

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, October 8, 2024

**WARD:** 2

**TITLE: WOODBRIDGE PARK LIMITED  
OFFICIAL PLAN AMENDMENT FILE OP.21.012  
ZONING BY-LAW AMENDMENT FILE Z.21.019  
5390 STEELES AVENUE WEST  
VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone to permit 19 street townhouse units, 11 stacked townhouse units and 2 semi-detached units, as shown on Attachments 2 to 6.

**Report Highlights**

- The Owner proposes 19 street townhouse units, 11 stacked townhouse units and 2 semi-detached 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 Official Plan and Zoning By-law Amendment Files OP.21.012 and Z.21.019 (Woodbridge Park Limited) 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: 5390 Steeles Avenue West (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 1, 2020

Date applications were deemed complete: June 8, 2021

***Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision Applications were previously approved for the Subject Lands.***

On December 15, 2015, Council approved Official Plan and Zoning By-law Amendment Files OP.14.003 and Z.14.024 (Woodbridge Park Limited) to amend the 'Community Commercial Mixed-Use' designation in Vaughan Official Plan 2010 ('VOP 2010'), and to rezone the Subject Lands from "PB1 Parkway Belt Open Space Zone" to "RM2(H) Multiple Residential Zone" with the Holding Symbol "(H)" (the 'Original Applications').

The Original Applications were approved to permit the development of 249, 3-storey townhouse units and two 3-storey mixed-use buildings with 26 rental apartment units and at-grade commercial uses.

On December 13, 2016, Council approved Draft Plan of Subdivision and Site Development Files 19T-16V005 and DA.16.044 to subdivide the lands and facilitate the above noted development. The development consisted of one residential block containing the Subject Lands, the adjacent townhouse development to the east and one open space block for a public park. Draft Plan of Subdivision File 19T-16V005 was registered as Plan 65M-4640 on May 24, 2019.

The previously approved two 3-storey mixed-use buildings on the Subject Lands are no longer being pursued by the Owner.

***Applications have been submitted to permit the proposed development.***

The Owner has submitted the following applications (Applications) for the Subject Lands to permit the proposed development as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.012 to amend the policies of Vaughan Official Plan 2010, Volume 2 Area Specific Policy 13.16 (13.16.1.2), Northwest Corner of Steeles Avenue and Kipling Avenue, by adding stacked townhouses and semi-detached as permitted Low-Rise Residential uses.
2. Zoning By-law Amendment File Z.21.019 to permit:
  - a) site-specific zoning exceptions to the RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone under By-law 1-88, identified in Attachment 7 (Table 1).
  - b) site-specific zoning exceptions to the RM1 Multiple Unit Residential Zone and Environmental Protection under By-law 001-2021, identified in Attachment 7 (Table 2).

***The Committee of the Whole (Public Meeting) considered the Applications on September 14, 2021.***

On September 14, 2021, a public meeting was held to develop the Subject Lands for a 25-storey apartment building and stand-alone parking garage with at-grade commercial uses.

A second public meeting is required as it has been over two years since the September 14, 2021, Public Meeting and a decision from Council had not occurred, in accordance with Policy 10.1.4.1. of VOP 2010 which states that a new public meeting for planning applications is automatically required when any application that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.

The Owner has revised the proposal since the first public meeting and is currently proposing a development consisting of 11, 4-storey stacked townhouses, 19, 3-storey street townhouse units, and 2 semi-detached units (the 'Development').

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

a) Date the Notice of Public Meeting was circulated: September 13, 2024.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Steeles Avenue West in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m and the townhouse development to the east of the Subject Lands and to the West Woodbridge Homeowners' Association and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of September 24, 2024, by the Development Planning Department.

Any 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 is the link to a previous report regarding the Subject Lands:  
[September 14, 2021, Committee of the Whole Public Meeting \(Item 3, Report 41\)](#)

Official Plan and Zoning By-law Amendment Files OP.14.003 and Z.14.024:  
[December 1, 2024, Committee of the Whole \(Item 6, Report 44\)](#)

Draft Plan of Subdivision and Site Development Files 19T-16V005 and DA.16.044:  
[December 6, 2024, Committee of the Whole \(Item 17, Report 43\)](#)

## **Analysis and Options**

***The Development is being reviewed for conformity with York Region Official Plan 2022.***

### **Official Plan Designation**

- “Urban Area” and “Regional Greenlands System” on Map 1 – Regional Structure by York Region Official Plan 2022 (‘YROP 2022’)
- “Community Area” on Map 1A – Land Use Designations by YROP 2022
- The Applications are being reviewed for conformity with YROP 2022

***An amendment to Vaughan Official Plan 2010 is required to permit the Development.***

### **Official Plan Designation:**

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Community Commercial Mixed Use” on Schedule 13 – Land Use by VOP 2010, Volume 2, Area Specific Policy 13.16, Northwest Corner of Steeles Avenue and Kipling Avenue
- This designation permits Low-Rise buildings, townhouses, and back-to-back townhouses
- An amendment to VOP 2010 is required to address the stacked townhouse and semi-detached uses and permit up to 7 attached townhouse units

***Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law.***

As the Applications were received by the City on May 5, 2021, and deemed complete on June 9, 2021, the Applications are transitioned under Zoning By-law 001-2021.

***Amendments to Zoning By-law 1-88 are required to permit the Development.***

### **Zoning:**

- RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1432).
- The RM2 Zone where the Development is proposed does not permit all uses.
- The Owner proposes site-specific zoning exceptions to permit the Development, as shown in Table 1 on Attachment 7:

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

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

### **Zoning:**

- RM1 Multiple Unit Residential Zone and Environmental Protection Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.1057.
- The RM1 Zone where Development is proposed does not permit all uses.
- The Owner proposes to add the following site-specific zoning exceptions to permit the Development, as shown in Table 2 on Attachment 7.

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

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region, and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications 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'), the Provincial Planning Statement 2024 ('PPS 2024') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010.</li> </ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed uses, building height and density.</li> <li>▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (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.</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are 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.</li> </ul>
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, and external public agencies and utilities, City of Toronto and the Public, Separate, and French School Boards.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program.</li> </ul>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.</li> </ul>
h.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals.</li> </ul>
i.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.</li> </ul>
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ The proposed traffic generated by the development will be reviewed in consideration of existing traffic conditions.</li> <li>▪ Matters including the driveway entrance, parking, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The Subject Lands are located on Steeles Avenue West, an arterial road under the jurisdiction of York Region and City of Toronto.</li> <li>▪ York Region will identify any required land conveyances.</li> </ul>
k.	Required Applications	<ul style="list-style-type: none"> <li>▪ Should the Applications be approved, a Draft Plan of Condominium and Site Plan Applications will be required.</li> </ul>

## **Financial Impact**

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

## **Operational Impact**

Development Planning staff have circulated the Applications to internal City Departments and external agencies for review.

## **Broader Regional Impacts/Considerations**

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 Statue 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 Applications are 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 Applications will be considered in the technical review of the Applications. 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 David Harding, Senior Planner, Development Planning Department, ext. 8409.

## **Attachments**

1. Context and Location Map
2. Proposed Site Plan and Existing Zoning
3. Conceptual Landscape Plan
4. Conceptual Street Townhouse Elevations
5. Conceptual Semi-Detached Elevations
6. Conceptual Stacked Townhouse Elevations
7. Zoning By-laws 1-88 and 001-2021 Exceptions – Table 1 and Table 2

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