



**FIRST
AVENUE**

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May 5, 2026

The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

ATTN: Members of Regional Council

**RE: Committee of the Whole Meeting – May 7, 2026
Report I.2.4 - Region-Wide and Nobleton Area-Specific Wastewater Development Charges Background
Studies and Bylaw**

This submission is made on behalf of 5007513 Ontario Inc., owner and operator of the 45-unit purpose-built rental apartment building located at 8010 Kipling Avenue in the City of Vaughan (the “Subject Site”).

By way of background, Regional Council approved a five (5) year deferral of the applicable Regional Development Charges (“DCs”) for the Subject Site pursuant to its June 13, 2019 report and formalized through a Development Charge Deferral Agreement dated September 15, 2020 (the “Agreement”). The deferred DCs in the amount of \$1,164,289.37 were ultimately paid on October 28, 2025, in accordance with the Agreement.

Prior to that payment however, on September 22, 2025, the Owner formally requested that the Region extend the deferral in light of Council’s approval of the Development Charges Deferral for Non-Luxury Rental Buildings Policy on June 26, 2025 (the “Policy”). A copy of that request is attached hereto as Appendix A. At the time of the request staff advised that there was no mechanism available to extend the deferral beyond the terms of the existing Agreement.

That constraint is now directly addressed by Report I.2.4, currently before Council. In particular, Recommendation No. 4 proposes to allow existing deferral agreements entered into under the prior policy framework to transition into the current Policy. This is a material and welcome recommendation that recognizes the delicate financial viability of purpose-built rental housing and the importance of partnership between the development community and its government partners to deliver housing, in all its forms.

Importantly the Subject Site is precisely the type of development the Policy is intended to support, given that:

- It has always operated as a non-luxury purpose-built rental building, consistent with the Policy definition;
- It delivers attainable housing in the Woodbridge community, directly aligned with Regional and local housing objectives; and
- Had the project been approved or its agreement executed only months later—or structured with a longer initial deferral period—it would have qualified for the agreement amendment and corresponding DC deferral being considered by Council today.



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In practical terms, the Subject Site is being excluded from a benefit now being extended to materially identical developments solely due to timing; despite the fact that an identical request was made months prior to this report. The Owner is effectively being punished for administrative reasons.

Accordingly, we request that Council resolve to permit the Subject Site to be retroactively considered under the Policy framework being considered, with a corresponding refund of the DCs paid in October 2025. Should Council be amenable to this request the Owner is prepared to fully comply with all Policy requirements, including but not limited to:

- Registration of a 40-year restrictive covenant securing the building's continued operation as a non-luxury rental;
- Ongoing annual rent reporting; and
- Any other securities or compliance measures deemed appropriate by the Region.

It is important to underscore that this request is not made in isolation. The Owner, through an affiliated entity, is actively advancing construction on the adjacent lands at 320 and 330 Woodbridge Avenue, comprising 238 additional non-luxury purpose-built rental units, which will benefit from a DC deferral under the Policy. These developments function as a unified rental complex in terms of ownership, management, and operations. Furthermore, it demonstrates the Owner's commitment to the delivery of well-built rental housing for existing and future residents of York Region.

We firmly believe that granting this request reinforces the Region's stated housing objectives and ensures that early adopters of purpose-built rental housing are not disadvantaged relative to later entrants. We appreciate Council's consideration of our request and respectfully request support.

Should any additional information be required as part of Council's consideration, we would be happy to provide it.

Regards,

Adam Grossi MAES, MCIP, RPP
Director, Planning and Development

c. Regional Clerk



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APPENDIX A

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September 22, 2025

The Regional Municipality of York
Finance Department
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

ATTN: Ms. Laura Mirabella – Commissioner, Finance and Regional Treasurer

**RE: Request for Extension to Development Charge Deferral Agreement
Part of Lot 7, Concession 8, Designated as Part 1 on Plan 65R-4914
8010 Kipling Avenue
5007513 Ontario Inc.**

Dear Ms. Mirabella,

This letter has been prepared on behalf of 5007513 Ontario Inc., proponent of the purpose-built rental apartment building located at 8010 Kipling Avenue in the City of Vaughan (the “subject site”). As you may recall, pursuant to a report received by Regional Council on June 13, 2019 and the subsequent Development Charge Deferral Agreement (the “Agreement”) dated September 15, 2020, a deferral of the applicable Regional Development Charges for the subject site was granted for a period of five (5) years.

Since the enactment of the Agreement, the City of Vaughan and the Region of York have experienced a significant shift in the demand for housing. Significant changes to Provincial, Regional and Local policy have been enacted to help spur new development and now more than ever there is a desperate need for purpose-built rental units that are well built, properly managed and priced to ensure attainability by a wide range of people.

As the original five-year deferral period for the subject site is approaching its conclusion, we are respectfully requesting your consideration for an extension to the deferral, in alignment with the *Development Charges Deferral for Non-Luxury Rental Buildings Policy* (the “Policy”) approved by Regional Council on June 26, 2025.

Our project at 8010 Kipling Avenue continues to operate as a *non-luxury rental building*, as defined by the Policy, and provides much needed attainable housing to the Woodbridge community; consistent with the City and Region’s housing objectives. Under the terms of the Policy, non-luxury rental buildings are eligible for an indefinite deferral of development charges subject to compliance with certain terms, including but not limited to:

- Registration of a 40-year restrictive covenant ensuring continued operation as a non-luxury rental building;
- Provision of appropriate securities, acceptable to the Region; and,
- Compliance with the applicable reporting requirements.



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It should be noted that the Region currently has a restrictive covenant, registered as part of the previous Agreement and we have always maintained compliance with the applicable rent reporting requirements. Had the subject site been developed today, it would be eligible for enrollment in this program.

In addition to the above, through a subsidiary entity, 5012526 Ontario Inc., we are currently developing the adjoining property to the west of the subject site, 320 & 330 Woodbridge Avenue. The Woodbridge Avenue site is being developed with 238 non-luxury purpose built rental units and the applicable development charges will be deferred under the terms of the Policy. We view the development of 320 & 330 Woodbridge Avenue as a second and third phase of an overall development, which includes 8010 Kipling Avenue, as the first phase. The buildings on both sites will maintain the same unit tenure, beneficial owners, property management and leasing teams; effectively operating as one single rental complex. For this reason, it is our opinion that the development charges can and should be treated the same and deferred as per the Policy.

We remain fully committed to the ownership, management and leasing of the building on the subject site, along with the under-construction buildings on the adjacent lands. These sites will operate as non-luxury rental buildings for the long term, providing much needed housing in a desperately underserved area within the City of Vaughan. On this basis, we would appreciate any consideration for our request to extend the deferral agreement applicable to 8010 Kipling Avenue under the terms of the new Policy framework.

Should you require any supporting documentation to ensure compliance with the Policy we would be happy to provide it.

We appreciate your consideration of our request and look forward to continuing our partnership with York Region and the City of Vaughan in delivering and sustaining high-quality rental housing for the community and its residents.

Regards,

Adam Grossi MAES, MCIP, RPP
Director, Planning and Development

c.