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KLM File: P-3293

April 5, 2024

City of Vaughan
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C1.
Communication
CW(1) – April 9, 2024
Item No. 1

Attention: Haiqing Xu, Ph.D. RPP MCIP
Deputy City Manager, Planning and Growth Management
Committee of the Whole Chair and Members

Re: April 9th, 2024 Committee of the Whole Agenda Item 6.1
Committee of the Whole (1) Report:
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

Dear Mr. Xu & Committee Members,

KLM Planning Partners Inc. is the land use planner representing Fifth Avenue Homes (Woodbridge) Inc., owner of the lands situated at 8473, 8477, and 8487 Islington Avenue in the City of Vaughan (the "Subject Lands"). We wish to provide the below as it relates to the recommendations in the above noted staff report to the Committee of the Whole which is April 9th 2024 Agenda item 6.1.

Firstly, we wish to state our appreciation for staff's attention to our client's development proposal and their recommendation for approval of the proposed Official Plan amendment, zoning by-law amendment and draft plan of subdivision applications. We agree with staff recommendations 1, 4, 5 and 6 however wish to request that the Committee of the Whole endorse a modification to staff recommendations 2 and 3 as they relate to the recommended approval of the proposed zoning by-law amendment. Recommendations 2 and 3 are provided below for ease of reference:

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" with a Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report.*
3. *THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following condition is addressed to the satisfaction of the City:*

- a) *Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.*

We request that the Subject Lands generally be zoned in the manner described above and shown on Attachment 2 but without a Holding Symbol (H). We understand that staff have recently applied similar conditions of zoning approval in order to ensure that servicing capacity is available for development that is proceeding imminently.

While we acknowledge staff's recommendation and rationale, we do not believe that applying a Holding Symbol (H) is appropriate in the context of the proposed development. We believe that for the proposed 23 townhouse units, approximately 69 persons equivalent of servicing capacity is required to service the units which represents an extremely small portion of the capacity available to the City. In this regard, the proposed development will not materially impact the ability of the City to allocate servicing capacity to other lands. In addition, we anticipate Site Plan Approval in the coming weeks and therefore development is anticipated to proceed expeditiously. Accordingly, we request that recommendation 3 be deleted in its entirety and that the words 'with a Holding Sybol "(H)'" be deleted from recommendation 2 as struckthrough below:

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 "RTI Residential Townhouse Zone" and "Environmental Protection Zone" ~~with a Holding Symbol "(H)"~~ in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report.*

We note that Attachment 2 does not apply a Holding Symbol (H) and therefore no amendment to this attachment is required to support the request.

We appreciate Committee's consideration of the above request. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Rob Lavecchia, BURPI, MCIP, RPP
Associate

- cc. Jonathan Ursini, Fifth Avenue Homes (Woodbridge) Inc.
Davide Plati, Fifth Avenue Homes (Woodbridge) Inc.