



Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 10, 2024

WARD(S): 2

TITLE: GATEHOLLOW ESTATES INC.
ZONING BY-LAW AMENDMENT FILE Z.24.025
9681 AND 9691 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND NAPA VALLEY
AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend the site-specific zoning exception applicable to the Subject Lands shown on Attachment 1 to permit an increase in residential units within the approved development shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes to increase the permitted unit count from 182 residential units to 252 residential units. No additional building Gross Floor Area or increase in Floor Space Index is proposed.
- A Zoning By-law Amendment Application is required to permit the increase in residential units.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.025 (Gatehollow Estates Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 9681 and 9691 Islington Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *May 23, 2024*

Date application was deemed complete: *August 7, 2024*

The Local Planning Appeal Tribunal ('LPAT') and Ontario Land Tribunal ('OLT') approved applications for Official Plan and Zoning By-law Amendments.

Gatehollow Estates Inc. (the 'Owner') of the Subject Lands, on July 25, 2017 appealed the related Official Plan and Zoning By-law Amendment Applications Files OP.16.010 and Z.16.039 to the then LPAT, now OLT, pursuant to Sections 22(7) and 34(11) of the *Planning Act*, citing Vaughan Council's failure to decide on the Official Plan and Zoning By-law Amendments within the prescribed timelines under the *Planning Act*.

On October 16, 2019, the then LPAT issued an interim Order ('LPAT Order') to approve the Official Plan Amendment and to approve the Zoning By-law Amendment in principle, until the parties had a reasonable opportunity to finalize the zoning by-law. The final Order including a revision to the approved Official Plan Amendment (OPA #52) and to approve the Zoning By-law Amendment (By-laws 004-2024 and 005-2024) was issued on August 28, 2023.

A Zoning By-law Amendment Application has been submitted to permit the increased unit count within the proposed development.

The Owner has submitted Zoning By-law Amendment Application Z.24.025 (the 'Application') for the Subject Lands shown on Attachment 1 to permit an increased unit count from 182 residential units to 252 residential units within the two 6-storey residential apartment buildings approved through the LPAT Order (the 'Development') as shown on Attachments 2 to 4. There are no proposed changes to the approved building layout, as approved by By-laws 004-2024 and 005-2024, as part of this Application.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: August 16, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Islington Avenue and

Canada Company Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 500 m of the Subject Lands and to the Carrying Place/Sonoma Ratepayer's Association and Greater Woodbridge Ratepayer's Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of August 27, 2024. The comments are organized by theme as follows:

Proposed Unit Breakdown

- the Application proposes to reduce the number of two-bedroom units within the Development, whereas more two-bedroom units within the community would be more appropriate

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Gatehollow Estates Inc. Public Hearing Report
[February 7, 2017, Committee of the Whole \(Public Hearing\) Report \(Item 3, Report No. 7\)](#)

Gatehollow Estates Inc. Committee of the Whole Report
[May 8, 2018, Committee of the Whole Report \(Item 4, Report No. 18\)](#)

Analysis and Options

The Application conforms with York Region Official Plan 2022.

Official Plan Designation:

- "Urban Area" on Map 1 - Regional Structure
- "Community Area" on Map 1A - Land Use Designations
- "Regional Greenlands System on Map 2 – Regional Greenlands System
- The "Community Area" designation permits residential, personal services, retail, arts, culture, recreational facilities and human services needs. Employment opportunities are also encouraged.
- The Application conforms with YROP 2022

The Development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- "Community Areas" and "Natural Areas and Countryside" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010').

- “Mid-Rise Residential” and “Natural Areas” on Schedule 13 – Land Use by VOP 2010.
- The Subject Lands are subject to Site-Specific Policy 13.51 (OPA #52) as identified on Schedule 14-C – Areas Subject to Site Specific Plans.
- This Site-Specific Policy permits Mid-Rise Buildings up to 6-storeys in height, with a maximum Floor Space Index of 3 times the developable area. No residential units are permitted above the 6th storey and only rooftop indoor and outdoor amenity and access to same are permitted above the 6th storey.
- The Development conforms to VOP 2010.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- RM2(H) Multiple Unit Residential Zone (‘RM2 Zone’) with the Holding Symbol “(H)” by Zoning By-law 001-2021, subject to site-specific Exception 14.1160
- This Zone does not permit the proposed unit count within the Development.
- The Owner proposes to amend the site-specific Exception 14.1160 to permit an increase in units within the Development, as shown in Attachments 2 to 4:

Table 1:

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
a.	Minimum Lot Area	36.92 m ² / unit	26.67 m ² / unit

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP 2022’) and VOP 2010.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> The appropriateness of the amendment to the site-specific exception will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region and the Toronto and Region Conservation Authority, and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
f.	Parkland Dedication	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
g.	Community Benefits Charges	<ul style="list-style-type: none"> The Development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
h.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Subject Lands are located on Islington Avenue, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances. The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department and York Region.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> The proposed traffic generated by the Development at the requested density will be reviewed in consideration of existing traffic conditions along Islington Avenue.
i.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.20.054 to be reviewed with the Application in a future technical report.
j.	Required Application	<ul style="list-style-type: none"> The Owner is required to submit a Draft Plan of Condominium Application to facilitate the proposed condominium tenure.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development Planning staff have circulated the Application to internal City Departments for review.

Broader Regional Impacts/Considerations

Regional Municipality of York

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (Planning Statute Law Amendment Act, 2023) and Bill 162 (Get It Done Act, 2024) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the Planning Act implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the Planning Act, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through

the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Site Plan and Zoning
3. East and West Building Elevations
4. North and South Building Elevations

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