

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.

Development Engineering Department:

21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.”

33. 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.”

Real Estate Department:

34. 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:

35. 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:

36. 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:

37. 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.

38. 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.

39. 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.

40. 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.



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@alecrautilities.com

Subdivision Application Information Form is available by emailing Mitchell.Penner@alecrautilities.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 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 'W. Cornelio', is positioned above the printed name.

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