10. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering section, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
  - b) That noise fences adjacent to York Region roads may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
11. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

**Conditions to be Satisfied Prior to Final Approval**

12. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:
  - A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
  - A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
13. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
14. The Owner shall submit an updated Functional Servicing Report with a finalized water servicing strategy and supporting information to the satisfaction of York Region.
15. The Owner shall demonstrate that they have contacted Sustainable Mobility ([Anson.Wong@york.ca](mailto:Anson.Wong@york.ca)) to implement the recommended Transportation Demand Management (TDM) measures as identified in the Transportation Study, to the satisfaction of the Region.
16. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
  - a) Grading and Servicing;
  - b) Construction Access Design;
  - c) Utility and underground services Location Plans;
  - d) Traffic Control/Management Plans;
  - e) Erosion and Siltation Control Plans;
  - f) Landscaping Plans, including tree preservation, relocation and removals;
  - g) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
  - h) Functional Servicing Report (water, sanitary and storm services);
  - i) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:

- Disinfection Plan
  - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
- j) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
17. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening along the Keele Street frontage of the subject property, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the subject property. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
18. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
19. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
20. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
21. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg.

153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MECP full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

22. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
  - a) A widening across the full frontage of the site where it abuts Keele Street of sufficient width to provide a minimum of 36 metres from the centreline of construction of Keele Street, and
  - b) A 5 metre by 5 metre daylight triangle at the north and south corners of the proposed access onto Keele Street.
23. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
24. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the

local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

25. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
26. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
27. The Regional Corporate Services Department shall advise that Conditions 1 to 26 inclusive, have been satisfied.



## **MEMORANDUM - TECHNICAL COMMENTS**

**RE: Draft Plan of Subdivision SUBP.21.V.0028 (19T-21V007)**  
**Zoning By-law Amendment ZBA.21.V.0122 (Z.21.036)**  
**11191 Keele Street**  
**(11191 Keele St. GP Inc.)**  
**City of Vaughan**

Regional Staff have reviewed the above noted draft plan of subdivision application, as well as the supporting documents, and provide the following comments. These comments are not an approval and are intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

### **Infrastructure Asset Management (IAM)**

1. IAM acknowledges the change proposed in the water strategy to service the development through Pressure District 8 (PD8), rather than Pressure District 9 (PD9), as an interim condition. The proposed City-owned watermain is planned to connect to a stub on the Region's 1200mm PD8 watermain on Keele Street, which will include a PRV prior to any branch connections. Individual units are to be equipped with on-site pumping as needed. It is understood that when the PD9 system is upgraded, the development and the City Owned watermain will be converted to the PD9 system.
2. IAM agrees in principle with the updated water servicing strategy, but seeks a more comprehensive understanding of the proposal. Further information is requested as follows:
  - Source of the SCADA data used to inform the HGL interpolated at the connection point (i.e. which Regional facility where SCADA data was measured)
  - City's plans for future PD8 connections once the proposed watermain on Keele Street is converted to PD9
3. Detailed construction-related comments pertaining to the proposed crossings of the Regional 900mm, 400mm watermains in the Keele Street right-of-way are provided through the associated site plan application (SP.22.V.0334).
4. A separate engineering approval for the proposed direct connection to the Regional 1200mm watermain on Keele will be required. Detailed construction-related comments pertaining to the direct connection will be provided through the associated site plan application.



## **Transit**

1. Existing fixed-route YRT services operating in the vicinity of the subject lands include:
  - Route 96 - Keele-Yonge
2. Existing Mobility On-Request services operating in the vicinity of the subject lands include:
  - MOR 65+
3. On page 9 of the Transportation Mobility Plan, it states Route 107 - Keele provides service between Pioneer Village Station and Drummond Drive. Route 107 - Keele actually provides service between Pioneer Village Station and Teston Road.
4. The nearest existing YRT bus stop is located approximately 300 metres north at Keele Street/Peak Point Blvd
5. Keele Street, north to King Road, is identified as a Frequent Transit Network corridor. YRT plans to have 15-minute or better service along this corridor in the future. Increases to frequency are dependent on ridership demand and resource availability.
6. The applicant is strongly advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to the Regional road network. The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.

# ATTACHMENT 1C - TRCA CONDITIONS OF APPROVAL



November 3, 2021

CFN 66027

**SENT BY E-MAIL (Daniela.degasperis@vaughan.ca)**

Daniela DeGasperis  
Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. DeGasperis:

**Re: Draft Plan of Subdivision Application - 19T-21V007  
Zoning By-Law Amendment Application - Z.21.036  
Part Lot 28, Concession 3  
11191 Keele Street  
City of Vaughan  
11191 Keele St. GP Inc. (Agent: Humphries Planning Group Inc.)**

This letter acknowledges receipt of the above noted applications in the City of Vaughan. A digital copy was received by Toronto and Region Conservation Authority (TRCA) on September 30, 2021. TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2020*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York where we advise our municipal partners on matters related to Provincial Policies relevant to TRCA's jurisdiction.

**Purpose of the Application**

It is our understanding that the purpose of the noted applications is to facilitate the development of residential development consisting of 42 townhouses units spread through eight blocks.

**Ontario Regulation 166/06**

Based on a review of available mapping, TRCA staff can confirm that the subject property is not located within TRCA's Regulated Area. As such, a permit pursuant to Ontario Regulation 166/06 would not be required from this Authority for the proposed development.

**Application Specific Comments**

The subject property is located within a Wellhead Protection Area for Quantity (WHPA-Q2) per the Source Protection Plan (SPP) developed for the Credit Valley, Toronto and Region and Central Lake Ontario Region (CTC). The WHPA-Q2 area has been delineated by the CTC SPP in accordance with *Technical Rules* developed by the Ministry of the Environment under O. Reg. 287/07. The WHPA-Q2 area was identified to help manage activities that may reduce recharge to an aquifer (Prescribed Threat No. 20 under the *Clean Water Act, 2006*). Certain types of applications within the WHPA-Q2

area are subject to CTC SPP Policy REC-1 clauses 1 and 2 (a) and (b) and require the submission of a site-specific water balance assessment to mitigate development related impacts to recharge reduction.

As a technical service provider to the municipality for the REC-1 clause 1 and 2 (a) and (b) policies of the CTC SPP, TRCA's role is to review water balance assessments to ensure they comply with standard practices outlined in guidance to proponents and make recommendations to the Planning Approval Authority as to whether pre-development recharge will be maintained. However, as municipalities are the Planning Approval Authority responsible for implementing the REC-1 Policy, the City of Vaughan is required to ensure this application conforms to the CTC SPP.

TRCA staff have reviewed the hydrogeological assessment, prepared by Fisher Engineering, and are satisfied with the water balance assessment. Furthermore, TRCA staff are satisfied with the proposed mitigation strategy detailed in the function servicing and stormwater management report, prepared by Fabian Papa & Partners.

### **Recommendations**

Based on the above noted comments, TRCA staff have no objection to the approval of Draft Plan of Subdivision Application 19T-18V003 and Zoning By-Law Amendment Z.18.033, subject to the following condition:

1. The Owner agrees in the Subdivision Agreement to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Functional Servicing and Stormwater Management Report, prepared by Fabian Papa & Partners, dated August 31, 2021.
2. The proponent submits TRCA's planning review fee of \$2,220 (Geotechnical and Hydrogeological Review/Source Water Review – Minor).

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

Sincerely,



Stephen Bohan  
Planner

Development Planning and Permits | Development and Engineering Services

**Appendix 'A' Materials Reviewed by TRCA**

*The following materials were received by TRCA on September 30, 2021*

- Hydrogeological Investigation, prepared by Fisher Engineering, revised dated September 1, 2021.
- Geotechnical Report, prepared by Fisher Engineering, dated March 4, 2021.
- Functional Servicing and Stormwater Management Report, prepared by Fabian Papa & Partners, dated August 31, 2021.

# ATTACHMENT 1D - ALECTRA CONDITIONS OF APPROVAL



Revised: May 11, 2020

**Date:** October 1<sup>st</sup> , 2021

**Attention:** Daniela DeGasperis

**RE:** Request for Comments

**File No.:** 19T-21V007 & Z.21.036

**Applicant:** Arthur Ren

**Location** 11191 Keele Street

Revised: May 11, 2020

### COMMENTS:

- ☐ We have reviewed the Proposal and have no comments or objections to its approval.
- ☒ We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- ☐ We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.
- ☐ We have reviewed the proposal and have the following concerns (attached below)
- ☐ We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

Alectra Utilities has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

**E-mail:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Subdivision Application Information Form is available by emailing [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)**

# ATTACHMENT 1E - BELL CONDITIONS OF APPROVAL

**From:** [Daniela DeGasperis](#)  
**To:** [Nicole](#)  
**Subject:** FW: [External] ZBLA & SUB: 11191 Keele St ; File No: Z.21.036 & 19T-21V007  
**Date:** Tuesday, November 30, 2021 3:49:44 PM

---

Hi Nicole,

Please see bell comments below.

Remaining comments are from urban design, fire, York Region and YRDSB. I have followed up with each.

Thanks  
Daniela

---

**From:** circulations@wsp.com <circulations@wsp.com>  
**Sent:** Monday, November 29, 2021 11:47 AM  
**To:** Daniela DeGasperis <Daniela.DeGasperis@vaughan.ca>  
**Subject:** [External] ZBLA & SUB: 11191 Keele St ; File No: Z.21.036 & 19T-21V007

**2021-11-29**

**Daniela Degasperis**

**Vaughan**

, ,

Attention: Daniela Degasperis

Re: ZBLA & SUB: 11191 Keele St ; File No: Z.21.036 & 19T-21V007; Your File No. Z.21.036,19T-21V007

Our File No. 91962

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”



The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

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# ATTACHMENT 1F - CANADA POST CONDITIONS OF APPROVAL

October 4, 2021

City of Vaughan – Planning Department

To: **Daniela DeGasperis, Planner, Development Planning**

Reference: **File: Z.21.036, 19T-21V007** **Related Files: PAC.21.019**  
**11191 Keele Street**  
**42 townhouses**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the 42 three (3) storey townhouses for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

**As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.**

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

# ATTACHMENT 1G - ENBRIDGE CONDITIONS OF APPROVAL



Enbridge Gas Inc.  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

October 15, 2021

Daniela DeGasperis  
Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Daniela,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
11191 Keele St. GP Inc.  
11191 Keele Street  
City of Vaughan  
File No.: 19T-21V007, Z-21-036

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey O'Neil'.

**Casey O'Neil**

Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
Safety. Integrity. Respect. Inclusion.

# ATTCHMENT 1H - METROLINX CONDITIONS OF APPROVAL

**From:** [Alexandra Goldstein](#)  
**To:** [Daniela DeGasperis](#)  
**Cc:** [Joshua Cipolletta](#); [TPPR-DocControl](#)  
**Subject:** [External] RE: Request for Comments – 19T-21V007 & Z.21.036 - 1st Submission for 11191 Keele Street  
**Date:** Monday, October 4, 2021 2:25:47 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Good afternoon Daniela,

Thank you for circulating for Metrolinx review the above listed ZBA/DPS application for 11191 Keele Street, for a townhouse development. I note that a portion of the site (the south west corner) falls within 300 meters of Metrolinx's Newmarket Subdivision which carries Barrie GO train service, and as such, it falls within our zone of influence for comment. Please accept my comments as outlined below:

- I am in receipt of the Noise Feasibility Study prepared by HGC Engineering and dated September 14, 2021. Please note that Metrolinx updated its rail forecasts in the Fall of 2020. Please contact our rail data portal at [raildatarequests@metrolinx.com](mailto:raildatarequests@metrolinx.com) to receive the most current data, and revise the report accordingly. Alternately, please provide an addendum letter, signed by a qualified engineer, stipulating that in lieu of the updated rail data the proposed noise mitigation measures remain sufficient. Additional notes: per section 4.2 the rail corridor in question is the Newmarket Subdivision, not the Kingston subdivision.
- Please note, that prior to Site Plan Approval, the Owner must provide the following:
  - Assurance to Metrolinx that the following warning clause has been inserted in all development agreements, offers to purchase and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way:

**Warning:** Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.

- An environmental easement for operational emissions, registered on title against the subject development lands in favour of Metrolinx.

Thank you and please let me know if you have any questions.

Kind regards,

**ALEXANDRA GOLDSTEIN**

Project Manager  
Third Party Projects Review, Capital Projects Group  
Metrolinx | 20 Bay Street | Suite 600 | Toronto | Ontario | M5J 2W3  
T: 416-202-5708



---

**From:** Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>

**Sent:** September 30, 2021 11:10 AM

**To:** Francesco Morea <Francesco.Morea@vaughan.ca>; Elvio Valente <Elvio.Valente@vaughan.ca>; Gus Michaels <Gus.Michaels@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Sonia Furtado <Sonia.Furtado@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Christina Bruce <Christina.Bruce@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>; Margaret Holyday <Margaret.Holyday@vaughan.ca>; Ruth Rendon <Ruth.Rendon@vaughan.ca>; Finuzza Mongiovi <Finuzza.Mongiovi@vaughan.ca>; Martin Tavares <Martin.Tavares@vaughan.ca>; Kevin Huang <Kevin.Huang@vaughan.ca>; Raphael Costa <Raphael.Costa@vaughan.ca>; Samar Saadi Nejad <Samar.SaadiNejad@vaughan.ca>; Augusto Nalli <Augusto.Nalli@vaughan.ca>; Development Finance <Development.Finance@vaughan.ca>; Aaron Zamler <Aaron.Zamler@vaughan.ca>; Jaro Wowk <Jaro.Wowk@vaughan.ca>; Wynkie Ha Hau <Wynkie.HaHau@vaughan.ca>; Andre Clifton <Andre.Clifton@vaughan.ca>; Sharon Walker <Sharon.Walker@vaughan.ca>; Forestry Circulations <forestrycirculations@vaughan.ca>; Peter Harper <Peter.Harper@vaughan.ca>; Nick Borcescu <Nick.Borcescu@vaughan.ca>; Katrina Guy <Katrina.Guy@vaughan.ca>; Carlos Couto <Carlos.Couto@vaughan.ca>; Mani Shahrokni <Mani.Shahrokni@vaughan.ca>; Michael Frieri <Michael.Frieri@vaughan.ca>; Selma Hubjer <Selma.Hubjer@vaughan.ca>; 'engineeringadmin@powerstream.ca' <engineeringadmin@powerstream.ca>; Luciano Campoli <Luciano.Campoli@vaughan.ca>; Paul Salerno <Paul.Salerno@vaughan.ca>; Ashley Ben-Lolo <Ashley.Ben-Lolo@vaughan.ca>; 'circulations@mmm.ca' <circulations@mmm.ca>; 'Lorraine.Farquharson@canadapost.postescanada.ca' <Lorraine.Farquharson@canadapost.postescanada.ca>; 'MunicipalPlanning@enbridge.com' <MunicipalPlanning@enbridge.com>; planification@cscmonavenir.ca; development.coordinator <development.coordinator@metrolinx.com>; 'landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; 'Executivevp.lawanddevelopment@opg.com' <Executivevp.lawanddevelopment@opg.com>; 'yorkcirculations@rci.rogers.com' <yorkcirculations@rci.rogers.com>; 'York Plan' <yorkplan@trca.ca>; 'developmentservices@york.ca' <developmentservices@york.ca>; 'developmentplanning@ycdsb.ca' <developmentplanning@ycdsb.ca>; Gilbert Luk <gilbert.luk@yrdsb.ca>; dqilty@mhbcplan.com; danderson@mhbcplan.com

**Cc:** Daniela DeGasperis <Daniela.DeGasperis@vaughan.ca>


**Subject:** Request for Comments – 19T-21V007 & Z.21.036 - 1st Submission for 11191 Keele Street

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**EXPÉDITEUR EXTERNE:** Ne cliquez sur aucun lien et n'ouvrez aucune pièce jointe à moins qu'ils ne proviennent d'un expéditeur

Hello,

This is a request for comment on City of Vaughan Development Applications (1<sup>st</sup> Submission – 19T-21V007 & Z.21.036) for 11191 Keele Street.

**Within five (5) business days of receiving this electronic circulation, please advise if your application requirements have been met. Please note that formalized comments are due within three weeks of the date of this email (October 21, 2021).**

The electronic drawings and documents, including the circulation attachments when made available, can be accessed through  [OneDrive](#).

Please **forward** your comments and questions to **Daniela DeGasperis**, the Planner managing the file, at [Daniela.DeGasperis@vaughan.ca](mailto:Daniela.DeGasperis@vaughan.ca).

Thank You,

**Joshua Cipolletta**

**Planning Technician**

905-832-8585, ext. 8112 | [joshua.cipolletta@vaughan.ca](mailto:joshua.cipolletta@vaughan.ca)

**City of Vaughan | Development Planning Department**

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)

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# ATTACHMENT 1I - HYDRO ONE CONDITIONS OF APPROVAL

**From:** SHETTY, Dolly on behalf of LANDUSEPLANNING  
**To:** Joshua Cipolletta  
**Cc:** Daniela DeGasperis  
**Subject:** [External] Vaughan- 11191 Keele Street – 19T-21V007  
**Date:** Wednesday, October 13, 2021 1:53:38 PM  
**Attachments:** image004.png  
image005.png

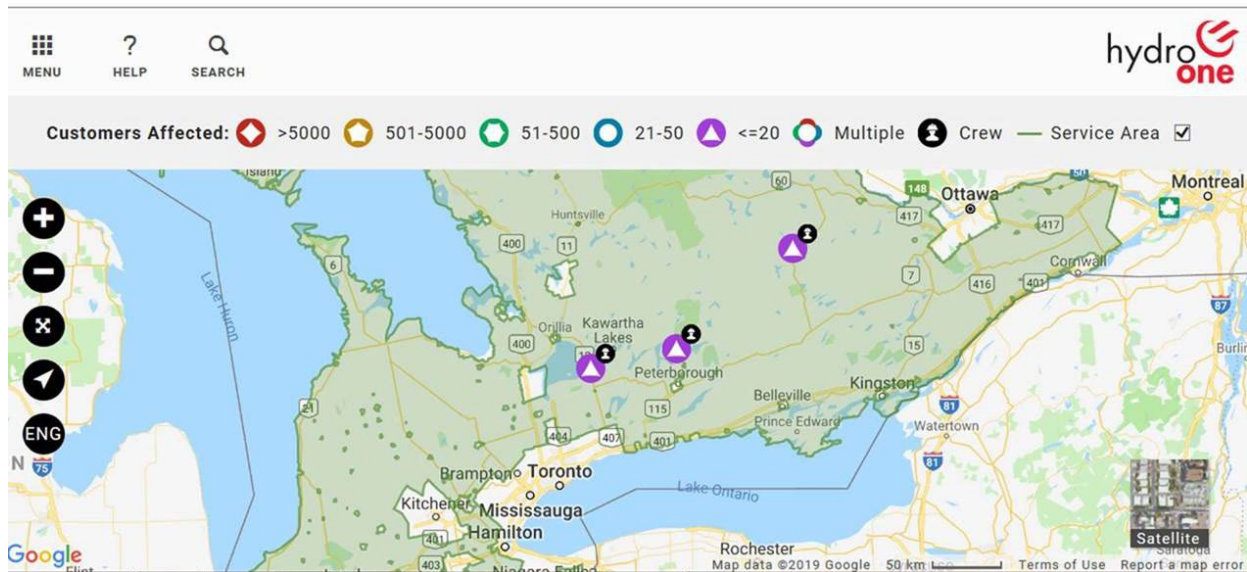
Hello,

We are in receipt of Application 19T-21V007 dated September 30, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

Best Wishes,

**Dolly Shetty**  
Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**  
185 Clegg Road (R32)  
Markham, ON | L6G 1B7  
Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



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**From:** Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>  
**Sent:** Thursday, September 30, 2021 11:10 AM  
**To:** Francesco Morea <Francesco.Morea@vaughan.ca>; Elvio Valente <Elvio.Valente@vaughan.ca>; Gus Michaels <Gus.Michaels@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Sonia Furtado <Sonia.Furtado@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Christina Bruce <Christina.Bruce@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>; Margaret Holyday <Margaret.Holyday@vaughan.ca>; Ruth Rendon <Ruth.Rendon@vaughan.ca>; Finuzza Mongiovi <Finuzza.Mongiovi@vaughan.ca>; Martin Tavares <Martin.Tavares@vaughan.ca>; Kevin Huang <Kevin.Huang@vaughan.ca>; Raphael Costa <Raphael.Costa@vaughan.ca>; Samar Saadi Nejad <Samar.SaadiNejad@vaughan.ca>; Augusto Nalli <Augusto.Nalli@vaughan.ca>; Development Finance <Development.Finance@vaughan.ca>; Aaron Zamler <Aaron.Zamler@vaughan.ca>; Jaro Wowk <Jaro.Wowk@vaughan.ca>; Wynkie Ha Hau <Wynkie.HaHau@vaughan.ca>; Andre Clifton <Andre.Clifton@vaughan.ca>; Sharon Walker <Sharon.Walker@vaughan.ca>; Forestry Circulations <forestrycirculations@vaughan.ca>; Peter Harper <Peter.Harper@vaughan.ca>; Nick Borcescu <Nick.Borcescu@vaughan.ca>; Katrina Guy <Katrina.Guy@vaughan.ca>; Carlos Couto <Carlos.Couto@vaughan.ca>; Mani Shahrkni <Mani.Shahrkni@vaughan.ca>; Michael Frieler <Michael.Frieler@vaughan.ca>; Selma Hubjer <Selma.Hubjer@vaughan.ca>; 'engineeringadmin@powerstream.ca' <engineeringadmin@powerstream.ca>; Luciano Campoli <Luciano.Campoli@vaughan.ca>; Paul Salerno <Paul.Salerno@vaughan.ca>; Ashley Ben-Lolo <Ashley.Ben-Lolo@vaughan.ca>; 'circulations@mmm.ca' <circulations@mmm.ca>; 'Lorraine.Farquharson@canadapost.postescanada.ca' <Lorraine.Farquharson@canadapost.postescanada.ca>; 'MunicipalPlanning@enbridge.com' <MunicipalPlanning@enbridge.com>; planification@cscmonavenir.ca; development.coordinator@metrolinx.com; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; 'Executivevp.lawanddevelopment@opg.com' <Executivevp.lawanddevelopment@opg.com>; 'yorkcirculations@rci.rogers.com' <yorkcirculations@rci.rogers.com>; 'York Plan' <yorkplan@trca.ca>; 'developmentservices@york.ca' <developmentservices@york.ca>; 'developmentplanning@ycdsb.ca' <developmentplanning@ycdsb.ca>; Gilbert Luk <gilbert.luk@yrdsb.ca>; dquilty@mhbcpplan.com; danderson@mhbcpplan.com  
**Cc:** Daniela DeGasperis <Daniela.DeGasperis@vaughan.ca>  
**Subject:** Request for Comments – 19T-21V007 & Z.21.036 - 1st Submission for 11191 Keele Street

\*\*\* Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\*

Hello,

This is a request for comment on City of Vaughan Development Applications (1<sup>st</sup> Submission – 19T-21V007 & Z.21.036) for 11191 Keele Street.

**Within five (5) business days of receiving this electronic circulation, please advise if your application requirements have been met. Please note that formalized comments are due within three weeks of the date of this email (October 21, 2021).**

The electronic drawings and documents, including the circulation attachments when made available, can be accessed through  [OneDrive](#).

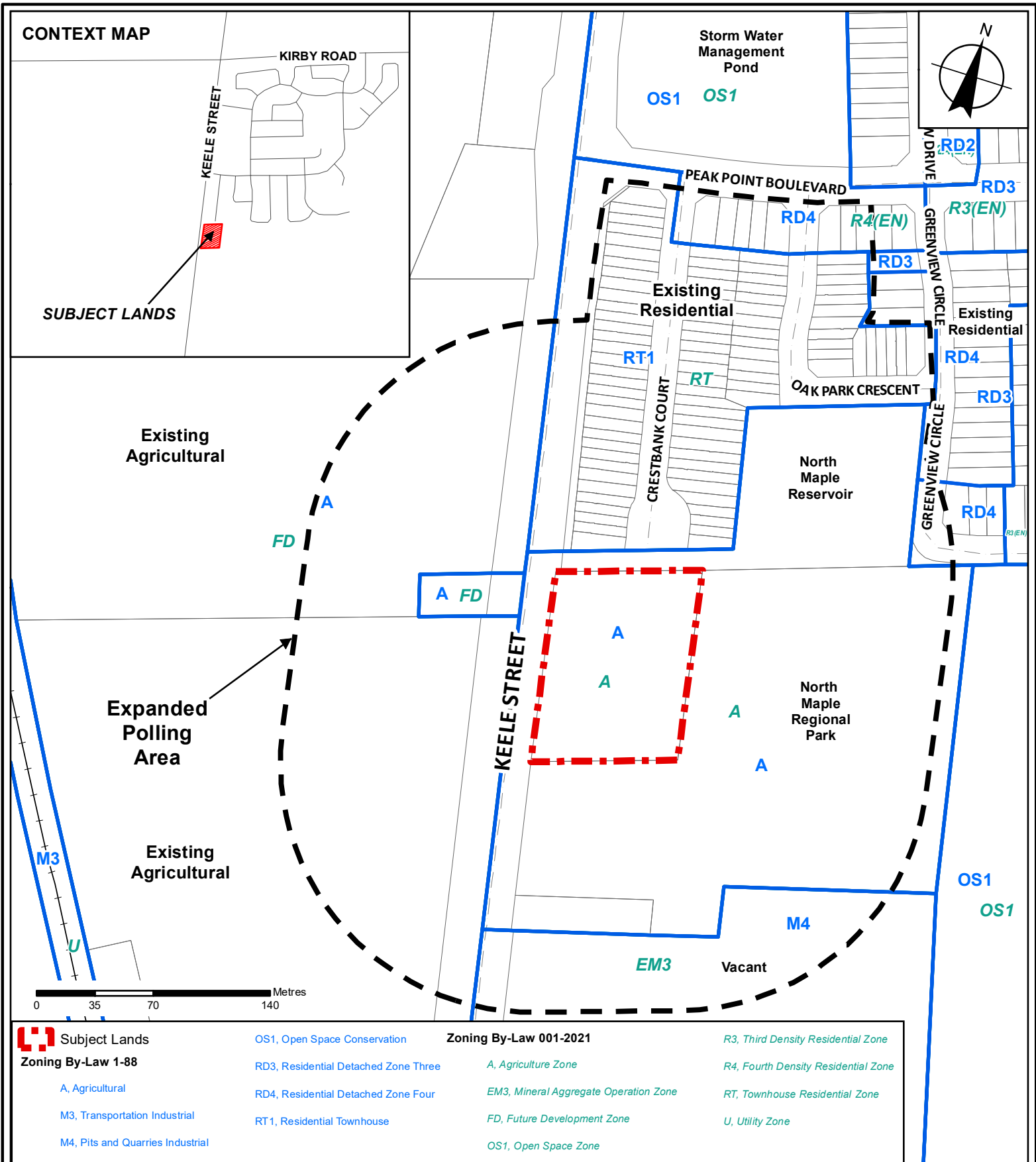
Please **forward** your comments and questions to **Daniela DeGasperis**, the Planner managing the file, at [Daniela.DeGasperis@vaughan.ca](mailto:Daniela.DeGasperis@vaughan.ca).

Thank You,

**Joshua Cipolletta**  
**Planning Technician**  
905-832-8585, ext. 8112 | [joshua.cipolletta@vaughan.ca](mailto:joshua.cipolletta@vaughan.ca)

**City of Vaughan | Development Planning Department**  
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)

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## Context and Location Map

**LOCATION:** 11191 Keele Street  
Part of Lot 28, Concession 3

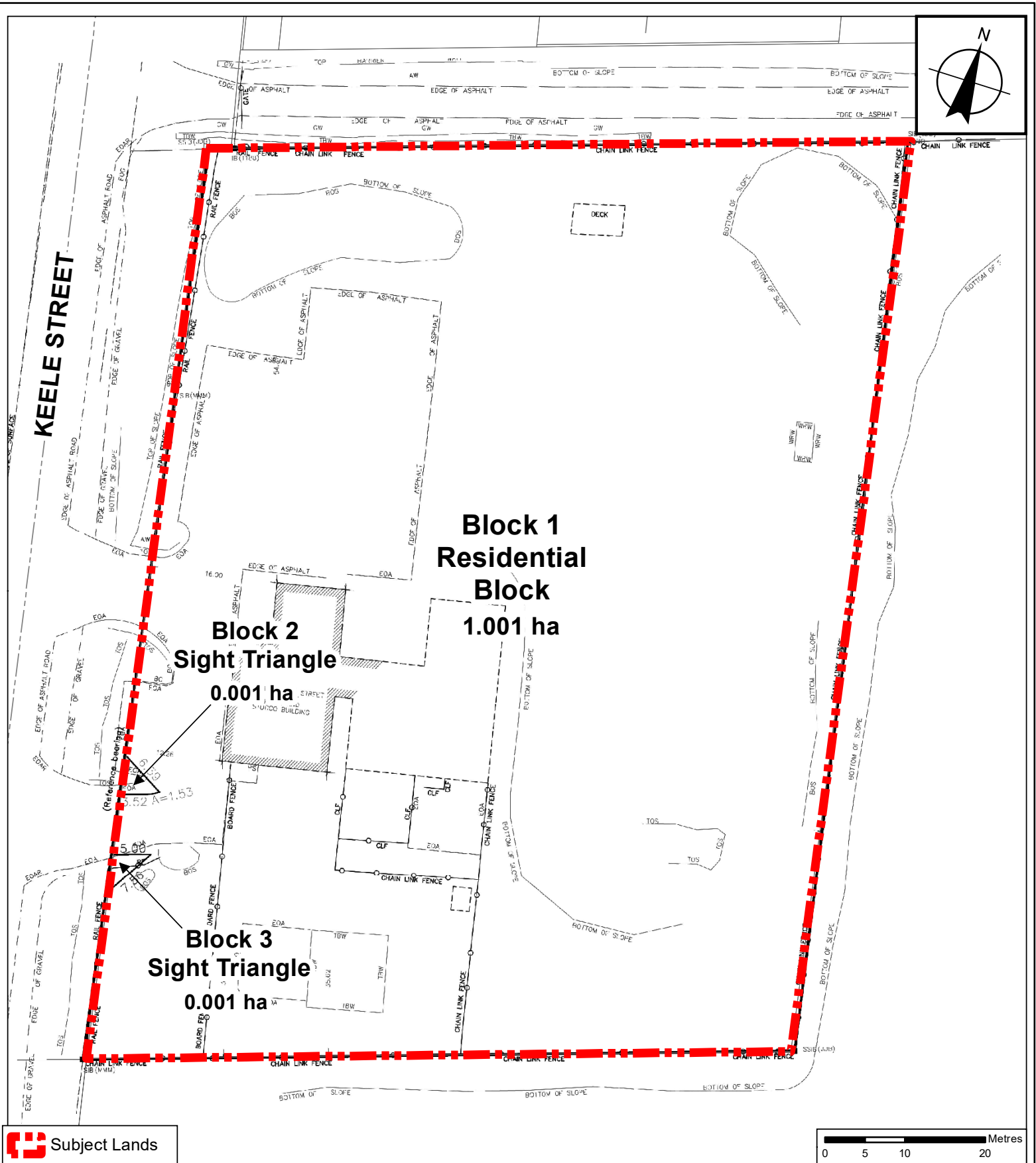
**APPLICANT:**  
11191 Keele St. GP Inc.



## Attachment

**FILES:**  
19T-21V007, Z.21.036  
**RELATED FILES:**  
DA.22.065, 19CDM-22V010  
**DATE:** October 3, 2023

2



# **Draft Plan of Subdivision** **File 19T-21V007**

**LOCATION:** 11191 Keele Street  
Part of Lot 28, Concession 3

**APPLICANT:** 11191 Keele St. GP Inc.

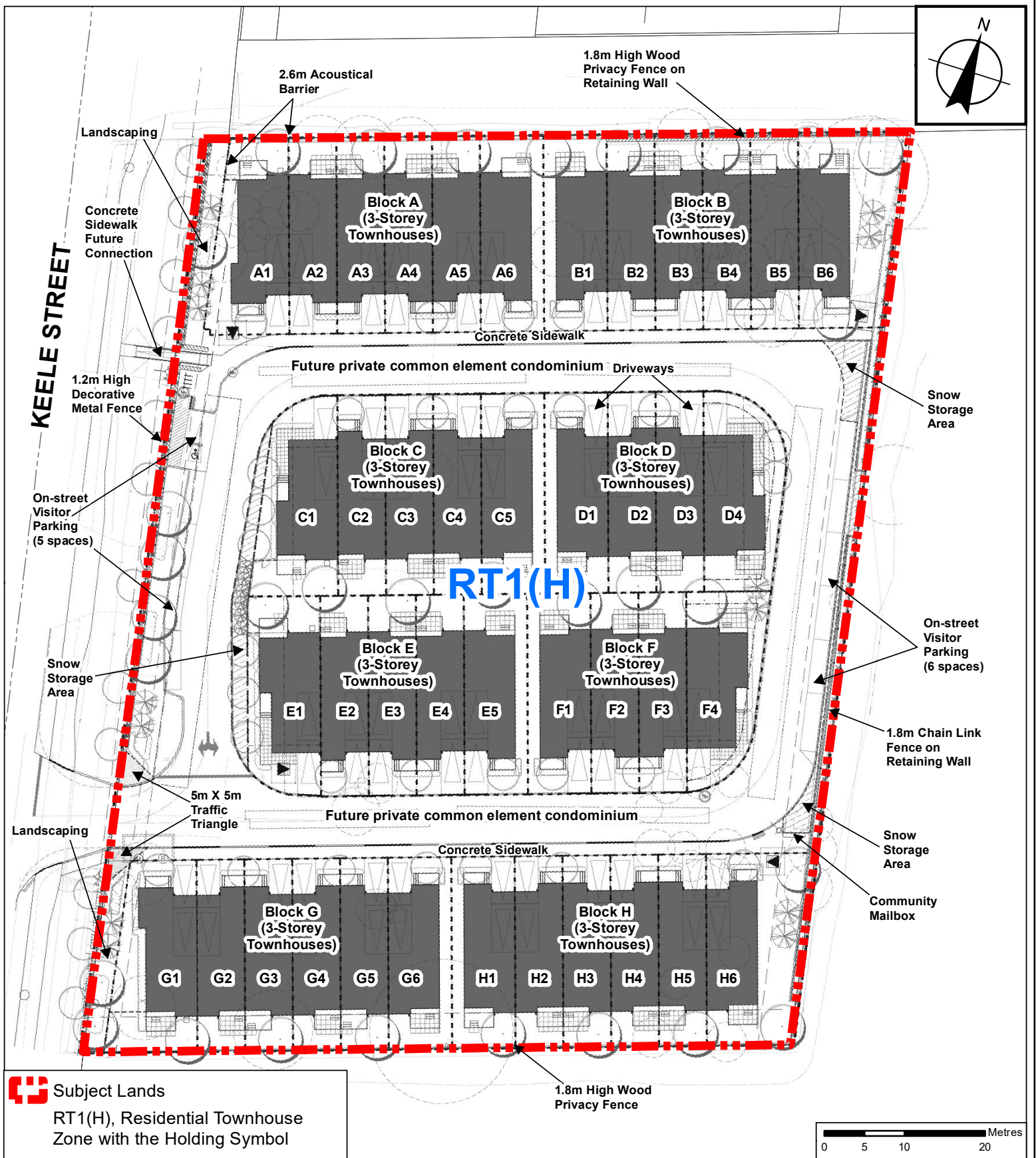


## **Attachment**

**FILES:**  
19T-21V007, Z.21.036  
**RELATED FILES:**  
DA.22.065, 19CDM-22V010  
**DATE:** October 3, 2023

**3**





# Conceptual Site Plan and Proposed Zoning

**LOCATION:** 11191 Keele Street  
Part of Lot 28, Concession 3

**APPLICANT:** 11191 Keele St. GP Inc.

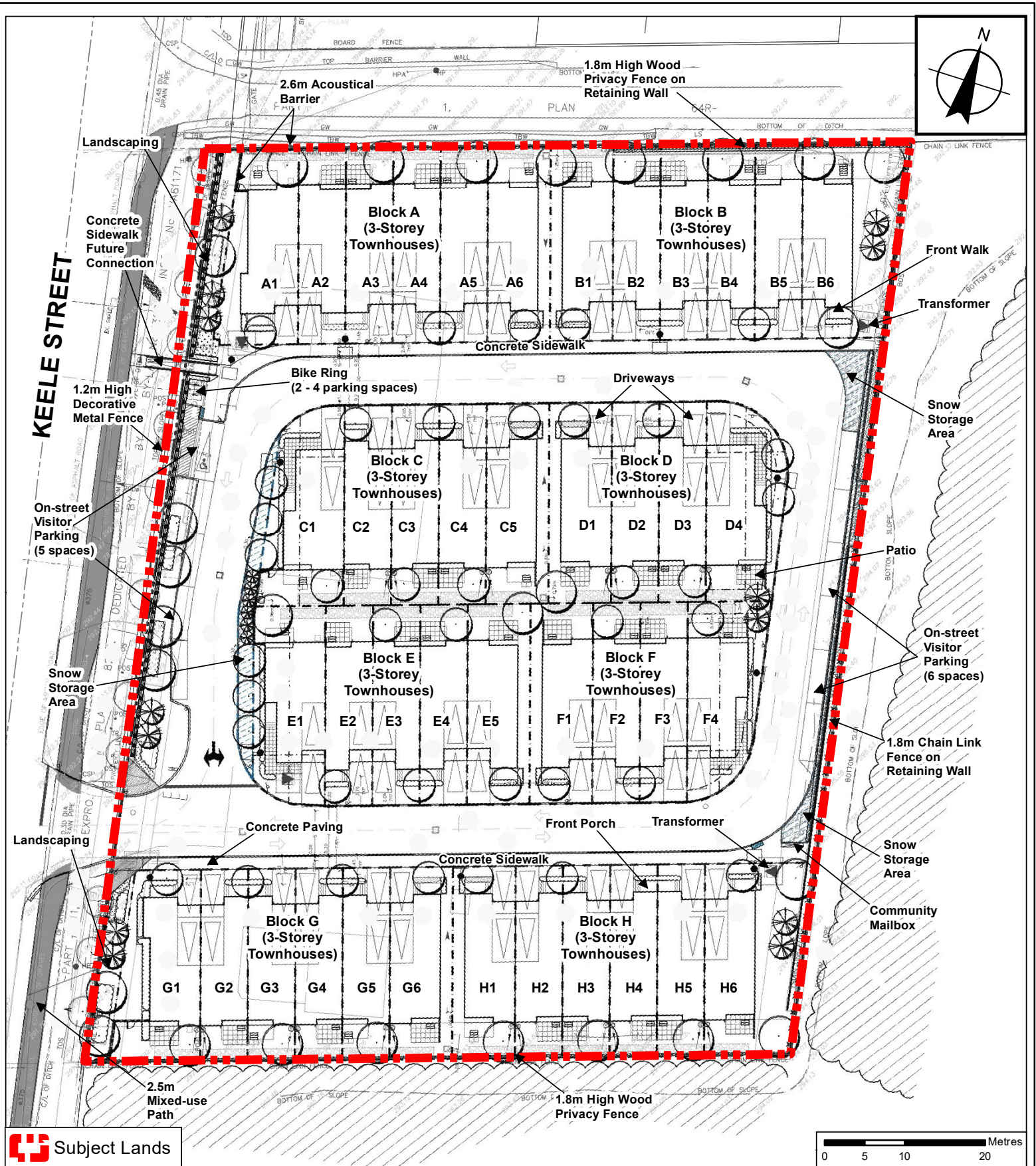


## Attachment

**FILES:**  
19T-21V007, Z.21.036  
**RELATED FILES:**  
DA.22.065, 19CDM-22V010  
**DATE:** October 3, 2023

4





## Conceptual Landscape Plan

**LOCATION:** 11191 Keele Street  
Part of Lot 28, Concession 3

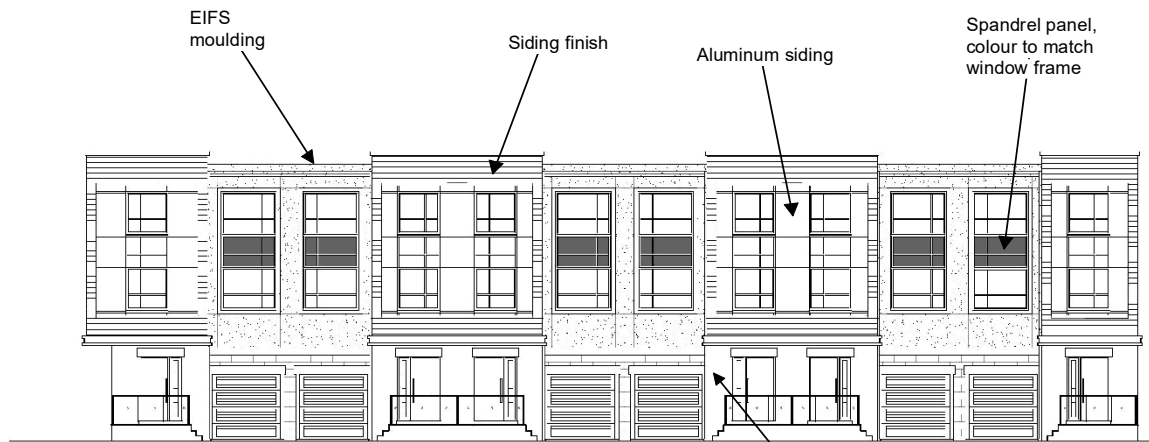
**APPLICANT:**  
11191 Keele St. GP Inc.



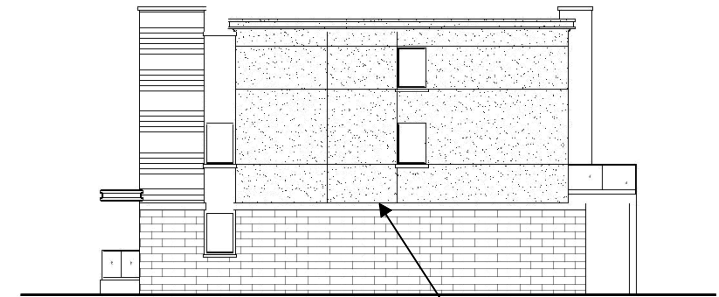
## Attachment

**FILES:**  
19T-21V007, Z.21.036  
**RELATED FILES:**  
DA.22.065, 19CDM-22V010  
**DATE:** October 3, 2023

**5**



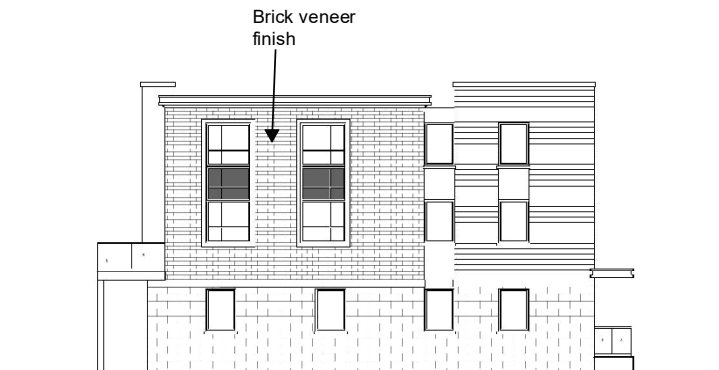
**Front Elevation - Facing Proposed Road**



**Side Elevation**



**Rear Elevation**



**Side Elevation - Facing Keele Street**

Not to Scale

## Conceptual Building Elevations (Typical - Blocks A & G)

**LOCATION:** 11191 Keele Street  
Part of Lot 28, Concession 3

**APPLICANT:** 11191 Keele St. GP Inc.



## Attachment

**FILES:**  
19T-21V007, Z.21.036  
**RELATED FILES:**  
DA.22.065, 19CDM-22V010  
**DATE:** October 3, 2023

6

Attachment 7: Zoning By-law 1-88 Amendments

	<b>Zoning By-Law 1-88 Standard</b>	<b>“RT1 Residential Townhouse Zone” Requirements</b>	<b>Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements</b>
a.	<b>Definition of ‘Street Townhouse’</b>	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each unit is situated on its own lot, which abuts / fronts a public or private common element condominium road
b.	<b>Definition of ‘Lot’</b>	Means a parcel of land fronting on a street separate from any abutting land	Means a parcel of land fronting a street or private common element condominium road
c.	<b>Definition of ‘Street’</b>	Means a street under the jurisdiction of the Regional Municipality of York or assumed by the City	Means a public or a private common element condominium road
d.	<b>Minimum Lot Area</b>	162 m <sup>2</sup>	144 m <sup>2</sup>
e.	<b>Minimum Lot Depth</b>	27 m	24 m
f.	<b>Minimum Front Yard Setback</b>	4.5 m	3.5 m
g.	<b>Minimum Rear Yard Setback</b>	7.5 m	4.5 m
h.	<b>Minimum Exterior Side Yard setback</b>	4.5 m	1.5 m (Block C) 1.3 m (Block D) 1.4 m (Block E) 1.1 m (Block F)
i.	<b>Minimum Exterior Side Setback to Lane or Site Triangle</b>	3 m	2.9 (Block C) 1.5 m (Block F)
j.	<b>Minimum Visitor Parking Space Size (Parallel)</b>	6 m by 2.7 m	6.7 m by 2 m (interior spaces) 7.3 by 2 m (end spaces)
k.	<b>Minimum Accessible Parking Space Size (Parallel)</b>	No requirement	7.3 m by 3.4 m with a 1.5 m wide walkway



	<b>Zoning By-Law 1-88 Standard</b>	<b>“RT1 Residential Townhouse Zone” Requirements</b>	<b>Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements</b>
<b>l.</b>	<b>Minimum No Encroachment Zone (Front Exterior Yard, Interior Side Yard and Site Triangle)</b>	1.5 m	1.3 m
<b>m.</b>	<b>Frontage on a Public Street</b>	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street	A townhouse dwelling situated on a freehold lot shall be permitted to front onto a private common element condominium road.