

COMMITTEE OF THE WHOLE (2) – JUNE 17, 2025**COMMUNICATIONS**

<u>Distributed June 13, 2025</u>	<u>Item No.</u>
C1. Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025	5
C2. Presentation material	1
C3. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 11, 2025	26
C4. Confidential memorandum from the City Solicitor and City Manager, dated June 17, 2025	28
C5. Mary Monaco, dated June 12, 2025	8
C6. Brooke Burlock, Zelinka Priamo Ltd., Maud Street, Toronto, dated June 16, 2025 (Update distributed on June 16, 2025)	8
C7. Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 17, 2025	4
<u>Distributed June 16, 2025</u>	
C8. Angela and Agostino Augurusa, dated June 13, 2025	8
C9. Gaetano and Rosy Suppa, dated June 15, 2025	8
C10. Cristina F., dated June 13, 2025	8
C11. Alfonso Scarpa, Sanremo Court, Vaughan, dated June 16, 2025	8
C12. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated June 16, 2025	9
<u>Distributed June 17, 2025</u>	
C13. Meaghan McDermid, Davies Howe LLP, Adelaide Street W., Toronto, dated June 16, 2025	9
C14. Elena Dalessio, Martin Grove Road, Woodbridge	8

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Please note there may be further Communications.

DATE: June 17, 2025

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services,
City Treasurer and Chief Financial Officer

**RE: COMMUNICATION – Committee of the Whole (2), June 17, 2025
Item 5, Report No. 25**

**PURPOSE BUILT RENTAL UNITS (NON-LUXURY) – DEVELOPMENT
CHARGE DEFERRAL**

Recommendation

THAT Recommendation 1(a) be revised to:

Conditional on York Region Council approving a development charge deferral policy for non-luxury residential rental unit development with a 40-year tenure:

- a. That staff be directed to prepare a new policy to defer development charges for non-luxury purpose-built residential rental unit development with a tenure of 40 years, and that the policy be amended to the satisfaction of the City Manager, in consultation with legal counsel and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

Background

After a review of existing Policy 12.C.07 City-Wide Development Charges Deferral and reviewing the Region of York draft policy for development charge deferrals on non-luxury purpose built rental buildings, it was determined that a standalone policy would be clearer from an administrative standpoint. As such, a standalone policy will be prepared according to the recommendation above.

For more information, contact Michael Marchetti, Director, Financial Planning & Development Finance, ext. 8271 or Nelson Pereira, Manager, Development Finance, ext. 8393.

Respectfully submitted,



Michael Coroneos, Deputy City Manager, Corporate Services,
City Treasurer and Chief Financial Officer

Committee of the Whole

Area Specific Development Charges – Teston Road East and West Sanitary Infrastructure



CITY OF VAUGHAN

June 17, 2025

Source: City of Vaughan



ASDC Consultation Program

- ASDC Background Study released for consultation on September 17th, 2024
 - Council Information Session held on September 17th
- Statutory Public Meeting Held on October 8th, 2024
- City staff and Hemson have held several discussions with interested stakeholders before and after the release of the study
- Following the consultation process, a series of adjustments have been made to the analysis to reflect ongoing dialogue and submissions provided

Notable Changes Since the DC Public Meeting

Teston Road East

- Updated sizing and quantities for sanitary sewer works for Jane St to Keele street works (Map 1)
- Includes recovery for Block 27 oversizing work (new project). This cost is reflected in a new “Map 2” charge applicable to Block 28 landowners

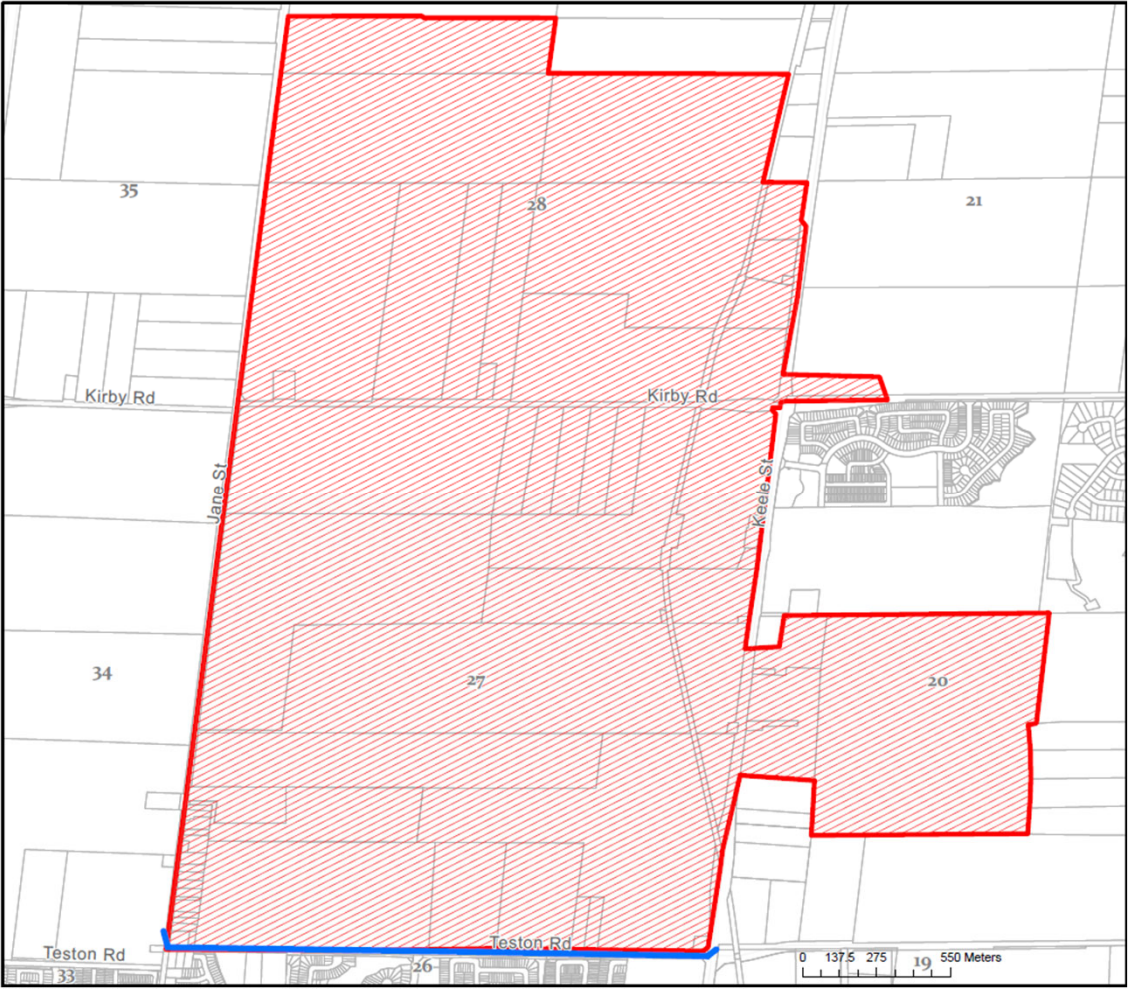
Teston Road West

- Segment B Servicing: updated cost estimates and project requirements: length, tunnelling and diameter
- Revised land areas for Block 34W employment, Block 34W existing residential and Block 35W future lands
- Lands at 10970 Weston Road (TACC) and 11120 Weston Road (Fieldgate) have been removed from the calculations (Note: The existing Weston Road sanitary system was designed to accommodate these lands)
- Segment B works along Weston road sewer updated to terminate at Philips Lane, north of Teston Rd
- Segment C & D works associated with servicing lands north of Kirby Road is removed from the study process at this time. Importantly, this work is still needed to service those lands but will be considered in a subsequent ASDC when introduced in 2026 as part of the comprehensive City-wide DC and ASDC update.

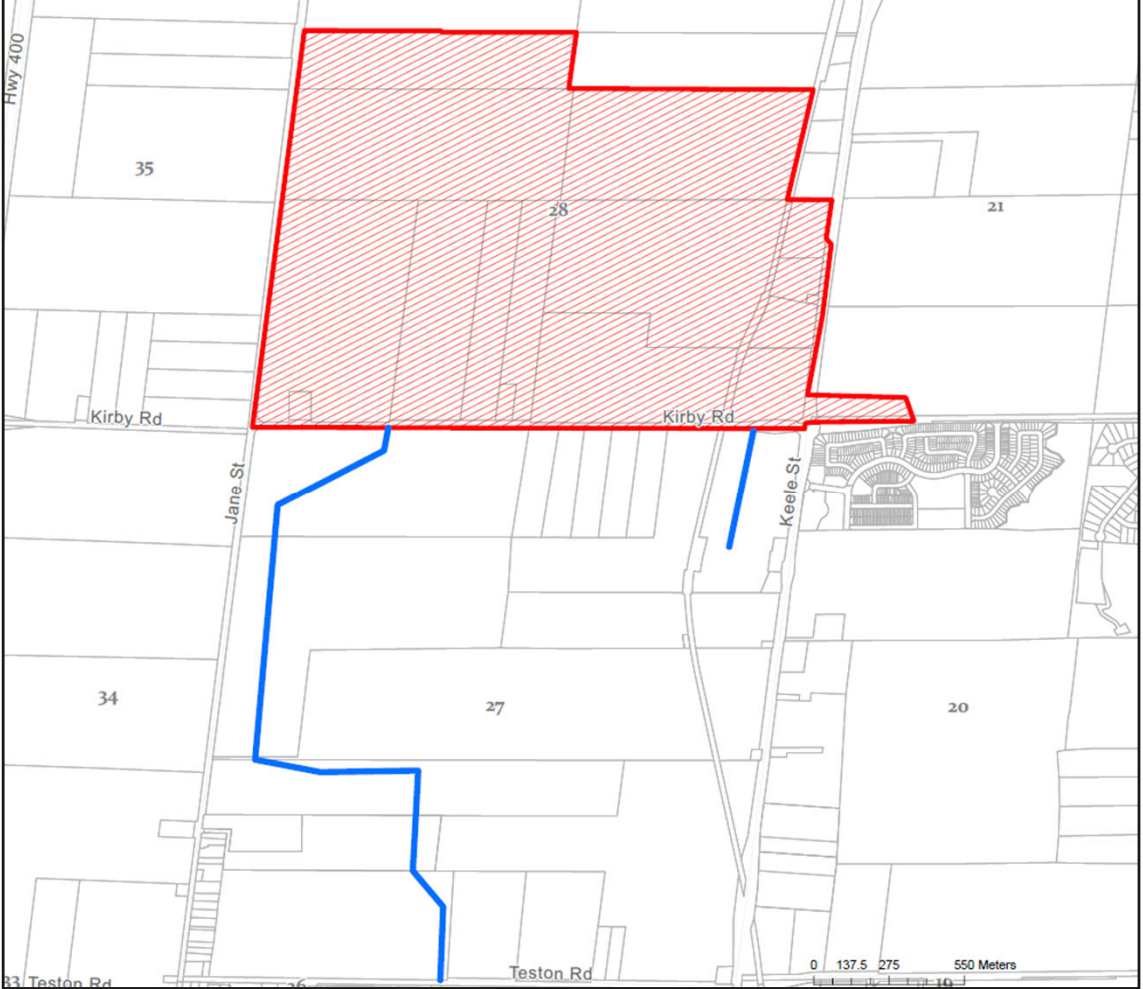
Note: Financing Costs were updated as per recent Infrastructure Ontario rates (applicable to both East and West infrastructure)

Teston Road – Sanitary Sewer East Segment A and Segment B

Map 1 (Block 20, 27 & 28) - Jane Street to Keele Street



Map 2 (Block 28) – Block 27 Oversizing



- 3
- Legend

SERVICE AREA

PROPOSED SANITARY WORKS



Teston Road East – ASDC Calculation Summary

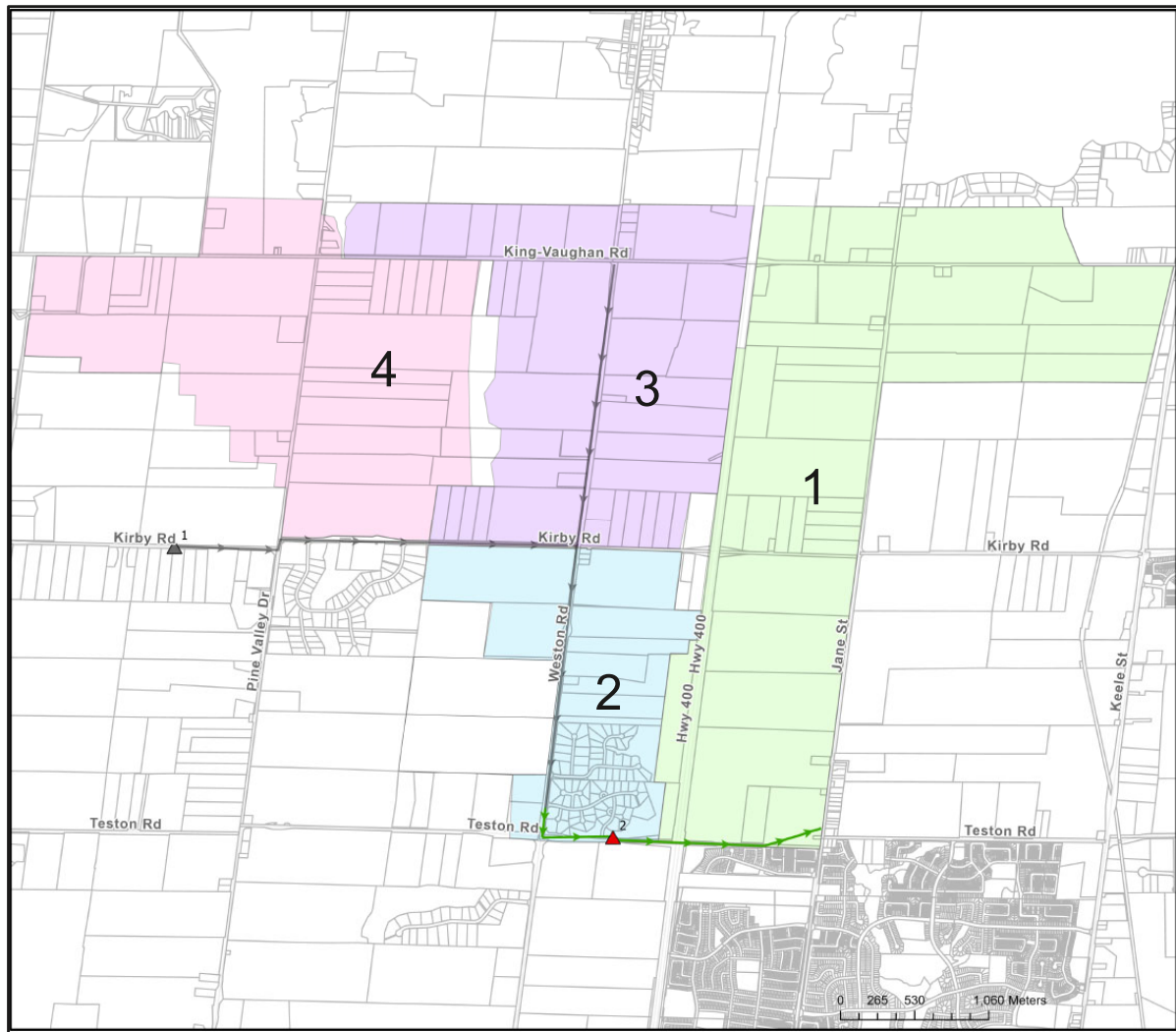
Capital Works	Capital Cost ⁽¹⁾	Benefitting Area	By-law Administration: Calculated Charge (\$/ha)
Teston Road Sanitary Sewer - Jane Street to Keele Street (Segment A)	\$31,086,967	443.55 ha	\$70,086.65
Block 27 Sanitary Sewer Oversizing (Segment B)	\$700,364	180.99 ha	\$3,869.73

Note 1: Figures include financing costs

Teston Road East – ASDC Calculation Summary

Development	Benefitting Infrastructure	By-law Administration: Total Applicable Charges (\$/net ha)
Lands Located in Block 20	Segment A (Map 1)	\$70,086.65
Lands Located in Block 27	Segment A (Map 1)	\$70,086.65
Lands Located in Block 28	Segment A (Map 1) Segment B (Map 2) <i>Total</i>	\$70,086.65 <u>\$3,869.73</u> \$73,956.38

Overview of Teston Road West Sanitary Sewer Infrastructure Benefitting Areas



▲ Pumping Station
Serviced Areas

1
2
3
4

Note: Colored Lines with arrows denote proposed linear works. Works in grey to be considered in future ASDCs

Note: Numbers on this map denote "Areas."

- ASDC is structured by "Maps"
 - Maps 1 to 4
- Maps are made up of "Areas" as shown on the map to the left
- ASDCs will be made up of combination of areas determined by benefiting infrastructure



Teston Road West – ASDC Calculation Summary

Capital Works	Capital Cost ⁽¹⁾	Benefitting Area	By-law Administration: Calculated Charge (\$/ha)
Segment A Servicing <i>Teston Road Sanitary Sewer</i> <i><u>Map 1</u></i>	\$4,380,169	Area 1,2,3 and 4 = 1,113.67 ha	\$3,933.09
Segment B Servicing <i>Weston/Teston Sewer & Teston</i> <i>Road Pumping Station</i> <i><u>Map 2</u></i>	\$80,670,528	Area 2, 3 and 4 = 681.19 ha	\$118,425.28
Segment C and D Servicing	<i>During the consultation process, it was determined that the cost of this infrastructure will be introduced in a subsequent ASDC by-law in 2026.</i>		

Note 1: Figures include financing costs

Teston Road West – ASDC Calculation Summary

Development	Benefitting Infrastructure	By-law Administration: Total Applicable Charges (\$/net ha)
Lands Located in Area 1	Segment A (Map 1)	\$3,933.09
Lands Located in Area 2	Segment A (Map 1) Segment B (Map 2) Total	\$3,933.09 \$118,425.28 \$122,358.37
Lands Located in Area 3	Segment A (Map 1) Segment B (Map 2) Segment C (Map 3) ⁽¹⁾ Total	\$3,933.09 \$118,425.28 <u>N/A</u> \$122,358.37
Lands Located in Area 4	Segment A (Map 1) Segment B (Map 2) Segment D (Map 4) ⁽¹⁾ Total	\$3,933.09 \$118,425.28 <u>N/A</u> \$122,358.37

Note 1: During the consultation process, it was determined that the cost of this infrastructure will be introduced in a subsequent ASDC by-law in 2026. Therefore, no ASDC is calculated and shown at this time but it is expected that an ASDC would be levied on lands developed in this area which would benefit from Segment C and D servicing works upon the introduction of a new by-law in 2026.

Changes Since the ASDC Study Release

		Development	ASDC Background Study: September 17, 2024	Statutory Public Meeting: October 3, 2024	Updated ASDC Rates – June 2025
Teston East		Teston Road Sanitary Sewer – East	DC Eligible = \$27,573,405 Net developable Area (ha) = 443.55 Calculated Charge /ha: \$62,165.21	DC Eligible = \$27,573,405 Net developable Area (ha) = 443.55 Calculated Charge /ha: \$62,165.21	DC Eligible = \$31,086,967 Net developable Area (ha) = 443.55 Calculated Charge /ha: \$70,086.65
		Teston Road Sanitary Sewer – East – Block 27 Oversizing (for Block 28)	-	-	DC Eligible = \$700,364 Net developable Area (ha) = 180.99 Calculated Charge /ha: \$3,869.73
Teston West		Segment A Servicing Teston Road Sanitary Sewer <u>Map 1</u>	DC Eligible = \$4,363,580 Net developable Area (ha) = 1,164.03 Calculated Charge /ha: \$3,748.68	DC Eligible = \$4,363,580 Net developable Area (ha) = 1,164.03 Calculated Charge /ha: \$3,748.68	DC Eligible = \$4,380,169 Net developable Area (ha) = 1,113.67 Calculated Charge /ha: \$3,933.09
		Segment B Servicing ⁽²⁾ Weston/Teston Sewer & Teston Road Pumping Station <u>Map 2</u>	DC Eligible = \$90,716,184 Net developable Area (ha) = 731.55 Calculated Charge /ha: \$124,005.07	DC Eligible = \$100,942,796 Net developable Area (ha) = 731.55 Calculated Charge /ha: \$137,984.40	DC Eligible = \$80,670,528 Net developable Area (ha) = 681.19 Calculated Charge /ha: \$118,425.28
		Segment C Servicing Weston (Kirby to K/V) Sanitary Sewer <u>Map 3</u>	DC Eligible = \$7,973,003 Net developable Area (ha) = 274.14 Calculated Charge /ha: \$29,084.04	DC Eligible = \$7,973,003 Net developable Area (ha) = 274.14 Calculated Charge /ha: \$29,084.04	-
		Segment D Servicing Kirby Sanitary Sewer and SPS (Kirby) <u>Map 4</u>	DC Eligible = \$45,750,200 Net developable Area (ha) = 265.05 Calculated Charge /ha: \$172,609.70	DC Eligible = \$45,750,200 Net developable Area (ha) = 265.05 Calculated Charge /ha: \$172,609.70	-

June 11, 2025

By E-Mail Only to *clerks@vaughan.ca*

Committee of the Whole
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Todd Coles, City Clerk

His Worship Mayor Del Duca and Councillors:

**Re: Committee of the Whole Meeting June 17, 2025
Item 6.26 - Repeal of Designation By-law No. 180-2024
5670 Steeles Avenue West**

We are counsel to Gary McKinnon, the owner of the property municipally known as 5670 Steeles Avenue West, in the City of Vaughan (the “**Property**”).

We are writing in response to the recommendations of the Heritage Vaughan Committee respecting the repeal of Designation By-law No. 180-2024 for the Property (the “**By-law**”). Our client strongly supports the repeal of the By-law and requests that the Committee and Council approve the recommendations contained in the Transmittal Report of the Heritage Vaughan Committee. We provided similar correspondence to the Heritage Vaughan Committee prior to its consideration of this matter on May 21, 2025.

Background

On July 30, 2024, the City published a Notice of Intention to Designate the Property under Section 29 of the *Ontario Heritage Act* (the “**OHA**”). On August 1, 2024, Mr. McKinnon submitted a notice of objection in accordance with the requirements of subsection 29(5) of the *OHA*, expressing his objection to the proposed designation of the Property (the “**Notice of Objection**”). The Notice of Objection was sent by registered mail and signed for by the City on August 2, 2024.

On October 29, 2024, the City passed the By-law, designating the Property under section 29 of the *OHA*.

As is confirmed in the staff report from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery attached as Attachment 1 to the Heritage Vaughan Committee Transmittal Report (the “**Staff Report**”), Mr. McKinnon subsequently learned

C3.
Communication
CW(2) – June 17, 2025
Item No. 26

that while his Notice of Objection was received by the City, it was not provided to Heritage staff nor to City Council for its consideration prior to the passing of the By-law.

On April 10, 2025, Mr. McKinnon appealed the City's decision to pass the By-law to the Ontario Land Tribunal pursuant to subsection 29 (11) of the *OHA* (the "**Appeal**"). A copy of our appeal letter is enclosed. To date, a hearing of the Appeal has not been scheduled.

In addition to objecting to the merits of the designation, the grounds for the Appeal include Mr. McKinnon's position that the City failed to comply with the mandatory process for designation required under section 29 of the *OHA* by failing to consider his Notice of Objection, and accordingly, the By-law must be repealed.

Failure to Comply with Section 29 of the *OHA*

Pursuant to subsection 29(1)(b) of the *OHA*, designation of a property must be made in accordance with the process set out in section 29. Where a notice of objection has been properly served, subsection 29(5) requires that Council shall consider the objection and decide whether or not to withdraw the Notice of Intent to Designate before it proceeds to pass a designating by-law.

The City was therefore statutorily obligated to consider Mr. McKinnon's objection to the designation of the Property prior to passing the By-law. As is acknowledged in the Staff Report, and is clear from the text of the By-law, that did not take place. Accordingly, the City failed to comply with the required process under the *OHA*, and the By-law must be repealed.

We thank City staff for their initiative in bringing forward this recommendation for repeal of the By-law given the procedural deficiencies. Should City Council accept the recommendations and ultimately repeal the By-law, the outstanding Appeal before the Tribunal will become moot. Proceeding by way of repeal by the City is preferable, as it will obviate the need for a hearing of the Appeal and save all parties and the Tribunal time and expense.

The By-law is Flawed in Substance

In addition to the procedural deficiencies, Mr. McKinnon objects to the designation of the Property on its merits. As outlined initially in the Notice of Objection and further detailed in our Appeal letter, it is our view that the Property does not meet the criteria for determining cultural heritage value or interest under O. Reg. 9/06 and is not worthy of designation. Further, the Designation By-law is not supported by sufficient historical research and evidence and the Statement of Cultural Heritage Values attached as Schedule B to the Designation By-law (the "**SCH**") does not clearly identify valid heritage attributes or provide sufficient justification for the designation.

Mr. McKinnon has retained heritage experts ERA Architects Inc., who have conducted a peer-review of the By-law and prepared the enclosed memorandum dated May 12, 2025 (the “**ERA Peer Review**”).

In summary, the ERA Peer Review concludes that the By-law does not meet the standards outlined in Provincial guidance for preparing a statement of cultural heritage value and heritage attributes and recommends its repeal. We ask that the Committee and Council carefully review this memo in considering the repeal of the By-law and prior to any future steps that the City may seek to take with respect to this Property.

Conclusion

For the above reasons, Mr. McKinnon requests that the Committee and Council approve the recommendations of the Heritage Vaughan Committee to repeal the By-law.

Should you have questions or require additional information, please do not hesitate to contact me.

Yours truly,
DAVIES HOWE LLP



Meaghan McDermid

MM:ae

encl.: ERA Memo, May 12, 2025
Davies Howe Notice of Appeal, April 10, 2025

copy: Gary McKinnon



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

HERITAGE MEMORANDUM

Project:	5670 STEELES AVENUE WEST, VAUGHAN	Project #:	25-088-01
Issued To:	Meaghan McDermid Davies Howe LLP 425 Adelaide Street West, 10th Floor Toronto, ON M5V 3C1 meaghanm@davieshowe.com		
Prepared By:	Samantha Irvine, Anna Gutkowska	Date Issued:	May 12, 2025

This memorandum has been prepared by ERA Architects Inc. (ERA) on behalf of Gary McKinnon, owner of the property at 5670 Steeles Avenue West, Vaughan (the “Site”), regarding the designation of the property under the *Ontario Heritage Act* (OHA). The Site was designated under Part IV of the OHA through By-law 180-2024, adopted by City of Vaughan Council on October 29, 2024. The purpose of this memorandum is to provide a peer-review of the designation by-law at the request of Davies Howe LLP.

We have not conducted independent research or archival investigation necessary to fully form a professional opinion on the property’s eligibility for designation. This memorandum is not intended to serve as an evaluation under O. Reg. 9/06 or as a professional opinion on whether the Site meets the criteria for designation.

In our opinion, the designation by-law and supporting material should be re-examined. Below are specific recommendations to improve the alignment of this property’s evaluation with Ontario Heritage Toolkit and tribunal guidance on designating heritage properties.

01. Site Description

The Site is bounded by Steeles Avenue West (York Regional Road 95) to the south, Martin Grove Road to the east, a fallow parcel of land owned by the Site’s owner to the north (beyond which lies Highway 407), and a hydro corridor to the west, with commercial and industrial development located further beyond.

The Site contains a residential structure comprising a 1 ½ storey house estimated in the designation by-law to have been constructed between 1850 and 1870. The house is clad in white stucco, with a non-original porch extending along its east elevation. A large later addition is attached to the west elevation, extending northward beyond the footprint of the original portion. To the immediate west of the house is a single-storey detached garage, beyond which is a cluster of three farm outbuildings. A pole barn, constructed circa 1957, is located northwest of the house. The remainder of the property consists of fallow land, formerly used for agricultural purposes. A curved driveway provides access to the house from Steeles Avenue West.

The Site is occupied by the owner and there are no active development applications associated with the property.

02. Background on Designation By-laws and Statements of Cultural Heritage Value

A designation by-law comprises four informational components: a description of property, a Statement of Cultural



Heritage Value (SCHV), heritage attributes, and a legal description.

The Ontario Heritage Toolkit is a set of guides that provide the core provincial guidance for users of the OHA. Among these, the *Designating Heritage Properties* guide offers specific guidance on how to designate heritage properties, including instructions on writing SCHVs.

A SCHV describes why the property is being designated. According to the *Designating Heritage Properties* guide (Section 3.2.2), a SCHV should:

- Reflect the relevant criteria for determining cultural heritage value as prescribed in O. Reg. 9/06 under the OHA;
- Explain the core aspects of the property's cultural heritage value (typically, in two or three paragraphs); and
- Avoid providing a broad historical account, instead focusing specifically on what makes the property important.

03. Review of Designation By-law 180-2024

Architectural Value

The designation by-law states that the property at 5670 Steeles Avenue West is representative of the Georgian style, identifying characteristics such as symmetry, classical elements, and simplicity, and listing materials such as brick, stone, and wood.

As noted in the *Heritage Property Evaluation* guide (which provides the Province's guidance on interpreting the O. Reg. 9/06), to be "representative" means "serving as an example" (Section 5.6.1). This implies more than simply displaying isolated elements; the property must present them in a clear and legible way that makes it recognizable as part of a broader category (in this case, a style). Serving as an example means the property expresses the defining characteristics of that style such that it can stand as a reference point for it.

In this case, the by-law does not clearly explain how the property meets that threshold, particularly in light of the extensive alterations that have impacted its architectural integrity. These include:

- A large vinyl-clad addition that envelops the whole west side of the house and extends northward, altering its footprint and any symmetry of form;
- The covering of all the original brickwork with stucco, as shown in photographic evidence dating back at least to the 1950s;
- The insertion of a doorway on the ground floor of the south elevation, enclosed by a projecting vestibule; and
- The replacement of the original portico with a large porch on the east elevation.

The currently visible exterior materials (stucco, vinyl siding, and some wood siding) have completely overclad the brick, stone, and wood materials typically associated with Georgian architecture, which are cited in the designation by-law. Furthermore, the listed stylistic characteristics (symmetry, classical elements, simplicity) are no longer clearly expressed in the building's significantly altered form.

Historical/Associative Value

As explained in the *Heritage Property Evaluation* guide (Section 5.6.2), a property may have historical or associative value if it has direct associations with a theme, event, belief, person, activity, organization, or institution that is



significant to a community. This includes:

1. *direct association – whether the property exemplifies or has strong evidence of its connection to a theme, event, belief, person, activity, organization or institution. For example, the property may be the product of, or was influenced, or was the site of – an event, theme, belief, activity, organization*
2. *significance to a community – because a theme, event, belief, person, activity, organization or institution has made a strong, noticeable or influential contribution to a community*

The designation by-law provides a broad history of the property which, although very detailed, lacks clarity in terms of where significant historical or associative value might lie. The first subject identified is William Hartman. If the intent is to draw value from the property's association with William Hartman, the first question to answer is how the property, particularly in its heavily altered form, *exemplifies* or provides *strong evidence* of that connection. The designation by-law does not specify whether Hartman built the house (or had it built for him) or how he is meaningfully connected to the property as it currently exists, aside from owning the larger parcel it once formed part of. As noted in *Designating Heritage Properties* (Section 4), "If a property is designated for its association with a significant person or event, but the physical evidence from that period has disappeared, the property's cultural heritage value is diminished." Due to the lack of explication around his connection to the buildings on the property, it is not clear what physical evidence of William Hartman's tenure exists on the Site today, or whether that physical evidence is sufficiently apparent to warrant designation on these grounds.

The conclusion regarding the second consideration— whether William Hartman himself is significant to the community because he "made a strong, noticeable or influential contribution to a community" — is similarly unclear. The designation by-law notes that Hartman served as Deputy Reeve in 1868 and 1869, claiming that "his role as a Reeve [*sic*] highlights his contribution to the development of Vaughan." The by-law does not provide evidence of any specific contributions, achievements or actions by Hartman that would elevate his historical significance beyond any other civil servant holding a minor office during that time. It remains to be seen whether the contributions of minor office-holders should be considered significant in this context. Without additional information related to his specific significance, in our opinion, the connection remains weak.

A similar issue arises with the by-law's reference to Hartman's prizes for carrots and apples at two agricultural fairs, which is provided as evidence of historical importance through community participation. Respectfully, in our view, winning a prize at an agricultural fair is a relatively low threshold for significance. It is a commonplace occurrence that does not, on its own, meet the standard for historical significance in the context of O. Reg. 9/06. The cited 1861 *Liberal* newspaper article lists 27 items in the dairy produce category alone (with two winners per item), across 12 total categories, each with numerous entries. Without further explication about the reasons why Hartman's activities in particular are important, it could be understood that any fair participant's involvement carried the same significance. Extrapolating that inference, one could be lead to believe that nearly all of the agricultural property in Vaughan would meet the test for significance in this category.

Following this extended narrative about Hartman, the by-law then presents a chronological ownership history of the property, without making any connections to historical value. It remains unclear what specific *theme, event, belief, person, activity, organization, or institution* is being referenced as the source of the property's cultural heritage



significance, and, as a result, the designation by-law does not clearly communicate the historical/associative value of the property. In our view, additional rigour and analysis is required to support the conclusion that this property meets the criteria for designation on historical/associative grounds.

Contextual Value

The designation by-law states that “The subject property located at 5670 Steeles is historically linked to its surroundings and is a longstanding feature,” noting that the “structure” (unclear, as multiple structures exist on the property) “is setback [*sic*] on the lot, with a driveway leading to the property,” and claiming that “this element reflects the traces of the farming economy during the 19th and early 20th century farm cultural landscape.”

The decision in *Black v. Niagara-on-the-Lake (Town)* (“*Black*”) offers a clear explanation of what it means to be “linked” under this criterion. In *Black*, the Conservation Review Board (the specialized heritage tribunal that merged with the Ontario Land Tribunal in 2021) held that “there must be some substantial or important connection between the property and its surroundings that ‘ensure[s] the attainment of the legislature’s objectives.’ In other words, this important connection must establish CHVI [cultural heritage value or interest]” (*Black v. Niagara-on-the-Lake (Town)*, 2021, para 45).

Citing building setbacks and a driveway as evidence of traces of a former farm economy provides limited evidence of a historic link to the property’s surroundings and insufficient justification under this criterion. The existing driveway is not original; historical imagery shows that it was formerly located further east and approached the house at a different angle. It was reconfigured when Steeles Avenue was widened in 1985. Since the 1960s, the property has not been actively used for agricultural purposes by its owners, with only some small-scale vegetable farming carried out by a tenant farmer until his retirement several years ago. The land has remained fallow since. Given the small size of the parcel, it no longer functions as a meaningful or viable agricultural operation. Furthermore, the property is now (and has been for a significant length of time) surrounded by commercial and industrial development, further weakening any current or ongoing historical relationship to an agricultural context.

Accordingly, it is our opinion that this is a misapplication of O. Reg. 9/06 Criterion 8 (“The property is physically, functionally, visually or historically linked to its surroundings”). The key points here are the idea of a connection, as expressed by the term “linked”, and the relationship specifically between the property and its current surroundings. Simply existing in a location for a long time does not establish a meaningful historical relationship with the surrounding context.

Heritage Attributes

In conjunction with the description of property, legal description, and SCHV, the description of heritage attributes forms the final component of the information included in a designation by-law. Heritage attributes are the physical features that support the cultural heritage value and that need to be conserved in order to protect the significance of the heritage property.

The *Heritage Property Evaluation* guide expands on this: “The heritage attributes of the property, its buildings and/or structures are identified based on their contribution to the property’s cultural heritage value or interest. These



include the physical materials, forms, location and spatial configurations that together characterize the cultural heritage value or interest and should be retained to conserve that cultural heritage value or interest” (Section 5.2). The *Designating Heritage Properties* guide further emphasizes that, “The description of the heritage attributes of the property must explain how each heritage attribute contributes to the cultural heritage value or interest of the property” (Section 3.2.3).

In short, heritage attributes must be *physical features that clearly relate to the cultural heritage value*. For example, a projecting window bay or gabled roof on a building that is a representative example of Victorian Bay-and-Gable style. The heritage attributes listed in the designation by-law do not meet this two-part requirement. Below is specific feedback on each attribute:

- “2-storey Georgian structure” (Architectural Attribute): This is not sufficiently specific. Specific, existing architectural elements that exemplify the Georgian style and contribute to the property’s cultural heritage value should be identified.
- “Owned by William Hartman, who served as Deputy Reeve for Vaughan and published award-winning farmer” (Historical Attribute): This is a historical association, not a physical feature, and therefore is not a heritage attribute. Additionally, referring to Hartman as a “published award-winning farmer” is somewhat misleading, as the reference is to agricultural fair prizes and the publication of winners’ names in a newspaper.
- “Farm operations consisting of growing grain and corn, selling milk to Toronto, and pony farm” (Historical Attribute): These are past uses, not physical features or elements that can be protected or conserved.
- “The subject property is linked to the site and the surrounding connecting lot” (Contextual Attribute): The sentence structure is unclear, making the intended linkage difficult to understand.
- “The structure is setback from the main road and is set amongst a treed landscape area” (Contextual Attribute): Should clarify which structure, as there are several on the property. The statement should be reworded to identify the specific physical attribute that contributes to the Site’s cultural heritage value (e.g. the setback).

Conclusion

It is our opinion that, as currently written, the designation by-law does not meet the standards outlined in provincial guidance for preparing a SCHV and heritage attributes. The designation by-law does not clearly identify the property’s cultural heritage value, does not distill properly framed heritage attributes, and largely presents a broad historical narrative rather than a focused identification of cultural heritage value and how it is physically expressed and embodied in the building(s) on the Site.

We recommend that this by-law be repealed and additional research and analysis be undertaken to ensure that provincial standards and best practices are upheld. We further recommend that Staff undertake a critical analysis of the evolution of this property to determine which of its features carry cultural heritage value, and the degree to which its integrity remains intact — particularly in light of the extensive exterior alterations to the residence on the Site.

Integrity is a key concept in heritage conservation and relates to the ability of a building or structure to clearly



communicate its cultural heritage value. Extensive alterations or the major changes to the context or setting of a heritage property can negatively impact its integrity. As noted in the *Designating Heritage Properties* guide (Section 4), “if a property is important for its architectural design or original details, and that design is irreparably changed, it loses its heritage value and its integrity.”

With respect to the house-form building on this site, the following alterations should be critically evaluated and their impact on integrity examined: the large vinyl-clad addition that envelops the entire west elevation, the covering of all the original brickwork with stucco (in place since at least to the 1950s), the insertion of a ground-floor doorway on the south elevation enclosed by a projecting vestibule, and the replacement of the original portico with a large porch on the east elevation. While the evolution of a heritage property can, in some cases, offer insight into changing social, economic, or technological patterns, not all alterations contribute to cultural heritage value. As the *Designating Heritage Properties* guide notes, “the challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no information of value.” In our view, the alterations to the house-form building on this Site fall into the latter category, as they do not reflect a historically meaningful progression of the property but instead obscure its original form and materials.

Further, the broader setting of the Site, in our view, no longer communicates the agricultural history of the area. As the Toolkit notes, “a building, structure, or landscape feature that has lost its context has lost an important part of its cultural heritage value” (*Designating Heritage Properties*, Section 4). The Site itself has not functioned as a productive landscape in many years and has been largely subdivided and given over to major transportation and hydro infrastructure. In our view, the cumulative impact of these changes has irreversibly diminished any remaining historical relationship between this Site and its historic agricultural context.

In summary, we recommend repeal and reconsideration of this designation by-law in line with the recommendations provided.



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

APPENDIX A: SITE AND CONTEXT PHOTOGRAPHS



South elevation showing the west addition and projecting vestibule (ERA, 2025).



Close up of the west addition (ERA, 2025).



North elevation of the original house and east elevation of the large addition, showing the extent of the addition's protrusion (ERA, 2025).



Close up of the non-original porch (ERA, 2025).



East elevation showing the non-original porch (ERA, 2025).



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1



Steeles Avenue West, looking southwest from the entrance to the Site (ERA, 2025).



Steeles Avenue West, looking northwest from the entrance to the Site (ERA, 2025).



Commercial warehouses west adjacent to the Site (ERA, 2025).



Looking northwest from the interior of the Site (ERA, 2025).

April 10, 2025

By E-Mail to OLT.registrar@ontario.ca and clerks@vaughan.ca

Euken Lui
Registrar
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

Todd Coles
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Lui and Mr. Coles:

**Re: Notice of Appeal to the Ontario Land Tribunal
Subsection 29(11) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18
City of Vaughan By-law No. 180-2024
5670 Steeles Avenue West, City of Vaughan**

We are counsel to Gary McKinnon, the owner of the property municipally known as 5670 Steeles Avenue West in the City of Vaughan (the “**Property**”).

Background

On July 30, 2024, the City of Vaughan (the “**City**”) published a Notice of Intention to Designate the Property under Section 29 of the *Ontario Heritage Act* (the “**OHA**”). On August 1, 2024, Mr. McKinnon submitted to the City a notice of objection to the proposed designation of the Property by registered mail, in accordance with subsection 29(5) of the *OHA* (the “**Notice of Objection**”).

On October 29, 2024, City Council passed By-law No. 180-2024 designating the Property as a property of cultural heritage value or interest under section 29 of the *OHA* (the “**Designation By-law**”). Notice of the Designation By-law was issued by the City on March 11, 2025.

The City, in its consideration of the Designation By-law, failed to consider Mr. McKinnon’s Notice of Objection. The Designation By-law states that “...no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O.” However, Mr. McKinnon received confirmation that his Notice of Objection was delivered and signed for by the City on August 2, 2024.

Mr. McKinnon objects to the Designation By-law as the designation was not made in accordance with the process prescribed by the *OHA* and the Property does not meet the

criteria for determining cultural heritage value or interest under O. Reg. 9/06, as is required to warrant designation. Accordingly, Mr. McKinnon hereby appeals the Designation By-law to the Tribunal pursuant to subsection 29(11) of the *OHA*.

Reasons for Appeal

The reasons for this Appeal include the following:

1. The designation of the Property was not made in accordance with the process set out in section 29 of the *OHA* contrary to subsection 29(1)(b). Subsection 29(6) of the *OHA* states that

“[i]f a notice of objection has been served under subsection (5), the council of the municipality shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate...” [emphasis added].

The City had a statutory obligation to consider Mr. McKinnon’s Notice of Objection before making a decision on the designation of the Property. As indicated in the Designation By-law, the City did not recognize Mr. McKinnon’s Notice of Objection as being received, and therefore, did not fulfil its obligation to consider it. Accordingly, the City failed to comply with the mandatory process required by section 29 and, on that basis alone, the Designation By-law must be repealed.

2. The Designation By-law is not supported by sufficient historical research and evidence to properly establish that the Property has cultural heritage value.
3. The Property does not meet the criteria for determining cultural heritage value or interest under O. Reg 9/06. The Statement of Cultural Heritage Values attached as Schedule B to the Designation By-law (the “**Statement**”) does not clearly identify valid heritage attributes of the Property or provide sufficient justification that the Property is worthy of designation.
4. The Statement identifies the building on the Property as being representative of the Georgian style with a particular emphasis on its red brick construction. However, the Statement fails to properly account for the significant alterations that have been made to the Property and the building in modern years including a 2,200 sq. ft addition constructed in 1978. The red brick, identified in the Statement as a defining material of the Georgian style, has been completely covered by white stucco. The existing building has been altered to an extent that it no longer reflects the original architectural intent and value. The Statement contains no information on the other buildings on the Property. These outbuildings are not associated with the original farmstead and have been added to the Property at various times throughout the years.

5. The City has not demonstrated that the Property has any associative value with a person that is significant to the community. The Statement identifies the associative value of the Property as its former ownership by William Hartman, a Deputy Reeve of the City for a short period of time in 1868 and 1869. However, the Statement does not establish that Mr. Hartman had any particular significance to the community, as is required by the criteria. Further, the two references to Mr. Hartman's participation in agricultural fairs do not sufficiently demonstrate that he held any significance to the community in terms of farming. The Statement also lists subsequent owners of the Property, including the McKinnon family and Mr. McKinnon himself, but fails to demonstrate or include any explanation as to how those individuals hold significance to the community.
6. The Statement contains very limited information about the nature and extent of farming operations on the Property other than noting some products (grain, corn, milk) which are stated to have been grown/produced there. No historical or documentary evidence is referenced to ascertain the source of this information. Further, the Statement does not identify any particular attributes or characteristics of the Property that are associated with the types of farm products produced. The Statement does not provide any rationale as to why this information contributes to an understanding of the community which would warrant designation and accordingly, the relevant criteria has not been met.
7. The Statement does not demonstrate that the Property has contextual value that warrants its designation. The Statement identifies the building setback from the main road and the treed area as the Property's key contextual attributes. While these features may reflect some elements of a traditional farmhouse setting, there is no evidence or justification provided that these isolated components of the Property create sufficient contextual value to meet the criteria and merit designation. Further, the area surrounding the Property has been fully urbanized and developed with industrial uses to the east and south, residential subdivisions to the south and Highway 407 to the north. The Property is bounded by two arterial roads (Steeles Avenue and Martin Grove Rd). The surrounding infrastructure and development have changed the context of the area to such an extent that the Property no longer serves as a meaningful connection to the area's agricultural past.
8. Such further and other reasons as counsel may provide and the Tribunal may permit.

Enclosures

Please find enclosed with this Notice of Appeal a completed OLT Appeal Form (A1).

We have been advised by the Tribunal that it does not require a fee for appeals filed under subsection 29(11) of the *OHA*.

Should you have questions or require additional information, please do not hesitate to contact me.

Yours truly,

DAVIES HOWE LLP



Meaghan McDermid

MM:ae

encl.: as above.

copy: Client

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] RE: Courtesy Meeting Notice files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.
Date: Friday, June 13, 2025 10:42:05 AM
Attachments: [image003.png](#)

From: Christopher Cosentino <Christopher.Cosentino@vaughan.ca>
Sent: Thursday, June 12, 2025 10:59 AM
To: [REDACTED]
Cc: Mark Antoine <Mark.Antoine@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>; Clerks@vaughan.ca; [REDACTED]
Subject: RE: [External] RE: Courtesy Meeting Notice files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.

Hello Mary,

Thank you for reaching out. Our Committee of the Whole (1) and (2) meetings are typically set for 1 pm, with Public Meetings set in the evening. On June 17, the Committee of the Whole will vote on a motion to take action on the report recommendation (approve, refuse, revise, defer, etc...). That motion will be ratified at the following Council meeting on June 24.

We have copied the Office of the City Clerk so that your correspondence is on file.

Thank you,

Chris Cosentino, BES, RPP
Senior Planner
905-832-8585 ext. 8215 | christopher.cosentino@vaughan.ca
City of Vaughan | Development and Parks Planning Department
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1



From: Mary Monaco [REDACTED]
Sent: Wednesday, June 11, 2025 3:21 PM
To: Christopher Cosentino <Christopher.Cosentino@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>
Cc: MARY MONACO [REDACTED] Mary Monaco [REDACTED] Mary Monaco
Subject: [External] RE: Courtesy Meeting Notice files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.
Importance: High

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

[@Mark Antoine](#)

I find it quite strategic that the City of Vaughan determined it was appropriate to have this meeting at 1pm on a workday when as per the last meeting open to the community back in 2024, it was quite clear the community, including local businesses (Costco) are opposed to the proposed high-rise buildings. This is a severe disregard and slap in the face. It seems

the City of Vaughan uses all its power to help big developers succeed. I don't see any action to support the community unless you can correct me please?

The community feedback is noted like an insignificant footnote to the artifacts shared. So, what of the community opposition? Will it be considered, heard? What are the next steps?

Highway 27 is already heavily congested with traffic and tractor trailers never mind the infrastructure nightmare/grid lock you've created in the rest of Vaughan. Is there no morsel of land in Vaughan that was not intended for 'high density'? The level of crime is increasing for a reason.

Woodbridge is no longer the beautiful scenic place that drew families to buy here. It looks like some sick version of a Dubai skyline with horrible condominiums that families don't want to buy.

How about putting more retail in this area so we don't have to spend 45 minutes communicating across Vaughan to Weston and 7? Or Jane and 7? Now a gridlock thanks to the mammoth buildings.

To our Ward 2 councilor @adriano.volpentesta@vaughan.ca, how can you let this happen? What are you doing to stop this from happening?

This is poor planning. First comes the infrastructure planning then should come the appropriate dwellings based on what is in demand on the market. There are not enough lanes on HWY 27 currently to handle this additional volume of people.

Our street in this area had vehicle break ins last year and basically the police told us they don't have the manpower to deal with the increase in number of thefts, so the case got closed. This is a common theme with anyone I talk to.

Mailboxes are being broken into daily in Vaughan.

Do you think jamming more people in this area is going to help?

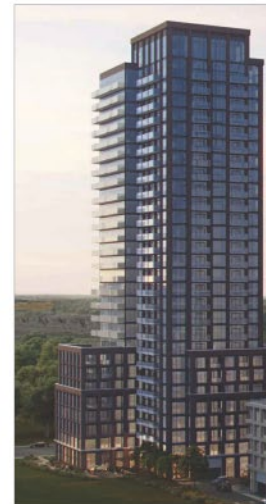
Wake up!! And do something for the community. We don't need a Festa Italia! We need thoughtful, planning. We need to feel safe where we live, and we need to actually like where we live!!

Regards,

Mary Monaco



1
A011
VIEW SOUTHEAST



2
A012
BUILDING B



1
A013
VIEW NORTHWEST



2
A014
BUILDING C TOWERS

From: Christopher Cosentino <Christopher.Cosentino@vaughan.ca>

Sent: Tuesday, June 10, 2025 4:09 PM

Cc: Mark Antoine <Mark.Antoine@vaughan.ca>

Subject: Courtesy Meeting Notice files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.

Good afternoon,

Please find attached the Courtesy Meeting Notice for files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc. which is to be heard by the Committee of the Whole Meeting taking place on June 17, 2025 at 1:00 pm. A copy of the technical report is available in the following link: [Committee of the Whole \(2\) - June 17, 2025](#)

Thank you,

Chris Cosentino, BES, RPP

Senior Planner

905-832-8585 ext. 8215 | christopher.cosentino@vaughan.ca

City of Vaughan | Development and Parks Planning Department

2141 Major Mackenzie Dr., Vaughan ON L6A 1T1



This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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VIA EMAIL

June 16, 2025

City of Vaughan, Committee of the Whole
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: City Clerks Department

**Re: June 17, 2025 – Committee of the Whole Meeting
Item 6.8 - City Park (HWY 27) Homes Inc. (OPA File No. OP.24.014 and
ZBA File No. Z.24.031)
Comments on Behalf of CP REIT Ontario Properties Limited**
Our File: CHO/VGN/14-01

We are the planning consultants for CP REIT Ontario Properties Limited ("Choice"), the registered landowner of lands known municipally as 8585 Highway 27, in the City of Vaughan (the "Choice Lands"), as it relates to the above-noted Applications.

BACKGROUND

The Choice lands are currently developed as a neighbourhood commercial plaza, containing a Fortinos Food Store (including seasonal garden centre) and various retail units, a standalone CIBC Bank, and surface level parking. Choice received Site Plan Approval (File No. DA.17.093), and a Minor Variance was approved (File No. 103/24), to facilitate the construction of a Shopper Drug Mart at the vacant north-west portion of the Choice lands. The lands subject to the proposed Official Plan Amendment and Zoning By-law Amendment (File Nos. OP.24.014 and Z.24.03) are located immediately to the north of the Choice Lands (see Figure 1, Page 2).

The existing Fortinos Food Store generates noise emissions as a part of ongoing operations. This may include overnight refrigerated storage, multiple large daytime refrigerated truck deliveries, other non-refrigerated daytime deliveries, and general noise from rooftop mechanical equipment. The Fortinos Food Store is oriented such that back of house operations, including loading, are located on the north side of the Choice lands (see Figures 2 and 3, Pages 2 and 3).

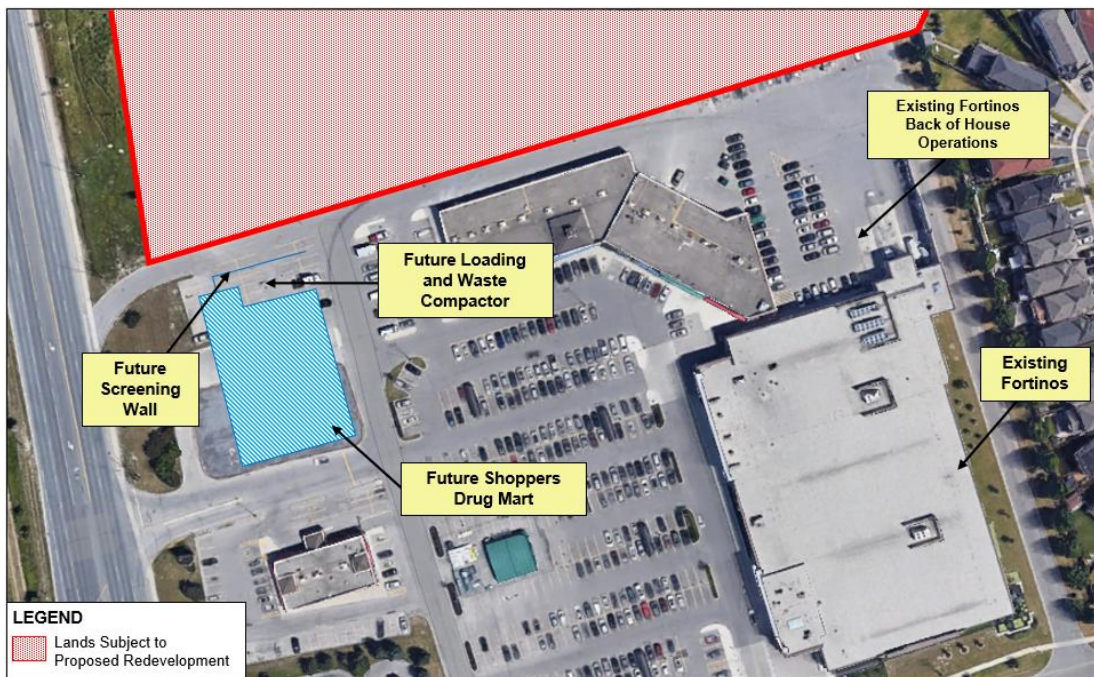
The loading associated with the future Shoppers Drug Mart is located on the north side of the proposed building and partially enclosed by a screening wall, such that these back of house operations are in close proximity to the lands subject to the proposed development (see Figures 2 and 4, Pages 2 and 3).

Figure 1: Aerial View of the Choice Lands

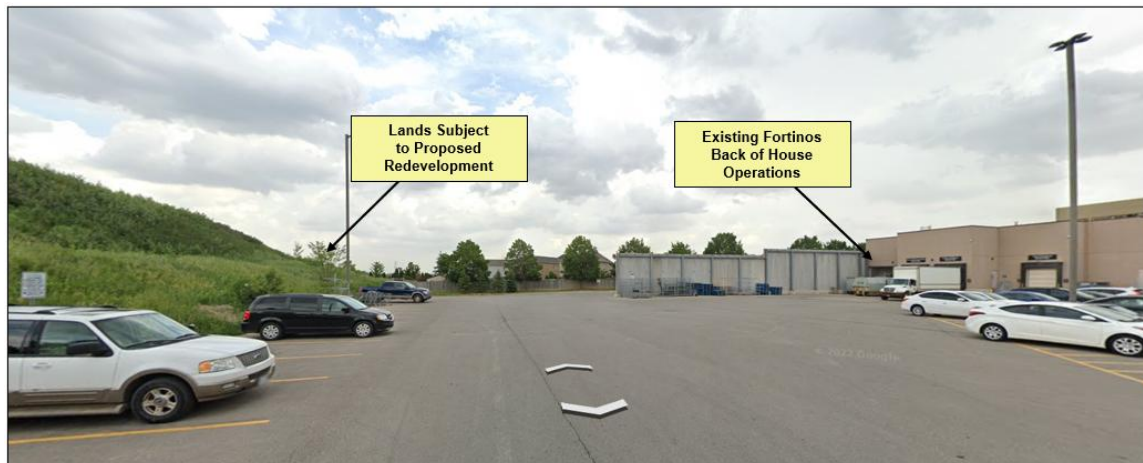


Location and boundaries are approximate

Figure 2: Aerial View of the Choice Lands (zoomed in)



Location and boundaries are approximate

Figure 3: Existing Fortinos Back of House Operations**Figure 4: Future Shoppers Drug Mart Back of House Operations**

PROPOSED DEVELOPMENT

A Minister's Zoning Order ("MZO") was initially submitted in September 2024, to facilitate the proposed redevelopment of 5850 Langstaff Road (the "subject lands"). It is our understanding that the initial MZO Application was revised to an OPA (File No. OP.24.014) and a ZBA (File No. Z.24.03). We understand a Public Meeting was held on November 6, 2024, and revised OPA and ZBA applications were recently submitted to the City in March 2025.

The proposed redevelopment of the subject lands consists of three-high-density mixed-use buildings, ranging from 22 to 29 storeys. We note the proposed Building B and outdoor amenity spaces abuts the Choice Lands, where the future Shoppers Drug Mart is to be constructed.

As per Staff's Recommendation Report, it is our understanding that Staff have recommended approval of the Official Plan Amendment and Zoning By-law Amendment applications. Additionally, as per Recommendation 3, it is our understanding that Staff are recommending that the proposed development of the subject lands be designated as a

“Class 4 area pursuant to the Ministry of Environment Conservation and Parks ...”. Lastly, as per Recommendation 4, it is our understanding that Staff are recommending a Holding Provision be applied to the Zoning By-law Amendment, ensuring a number of conditions to the satisfaction of the City have been met, including a revised Noise Study and implementation of approved noise mitigation measures.

PRELIMINARY COMMENTS

On behalf of Choice, we have preliminary comments as follows:

- Overall, we seek confirmation as to whether the proposed development has been adequately assessed with respect to compatibility with Choice’s existing and future commercial operations. We have reviewed the Environmental Noise Feasibility Study prepared by HGC Noise and Vibration Acoustics and the Land Use Compatibility Statement prepared by Glen Schnarr & Associated Inc, included within the Official Plan Amendment and Zoning By-law Amendment applications. **Based on our preliminary review, consideration of the potential noise and vibration impacts from the future Shoppers Drug Mart has not been considered. Further, we note that the existing refrigerated trucks used for the Fortino’s delivery has also not been considered. We request that the proposed Shoppers Drug Mart and existing refrigerant trucks used for the Fortino’s back of house operations is incorporated within the compatibility analysis, to ensure the proposed sensitive residential uses are compatible with the Choice Lands, with respect to noise and vibration.**
- As per Staff Recommendation 3, we understand Staff are recommending “... the high-rise residential development for the Subject Lands be designated as a Class 4 area pursuant to the Ministry of the Environment, Conservation, and Parks Noise Guideline NPC-300...”.
 - **We seek clarification as to what noise source(s) surrounding the subject lands, including the aforementioned uses on the Choice lands, have resulted in the proposed development not being able to meet the permitted Class 1 area noise levels, resulting in the recommended Class 4 area designation;**
 - **We seek clarification as to what noise mitigation measures are being proposed in order to meet the permitted Class 4 area noise levels. We request that any necessary mitigation measures to the existing and future operations of the Choice Lands sufficiently be implemented.**
- As per Staff Recommendation 4 i), we understand that a City-initiated peer review report was completed (titled Environmental Noise Feasibility Study Peer Review – Proposed Residential Development – Hwy 27 & Langstaff Road, dated May 23), and the applicant’s noise study be revised (as per the City-initiated peer review report), as a condition to lift the proposed Holding Provision.
 - **We have requested a copy of this report to understand what necessary revisions to the applicant’s noise study the City is requiring, in order to apply to lift the proposed Holding Provision. In detail, we seek clarification if the City has requested the future and existing commercial operations of the Choice Lands be considered within the revised noise study. To date, we have not received a copy of the peer review report.**
 - **We seek clarification as to what noise mitigation measures the City is requesting the applicant implement, in order to apply to lift the proposed Holding Provisions.**

Based on our preliminary review of available information, **Choice requests that the OPA and ZBA supporting materials be revised to complete a fulsome review of potential compatibility concerns, with appropriate regard for the existing operation of the Fortinos and future Shoppers Drug Mart on the Choice Lands.** Further, we request that any necessary mitigation measures are implemented to sufficiently demonstrate compatibility with the existing and future loading operations of the Choice Lands, to the proposed redevelopment. **As currently proposed, Choice is of the opinion that a decision related to the proposed OPA and ZBA is premature, on the basis that compatibility with existing and approved development within the commercial development has not been sufficiently demonstrated.**

We will continue to review the OPA and ZBA applications in more detail, and subject to any further submissions by the applicant, we may provide additional comments or details with respect to the comments already provided.

We would appreciate that our office continues to be provided with notice of any and all future considerations of these applications and/or decisions related thereto.

Yours very truly,

ZELINKA PRIAMO LTD.



Brooke Burlock, B.A., MPlan
Planner

cc. CP REIT Ontario Properties Limited (via email)

Encl. Site Plan for Approved Shoppers Drug Mart

The issue of this record drawing is a representation by Turner Fleischer Architects Inc. that the construction, enlargement or alteration of the areas shown unshaded is in general as depicted to provide conformity with the design prepared and approved by Turner Fleischer Architects Inc. It is not a representation that the unshaded area is in conformity with a design that has been prepared or provided by others. The shaded areas were not verified, and Turner Fleischer Architects Inc. shall not be held responsible for the accuracy of the information provided by Loblaw Companies Limited. The revisions in these contract documents, reflecting the significant changes in the work made during construction, are based on data furnished by the contractor to Turner Fleischer Architects Inc. Turner Fleischer Architects Inc. shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

	PROPOSED ENTRANCE
	PROPOSED EXIT
	EXISTING FIRE HYDRANT
	PROPOSED SIAMESE CONNECTION
	PROPOSED SIGN
	PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPING
	PROPOSED PAINTED LINES
	PROPOSED CONCRETE PAD
	UNDERGROUND BELL LINE
	UNDERGROUND ELECTRICAL LINE

12	2024-08-06	ISSUED FOR SPA	MHB
11	2024-07-12	ISSUED FOR SPA	AMC
10	2024-07-08	ISSUED FOR REVIEW	MHB
9	2024-06-27	ISSUED FOR SPA	MHB
8	2024-06-03	ISSUED FOR COORDINATION	MHB
7	2024-05-21	ISSUED FOR COORDINATION	MHB
#	DATE	DESCRIPTION	BY



VAUGHAN, ON

OVERALL SITE PLAN

PROJECT NO.	02.152P01
PROJECT DATE	2024-02-20
DRAWN BY	Author
CHECKED BY	JJJ
SCALE	1 : 500

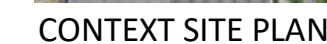
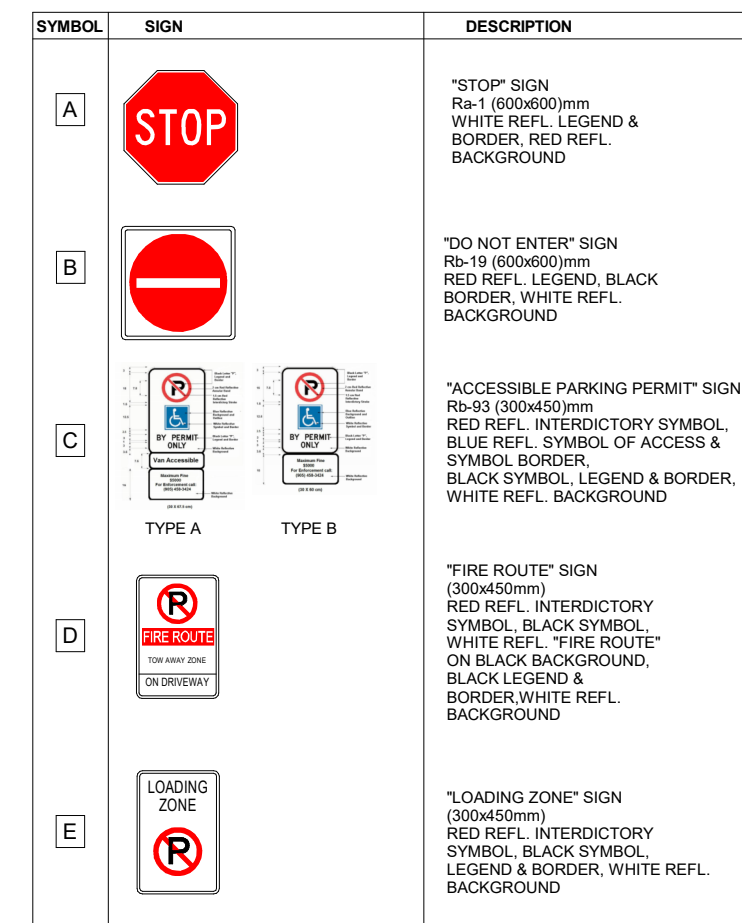


DRAWING NO.

A100

Legal Description:

* INDICATES APPROVED MINOR VARIANCES PER APPLICATION A353/17



ing drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of fire, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs of any corrections or damages resulting from his work.

23	2024-09-13	ISSUED FOR COORDINATION	MHB
22	2024-08-06	ISSUED FOR COORDINATION	MHB
21	2024-06-03	ISSUED FOR COORDINATION	MHB
20	2024-05-30	ISSUED FOR COORDINATION	MHB
19	2024-05-21	ISSUED FOR COORDINATION	MHB
#	DATE	DESCRIPTION	BY



Choice
Properties REIT

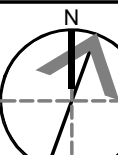
PROJECT
8535, 8545, 8585 HWY NO. 27

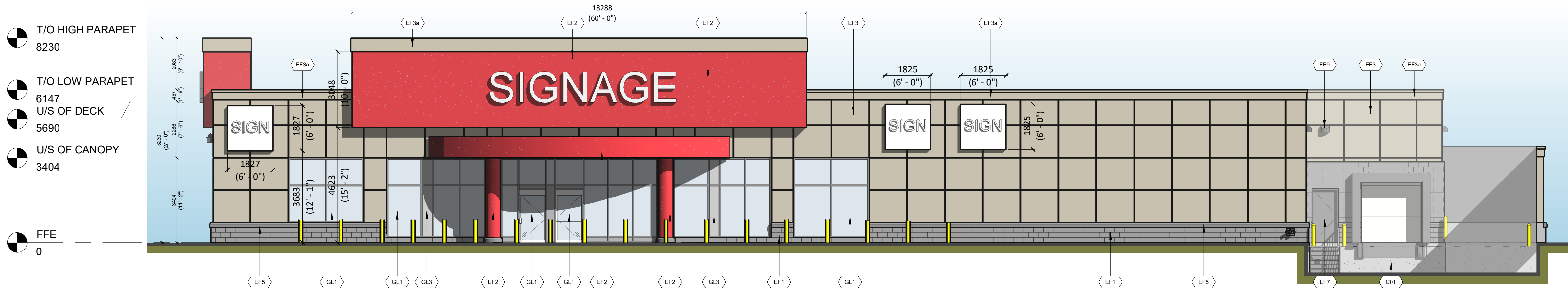
WOODBRIDGE, ONTARIO

DRAWING

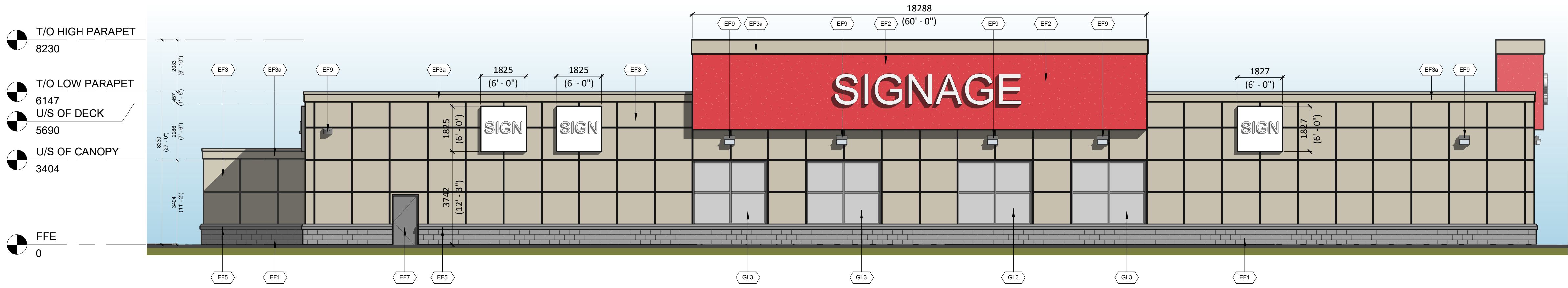
RETAIL F FLOOR PLAN

PROJECT NO. 02.152R (P. ID. 806)	
PROJECT DATE 2024-02-20	
DRAWN BY AMC	
CHECKED BY JJJ	

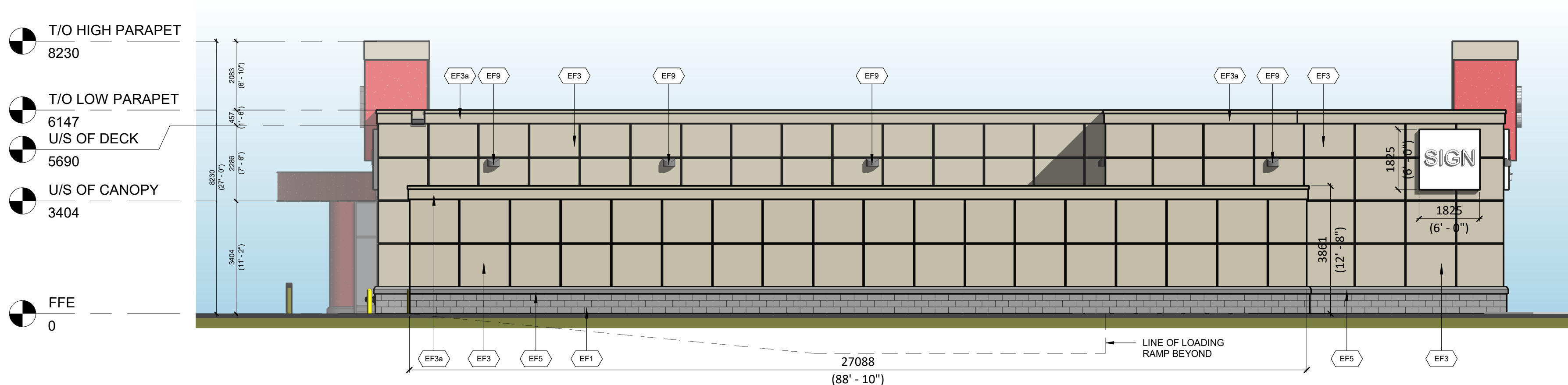
RAWING NO.
A1-3.1



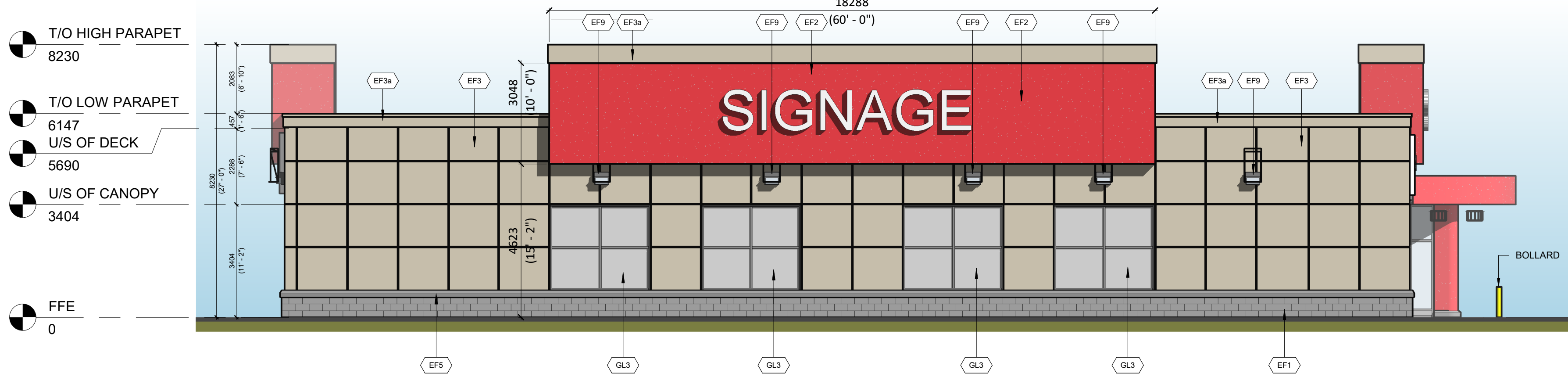
1 EAST ELEVATION
A1-3.2 1 : 100



2 WEST ELEVATION
A1-3.2 1 : 100

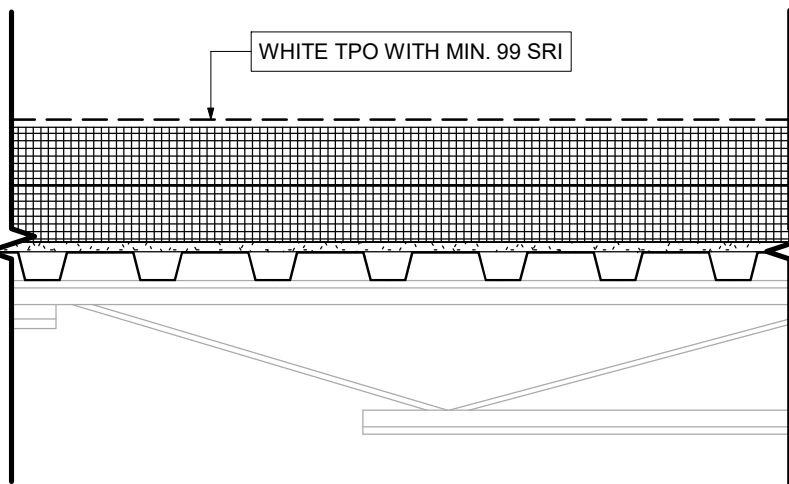


3 NORTH ELEVATION
A1-3.2 1 : 100



4 SOUTH ELEVATION
A1-3.2 1 : 100

GENERAL NOTE:
BUILDING ROOF WILL BE WHITE TPO WITH MINIMUM 99 SRI OR EQUAL
APPROVED BY ARCHITECT.



6 TPO MEMBRANE ON METAL DECK
A1-3.2 1 : 10

NOTE: ILLUMINATED EXTERIOR SIGNAGE NOT TO EXCEED 300 NITS (SUNSET TO SUNRISE) AND 5000 NITS (SUNRISE TO SUNSET).



5 BIRD FRIENDLY GLAZING
A1-3.2 N.T.S.

EXTERIOR FINISH & COMPONENT SCHEDULE	
MATERIAL	DESCRIPTION
CO1	EXPOSED CONCRETE FOUNDATION: TO BE MADE CLEAN AND FREE OF ANY FORMWORK MARKINGS, PARGE AND INFILL ANY HONEYCOMBS W/ CONCRETE SLURRY MIX. PROVIDE NATURAL SACK-RUBBED FINISH TO MATCH PANTONE #430 C 'GREY'.
EF1	MASONRY BLOCK RICHVALE YORK SIZE: 3 1/2"X X 7 1/2"X X 16"X COLOUR: STANDARD CONCRETE BLOCK; LIGHT GREY FINISH: SMOOTH FINISH MORTAR: SOLOMON COLOURS INC - 60X WHITE/STANDARD GREY
EF2	RED EIFS SYSTEM: 'SHOPPERS 2002 RED' DRYVIT NO. SDMA-04-100(S) (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH MAINTENANCE: DEMANDIT DSC 400 'RED'
EF3	WALL EIFS SYSTEM: 'SHOPPERS WHITE' DRYVIT NO. NA2-13-10-26-25 (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH MAINTENANCE: DEMANDIT DSC 400 'SHOPPERS WHITE'
EF3a	CORNICE EIFS SYSTEM: 'CAMBRIDGE WHITE' DRYVIT NO. NA2-13-10-26-26 (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH MAINTENANCE: DEMANDIT DSC 400 'CAMBRIDGE WHITE'
EF5	8" PRECAST CONCRETE SILL COLOUR: NATURAL FINISH PROFILE: REFER TO SILL SCHEDULE
EF7	H.M. DOORS AND FRAMES PREFINISHED HOLLOW METAL DOORS AND FRAMES PAINT CHARCOAL
EF8	SIGNAGE PROVIDE 3/4" EXTERIOR GRADE FIRE RETARDANT PLYWOOD BACKING BEHIND WALL SYSTEM FINISH FOR SIGNAGE MOUNTING. REFER TO ELEC. DWGS
EF9	LIGHT FIXTURE (REAR) WALL PACK PROVIDE 3/4" EXTERIOR GRADE FIRE RETARDANT PLYWOOD BACKING BEHIND WALL SYSTEM FINISH FOR SIGNAGE MOUNTING. REFER TO ELEC. DWGS
GL1	STOREFRONT GLAZING: FIXED IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMING W/ SEALED CLEAR TEMPERED GLAZING UNIT. PROVIDE SECURITY FILM PROVIDED BY G.C. SECURITY FILM. 3M SCOTCHSHIELD ULTRA800-CLEAR, TO BE INSTALLED BY CERTIFIED 3M APPLICATOR. FACTORY APPLIED SECURITY FILM ON INTERIOR FACE OF GLASS TO WRAP AROUND ALL EDGES FOR PROPER SECURING WITHIN WINDOW FRAME. IF SITE APPLIED, PROVIDE 3M ULTRA FLEX WINDOW SYSTEM SEALANT AT ALL WINDOW PERIMETER EDGES IN LIEU OF RUBBER GASKET.
GL3	SPANDREL PANEL: NON TINTED FIXED OPAQUE GLASS PANEL. INSULATED METAL BACK-PAN COLOUR GREY WITH GREY BACK SCRM. CLEAR ANODIZED ALUMINUM FRAMING. PANEL: INKAN NO. 0-125-1 (PROVIDE SAMPLE FOR APPROVAL)

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Lesmill Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Contractor' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

Choice Properties

PROJECT
8535, 8545, 8585 HWY NO. 27

WOODBRIDGE, ONTARIO

ELEVATIONS

PROJECT NO.
02-152R (P. ID.)
PROJECT DATE
2024-02-20
DRAWN BY
AMC
CHECKED BY
JJJ
SCALE
As indicated

DRAWING NO.
A1-3.2



C7.

Communication

CW(2) – June 17, 2025

Item No. 4

DATE: June 17, 2025

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services, Chief Financial Officer and City Treasurer

RE: COMMUNICATION – Committee of the Whole (2), June 17, 2025

Item 4, Report 25

2025 ADOPTION OF TAX RATES AND ISSUANCE OF PROPERTY TAX NOTICES – ALL WARDS

Recommendation

1. That the chart in the Analysis and Options section of the above-noted report be replaced with the chart below, to amend the Education – Province of Ontario portion.

Background

Within the Analysis and Options section, there is a small amendment to the Education portion of the total levy for 2025, and the chart needs to be replaced:

Original:

	2025	
City of Vaughan	\$250,154,557	23.97 per cent
Region of York	\$461,783,749	44.26 per cent
Education-Province of Ontario	\$331,484,186	31.77 per cent
Total	\$1,043,422,492	100.00 per cent

Replacement:

	2025	
City of Vaughan	\$250,154,557	23.98 per cent
Region of York	\$461,783,749	44.26 per cent
Education-Province of Ontario	\$331,417,875	31.76 per cent
Total	\$1,043,356,181	100.00 per cent

For more information, contact Maureen Zabiuk, Property Tax, Assessment & Utility Billing, ext. 8286.

Respectfully submitted by

Michael Coroneos, CPA, CMA

Deputy City Manager, Corporate Services, Chief Financial Officer & City Treasurer

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Urgent-NO Condominiums on HWY#27 and LANGSTAFF ROAD
Date: Friday, June 13, 2025 1:47:45 PM

From: Todd Coles <Todd.Coles@vaughan.ca>
Sent: Friday, June 13, 2025 1:42 PM
To: Clerks@vaughan.ca
Subject: Fw: [External] Urgent-NO Condominiums on HWY#27 and LANGSTAFF ROAD

From: [REDACTED]
Sent: Friday, June 13, 2025 1:37 PM
To: Todd Coles <Todd.Coles@vaughan.ca>; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>
Cc: Adriano Volpentesta <Adriano.Volpentesta@vaughan.ca>
Subject: [External] Urgent-NO Condominiums on HWY#27 and LANGSTAFF ROAD

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

> Good Afternoon Mr. Todd Coles; Mr. Christopher Cosentino and Mr. Adriano Volpentesta;
>
> We ask you to please STOP and NOT have the High Rise Residential Condominium Buildings at 5850 Langstaff Road in Woodbridge.
>
> This proposal must be stopped as it will cause traffic, congestion, devaluation of our properties and bring crime to our community.
>
> We the residents of this Vaughan neighbourhood community are AGAINST any High Rise Residential buildings as it will only bring increased traffic, crime, discomfort and anxiety to us and to our community.
>
> Thank You for your attention to this important matter as this must be stopped and never to be proposed or done ever again regarding ANY high rise residential condominium buildings which this neighbourhood is against today and will always continue to be against always.
>

> Angela and Agostino Augurusa.

Sent from my iPhone

C9.
Communication
CW(2) – June 17, 2025
Item No. 8

From: Geatano Suppa [REDACTED]
Sent: Sunday, June 15, 2025 4:04 PM
To: Todd Coles <Todd.Coles@vaughan.ca>
Subject: [External] Opposition to Application Files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Mr. Coles,

I am writing to express my strong opposition to the proposed development application submitted by City Park (Hwy 27) Homes Inc. (Files OP.24.014 and Z.24.031) for 5850 Langstaff Road. This application—to permit six high-rise towers between 22 and 29 storeys with nearly 2,000 residential units—is deeply flawed and premature, and poses serious risks to the surrounding environment and residential community.

1. Environmental Sensitivity and Proximity to Rainbow Creek

The proposed development is immediately adjacent to Rainbow Creek, a vital natural

corridor that supports a variety of plant and animal species. The site includes valleylands, woodlands, and unevaluated wetlands, which the applicant proposes to partially remove to accommodate this large-scale project. These actions will have irreversible consequences for the ecological health of the area, including:

- Disruption of natural water flow and increased runoff
- Risk of erosion and slope destabilization along the valley edge
- Habitat destruction for local wildlife and migratory species
- Degradation of the Rainbow Creek system and surrounding greenbelt

Rainbow Creek is not just a natural feature—it's a living system that sustains biodiversity and provides critical ecosystem services for nearby communities. Allowing this development to proceed before a full and public environmental review would set a dangerous precedent for other vulnerable green spaces in Vaughan.

2. Threat to Endangered Wildlife, Including Bat Species

It has already been acknowledged that endangered bat species may inhabit the subject lands. Yet, tree removals are still being proposed without sufficient mitigation measures or confirmed clearance from the Ministry of the Environment, Conservation and Parks. Development that threatens species at risk violates the spirit—and potentially the letter—of the Endangered Species Act, 2007. Until proper studies are completed and reviewed, this project must be halted.

3. Contaminated Lands and Public Health Risk

The site is flagged as potentially contaminated and has not yet undergone complete environmental remediation. The fact that a Remedial Action Plan and Record of Site Condition are still pending is extremely concerning. The health and safety of future residents—and the surrounding community—should not be put at risk by fast-tracking development on land that may contain hazardous substances.

4. Direct Impacts to Residents of Sanremo Court

Residents of Sanremo Court, who live directly adjacent to the site, will face profound negative impacts if this application is approved. These include:

- Towering buildings that overshadow homes and gardens
- Loss of privacy and significant visual disruption
- Increased traffic and congestion on already stressed roadways
- Inadequate parkland and community service capacity for the proposed density

This is a low-rise residential area that simply cannot absorb a project of this magnitude without sacrificing its character and livability.

5. Lack of Transparency and Accountability

This application is being pushed forward with dozens of unresolved conditions, including critical issues related to infrastructure, noise, traffic, servicing, and environmental protection. Residents were not properly informed or meaningfully consulted about the true scale and impact of this development.

We are calling for transparency and accountability. The report should come back to Council only after all outstanding studies have been completed, reviewed, and made publicly available—and only then should any decision be made.

Conclusion

This application is environmentally irresponsible, procedurally premature, and out of scale with the surrounding community. It poses serious threats to Rainbow Creek, to endangered species, and to long-standing neighbourhoods like Sanremo Court.

For the protection of our natural heritage and the integrity of Vaughan's planning process, I urge you to reject or defer this application until all conditions have been fully satisfied, reviewed by staff, and reconsidered at Council in a transparent public process.

Sincerely,

Gaetano and Rosy Suppa

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Meeting June 17, 2025
Date: Monday, June 16, 2025 8:48:02 AM

C10.
Communication
CW(2) – June 17, 2025
Item No. 8

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca

-----Original Message-----

From: Cristina F
Sent: Friday, June 13, 2025 5:23 PM
To: Clerks@vaughan.ca
Subject: [External] Meeting June 17, 2025

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Please for the love of all things do not build a 6 building condo , with 30 floors in my backyard. You do not live here. Why are you trying to destroy my home and why do you just come and make the decision to destroy my home. Build it in your own backyard if you guys want this so badly. Why do you need to destroy and push me out of my own home. That's not even the street to do that on. Theres absolutely no reason for a condo of that style to be there when there is literally nothing to do there. Go near Vaughan mills and wonderland or near the subway where people who will be living in those condos will rely on anyways.

Sent from my iPhone

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Opposition to Application Files OP.24.014 and Z.24.031 – City Park (Hwy 27) Homes Inc.
Date: Monday, June 16, 2025 11:30:26 AM
Importance: High

From: A. S [REDACTED]
Sent: Monday, June 16, 2025 11:30 AM
To: Mayor and Members of Council <MayorandMembersofCouncil@vaughan.ca>;
Clerks@vaughan.ca; Christopher Cosentino <Christopher.Cosentino@vaughan.ca>
Cc: todd.mccarthy@pc.ola.org; michael.tiboloco@pc.ola.org; michael.guglielmin@parl.gc.ca;
julie.dabrusin@parl.gc.ca
Subject: [External] Opposition to Application Files OP.24.014 and Z.24.031 – City Park (Hwy 27)
Homes Inc.
Importance: High

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Dear Mayor, Members of Council, and City Planning Staff,

I am writing as a long time resident of Sanremo Court to express my strong opposition to the staff recommendation to approve Application Files OP.24.014 and Z.24.031 submitted by City Park (Hwy 27) Homes Inc. for the lands at 5850 Langstaff Road being presented at the Committee of the Whole meeting tomorrow for approval. The proposed development, six towers ranging from 22 to 29 storeys and nearly 2,000 residential units, raises serious concerns related to public safety, environmental protection, housing type, planning integrity and public decision making.

This application is premature, incomplete, and fundamentally lacks public transparency and oversight for the reasons noted below. I urge Council not to approve this report until all environmental and planning conditions have been fully satisfied, verified, and brought back for public review and consideration.

1. The Report Is Premature and Ignores the City's Own Environmental Policies

The subject lands are identified as potentially contaminated. Yet, this application is being advanced by Vaughan before completing the requirements outlined in the City of

Vaughan's 2014 Policy and Procedures for Contaminated or Potentially Contaminated Sites, which from my understanding requires that:

- A Remedial Action Plan (RAP) must be submitted using the City's prescribed 14-point checklist;
- A Phase Three Environmental Site Assessment (ESA) confirming clean-up must be completed and submitted;
- A Record of Site Condition (RSC), acknowledged by the Ministry of the Environment, must be filed prior to any approval.

Despite this, Council is being asked to approve the application conditionally with a holding symbol, and defer environmental compliance to a future stage. This approach appears to violate Vaughan's own environmental policy, undermines public health protection, and sets a dangerous precedent.

2. Environmental Threats to Rainbow Creek and Endangered Wildlife

The proposed towers would be constructed immediately adjacent to Rainbow Creek (which Sanremo Court backs onto), an ecologically sensitive corridor containing woodlands, valleylands, and unevaluated wetlands. The area is known to support a variety of wildlife, including potentially endangered bat species.

Removing trees and disturbing the ecology here without knowing the impact on species at risk is irresponsible and possibly unlawful under the Ontario Endangered Species Act and other applicable laws.

Yet despite the sensitivity of the site, no final environmental clearance has been received from the Ministry of the Environment, and critical impact studies remain outstanding or incomplete.

Once destroyed, these ecosystems cannot be restored.

Will all of these concerns be addressed and disclosed to the public by the City before this development proceeds?

3. Unclear Housing Intent – Public Needs Remain Unanswered

This application proposes 1,953 residential units, yet the staff report provides no clarity on the intended housing type which we asked City staff to clarify months ago. Residents of the area have a right to know if these units will be condominiums or rentals.

This is not a minor detail and is central to understanding the project's purpose, impact, and whether it aligns with any housing objectives.

4. Incompatible with the Sanremo Community

Sanremo Court is a quiet, low-rise residential neighbourhood and it would be most impacted by this development. The proposed towers—ranging from 22 to 29 storeys are grossly out of scale and incompatible with the surrounding built environment.

This development which would be right beside Sanremo Court would bring:

- Massive shadows and privacy loss to our adjacent homes on our small cul du sac
- Increased traffic on already stressed roads
- Overloaded community amenities, schools, and infrastructure
- Noise and air quality concerns due to the contaminated land concerns, and its proximity to existing industrial buildings, including a Costco distribution centre and data facility located directly across the road from this development.

In addition, the location is not within a designated major transit station area.

There is no justification in my opinion for this level of intensification here.

Has any consideration been given by staff and Council on requiring the applicant to decrease the size, height and density of this development?

5. Lack of Transparency and Public Oversight

Perhaps most concerning is the lack of transparency and public accountability provided for in this report to Council given how many conditions remain unsatisfied or to be worked out respecting this application:

- The staff report includes over a dozen holding conditions yet there is no clear plan for how or when these will be satisfied or how the public will be told they are satisfied.
- The public is being asked to accept that major issues, like contamination, access, environmental protection, and infrastructure will simply be “worked out” after approval.
- There is no process to bring the final findings back to the public or to Council for oversight.

I respectfully request that Council:

1. Reject or defer approval of this application at this time;
2. Require full compliance with the City's 2014 contaminated land policy or any other applicable policies prior to approving the application conditionally;
3. Provide clarity to the public from the applicant on the intended housing type; and
4. Require that any revised report return to Council for approval only once all conditions are satisfied and publicly reviewed.

Thank you for your attention to this urgent matter and for your consideration of my concerns and my request.

Regards,
Alfonso Scarpa

Sent from [REDACTED]



C12.

Communication

CW(2) – June 17, 2025

Item No. 9

DATE: June 16, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

RE: COMMUNICATION – Committee of the Whole (2), June 17, 2025

Item 9, Report 25

KENTVIEW ESTATES INC.

DRAFT PLAN OF SUBDIVISION FILE 19T-24V006

10398 AND 10402 ISLINGTON AVE. AND NASHVILLE RD.

VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD

Recommendation

1. THAT Attachment 4 - Conditions of Approval in the Committee of the Whole report be deleted and replaced with the attached Attachment 4 - Conditions of Approval.
2. THAT Site Development Application requirements shall be addressed through Draft Plan of Subdivision File 19T-24V006.

Background

Additional conditions are to be added to Attachment 4 - Conditions of Approval to address Site Development requirements for the Subject Lands. The following includes the additional conditions added under the Development and Parks Planning Department - Urban Design and Development Engineering Department sections to Attachment 4:

Development and Parks Planning Department - Urban Design:

“21. Prior to final approval the Owner shall provide the following:

- a. Tree Preservation Study and Agreement
- b. Letter of Credit for Landscape Works”

Development Engineering Department:

“35. The Subdivision Agreement shall include the following warning clauses and provisions:

- a. The Owner shall be advised the Subject Lands are not eligible for city waste collection due to the molocks waste collection system.

- b. The Owner will be required to agree within the Subdivision Agreement that any subsurface infrastructure shall be situated within the Parcels of Tied Land (POTLs) of the proposed townhouse units fronting onto the common element condominium road pursuant to the Subdivision Agreement and schedules, and the condominium declaration shall require the Condominium Corporation to maintain and manage the subsurface infrastructure and reserve a right of entry for the Condominium Corporation onto those POTLs to carry out such obligations.
- c. The proposed water and sanitary servicing connections (including decommissioning of existing and installation of proposed) to be owned by the City within the Region's right-of-way must be completed by the City's contractor. The Owner is required to contact the Development Inspection and Lot Grading Division directly to coordinate the proposed works including obtaining cost estimates, payment and scheduling.
- d. The Owner/applicant will be required to obtain any required additional permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Subdivision Approval for all proposed works within the City's right-of-way (i.e., curb cuts/fills, sidewalk installation, boulevard rehabilitation).
- e. Altering the municipal watermain may require the applicant to enter into a Development/Servicing Agreement. Alternatively, the Subdivision Agreement will include all necessary clauses and requirements related to the alteration or bending of the municipal watermain, including approvals, design specifications, and construction requirements as determined by the City.
- f. Retaining wall exceeding one metre shall be designed and inspected during construction and certified by both a Structural Engineer and a Geotechnical Engineer. Certification must be submitted to the City prior to the release of any financial securities to the satisfaction Development Engineering Department.

36. Prior to final approval the owner shall provide the following:

- a. Full Hydrology Report including Water Balance
- b. Dewatering Approval Permit
- c. The Owner shall provide the City with a one-time financial contribution in the amount of \$143,742.43 (Update and may be amended in future). This represents the Owner's proportionate share of the required sanitary sewer system improvements in the Kleinburg-Nashville service area. The calculation is based on

sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy.

- d. The Owner shall advise and provide any additional treatment measures necessary should a 100-year storm event flow bypass the Oil Grit Separator (OGS) without quality control to the satisfaction Development Engineering Department.
- e. Provide engineering drawings to ensure design is maintaining runoff flows within the Subject Lands' property limits to the satisfaction Development Engineering Department.
- f. Provide roof drain drawings to ensure the draining to the municipal sewer to the control drainage to the satisfaction Development Engineering Department.
- g. A M-Plan of the Subject Lands shall be provided to the satisfaction Development Engineering Department for review and approval prior to registration."

The updated Attachment 4 - Conditions of Approval is attached to replace the version currently in the staff report.

For more information, contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a long horizontal stroke at the end.

Vince Musacchio, Interim Deputy City Manager,
Planning, Growth Management and Housing Delivery

Attachment

1. Attachment 4 - Conditions of Approval

ATTACHMENT NO. 4

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-24V006 (THE 'PLAN')
KENTVIEW ESTATES INC. (THE 'OWNER')
10398 AND 10402 ISLINGTON AVENUE (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-24V006 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. 4a).
2. The Conditions of Approval of York Region as set out on Attachment No. 4b) and dated October 24, 2024.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 4c) and dated May 26, 2025.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 4d) and dated April 10, 2025.
5. The Conditions of Approval of Bell Canada as set out on Attachment No. 4e) and dated September 03, 2024.
6. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 4f) and dated August 26, 2024.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 4g) and dated September 3, 2024.

Clearances

1. The City shall advise in writing that Conditions in Attachment No. 4a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise in writing that the Conditions in Attachment No. 4b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

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

ATTACHMENT No. 4a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department:

1. The final Plan shall relate to Attachment 2 - Redlined Revised Draft Plan of Subdivision, dated June 17, 2025 (the 'Plan') from the Committee of the Whole (2) June 17, 2025 and relating to City File No. 19T-24V006.
2. If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-24V006 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. The Owner shall provide the final georeferenced AutoCAD drawings of the Plan, site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development and Parks Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.
4. The Plan shall be updated to include the approved street names to the satisfaction of the Development and Parks Planning Department.
5. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Fees and Charges By-law.
6. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development and Parks Planning Department in accordance with the in-effect Fees and Charges By-law.
7. The following clauses shall be included in the Subdivision Agreement:
 - a. Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of

Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.

8. Prior to release for registration of the Plan, the lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.14, as amended. The holding provisions of Section 36 of the *Planning Act* may be used in conjunction with any zone category to be applied to the Lands in order to ensure that development does not occur until such time as the holding “H” symbol is removed in accordance with the provisions of the *Planning Act*. The City’s Zoning By-law, as amended or successor thereto, shall specify the terms under which the City’s Council will consider the removal of the holding “H” symbol.

Development and Parks Planning Department - Urban Design:

9. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
 - a. 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.
 - b. The owner shall not remove trees without written approval by the City.
 - c. 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.
10. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the owner to the Development and Parks Planning Department in accordance with the in-effect council approved fee by-law; i.e. Fees and Charges By-law for Vaughan Planning Applications – Landscape Plan Review.
 - a. 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.
 - b. 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.

11. 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 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 and street tree planting.
 - b. The appropriate edge treatments and landscaping along Islington Avenue with low-maintenance plant material.
 - c. Edge restoration along the open space lands.
 - d. Architectural control design guidelines, including appropriate flankage elevations along Islington Avenue.
 - e. Sustainability design practices/guidelines.
12. 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.
13. Prior to final approval, the owner shall provide buffer blocks abutting the open space lands in accordance with TRCA policies.
14. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8-metre zone inside the staked edges, and areas where the open space land edges are 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 open space land edges to the satisfaction of the 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 block(s); to be coordinated with the environmental noise report and architectural design guidelines.

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 the residential block(s) that abut the open space (Block 1) and associated buffer block(s).
17. The owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential block(s) that abut the existing residential condominium lands to the south, to the satisfaction of the City.
18. The owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential block(s) that abut the existing utility building lands to the north, to the satisfaction of the City.
19. The owner shall convey open space (Block 1) and associated buffer block(s) to the TRCA or the City free of all cost and encumbrances.
20. The owner shall agree in the subdivision agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.
21. Prior to final approval the owner shall provide the following;
 - a. Tree Preservation Study and Agreement
 - b. Letter of Credit for Landscape Works

Development Engineering Department:

22. 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.
23. 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.
24. 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.
25. The Owner shall agree in the subdivision agreement to carry out, or cause to carry

out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

26. 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.
27. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
28. 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.
29. 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.
30. The Owner shall agree that all lots or block(s) to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
31. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
32. The Owner shall, at no cost to the City and free of all encumbrances, convey to the City the lands required for road widening along the Islington Avenue frontage of the subject lands, to the satisfaction of the City. The lands to be dedicated for road widening shall be clearly identified on the Draft Plan of Subdivision and/or a Draft Reference Plan, which shall be submitted to the City for review and approval prior to registration of the Plan of Subdivision.

33. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:

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

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

c. "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

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."

d. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."

e. "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."

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

- i. "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."
- j. "Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the tenant's responsibility to maintain the

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

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.”

34. The Subdivision Agreement shall include the following Noise Warning clauses:

Based on the study Warning Clauses should be registered on Title and/or included in all agreements of purchase and sale and/or leases and/or disclosure statements and declarations for the development for Block 2 on Redlined Revised Draft Plan of Subdivision as shown on Attachment 2 (for the residential Buildings identified as shown on Attachment 3):

Transportation Noise Sources

- a. Ministry of the Environment, Conservation and Parks Type A – blocks 2, 3, 4 and 5.

“Purchasers/tenants are advised that sound levels due to increasing road traffic (rail traffic) (air traffic) may occasionally interfere with some activities of the dwelling occupants as the sound level exceed the sound level limits of the Municipality and the Ministry of the Environment.”

- b. Ministry of the Environment, Conservation and Parks Type C – blocks 2, 3, 4 and 5.

“This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

- c. Ministry of the Environment, Conservation and Parks Type D – block 1.

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby

ensuring that the indoor sound levels limits of the Municipality and the Ministry of the Environment.”

35. The Subdivision Agreement shall include the following warning clauses and provisions.

- a. The Owner shall be advised the Subject Lands are not eligible for city waste collection due to the molocks waste collection system.
- b. The Owner will be required to agree within the Subdivision Agreement that any subsurface infrastructure shall be situated within the Parcels of Tied Land (“POTLs”) of the proposed townhouse units fronting onto the common element condominium road pursuant to the Subdivision Agreement and schedules, and the condominium declaration shall require the Condominium Corporation to maintain and manage the subsurface infrastructure and reserve a right of entry for the Condominium Corporation onto those POTLs to carry out such obligations.
- c. The proposed water and sanitary servicing connections (including decommissioning of existing and installation of proposed) to be owned by the City within the Region’s right-of-way must be completed by the City’s contractor. The Owner is required to contact the Development Inspection and Lot Grading Division directly to coordinate the proposed works including obtaining cost estimates, payment and scheduling.
- d. The Owner/applicant will be required to obtain any required additional permits and coordinate all inspections directly through the City’s Development Inspection and Lot Grading Division upon receipt of Subdivision Approval for all proposed works within the City’s right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation).
- e. Altering the municipal watermain may require the applicant to enter into a Development/Servicing Agreement. Alternatively, the Subdivision Agreement will include all necessary clauses and requirements related to the alteration or bending of the municipal watermain, including approvals, design specifications, and construction requirements as determined by the City.
- f. Retaining wall exceeding 1m shall be designed and inspected during construction and certified by both a Structural Engineer and a Geotechnical Engineer. Certification must be submitted to the City prior to the release of any financial securities to the satisfaction Development Engineering Department.

36. Prior to final approval the owner shall provide the following;

- a. Full Hydrology Report including Water Balance
- b. Dewatering Approval Permit
- c. The Owner shall provide the City a one-time financial contribution in the amount of \$143,742.43 (Update and may be amended in future). This represents the Owner's proportionate share of the required sanitary sewer system improvements in the Kleinburg- Nashville service area. The calculation is based on sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy.
- d. The Owner shall advise and provide any additional treatment measures necessary should a 100-year storm event flow bypass the Oil Grit Separator (OGS) without quality control to the satisfaction Development Engineering Department.
- e. Provide engineering drawings to ensure design is maintaining runoff flows within the property limits to the satisfaction Development Engineering Department.
- f. Provide roof drain drawings to ensure the draining to the municipal sewer to the control drainage to the satisfaction Development Engineering Department.
- g. A M-Plan of the subject lands shall be provided to the satisfaction Development Engineering Department for review and approval prior to registration.

Real Estate Department:

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

Financial Planning and Development Finance Department:

38. 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 charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies, at the cost of the Owner.

Parks, Forestry and Horticulture Department:

39. Prior to final approval the applicant/owner shall enter into a tree protection agreement and provide special compensation for the replacement of trees to the satisfaction of the Parks, Forestry and Horticulture Operations Department.

Policy Planning and Special Program Department - Environmental Planning:

40. Prior to final approval of the Plan, the Owner shall update/provide a Compensation plan (if applicable), and a planting plan/restoration/naturalization/edge management plan demonstrating no loss to ecological function of Natural Heritage Features (i.e. Significant Woodlands), to the satisfaction of Environmental Planning Staff.
41. The applicant is advised that the City of Vaughan has Species at Risk (SAR) within its jurisdiction that are protected under the *Endangered Species Act*, 2007, S.O.2007 (the "Act"). Environmental Planning staff note that the onus is on the proponent to ensure the provisions of the Act are not contravened. As such, it is the responsibility of the applicant to comply with any Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines to protect SAR and their habitat. The applicant must provide confirmation of approval from MECP to Environmental Planning staff.
42. 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 then bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.
43. Prior to final approval the applicant/owner shall confirm only one tree (White Ash) is proposed for removal within the significant woodland feature as a result of the proposed encroachment. Applicant/owner will be required to confirm if compensation is applicable to the satisfaction of Environmental Planning Staff.



Corporate Services

October 24, 2024

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

Dear Judy Jeffers:

**RE: Draft Plan of Subdivision SUBP.24.V.0018 (19T-24V006)
Lot 23, Concession 8
10398 and 10402 Islington Avenue
(Kentview Estates Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Weston Consulting, File No. 9892, dated August 7, 2024. The proposed development is located on the west side of Islington Avenue, south of Nashville Road, on lands municipally known as 10398 and 10402 Islington Avenue, in the City of Vaughan. The proposal will facilitate the development of 22 townhouse units and blocks for common elements, open space and road widening, within a 2.201 ha site.

Infrastructure Asset Management

The residential development proposed within the subject development area will require water and wastewater servicing allocation from the City of Vaughan. The entire wastewater treatment capacity currently available in the Region's Kleinburg WRRF has been assigned to the City of Vaughan. If the City of Vaughan does not grant allocation from the existing capacity assignments to date, the build out of the subject lands may require additional Regional infrastructure based on conditions of future capacity assignment which may include:

- West Vaughan Sewage Servicing Phase 2 - currently outside of the 10 Year Capital Window, and
- Other projects as may be identified in future studies, or other appropriate servicing agreements.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Water and Wastewater Servicing

The Functional Servicing and Stormwater Management Report (FSSR), prepared by Fabian Papa & Partners, dated April 12, 2024, indicates water servicing to the proposed development is planned to be provided through connections to the existing local 350mm watermain on the west side of Islington Avenue. The proposed connection is a 300mm diameter service connected via tapping sleeve. It is IAM's understanding that the existing connection to the 300mm sanitary service shall be abandoned. Through a new 1200mm manhole, a 200mm diameter pipe will connect to the existing local 300mm sanitary sewer on Islington Avenue via tapping sleeve. It is IAM's understanding the sanitary connection will be extended through the use of a private sewer network, within the private driveway, to service each of the individual units on the site. Sanitary flows will ultimately outlet to the Region's Kleinberg WRRF.

Hydrant Testing

The FSSR also documented the results of a hydrant testing performed on November 15, 2023. The hydrant test demonstrated sufficient flows and pressures would be available to maintain service levels at the proposed development including fire flows.

Transportation Comments

Sustainable Mobility

1. The applicant will be required to maintain the continuous pedestrian facility across the frontage of Islington Avenue. It is recommended that the applicant work with the City to consider the provision of continuous pedestrian facility on either side of the roadway within the development to support active transportation connectivity.
2. While it is noted that Table 11: Summary of Proposed TDM Measures and Associated Costs includes the provision of \$50 pre-loaded PRESTO Cards, the applicant is advised that there is also a \$4 PRESTO Card activation fee. As such, Table 11 will need to be updated to reflect a \$54 pre-loaded PRESTO Cards to include this activation fee. The estimated cost is \$54/pass x 1 month x 22 units = \$1,188. The TDM Plan shall be revised accordingly. This estimated amount is subject to adjustment based on inflation rates at the time of implementation to ensure the incentive remains effective and covers the necessary costs.
3. The TDM Plan shall be revised to include a line item for TDM communication strategy. The TDM communication strategy is required to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 4 hours of staff time, can serve approximately 100 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2 months' notice.

4. The applicant should note that the City is currently undergoing Design and Construction for RD/WM/SW/Cycle/SL along Nashville Road, Islington Avenue, and Stegman's Mill Road.

Transit

1. YRT strongly supports the proposed internal sidewalk, which would connect the development to existing sidewalks on Islington Avenue. An adequate pedestrian network promotes the use and accessibility of public transit and is a necessary component for the delivery of transit services.
2. YRT strongly supports the site specific TDM to provide up-to-date transit schedules and maps to residents upon occupancy.
3. The nearest YRT stop is located approximately 100 metres south of the property, at Islington Avenue and En Plein Air Drive.
4. The subject property falls within the service area for On-Request Kleinburg-Nashville. More information on this service can be found here: <https://www.yrt.ca/en/schedules-and-maps/kleinburg-nashville.aspx>.
5. YRT has plans to extend Route 13 - Islington Avenue north into Kleinburg in the near future. Route 13 currently operates at an approximate 30 to 60-minute frequency. Future service changes are dependent on ridership demand and resource availability. Future residents will be able to use Route 13 to connect with the larger grid network of YRT services.

Summary

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

Yours truly,



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

JW/

**Schedule of Clauses/Conditions
SUBP.24.V.0018 (19T-24V006)
Lot 23, Concession 8
10398 and 10402 Islington Avenue
(Kentview Estates Inc.)
City of Vaughan**

Re: Weston Consulting, File No. 9892, dated August 7, 2024

Clauses to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
3. The applicant shall agree to provide the recommended TDM incentives (value of \$54/pass x 1 month x 22 units = \$1,188).

Conditions to be Satisfied Prior to Final Approval

4. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated 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.
5. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and the Infrastructure Asset Management for record.
6. The applicant shall demonstrate (i.e., proof of purchase of PRESTO Cards) that all recommendations of the TDM Plan have been implemented, to the satisfaction of the Region.

7. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
8. For any applications (Site Plan or Zoning By-law Amendment) deemed complete 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.
9. The Regional Corporate Services Department shall advise that Conditions 1 to 8 inclusive, have been satisfied.



May 26, 2025

PAR-DPP-2024-00218
Ex Ref. CFN 59051.10

SENT BY E-MAIL (kevin.ayaladiaz@vaughan.ca)

Kevin Ayala Diaz
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Kevin Ayala Diaz:

**Re: Draft Plan of Subdivision 19T-24V006– Second Submission - Revised
10398 and 10402 Islington Avenue
Part of Lot 23; Concession 9
City of Vaughan, Regional Municipality of York
Owner: Kentview Estates Inc.
Agent: Weston Consulting**

Further to our previous letter dated March 20, 2025, this letter acknowledges the City's request for conditions of Draft Plan approval received on April 3, 2025. The outstanding comments noted in the above second submission letter are minor and can be addressed at the permitting stage. TRCA's conditions have also been updated to reflect renamed Blocks.

Recommendations

Based on the above, TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-24V006. Conditions for this application have been included in Appendix 'A'. It is the expectation of TRCA that the owner will address TRCA's interests through fulfillment of the conditions.

Please provide the Notice of Decision for the Draft Plan of Subdivision once approved. Should any revisions to the Draft Plan of Subdivision be proposed now or in the future, please provide TRCA with the opportunity to amend our conditions accordingly.

Fees/Timing

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

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of **90 days** in advance of expected registration. Additional time may be required in cases where open space lands are

to be dedicated into public ownership, and/or Section 28.1 permits are required from TRCA (i.e., grading and servicing, SWM ponds, infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

We trust these comments are of assistance. Should you have any questions, please contact me at joshua.lacaria@trca.ca

Sincerely,

Joshua Lacaria
Planner
Development Planning and Permits | Development and Engineering Services

Appendix 'A' – TRCA's Draft Plan Conditions and Comments

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Redlined Revised Draft Plan of Subdivision, 10398 and 10402 Islington Avenue, City of Vaughan, Regional Municipality of York, prepared by City of Vaughan, dated June 17, 2025, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA. All proposed revisions to the design of this project that might impact TRCA interests must be submitted for review and approval to TRCA prior to implementation of the redesigned works.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the City of Vaughan and TRCA.

Prior to Works Commencing

3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the TRCA's Regulated Area. This submission shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
4. That prior to any development and prior to the registration of this plan or any phase thereof, the Owner shall submit detailed engineering reports (e.g., Stormwater Management) that describe in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, water balance and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems (i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system).
 - iii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quantity and volume of surface water resources, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing

function of all regulated features is to be maintained, consistent with TRCA's guidelines.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Section 28.1 of Conservation Authorities Act.
 - v. Design of flow dispersal measures and treatment associated with stormwater management outlets to reduce potential erosion, and erosion-related impacts to regulated features, and maximization of potential infiltration, to the satisfaction of the TRCA.
 - vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
 - vii. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. The investigation must identify impacts to the baseflow or water levels in regulated features and propose mitigation measures for such impacts.
 - viii. Information detailing all anticipated dewatering, including during construction, which may impact the adjacent regulated wetland features. The analysis must demonstrate avoidance of construction dewatering impacts to the wetlands to the satisfaction of the TRCA.
 - ix. Grading plans for the subject lands. The plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to regulated natural hazards. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - x. Cross-sections and details where grading and filling is proposed in, or adjacent to, the valley corridor including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the regulated natural hazards and setbacks; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; and supporting geotechnical/soils analyses to the satisfaction of TRCA.
 - xi. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
5. That prior to any development or the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.

6. That all natural hazard lands and Open Space Block (Block 1) are placed in a suitable protective zoning category, preventing future development and structural encroachment, to the satisfaction of the TRCA.
7. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.

Subdivision Agreement

8. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - iii. To obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
 - iv. To comply with the permits approved pursuant to Section 28.1 of Conservation Authorities Act, including the approved plans, reports and conditions to the satisfaction of TRCA.
 - v. To erect a permanent fence along all blocks that abut the valley corridor (Block 1) and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA.
 - vi. To provide an erosion access easement route (3 metre in width) to the valley lands/open space known as Block 1.
 - vii. To prohibit grading works within the valley corridor and adjacent Regulated Areas unless approved by TRCA.
 - viii. To prohibit development, including grading works, within the area identified as landscape buffer as identified in Proposed Site Plan, 10398 and 10402 Islington Avenue, City of Vaughan, Regional Municipality of York, prepared by City of Vaughan, dated June 17, 2025, unless approved by TRCA.
 - ix. To prohibit retaining walls in, or adjacent to, the valley corridor and adjacent Regulated Areas unless approved by TRCA.
 - x. To convey the Open Space and associated buffer block (Block 1) to Toronto and Region Conservation Authority, free of all costs and encumbrances, to the satisfaction of TRCA; and,
 - xi. To include the following warning clauses for all purchases and/or tenants within the Plan abutting or in proximity of any Open Space Blocks:
 - a. "Purchasers and/or tenants are advised that the adjacent Open Space will be left in a vegetated condition."

- b. "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the Open Space is prohibited."
- c. "Purchasers and/or tenants are advised that any encroachments and/or dumping from lot to the Open Space are prohibited."

Fees

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

Attachment No. 4d) Alectra Conditions of Approval



Revised: April 10, 2025

Date: March 21st, 2025

Attention: Cordell Smith-Palmer

RE: Request for Comments

File No.: 19T-24V006

Related Files: OP.18.022 & Z.18.035

Applicant: Ed Grisolia c/o Kentview Estates Inc.

Location 10398 & 10402 Islington Avenue

Revised: April 10, 2025

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.

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s) and driveway(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.

Revised: April 10, 2025

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.

For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alectrautilities.com

Subdivision Application Information Form is available by emailing Mitchell.Penner@alectrautilities.com

Attachment No. 4e) Bell Conditions of Approval

From: [PrimeCities](#)
To: [Judy Jeffers](#)
Subject: [External] Draft Plan of Subdivision (19T-24V006); 10398 and 10402 Islington Ave., Vaughan
Date: September-03-24 1:04:27 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.



9/3/2024

Judy Jeffers

**Vaughan
Vaughan (City)**

Attention: Judy Jeffers

Re: Draft Plan of Subdivision (19T-24V006); 10398 and 10402 Islington Ave., Vaughan; Your File No. 19T-24V006

Our File No. DTS: 26411 / Circ: 43601

Dear Sir/Madam,

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

Bell Canada Condition(s) of Approval

1) 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.

2) 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 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.

Concluding Remarks:

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.

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

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 Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin black border, containing a small blue square icon with a white question mark inside, indicating a redacted signature.

Juan Corvalan

Senior Manager - Municipal Liaison

Email: planninganddevelopment@bell.ca.

Attachment No. 4f) Enbridge Conditions of Approval



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

August 26, 2024

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

Dear Judy,

Re: Draft Plan of Subdivision
Kentview Estates Inc.
10398 and 10402 Islington Avenue
City of Vaughan
File No.: 19T-24V006
Related Application: OP-18-022, Z-18-035

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Attachment No. 4g) Canada Post Conditions of Approval

DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7
CANADAPOST.CA

September 3, 2024

City of Vaughan – Planning Department

To: **Judy Jeffers**, Planner, Development Planning

Reference: File: **19T-24V006** Related Files: **OP.18.022 & Z.18.035**
10398 & 10402 Islington Ave
(Kentview Estates)
22 Townhomes

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 22 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

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

June 16, 2025

By E-Mail Only to *clerks@vaughan.ca*

Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Todd Coles, City Clerk

His Worship Mayor Del Duca and Councillors:

**Re: Item 6.9 - COW Meeting June 17, 2025
10398 and 10402 Islington Avenue
Draft Plan of Subdivision File 19T-24V006**

C13.
Communication
CW(2) – June 17, 2025
Item No. 9

We are counsel to Kentview Estates Inc. (“**Kentview**”), the owner of the lands located at 10398 and 10402 Islington Avenue (the “**Subject Lands**”) and the applicant in respect of the above-noted draft plan of subdivision (the “**Draft Plan**”).

Following receipt of the Report from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery (the “**Staff Report**”) released on June 10th regarding the Draft Plan, we and Kentview’s land use planning consultant, Weston Consulting, have had discussions with City planning staff and legal counsel regarding the recommendations in the Staff Report. As a result of those discussions, we understand that City staff will be submitting additional correspondence containing an amended version of Attachment 4, being the proposed conditions of approval, and confirming that site plan approval will not be required for this development.

We are writing to confirm that the proposed conditions in the amended Attachment 4 and the proposed redline revisions to the Draft Plan presented in Attachment 2 of the Staff Report are acceptable to Kentview on the understanding that site plan approval will not be required.

By way of background, the applicability of site plan approval was a matter that was specifically discussed between City staff and Kentview at the pre-consultation stage and it was agreed that the development could proceed with draft plan approval only and that a site plan application would not be required. Kentview subsequently proceeded with the draft plan application on that basis.

It is our view that site plan level details either have already been addressed through the Draft Plan application or will be addressed through the clearance of the draft plan conditions and/or the future condominium process. We are pleased that City staff agree with this assessment.

We thank City staff and counsel for their co-operation in working with us to resolve Kentview's concerns and ensure that the proposed development will be able to proceed in an efficient and timely manner. Kentview looks forward to continuing to work collaboratively with the City to bring this housing project to fruition

Please provide us with notice of any decisions of the Committee or Council in respect of this matter.

Yours truly,
DAVIES HOWE LLP



Meaghan McDermid (she/her)

copy: Michael Vani, Weston Consulting
Client

PRE CONSTRUCTION CONDO'S AVAILABLE - JUNE 16 2025

DEVELOPMENT	ADDRESS	UNITS AVAILABLE
ENCORE AT BRAVO	JANE & HWY 7	672
FORTY NINE 09 CONDOS	4908 HWY 7	128
DOUGHTON RD	216 DOUGHTON RD	1,145
7 CENTRAL CONDOS	33201 HWY 7	1,844
MARQUIS CONDOS	9630 ISLINGTON AVE	89
PROMENADE PARK TOWERS	THORNHILL - 2 TOWERS	1,524
KORT VIEW CONDOS	9681 ISLINGTON AVE	182
FORUM CONDOS	350 CREDITSTONE RD - 2 TOWERS	840
V CITY CONDOS	171 MAPLECRATE RD	1,018
VELLORE WALK	10069 WESTON RD	468
ATELIER PARK	7855 KEELE ST	878
NOBLE RESIDENCES	9929 KEELE ST	110
SIGNATURE ON 7	11 LANDSDOWNE AVE	500
LUXE TOWERS	7818 DUFFERENT ST CONCORD	198
ABEJA DISTRICT	9123 JANE ST - 3 TOWERS	856
ELEGANCE LUXURY	2 LANSDOWNE AVE	72
RIVERSIDE PLACE	8337 ISLINGTON AVE	125
VINCENT CONDOS	2851 HWY 7	766
SZSW CONDOS 2	7082 ISLINGTON AVE	400
BRAVO CONDOS	JANE & HWY 7	2,000
PARK PLACE CONDOS	3380 HWY 7	1,070
ARTWALK CONDOS	101 EDGELEY BLVD	624
VICTORY TOWER	7024 ISLINGTON AVE	300
8940 JANE ST CONDOS	8940 JANE ST	1,000
KINGSMOOR	177 WHITEMORE RD	1,172
7551 JANE ST	7551 JANE ST	450
103 MAPLECRETE RD	103 MAPLECRETE RD	788
2951 HIGHWAY 7	2951 HIGHWAY 7	1,694
7887 WESTON RD	7887 WESTON RD - 4 TOWERS	1,882
VMC CONDOS BLOCK 4S	1000 COMMERCE ST	1,441
185 DOUGHTON RD	185 DOUGHTON RD	789
2899 HWY 7 CONDOS	3899 HWY 7 - 5 TOWERS	1,981
25 INTERCHANGE WAY CONDOS	25 INTERCHANGE WAY	1,084
EXPO CONDOS 2	2900 HWY 7	1,200
166 WOODSTREAM CONDOS	166 WOODSTREAM BLVD	1,221
3790 HWY 7 WEST CONDOS	3790 HWY 7 W	1,621
130 DOUGHTON RD CONDOS	130 DOUGHTON RD	1,277
2600 STEELSE AVE W	2600 STEELES AVE W. CONCORD	4,641
NOVA CONDOS	10069 WESTON RD	468

C14.
Communication
CW(2) – June 17, 2025
Item No. 8

TOTAL UNITS TO BE UP FOR SALE IN NEXT 3 YEARS

38,518

** these are approximate and total units currently in development

Sold Properties

61 -27.38%

YTD	2025	2024	% Change
	325	462	-29.65%

New Listings

319 +16.42%

YTD	2025	2024	% Change
	1442	1142	+26.27%

Average Sale Price

\$642K -5.38%

YTD	2025	2024	% Change
	\$650K	\$687K	-5.37%

Average Asking Price

\$667K -6.91%

YTD	2025	2024	% Change
	\$677K	\$735K	-7.90%

Days on Market Until Sale

37.00 +15.63%

YTD	2025	2024	% Change
	36.00	32.00	+12.50%

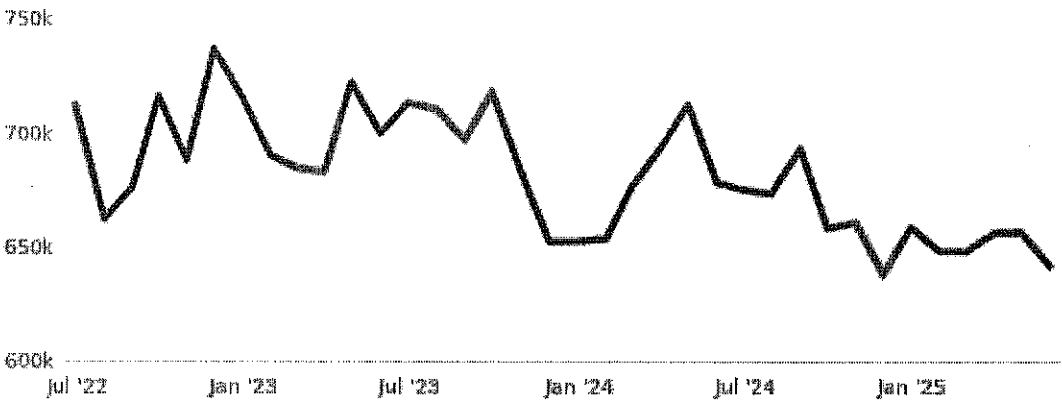
Average Ask to Sell Ratio

0.965 -2.09%

YTD	2025	2024	% Change
	0.974	0.987	-1.33%

Monthly Sales Price

Overview of the average selling price based on sold listings on a monthly basis



\$642K

May, 2025: The average sales price was \$642K, a 5.38% decrease from May, 2024.

YTD 2025: The average sales price was \$650K, a 5.37% decrease from May, 2024.

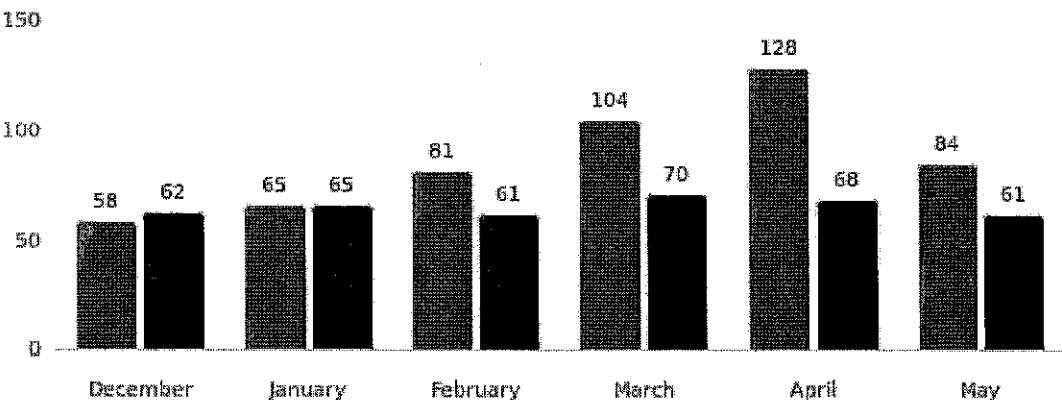
61

May, 2025: There were 61 sold properties, a 27.38% decrease from May, 2024.

YTD 2025: There were 325 sold properties, a 29.65% decrease from May, 2024.

Monthly Sold Properties

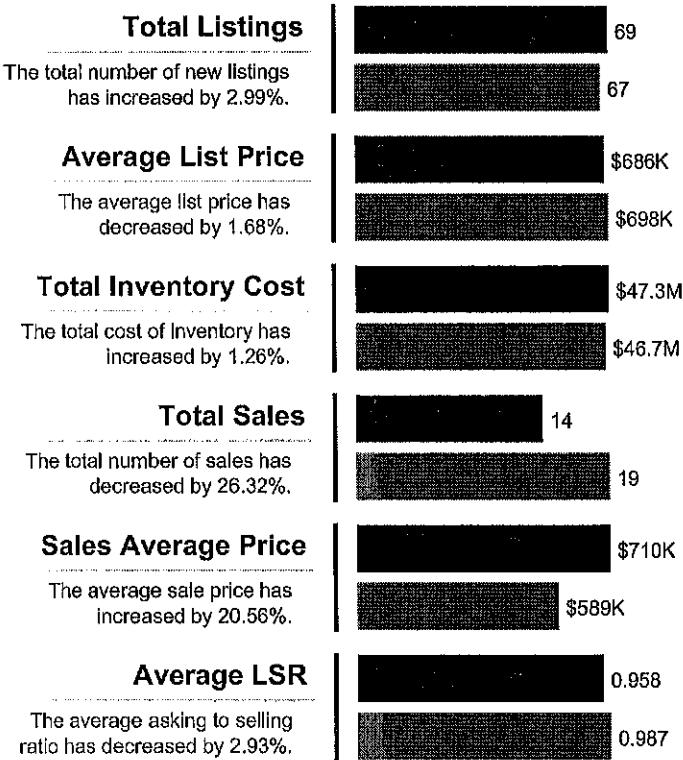
Overview of the number of sold properties on a monthly basis



Comparison

Below, we are comparing the two following date ranges : Sunday June 8th, 2025 to Saturday June 14th, 2025 and Saturday June 8th, 2024 to Friday June 14th, 2024

● Jun 8th, 25 to Jun 14th, 25 ● Jun 8th, 24 to Jun 14th, 24



Average DOM

Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the average days on market was 31. Between Sun Jun 8th, 2025 and Sat Jun 14th, 2025, the average days on market was 53. When the week of Sun Jun 8th, 2025 to Sat Jun 14th, 2025 is compared to the week of Sat Jun 8th, 2024 to Fri Jun 14th, 2024, the average days on market has increased by 70.97%.

Total Sales Volume

Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the total volume of sales was \$11.2M. Between Sun Jun 8th, 2025 and Sat Jun 14th, 2025, the total volume of sales was \$9.94M. When the week of Sun Jun 8th, 2025 to Sat Jun 14th, 2025 is compared to the week of Sat Jun 8th, 2024 to Fri Jun 14th, 2024, the total volume of sales has decreased by 11.17%.

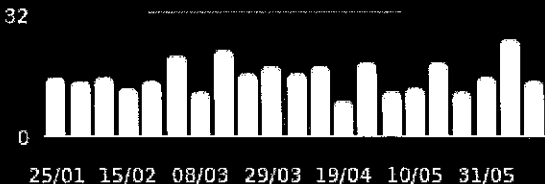
Overview

Below, we are looking at the six key metrics between the following date range : Jun 8th, 2025 to Jun 14th, 2025. These metrics include the total number of new properties listed and sold, average asking price and sale price and the average asking to selling ratio of all sold properties.



Total Sales | Quick Overview (See Page #5)

Between Sun Jun 8th, 2025 and Sat Jun 14th, 2025, the total number of sales was 14.



Total Sales Volume

Between Sun Jun 8th, 2025 and Sat Jun 14th, 2025, the total volume of sales was \$9.94M. Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the total volume of sales was \$11.2M. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Saturday June 8th, 2024 to Friday June 14th, 2024, the total volume of sales has decreased by 11.17%.



Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2024 - Jun 14th, 2024

Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the total volume of sales was \$11.2M. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Saturday June 8th, 2024 to Friday June 14th, 2024, the total volume of sales has decreased by 11.17%.



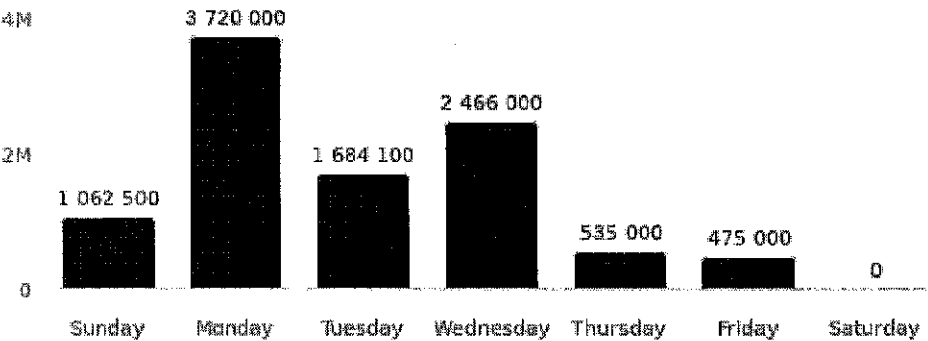
Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2023 - Jun 14th, 2023

Between Thu Jun 8th, 2023 and Wed Jun 14th, 2023, the total volume of sales was \$21.0M. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Thursday June 8th, 2023 to Wednesday June 14th, 2023, the total volume of sales has decreased by 52.58%.



Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2022 - Jun 14th, 2022

Between Wed Jun 8th, 2022 and Tue Jun 14th, 2022, the total volume of sales was \$15.4M. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Wednesday June 8th, 2022 to Tuesday June 14th, 2022, the total volume of sales has decreased by 35.48%.

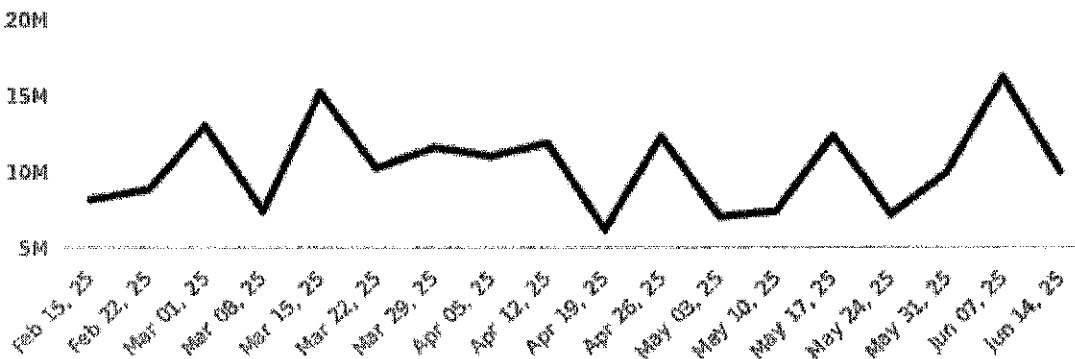


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday June 14th, 2025. Between Sunday June 8th, 2025 and Saturday June 14th, 2025, we have seen a total sales volume of \$9.94M for all new properties that have been listed.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends for the total cost of all sold properties over the last 4 months as of Saturday June 14th, 2025.



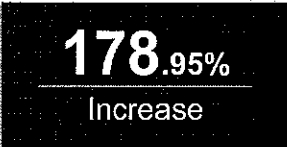
Average Days on Market

Between Sun Jun 8th, 2025 and Sat Jun 14th, 2025, the average days on market was 53. Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the average days on market was 31. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Saturday June 8th, 2024 to Friday June 14th, 2024, the average days on market has increased by 70.97%.



Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2024 - Jun 14th, 2024

Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the average days on market was 31. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Saturday June 8th, 2024 to Friday June 14th, 2024, the average days on market has increased by 70.97%.



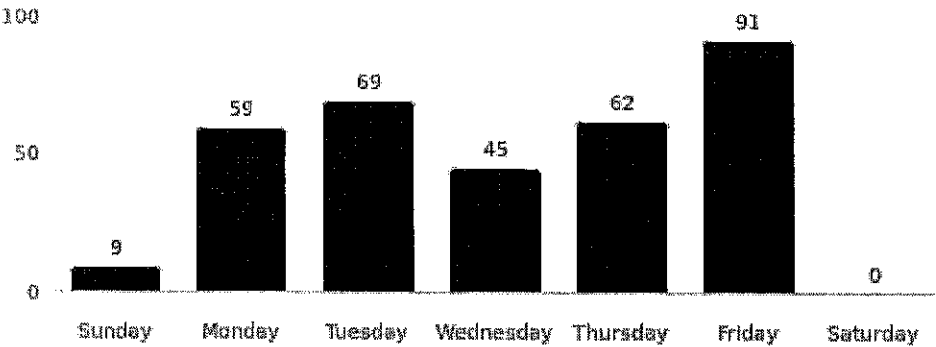
Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2023 - Jun 14th, 2023

Between Thu Jun 8th, 2023 and Wed Jun 14th, 2023, the average days on market was 19. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Thursday June 8th, 2023 to Wednesday June 14th, 2023, the average days on market has increased by 178.95%.



Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2022 - Jun 14th, 2022

Between Wed Jun 8th, 2022 and Tue Jun 14th, 2022, the average days on market was 16. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Wednesday June 8th, 2022 to Tuesday June 14th, 2022, the average days on market has increased by 231.25%.

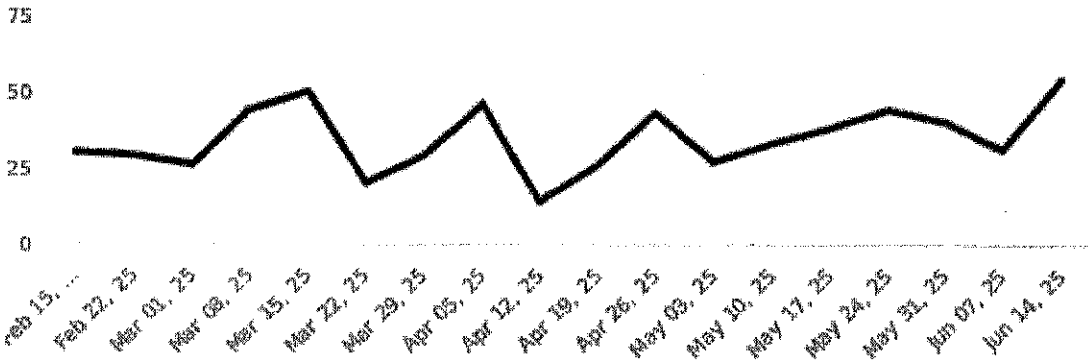


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday June 14th, 2025. Between Sunday June 8th, 2025 and Saturday June 14th, 2025, we have seen an average days on market of 53 for all properties that have been sold.

Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends in the average days on market of all sold properties over the last 4 months as of Saturday June 14th, 2025.



Total Sales

Between Sun Jun 8th, 2025 and Sat Jun 14th, 2025, the total number of sales was 14. Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the total number of sales was 19. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Saturday June 8th, 2024 to Friday June 14th, 2024, the total number of sales has decreased by 26.32%.



Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2024 - Jun 14th, 2024

Between Sat Jun 8th, 2024 and Fri Jun 14th, 2024, the total number of sales was 19. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Saturday June 8th, 2024 to Friday June 14th, 2024, the total number of sales has decreased by 26.32%.



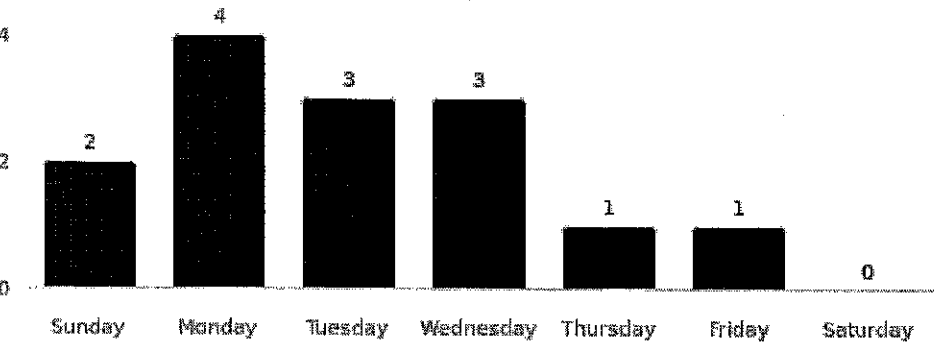
Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2023 - Jun 14th, 2023

Between Thu Jun 8th, 2023 and Wed Jun 14th, 2023, the total number of sales was 30. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Thursday June 8th, 2023 to Wednesday June 14th, 2023, the total number of sales has decreased by 53.33%.



Jun 8th, 2025 - Jun 14th, 2025 vs Jun 8th, 2022 - Jun 14th, 2022

Between Wed Jun 8th, 2022 and Tue Jun 14th, 2022, the total number of sales was 22. When the week of Sunday June 8th, 2025 to Saturday June 14th, 2025 is compared to the week of Wednesday June 8th, 2022 to Tuesday June 14th, 2022, the total number of sales has decreased by 36.36%.

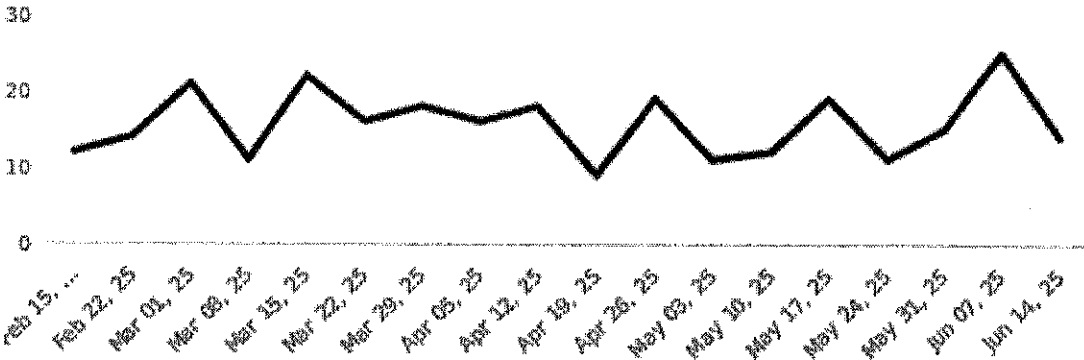


Overview

The bar graph to the left provides an overview of the last 7 days of the week broken down by each individual week day leading up to Saturday June 14th, 2025. Between Sunday June 8th, 2025 and Saturday June 14th, 2025, we have seen a total volume of 14 properties that have been sold.

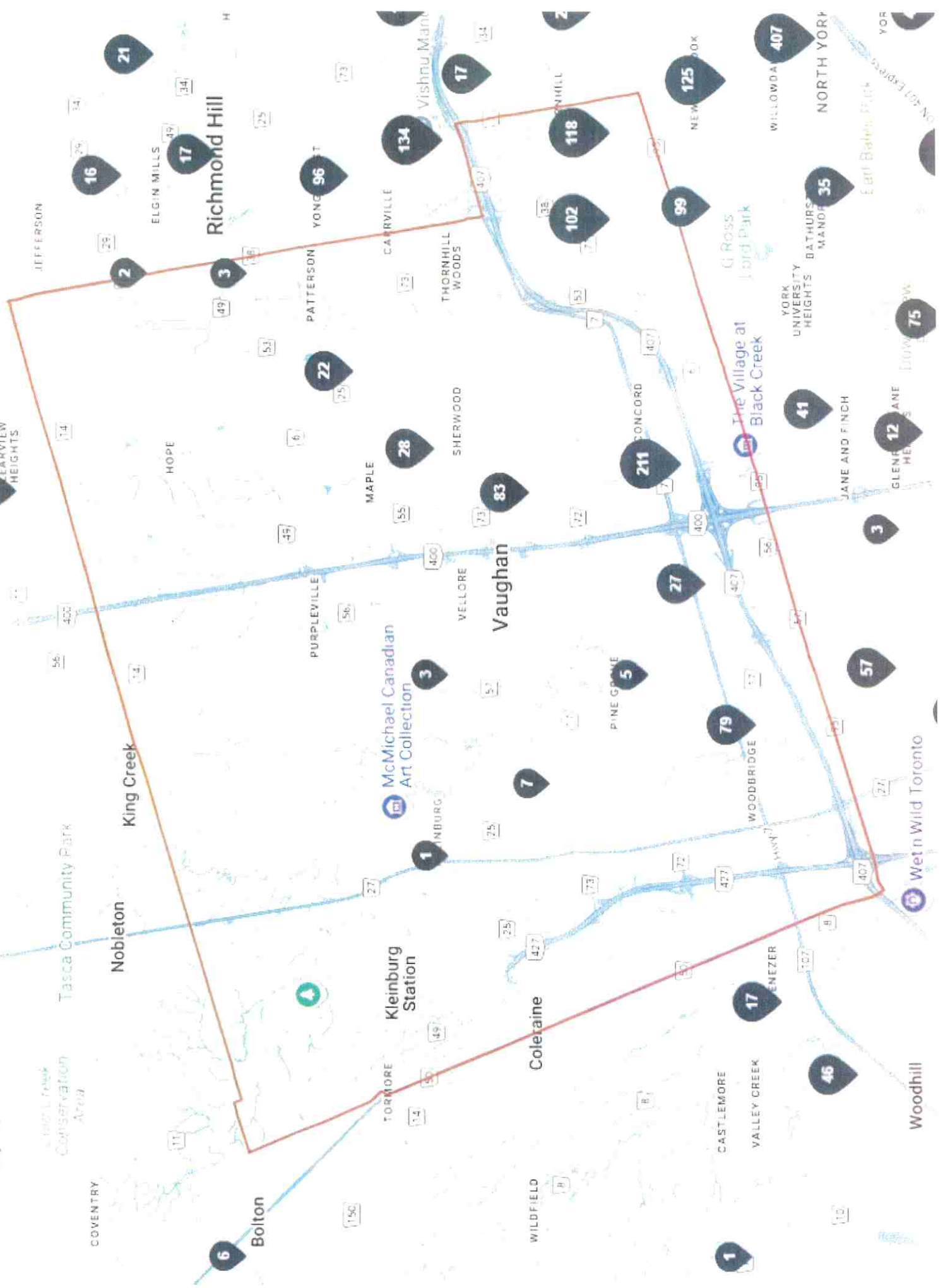
Analysis

The line graph to the right, outlines and details the changes in week-to-week (on a weekly interval) trends for all properties that have been sold over the last 4 months as of Saturday June 14th, 2025.



As of Jun 16/25 Condos for sale on Realtor.ca

Holly Park



As of Jun 16/25
Condos for Rent on Realtor.ca

