

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2024**

Item 5, Report No. 5, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2024.

**5. KING HOME CONSTRUCTION INC. DRAFT PLAN OF SUBDIVISION FILE 19T-22V003 ZONING BY-LAW AMENDMENT FILE Z.17.015 - 158 AND 166 WALLACE STREET VICINITY OF WALLACE STREET AND HIGHWAY 7**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 13, 2024:**

**Recommendations**

1. THAT Draft Plan of Subdivision File 19T-22V003 (King Home Construction Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 4 to facilitate the draft plan of subdivision shown on Attachment 3;
2. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V003 subject to the conditions set out in Attachment 4 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
3. THAT Zoning By-law Amendment File Z.17.015 (King Home Construction Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands from "R3 Third Density Residential Zone" to "RT1(H) Townhouse Residential Zone" with the Holding Symbol "(H)" ('RT1(H) Zone') under Zoning By-law 001-2021 in the manner shown on Attachment 2 and to bring forward approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021 as identified in Attachment 5.

## Committee of the Whole (2) Report

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**DATE:** Tuesday, February 13, 2024

**WARD(S):** 2

**TITLE:** KING HOME CONSTRUCTION INC.  
DRAFT PLAN OF SUBDIVISION FILE 19T-22V003  
ZONING BY-LAW AMENDMENT FILE Z.17.015  
158 AND 166 WALLACE STREET  
VICINITY OF WALLACE STREET AND HIGHWAY 7

**FROM:**

Haiqing 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 an application for Draft Plan of Subdivision, and to bring forward approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021 for the subject lands, to facilitate the development of seven (7) parcels of tied land (“POTLS”) contained within one block, as shown on Attachments 2 and 3.

**Report Highlights**

- The Owner proposes the development of seven (7) POTLS for townhouse dwelling units.
- A Draft Plan of Subdivision Application is required to facilitate the proposed development.
- An amendment to Zoning By-law 001-2021 is proposed to bring forward approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021.
- Heritage Vaughan, on April 19, 2023, recommended approval of the development.
- The Development Planning Department supports the proposed development subject to conditions as outlined in this report.

## **Recommendations**

1. THAT Draft Plan of Subdivision File 19T-22V003 (King Home Construction Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 4 to facilitate the draft plan of subdivision shown on Attachment 3;
2. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V003 subject to the conditions set out in Attachment 4 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
3. THAT Zoning By-law Amendment File Z.17.015 (King Home Construction Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands from “R3 Third Density Residential Zone” to “RT1(H) Townhouse Residential Zone” with the Holding Symbol “(H)” (‘RT1(H) Zone’) under Zoning By-law 001-2021 in the manner shown on Attachment 2 and to bring forward approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021 as identified in Attachment 5.

## **Background**

Location: 158 and 166 Wallace Street (the “Subject Lands”). The Subject Lands and the surrounding land uses are shown on Attachment 1.

### ***The Ontario Land Tribunal (“OLT”) approved amendments to the Vaughan Official Plan 2010 (“VOP 2010”) and Zoning By-law 1-88.***

On January 23, 2024, the OLT allowed appeals in part (OLT Case No. OLT-22-003307) to amend VOP 2010 and Zoning By-law 1-88 for the Subject Lands. The amendment to VOP 2010 redesignated a portion of the Subject Lands from “Low-Rise Residential (1)” to “Natural Areas”, with site-specific policies to permit an increased building height, floor space index and maximum lot coverage on the Subject Lands. The Subject Lands were also rezoned in Zoning By-law 1-88 to permit townhouses, with site-specific provisions.

### ***A Draft Plan of Subdivision Application has been submitted to permit the proposed development.***

The Owner has submitted an application for Draft Plan of Subdivision (the “Application”) for the Subject Lands to permit the proposed development of seven (7) POTLs to facilitate 7 townhouse dwelling units, as shown on Attachments 2 and 3, and consisting of the following (the “Development”):

Blocks	Land Use	Area (ha)
Block A	Residential and Natural Feature/Condominium Block	0.27
Block B	Road Widening	0.02
Total		0.29

On November 28, 2022, Bill 23 (*More Homes Built Faster Act, 2022*) received Royal Assent. Among other things, Bill 23 amended the *Planning Act* under subsection 41(1.2) such that Site Development Applications are no longer required for developments containing 10 residential units or less. Therefore, given that the Development proposes 7 townhouse dwelling units, a Site Development Application is not required for the Development.

The Owner is required to submit Draft Plan of Condominium and Exemption from Part Lot Control Applications to facilitate the Development.

***On October 20, 2021, Council adopted the new Comprehensive Zoning By-law 001-2021. The OLT ordered Zoning By-law 001-2021 into force by its Order on December 28, 2022 and as corrected on March 28, 2023, with exceptions.***

Zoning By-law 001-2021 affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West. Zoning By-law 001-2021 replaces Zoning By-law 1-88 with the exception of matters of transition pursuant to section 1.6 of Zoning By-law 001-2021 and the Yonge-Steeles Corridor Secondary Plan Area.

Zoning By-law 001-2021 has been appealed to the OLT by a number of appellants. The Owner did not appeal Zoning By-law 001-2021.

The OLT issued an Order on December 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of Zoning By-law 001-2021 that have not been appealed.

***Zoning By-law 001-2021, as adopted, fails to recognize the previous approvals for the Subject Lands which were not carried forward from Zoning By-law 1-88 into Zoning By-law 001-2021.***

An amendment to Zoning By-law 001-2021 is proposed to carry forward the approved Zoning By-law 1-88 permissions into Zoning By-law 001-2021 for the Subject Lands.

***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 all properties fronting Wallace Street north of the Subject Lands as shown on Attachment 1): April 28, 2017, and July 6, 2022*
- *Location of Notice Signs: Wallace Street and Highway 7*
- *Date of Public Meetings for proposal by previous landowner: April 4, 2018, date ratified by Council: April 11, 2018; and April 7, 2021, date ratified by Council: April 20, 2021*
- *Date of Public Meeting for the Development: September 13, 2022, date ratified by Council: September 28, 2022*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: February 6, 2024*

### ***Public Comments were received.***

The following is a summary of the comments provided related to the Development and received to date. The comments are organized by theme as follows:

#### **Housing**

- the Development is supported for contributing additional housing in the area.

#### **Parking**

- the Development will increase on-street parking, and 'No Parking' signage should be installed along the turn circle, and in front of the development.

These comments are addressed throughout this report.

### **Previous Reports/Authority**

Previous reports related to the Applications and Subject Lands can be found at the following links:

[Sunfield Homes \(Wallace\) II Inc. Public Meeting Report: April 4, 2018, Committee of the Whole Public Meeting \(Item 2, Report 15\)](#)

[Sunfield Homes \(Wallace\) II Inc. Public Meeting Report: April 7, 2021, Committee of the Whole Public Meeting \(Item 4, Report 15\)](#)

[King Home Construction Inc. Public Meeting Report: September 13, 2022, Committee of the Whole Public Meeting \(Item 2, Report 33\)](#)

[King Home Construction Inc. Heritage Vaughan Committee Report: April 19, 2023, Heritage Vaughan Committee Report \(Item 4, Report 4\)](#)

[King Home Construction Inc. Heritage Vaughan Committee Report: September 20, 2023, Heritage Vaughan Committee Report \(Item 1, Report 7\)](#)

### **Analysis and Options**

***An amendment to Zoning By-law 001-2021 is proposed to carry forward the approved Zoning By-law 1-88 permissions into Zoning By-law 001-2021 for the Subject Lands.***

Carrying forward the Zoning By-law 1-88 approvals into Zoning By-law 001-2021 is intended to ensure that future residents are not adversely impacted by legal non-conforming status or discrepancies between Zoning By-law 1-88 and Zoning By-law 001-2021 with respect to the Subject Lands.

The approval sought in this report will rezone the Subject Lands to a commensurate zone category in Zoning By-law 001-2021 and carry forward the Zoning By-law 1-88 site-specific development standards and mapping into Zoning By-law 001-2021. This will accurately reflect the zoning applicable to the Subject Lands as previously approved

under Zoning By-law 1-88. Specifically, a new Section 14 Zone Exception will be added to Zoning By-law 001-2021, together with a new E-Figure and a consequential amendment to Map 46 in Schedule A of Zoning By-law 001-2021, as it relates to the Subject Lands. No new development or additional uses or changes to the Development are being sought by this amendment to Zoning By-law 001-2021.

***The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan, 2010 and York Region Official Plan, 2022, and VOP 2010.***

Provincial Policy Statement, 2020 (“PPS”)

Policy 1.1.3 of the PPS sets out the policies for Settlement Areas, and states that they shall be the focus of growth and development (1.1.3.1). Policy 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities by: permitting and facilitating all housing options; all types of residential intensification including redevelopment; directing development to locations where appropriate infrastructure and public service facilities are available; and promoting densities for new housing which efficiently use lands and resources.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area. The proposed Draft Plan of Subdivision (the “Draft Plan”) will facilitate the provision of a range of housing options in the area through the intensification of lands in the City’s established Settlement Area where full municipal services exist. The ability to utilize existing municipal infrastructure, and the provision of an additional housing form at an increased density on the Subject Lands is consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the “Growth Plan”)

Policy 2.2.1 of the Growth Plan sets out the policies for managing growth, and states that the vast majority of growth will be directed to Settlement Areas that: have a delineated built boundary; have existing or planning municipal water and wastewater systems; and can support the achievement of Complete Communities (2.2.1.2). The Development will support the achievement of complete communities by providing a diverse range and mix of housing options and a more compact built form and vibrant public realm.

The Subject Lands are within the Delineated Built Boundary of a Settlement Area, with access to municipal water and wastewater systems. The Draft Plan will facilitate the contribution of a diverse range and mix of housing options within the area, and is a more compact built form representing modest and appropriate intensification of the Subject Lands. The Development conforms to the Growth Plan.

York Region Official Plan 2010 (“YROP 2010”) and York Region Official Plan 2022 (“YROP 2022”)

The YROP 2010 designates the Subject Lands ‘Urban Area’, which permits a wide range of residential, commercial, industrial, and institutional uses. Policy 3.5 of YROP 2010 promotes an appropriate mix and range of acceptable housing to meet the needs of residents and workers. Policy 3.5.4 requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, functions and tenures and levels of affordability.

The YROP 2022 designates the Subject Lands “Urban Area” on Map 1 – “Regional Structure” and “Community Area” on Map 2 – “Land Use Designations”. Policy 4.2 indicates that the Community Area designation is where the majority of residents, personal services, retail, arts, culture, recreational facilities, and human services needs will be located, and shall contain a wide range and mix of housing types, sizes and tenures.

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured; Notwithstanding, the Development conforms to YROP 2022 as outlined below.

The Development conforms to the YROP 2010 and the YROP 2022 by providing for a denser development on the Subject Lands while diversifying the housing types within the area.

Vaughan Official Plan 2010 (“VOP 2010”)

VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- “Community Area” on Schedule 1 – “Urban Structure” of VOP 2010
- “Built-Up Valley Lands” on Schedule 2 – “Natural Heritage Network” of VOP 2010
- “Low Rise Residential (1)” on Schedule 2 – “Land Use Plan” of VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan

The Low-Rise Residential designation consists of house-form buildings and community related functions in a low-rise form no greater than 5 storeys.

VOP 2010 was amended on a site-specific basis to permit the following on the Subject Lands:

- To redesignate a portion of the lands from “Low-Rise Residential (1)” to “Natural Areas”;
- To permit a maximum building height of 12.8 m (4 storeys);
- To permit a maximum floor space index of 1.75 times the area of the lot; and

- To permit a maximum lot coverage of 64% on the portion of the land designated “Low-Rise Residential (1)”.

The Development conforms to VOP 2010.

***The Development was recommended for approval by the Heritage Vaughan Committee.***

The Subject Lands are located within the “Wallace Street” Area of the Woodbridge Heritage Conservation District (“WHCD”) and are protected under Part V of the *Ontario Heritage Act*. The Heritage Vaughan Committee on April 19, 2023, recommended approval of the Development, subject to conditions. Council, on May 16, 2023, approved the recommendation from the Heritage Vaughan Committee to approve the Development.

***The Development complies to Zoning By-law 1-88, as amended.***

Zoning By-law 1-88:

- “RM1(H) Multiple Residential Zone” with the Holding Symbol “(H)” subject to site-specific exception 9(1574) and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88
- These zones permit the Development.

***Amendments to Zoning By-law 001-2021 are proposed to carry forward the approved site-specific Zoning By-law 1-88 amendment.***

Zoning By-law 001-2021:

- “R3 Third Density Residential Zone” by Zoning By-law 001-2021
- This Zone does not permit the Development.
- The Subject Lands are proposed to be rezoned to “RT1(H) Townhouse Residential Zone” with the Holding Symbol “(H)” and “OS2 Private Open Space Zone” together with the site-specific exceptions in Attachment 5
- The amendment is proposed to carry forward the approved site-specific Zoning By-law 1-88 permissions into Zoning By-law 001-2021, and no new development or additional uses or changes to the Development are proposed.

***The Development Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval.***

Subdivision Design

The Draft Plan shown on Attachment 3 is to create one block, to be further subdivided through Draft Plan of Condominium (Common Element Condominium) and Part Lot Control (to create 7 POTLs) applications, for residential development and natural feature preservation, and one block for road widening. The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 4 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks.

Urban Design

The Urban Design Division has reviewed the Applications and requires updated Landscape Plans, Details and cost estimate, Pedestrian and Bike Circulation Plan and



Sustainability Performance Metrics to be submitted and approved through detailed design of the Development. Conditions to this effect are included in Attachment 4.

#### Cultural Heritage and Archaeology

The Cultural Heritage Division has reviewed the Applications and is satisfied that the Development conforms to the policies and guidelines within the WHCD. A Heritage Permit will be required prior to the issuance of Building Permits.

The Cultural Heritage Division has advised that the Subject Lands are not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 4.

The Development Planning Department is satisfied with the Draft Plan, subject to the Conditions of Approval in Attachment 4 of this report.

#### Tree Protection Agreement

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 report recommendations. The Owner shall enter into a tree protection agreement in accordance with Tree By-Law 052-2018. A Condition to this effect is included in Attachment 4.

#### Financial Impact

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

#### Operational Impact

***The Policy Planning and Special Programs Department, Environmental Sustainability Division, supports the Development, subject to Conditions of Approval.***

The Environmental Sustainability Division defers to the Toronto and Region Conservation Authority ("TRCA") for the establishment of development limits and regulatory hazard matters and therefore has no further concerns with respect to the Applications. All applications regardless of their location are required to abide by the *Endangered Species Act, 2007* regulated by the Ministry of Environment, Conservation and Parks ("MECP"). The Owner is required to comply with MECP regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect of the Development, they must comply with the provisions of the Act. A condition to this effect is included in Attachment 4.

***The Development Engineering ("DE") Department supports the Development, subject to the conditions in this report.***

The DE Department has provided the following comments:

### Municipal Servicing – Water

The Subject Lands are situated within Pressure District (PD) 4 of the York Water Supply System. As outlined in the Functional Servicing Report (the “FSR”) prepared by WSP dated February 2023, each townhouse unit will be serviced through a connection to the watermain on Wallace Street and the water distribution is adequate to service the Development.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed water servicing strategy.

### Municipal Servicing – Sanitary Servicing

The existing sanitary service connection to the Subject Lands will be disconnected and removed. The FSR specifies that each townhouse unit will connect to the existing sanitary sewer along Wallace Street and the current sanitary system is expected to have enough capacity to handle the needs of the Development.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed sanitary servicing strategy.

### Municipal Servicing – Stormwater

The Subject Lands are currently serviced by the storm infrastructure on Wallace Street. The FSR proposes the implementation of on-site stormwater control, specifically through rooftop infiltration, to manage the anticipated rise in runoff and to comply with TRCA and City requirements and regulations. The stormwater management design for the Development will need to be revised to account for adequate on-site water quantity controls and identify if upgrades to municipal infrastructure are required to accommodate the additional stormwater flow. A subdivision agreement will be required to secure any upgrades to the municipal stormwater infrastructure.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed stormwater management strategy.

### Lot Grading

Design drawings for grading, erosion, and sediment control have been submitted in support of the Subject Lands. Design drawings should encompass all the necessary special structures and property required for the Development. The grading for most of the Subject Lands will remain consistent with the existing grading conditions from the west property limits to the long-term stable toe of slope as approved by the TRCA. The Owner is responsible for any additional operation and maintenance obligations for future municipal or private infrastructure, including retaining walls, soil stability requirements, or other proposed structures necessary for the Development. The grading design will need to account for any changes to the stormwater management design to meet the City’s Design Criteria. A thorough evaluation of the grading design and erosion and sediment control measures will be conducted at the detailed design approval stage.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed lot grading strategy.

#### Noise Impact Study

The Owner submitted an Environmental Noise Feasibility Study (the “Noise Study”) prepared by Valcoustics Canada Ltd. dated April 20, 2022, to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Noise Study recommends a 4 m high sound barrier wall on the Common Element Block, being a part of Block A on Attachment 3, which will be maintained by the future Condominium Corporation. The Noise Study also recommends upgraded building exterior components, 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 aware of potential noise situations.

The DE Department requires the Owner to satisfy the conditions in Attachment 4, including that the final Noise Study be approved by the DE Department, to support a complete approval of the proposed noise mitigation strategy.

#### Sewage and Water Allocation

Vaughan Council on December 12, 2023, endorsed the City’s latest annual servicing capacity allocation strategy. The OLT decision includes a Holding Symbol “(H)” with removal contingent upon the City confirming allocation for the Development. The availability of servicing capacity will be assessed at the detailed design approval stage. A condition to this effect is included in Attachment 4, and a holding condition has also been carried forward into the Zoning By-law 001-2021 amendment for the Subject Lands.

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

Prior to the issuance of a Building Permit, the owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the Subject Lands, in accordance with the *Planning Act* and the City’s Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.

#### ***The Infrastructure Planning and Corporate Asset Management Department has no objections to the Applications subject to conditions in Attachment 4.***

The City has initiated a Servicing Master Plan Update, Integrated Urban Water Master Plan Class EA (IUW-MP). The study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City’s Official Plan review. A Functional Servicing Strategy Report (the “FSSR”) will be completed for the Woodbridge Centre Secondary Plan Area (the “WCSPA”) through this on-going Master Plan update. The expected completion date for the IUW-MP Class EA is Q2-2024, and specific infrastructure upgrades for the WCSPA will be identified in the FSSR. All

external related water distribution system and wastewater servicing improvements shall conform to the conclusions and recommendations of the City's ongoing Integrated Urban Water Master Plan.

The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA as appropriate, to the satisfaction of the City. A condition to this effect is included in Attachment 4.

***The Parks, Forestry and Horticulture Operations Department has no objections to the Applications subject to conditions in Attachment 4.***

The Parks, Forestry and Horticulture Operations Department has reviewed the Development and identified a total of 22 replacement trees required to satisfy By-law 052-2018. Three (3) proposed trees qualify for replacement, therefore 19 replacement trees remain outstanding, and where replacement trees cannot reasonably be accommodated on the Subject Lands, a cash-in-lieu payment in accordance with the applicable fees and charges By-law is required to be made. A condition to this effect is included in Attachment 4.

***Canadian Pacific Railway ("CP") requires conditions of approval.***

CP's approach to development in the vicinity of rail operations is encapsulated by the 2013 Proximity Guidelines. The 2013 Proximity Guidelines recommend a building setback of 30 metres to principle and secondary main lines, and marginal reductions may be achieved through a reciprocal increase in height of a safety berm. The Development is setback 30 metres from the rail line and a crash wall is also proposed.

CP requires a warning clause be inserted in all property and tenancy agreements and offers of purchase and sale for all units in the Development. Conditions to this effect are included in Attachment 4.

***Other internal City Departments, external agencies and various utilities have no objection to the Development.***

The Development Finance Department, Environmental Services Department, Alectra, Bell, Canada Post, and Enbridge, have no objections to the Development, subject to the conditions included in Attachment 4.

The By-law & Compliance, Licensing & Permit Services Department, Emergency Planning Department, Parks Infrastructure Planning and Development Department, Rogers, York Catholic District School Board, and York Region District School Board have no objections to or conditions for the Development.

**Broader Regional Impacts/Considerations**

***The Regional Municipality of York has provided conditions of approval.***

The Subject Lands abut Highway 7 which is a Regional road. York Region has no objection to the approval of the Application. The Owner is required to satisfy all York

Region requirements, as set-out in the comments and Conditions of Approval in Attachment 4b.

***The TRCA has provided conditions of approval.***

The TRCA has identified that the Subject Lands are located within a historically built-up valley corridor associated with the Humber River. A TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration on the Subject Lands.

The TRCA has reviewed the Application and requires that the Owner satisfy all TRCA requirements, as set-out in the comments and Conditions of Approval in Attachment 4c.

**Conclusion**

The Development Planning Department is satisfied that the Application is consistent with the PPS, conforms with the Growth Plan, YROP 2010, YROP 2022, and VOP 2010, complies to Zoning By-law 1-88 and Zoning By-law 001-2021 as proposed to be amended, and is appropriate for the development of the Subject Lands. The Application is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 4.

The Development Planning Department also supports the site-specific amendment of Zoning By-law 001-2021 set out in Attachments 2 and 5, which is intended to carry forward the Zoning By-law 1-88 approvals for the Subject Lands.

**For more information**, please contact Casandra Krysko, Senior Planner, at extension 8003.

**Attachments**

1. Context and Location Map
2. Conceptual Site Plan and Proposed 001-2021 Zoning
3. Draft Plan of Subdivision – File 19T-22V003
4. Conditions of Draft Plan of Subdivision (Attachments 4a-4h)
5. Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.17.015

**Prepared by**

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**



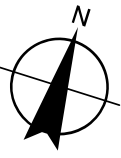
Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager





CP Railway Lands

Block A  
(Common Element)

OS2

Crash  
Wall

Top of Slope

Lot 8

Lot 7

Lot 6

Lot 5

Lot 3

Lot 2

Lot 1

Block A

Block A

RT1(H)

Existing Sidewalk

WALLACE STREET

Driveways

Block B  
(Road Widening)

HIGHWAY 7

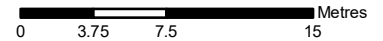


Subject Lands

Zoning By-Law 001-2021

RT1(H), Townhouse Residential  
Zone with Holding Symbol

OS2, Private Open Space Zone



# Conceptual Site Plan and Proposed 001-2021 Zoning

LOCATION: 158 and 166 Wallace Street  
Part of Lot 6, Concession 7

APPLICANT: King Home Construction Inc.



# Attachment

FILE: 19T-22V003, Z.17.015

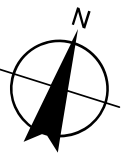
RELATED FILE:

OP.17.006

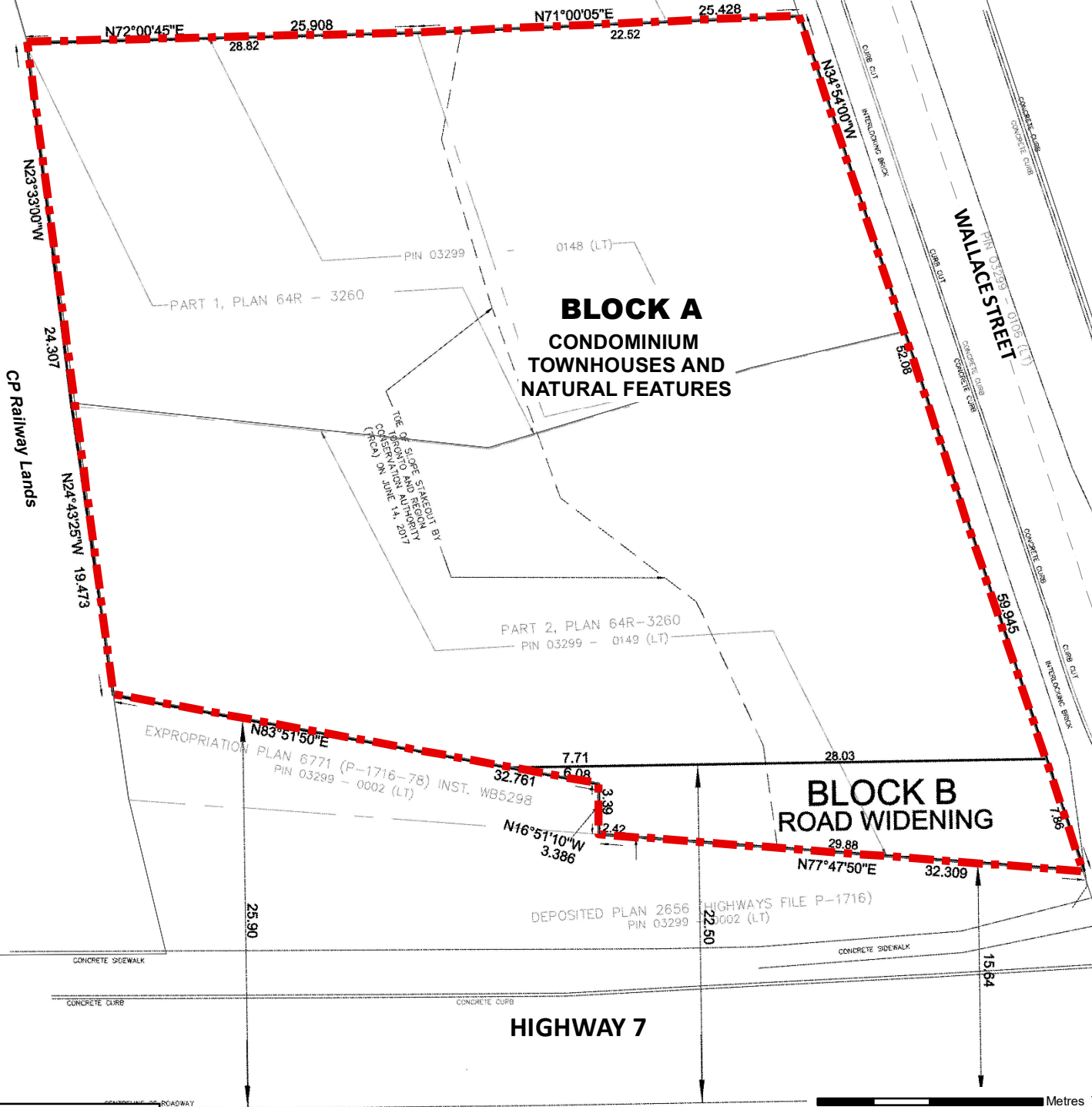
DATE: February 13, 2024


# 2





PART 1, PLAN 65...  
PIN 03299 - 0147 (LT)



 Subject Lands

# Draft Plan of Subdivision File 19T-22V003

LOCATION: 158 and 166 Wallace Street  
Part of Lot 6, Concession 7

APPLICANT: King Home Construction Inc.



FILES: 19T-22V003, Z.17.015

RELATED FILE:

OP.17.006

DATE: February 13, 2024

# Attachment 3

**ATTACHMENT NO. 4**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V003 (THE 'PLAN')  
KING HOME CONSTRUCTION INC. (THE 'OWNER')  
158 AND 166 WALLACE STREET  
PART OF LOT 6, CONCESSION 7 (THE 'LANDS')  
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-22V003 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 No. 4a).
2. The Conditions of Approval of York Region as set out in Attachment No. 4b) and dated March 10, 2023.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 4c) and dated May 18, 2023.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment No. 4d) and dated July 8, 2022.
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 4e) and dated July 14, 2022.
6. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment No. 4f) and dated July 18, 2022.
7. The Conditions of Approval of Canada Post as set out in Attachment No. 4g) and dated July 7, 2022.
8. The Conditions of Approval of the CP Railway as set out in Attachment No. 4h) and dated February 22, 2023.

## Clearances

1. The City shall advise in writing that Conditions in Attachment No. 4a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise in writing that the Conditions in Attachment No. 4b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. The Toronto and Region Conservation Authority shall advise in writing that the Conditions in Attachment No. 4c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities Corporation shall advise in writing that the Conditions in Attachment No. 4d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise in writing that the Conditions in Attachment No. 4e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Inc. shall advise in writing that the Conditions in Attachment No. 4f) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise in writing that the Conditions in Attachment No. 4g) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
8. CP Railway shall advise in writing that the Conditions in Attachment No. 4h) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT No. 4a)**

**CITY OF VAUGHAN CONDITIONS:**

Development Planning Department conditions:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Weston Consulting, dated September 15, 2023 (the 'Plan') relating to City File No. 19T-22V003.
2. If approval of the Plan is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-22V003 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. 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*.
4. 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.
5. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Fees and Charges By-law.
6. The Owner shall pay any and all outstanding street numbering fees in accordance with the in-effect Fees and Charges By-law.
7. The Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City's Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
8. Prior to the execution of the Subdivision Agreement, the Owner will be required to enter into a Tree Protection Agreement with the City.
9. The Owner shall submit a Landscape Plan, Landscape Details, and Landscape Cost

Estimate for review and approval to the satisfaction of the City. The following items will be required to be addressed in the final plans:

- a. Clearly annotate the top of bank and the required setbacks as determined by the Toronto and Region Conservation Authority;
- b. Additional large tree planting should be provided along the front and sides of the Lands as replacement for trees to be removed;
- c. Address conflicts between tree or other plantings and the location of proposed swales;
- d. Enhance private landscaping to provide a continuation between the development of the lands and the valley lands; and
- e. Landscape details are required to be in accordance with City' standards.

10. The Owner shall submit a Pedestrian and Bike Circulation Plan for review and approval to the satisfaction of the City.

11. The Owner agrees that should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (or its successor), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City.

If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) and the City's Development Planning Department, Urban Design and Cultural Heritage Division.

Policy Planning and Special Programs Department condition:

12. The Owner shall agree in the Subdivision Agreement that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act*, 2007, S.O.2007. The Owner is required to comply with Ministry of Environment, Conservation and Parks regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan Agreement, they must comply with the provisions of the Act.

Development Engineering Department conditions:

13. The Owner shall enter into a Subdivision Agreement with the City 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.

14. 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.
15. The Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, or construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
16. Prior to the execution of the Subdivision Agreement, an updated geotechnical report and slope stability assessment 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.
17. 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.
18. Prior to the initiation of grading, and prior to the registration of the Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:
  - a. A detailed engineering report that describes the storm drainage system for the proposed development within this Plan, which report shall include:
    - i. 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;
    - ii. the location and description of all outlets and other facilities;
    - iii. storm water management techniques which may be required to control minor and major flows; and
    - iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
19. 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.

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.

20. 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 Plan.
21. 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.
22. 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.
23. 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.
24. 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.
  - b. "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."
  - c. "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."
  - d. "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88 and By-law 001-2021."
  - e. "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.”
- f. “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”
  - g. “Purchasers and/or tenants are advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”
  - h. “Purchasers and/or tenants are advised that Canadian Pacific Railway or its affiliated railway companies has or have a railway right-of-way within 300 m from this dwelling unit. There may be alterations to or expansions of the railway facilities of such right- of-way in the future, including the possibility that Canadian Pacific Railway or its affiliated railway companies as aforesaid, or their assigns or successors may expand their business operations. Such expansion may affect the living and business environment of the residents, tenants and their visitors, employees, customers and patients in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating features in the design of the development. Canadian Pacific Railway, its affiliated railway companies and their successors and assigns 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.”
  - i. “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 0.3m reserve, as shown on the Construction Drawings.
  - j. “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 Owner 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.”
  - k. “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.”
  - l. “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 metre reserve, as shown on the Construction Drawings.

- m. "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has contributed towards recycling containers for each unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set 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.

25. 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 service the Plan to the satisfaction of the City.
26. Prior to the execution of the Subdivision Agreement, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the Lands, as the current design does not conform to the City's Standard. This report shall describe the proposed drainage system to develop the subject lands to conform to the City's Standards. This condition is to be read in conjunction with related City draft plan conditions and comments related to the stormwater management design.
27. The Owner shall agree in the Subdivision Agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
28. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit detailed engineering design plans for the Lands to the satisfaction of the City and Region.
29. Prior to the execution of the Subdivision Agreement, the Owner must submit an updated Noise Impact Study for the Lands, to the satisfaction of the City detailing the noise impacts of the Lands and surrounding area upon implementation of the proposed Draft Plan. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment Guidelines. The Owner shall agree in the

Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.

30. Prior to registration, 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.
31. 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.
32. The Owner shall agree in the Subdivision Agreement to front-end finance and construct or contribute to related required water distribution system and wastewater servicing infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA, specifically the Woodbridge Centre Secondary Plan Area Functional Servicing Strategy Report, to the satisfaction of the City.
33. The Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

Infrastructure Planning and Corporate Asset Management condition:

34. Prior to the execution of the Subdivision Agreement, the Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA as appropriate and to the satisfaction of the City.

Waste Management Division of Environmental Services condition:

35. Prior to the execution of the Subdivision Agreement, the Owner shall submit the Waste Collection Design Standard for review and approval, all to the satisfaction of the City.

Forestry Division of Parks, Forestry and Horticulture Operations condition:

36. The Owner is required to replace 23 trees, in accordance with the City's Forestry Replacement Tree Requirements under By-law 052-2018, as amended. In instances where more replacement trees are required than can reasonably be accommodated on the Lands, a cash-in-lieu payment will be required in accordance with the applicable Fees and Charges By-law at the time.

Real Estate Department condition:

37. Prior to the issuance of a Building Permit, the Owner shall dedicate land and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.



March 10, 2023

Casandra Krysko, BURPI MCIP RPP  
Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

Dear Casandra Krysko,

**RE: Draft Plan of Subdivision SUBP.22.V.0023 (19T-22V003)  
158 & 166 Wallace Street  
Part of Lot 6, Concession 7  
(King Home Construction Inc.)  
City of Vaughan**

Further to the Region's comment letter dated March 7, 2023 on the related Official Plan Amendment (OPA) application LOPA.17.V.0035 (OP.17.006), this letter provides conditions of approval for the draft plan of subdivision prepared by Weston Consulting., File No. 7550, dated February 10, 2023.

The site is located on the west side of Wallace Street, north of Highway 7, and is municipally known as 158 & 166 Wallace Street, in the City of Vaughan. The application proposes to facilitate the development of 8 townhouse units, within a 0.29 ha site.

#### **York Region Transit**

The applicant is advised that existing YRT transit services operate on Highway 7 and Islington Avenue and is strongly encouraged to coordinate with the City of Vaughan to provide sidewalk facilities connecting from Wallace Street to Highway 7. The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.

#### **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 extension 71577 or through electronic mail at [justin.wong@york.ca](mailto:justin.wong@york.ca).

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.  
Manager, Development Planning

JW/

Attachment (1): Schedule of Clauses/Conditions for the Draft Plan of Subdivision

YORK-#15030294-v1-SUBP\_22\_V\_0023\_(19T-22V003)\_-\_YR\_Condition\_Letter

**Schedule of Clauses/Conditions**  
**SUBP.22.V.0023 (19T-22V003)**  
**158 & 166 Wallace Street**  
**Part of Lot 6, Concession 7**  
**(King Home Construction Inc.)**  
**City of Vaughan**

Re: Weston Consulting., File No. 7550, dated February 10, 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 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.
3. The Owner shall agree that 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.
4. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
5. 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.
6. The following warning clause shall be included with respect to the lots or blocks affected:  
  
"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."
7. 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, 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 constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
  - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
8. 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**

9. 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.
10. The Owner shall obtain a No Objection Certificate (NOC) from the relevant Rail Authorities (Canadian Pacific Railway) and provide a copy to the Region's Transportation Planning staff.
11. Prior to final approval and/or issuance of conditional building permits from the local municipality, a dewatering management plan must be submitted for review. If temporary/permanent dewatering discharge is proposed to the Regional or local infrastructure, then a dewatering discharge permit is required from the Region's Environmental Service Department. A temporary/permanent dewatering permit application is available online at [www.york.ca/seweruse](http://www.york.ca/seweruse); or by contacting 905-830 4444 x 5097.

12. 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.
13. 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.
14. 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 MOECC 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.

15. 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 highway 7 of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of Highway 7.
16. 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.
17. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
18. 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.
19. The Regional Corporate Services Department shall advise that Conditions 1 to 18 inclusive, have been satisfied.

May 18, 2023, with redlines on January 31, 2024

CFN 56991.06

**SENT BY E-MAIL (casandra.krysko@vaughan.ca)**

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

Dear Casandra Krysko:

**Re: Draft Plan of Subdivision 19T-22V003  
Official Plan Amendment Application OP.17.006  
Zoning By-Law Amendment Application Z.17.015  
Part Lot 6, Concession 7  
158 & 166 Wallace Street  
City of Vaughan  
King Home Construction Inc. (Agent: Weston Consulting Group Inc.)**

Further to TRCA's previous letter dated August 3, 2022, this letter acknowledges receipt of a 4<sup>th</sup> circulation for the above noted official plan and zoning by-law amendment applications and a 2<sup>nd</sup> submission of the draft plan of subdivision application. A digital copy of the circulation was received by the Toronto and Region Conservation Authority (TRCA) on February 14, 2023. A list of materials that have been reviewed by TRCA is included in Appendix 'A'.

**Application Specific Comments**

Based on a review of the materials noted in Appendix 'A', TRCA's comments related to development limits, updates to the stormwater management strategy and geotechnical details have been satisfactorily addressed.

**Recommendations**

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-22V003, Official Plan Amendment Application OP.17.006, Zoning By-Law Amendment Z.17.015.

Conditions for Draft Plan of Subdivision 19T-22V003 have been included in Appendix 'B'.

It is the expectation of TRCA that the Owner will address TRCA's interests through fulfillment of the conditions of draft plan approval.

Please provide the Notice of Decision for the draft plan of subdivision and zoning by-law amendment once they are approved.

## Fees/Timing

Please note that this project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of **90 days** in advance of expected registration. Additional time may be required in cases where open space lands are to be dedicated into public ownership, and/or Ontario Regulation 166/06 permits are required from TRCA (i.e., grading and servicing, SWM ponds, infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

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

Sincerely,



Stephen Bohan  
Senior Planner

Development Planning and Permits | Development and Engineering Services

## **Appendix 'A' Materials reviewed by TRCA Staff**

### *Materials received by TRCA on February 14, 2023*

- Comment Response Matrix, prepared by Weston Consulting, dated February 2023.
- Draft Official Plan Amendment, prepared by proponent, dated February 2023.
- Draft Zoning By-law Amendment (1-88), prepared by proponent, dated February 2023.
- Draft Zoning By-law Amendment (001-2021), prepared by proponent, dated February 2023.
- Drawing No. D1, Draft Plan of Subdivision, prepared by Weston Consulting, dated February 10, 2023.
- Functional Servicing Report, prepared by WSP, dated February 3, 2023.
- Stormwater Management Report, prepared by WSP, dated January 20, 2023.
- Tree Inventory & Plan of Preservation, prepared by 7 Oaks, dated February 7, 2023.
- Landscape Drawing Set, prepared by Geometric, dated February 9, 2023.
- Civil Engineering Drawing Set, prepared by WSP, dated February 3, 2023.
- Architectural Drawing Set, prepared by CLA, dated February 8, 2023.

## **Appendix 'B' – TRCA's Draft Plan Conditions and Comments**

### **TRCA's Conditions of Draft Plan Approval**

TRCA recommends approval of Drawing No. D1, Draft Plan of Subdivision, 158 and 166 Wallace Street, Part of Lot 6, Concession 7, City of Vaughan, Regional Municipality of York, prepared by Weston Consulting, revised dated February 10, 2023, subject to the following conditions:

#### **Red-line Revisions**

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the City of Vaughan and TRCA.

#### **Prior to Works Commencing**

3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
  - o Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
  - o An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
4. That prior to any development or site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a Functional Servicing Report (FSR) and detailed engineering reports (e.g., Stormwater Management, Site Level Water Balance) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
  - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, water balance and erosion control.
  - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.
  - iii. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to the *Development, Interference with Wetlands and Alterations to*

*Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.

- iv. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the natural system, and maximization of potential infiltration, to the satisfaction of the TRCA.
- v. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
- vi. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, and overall site water balance to the satisfaction of the TRCA.
- vii. A subsurface investigation (including assessment of groundwater levels) for the final design of underground foundations, site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
- viii. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation measures, and any permitting requirements.
- ix. Grading plans for the subject lands.
- x. Cross-sections and details where grading and filling is proposed in, or adjacent to ~~Block C~~ Block A. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards, and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and compensation to the satisfaction of TRCA.
- xi. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

5. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
6. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive landscape planting plans, to the satisfaction of TRCA, for ~~Block C~~ Block A. The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

7. The implementing zoning by-law shall recognize ~~Block C~~ part of Block A in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
8. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
9. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
10. Prior to the registration of this plan or any phase thereof, the Owner shall obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.

### Subdivision Agreement

11. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
  - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
  - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
  - iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
  - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.
  - v. To erect a permanent fence along ~~all blocks that abut Block C~~ part of Block A and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA.
  - vi. To prohibit grading works within ~~Block C~~ Block A unless approved by TRCA; and
  - vii. To prohibit retaining walls in or adjacent to the ~~Block C~~ Block A unless approved by TRCA.

### Fees

12. That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the required draft plan of subdivision planning review fees, clearances fees and permit fees (topsoil stripping, grading, servicing, etc.).

**ATTACHMENT No. 4d)**



Revised: May 11, 2020

**Date:** July 8<sup>th</sup> , 2022

**Attention:** **Casandra Bagin**

**RE:** Request for Comments

**File No.:** **OP.17.006 & Z.17.015 & 19T-22V003**

**Applicant:** King Home Constriction Inc. c/o Bruno Bressi

**Location** 158 and 166 Wallace 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,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

**Phone:** 416-302-6215

**E-mail:** [Mitchell.Penner@alecrautilities.com](mailto:Mitchell.Penner@alecrautilities.com)

**Subdivision Application Information Form is available by emailing** [Mitchell.Penner@alecrautilities.com](mailto:Mitchell.Penner@alecrautilities.com)

## ATTACHMENT No. 4e)

**Casandra Bagin**

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**From:** circulations@wsp.com  
**Sent:** Thursday, July 14, 2022 2:12 PM  
**To:** Casandra Bagin  
**Subject:** [External] Draft Plan of Subdivision (19T-22V003), 158 and 166 Wallace St., Vaughan

2022-07-14

**Casandra Bagin**

**Vaughan**

''

Attention: Casandra Bagin

Re: Draft Plan of Subdivision (19T-22V003), 158 and 166 Wallace St., Vaughan; Your File No. 19T-22V003

Our File No. 93890

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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NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/cas/](http://www.wsp.com/cas/). For any concern or if you believe you should not be receiving this message, please forward this message to [caslcompliance@wsp.com](mailto:caslcompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au [www.wsp.com/lcap](http://www.wsp.com/lcap). Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au [conformitelcap@wsp.com](mailto:conformitelcap@wsp.com) afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEHhHzdJzBITWfa4Hgs7pbK1

## ATTACHMENT No. 4f)



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

July 18, 2022

Cassandra Bagin  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Cassandra,

Re: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-Law Amendment - Resubmission  
King Home Constriction Inc.  
158 & 166 Wallace Street  
City of Vaughan  
File No.: 19T-22V003, OP-17-006, Z-17-015

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 black ink, appearing to read 'Jasleen Kaur', with a horizontal line above the first few letters.

**Jasleen Kaur**  
Municipal Planning Coordinator  
**Engineering**

**ENBRIDGE**  
TEL: 437-929-8083  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

July 7, 2022

City of Vaughan – Planning Department

To: **Cassandra Bagin**, Planner, Development Planning Department

Reference: File: **OP.17.006, Z.17.015, 19T-22V003** Related Files: **PAC.21.110**  
**158 & 166 Wallace Street**  
King Home Construction Inc. c/o Bruno Bressi  
Ward 2

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 8 townhouse free-hold units 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 No. 4h)

**Casandra Krysko**

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**From:** Real Estate Canada <Real\_EstateCanada@cpr.ca>  
**Sent:** Wednesday, February 22, 2023 3:34 PM  
**To:** Casandra Krysko  
**Subject:** [External] FW: OP.17.006 & Z.17.015 & 19T-22V003 - 4th Submission - 158 and 166 Wallace Street  
**Attachments:** 4th Circulation Internal External Letter.pdf

Good Afternoon,

**RE: Comments on OP.17.006 & Z.17.015 & 19T-22V003 - 4th Submission - 158 and 166 Wallace Street, within 500m of CP Rail line**

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

Real Estate Canada



[Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca)  
7550 Ogden Dale Road SE, Building 1  
Calgary AB T2C 4X9

**\*\* Please be advised that [CP\\_Proximity-Ontario@cpr.ca](mailto:CP_Proximity-Ontario@cpr.ca) was deactivated February 15, 2023. Effective immediately, please ensure your contact email for CP Proximity-Ontario is updated to [Real\\_EstateCanada@cpr.ca](mailto:Real_EstateCanada@cpr.ca) to ensure your communication is received and replied to in a timely manner \*\***



**Attachment 5 –  
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.17.015**

	<b>Zoning By-law 001-2021 Standard</b>	<b>RT1 Residential Townhouse Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement</b>
a.	Definition – Townhouse	A dwelling divided horizontally by a common vertical wall above grade of at least 3.0 m in length and at least 2.0 m in height adjoining dwelling units or private garages into three or more dwelling units, each having a private access.	A building divided vertically side by side into three or more attached dwelling units, each unit having direct pedestrian access from the exterior of the building.
b.	Definition – Retaining Wall	There is no definition of a retaining wall in By-law 001-2021	A retaining wall shall include a crash wall and a noise wall
c.	Minimum Lot Frontage	6 m / unit	5.6 m / unit
d.	Minimum Lot Area	162 m <sup>2</sup>	140 m <sup>2</sup>
e.	Minimum Front Yard Setback	4.5 m	3.9 m
f.	Minimum Rear Yard Setback	7.5 m	4 m to the ground floor  1.5 m for all storeys above the ground floor  The rear yard setback reflects the required minimum vegetation protection zone. There shall be no buildings, structures, pools or encroachments

	<b>Zoning By-law 001-2021 Standard</b>	<b>RT1 Residential Townhouse Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement</b>
			permitted within the required setbacks.
g.	Minimum Interior Side Yard Setback	1.2 m	0 m for adjoining units 1.2 m abutting the northern lot line 0.75 m for all other units
h.	Minimum Exterior Side Yard Setback	2.4 m	1.6 m to the southern lot line
i.	Minimum Building Setback to Canadian Pacific Railway	N/A	28 m
j.	Maximum Lot Coverage	50%	76% / unit
k.	Maximum Building Height	N/A	12.8 m
l.	Maximum Driveway Width	2.9 m	3.2 m
m.	Minimum Parking Requirements	Tandem parking is permitted provided that it is not located on a required parking space	Tandem parking is permitted
n.	Obstruction of a Parking Space	An elevator swing door is permitted to encroach a maximum 0.3 m into the garage parking space	An elevator swing door is permitted to encroach a maximum of 0.5 m into the garage parking space
o.	Permitted Encroachments	A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall  A retaining wall less than 1 m in height is permitted to be 0 m to a lot line	A retaining wall is permitted to be 0 m from a lot line