

**COMMUNICATION – C11  
ITEM 4  
Committee of the Whole (Public Meeting)  
March 2, 2021**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Magnifico, Rose](mailto:Magnifico, Rose)  
**Subject:** FW: March 2, 20201 Public Meeting - Files OP.16.002 + Z.15.038 - 10433 + 10432 Islington Avenue  
**Date:** Monday, February 22, 2021 8:44:58 AM  
**Attachments:** [image002.png](#)

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**From:** Jeffers, Judy <[Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)>  
**Sent:** Friday, February 19, 2021 3:39 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Subject:** March 2, 20201 Public Meeting - Files OP.16.002 + Z.15.038 - 10433 + 10432 Islington Avenue

Please see the below comments.

Thank-you,

**Judy Jeffers, MCIP RPP  
Planner**  
905.832.8585, ext. 8645 | [Judy.Jeffers@vaughan.ca](mailto:Judy.Jeffers@vaughan.ca)

**City of Vaughan | Development Planning Department**  
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**From:** Kathryn Angus <[Kathryn.Angus@hhangus.com](mailto:Kathryn.Angus@hhangus.com)>  
**Sent:** Wednesday, January 13, 2021 11:14 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); [Council@vaughan.ca](mailto:Council@vaughan.ca)  
**Subject:** [External] 10433 + 10432 Islington Avenue (Former Petrol Station)

Good morning Mayor Bevilacqua, Regional Councilors, and Councilors: As this item is once again coming before Council the Kleinburg & Area Ratepayers' Association wanted to ensure that our concerns were being heard hence we are re-sending our previous letter (incorporated in this email) to ensure it is on record.

With thanks

Kathryn Angus, President  
KARA

I am writing to advise you of areas of concern the Kleinburg & Area Ratepayers have regarding this proposal. We are concerned regarding the proposed amendment to the height restriction (9.5 metres) , if 12 metres is allowed here, then 12 metres will be the new standard for the Kleinburg Village and the envelope will continue to be pushed beyond 12 metres. The three main concerns are: FSI, 1.15 vs 0.6; rear set back of 15.00M vs 9.79M; and height 9.71M vs 9.5M. If the rear set back is indeed allowed as there is no adjacent neighbour then this should be stated as such and that it is an isolated exception otherwise this will set a negative precedent when developers back to a resident.

The site is technically still a gas station and the previous operators of this gas station did not practice disposal practices the current gas station / mechanics are legally required to practice today. We believe that hazardous material was usually dumped in the back of the land or in illegal dumping grounds. As such, redevelopment of this property to more sensitive uses such as residential / commercial / office use will require an approved RSC (Record of Site Condition) by the M.O.E.. Our understanding is that this is a proponent driven process and when we last checked there does not appear to be any site submissions for an RSC for this site. An RSC must be contracted to a "Qualified Person", the property owner cannot act as the "qualified person" to provide an environmental report. Given that the land borders on TRCA land / Humber River, seepage from the gas station into drinking water must be addressed and remediated before any new construction is approved / undertaken. There have in the past been other parties that were interested in this property but ultimately decided against because of the remediation costs associated with the site.

With underground storage fuel tanks the TSSA should be involved / contacted. The TSSA (Technical Standards & Safety Authority) regulate the transportation, storage, handling and use of fuels in Ontario. During the last year the front part of the property was paved however at that time KARA did not see if the fuel tanks had been removed. The TSSA would be the lead agency responsible and we would suggest that they be contacted (by the City) to inquire about the possibility of there still being fuel tanks underground.

There are ministry files related to this property including an Environmental Site Assessment and a Hydrogeological Study conducted in 2001. The city may have copies of these reports but if not they would have to be accessed through a Freedom of Information (FOI) request which can be submitted via this link <https://www.ontario.ca/government/how-make-freedom-information-request>

As much as KARA would like to see this eyesore removed, we do not think it would be appropriate to allow future residents to live over a site that is likely contaminated. Now would be the time to address any seepage into the Humber River. Given some of my experience with other contaminated sites in Vaughan, we should not assume or trust that all of this (RSC / TSSA / Environmental Assessment) will just happen. All parties need to ensure that the processes outlined above do happen.

Sincerely

Kathryn Angus, President  
Kleinburg & Area Ratepayers' Association

