

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 22, 2024**

Item 1, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 22, 2024, as follows:

***By approving the recommendations contained in Communication C3, memorandum from the Deputy City Manager, Infrastructure Development, dated April 22, 2024, as follows:***

1. ***THAT the Recommendation 2. of the Committee of the Whole (1) Report dated April 9, 2024 be deleted and replaced with the following:***  
***“2. THAT Zoning By-law Amendment File Z.22.042 (5th Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 2, from “R2A(EN) Second Density Residential Established Neighbourhood Zone” and “Environmental Protection Zone” subject to site-specific Exception 14.336 to “RT1 Residential Townhouse Zone” and “Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report;”***
2. ***THAT Recommendation 3. a) of the Committee of the Whole (1) Report dated April 9, 2024 be deleted; and***
3. ***THAT Draft Plan development application 19T-22V017 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 23residential townhouse units (70 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.***

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1. **5TH AVENUE HOMES (WOODBIDGE) INC. OFFICIAL PLAN  
AMENDMENT FILE OP.22.021 ZONING BY-LAW AMENDMENT FILE  
Z.22.042 DRAFT PLAN OF SUBDIVISION FILE 19T-22V017 8473, 8477,  
8487 ISLINGTON AVENUE VICINITY OF ISLINGTON AVENUE AND  
LANGSTAFF ROAD**

**The Committee of the Whole recommends:**

1. **That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 9, 2024, be approved; and**
2. **That the following communication be received:**  
**C1. Rob Lavecchia, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 5, 2024.**

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 22, 2024**

Item 1, CW Report 12 – Page 2

#### **Recommendations**

1. THAT Official Plan Amendment File OP.22.021 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1, as follows:
  - a. Increase the number of attached residential units in a townhouse row to 9 units.
  - b. Remove the requirement for a front yard and front door to face a public street.
  - c. Allow a 16 m front facing distance between townhouses.
  - d. Increase the maximum building height to 13.05 m (3 storeys).
  - e. Permit townhouses to front upon a private laneway.
2. THAT Zoning By-law Amendment File Z.22.042 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 2, from “R2A(EN) Second Density Residential Established Neighbourhood Zone” and “Environmental Protection Zone” subject to site-specific Exception 14.336 to “RT1 Residential Townhouse Zone” and “Environmental Protection Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
  - a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
4. THAT Draft Plan of Subdivision File 19T-22V017 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) as shown on Attachment 4 BE DRAFT APPROVED, to create a total of 3 blocks: 1 development block, 1 natural area block, and 1 stormwater management block, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9.
5. THAT Council’s approval of Draft Plan of Subdivision File 19T-22V017 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.), 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.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 22, 2024**

#### Item 1, CW Report 12 – Page 3

6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

## Committee of the Whole (1) Report

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**DATE:** Tuesday, April 9, 2024

**WARD:** 2

**TITLE:** 5TH AVENUE HOMES (WOODBIDGE) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.22.021  
ZONING BY-LAW AMENDMENT FILE Z.22.042  
DRAFT PLAN OF SUBDIVISION FILE 19T-22V017  
8473, 8477, 8487 ISLINGTON AVENUE  
VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD

**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 on applications to redesignate and rezone the Subject Lands to permit one development block of 23 front-loaded townhouse units accessed by a private road network, one natural area block, and one stormwater management block as shown on Attachments 2 to 7.

**Report Highlights**

- Official Plan and Zoning By-law Amendment applications are required to permit the development.
- A Draft Plan of Subdivision application is required to facilitate the development.
- The Development Planning Department supports the proposed development.

**Recommendations**

1. THAT Official Plan Amendment File OP.22.021 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1, as follows:
  - a) Increase the number of attached residential units in a townhouse row to 9 units.

- b) Remove the requirement for a front yard and front door to face a public street.
  - c) Allow a 16 m front facing distance between townhouses.
  - d) Increase the maximum building height to 13.05 m (3 storeys).
  - e) Permit townhouses to front upon a private laneway.
2. THAT Zoning By-law Amendment File Z.22.042 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 2, from “R2A(EN) Second Density Residential Established Neighbourhood Zone” and “Environmental Protection Zone” subject to site-specific Exception 14.336 to “RT1 Residential Townhouse Zone” and “Environmental Protection Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:
- a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
4. THAT Draft Plan of Subdivision File 19T-22V017 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.) as shown on Attachment 4 BE DRAFT APPROVED, to create a total of 3 blocks: 1 development block, 1 natural area block, and 1 stormwater management block, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9.
5. THAT Council’s approval of Draft Plan of Subdivision File 19T-22V017 (5<sup>th</sup> Avenue Homes (Woodbridge) Inc.), 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.
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

## **Background**

Location: 8473, 8477, and 8487 Islington Avenue (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Meeting: September 8, 2021

Date applications were deemed complete: January 31, 2023

***Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.***

5<sup>th</sup> Avenue Homes (Woodbridge) Inc., (the 'Owner') has submitted Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications (the 'Applications') for the Subject Lands to permit 23 front-loaded townhouse units accessed by a private road network (one development block), one natural area block and one stormwater management block (the 'Development') as shown on Attachments 2 to 7.

***A Site Development Application is required for the Development.***

Related Site Development Application File DA.22.070, has been submitted. In accordance with Bill 109 and By-law 141-2022, the approval of Site Development Applications is delegated to the Deputy City Manager of Planning and Growth for approval. The Site Development Application will review building elevations and associated architectural materials, landscaping and site plan details to ensure City standards are met.

***Should the Applications be approved, a Draft Plan of Condominium Application is required.***

The townhouses are proposed on freehold parcels created via a Part Lot Control application(s), accessed by a common element road. Shared ownership of other infrastructure within the Development is also proposed. Therefore, the townhouses will become Parcels of Tied Land ('POTL's), as their freehold ownership is to be tied to the common element condominium. These details will be reviewed through the Draft Plan of Condominium Application.

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

- February 3, 2023 (Circulated 150 m from Subject Lands and to the expanded 500 m polling area as shown on Attachment 1):
- A Notice Sign was installed along the Islington Avenue frontage of the Subject Lands
- Date of Public Meeting: February 28, 2023, date ratified by Council March 21, 2023
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: March 20, 2024

***No Public Comments were received.***

**Previous Reports/Authority**

The previous report related to the applications can be found at the following link: 5<sup>th</sup> Avenue Homes (Woodbridge) Inc., OP.22.021 and Z.22.042, Public Meeting Report [February 28, 2023, Committee of the Whole Public Meeting \(Item 5, Report 12\)](#)

## **Analysis and Options**

***The Development is consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan 2019, York Region Official Plan 2022 and Vaughan Official Plan 2010.***

### **Provincial Policy Statement, 2020 ('PPS')**

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitates a higher density development that capitalizes on the transportation infrastructure investments, 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')**

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form. The Development shown on Attachments 2 to 7 conforms to the Growth Plan.

### **York Region Official Plan 2022 ('YROP 2022')**

The YROP 2022 designates the Subject Lands 'Community Area' within the 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Development, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of the land to accommodate future population growth.

### **Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 – Woodbridge Centre Secondary Plan ('WCSP')**

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are also within Volume 2, Section 11.11, WCSP. The primary focus of the WCSP is to provide guidance for development and investment within Woodbridge Centre. The Subject Lands are identified in VOP 2010 and the WCSP as follows:

- “Community Area” on Schedule 1 – “Urban Structure” of VOP 2010
- “Built-Up Valley Lands” and “Core Features” on Schedule 2 – “Natural Heritage Network” of VOP 2010
- “Low-Rise Residential” with “Low Density Heritage Residential Pockets” overlay on Volume 2, Section 11.11, WCSP

Townhouse dwellings should front and address the public street, and be in rows of 3-6 units. Private laneways (common element condominium roads) shall not be used to provide frontage for residential dwellings. Where a townhouse flanks a public street (end unit), the end unit shall provide a front yard and front door entrance facing the public street. The front-facing distance between townhouse unit should generally be a minimum of 18 m.

The “Low-Rise Residential” designation within the WCSP permits townhouse dwellings with a maximum height of 9.5 m (2 storeys).

The following amendments to VOP 2010 are required to permit the Development as shown on Attachments 2 to 7:

- Permit townhouse units in a configuration of up to 9 attached residential units (1 row of 9 attached units, 1 row of 8 attached units)
- Permit townhouses to front upon a private laneway.
- Permit townhouse units that do not face a public street, do not have a front yard facing a public street, and do not have a front door facing a public street.
- Permit a front-facing distance between townhouses of 16 m

The following amendment to the WCSP is required to permit the development as shown on Attachments 2 to 7:

- Permit a maximum building height of 13.05 m (3-storeys)

The Development shown on Attachments 2 and 3 provides for 23 front-facing townhouse units on a condominium road with natural areas to the east. The Development represents intensification in the form of incremental change to a stable Community Area. The additional residential uses increase density within the Low Density Residential Designation and contribute to a mix of housing options for the area.

The Development is compatible with the character and form of the surrounding context, representing the continuation of the existing townhouse and Low-Rise Building development south of the Subject Lands on the east side of Islington Avenue.

Block 2 is proposed to be zoned “EP Environmental Protection Zone” and will be dedicated to the Toronto and Region Conservation Authority (‘TRCA’), consistent with the policies of VOP 2010. Block 3, which includes stormwater management infrastructure to support the Development, will be maintained in private ownership and will also be zoned “EP Environmental Protection Zone”, supporting the intent of the official plan policies.



Townhouse units with frontage onto a private common element road are supported by Section 9.1.1.5 of VOP 2010, which requires common element roads to be designed to simulate a public street and conform to the policies outlined in Sections 9.1.1.1, 9.1.1.3, and 9.1.1.4. The Development conforms to these sections by providing sidewalks, pedestrian crossings, street trees and landscaping as shown on Attachment 3.

The facing distance of 16.9 m between townhouse blocks is appropriate given the Development provides a standard 6 m width for the common element road with an appropriate level of landscaping abutting the streets to ensure daylight and privacy conditions for individual units.

On this basis, the Development conforms to VOP 2010.

***Amendments to Zoning By-law 001-2021 are required to permit the Development.***

The Subject Lands are zoned “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” and “EP Environmental Protection Zone” subject to site-specific Exception 14.336, as shown on Attachment 2. The R2A(EN) Zone permits single detached dwellings in addition to select community and accessory uses. The EP Zone permits conservation and passive recreational uses. The site-specific Exception does not contain provisions applicable to the Subject Lands.

The Owner proposes to rezone the Subject Lands to “RT1 Residential Townhouse Zone” and expand the “EP Environmental Protection Zone” boundary together with the following site-specific zoning exceptions to permit the Development, as shown in Table 1, Attachment 8.

The Owner also requested a 0 m lot line setback to the north retaining wall, identified as “1.8 m High Wood Privacy Fence on Retaining Wall”, generally located behind (north of) Block 1, Unit 9. Retaining walls at or above a height of 1 m require a setback equal to the height of the retaining wall. The north retaining wall(s) near Unit 9 are approximately 1 metre in height at their greatest extent. Development Engineering Department has advised that, if a retaining wall at or above 1 m in height is proposed, access in the form of easements or owned property is required to maintain the wall(s) and access the site in the event of a failure. In the absence of access easements for the north retaining wall(s), the retaining wall(s) must be set back their corresponding height of 1 m on the Subject Lands to carry out maintenance. Development Planning Department has excluded the Owner’s requested retaining wall setback reduction from Table 1 – Attachment 8 in response to Development Engineering’s comments.

Development Planning Department can support the zoning exceptions identified in Table 1 on the basis that the site-specific development standards will enable an appropriate level of intensification within a Community Area by providing a more compact built form and pedestrian realm relationship with access to transit.

Minor modifications may be made to the zoning exceptions identified in Attachment 8 Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

***A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City.***

A Holding Symbol “(H)” is recommended to be placed on the Subject Lands until such time as servicing allocation is available for the Development. A condition to this effect is included in the Recommendation of this report.

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

Subdivision Design

The Draft Plan shown on Attachment 4 includes three blocks. Block 1 proposes 23 front-loaded townhouse dwelling units within 3 townhouse blocks, and a common element condominium road with 4 visitor parking spaces. Block 2 contains key natural heritage features associated with the Humber River Valley to be conveyed into public ownership. Block 3 contains stormwater management infrastructure to support the development in Block 1.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved City-Wide Urban Design Guidelines and VOP 2010 Urban Design Policies. A condition to this effect is included in Attachment 9a.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction.

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 arborist report recommendations. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018. A condition to this effect is included within the Conditions of Approval in Attachment 9a.

The Development Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 4, subject to the Conditions of Approval in Attachment 9 of this report.

***The Development achieves a minimum Sustainability Threshold Score.***

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 34. This score meets minimum threshold requirements.

## **Financial Impact**

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

## **Operational Impact**

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

The Policy Planning and Environmental Sustainability Department has advised that there are natural heritage features on the Subject Lands, and has requested Conditions of Approval in Attachment 9a.

Warning clauses within the Draft Plan of Subdivision/Site Plan Agreement are also requested to inform the Owner that they are required to abide by the *Endangered Species Act, 2007* regulated by the Ministry of Natural Resources and Forestry (MNRF). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. The Owner is also required to abide by the *Migratory Bird Convention Act, 1994*. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary than bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.

***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 located within the City's Pressure District 5 ('PD') and proposed to be serviced through a connection to a City watermain on Islington Avenue. The proposed service connection is sufficient to provide adequate pressures and flows to support the proposed development.

### **Municipal Servicing – Wastewater**

There are no municipal sanitary sewers in the vicinity of the Subject Lands and said lands are proposed to be serviced via sanitary service connections to Regional Municipality of York's ('York Region') sanitary sewer located along Islington Avenue. The Owner shall obtain all necessary approvals/permits from York Region to its sole satisfaction prior to issuance of approval.

### **Municipal Servicing – Stormwater**

There are no municipal storm sewers in the vicinity of the Subject Lands. They are located within the Humber River watershed which is within the jurisdiction of the Toronto and Region Conservation Authority ('TRCA'). The Subject Lands are proposed to be discharged to the Humber River via an outfall channel. The Owner shall obtain all necessary approvals/permits from TRCA) to its sole satisfaction prior to issuance of approval. Furthermore, the applicant shall clarify who will be responsible for the operation and maintenance of the proposed storm outfall and channel.

### Noise Assessment

The Owner has submitted a noise report prepared by HGC Engineering dated November 30, 2022. The report concludes that the sound levels due to road traffic will exceed the Ministry of the Environment, Conservation and Parks limits.

The study indicates that the Development is feasible with the noise control measures and recommends upgraded building exterior components, central air conditioning, acoustic barrier, 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 final Noise Study must be approved to the satisfaction of the Development Engineering Department.

### Environmental Engineering

The City reviewed the environmental site screening questionnaire provided by the Owner and no environmental site assessment concerns were identified. Should it be determined that Blocks 2 or 3 are to be conveyed to the City, a Phase 1 ESA will be required at a minimum.

### Sewage and Water Allocation

Currently, there is limited available city-wide servicing capacity. However, York Region is expected to grant the City additional servicing capacity in 2024 as part of their Capacity Assignment cycle to Regional Municipalities. In the meantime, the City anticipates a Holding Symbol “(H)” will be required on the zoning for the above noted development application and the availability of regional servicing capacity will be assessed at the site plan approval stage. A condition to this effect is included in the Recommendation of this report.

### Transportation

A Traffic Impact Study (‘TIS’) was supplied in support of the Applications for the Subject Lands. One driveway access is proposed for the Development which will facilitate right-in/right-out/left-out access to Islington Avenue. Through comments provided by York Region, left-in movements will be prohibited via a half pork-chop design of the access. The sight distance analysis for the driveway meets/exceeds the sightline criteria identified in City’s Design Criteria/Transportation Association of Canada Manual.

Transportation Engineering staff anticipate that the Development will introduce an acceptable transportation impact onto the surrounding networks.

### Lot Grading

The grading, erosion and sediment control design drawings were submitted in support of the Subject Lands. The drawings should reflect upon all the special structures and property required necessary to service the Subject Lands. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the development of the Subject Lands.

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

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A condition to this effect will be included in the future Site Plan Agreement.

***The Toronto and Region Conservation Authority ('TRCA') supports the Development.***

The TRCA has identified that the Subject Lands are within a historically urbanized portion of the Humber River valley corridor and are subject to Ontario Regulation 166/06.

Block 2 will be dedicated into public ownership, to the TRCA. Block 3, lands containing private servicing infrastructure, are being maintained under private ownership for future operations and maintenance.

The TRCA has no concerns with the Draft Plan and as such has not provided any Conditions of Approval. Any concerns as well as the dedication of land (Block 2), will be addressed through the Site Plan agreement.

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

Canada Post, Alectra, Bell, Enbridge Gas Inc., have no objection(s) to the Development, subject to the conditions included in Attachments 9c to f.

**Broader Regional Impacts/Considerations**

York Region has determined the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region, on March 6, 2023, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

The Subject Lands abut Islington Avenue, a regional road. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 9b.

York Region, on March 7, 2024, provided the following comments for Site Development Application DA.22.070:

York Region requires the Access Operational Study prior to the approval of the Site Plan application. This is to ensure that safety standards for sightlines (5 x 5 m daylight triangles), potential turning movement conflicts, and u-turn as a result of the half pork-chop design are satisfied.

**Conclusion**

The Development Planning Department is satisfied the Applications are consistent with

the PPS, conform to the Growth Plan, YROP and VOP 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 9.

**For more information**, please contact David Harding, Senior Planner, at extension 8409.

### **Attachments**

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Draft Plan of Subdivision File 19T-22V017
5. Building Elevations Townhouse Block 1
6. Building Elevations Townhouse Block 2
7. Building Elevations Townhouse Block 3
8. Zoning By-law 001-2021 Table 1
9. Conditions of Draft Plan of Subdivision File 19T-22V017

### **Prepared by**

David Harding, Senior Planner, ext. 8409

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development Planning, ext. 8529

### **Approved by**

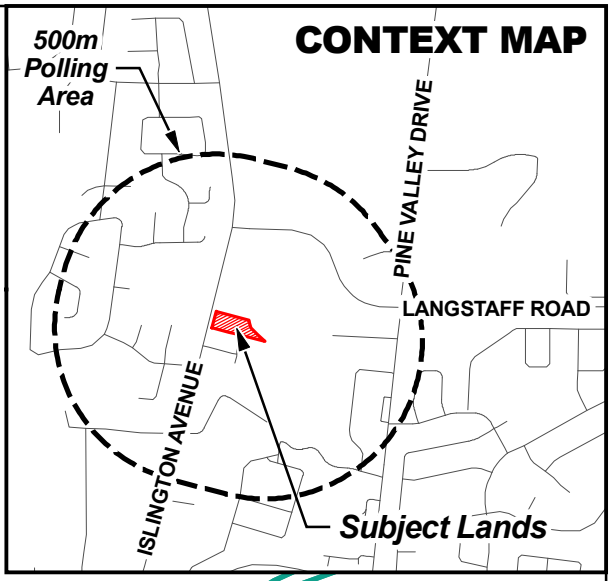
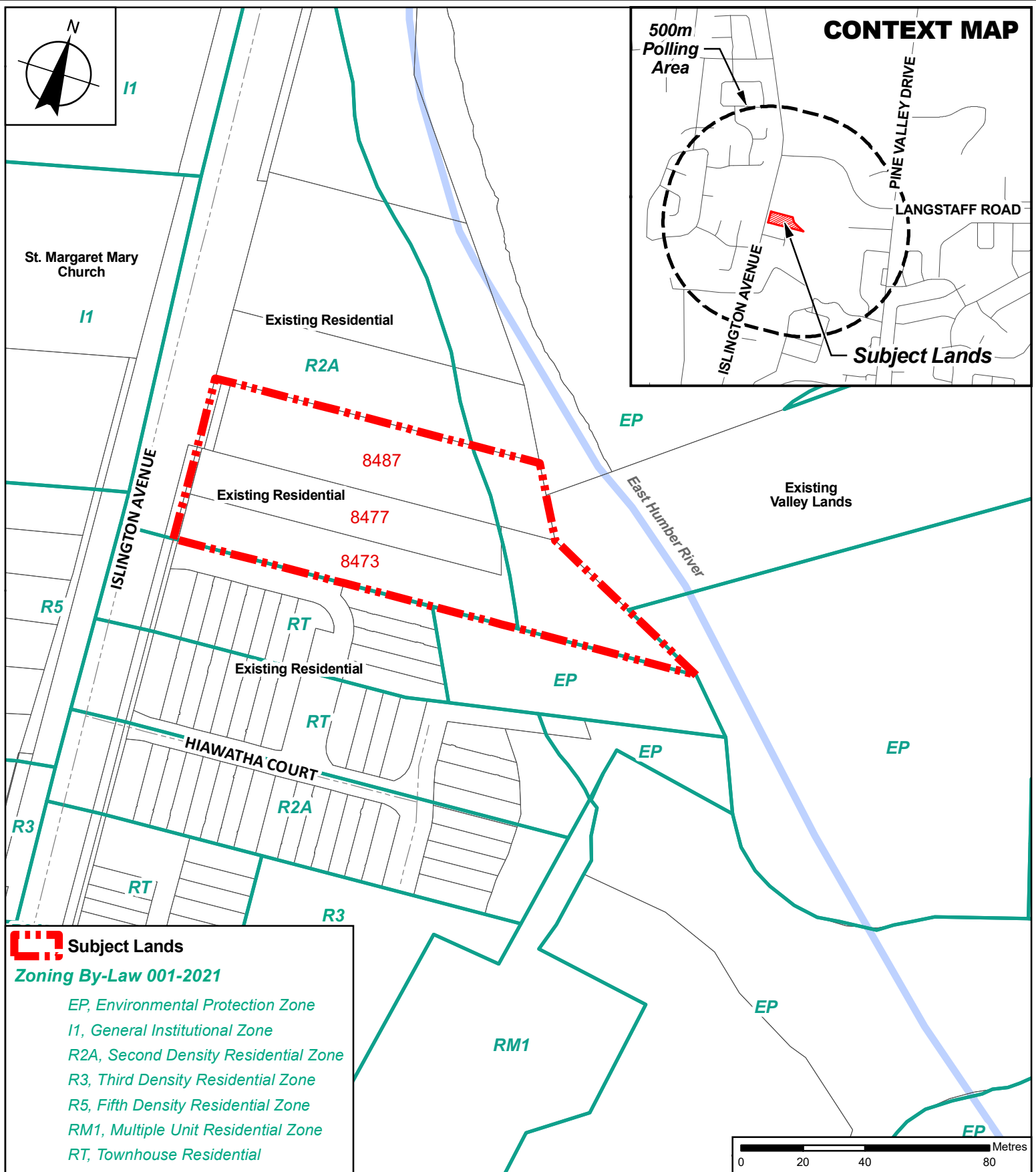


Haiqing Xu, Deputy City Manager  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager



## Context and Location Map

**Location:**  
8473, 8477 and 8487 Islington Avenue  
Part of Lot 10, Concession 7

**Applicant:**  
Fifth Avenue Homes (Woodbridge) Inc.

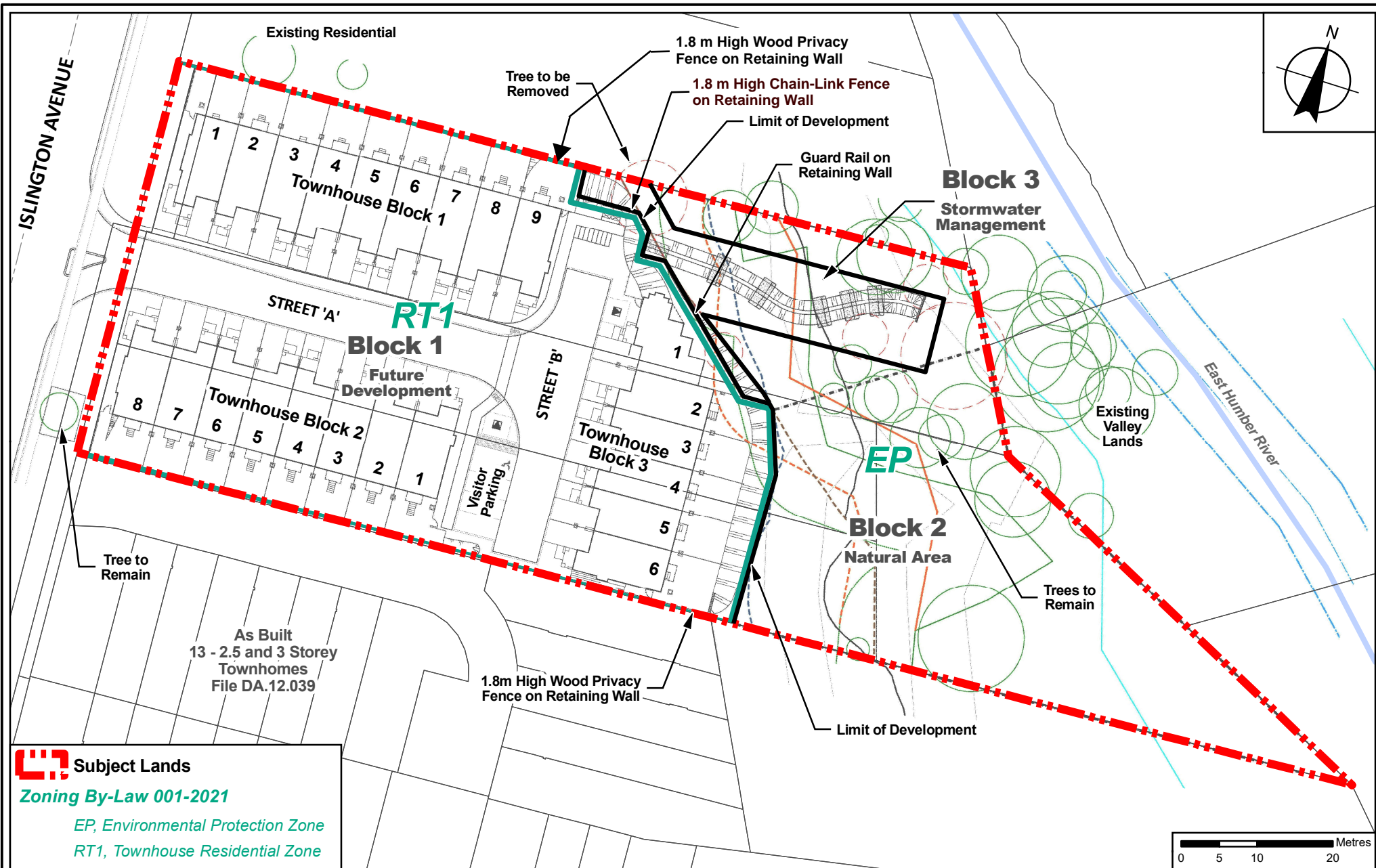


## Attachment

**Files:**  
OP.22.021, Z.22.042, and 19T-22V017  
**Related File:** DA.22.070

**Date:**  
April 9, 2024

**1**



# Conceptual Site Plan and Proposed Zoning

**Location:**  
 8473, 8477 and 8487 Islington Avenue  
 Part of Lot 10, Concession 7

**Applicant:**  
 Fifth Avenue Homes (Woodbridge) Inc.



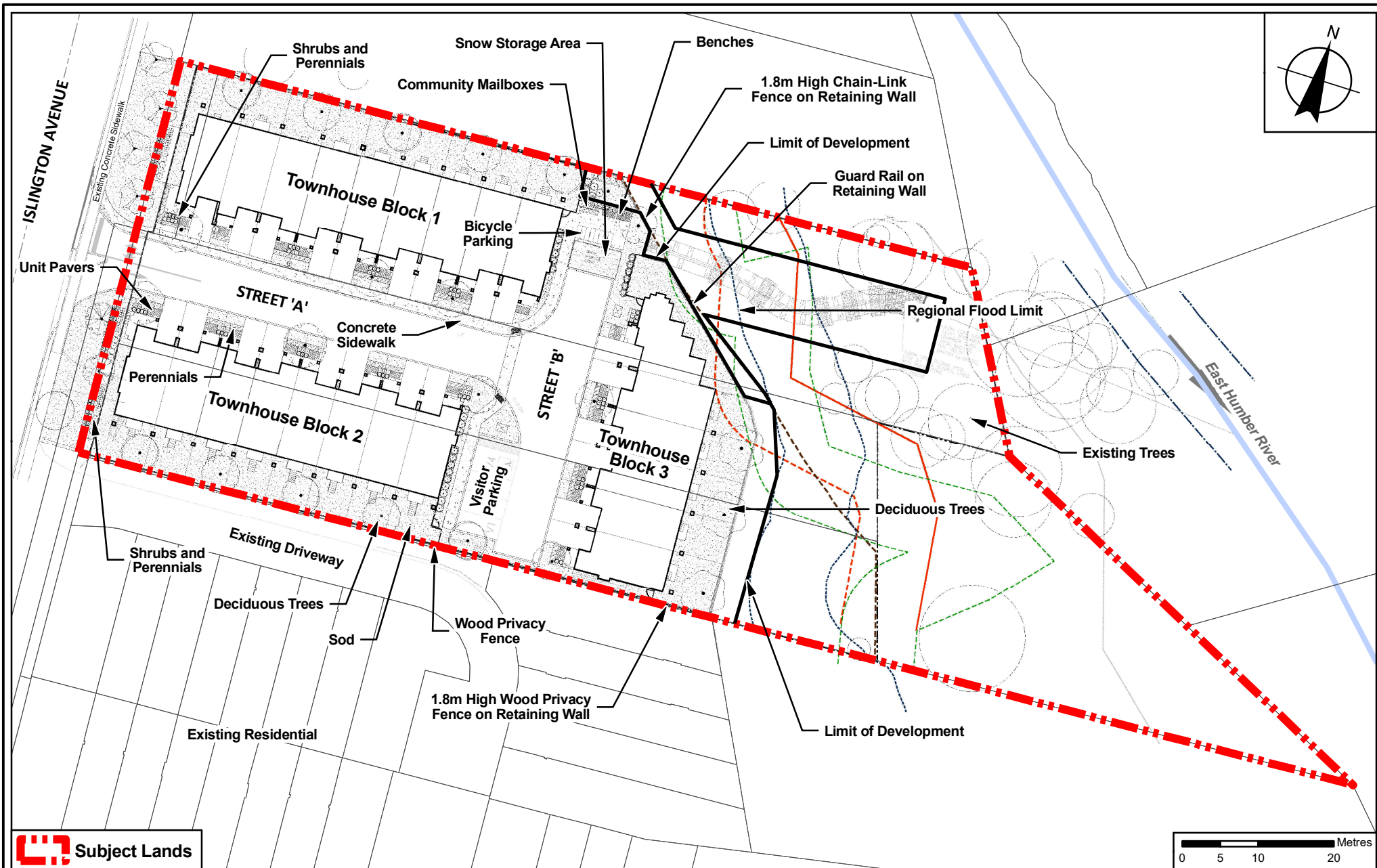
## Attachment

**Files:**  
 OP.22.021, Z.22.042, and 19T-22V017  
**Related File:** DA.22.070

**Date:**  
 April 9, 2024

2





# Conceptual Landscape Plan

**Location:**  
8473, 8477 and 8487 Islington Avenue  
Part of Lot 10, Concession 7

**Applicant:**  
Fifth Avenue Homes (Woodbridge) Inc.

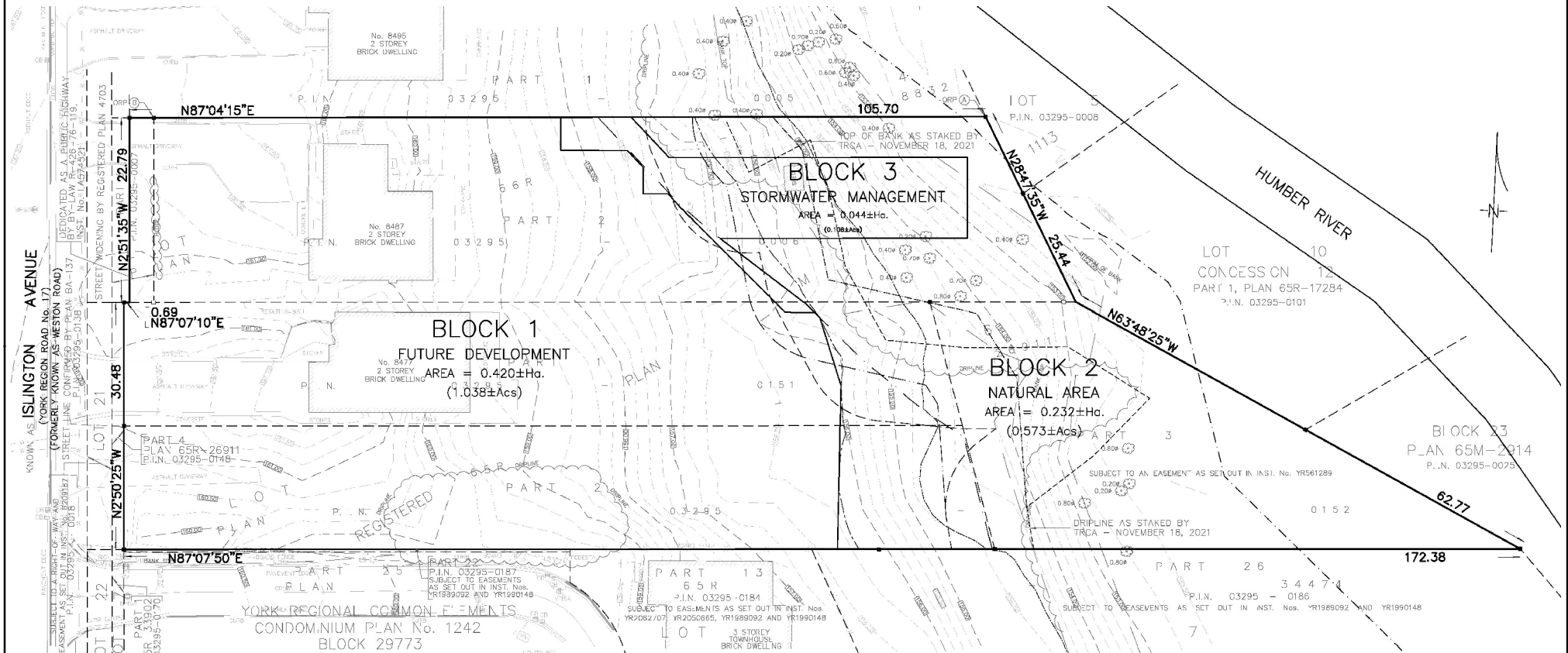


## Attachment

**Files:**  
OP.22.021, Z.22.042, and 19T-22V017  
**Related File:** DA.22.070

**Date:**  
April 9, 2024

3



Not to Scale

# Draft Plan of Subdivision File 19T-22V017

**Location:**  
8473, 8477 and 8487 Islington Avenue  
Part of Lot 10, Concession 7

**Applicant:**  
Fifth Avenue Homes  
(Woodbridge) Inc.



## Attachment

**Files:**  
OP.22.021, Z.22.042, and 19T-22V017  
**Related File:** DA.22.070

**Date:**  
April 9, 2024

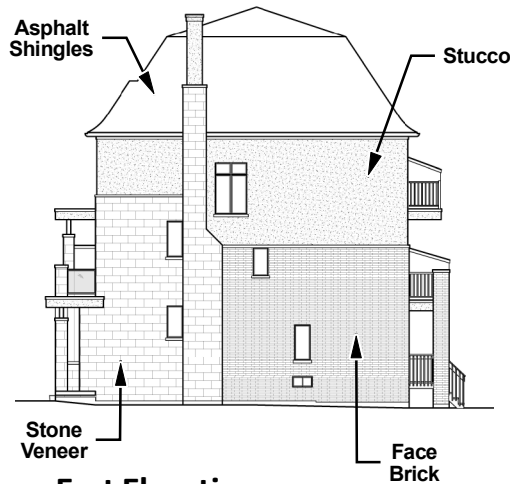
4



**West Elevation  
- Facing Islington Avenue**



**South Elevation - Facing Street 'A'**



**East Elevation**



**North Elevation**

Not to Scale

# Building Elevations Townhouse Block 1

**Location:**  
8473, 8477 and 8487 Islington Avenue  
Part of Lot 10, Concession 7

**Applicant:**  
Fifth Avenue Homes  
(Woodbridge) Inc.



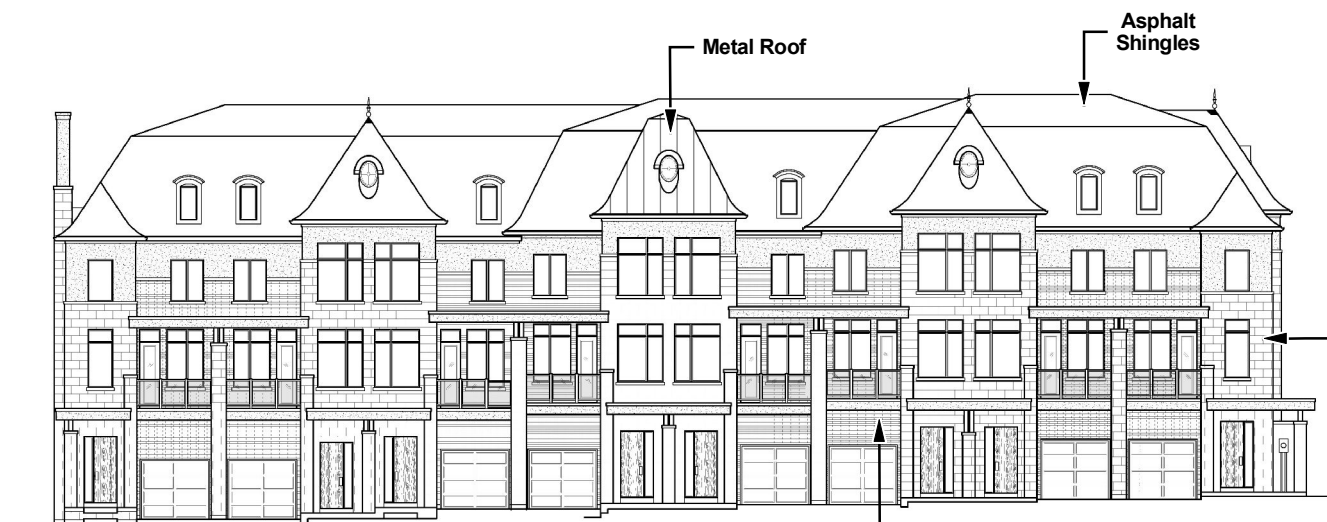
## Attachment

**Files:**  
OP.22.021, Z.22.042, and 19T-22V017  
**Related File:** DA.22.070

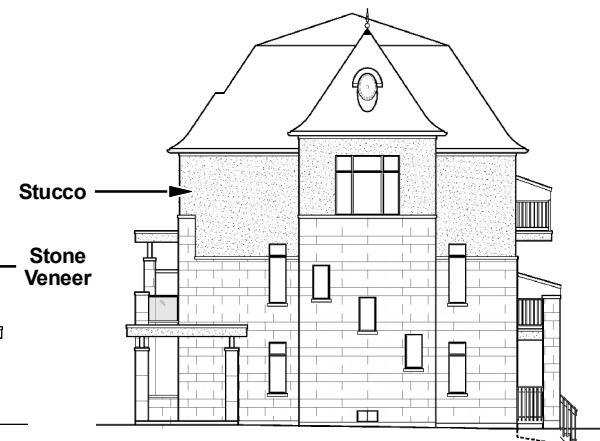
**Date:**  
April 9, 2024

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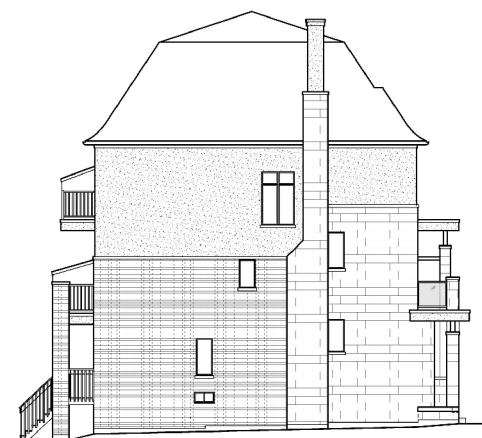
**North Elevation - Facing Street 'A'**



**West Elevation  
- Facing Islington Avenue**



**South Elevation**



**East Elevation**

Not to Scale

## Building Elevations Townhouse Block 2

**Location:**  
8473, 8477 and 8487 Islington Avenue  
Part of Lot 10, Concession 7

**Applicant:**  
Fifth Avenue Homes  
(Woodbridge) Inc.



## Attachment

**Files:**  
OP.22.021, Z.22.042, and 19T-22V017  
**Related File:** DA.22.070

**Date:**  
April 9, 2024

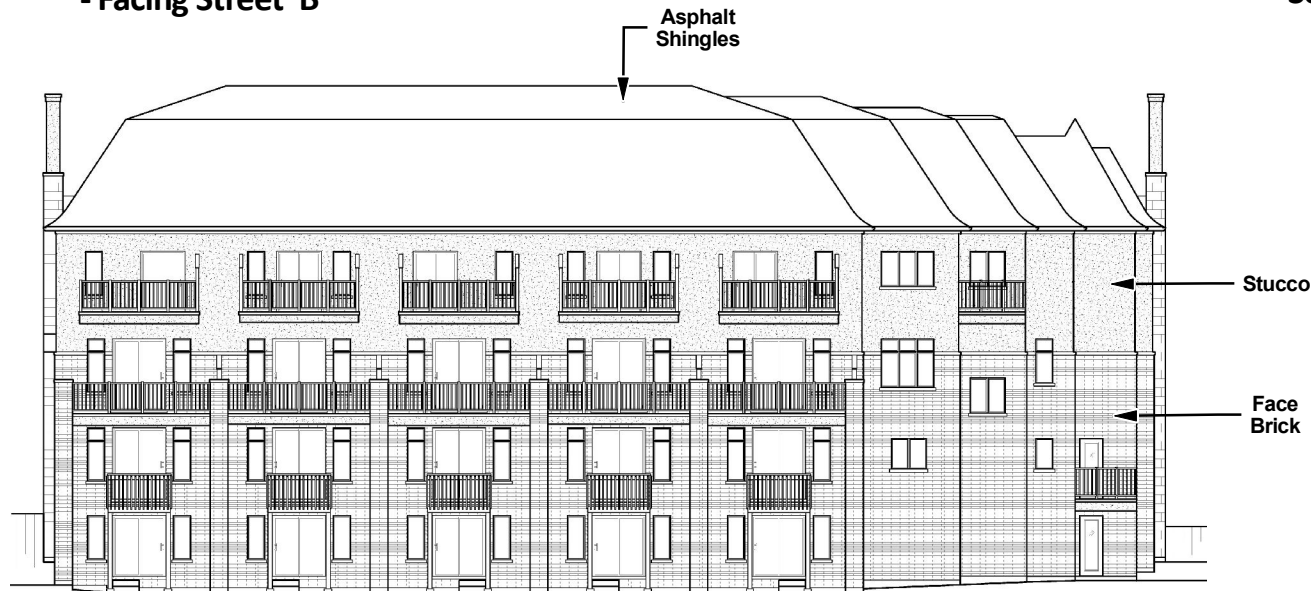
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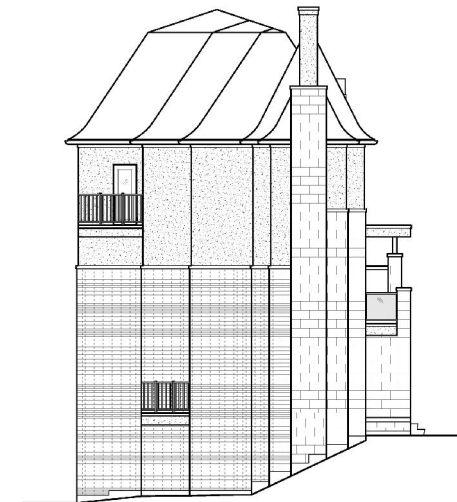
**West Elevation  
- Facing Street 'B'**



**South Elevation**



**East Elevation**



**North Elevation**

Not to Scale

## Building Elevations Townhouse Block 3

**Location:**  
8473, 8477 and 8487 Islington Avenue  
Part of Lot 10, Concession 7

**Applicant:**  
Fifth Avenue Homes  
(Woodbridge) Inc.



## Attachment

**Files:**  
OP.22.021, Z.22.042, and 19T-22V017  
**Related File:** DA.22.070

**Date:**  
April 9, 2024

**7**

## Attachment 8 – Zoning By-law 001-2021 Table 1

Table 1:

		RT1 Zone	
	<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.	Minimum Lot Frontage	6 m	5.45 m
b.	Minimum Lot Area	162 m <sup>2</sup>	120 m <sup>2</sup>
c.	Minimum Front Yard	4.5 m	Block 1, Units 1 and 2 – 4.0 m
d.	Minimum Rear Yard	7.5 m	Blocks 1 and 2 – 6.0 m Block 3, Unit 1 – 2.0 m
e.	Minimum Interior Side Yard	1.2 m	Block 1 adjacent to walkway – 0.9 m
f.	Minimum Exterior Side Yard	2.4 m	Block 1, Unit 1 and Block 2, Unit 8 – 1.4 m Block 2, Unit 1 – 1.5 m Block 1, Unit 9 – 0.9 m
g.	Maximum Lot Coverage	50%	No minimum or maximum lot coverage requirement shall apply.
h.	Maximum Front Yard Encroachment for Porch including Access Stairs	2.0 m but no closer than 1.2 m from the applicable lot line.	2.75 m but no closer than 0.4 m from the applicable lot line.
i.	Access Stairs in Front, Exterior Side and Rear Yards	1.8 m	2.75 m
j.	Maximum Encroachment of air conditioner, heat pump,	Rear Yard and Exterior Side Yard – 1.0 m	1.5 m

		RT1 Zone	
	<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>
	condenser or similar equipment (wall mounted)		
k.	Maximum Building Height	No requirement.	13.05 m
l.	Minimum Parking Space Depth	5.7 m	Block 1, Units 1 and 2 may each have one driveway parking space with a minimum length/depth of 5.5 m.
m.	Maximum Driveway Width for a Lot Less than 6 m wide	2.9 m	3.1 m
n.	Obstruction of a Parking Space	Various setbacks depending on obstruction and location of obstruction.	Section 6.3.3 shall not apply.
o.	Minimum Soft Landscaping (Front/Exterior yard) in a Residential Zone	The Lot Frontage for Lots between 6 m – 11.99 m shall be comprised of a Minimum 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping.	The Lot Frontage shall be comprised of a minimum 25% Landscaped Front yard of which a minimum sixty percent (60%) of the Minimum Landscaped Front yard shall be soft landscaping.
p.	Notes 1 and 3 of Table 7-7	Regulates Setback of Garage Faces from Front and Exterior Side Lot lines Regulates Minimum Exterior Side Yard abutting road, lane, common element road, or sight triangle.	Shall not apply.
q.	Visitor Parking	No requirement.	0.17 spaces/unit

		<b>EP Zone</b>	
		<b>EP Environmental Protection Zone Requirement</b>	<b>Proposed Exceptions to the EP Environmental Protection Zone Requirement</b>
r.	Permitted Uses	Conservation use and Passive Recreational use	Add Flood and Erosion Control to the list of permitted uses



## **ATTACHMENT 9**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V017 ('THE PLAN')  
5<sup>th</sup> AVENUE HOMES (WOODBIDGE) INC. ('THE OWNER')  
8473, 8477, and 8487 ISLINGTON AVENUE  
PART OF LOT 10, 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-22V017, 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 on Attachment No. 9a).
2. The Conditions of Approval of York Region as set out on Attachment No. 9b) and dated October 26, 2022.
3. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 9c) and dated January 5, 2023.
4. The Conditions of Approval of Bell Canada as set out on Attachment No. 9d) and dated January 9, 2023.
5. The Conditions of Approval of Enbridge Gas as set out in Attachment No. 9e) and dated January 24, 2023.
6. The Conditions of Approval of Canada Post as set out in Attachment No. 9f) and dated January 10, 2023.

### **Clearances**

1. The City shall advise that the Conditions on Attachment No. 9a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment No 9b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Alectra Utilities shall advise that the Conditions on Attachment 9c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

4. Bell Canada shall advise that the Conditions on Attachment 9f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas Inc. shall advise that the Conditions on Attachment 9e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions on Attachment 9f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

## **ATTACHMENT 9a)**

### **CITY OF VAUGHAN CONDITIONS**

#### **Development Planning Department Conditions**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., File No. P-3293 dated October 26, 2022 (the 'Plan').
2. If approval of a final plan of subdivision is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-22V017 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. The lands within the 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 Plan shall be updated to include the approved street names to the satisfaction of the Development Planning Department.
5. The Owner shall pay any and all outstanding application fees to the Development Planning and Development Engineering Departments, in accordance with the in-effect Tariff of Fees By-law.
6. The Owner shall enter into a Subdivision Agreement, or other agreement satisfactory to the City, 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.
7. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Tariff of Fees By-law.
8. The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations resulting from studies or submissions required as a condition of draft approval.
9. The Deputy City Manager of Planning and Growth Management be delegated the authority to approve any minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed Engineering design.
10. The Owner shall provide the final georeferenced AutoCAD drawings of the plan of subdivision and 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 confirming the final submission has been approved will be provided.

### Urban Design Conditions

#### 11. Prior to final approval of the Plan:

- a. the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
  - i. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
  - ii. The Owner shall not remove trees without written approval by the City.
  - iii. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
- b. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2021); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review
  - i. This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
  - ii. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.

#### 12. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines, and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:

- a. Landscape master plan; co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting.

- b. The appropriate edge treatments along Islington Avenue with low-maintenance plant material.
  - c. Edge restoration along the natural area lands.
  - d. Architectural control design guidelines, including appropriate flankage elevations along Islington Avenue.
  - e. Sustainability design practices/guidelines.
13. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
- a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
14. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the natural area lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the natural area edges are to be disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- a. The Owner shall provide a report for a 20 metre zone within all staked natural area edges to the satisfaction of the Toronto and Region Conservation Authority ('TRCA') and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
15. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be co-ordinated with the environmental noise report and urban design.
16. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of Blocks 1 and 3 that abut Block 2 – Natural Area.
17. The Owner shall convey Block 2 – Natural Area to the TRCA or the City free of all cost and encumbrances.
18. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.

### Cultural Heritage Conditions

19. Should archaeological resources be found on the property during construction activities, all work must cease, and both of the Ontario Ministry of Citizenship and Multiculturalism and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
20. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services.

### Environmental Planning Conditions

21. Prior to final approval of the Plan, the Owner shall convey Block 2 – Natural Area to a public authority (i.e. the TRCA or the City) free of all cost and encumbrances, to the satisfaction of the TRCA and the City.
22. The implementing Zoning By-law shall be prepared to the satisfaction of the City.
23. That this Plan be subject to red-line revisions, if required, in order to meet Environmental Planning conditions of draft plan, to the satisfaction of the City.
24. Prior to final approval of the Plan, the Owner shall submit an updated Environmental Impact Study, tree inventory and impact plan, including individual trees and trees identified as significant woodlands (if applicable), in the final inventory of trees proposed to be removed and compensated for, to the City's Urban Design and Environmental Planning Departments for review and approval. The compensation plan should include a comprehensive methodology, final values, a restoration/naturalization plan which demonstrates a net ecological gain, and shall be prepared to the satisfaction of the City and TRCA (where applicable).
25. Prior to final approval of the Plan, the Owner shall provide a Sustainability Metrics Program ('SMP') tool demonstrating how the final plan of subdivision meets minimum threshold requirements, to the satisfaction of the City.
26. The Owner acknowledges 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 the Environment, Conservation and Parks (MECP) regulations and guidelines to protect these species at risk and their habitat. The onus is on the Owner to complete an information request form and submit it to the MECP for confirmation of any potential Species at Risk on the Subject Lands. The Owner acknowledges that, notwithstanding any approvals made or provided by Vaughan in respect to the Lands, the Owner must comply with the provisions of the *Endangered Species Act*, 2007.

27. The Owner acknowledges that Vaughan contains Migratory Birds within its jurisdiction that are protected under the *Migratory Bird Convention Act*, 1994. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary than bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.

#### Development Engineering Conditions

28. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
29. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
30. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
31. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
32. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
33. 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.
34. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
35. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
36. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access,

municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

37. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
38. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
39. The Owner shall agree in the subdivision agreement to design, purchase material, and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
40. 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.
41. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
42. 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 the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."



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

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

- 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, as amended, as follows:
- i. The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- ii. Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 m - 6.99 m <sup>1</sup>	3.5 m
7.0 - 8.99 m <sup>1</sup>	3.75 m
9.0 – 11.99 m <sup>1</sup>	6.0 m
12.0 m and greater <sup>2</sup>	9.0 m

<sup>1</sup> The Lot Frontage for Lots between 6.0 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup> The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2."

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

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

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

- i. "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the

homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

- j. "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential 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."
43. 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.
44. The Owner shall agree to implement the recommendations of the final noise report into the design and construction of the buildings on the subject lands; and include all necessary warning statements on Condominium Declaration and all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.
45. Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final approved Detailed Environmental Noise Assessment and Vibration Report. Where façade, wall, door, window and/or oversized forced air mechanical systems are required by the Noise Report, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final Noise Report and be submitted to the City's Chief Building Official and the Director of Development Engineering.
46. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
47. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required

easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.

48. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
49. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
50. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b. Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
51. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- a. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
  - b. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
  - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
52. Prior to the discharge of any water originating from a source other than Vaughan's water supply, including water originating from groundwater accumulating or collected on private lands ("Private Water Discharge") to Vaughan's storm sewer system, the Owner shall obtain a discharge approval for permanent dewatering ("Discharge Approval") from Vaughan, in accordance with By-law 130-2022, as amended, prior to Site Plan Approval, if required by Vaughan.
- a. The Owner shall install all works to carry out the Private Groundwater Discharge ("Discharge and Related Works") in accordance with the terms and conditions of the Discharge Approval, all to Vaughan's satisfaction. Furthermore, the Owner shall ensure that all Discharge and Related Works are in good standing with the Discharge Approval;
  - b. Prior to registration of any Plan of Condominium, the Owner shall ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the

terms and conditions of the Discharge Approval and operating to Vaughan's satisfaction;

- c. Immediately following the registration of the Plan of Condominium for the last condominium for the development (where more than one condominium corporations are to exist), the Owner shall apply to Vaughan to transfer the Discharge Approval(s) to the applicable Condominium Corporation such that the Condominium Corporation shall assume and become responsible for the Discharge Approval and the Discharge and Related Works. The Owners application to transfer the Discharge Approval to the Condominium Corporation shall include a report prepared and sealed by a professional geoscientist licensed in the Province of Ontario, attesting that all Private Waster Discharge comply with the requirements of the Discharge Approval issued by Vaughan. The Owner may be required to add or modify the Discharge and Related Works to Vaughan's satisfaction, all at its sole cost and expense.
  - d. The Owner's permission to Private Water Discharge from the Lands into Vaughan's storm sewer system is subject to all terms and conditions of this Agreement, the Discharge Approval, Vaughan's Sewer Use By-law 130-2022, as amended or superseded, and all applicable laws and regulations; and
  - e. Fees related to Discharge Approval renewals shall apply in accordance with Vaughan's Sewer Use By-law 130-2022, as amended or superseded.
  - f. Upon the Owner's application to renew the Discharge Approval in accordance herewith, the Owner shall provide a report prepared and sealed by a licensed professional geoscientist, in the Province of Ontario, attesting that all Private Groundwater Discharge complies with the requirements of the Discharge Approval issued by Vaughan.
53. The Owner agrees that post-development flow rates discharged into Vaughan's storm sewer system from the Lands, including Private Water Discharge, shall not exceed the allowable flow rates discharged into Vaughan's storm sewer system as approved by Development Engineering and per the Discharge Approval. The Owner may be required to add or modify the Discharge and Related Works to Vaughan's satisfaction, all at the Owner's sole cost and expense.
54. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan
- a. abutting or in proximity of any parkland or walkway:

"Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."

b. encroachment and/or dumping:

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

c. gate of access point:

d. "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the park and open space is prohibited."

e. rear lot catchbasins:

"Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

f. infiltration trenches:

"Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and/or soak-away pits."

55. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.

56. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban

Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

57. The Owner shall agree 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.
58. The Owner shall agree to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City.
59. Any proposed road allowances, road widening, and daylight corners on the draft plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances.
60. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.



SUBP.23.V.0002 (19T-22V017)  
(Fifth Avenue Homes (Woodbridge) Inc.)

Page 3

**Schedule of Clauses/Conditions**  
**SUBP.23.V.0002 (19T-22V017)**  
**8473, 8477 & 8487 Islington Avenue**  
**(Fifth Avenue Homes (Woodbridge) Inc.)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-3293, dated October 26, 2022.

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

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree that any direct connections to the Region's Sanitary Sewer on Islington Avenue shall be designed, installed and commissioned, all to the satisfaction of the Region.
3. 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.
4. The Owner shall implement all recommendations in the Access Operational Study, to the satisfaction of the Region.
5. 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.
6. The Owner shall include the following warning clause in a registered portion of the Site Plan, Condominium Declaration and Purchasing Agreements:

*"IF DEEMED NECESSARY DUE TO THE OPERATIONAL AND SAFETY CONCERNS, REGION OF YORK AT ITS OWN DISCRETION MAY RESTRICT THE ACCESS ONTO ISLINGTON AVENUE TO RIGHT IN-RIGHT OUT ONLY. REGION OF YORK SHALL NOT BE DEEMED LIABLE FOR ANY LOSSES ARISING FROM RESTRICTING CERTAIN MOVEMENTS FROM THE ACCESS ONTO ISLINGTON AVENUE."*

7. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer

to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

9. The following warning clause shall be included with respect to 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."

10. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, 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.

11. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

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

12. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:

- A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and

- A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
13. The Owner shall submit an updated Functional Servicing Report and Site Servicing Plan documenting a wastewater servicing strategy that is to the satisfaction of York Region.
  14. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Community Planning and Development Services and Infrastructure Asset Management for record.
  15. The Owner shall provide an Access Operational Study to the satisfaction of Transportation Planning staff.
  16. The Owner shall provide an updated/revised site plan to the satisfaction of Transportation Planning staff.
  17. 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.
  18. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
  19. 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.
  20. The Regional Corporate Services Department shall advise that Conditions 1 to 19 inclusive, have been satisfied.

Revised: May 11, 2020

**Date:** January 5<sup>th</sup> 2023

**Attention:** Michelle Perrone

**RE:** Request for Comments

**File No.:** OP.22.021, Z.22.042, DA.22.070 & 19T-22V017

**Applicant:** Fifth Avenue Homes (Woodbridge) Inc.

**Location** 8473, 8477, 8487 Islington Avenue

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@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

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

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [David Harding](#)  
**Subject:** [External] OPA (OP.22.021), ZBLA (Z.22.042), Site Plan (DA.22.070) and Draft Plan of Subdivision Application (19T-22V017) Applications; 8473, 8477, 8478 Islington Ave., Vaughan  
**Date:** Monday, January 9, 2023 2:24:07 PM

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2023-01-09

David Harding

Vaughan

, ,

Attention: David Harding

**Re: OPA (OP.22.021), ZBLA (Z.22.042), Site Plan (DA.22.070) and Draft Plan of Subdivision Application (19T-22V017) Applications; 8473, 8477, 8478 Islington Ave., Vaughan; Your File No. OP.22.021,Z.22.042,DA.22.070,19T-22V017**

To Whom this May Concern,

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.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) 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.

We note that WSP operates Bell Canada’s development tracking system, which includes the

intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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

January 24, 2023

David Harding  
Senior Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear David,

Re: Draft Plan of Subdivision, Site Development Application, Official Plan Amendment,  
Zoning By-Law Amendment  
Fifth Avenue Homes (Woodbridge) Inc.  
8473, 8477, 8487 Islington Avenue  
City of Vaughan  
File No.: 19T-22V017, DA-22-070, OP-22-021, Z-22-042

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 stylized flourish at the end.

**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.**

January 10, 2023

City of Vaughan – Planning Department

To: **David Harding**, Senior Planner, Development Planning

Reference: File: **OP.22.021, Z.22.042, Da.22.070 & 19T-22V017**  
Related File: **PAC.21.096**  
**8473, 8477 and 487 Islington Avenue**  
24 Townhomes  
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 24 townhouses for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

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

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

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA  
200 – 5210 Bradco Blvd  
Mississauga, ON L6W 1G7  
(416) 262-2394  
lorraine.farquharson@canadapost.ca