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Communication

Council – April 22, 2024

CW(1) – Report No. 12 Item No. 1

DATE: April 22, 2024

TO: Mayor and Members of Council

FROM: Vince Musacchio, Deputy City Manager, Infrastructure Development

RE: **COMMUNICATION – Council – April 22, 2024**
Item #1, Report #12 Committee of the Whole (1)

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

Recommendation

The Deputy City Manager, Infrastructure Development recommends:

1. THAT the Recommendation 2. of the Committee of the Whole (1) Report dated April 9, 2024 be deleted and replaced with the following:

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

Background

Since the enactment of Bill 109, Development Planning staff provide recommendation reports to Council for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision approval. The Site Plan approval authority has been delegated to the Deputy City Manager, Planning and Growth Management, however, the allocation of servicing capacity approval remains with Council.

Development Engineering staff recommend servicing capacity allocation be granted at the Site Plan approval stage. Considering the limited available Regional servicing capacity provided to the City from York Region, Development Engineering staff have been utilizing a Holding Symbol (“H”) on the Zoning By-law Amendment applications in anticipation of a future Site Plan approval, which is via delegated authority from the Development Planning Department. Upon the Development Planning Department providing Development Engineering Department a Notice of Site Plan Approval, the development planning application is placed in queue and servicing capacity allocation is recommended by Development Engineering staff, in the next servicing allocation quarterly report to Council.

For more information, contact Frank Suppa, Director, Development Engineering, Ext. 8255.

Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a prominent initial "V" and a long, sweeping underline.

Vince Musacchio, Deputy City Manager
Infrastructure Development